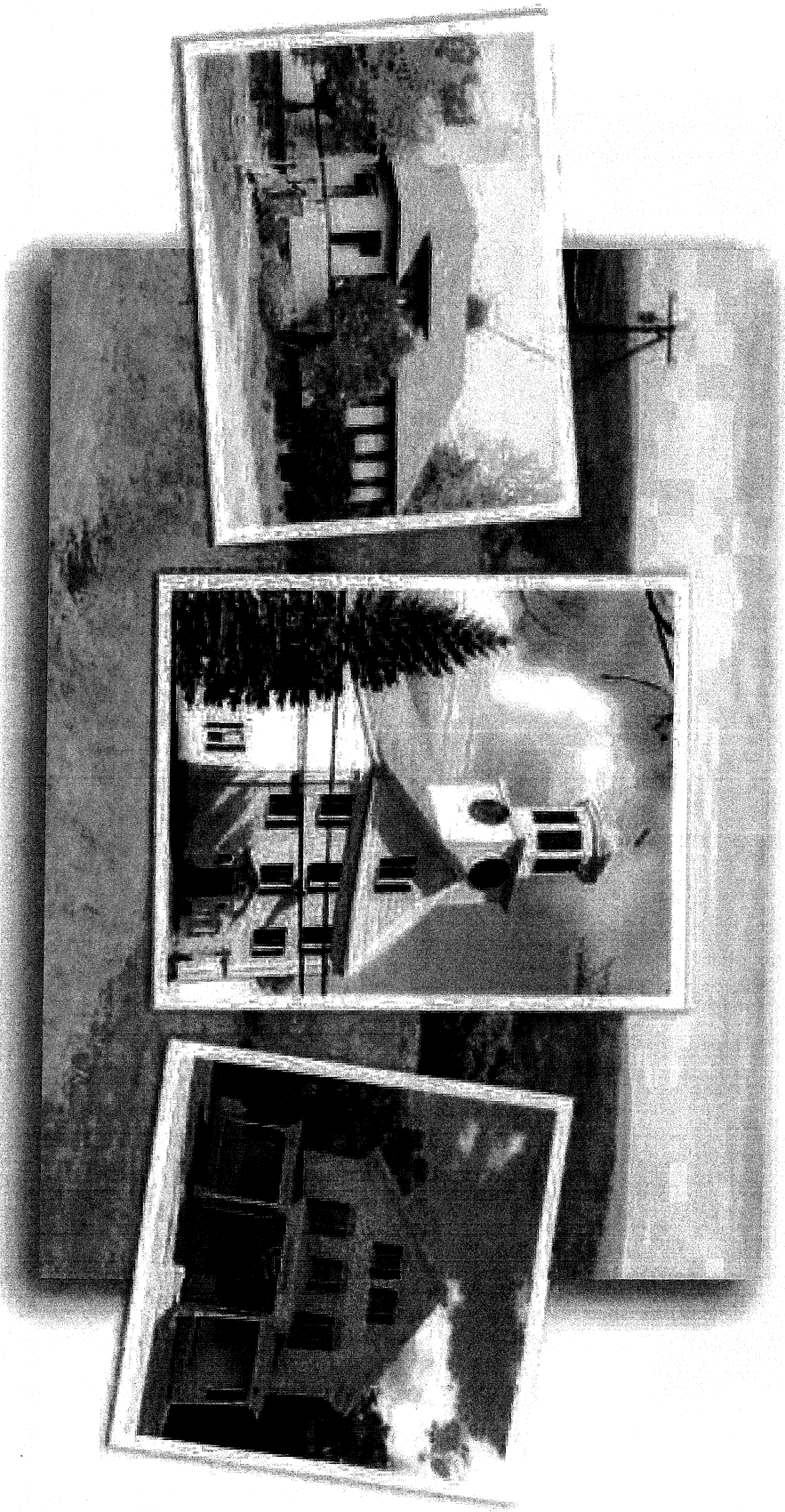


# MONT VERNON BUILDING USE STUDY COMMITTEE



2017 UPDATE Assessment & Committee Efforts



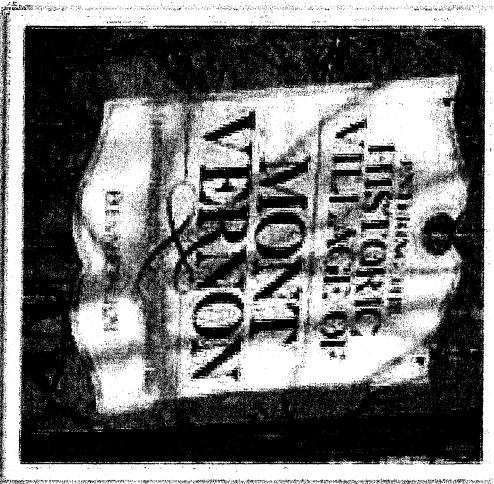
# The Role the Committee Performed

---

10 CITIZENS and THREE BUILDINGS  
with MORE THAN 500 YEARS OF HISTORY!

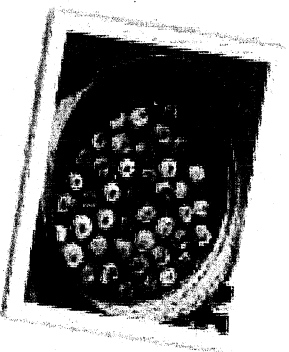
---

Meeting weekly for 6 months—we climbed stairs, went into basements and attics—interviewed architects, structural engineers, wrote grants, surveyed our town workers and listened to our community



## WE ADDRESSED THESE QUESTIONS:

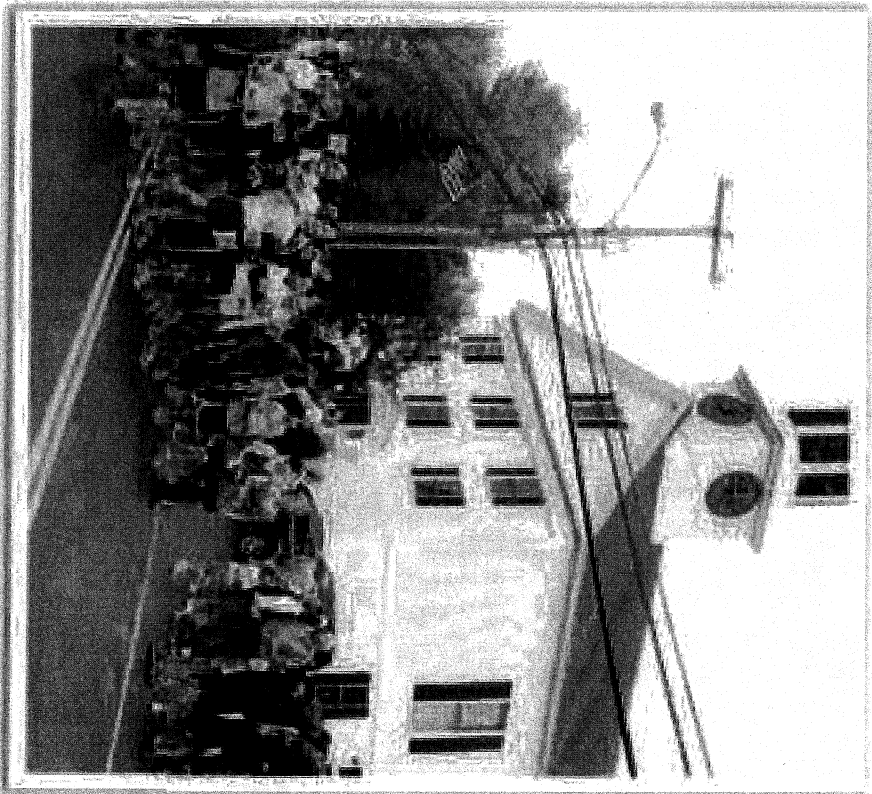
- \* Current Use?
- \* Present Condition?
- \* Possible Future Uses?
- \* Rehabilitate? Build New?
- \* How to Pay for it?





# Review 2015 & Recommendations

---



- \* Committee formed JUNE, 2015
- \* Met weekly from JULY 9, 2015 through SEPTEMBER 24, 2015
- \* Initial report provided SEPTEMBER 28, 2015
- \* Created public presentation and held two public forums to explain the project OCTOBER 2015
- \* We garnered Selectmen's support and developed Warrant Article DECEMBER 2015

*After identifying several areas of building maintenance challenges, the Committee recommended a much more thorough assessment, including structural engineers.*

## 2016 Timeline

---

- \* MARCH 2016: voters approved to expend up to 50k on a comprehensive assessment.
- \* JULY 2016: selected Christopher P. Williams architects
- \* SEPTEMBER 2016—AUGUST 2017: in depth needs assessments, structural and building system assessments conducted and preliminary floor plans developed
- \* NOVEMBER 2016: the Town Hall received its Historical Designation resulting in additional funding opportunities



# Our Buildings

---

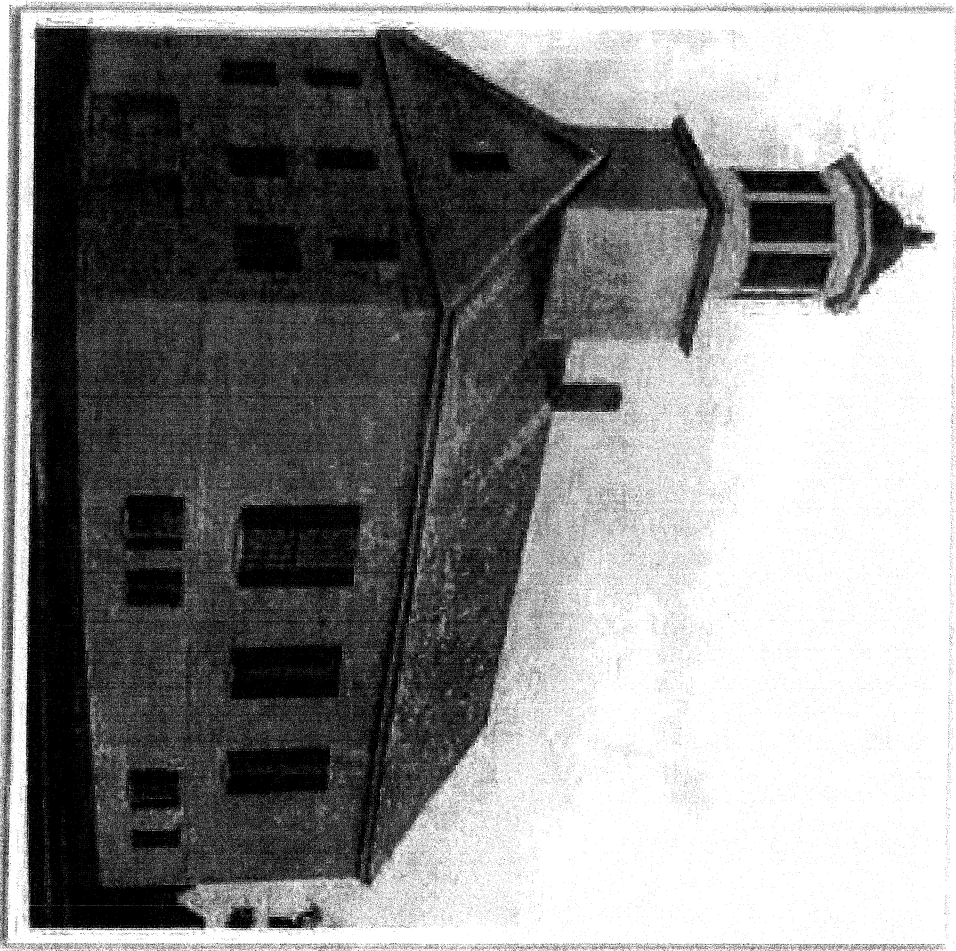
## THE TOWN HALL

1 South Main Street

Built in 1781 by local farmers that contributed the timbers and completed in 1792. In 1837 it was moved across the street and the belfry was added, and raised to put another floor below it. The church and the town harmoniously occupied the building for 115 years until the new church was built in 1896.

