

Information to support Rye Facilities Master Planning Fall 2016

Note: This presentation was originally created to help create a larger discussion for the 2016 Town Election. While it has been updated to provide more information the Rye Civic League is **NOT** advocating for any specific solution. The RCL **IS** advocating for getting consensus and developing a Facilities Master Plan as was the expectation from Article 4, 2013.

Completing the Facilities Master Plan Process

Steps to move forward

Update Inventory and condition of buildings (SMP Started)

[Click Here](#)

Estimates of future requirements and needs

- Town Hall, Public Works, Recreation, Schools

Debt burden plan (incorporates CIP for entire town)

NH Listens - Town Meeting Discussion of:

- Current assets, utilization and options
- Needs and priorities

See NH Listens webpage <https://carsey.unh.edu/nhlistens>

This group will help facilitate the discussions

Plan NH Charrette

Develop priority and sequence

Communicate long and short term plan to voters

Implement projects

Facility Master Plan Process is still not completed– the Analysis and Decisions

[Click Here to see just the Existing Buildings information](#)

Data sheets, light recommendations, but not the next steps that make it a completed Facilities Plan

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Salt Shed Date of Review: Jan 2014

Address: 309 Grove Road Tax Map/Lot: 11/134

Year Built: _____ Initial Cost: _____ Maintained by: Public Works

Structure:

Construction: Pole Barn Foundation: Reinf. Concrete

RYE NH – Town Facilities Existing Conditions Survey
January 2014



Future Use Strategies

We have heard several strategies put forward for enhancing the function of town facilities while keeping costs under control. These range from the practical to the well-meaning to the inadvisable. If you will forgive some of our blunt assessments, let's review some of the suggestions:

1. Renovate Town Hall to restore the meeting space
2. Create an addition to Town Hall to provide adequate work space
3. Move Recreation administration into the Trolley Barn
4. Build a new Recreation facility on Recreation land
5. Open the Safety Building meeting room for public use
6. Deck over the fire department apparatus bay to create public meeting space.

1. Renovate Town Hall – the lack of good meeting space is a common complaint in NH towns. The "Great Hall" has been preserved even though the recent partitions have chopped it up into makeshift office space. Reversal would be relatively easy. More complicated is reintroduction of the assembly use into the old building in the modern code context. Life safety concerns are not "grandfathered", and adequate egress, separation from other unrelated uses and likely a sprinkler system would be indicated. Other support spaces such as restrooms (mandatory) and a kitchen or pantry (nice to have) should be anticipated add-ons.

Summary of Current Building Assets

Old Police Station (1899 Trolley Barn)

2000

2004

2010

2015

Public Safety Building Warrant Article approved by voters



Facts:

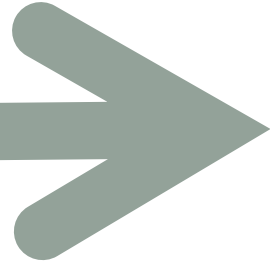
- Lot is approximately ¼ of an Acre with 70 ft. of frontage
- Building is 2,650 sq. ft. (exterior area)
- 2007 Warrant Article 18 to turn over to Rye Water passed but was never implemented
- 2013 Town spent \$9,800 for a study of Trolley Barn possible uses. [Click Here](#)
 - Mold is the major concern, due to many years unoccupied without heating system
 - Renovation cost \$192K to \$422K depending on use (storage vs. offices/programs)
 - Report says soil can support a septic system
 - Ten parking spaces would be available, two ADA-compliant



Options:

- Sell the land to be used as a commercial property or to one of the abutters
- Move the Recreation Modular buildings to this location and use them
- Build a small building to hold one or two departments. (~\$400K, \$159/sq. ft.)
- Convert to a Town Storage facility (~\$200K)

Transfer Station (Dump) Site



2000

2005

2010

2016

Salt Shed
Fund created

Long term plan
presented to BOS
August 2016

Facts:

- Facility sits on top of one of the town aquifers and has very high transmissivity to the aquifer
- 2005 Town put money aside for the Salt Shed to help prevent this from contaminating ground water. ~\$109,000 is in the fund, no action taken in 11+ years.
- DPW has a plan (major expenditure) to modernize the facility which is almost ready to be presented to the Selectmen.
- Recycling Buildings are in need of repair
- Rye Recycling Rates are nowhere near as high as they can be, facility layout is one of the problems. More space could allow for more types of plastics to be recycled
- Many towns' "Recycling Centers" are community locations, our current design is not conducive to that

[CLICK Here](#) to see Conceptual Diagram completed in 2014

Recreation Facilities



2000

2005

2010

2015

CIP in Nov. 2010
has project
starting in 2014

2011 Recreation
Master Plan
discusses town's
needs

CIP Nov. 2015
has this
pushed out to
2017 start

Facts:

- 2011 Recreation Master Plan Completed [Click Here](#)
- Recreation Department has moved to the Recreation Area and prefers this location for activities
- Since 2011 Plan gets pushed out in the CIP. 2015 recommendation is to shift this out even further
- Current Modular buildings house children's' programs
- Population is aging, but generations are tending to be more active
- No "teen center"
- Schedule for Recreation Needs Assessment [Click Here](#) for Architects Report

