WARRANT ARTICLE 5&6 INFORMATIONAL SESSION 1 FEBRUARY 22, 2020

Sponsored by The Community Development Advisory Committee (CDAC)

Why This, Why Now Article 5

- Existing Lion's Club Building is not compatible with present day codes (ADA etc.)
- Cost to Rehab existing building about $2,000,000.
- This facility is vital to the community and needs update or replacement
  - Over 30,000 congregate and meals on wheels originate here
  - Seniors have a "place"
  - Group gatherings take place (Moultonboro Women's Club, Men's breakfast and others)
- Bond cost is very low and tax impact is minimal
- This plan keeps the meals on wheel program in full operation during construction

Article 5 Details

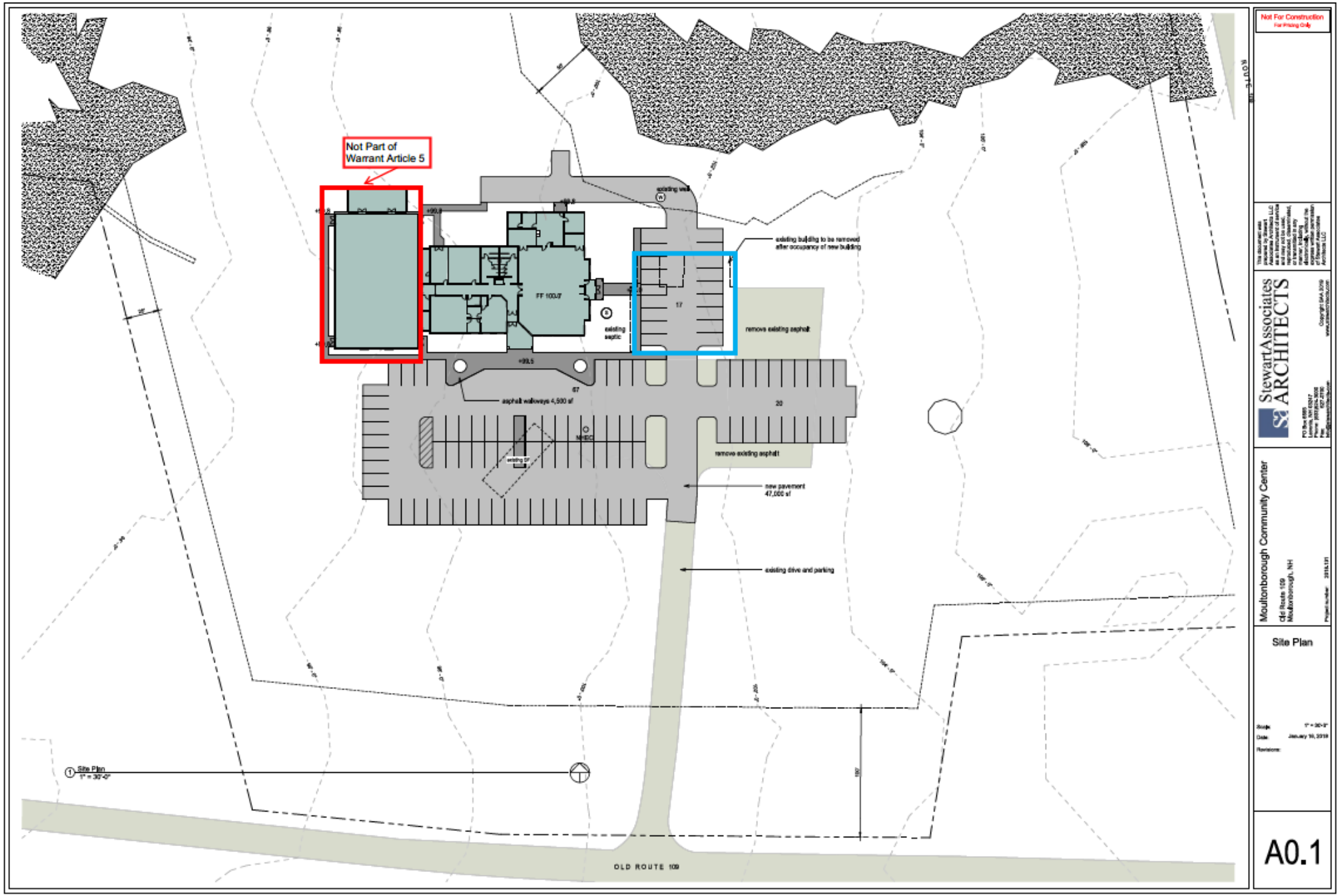
- Site Plan and Investigation Complete
  - Soil tests & borings
  - Wetlands delineation and runoff
  - Septic & well
- Parking area for at least 110
- Seating for at least 210
- Modern expanded kitchen
- Adequate Storage Areas