2,747 square feet per floor

Total 5,494 square feet



## Our Buildings

---

### THE MCCOLLOM BUILDING

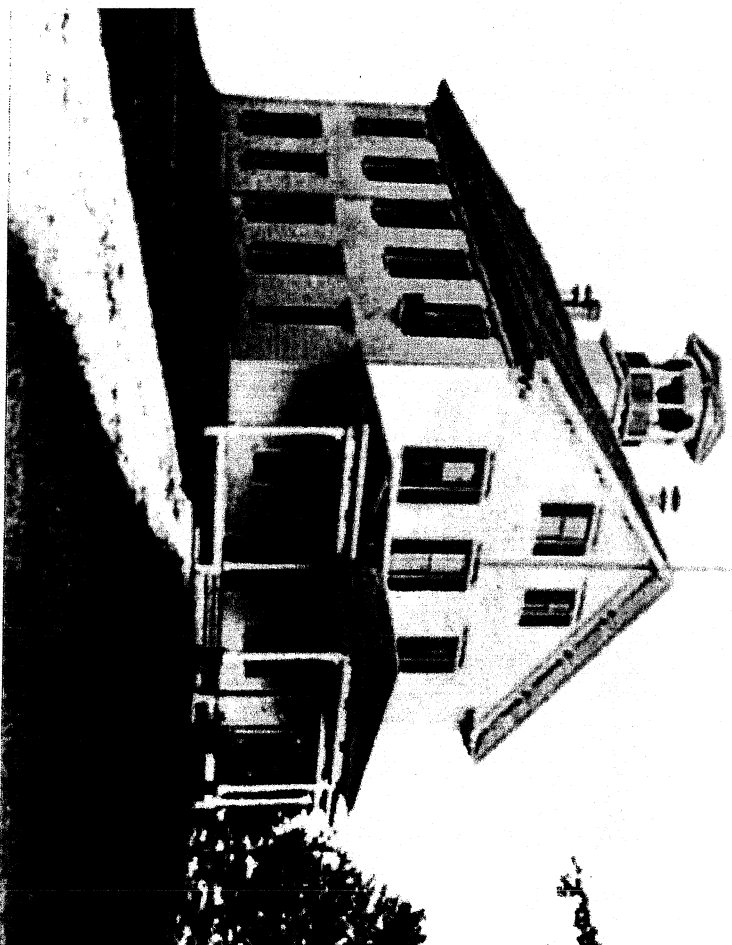
1 Conant Avenue

Built in 1853 as Appleton Academy. It was designed to be "40 feet by 60 feet in size, the upper story mainly devoted to a fine hall, nearly 40 x 50 feet, with 12 foot posts". Almost every farmer and mechanic in town was recruited to help complete the building.

2,501 square feet per floor

Total 5,002 square feet

With porch & back addition 7,503





---

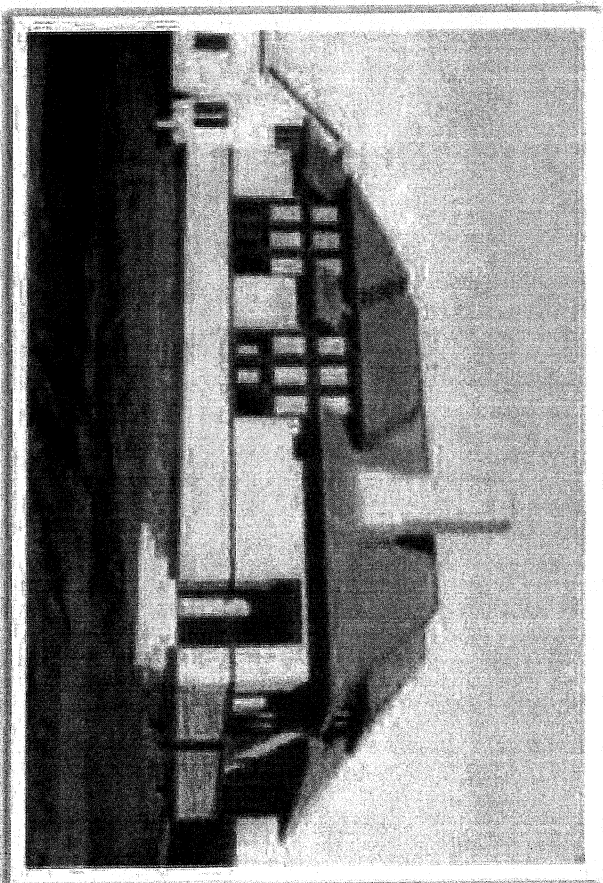
# Our Buildings

## DALAND MEMORIAL LIBRARY

5 North Main Street

In 1891 New Hampshire passed a law whereby any town not having a free public library could receive up to \$100.00 to be used for the purpose of establishing a library. Mont Vernon was among the first to take advantage and in 1892 appropriated \$25.00 with which some 30 books were bought. The current building was constructed in 1909 due to the generosity of Sophia Daland. The Daland Trust continues to maintain the building today.

1,264 square feet per floor



# What Town Departments Occupy These Buildings?

---



## Mont Vernon Town Hall

SELECTMEN  
TAX COLLECTOR  
BUILDING INSPECTOR  
TREASURER  
PLANNING & ZONING  
ASSESSOR'S OFFICE  
RECREATION DEPARTMENT  
WELFARE OFFICER  
HEALTH OFFICER

## McCullom Building

POLICE DEPARTMENT  
TOWN CLERK'S OFFICE  
SUPERVISORS OF THE CHECKLIST

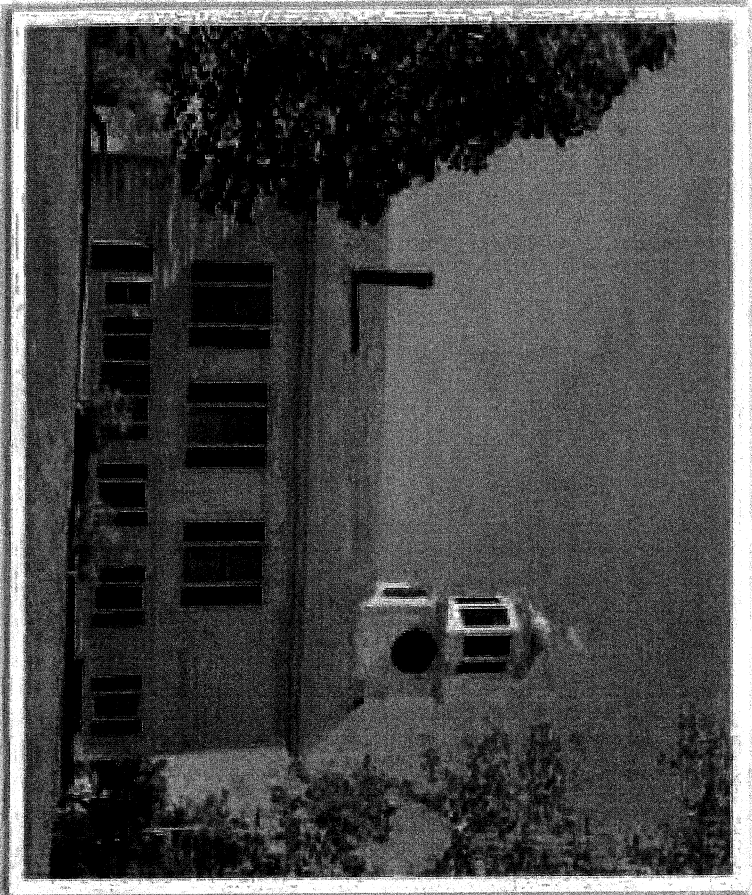
## Daland Memorial Library

LIBRARY

# Town Hall Facts

---

Home to the Selectmen, Planning & Zoning Boards, Tax Collector, Building Inspector, Recreation Department and Health & Welfare Offices.



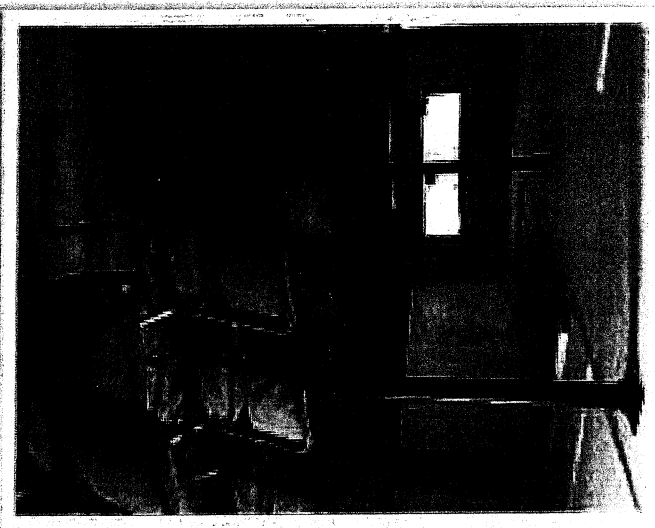
1. There have been no significant recent improvements and there may be structural concerns, particularly on the first floor.
2. With proper rehabilitation could meet all municipal needs with the exception of the police department.
  - *This would not allow for meeting space.*
  - *Using the second floor for public purposes would require installation of an elevator.*
3. Also home to other town boards and committees. The Mont Vernon Historical Society is housed on the second floor.

# Town Hall Interiors / First Floor



SHARED OFFICE SPACE

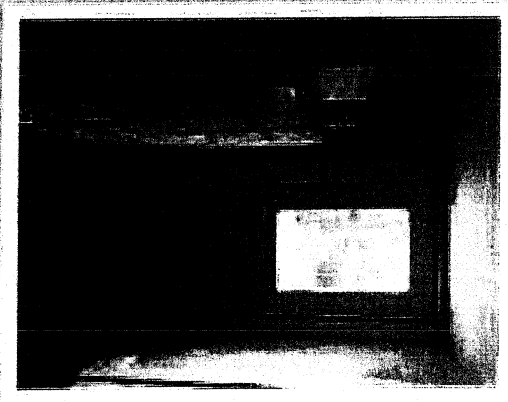
BUILDING DEPARTMENT / TAX COLLECTOR  
SELECTMEN / TREASURER / ASSESSOR/  
REC. DEPT. / WELFARE OFFICER / HEALTH OFFICER