Public Safety Building Time Line



2003	2004	2005	2007	2015
2003 - 545 Washington Rd. purchased for \$485,000	March 2004 \$3,699,525 approved for the building (included contingency)	1 Year project took over 2 years to complete with change orders	Rye pays \$190,000 to settle law suit by builder	~ \$75,000 to remove mold and repaint

Investment:

- **\$4,184,525** for land and construction, plus a **\$190,000** legal settlement. There was also about **\$75,000** for mold removal and repainting, but \$133,000 earned in interest during the 1+ year delay
- Design included **\$40,000** in additional construction cost to provide for the eventual addition of a second floor above the apparatus bay for future town space needs. The roof line was also set to accommodate expansion

Potential of current space available for Public use

- ~3,000 sq ft. between Lower Level, 1st Floor and 2nd floor could be available with building modifications and Fire Department changes
- >2,000 sq. ft. more space could be created if the Fire Department dorms, lockers, day room are moved above the apparatus bay
- 3,000 to 5,000 sq. ft. could be available for public use

These are complications and not show stoppers. Maximizing current assets should be thoroughly discussed with the town as part of the facility master plan in order to get buy in before further investments are asked for.

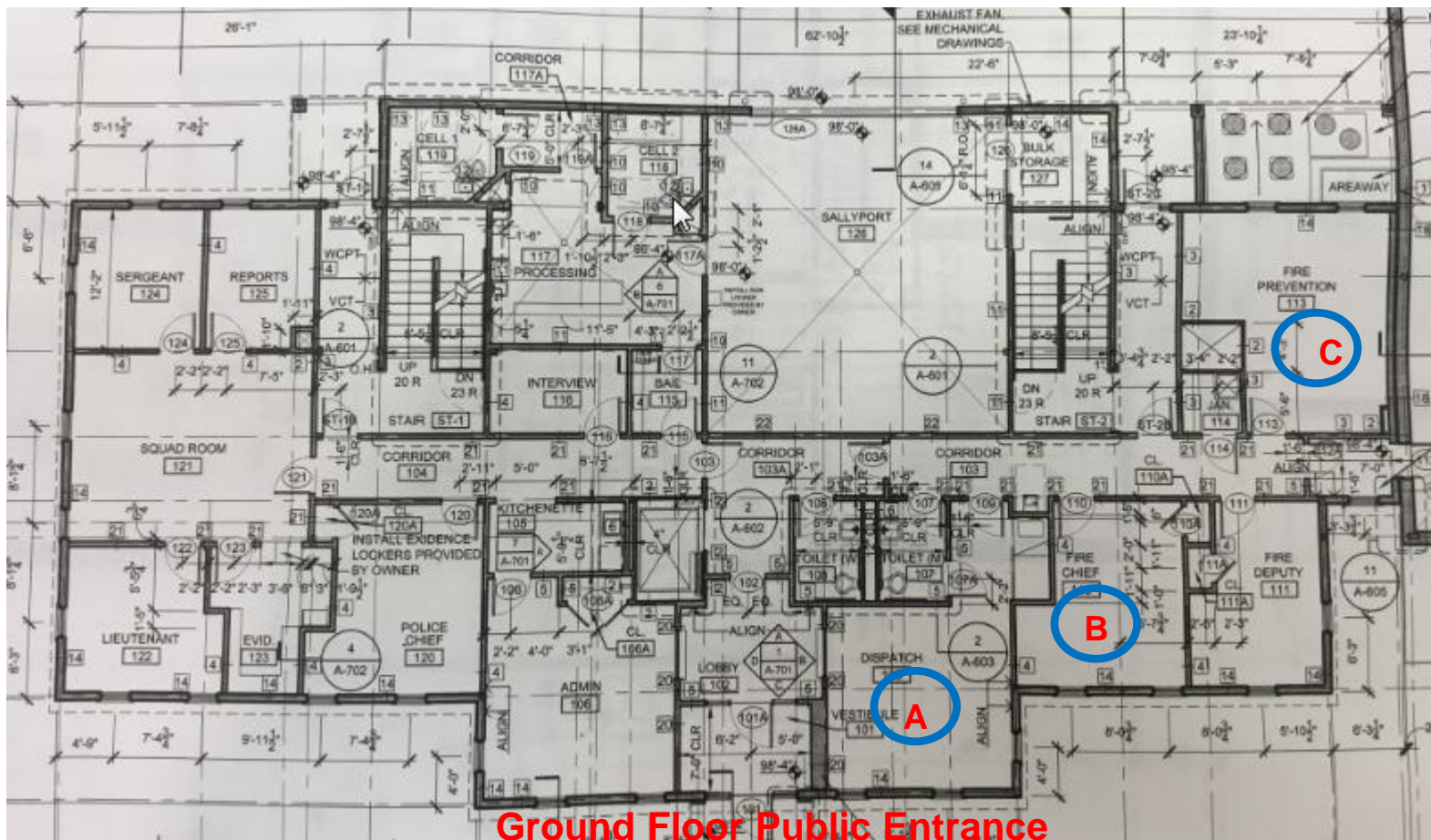
[Click Here](#) full two pages

Rye Public Safety Building is not suitable for Rye Town Hall relocation for the following reasons:

- Insufficient space on second floor above police department and above apparatus bays to meet required town hall office space. Second floor has 3,179 in estimated usable square feet and unfinished space above bays has 4,381 estimated usable square feet compared to 8,000 square feet requirement based on prior space need assessments.
- Not economical to build/renovate two separate locations for town hall offices. Total cost to build space above apparatus bays and additional space at undetermined site to satisfy remaining town hall space needs is higher than construction costs for similar amount of new space. According to Town of Rye, Public Safety Second Floor Analysis prepared by AG Architects dated January 24, 2012, construction costs for second floor above apparatus bay is approximately \$60,000 - \$120,000 higher than cost for similar amount of new space elsewhere.
- According to Town of Rye Police and Fire Department officials, locating town hall offices in public safety building may interfere with police and fire department functions. Parts of public safety building are subject to lockdown for security reasons.

