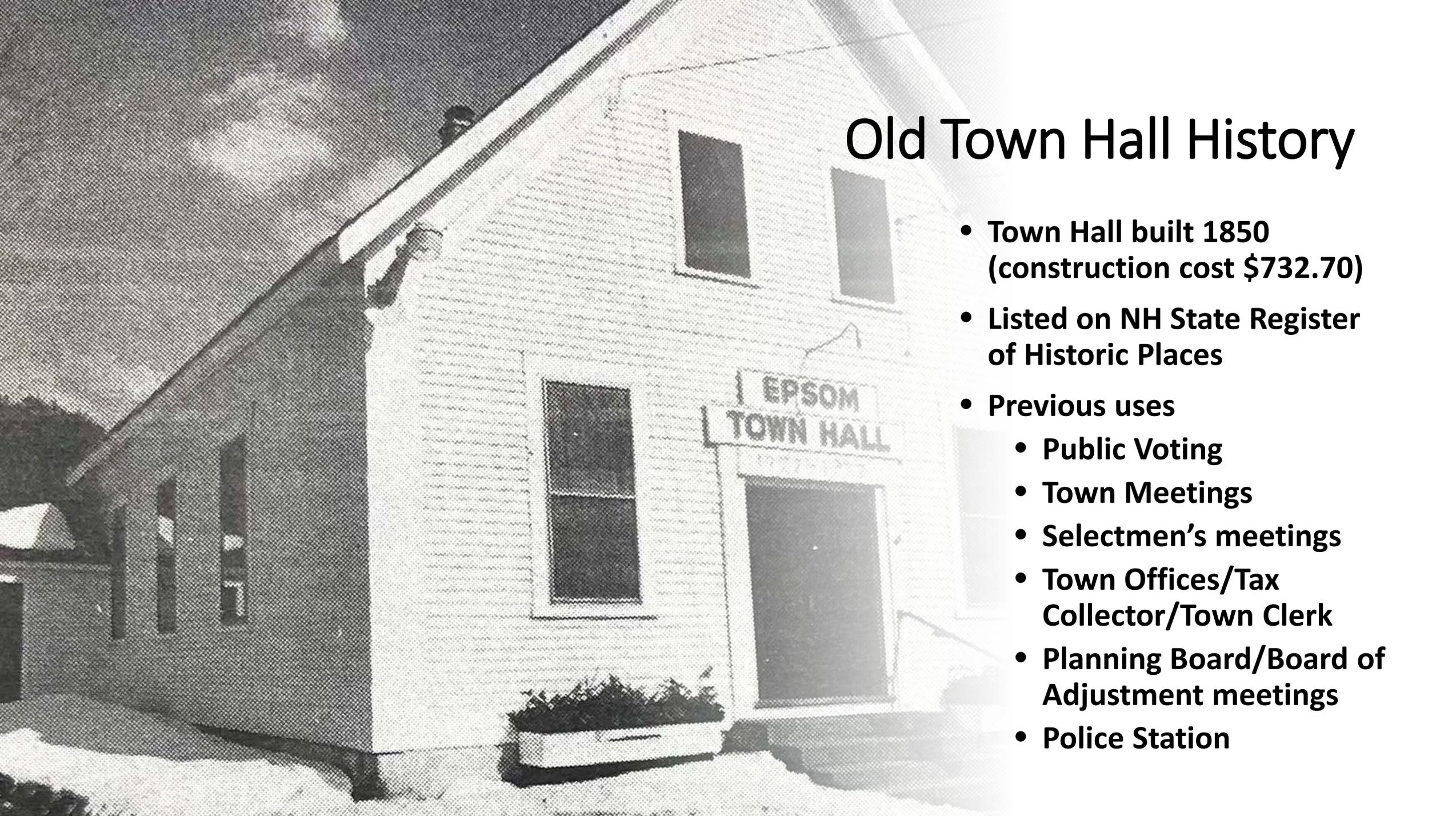




# Epsom Town Hall Office Project

January 11, 2022

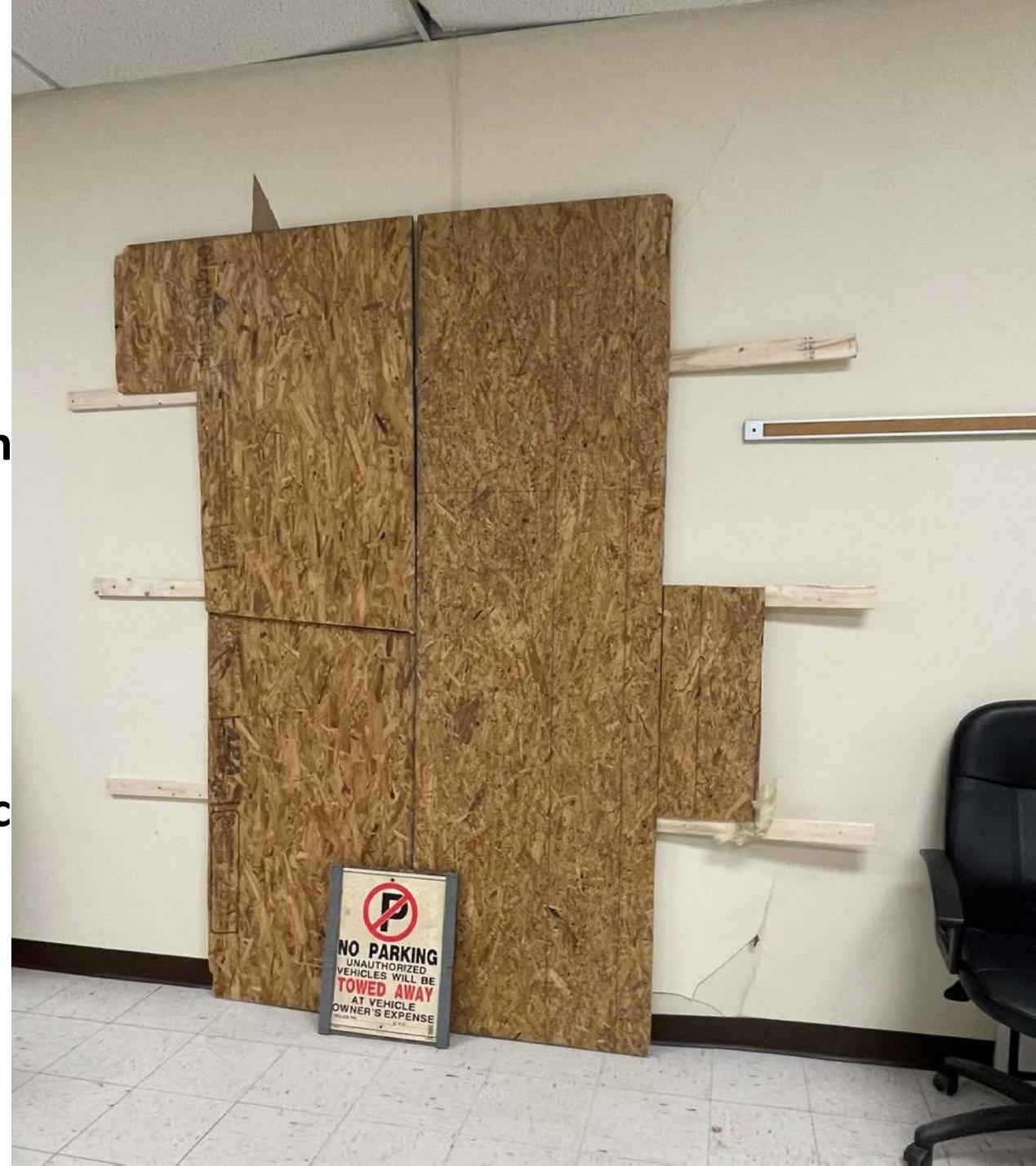


# Old Town Hall History

- 