Why This, Why Now Article 6

- Project provides one building that meets the nees of the entire community
- Existing Building does not meet codes
- The full community center project recognizes how vital the function of the current Lion's club is to the community and incorporates all those functions
- This facility is vital to the community and needs update or replacement
  - Over 30,000 congregate and meals on wheels originate here
  - Seniors and all other ages have a "place"
  - Group gatherings take place (Moultonboro Women's Club, Men's breakfast and others) can still use the facility
- Bond cost is very low and tax impact is minimal
- This plan keeps the meals on wheel program in full operation during construction

Article 6 Details

- Parking area for at least 110
- Seating for at least 210
- Modern expanded kitchen
- Adequate Storage Areas
- Recreation Dept. Storage Rooms and offices
- Recreation Dept. Program Rooms
- Full Gymnasium with walking area around
- Ability for expanded Recreation Dept. Programs for all ages


Not Part of Warrant Article 5
existing building to be removed after occupancy of new building
removes existing asphalt
asphalt walkways 4,500 sf
remove existing asphalt
new pavement 47,000 sf
existing drive and parking
existing septic
existing well
FF 100.0'
OLD ROUTE 109
Site Plan
1" = 30'-0"
Not For Construction
For Pricing Only
Stewart Associates ARCHITECTS
Moultonborough Community Center
Old Route 109
Moultonborough, NH
Site Plan
A0.1

Article 5

BASE BID

MATERIALS

Exterior Doors	Vestibule 1 and 2 All Other	Aluminum entrance with 1'-6" transom Hollow metal in hollow metal frame ptd, glazed where shown
Interior Doors	Vestibule 1 and 2 All other	Aluminum entrance with 1'-6" transom Prefinished flush wood, glazed at corridor to Meeting and Function Rooms with hollow metal frames ptd
Windows	Typical Cupola	3.0 x 6.0 fiberglass casement, field mulled and trimmed 2.0 x 3.0 fiberglass fixed
Interior Lites	Meeting/Conference	6.0 x 4.0 glazed hollow metal frames, painted

FINISHES

Interior Trim	Windows Corridor Function	GWB returns at head and jambs, veneer core hardwood stool, no apron Hardwood chair rail and apron Hardwood chair rail and apron
Walls	Kitchen, Mech 2 Family RR All other	FRP full height over GWB FRP 4' high over GWB, GWB above GWB, painted
Floors	Kitchen Bathrooms Vest 1 & 2 Mech and Stor Function Room All other	Epoxy/epoxy base Rubber/rubber base Entrance mat/rubber base Sealed concrete/rubber base Rubber/rubber base VCT/rubber base
Ceilings	Mech and Stor All other	GWB, painted SAT

