



Epsom Town Hall Office Project

January 11, 2022

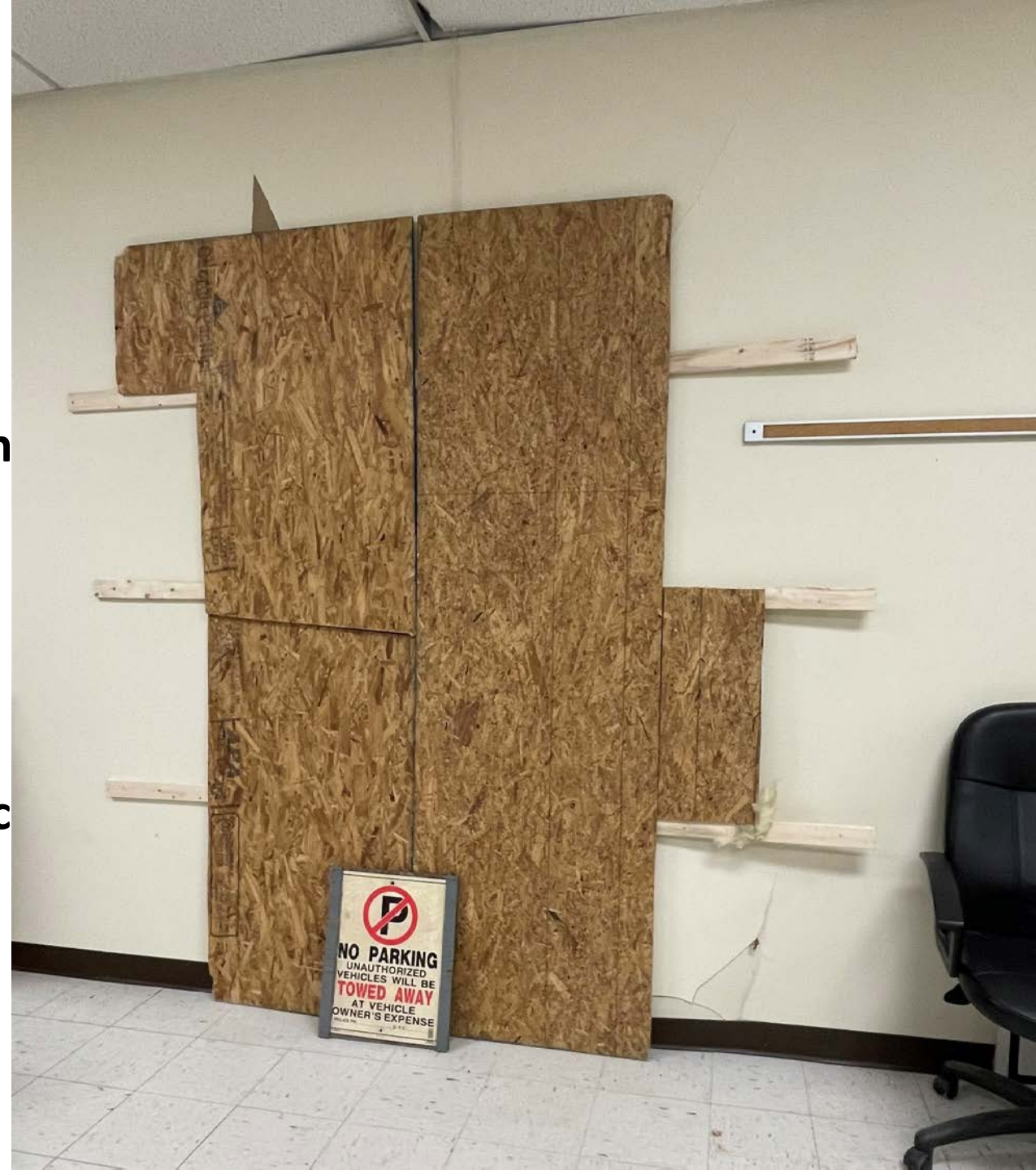


Old Town Hall History

- Town Hall built 1850
(construction cost \$732.70)
- Listed on NH State Register
of Historic Places
- Previous uses
 - Public Voting
 - Town Meetings
 - Selectmen's meetings
 - Town Offices/Tax
Collector/Town Clerk
 - Planning Board/Board of
Adjustment meetings
 - Police Station