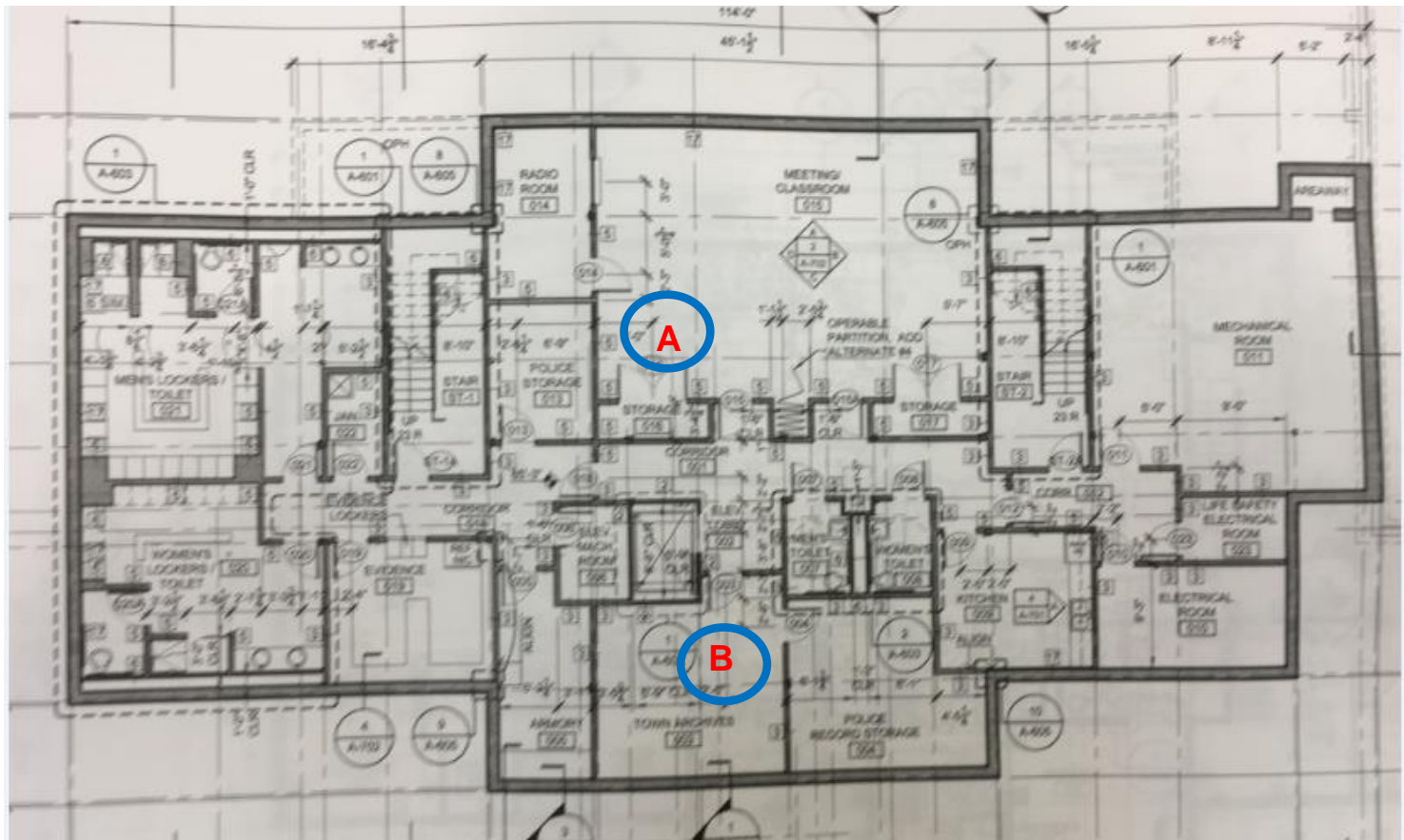
1st Floor has potential space (A, B and C refer to the diagram below)

- A** Dispatch is done from the PSB only during emergencies. Between the Police Admin, Lobby and Dispatch there is room to keep the police part secure and have public access
- B** Fire Chief's Office may be shared in the future and there is a Deputy's Office
- C** Fire Prevention Conference tasks could also be held in the large meeting room