GYM ALTERNATE

MATERIALS

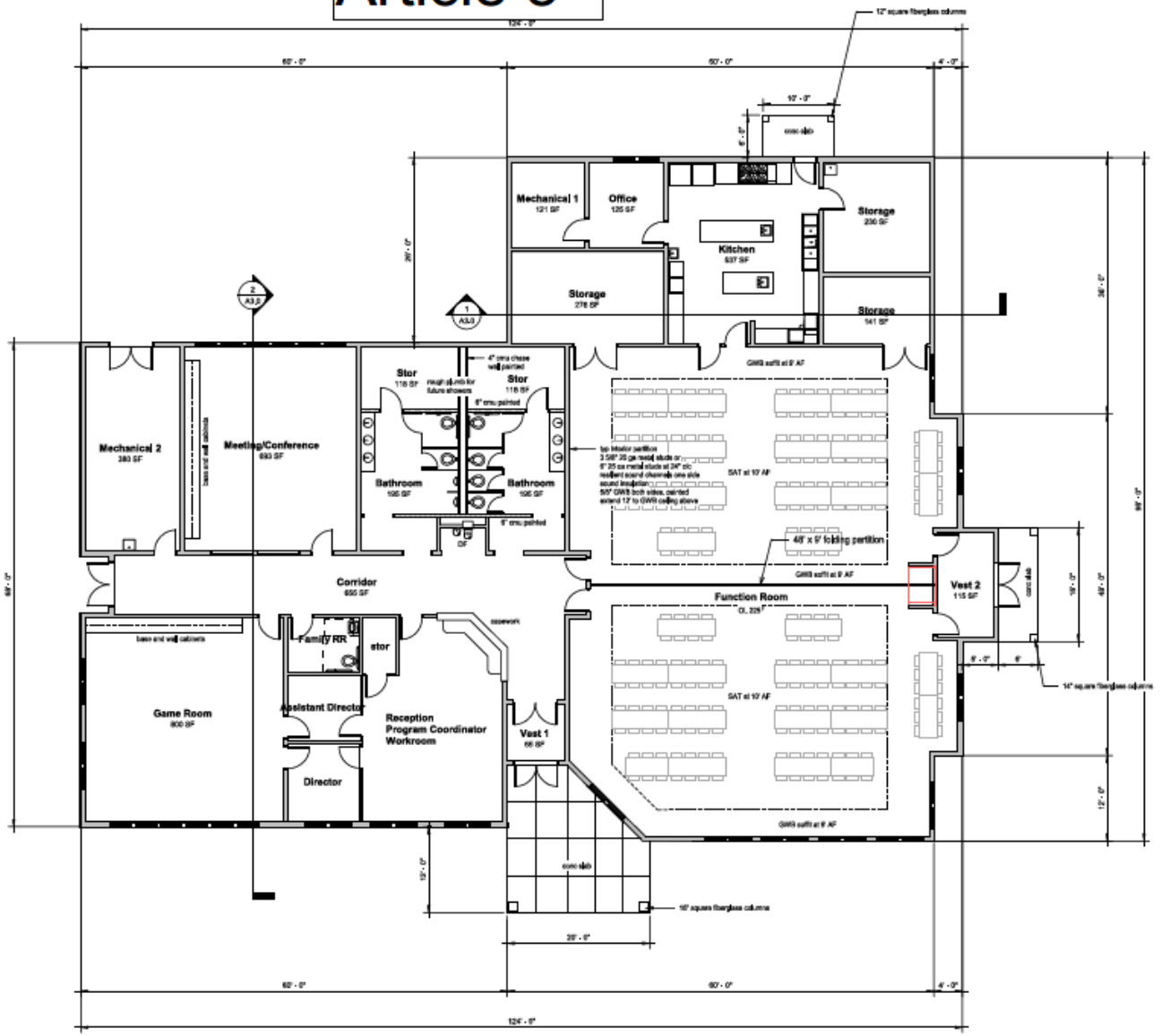
Doors	Match Base Bid	
Windows	Front Elevation Side Elevations	12' x14' fixed aluminum storefront 3.0 x 6.0 fiberglass fixed, field mulled 4.0 x 4.0 fiberglass fixed

FINISHES

Interior Trim	Windows	Masonry openings
Walls	Gym All other	CMU painted GWB painted
Floors	GYM Mech,Stor,Fire Pump Workroom	Athletic surface Sealed concrete/rubber base VCT/rubber base
Ceilings	Gym Mech,Stor, Fire Pump Workroom	Structure: Paint; GWB: Paint GWB painted SAT

Drawing List

Sheet Number	Sheet Name
A0.1	Site Plan
A1.0	Floor Plan Base Price
A1.1	Floor Plan with Gym Alternate
A2.0	Elevations Base Price
A2.1	Elevations with Alternate
A3.0	Sections
A3.1	Sections Alternate
A4.0	Roof Plan