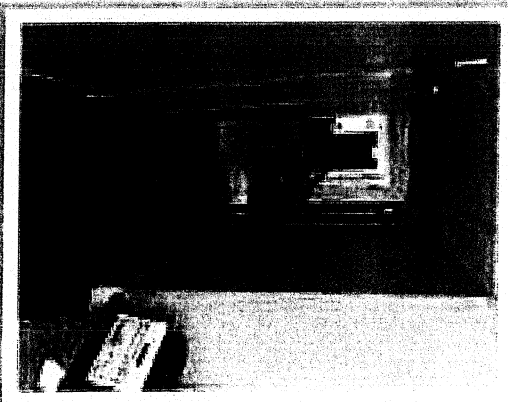
TOWN MEETING SPACE



RECREATION  
DEPARTMENT  
STORAGE

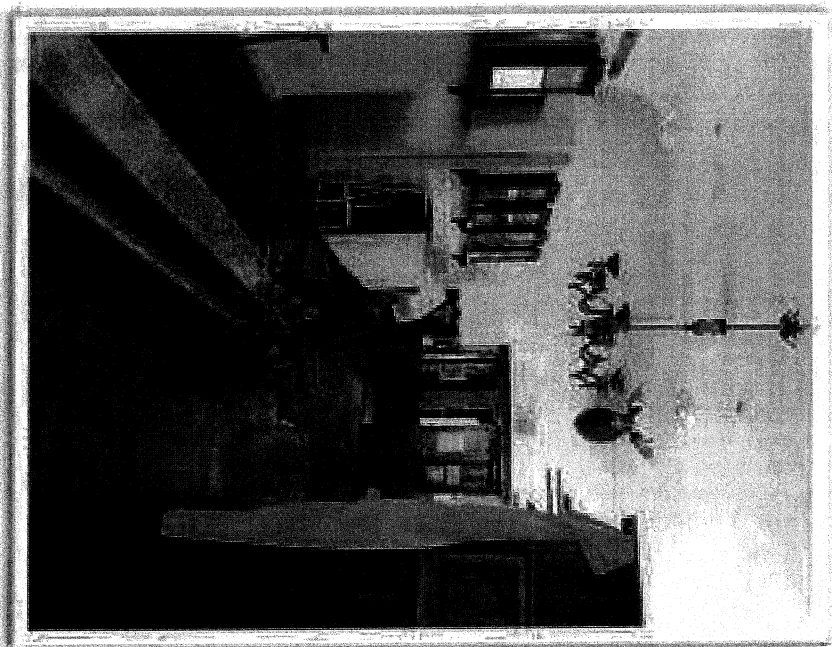


STORAGE HALL / OPPOSITE VIEWS





# Town Hall Interiors / Second Floor



SECOND FLOOR AUDITORIUM — CURRENTLY USED AS THE HISTORICAL SOCIETY MUSEUM



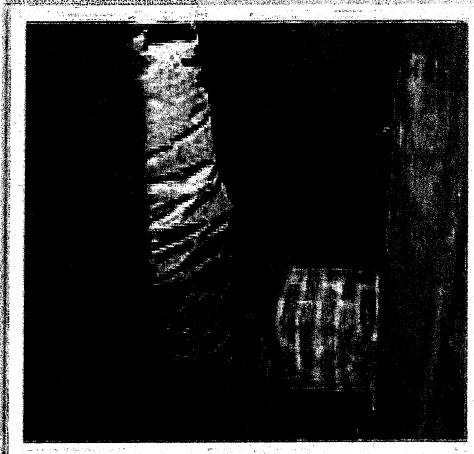
SECOND FLOOR STORAGE ROOM



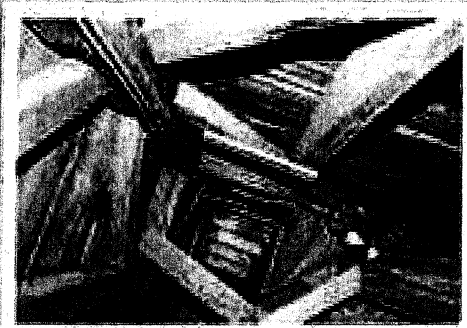
SECOND FLOOR FOYER



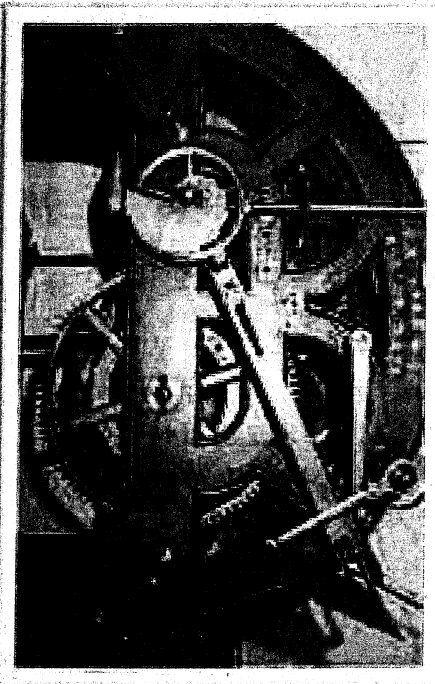
Town Hall / Foundation & Tower



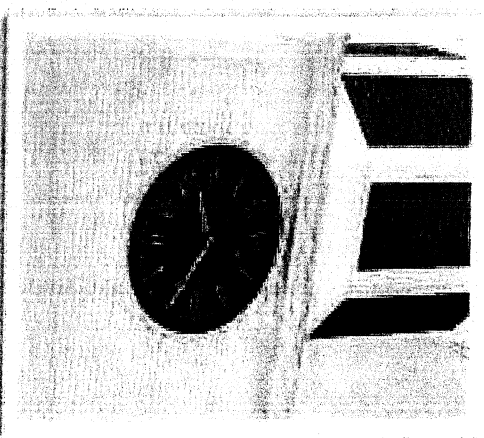
FOUNDATION SUPPORTS - VARIOUS VIEWS



LOOKING UP INTO THE TOWER

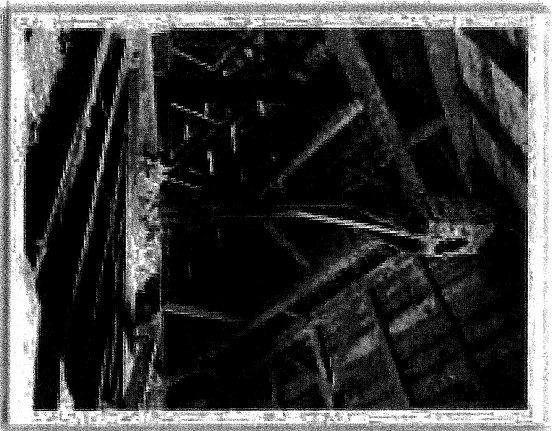


THE CLOCK WORKS



CLOCK TOWER EXTERIOR

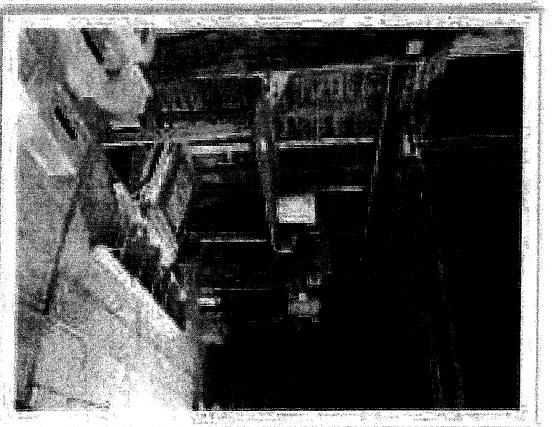
# Town Hall Attic



CHIMNEY REMNANT



ELECTRICAL BOXES



OVERFLOW STORAGE



EAST FACING WINDOW



FIRE DAMAGE REPAIR / STORAGE



STAIRS TO CLOCK TOWER

# McCollom Building Facts

---

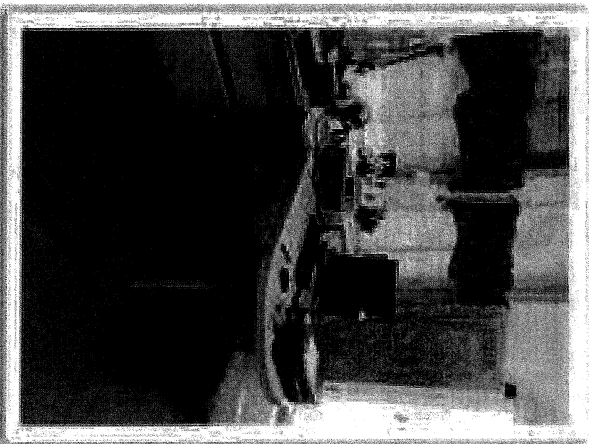
Currently houses the police department and the town clerk's offices.



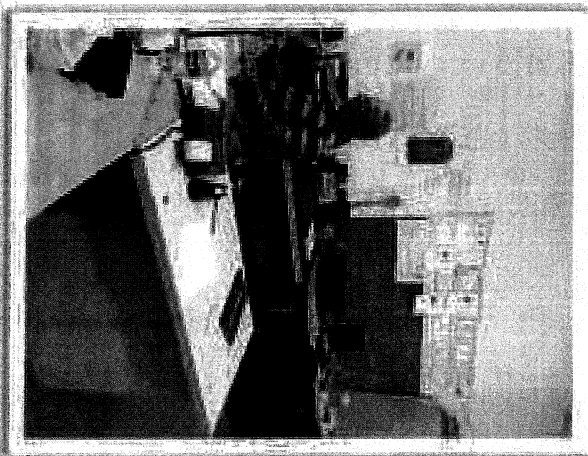
1. Work completed since 2012
  - *new roof*
  - *basement structure enhancement*
  - *Insulation*
  - *Replaced siding*
  - *Replaced bell tower/ cupola*
  - *New boiler (heat)*
2. To relocate all town offices to McCollom would require relocating the police department.
3. If the police department were relocated, the first floor could accommodate all remaining town offices.
  - *This would not allow for meeting space.*
  - *Using the second floor for public purposes would require installation of an elevator.*



# McCollom Building Interiors



VIEW OF WORK STATION AND SIDE EXIT



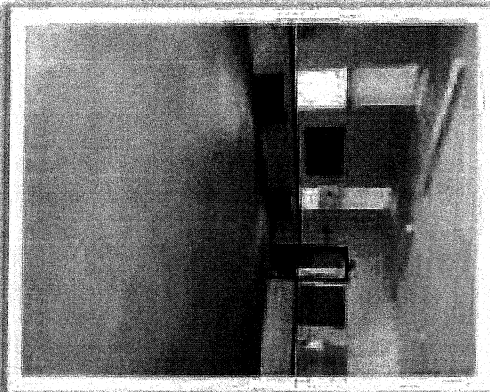
TOWN CLERK'S OFFICE



STORAGE BEHIND CLERK STATION



HALLWAY BETWEEN POLICE AND TOWN CLERK



FORMERLY KARATE ROOM

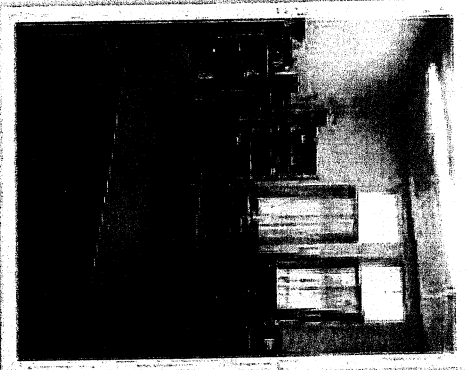


LARGE ROOM IN FRONT LEFT

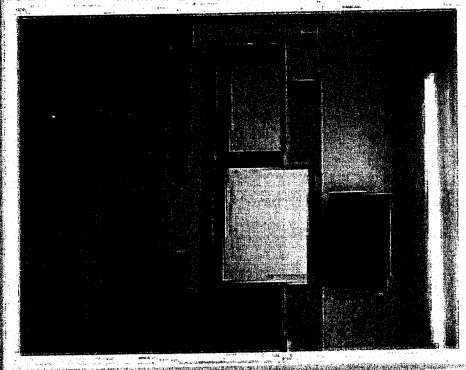
# McCollom Police Station

The Police Department includes offices for the Chief, the Sargent, Patrol officers, as well as evidence storage.

- Sharing the space with the Town Clerk's office results in significant security and privacy issues.
- The existing space does not meet building code requirements for police facilities.
- Building code requirements for police departments are more stringent than for other municipal offices.
- Rehabilitating the current space within McCollom may not trigger these requirements.



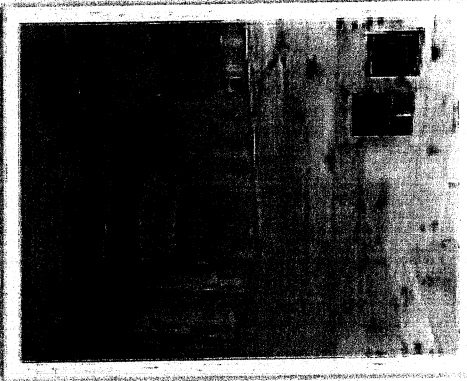
TRAINING ROOM WITH SMART BOARD



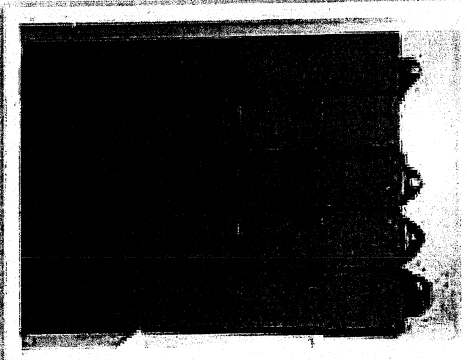
ADMIN SPACE AND FRONT OFFICE



POLICE CHIEF'S OFFICE

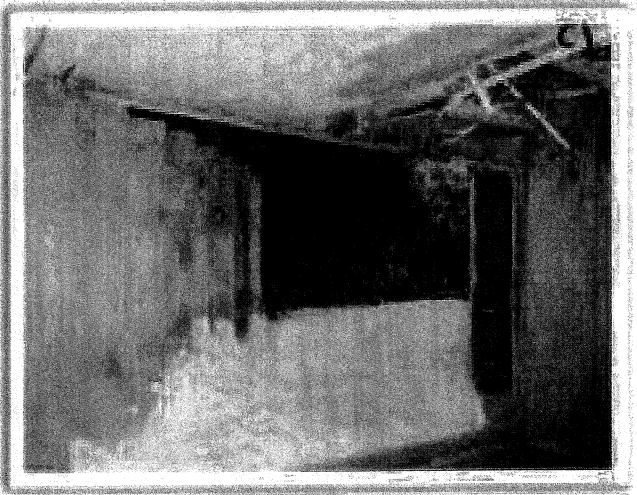


INTERVIEW ROOM



LOCKER SPACE

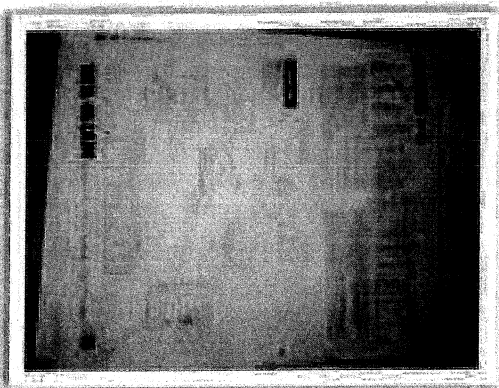
# McCullom Building Mechanicals



STAIRWELL INTO BASEMENT



MECHANICALS IN BOILER ROOM



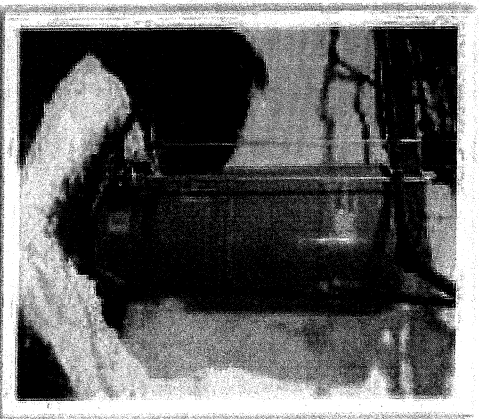
PRODUCT MANUAL FOR BOILER



BOILER FRONT



BOILER LEFT SIDE

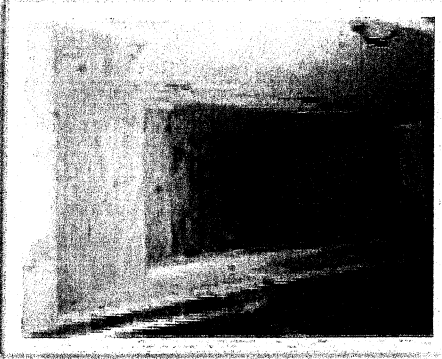
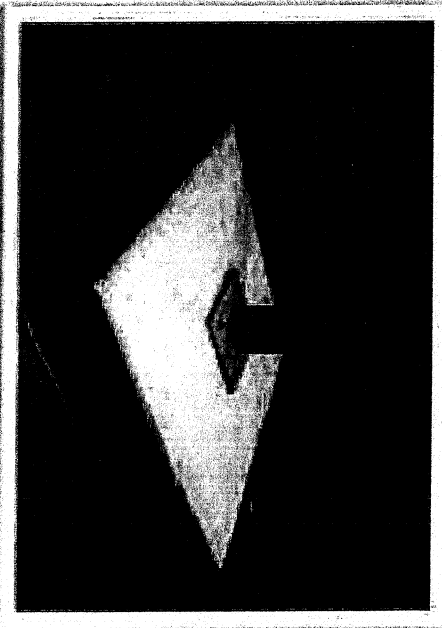