Lower Level has Large Meeting Room and Town Storage

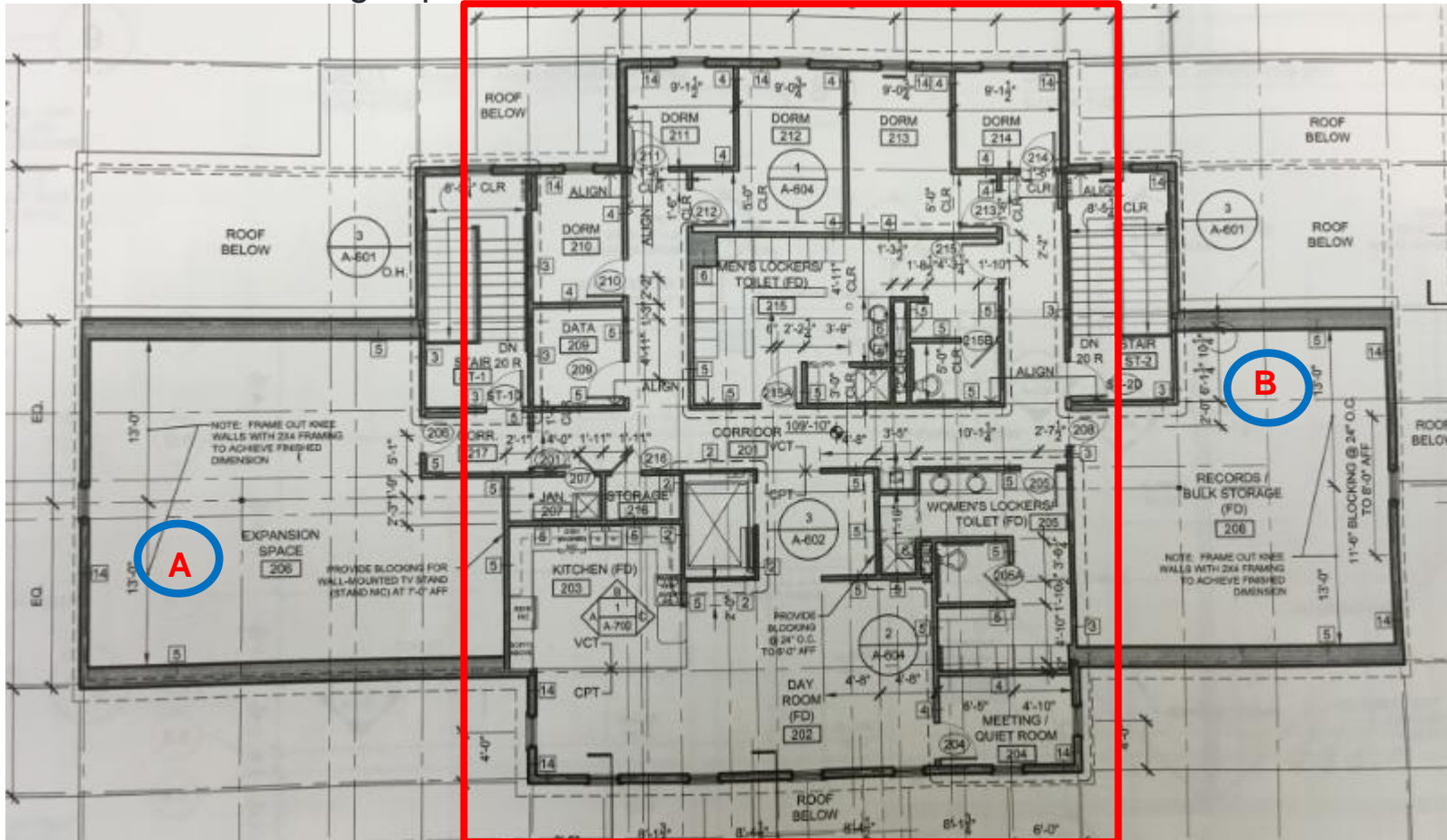
- A** This is the Meeting Room/ Class Room and it is larger then the Library Meeting Room
- B** There is already town storage here and there are bathrooms on this level also



Second Floor Red area is current Fire Department space

Fire Department has 5 dorm rooms (2 can sleep 2 people each), data room, locker rooms and the large room in front is the Day Room.

- A** Expansion Space contains a few pieces of widely-scattered exercise equipment
- B** Records and Storage space is also underutilized



