



Wilmot Town Hall Rehabilitation Update

Information Meeting
January 29, 2021
10:00 AM

Today's Objectives

1. Introduction of Facilities Committee
2. Communicate Work to Date
3. Next Steps
4. Review Current Budget and Funding
5. Present Companies Contacted
6. Current Schedule
7. Discussion and Questions for BOS & Attendees
8. Questions from Attendees
9. Anything Else

Facilities Committee

1. Jeff Gill – Chairman
2. Jessica Cook
3. Mary Fanelli
4. Liz Kirby
5. Mike Lasonde
6. Tom Schamberg

Work to Date

1. Feasibility Study & Flood Study completed
2. Options presented to Town residents
3. Budget proposals received to realize a (+/-) 10% estimate
4. Decision at 2021 Town Meeting to submit for LCHIP Grant to raise building 2.02 ft. to match Library floor elevation
 - * Note: 2020 grant submission to not raise building was not approved by LCHIP
5. LCHIP Grant for \$305,303 awarded
6. BOS released the unused balance of architect's bid proposal to create additional details to clarify final budget scope
7. Selective demolition to verify existing conditions
8. Verification of proposals cost and contractor availability
9. Draft schedule created

Next Steps

1. Share new drawings and schedule with contractors to verify current budget proposals and interest
2. Present work to date at 2022 Town Meeting to vote on assigning Capital Reserve Funds (CRF) for use on Town Hall Project
3. Create final drawings and specifications to confirm budget and scope
4. Advertise, receive, evaluate bid proposals then select contractors and suppliers not being sole sourced
 1. Note: Proposals will be solicited using the current Wilmot Procurement Guidelines
5. Submit Project paperwork to LCHIP for approval and release of 50% of Grant funds
6. Award contracts and start physical work on building

Current Budget

Task	Type	2021 Price	Budget by:	Contingency	sub-total	USE
Floor Joist Repair						
Raise Building, concrete, excavation, carpentry, demolition, crawl space insulation, stone veneer	Proposal	\$350,100.00		20%	\$420,120.00	\$420,120.00
Repave Parking	Budget	\$10,000.00	Town	0%	\$10,000.00	\$10,000.00
Insulation						
Attic	Proposal	\$3,010.00	Chey	5%	\$3,160.50	
Walls	Proposal	\$4,500.00	Chey	5%	\$4,725.00	
Main Floor Insulation	Proposal	\$15,200.00	Quality	5%	\$15,960.00	
Crawl Space Walls & Slab	Proposal	\$13,530.00	Quality	5%	\$14,206.50	
Paint Exterior Walls	Proposal	\$7,550.00	Sugar River	5%	\$7,927.50	
					\$45,979.50	\$45,980.50
Roof	Proposal	\$32,025.00	Sentry	10%	\$35,227.50	\$35,228.00
Mechanical Equip						
Remove existing equipment and reinstall LP disconnect / reconnect / raise tank	Proposal	\$13,250.00	CA Miller	10%	\$14,575.00	
	Budget	\$2,900.00	Irving	0%	\$2,900.00	
					\$17,475.00	\$17,475.00
Floor refinishing	Budget	\$11,888.00	Floor Craft	0%	\$11,888.00	\$11,888.00
Electric						
Attic Elect Repair	Budget	\$1,000.00	Lecaroz	0%	\$1,000.00	\$1,000.00
Disconnect & Reconnect Panels in Mech Rm	Budget	\$1,000.00	Lecaroz	0%	\$1,000.00	\$1,000.00
NH CoOP Elect Main Service	Budget	\$300.00	NH CoOP	0%	\$300.00	\$300.00
					\$2,300.00	
Archeological Survey	Proposal	\$1,235.00	Monadock	3%	\$1,272.05	
- if extended work needed	Budget	\$1,200.00	Monadock	3%	\$1,236.00	
					\$2,508.05	\$2,508.00
Project Manager/Architect	Proposal	\$67,600.00	James Heavey	0%	\$67,600.00	\$67,600.00
Asst. Proj. Manager	Budget	\$29,250.00	Jeff Gill	0%	\$29,250.00	\$29,250.00
Repairs						
Window Repair	Proposal	\$11,161.50	Hist. Sashworks	0%	\$11,161.50	\$11,162.00
						\$653,511.50

Funding

Budget & Funding Description	\$
Total cost of Project that is subject to LCHIP Grant	\$653,512.00
LCHIP Grant max.	(\$305,303.00)
Funding by Town	\$348,209.00
Current Building and Facilities CRF	(\$213,959.00)
2022 Warrant Article to increase CRF	(\$50,000.00)
2023 Warrant Article to increase CRF	(\$45,000.00)
Labor Donations	(\$29,250.00)
Wilmot Historical Society Donation	(\$10,000.00)
Balance	\$0.00

NOTE: The 2022 and 2023 CRF requests are included in the current CIP 6 year plan and will not raise taxes beyond the CIP projections. (level for 6 years)

NOT INCLUDED IN THE CURRENT BUDGET (pg.6)	
ITEMS NOT QUALIFIED FOR LCHIP SUBMISSION	
Town Hall, Lab, Library Generator	\$15,000.00
New Well	\$12,000.00
Electric Upgrades	\$6,000.00
Restroom Upgrades	\$20,000.00
Requested in CIP for 2024	\$53,000.00