WATER TANK IN MAIN BASEMENT AREA

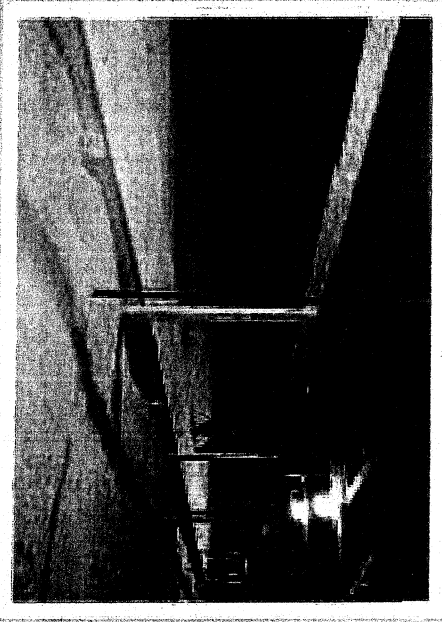
# McCullom Attic & Basement



RECENTLY REPLACED SUPPORT COLUMNS AND FOOTINGS



STAIRS TO ATTIC



LOOKING EAST FROM STAIRWELL ACROSS CATWALK



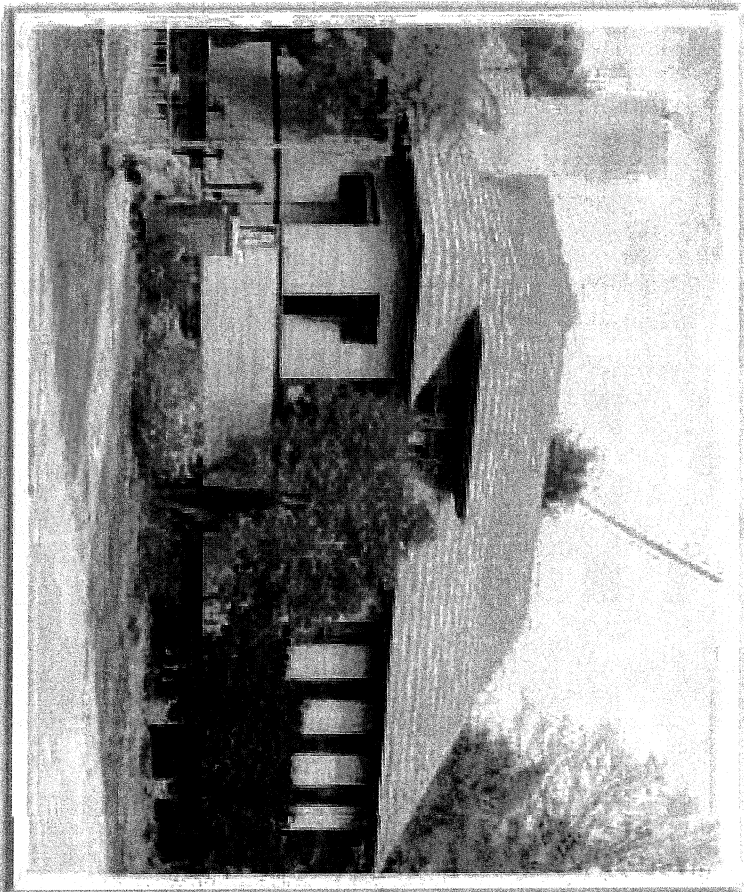
LOOKING EAST FROM STAIRWELL ACROSS CATWALK



# Daland Memorial Library Facts

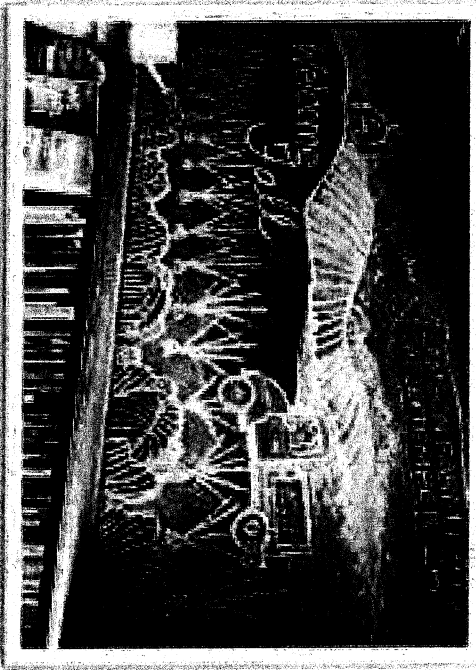
---

The library building is maintained by the Daland Trust.

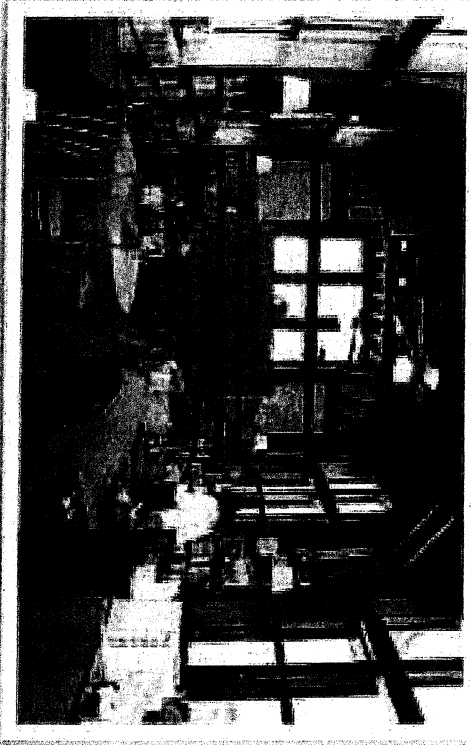


1. The building is in excellent condition, however the library has outgrown its space.
2. Plans are in the works for a new library facility on property purchased for that purpose near Carleton Pond.
3. The Daland Trust is interested in selling the current library building to the Town of Mont Vernon in order to assure its preservation. The town already owns the land.
4. The committee investigated potential municipal uses for the building. The Daland Trust is open to integrating other municipal needs in the proposed new library building.

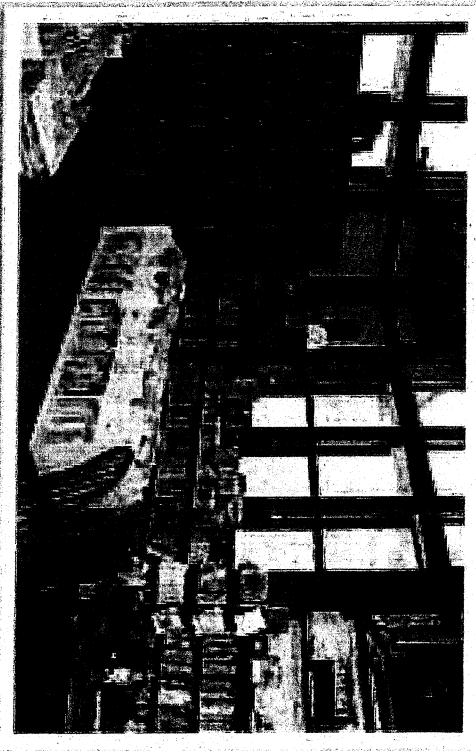
# Daland Building Interiors



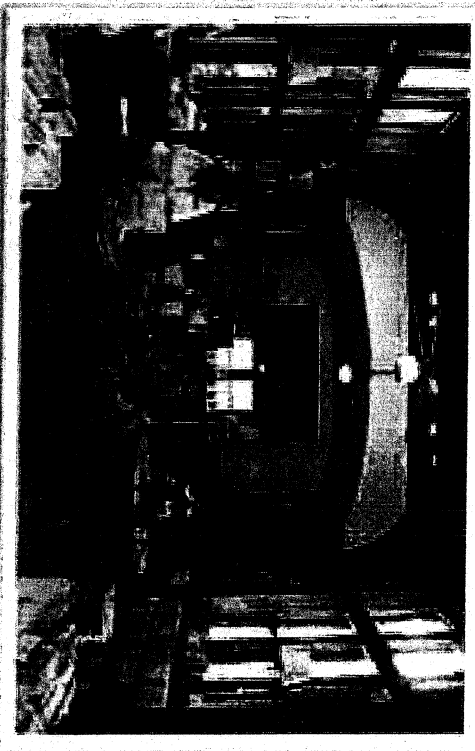
ENTRANCE



MAIN READING ROOM



CHILDREN'S AREA



FROM THE CHILDREN'S AREA TO FRONT

# Daland Building Interiors

---



OVERFLOWING STACKS



LOOKING THROUGH THE STACKS TO FRONT

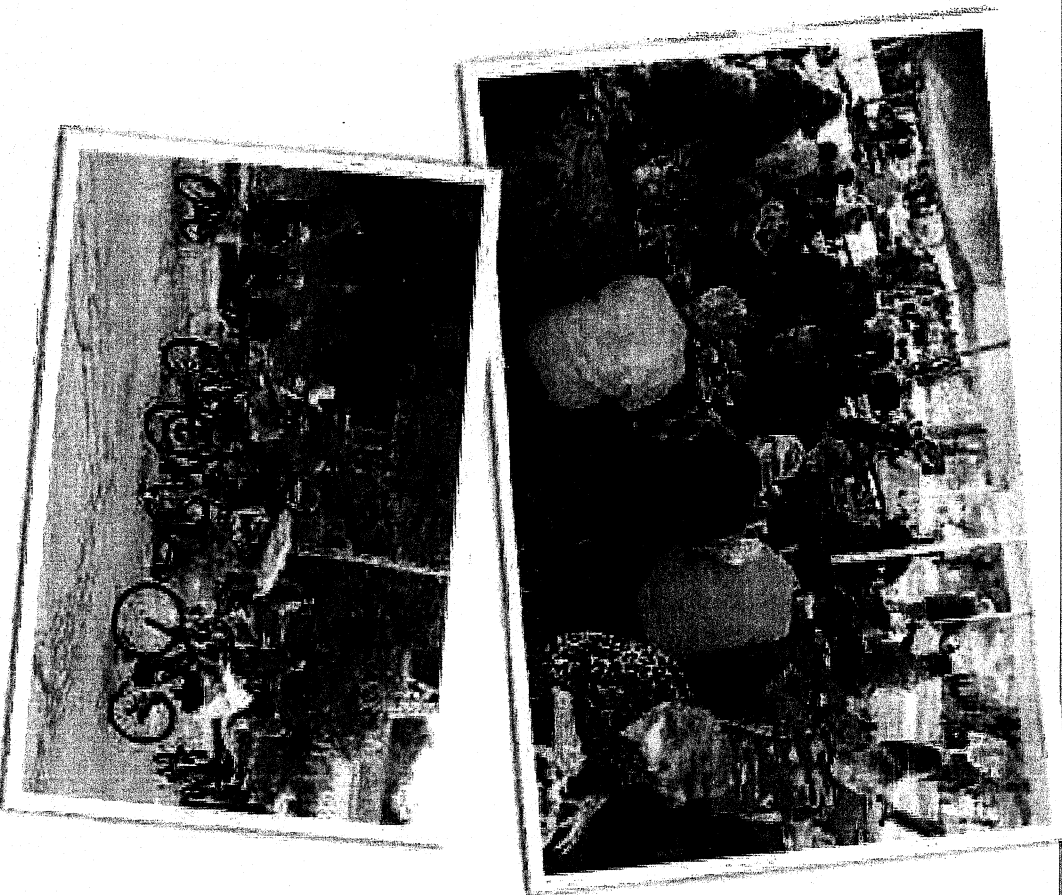


LIMITED STORAGE SPACE



STAFF WORK AREA & PUBLIC WORK AREA

# Understanding the Numbers



- \* Mont Vernon's operating budget uses only 19% of total property tax revenue. The remainder supports the schools.
- \* Over the past 50 years only the bare minimum has been spent on building upkeep and maintenance.
- \* Investing in rehabilitation will prevent the need for more costly demolition and rebuilding.
- \* Building costs have increased roughly 35% over the past 20 years and will continue to climb.
- \* Current municipal bond rates are near their lowest level ever and can only go up.