Rationale for Renovation Project

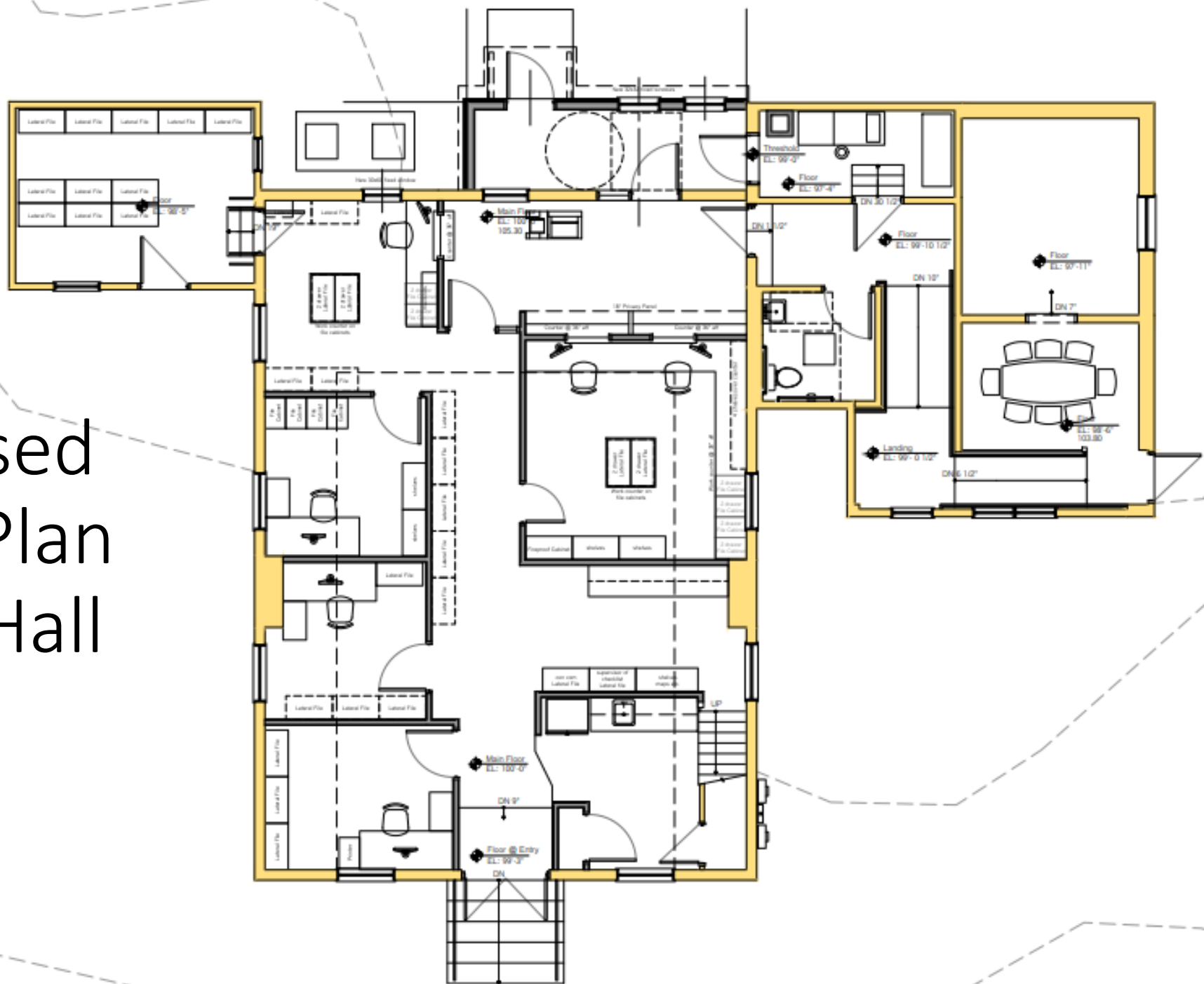
- Ability to lease space at strip mall is uncertain
- Avoid annual cost of leasing strip mall office space
- Responsible management of Town buildings
- Functional use of historic buildings
- Efficient use of site, shared parking and septic



Proposed Use of Old Town Hall

- Office space available for:
 - Town Clerk
 - Tax Collector
 - Selectmen's Office
 - Financial Officer
 - Planning Board Office/Document Storage
 - Zoning Compliance Officer
- Small Public Meeting Room

Proposed Floor Plan Town Hall



Rear view of Old Town Hall with new Entry Door



Scope of Project

- **Town Office functions moved from strip mall to Old Town Hall**
- **Town records retention moved to lower level of Old Meetinghouse**
- **Town Welfare Officer moved to lower level of Old Meetinghouse**
- **Food Pantry moved to lower level of Old Meetinghouse**
- **Parking lot doubled in size**
- **Shared septic system serves Old Town Hall and Old Meetinghouse**

TOWN OF EPSOM NH

PRELIMINARY SITE LAYOUT

MUNICIPAL COMPLEX LOT



Renovation and Construction Budget

- **Cost estimates**

• Soft Costs (architecture/engineering, contingency fund)	\$145,462
• Parking lot, septic system, and runoff retention	\$293,044
• Town Hall renovation	\$569,234
• Meetinghouse lower level buildout	\$217,450
• Furniture, fixtures, equipment, moving	<u>\$ 12,500</u>

Total	\$1,237,690
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- Changes in extent of project could result in lower costs

Sources of Funding for Project

- No new money raised in taxes
- No bond (debt) needed
- Sources of funds:

• Future Town Office Capital Reserve Fund	\$85,000
• Historic Town-Owned Buildings Trust Fund	\$65,000
• American Recovery Act funds	\$400,000
• Unassigned Fund Balance (taxes previously collected)	<u>\$687,690</u>
Total	\$1,237,690

[illegible]

The background image shows the interior of a wooden building during a renovation. The structure features exposed wooden beams, rafters, and vertical studs. The walls are made of horizontal wooden planks. A large, light-colored wooden beam runs across the upper part of the frame. In the foreground, there are some construction materials, including a large metal pipe or duct. The lighting is natural, coming from a window or opening at the top.

Renovation and Construction Process

- **16 Week Schedule**
- **Renovation sensitive to historic character of buildings**
- **Coordination of work allowing Food Pantry to move to Meetinghouse lower level before renovation of Old Town Hall**
- **Cost of moving from strip mall to renovated space is included**

Next Steps

- **2/5 Town Meeting Deliberative Session at Epsom School Gymnasium 9:00 am**
- **3/8 Town Election Day at Epsom Bible Church 7:30am**