NOTE: The 2024 CRF request is included in the current CIP 6 year plan and will not raise taxes beyond the CIP projections. (level for 6 years)

Not Eligible for LCHIP Funds

1. Generator for Town Hall, Lab and Library
2. Mechanical upgrades (i.e.- new furnace, move ductwork above ceiling or below floor, etc)
3. Bathroom upgrades
4. Additional electric upgrades for stage area
5. New well

Not in Rehabilitation Scope

1. Removing and archiving the documents currently housed in the Safe.
2. Any work associated with the property at 14 North Wilmot Rd.
3. Work associated with bridge, or brook banks, leading up to the bridge.
4. Cost associated with upgrades to the propane tanks or system.
5. Cost to move books in Library if an option is chosen to raise building. (temporary or permanent)
6. Costs associated with securing locations for Creativity Lab, Town voting, Town Meeting or any other meeting/events scheduled for the Town Hall in 2023.*

* Current budget estimate for a trailer, with bathrooms, to house Creativity Lab activities is \$24,500. Not included in any budget at this time.

Companies Contacted to Date

Contractor	Interest
GC/carpentry	
Foremost	no interest
Tradesmen (Sunapee)	
Scott Carpenter (Wilmot)	Not until 2023
Snow Building Construction (New London)	
Frost Building Construction (Andover)	
McGray & Nichols (New London)	No remodeling now
Steve Dupuis	yes
MTD Building Contractors (Cannan)	
Gavin Campbell Construction (New London)	yes
Building Riggers	
Geddes Building Movers	yes
Admiral Building Movers, Inc	no, too big
Howard Construction	?
Granite State Building Movers	yes
Concrete Contractors	
Alexander Concrete	yes
Kearsarge Concrete	
Carroll Concrete	No, not installers
M&C Concrete	
Beaulieu Concrete	
Masonry (granite slabs at foundation grade)	
Lakes Region Masonry (Franklin)	
Lake Sunapee Masonry (Wilmot)	
LaBelle Masonry (New London)	yes
Sitework Contractors	
Bell Excavation	yes
Clark Excavation	yes
Noel Eastman	no
Rayno	
Huntoon Excavation, LLC	

Paving	
Town of Wilmot	yes
Mechanical	
CA Miller	yes
Electrical	
Lecaroz Electric	yes
Roofing	
Sentry	yes
A. Vaillancourt	yes
Capital Roofing	yes
Window Restoration	
Historic Sashworks	yes
Painting	
Sugar River Painting	yes
Flooring (wood floor refinishing and carpet)	
Floor Craft	yes
Insulation	
Quality	yes
Chey	yes
Utilities	
NH Electric CoOP (disconnect/reconnect service)	yes
Irving Propane (disconnect, move tank, reconnect)	yes
Misc	
Don Lucas (Previous work on Hall)	
Generator	
Yestramski Electric	yes

Current Schedule

Produce additional design and verify existing budgets	Work in 2022 until the Primary and General Elections
Get approval at Town Meeting to release CRF Funds	
Finalize Drawings, Schedule and Specifications	
Advertise and secure bids for scope not sole-sourced	
Award contracts	
Submit plans, specifications and contracts to LCHIP for final approval (allow 45 days)	
Relocate all remaining items from Safe and old Library located in the Town Hall 2 nd Floor	
Start physical work –Geological Study	

Current Schedule (cont.)

Complete the Geological study ... Demolish the Safe ... Perform additional selective demolition to investigate and determine integrity of Town Hall Floor	Work between 2022 General Election and 2023 Town Election
Hold State & Federal Elections	
Repair/replace floor system as needed	

Current Schedule (cont.)

Erect construction barrier fencing and Erosion & Sediment (E&S) controls	Work after the 2023 Town Meeting
Complete electrical repairs in Town Hall attic	
Disconnect electric service and propane	
Remove mechanical equipment	
Demolish Library Annex (Area between Library and Creativity Lab Kitchen)	
Raise Building	
Demolish and rebuild foundations as needed	
Raise crawl space floor and install crawl space slab	
Insulate floor joists	
Lower building back onto foundations	

Current Schedule (cont.)

Rebuild Annex, interior painting & flooring	Work after the 2023 Town Meeting (cont.)
Reconnect Mechanical equipment	
Reroof the Town Hall, Creativity Lab, Library Annex/Addition	
Install bathroom fixtures	
Refinish Town Hall floor	
Remove perimeter fencing	
Regrade around building and reshape parking lot	
Pave parking lot	
Project Completion	12/15/23

Current Schedule (cont.)

Items to be worked into schedule

1. Window restoration
2. Insulation of walls and Town Hall Attic
3. Paint exterior

Discussion & Questions

- 1) How are final scope changes approved?
 - a) Input from BOS
 - b) Input from Town Residents
- 2) How are contract changes approved? (who and value)
 - a) BOS
 - b) Town Administrator
 - c) Project Lead
- 3) Communication to Town Residents.
 - a) Changes
 - b) Progress reports

Questions from Meeting Attendees

Anything Else