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

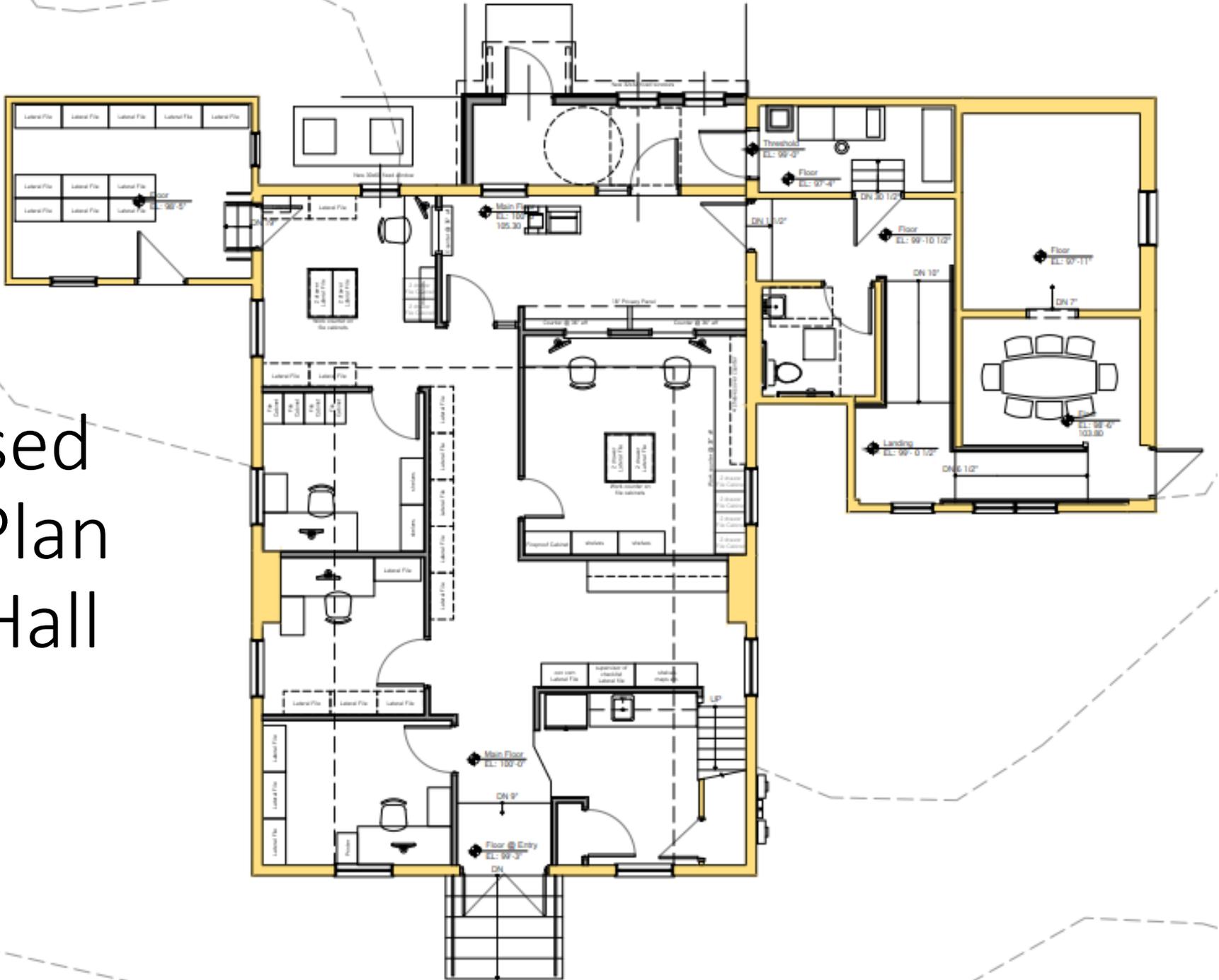
- Ability to lease space at strip mall is uncertain
- Avoid annual cost of leasing strip mall office space
- Responsible management of Town buildings
- Functional use of historic buildings
- Efficient use of site, shared parking and septic