# Why We Need A Comprehensive Plan . . .

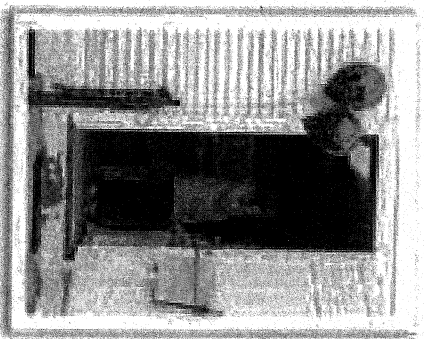


- \* *Consolidate* what we need to borrow resulting in significant cost savings to Mont Vernon taxpayers.

- \* *Streamline* financial planning, eliminating uncertainties and amortizing projects over many years.

- \* *Reduce* the cost of engineers, architects, and contractors through economies of scale.

- \* *Revitalize* these landmark buildings, maintaining the historical character of Main Street, which makes people want to come here and stay here.





## Save the Old or Build New?

---



- \* The Committee researched, discussed, considered, and compared the estimated cost to rehabilitate existing buildings with the cost to demolish these buildings and build new structures.
- \* New municipal buildings built today have a useable lifespan of only 30-50 years. Whereas if we take care of our current buildings, they could last us for another century.
- \* Rehabilitating our buildings that were *built to last* not only preserves Main Street, but is also more cost effective in the long run. It's a WIN WIN situation!

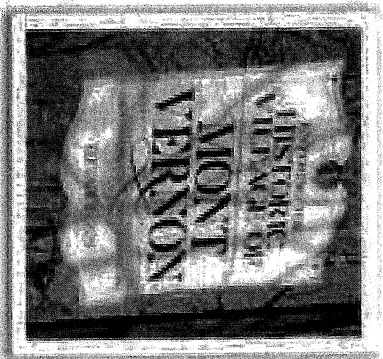
*"They don't build 'em like that anymore!"*

# Developing Preliminary Plans

---

## WARRANT ARTICLE 10 PASSED and THEN ...

Our Committee completed the RFP, reviewed a half dozen proposals and interviewed three architectural firms. We selected C.P. Williams because of their experience in dealing with similar projects, their extensive experience with preservation of historic structures and their ability to marry that with modern day functionality.



### BEFORE PRESENTING FLOOR PLAN OPTIONS & COSTS, C.P. WILLIAMS COMPLETED:

- \* An extensive review of mechanical systems for each building
- \* An evaluation of the structural integrity of each building
- \* A formal needs assessment of each department to determine current and future space needs
- \* An investigation of applicable building codes

## CHALLENGES

1. Lack of construction records for each building
2. Lack of building site records
3. Limited plot plans or site surveys

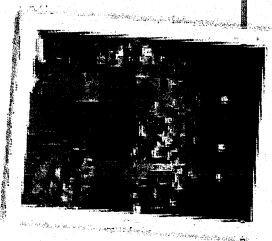
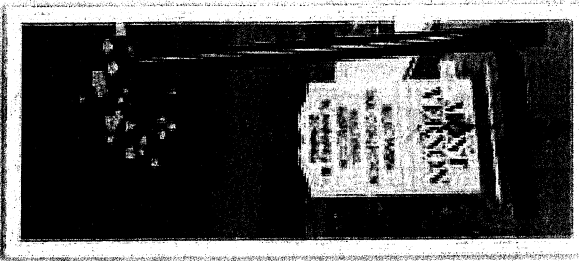


## Choosing the Final Plans

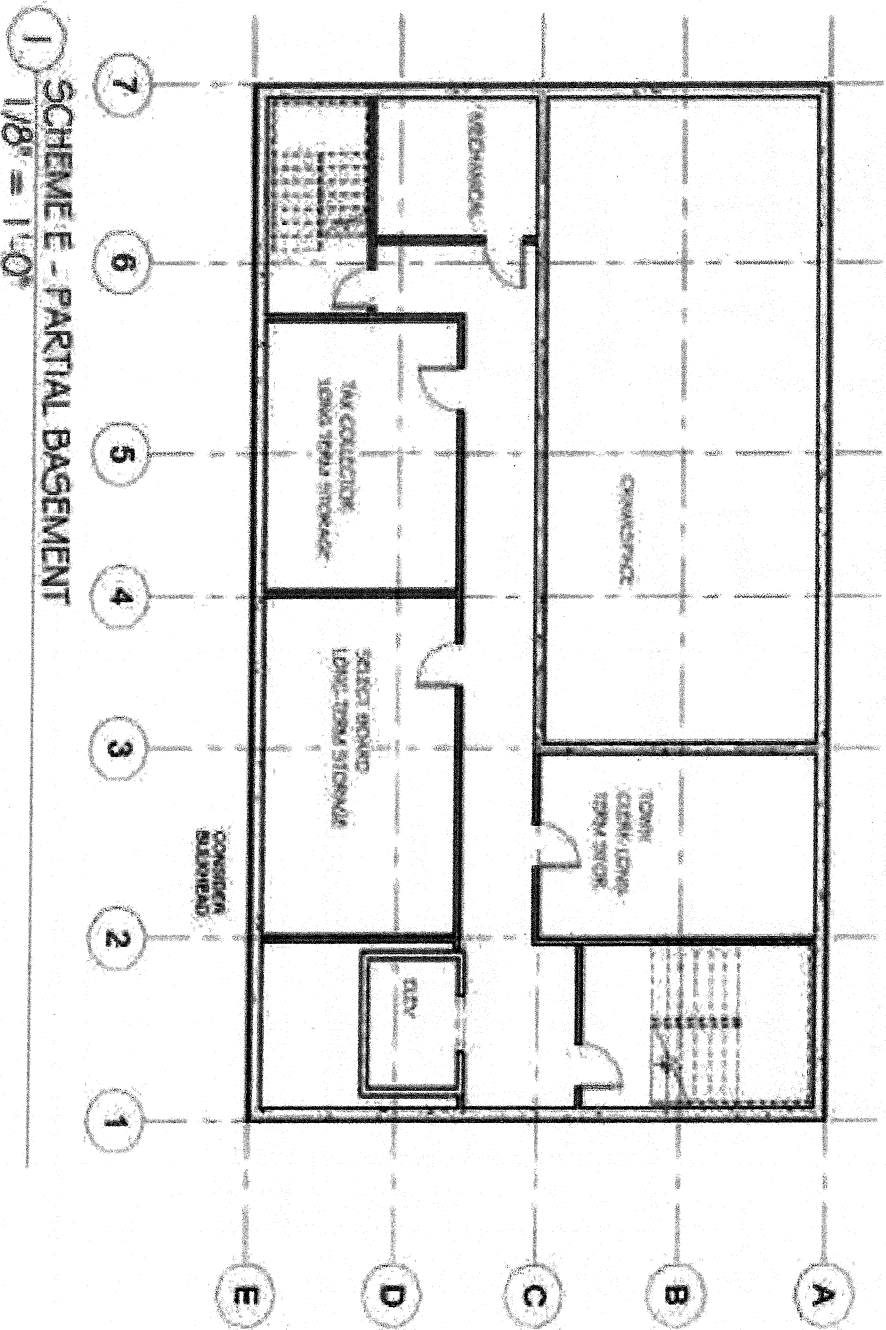
After reviewing several preliminary options and having many impassioned discussions, we came to consensus.

- \* We agreed to preserve the layout of the Town Hall second floor.
- \* We agreed to keep the Police at McCollom, after serious consideration of moving them to the Town Hall. The necessary Sally Port will be less obtrusive at McCollom and there are building code advantages (and cost savings) in the Police remaining at McCollom.
- \* We agreed that there is not adequate meeting space in Mont Vernon as we often searched for a home for our meetings.
- \* We agreed that accessibility is critical