1 Floor Plan Base Price
1/8" = 1'-0"

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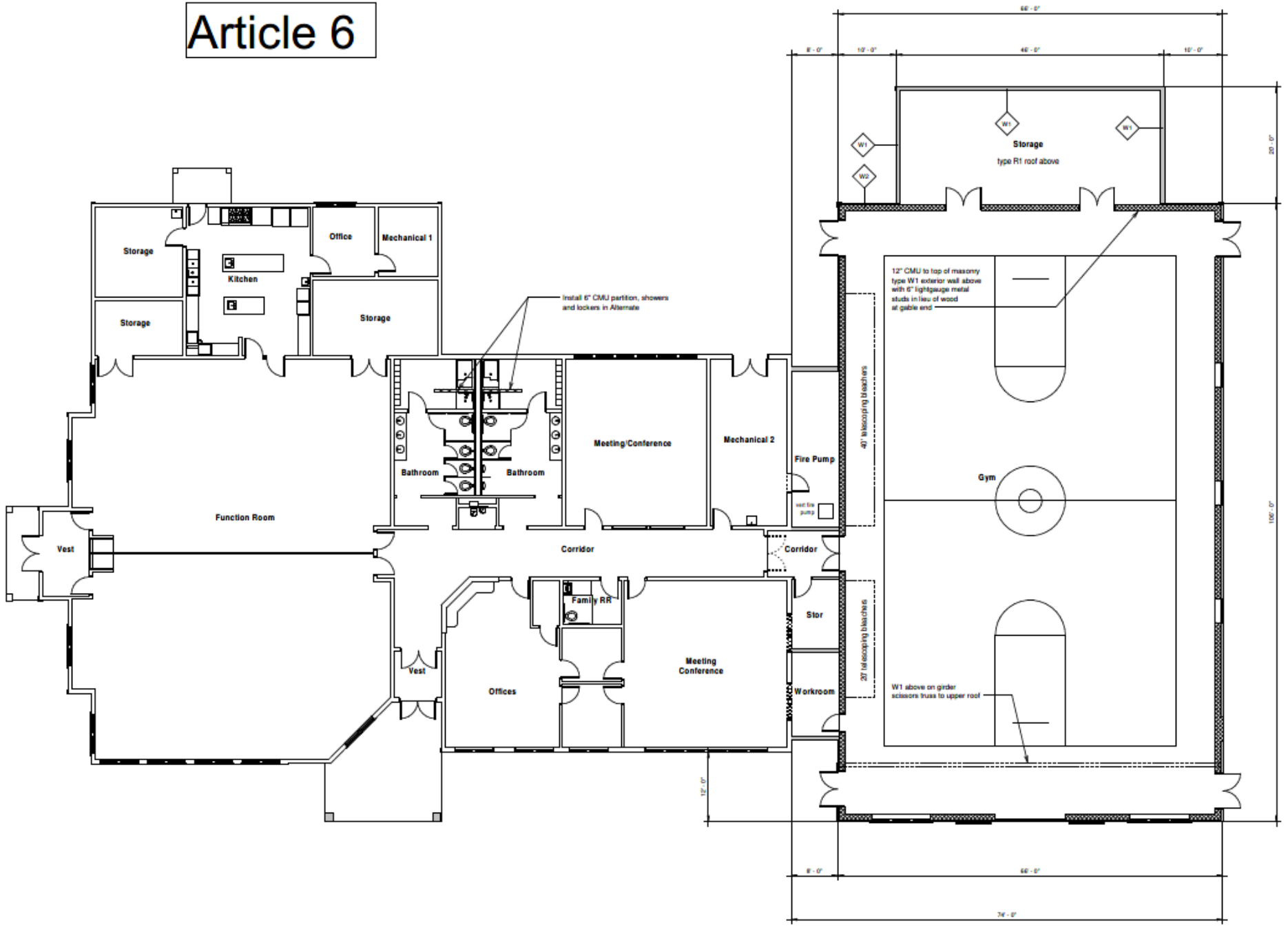
Moultonborough Community Center
Old Route 109
Moultonborough, NH