Second Floor Shifting Active Fire Department Space

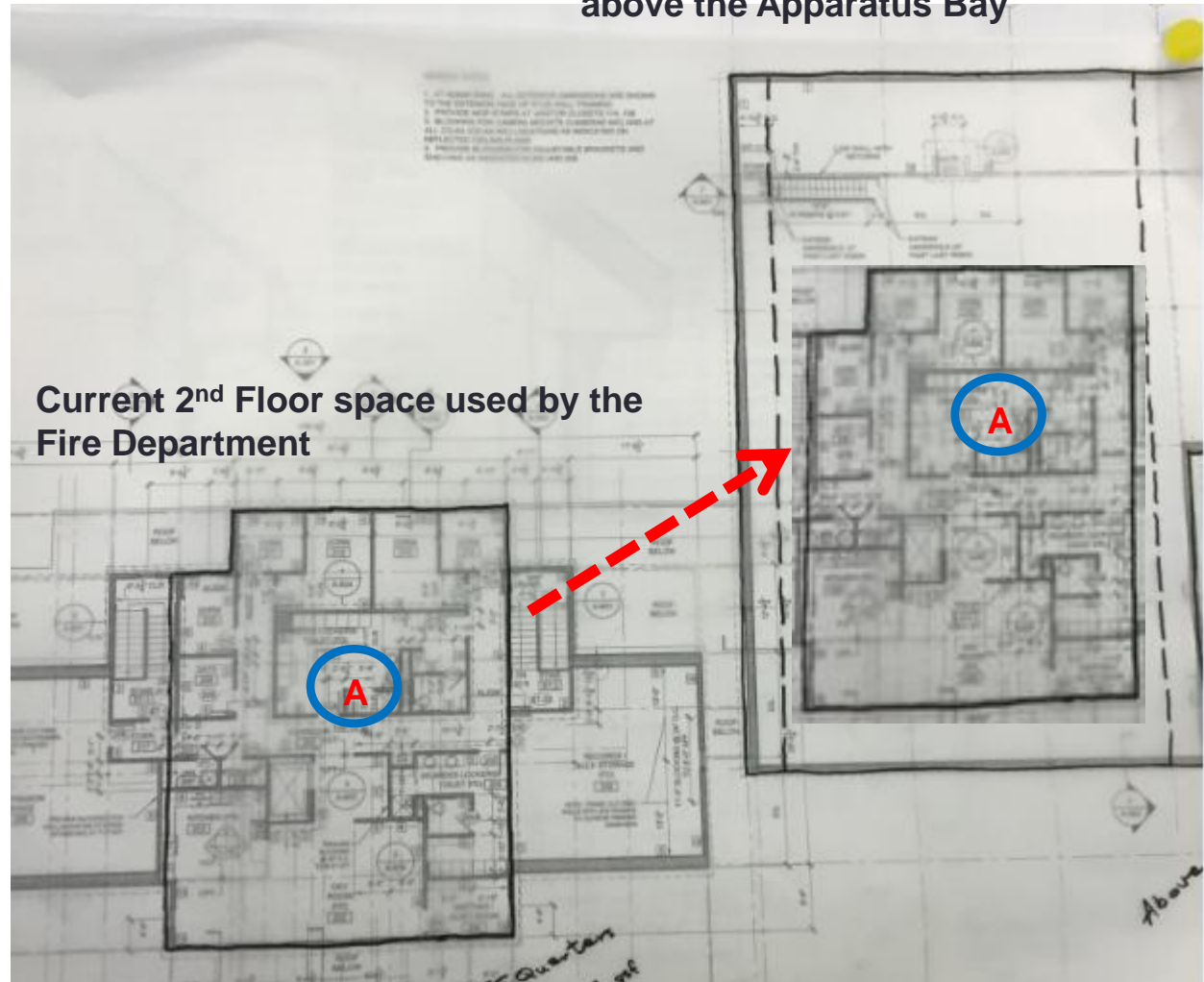
What the Fire Department currently uses on the second floor easily fits in the space above the Apparatus Bay. This would make the current second floor space more usable.

This option has not been costed out or evaluated thoroughly.

The 2nd Floor has elevator access already, so this space could be assessable by the public.

An elevator would not need to be added for the Fireman if they are moved above the apparatus bay.

Dashed lines show potential space above the Apparatus Bay



Utilizing the space we already have

This listing is from the 2012 Space Needs work and shows the currently available and additional space above the Apparatus Bay. Some space would be lost in the reconfiguration of the building. There is also the Old Police Station/Trolley Barn land (building requires work)

Rye Public Safety Building – Available Opportunities to the Town’s Space Needs

RPSB – Lower Level, Room 015, “Meeting/Classroom,”	834 sf
Room 003, “Town Archives,”	241))
-- First Floor, Room 106, “Administration,”	267
Room 109, “Dispatch,”	299
Room 113, “Fire Prevention,”	280
-- Second Floor, Room 206, “Expansion Space,”	764))
Room 208, “Records/Bulk Storage,”	624))
-- Second Floor, built potential above Room 128, “Apparatus Bays,”	5252
TOTAL Available, without including Upper Level above Apparatus Bays :	3309 sf
TOTAL Available, including Upper Level above Apparatus Bays:	8561 sf

Existing Town Hall

- Building Maintenance is being neglected
- Employee working space needs to be improved
- There are Americans with Disabilities Act (“ADA”) access requirements that should be addressed
- Approximately 6000 sq. ft. Upstairs is partitioned into office space including the stage, but only half the space is currently occupied.
- Geothermal heating/cooling system installed 2012 (\$200K approx. cost, mostly federal grants). Expensive associated geothermal wells likely usable only by existing, new, or added building on the same site
- 2015 listed on the NH Seven to Save

What Town Offices Do We Have

Current Employees: 8 Full time, 4 part time

- Assessing: 1 full-time, 1 part-time
- Building Inspection/Code Enforcement: 2 full-time
- Planning Administrator: 1 full-time
- Town Clerk/Tax Collector: 3 full-time
- Town Administrator: 1 part-time (~80%)
- Selectmen's Office: 1 full-time
- Treasurer: 1 part-time
- Trust Funds: 1 part-time