*So every resident can use every building on every floor!*

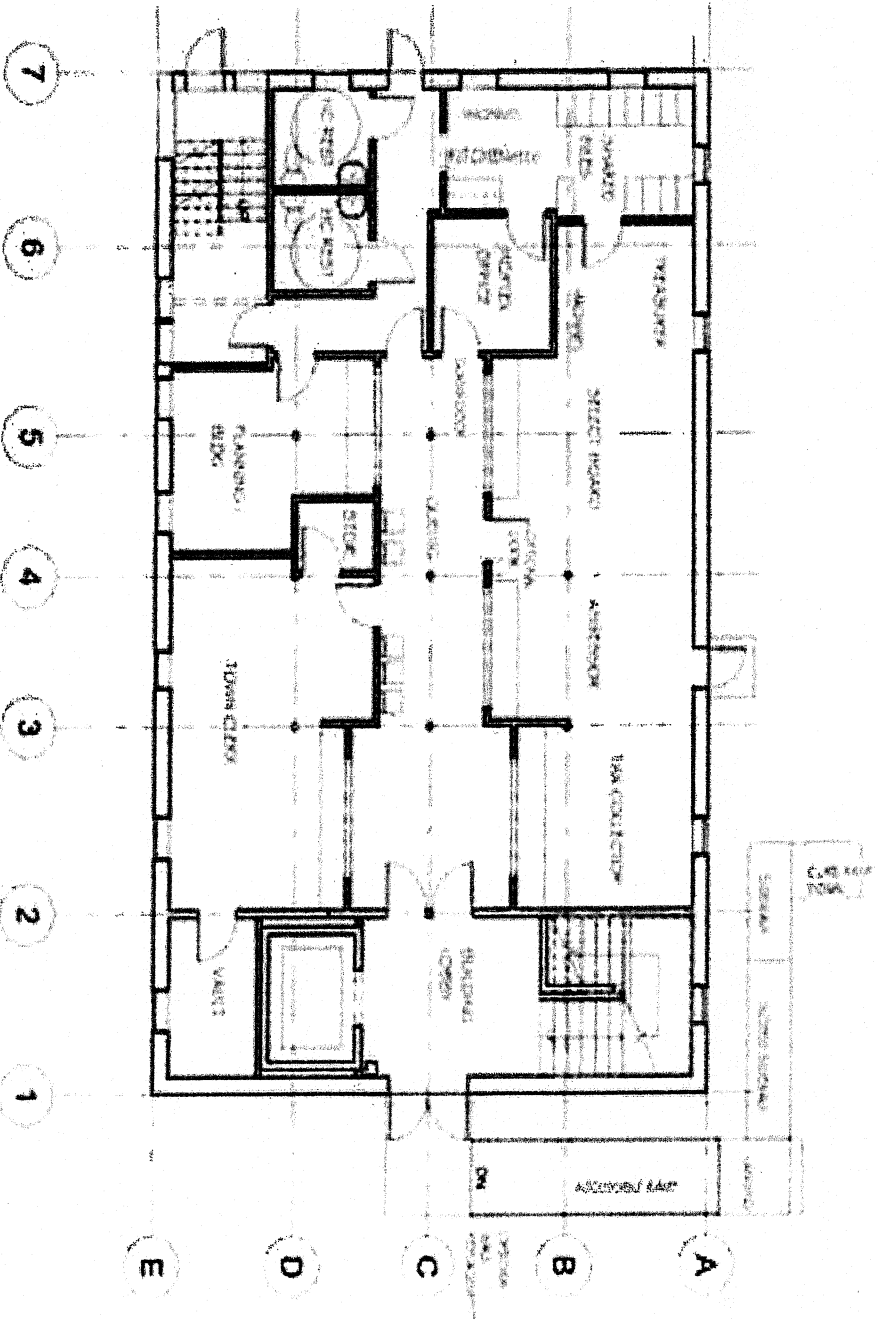


# Town Hall — CONCEPTUAL PLAN / partial basement



1 SCHEME E - PARTIAL BASEMENT  
1/8" = 1'-0"

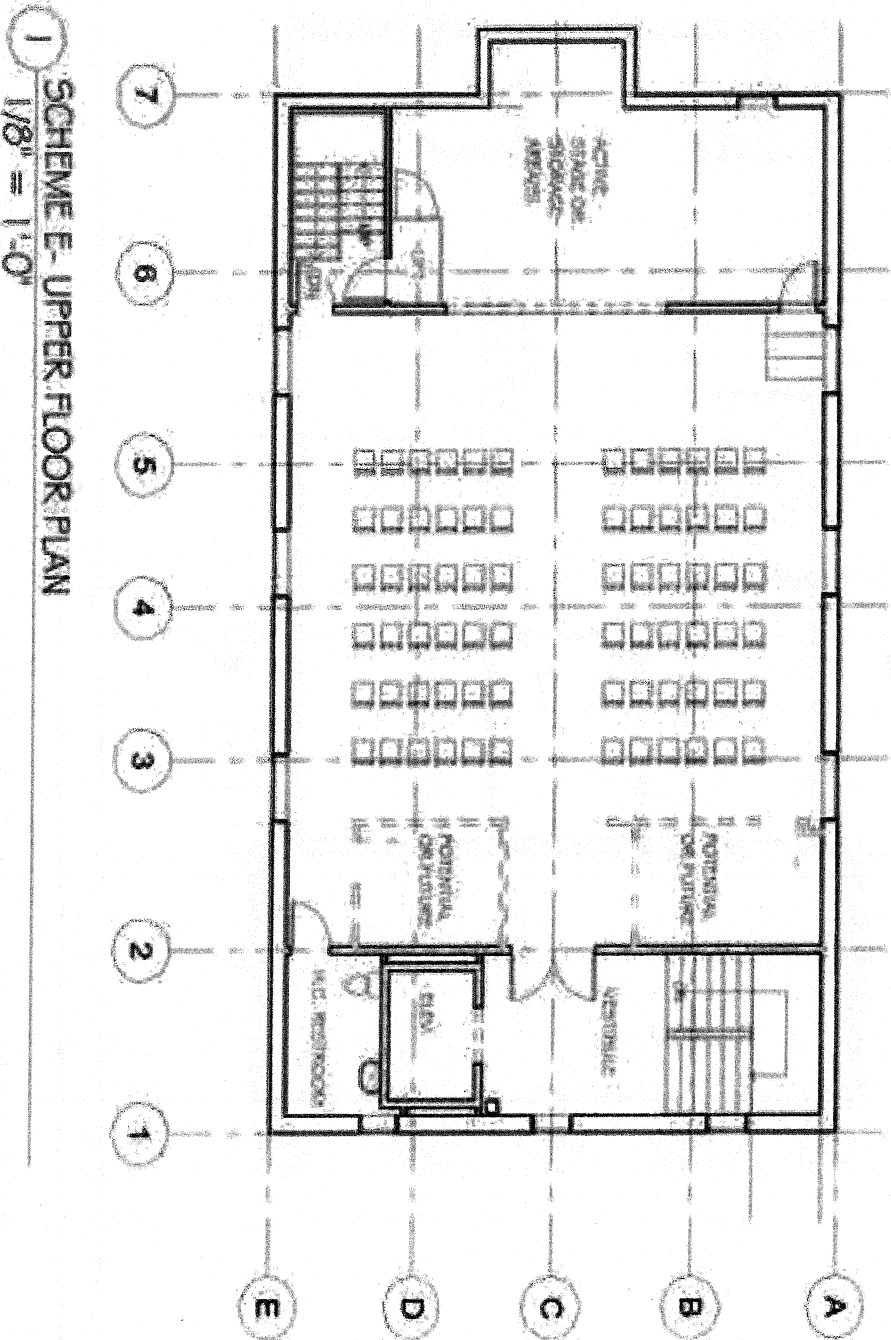
# Town Hall — CONCEPTUAL PLAN / main level



1 SCHEME E - MAIN LEVEL PLAN  
 1/8" = 1'-0"

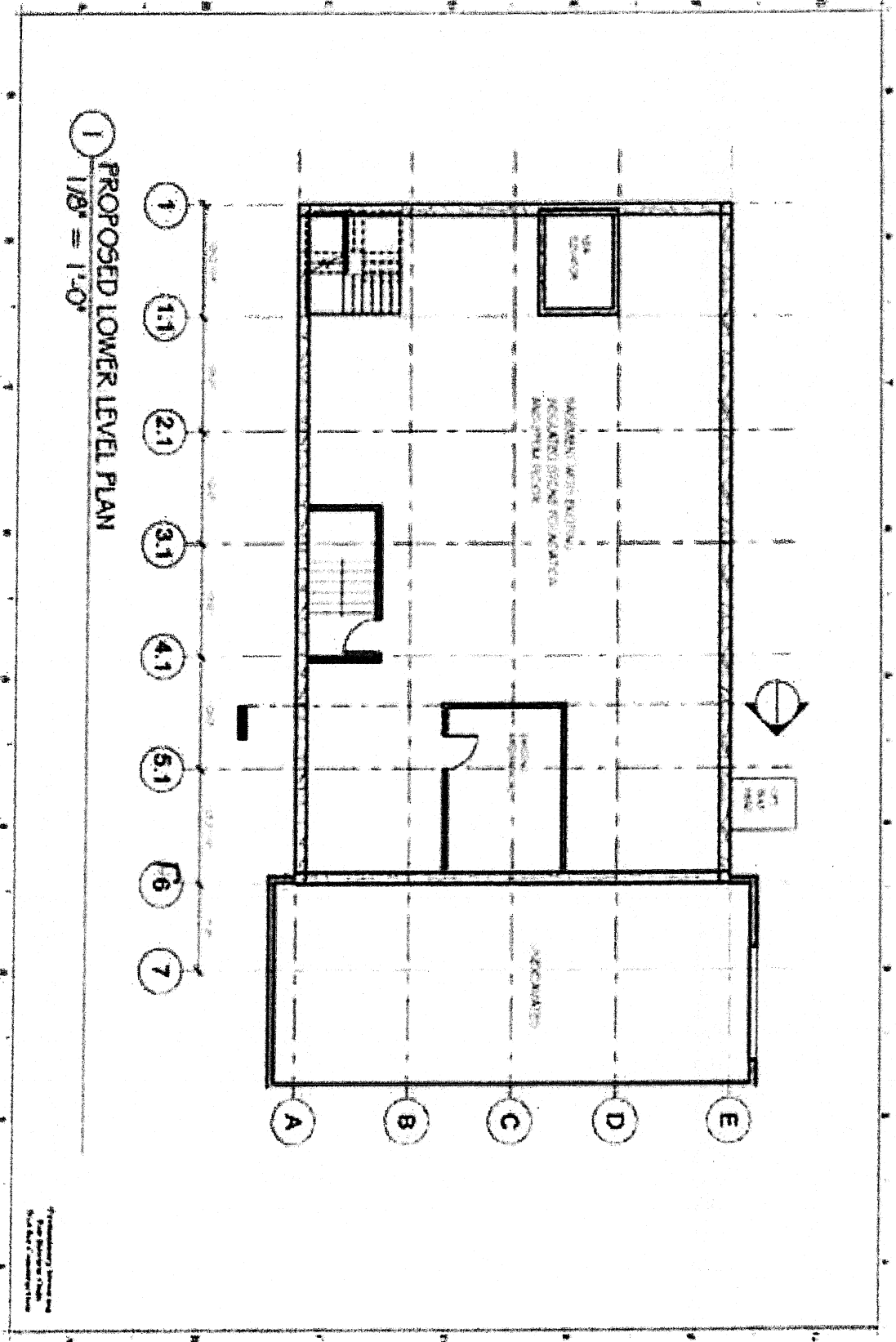


# Town Hall — CONCEPTUAL PLAN / upper floor

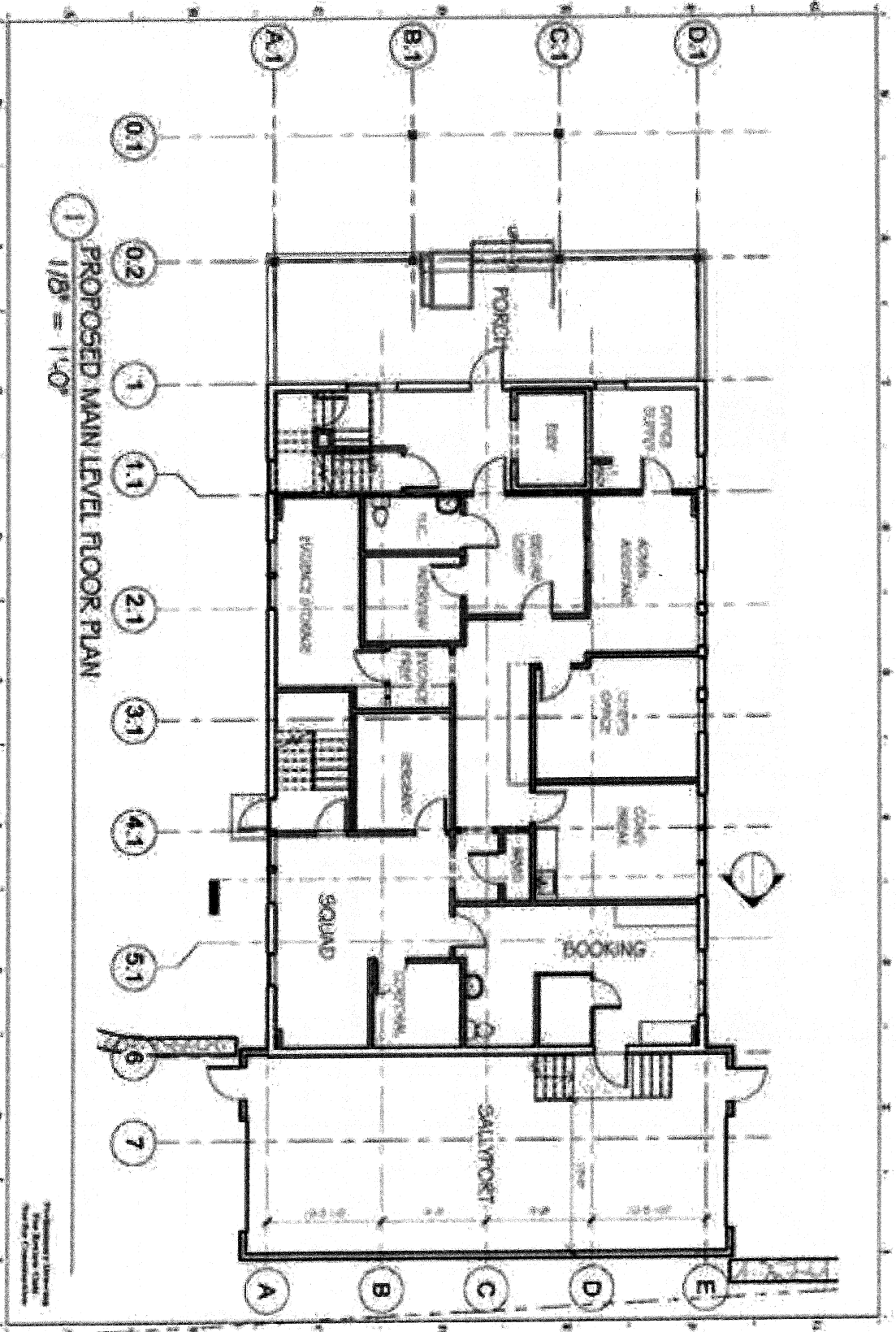


1 SCHEME E- UPPER FLOOR PLAN  
1/8" = 1'-0"

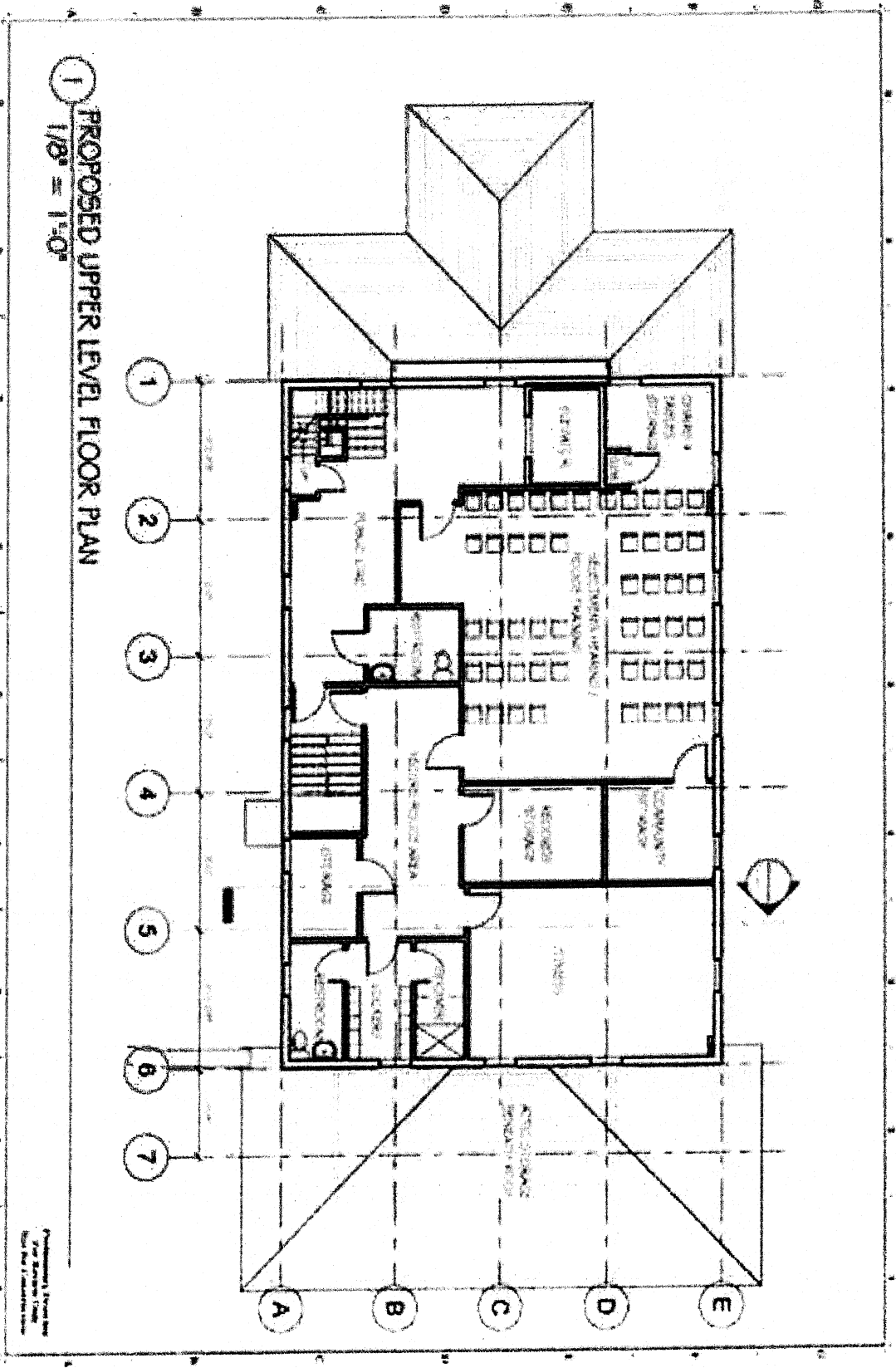
# McCullom — CONCEPTUAL PLAN / lower level