Project number: 2016.131

Floor Plan
Base Price

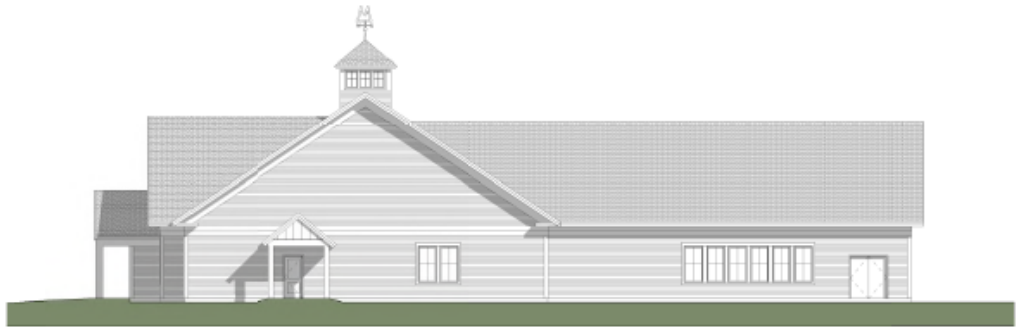
Scale: 1/8" = 1'-0"
Date: January 16, 2019
Revisions:

Article 6



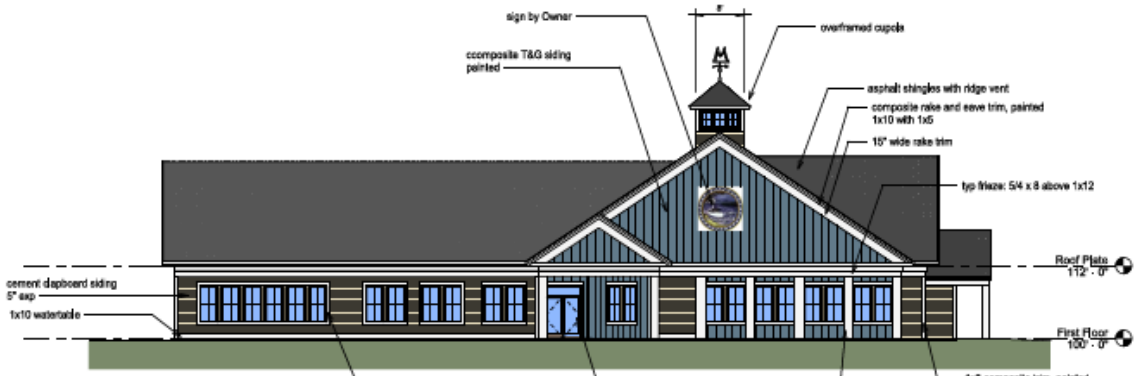
Storage
Kitchen
Office
Mechanical 1
Storage
Storage
Install 6" CMU partition, showers and lockers in Alternate
Bathroom
Bathroom
Meeting/Conference
Mechanical 2
Fire Pump
Function Room
Vest
Corridor
Corridor
Family RR
Stor
Vest
Offices
Meeting Conference
Workroom
Storage
type R1 roof above
W1
W2
12" CMU to top of masonry type W1 exterior wall above with 6" lightgauge metal studs in lieu of wood at gable end
40' telescoping bleachers
Gym
20' telescoping bleachers
W1 above on girder scissors truss to upper roof