# 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



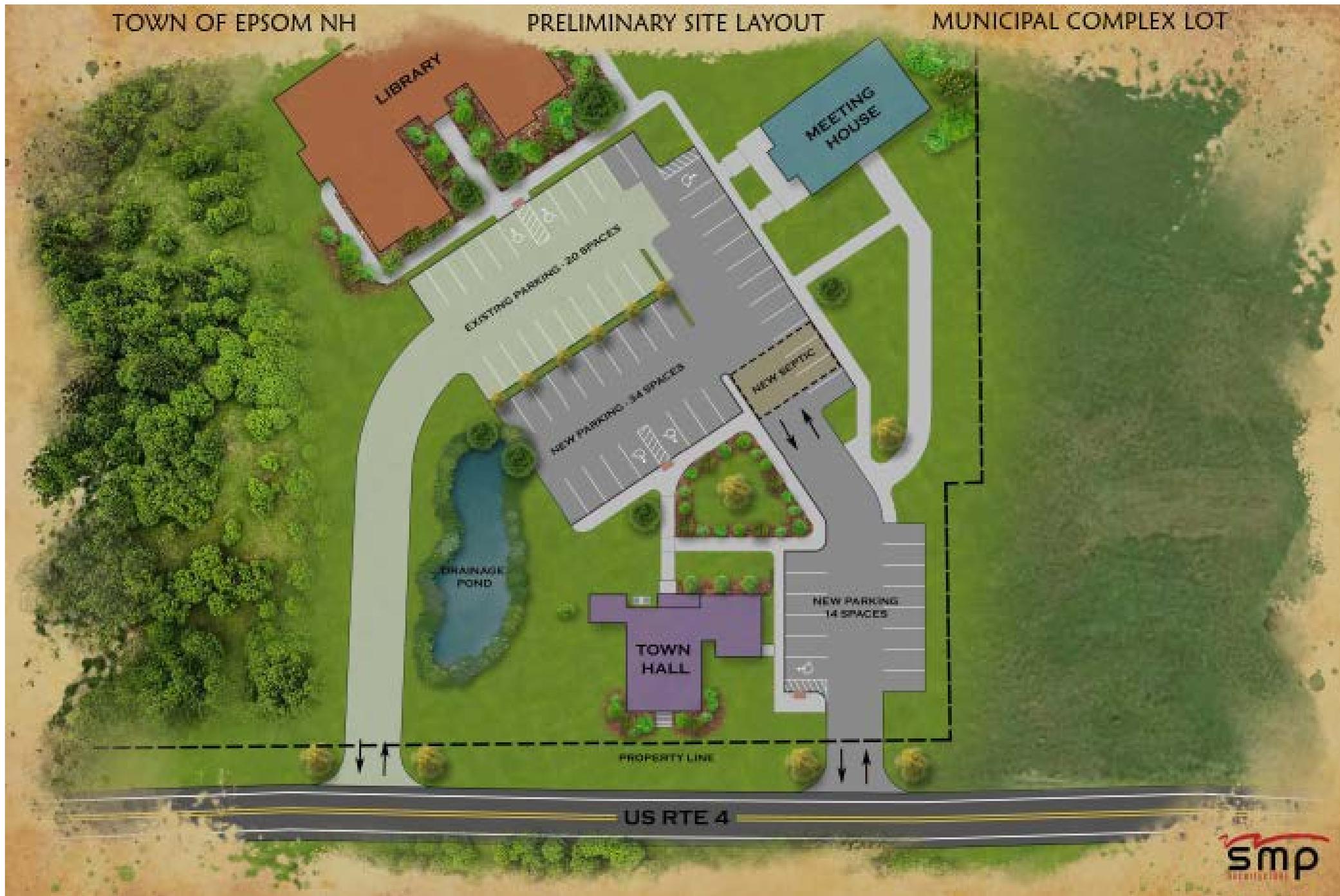
# Scope of Project

- **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**

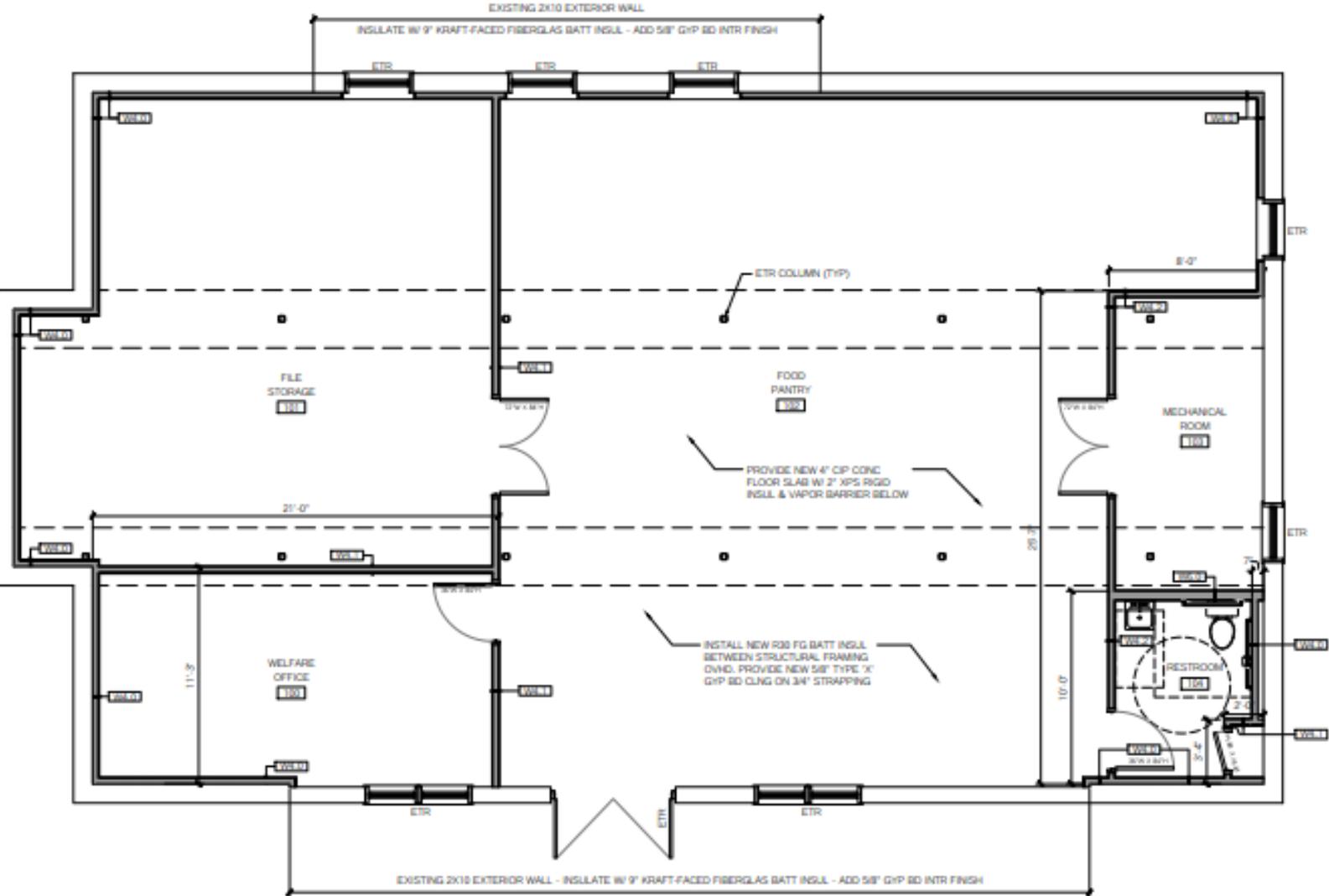
• <b>Soft Costs (architecture/engineering, contingency fund)</b>	<b>\$145,462</b>
• <b>Parking lot, septic system, and runoff retention</b>	<b>\$293,044</b>
• <b>Town Hall renovation</b>	<b>\$569,234</b>
• <b>Meetinghouse lower level buildout</b>	<b>\$217,450</b>
• <b>Furniture, fixtures, equipment, moving</b>	<b><u>\$ 12,500</u></b>
<b>Total</b>	<b>\$1,237,690</b>