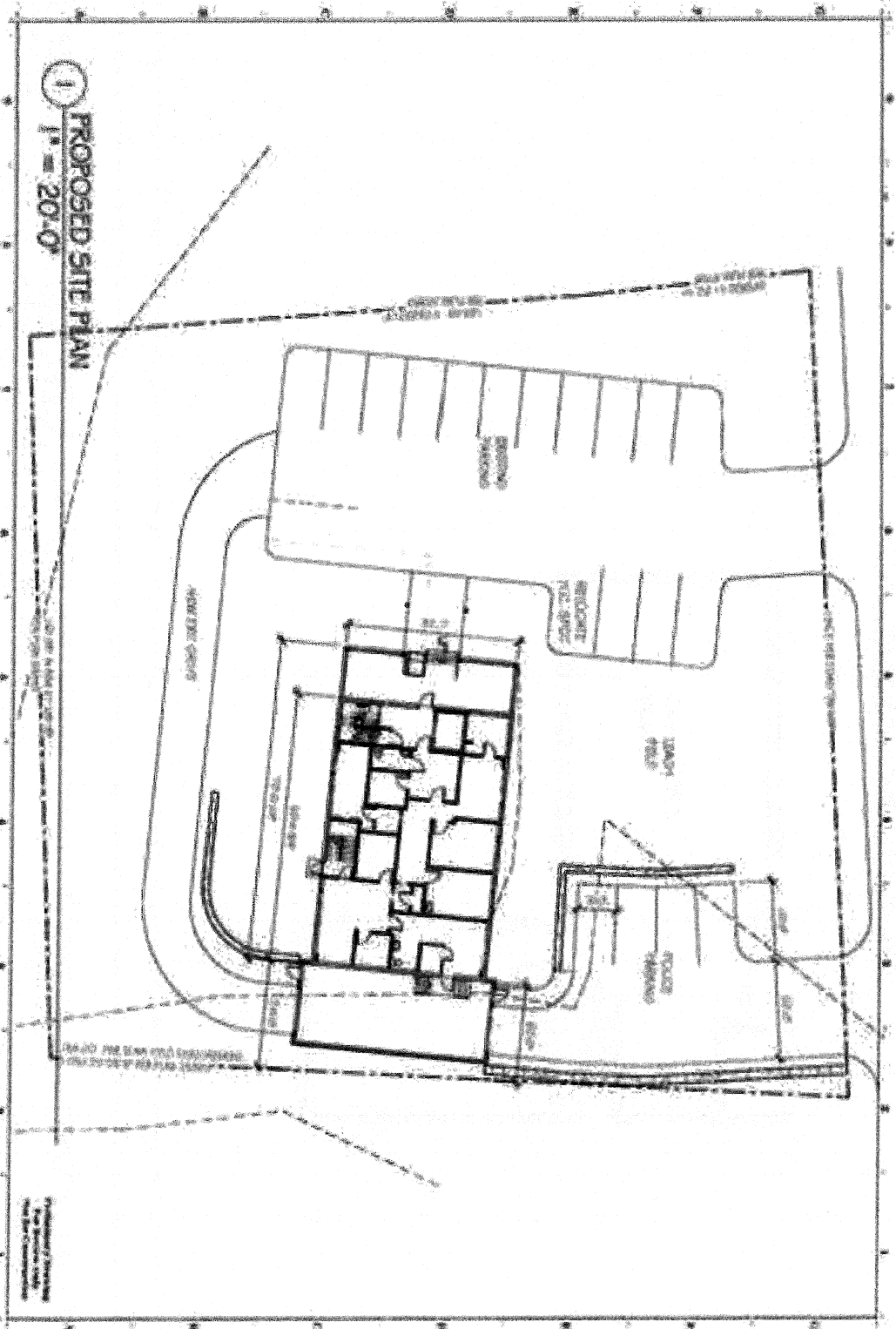
# McCullom — CONCEPTUAL PLAN / main level



# McCullom — CONCEPTUAL PLAN / upper level

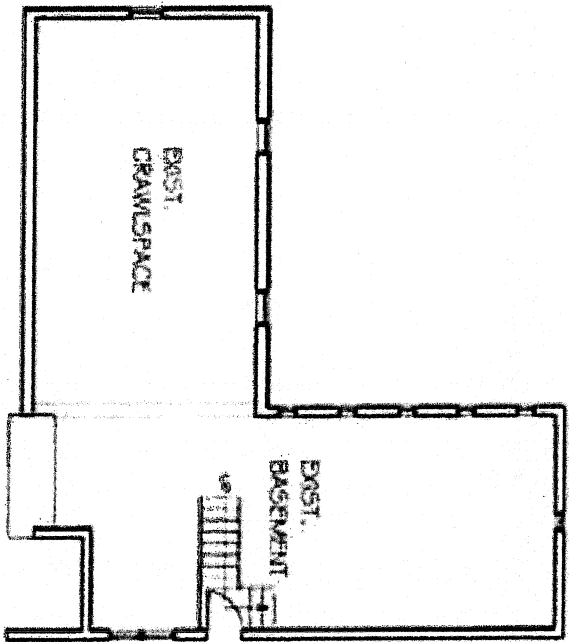


# McCollom — SITE PLAN





# Daland Library — CONCEPTUAL PLAN / Lower Level

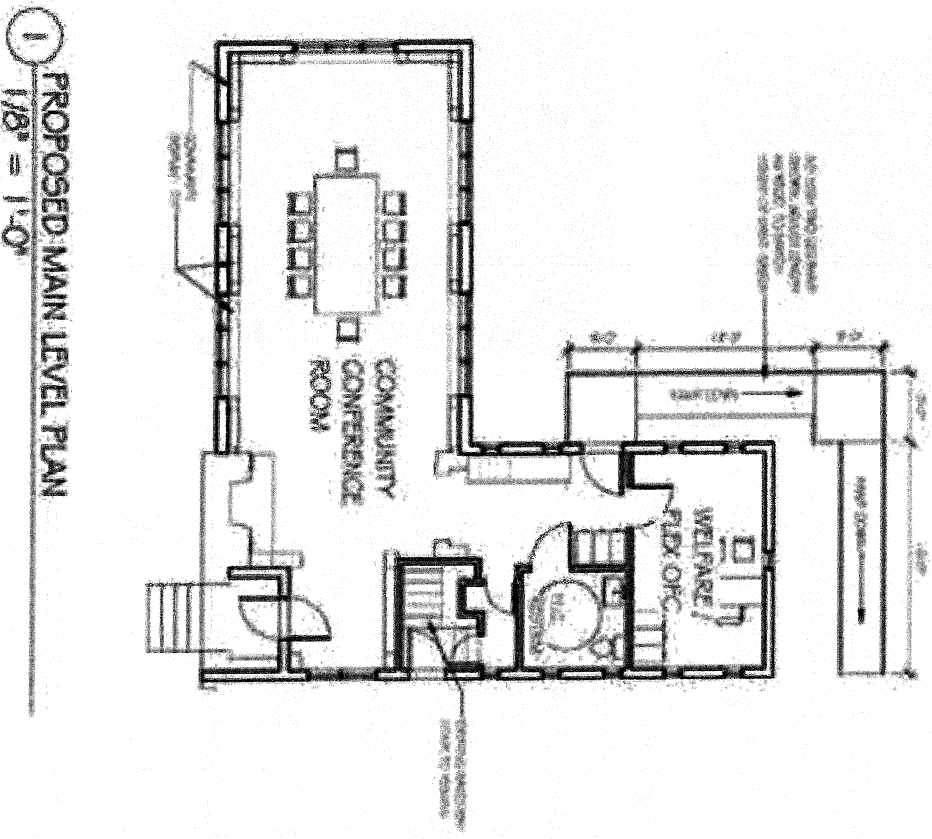


1 PROPOSED LOWER LEVEL PLAN  
1/8" = 1'-0"

Prepared by: [illegible]  
Date: [illegible]

# Daland Library — CONCEPTUAL PLAN / main level

Health officer is planned to share office space with Welfare at Daland. Neither have set office hours and both health and welfare need more privacy



Architectural Illustration  
New York, N.Y.  
1968

# Where do I find the...?

## BEFORE

### Mont Vernon Town Hall

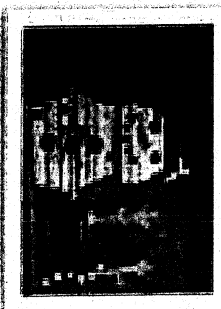
- SELECTMEN OFFICE
- TAX COLLECTOR
- BUILDING INSPECTOR
- TREASURER
- PLANNING & ZONING
- ASSESSOR'S OFFICE
- RECREATION DEPARTMENT
- WELFARE OFFICER
- HEALTH OFFICER



## AFTER

### Mont Vernon Town Hall

- SELECTMEN OFFICE
- TAX COLLECTOR
- BUILDING INSPECTOR
- TREASURER
- PLANNING & ZONING
- ASSESSOR'S OFFICE
- RECREATION DEPARTMENT
- TOWN CLERK'S OFFICE
- SUPERVISORS OF THE CHECKLIST



### McCullom Building

- POLICE DEPARTMENT
- TOWN CLERK'S OFFICE
- SUPERVISORS OF THE CHECKLIST



### McCullom Building

- POLICE DEPARTMENT
- PUBLIC MEETING ROOM / POLICE TRAINING

### Daland Memorial Library

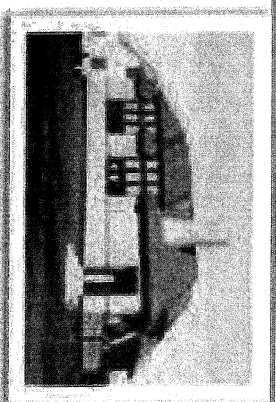
LIBRARY

### Daland Memorial Library \*

- WELFARE OFFICER
- PUBLIC MEETING ROOM
- HEALTH OFFICER

\* Contingent on new library building

# What will it cost...?



	Mont Vernon Town Hall	McCollom Building	Daland Memorial Library	Total Cost
<b>Substructure</b>	\$140,314	\$13,120	\$24,000	\$177,434
<b>Shell</b>	\$98,692	\$77,410	\$27,340	\$203,442
<b>Interiors</b>	\$128,484	\$161,036	\$28,258	\$317,778
<b>Services</b>	\$454,717	\$461,203	\$24,271	\$940,191
<b>Special Construction</b>	\$35,000	\$85,000	\$6,062	\$126,062
<b>Contingency</b>	\$171,441	\$159,554	\$21,991	\$352,986
<b>Contractor</b>	\$205,729	\$191,465	\$26,390	\$423,584
<b>Total Cost</b>	<b>\$1,199,377</b>	<b>\$1,063,788</b>	<b>\$152,342</b>	<b>\$2,415,507</b>

# Funding Resource Possibilities



## 1. Federal, State, or Private Grants

- *New Hampshire Preservation Alliance*
- *Land & Community Heritage Investment Program*

## 2. Private Trust—potential examples

- *Daland Trust*
- *Von Weber Trust*
- *Mont Vernon Library Charitable Foundation*

## 3. Property Taxes

- *Municipal Bonds: spread payments over many years*
- *Fund annually through the town budget*