Article 5



3 Rear Elevation
3/32" = 1'-0"

4 Left Side Elevation
3/32" = 1'-0"



1 Front Elevation
3/32" = 1'-0"

2 Right Side Elevation
3/32" = 1'-0"

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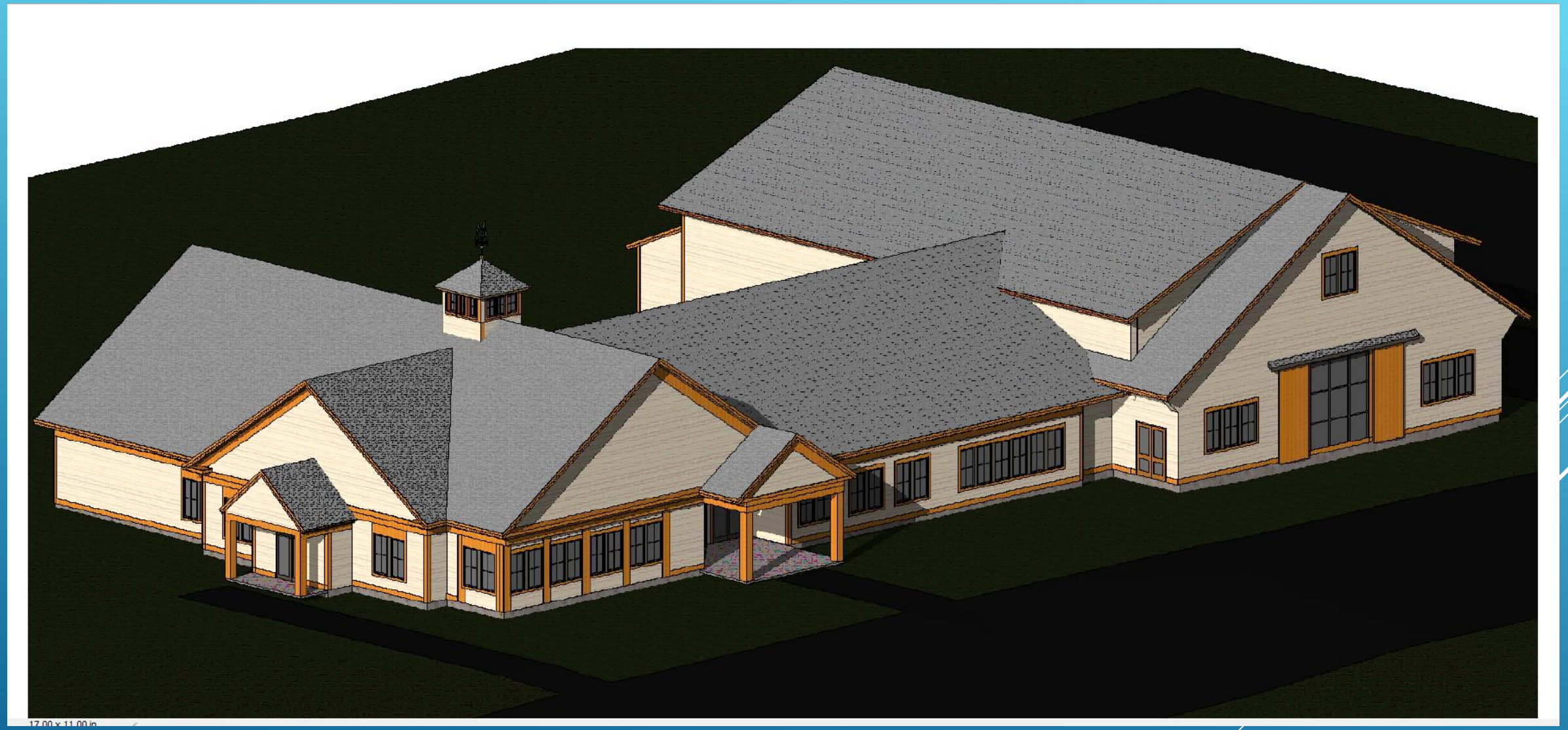
Moultonborough Community Center

Old Route 109
Moultonborough, NH

Project number: 2016.131

Elevations
Base Price

Scale: 3/32" = 1'-0"
Date: January 16, 2019
Revisions:


17.00 x 11.00 in

Revised 02/14/2020

Prepared by W. Johnson & CCI

Community Center Cost Estimate Summary

New 10k +/- sq.ft. building

Old Route 109 Site

		Phase I Only
Phase I		
	$	2,700,000.00
Add New Entrance Drive		
Rubber Tile	$	25,715.00
Deduct AC from Gym	$	(33,720.92)
Deduct Generator for Fire Pump		
Deduct Anderson Windows	$	(61,940.00)
Project Sub-total	$	2,630,054.08
Architectual and Engineeering Cost	$	131,502.70
Civil Engineeering	$	15,000.00
Borings & Testing	$	8,000.00
Furninshings	$	15,000.00
Contingency	$	131,502.70
	$	301,005.41
Grand Total	**$**	**2,931,059.49**