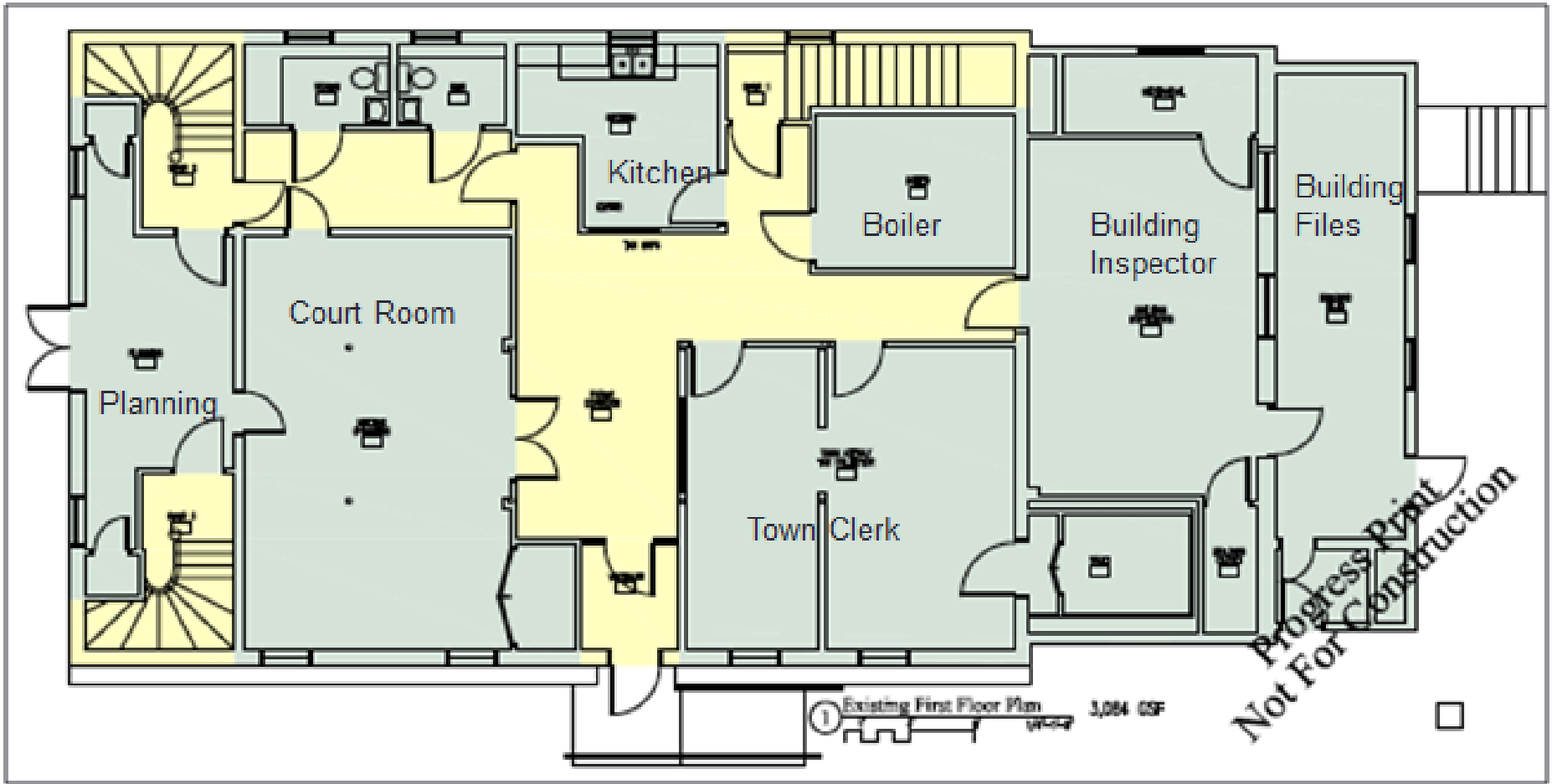
Recently Moved Departments:

- Recreation: 3 full-time
- Sewer Department: 1 part-time (Recreation Director serves in this role as well)

Other Departments and Buildings:

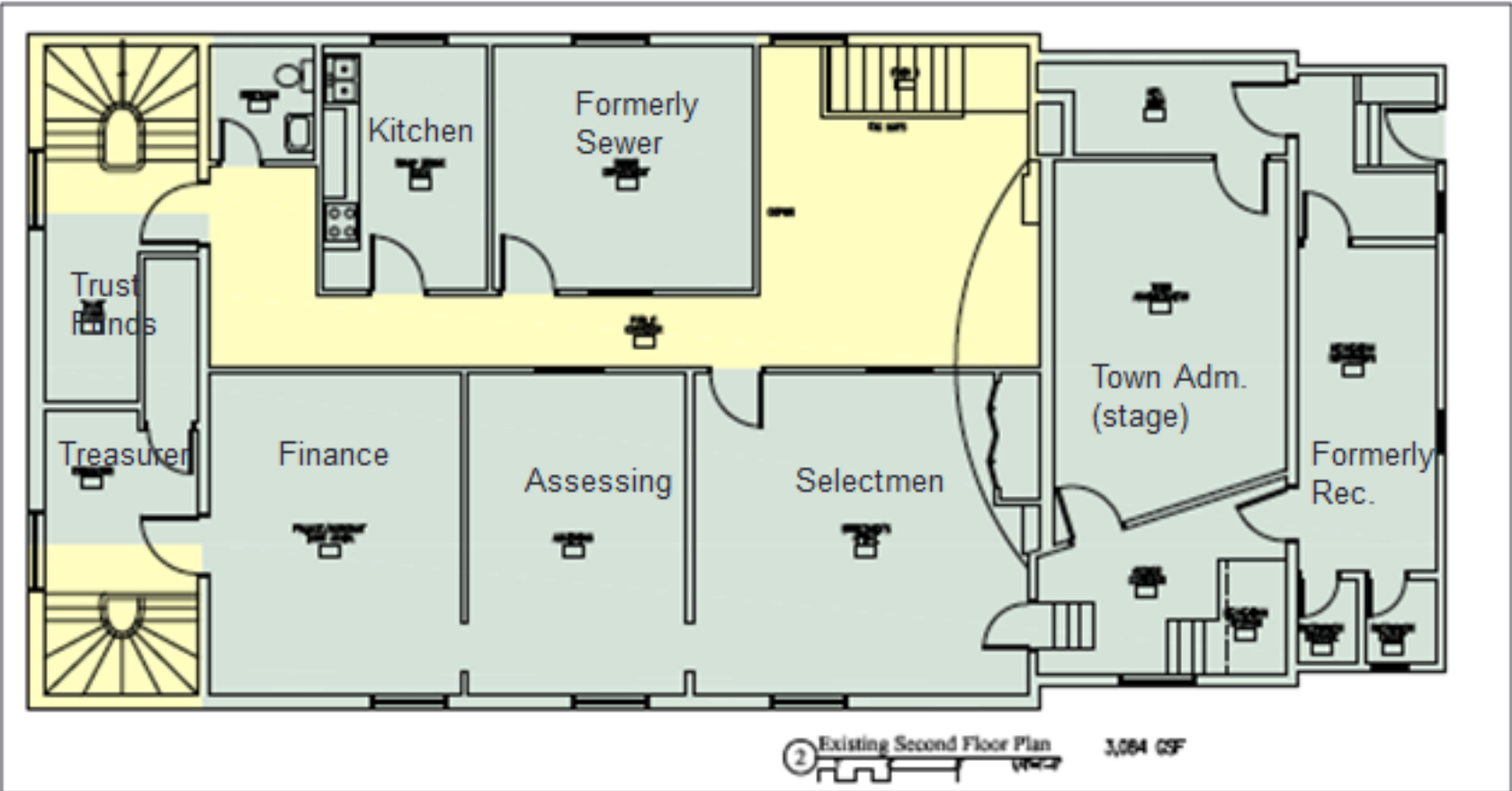
- Department of Public Works is at the Transfer Station
- Water District is at the Rye Water District Building
- Police & Fire have offices at the Public Safety Building
- Two school buildings with enrollment continually dropping

What is Inside Town Hall Today (first floor)



What is Inside Town Hall Today (second floor)

Recreation and Sewer are no longer in Town Hall



Other Town Buildings

Other Town Buildings

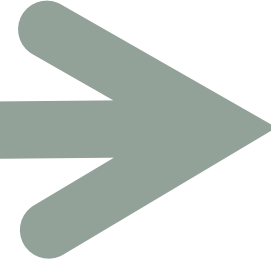
- School Buildings – as teaching positions are being eliminated not all classrooms are being used, new meeting rooms or other space could be coming available in the schools.
- Parsonage Building – Building or location may be used for something else, since the Housing Partnership does not want to manage the property in its current condition.
 - BOS is creating a committee to discuss what to do with this property
 - Parcel is currently shared with the Library. A common septic system under the Library parking lot serves the Parsonage, the Library and the Historical Society buildings.
- The Rye Water District owns a building near Foyes Corner that it uses for offices
- Rye Beach District owns the precinct building on Central Rd. in Rye Beach and rents to the US Post Office and the Sewer Department

Meeting Rooms for Town Use

- **Library** – Large room downstairs (with video). Additional room upstairs.
- **Public Safety Building** – Largest Town conference room is in the basement of the Public Safety building. The 2012 Space Needs Committee recommended relocating a secured access point to permit the use of this room for public meetings, but there was no follow up on that recommendation.
- **Rye Junior High:** Cafeteria is used for School Board meetings and other large meetings (Planning, ZBA, Town Hall Committee). No video available in that room. Additional meeting space is available in the Library upstairs, where the School Board has met in past years.
- **Town Hall Court Room:** Used for most town meetings. Has video recording/streaming.
- **Town Hall Upstairs:** This large room upstairs in the Town Hall has not been used for years as it is now divided into offices (Selectmen, Assessor, Town Administrator (stage), Finance). Only about half of the partitioned space is used as offices.
- **Rye Beach District Building:** Sewer meetings are being held there. There is a large meeting room used for the District's annual meeting.
- **Schools:** Groups (Town, sports, clubs,...) have used classrooms for meetings. As student numbers drop more space will be available in the school buildings

Additional Information on Town Hall

\$356K Spent over 5 years



(A) What happened in 2011:

Town votes (610 Yes, 455 No) \$40K to study whether the existing Town Hall building is worth renovating and evaluate space needs. AG Architects reports we should invest in the Town hall Building and presents 15,000 sq. ft. plan for renovation and large connected building.

(B) What happened in 2012:

Town voted down (830 No, 484 yes) the \$135K to proceed further with AG Design. Petitioned Warrant Article passed (1,070 Yes, 268 No) to look at other options and space needs per employee of similar towns. Space Needs Committee (SNC) reduces need to 10,500 sq. ft.