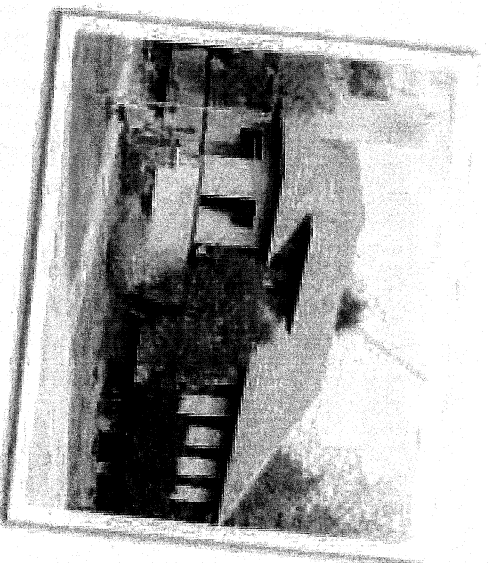
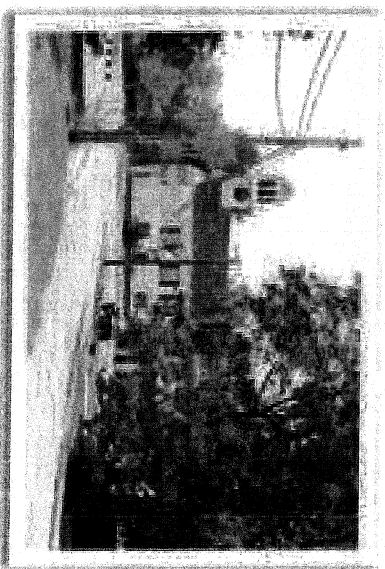
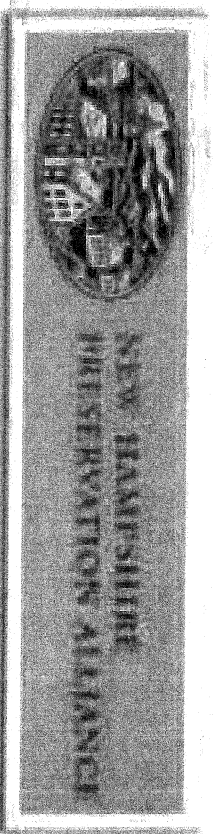
# Successful Project Funding to Date

---

- \* \$50,000 town appropriation for the professional building assessment

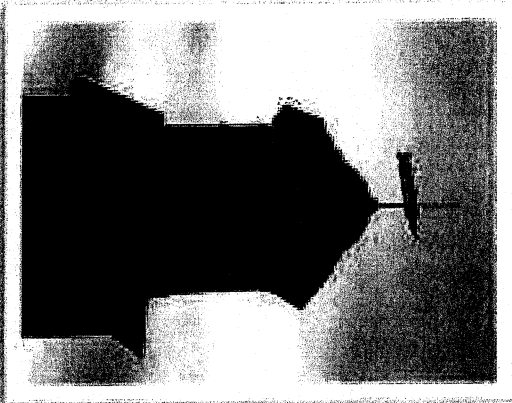
## FUNDS RAISED TO OFFSET COST:

- \* \$4,500 grant by the *New Hampshire Preservation Alliance*.
- \* \$8,000 contribution from a Library Trust



# What we've been working on...

---



## New Hampshire Community Development Finance Authority (CDFFA) Tax Credits

*Submitted a preliminary application in Spring 2017 for 2018 funding for a limited scope. We are well positioned to apply for a larger grant in 2018. We intend to submit an application focusing on accessibility of the second floors of the Town Hall and McCollom Building.*

Committee member, Vanessa Chavez, attended

LCHIP Training on May 4<sup>th</sup>, 2017

*LCHIP personnel recommended that we apply in 2018 when our project is fully defined.*

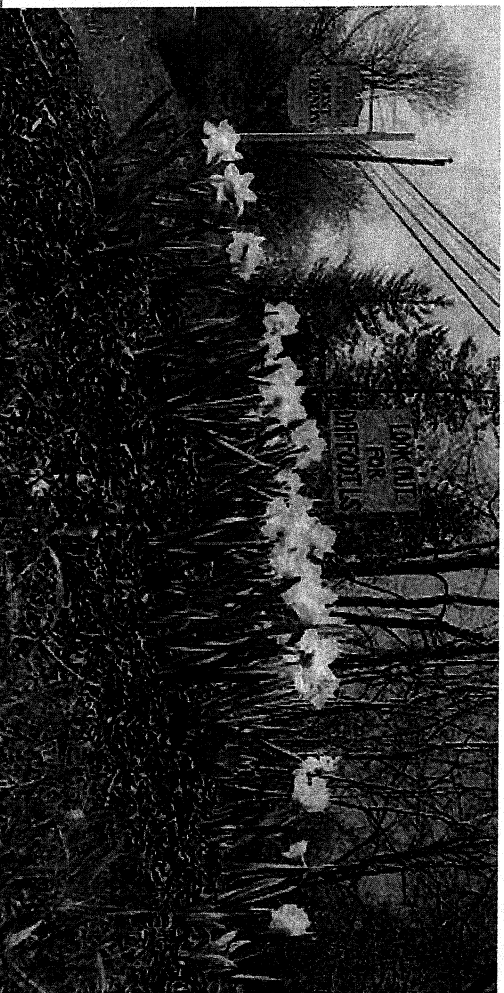


# Exploring Fundraising

---

Meeting with nearby NH municipalities to learn about recent capital campaigns.

- \* SUNAPEE LIBRARY — Committee member: *Cindy Raspiller*
- \* PETERBOROUGH — Committee member: *William McKinney*
- \* HANCOCK TOWN HALL — Committee member: *William McKinney*
- \* MILFORD DO IT — Committee member: *William McKinney*



# What we are looking at now . . .

---

Obtaining information about seed funding from  
**New Hampshire Charitable Foundation**

*{Seed funds are used to cover capital campaign costs.}*

**COMMITTEE MEMBER: NANCY LYNCH**

**2017 Community Development Block Grant (CDBG)  
Housing and Public Facilities funds**

- \* Applicable Public Facilities grants include water and waste water system improvements, sidewalks, handicapped access, and neighborhood or community centers that provide public services to low- and moderate-income people.
- \* Eligible municipalities and counties may apply for up to \$500,000 in CDBG funds per year.

**The NH Preservation Alliance (NHPA)**

- \* We are building our relationship with them to bolster future grant applications.

<https://nhpreservation.org/community-planning-for-heritage-commissions/>



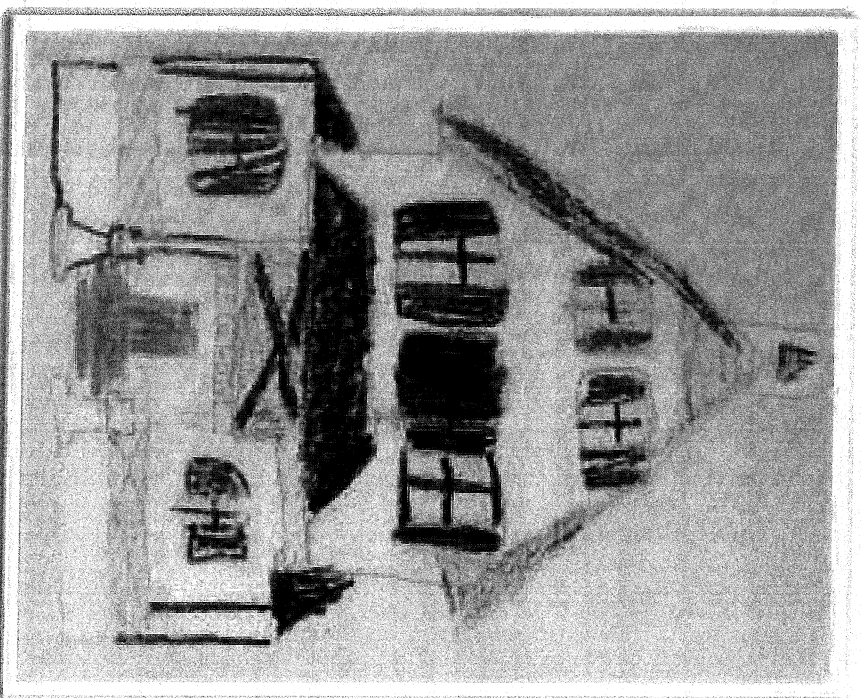
---

# Where we put the money we raise...

---

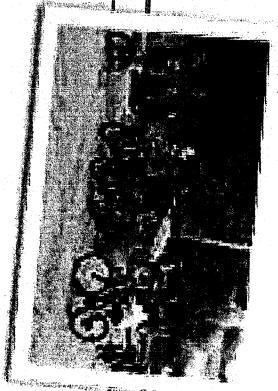
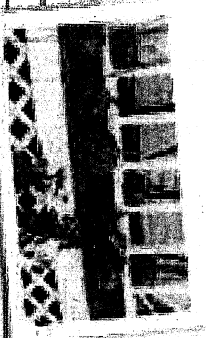
## Heritage Commission:

- \* NH law, RSA 673:1(11), 674:44-b, allows for towns to establish a Heritage Commission to receive, hold and expend funds through a non-lapsing heritage fund, and can acquire and manage property.
- \* Comparable to a conservation commission; The charge of the HC is to manage and protect town historical and cultural resources.
- \* Many of our neighboring towns have done so including Wilton, Amherst, Francestown, etc.





# Prospective Grants





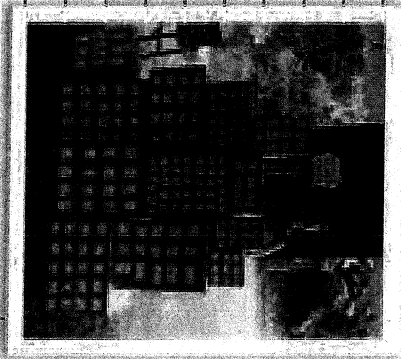


EDWARD C JOHNSON FUND / THE FIDELITY FOUNDATION	No maximum listed The Foundation makes grants to fund significant, transformative projects usually budgeted at \$100,000 or more.	Rolling	
NH CHARITABLE FOUNDATION	Varies	Varies	
COGSWELL BENEVOLENT TRUST	Not specified. They are listed by The Grantsmanship Center as a top giver in NH. According to their database CBT gave over 1.2 million in one year.	Rolling Proposals may be submitted at any time; there are no deadlines or funding dates. The Trustees meet monthly.	
THE KINSMAN FOUNDATION	Not specified. The grants they gave in 2015 ranged from approximately 10K-30K	Application Deadline: February 15th. Decisions are made in April.	
LCHIP	\$25,000-500,000 matching grants. May use moose plate ad volunteer hours toward matching monies	April: letter of intent May-Grant writing w/s. End of June: grant proposal due	
MOOSE PLATE	\$10,000; no match required	February: letter of intent. March: inventory forms due. April: grant application due.	
NHPA NH PRESERVATION ALLIANCE	UP to \$4,500 matching grant	Meets monthly	
NH DEPT OF CULTURAL RESOURCES	\$500 to 4,500	April through July	
CDFA	Awards \$5.325 million in tax deductions up to 75% for private donors to NH nonprofits.		
NHDOT	Monies to solve safety problems		
EXPRESS GRANT	\$5,000	02.17.17 05.19.17 08.18.17	
PROJECT GRANT	\$5,000 - \$20,000	08.18.17	



# Our Local Businesses as Potential Donors

## COMPANY

HPM INSURANCE		101 Ponemah Rd, Amherst, NH 03031	
JP PEST SERVICE		101 Emerson Rd, Milford, NH 03055	
MILFORD LUMBER		72 Mont Vernon St, Milford, NH 03055	
THE COUNTRY STORES INC.		321 Nashua St, Milford, NH 03055	
MARKET BASKET		21 Jones Rd, Milford, NH 03055	
ST. MARY'S BANK		603 Nashua St, Milford, NH 03055	
CIARDELLI		467 Nashua St, Milford, NH 03055	
EDWARD JONES		12 Middle St, Amherst, NH 03031	
BLUE SEAL FEEDS INC.		274 Elm St, Milford, NH 03055	
RODNEY C WOODMANS FLORIST INC.		469 Nashua St, Milford, NH 03055	
CLARK AND LEIGHTON, P.C.		102 Ponemah Rd, Amherst, NH 03031	
GIORGIOS		101 Ponemah Rd, Amherst, NH 03031	
MILFORD SUBARU		544 Nashua St, Milford, NH 03055	
TOADSTOOL BOOKSTORE		Lorden Plaza, 614 Nashua St, Milford, NH 03055	
CHAPPELL TRACTOR		454 Rte 13, Milford, NH 03055	
MONT VERNON GENERAL STORE		10 N Main St, Mont Vernon, NH 03057	
CABINET PRESS INC.		54 School St, Milford, NH 03055	
CARDOZA FLOORING		318 Nashua St, Milford, NH 03055	
STEVEN A DESMARAIS CONSTRUCTION		307 Elm St, Milford, NH 03055	
AMHERST COUNTRY CLUB		72 Ponemah Rd, Amherst, NH 03031	
TD BANK		57 South St, Milford, NH 03055	
PEOPLE'S UNITED BANK		606 Nashua St, Milford, NH 03055	
ACHILLE AGWAY		351 Elm St, Milford, NH 03055	
BAE SYSTEMS		65 Spit Brook Rd, Nashua, NH 03060	
FIDELITY INVESTMENTS		1 Spartan Way, Merrimack, NH 03054	

## What's Next?

- \* Conduct Public Information Session
- \* Finalize the project plan with the architect
- \* Form a Building Committee
- \* Develop the plan for the Heritage Commission
- \* Draft the 2018 Warrant Article establishing the Heritage Commission
- \* Fundraise! Fundraise! Fundraise!