Assumed Schedule

Proposed Community / Recreation Center Warrant Article 5

Task	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21
Approve Warrant Art. 5	XX													
Establish Building Committee	XXX													
Engage Engineer		XXXXXXX												
Hearings on Design Changes		XX	XXX											
Produce Detail Drawings & Spec's			XXXXXXX	XXXXX										
Select Construction Manager				XXXXXX										
Bid Out Project					XX									
State Permits				X	XXXXXXX									
Break Ground						X								
Construction Period						XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXXX		
Move In													XXX	
Project Complete													XXXX	

Proposed Community Center Estimated Operating Expenses

1/31/2020

Item	Estimated Annual Cost New 10K sq.ft. facility**	Current Cost Lions Hall Actuals	Current Cost Current Community Center Actuals
Electric	$8,500.00	$3,721.00	$4,200.00
Propane	$24,000.00	$1,570.00	
Oil	$0.00	$2,250.00	$2,846.00
Cleaning	$10,500.00	$4,784.00	$5,708.00
Phone Service	$3,200.00		$1,655.00
Cable Internet	$1,620.00	$899.00	$720.00
Trash Removal	$4,550.00	$4,550.00	$0.00
Supplies	$2,500.00	$1,030.00	$1,000.00
Misc.	$7,500.00	$2,500.00	$1,500.00
Additional Staffing	$34,500.00	0*	$0.00
Totals	**$96,870.00**	**$21,304.00**	**$17,629.00**

* Facility is currently managed by the Recreation Department

** To located on Old Rt. 109 former Lions Club site

Estimated Construction Cost & Bond Amounts

Article	Location	Total Estimated Cost	Bond Amount
• Article 5	Old Route 109	$ 3,000,000*	$ 2,500,000
• Article 6	School/Taylor Property	$ 6,720,000**	$ 5,720,000

* approximately 9975 sq. ft. community building

** approximately 9975 sq. ft. community building plus 9120 sq. ft. gym, storage and utility addition.

Bond Summary Estimates

TOWN OF MOULTONBOROUGH 2/13/2020

BOND SUMMARY ESTIMATES

Bond Amount	Total Years	Interest Rate**	Total Interest Cost*	Total of Payments***
$ 2,500,000.00	10	2.50%	$ 328,097.00	$ 2,828,097.00
$ 2,500,000.00	15	3%	$ 607,617.00	$ 3,107,617.00
$ 5,720,000.00	15	3%	$ 1,390,229.00	$ 7,110,229.00

* Based on level payments for the term of the loan

** Estimated rates. Actual rates may be lower or higher at the time of the bond sale

*** Does not include any borrowing fees or bond counsel

Bond Property Tax Bill Impact

Assumes 2019 Total Town Assessment of $3,377,500,000

	$2,500,000 Bond		$5,720,000 Bond	
Assessed Value	Cost/1000 *	Annual Tax Impact	Cost/1000**	Annual Tax Impact
$200,000.00	0.09	$18.00	0.14	$28.00
$250,000.00	0.09	$22.50	0.14	$35.00
$300,000.00	0.09	$27.00	0.14	$42.00
$350,000.00	0.09	$31.50	0.14	$49.00
$400,000.00	0.09	$36.00	0.14	$56.00
$450,000.00	0.09	$40.50	0.14	$63.00
$500,000.00	0.09	$45.00	0.14	$70.00

Estimated Property Tax Rate Impact

Project	Bond Amount	Rate	# Years	Av. Property Tax Impact Over Life of Bond
New 10K sq.ft. Building	2,500,000	2.50%	10	$0.09/1000
School/Taylor Site w/gym	5,720,000		15	$0.14/1000
School/Taylor Site w/gym	5,720,000	2.50%	10	0.19/1000
New 10Ksq.ft. Building	2,500,000	3.00%	15	$0.06/1000
Note: Estimates based on 2019 Assessed Valuation of $3,377,500,000				

- Questions, Comments