(C) What happened in 2013:

Town votes (699 Yes, 384 No) \$60,000 for new sample designs. New architect (SMP) hired. Town Hall Committee selects option of second building connected with underground passageway.

(D) What happened in 2014:

Town votes (932 Yes, 710 No) \$250,000 to complete the design, now 12,500 sq. ft.. Detailed design drawings and associated construction documents are completed by the architect. Project is put out to obtain bids from four pre-selected construction firms.

(E) What happened in 2015:

Town votes down \$4.1 M (887 No, 575 Yes) for refurbishing and building an addition

- Town Hall building selected for the Seven to Save State program

Town spends > \$6,000 for survey that provides parameters for moving forward

(F) What happened in 2016:

Both Selectmen Warrant Articles fail

- Town votes...No 856 to 703 Yes, To spend another \$60,000 on the proposed options
- Town votes 1261 No, to 320 yes, to buy the property next to the Public Safety Building for \$450K

Requirement may be down to 7,500 sq. ft. Auditorium space need eliminated by THC as opening up space has little survey support. Rec. moved out in 2015 and does not plan to return. Sewer moved out in 2015 and prefers its new location. Town eliminated a part-time position in late 2015.

Year	Activity	Sq. ft.	Space included	Cost Estimate
2011	AG Architects sample design*	15,000	Auditorium, Rec., Sewer included	
2012	Space Needs Committee (SNC)	10,500	Auditorium, Rec., Sewer included	~\$2.1 M
2013	SMP Architects sample design	12,500	Auditorium, Rec., Sewer included	~\$3.8 M
2014	SMP Architects final design*	12,500	Auditorium, Rec., Sewer included	~\$4.1 M plus \$350K prev.
2015	Town Hall Committee (THC)	Unclear. 7500-9500 sq. ft. depending on SMP vs. SNC base	Auditorium, Rec., Sewer not included (2500-3000 sq. ft.)	TBD

*Indicates activity implicitly rejected by voters in March of the following year

Important Results of the Survey of Rye Citizens about the Fate of Town Hall ?

- a)** 2 options received general support: 1) Renovate the current Town Hall, with expansion or 2) Renovate the current Town Hall without expansion.
- b)** 57% consider Town Hall an important landmark, and oppose tearing it down. 61% favor preserving its historical features.
- c)** Only 31% feel all of the potential options for Town Hall and space for Town Government have been fully explored.
- d)** There is some ambivalence about the need for more space for Town Government functions.
- e)** It appears from previous votes and current survey responses, there is not much support for an expenditure over \$2.5M.
 - 25% didn't want any expenditures at all
 - 25% favored \$2.5M or less
 - 26% would spend more than \$2.5M
 - 24% didn't know what should be spent

	Survey Support	Existing Town Hall	Town Hall Addition	Historic features	New Town Hall	Town Hall Annex
1*	51%	Renovate	As needed	Preserve	N/A	N/A
2*	N/A	Renovate	As needed	Ignore	N/A	N/A
3*	28%	Tear down	N/A	N/A	Existing site	N/A
4*	N/A	Leave for others	?	?	Part of existing site	N/A
5*	22%	Leave for others	?	?	Next to PSB (\$500K)	N/A
6	N/A	Renovate	Elevator/Ramp Only (ADA)	Preserve	N/A	Part of existing site
7	N/A	Renovate	Elevator/Ramp Only (ADA)	Preserve	N/A	Old Police Station site
8	N/A	Renovate	Elevator/ Ramp Only (ADA)	Preserve	N/A	Public Safety Building
9	N/A	Renovate	Elevator/Ramp Only (ADA)	Preserve	N/A	Consolidate offices, Upstairs meeting Room

Frequently Asked Questions (FAQs)

I heard we already looked at the Public Safety Building and it is too expensive to use and there are other complications that make this a non-starter?

AG Architects looked at making the space over the apparatus bay “Public Space”, which would require a costly access “tower” with an added elevator and stairs to provide access separate from the existing secure entrances. The Town has never evaluated the cost of moving the Fire Department above the apparatus bay and making the 2nd floor and the large conference room in the other building available for other town offices and meeting spaces. The Police and Fire Departments have raised “issues”, but these are all concerns that can be addressed, not show stoppers.

Don't all of the departments have to be together?

No, AG Architects recommended this and the current Town Hall Committee decided to vote that all departments had to be under one roof. The Public Safety Building was eliminated as an option by them because it cannot satisfy all of the space needs. The Town Hall Survey said that this is not an absolute requirement.

What about the Structural Problems with current Town Hall?

There was an engineering study completed during the Winter of 2011. While minor issues with the foundation and attic were identified at that time, the need for major structural steel reinforcement of the walls to meet earthquake and wind codes was not identified until 2014 by SMP Architects. There has never been any indication from the experts who examined the building that it was beyond repair.

How can the Seven to Save help Rye now?

This State program gives Rye access to resources and grant money to make improvements to the Town Hall now and provides Rye the opportunity to lower our out of pocket investments.

This Presentation

Was created by the Rye Civic League to help taxpayers be prepared for the deliberative town meeting.

The Rye Civic League publishes the monthly Rye Civic News. You can add yourself to the Rye Civic News at www.ryecivicleague.org