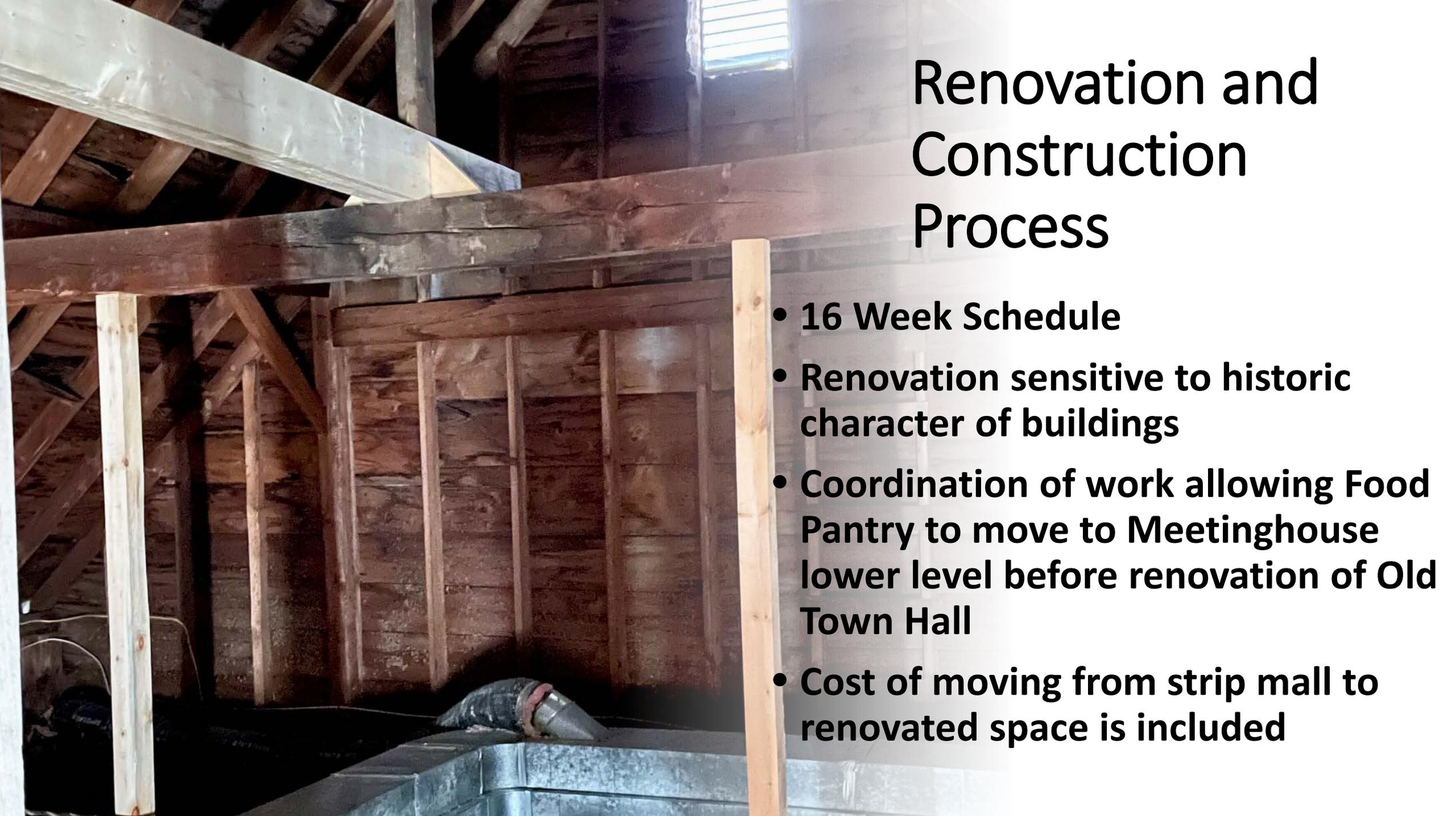
- **Changes in extent of project could result in lower costs**

# 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) \$687,690
- Total \$1,237,690**

# Old Meetinghouse Basement Floor Plan



The image shows the interior of a wooden building during a renovation project. The structure is composed of dark, weathered wooden beams and studs. A prominent horizontal beam runs across the upper part of the frame. Below it, several vertical studs support the structure. In the foreground, there is a metal structure, possibly a foundation or a large container, made of galvanized steel. The lighting is somewhat dim, with a bright window visible in the upper right background. The overall scene conveys a sense of active construction and restoration of a historic structure.

# 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**

