

## Joint-Facility Options

The 2004 Evans Flats Land Use Analysis of the Peterborough Master Plan Steering Committee identified several options for Evans Flats. That Analysis included several scenarios developed with community input, and observed that a final decision regarding Evans Flats depended in part on the conclusions reached from a municipal needs study. Two of the four scenarios (Concept 2, Concept 4) generated in public sessions identified joint municipal facilities on all or part of the town land. Opportunity exists to site new facilities for both the Public Works Department and the Fire Department in the general Evans Flats area, but in a manner that maximizes the potential to use the bulk of the undeveloped Evans Flats parcel for other uses, ideally to be determined by an open community planning process.

The Town should seek to acquire both the existing Armory site and the former car dealership on Elm Street, as shown in Figure 1 - Municipal Facilities Option 1. This would allow the most flexible use of the Evans Flats area, without constraining options. The entire 27 acres would be relatively unconstrained, and an appropriate community planning process could go forward without delaying or awaiting decisions with regard to needed Municipal facilities. Alternatively, consider the frontage along Route 101, as shown in Figure 2 – Municipal Facilities Option 2. Recreational uses of the Evans Flats parcels are compatible with either scenario, and the adjacency of the Department of Public Works could give the Recreation Department needed storage and vehicle maintenance.



Figure 46 - Commercial Properties at Evans Flats

Joint-Facility Option 1

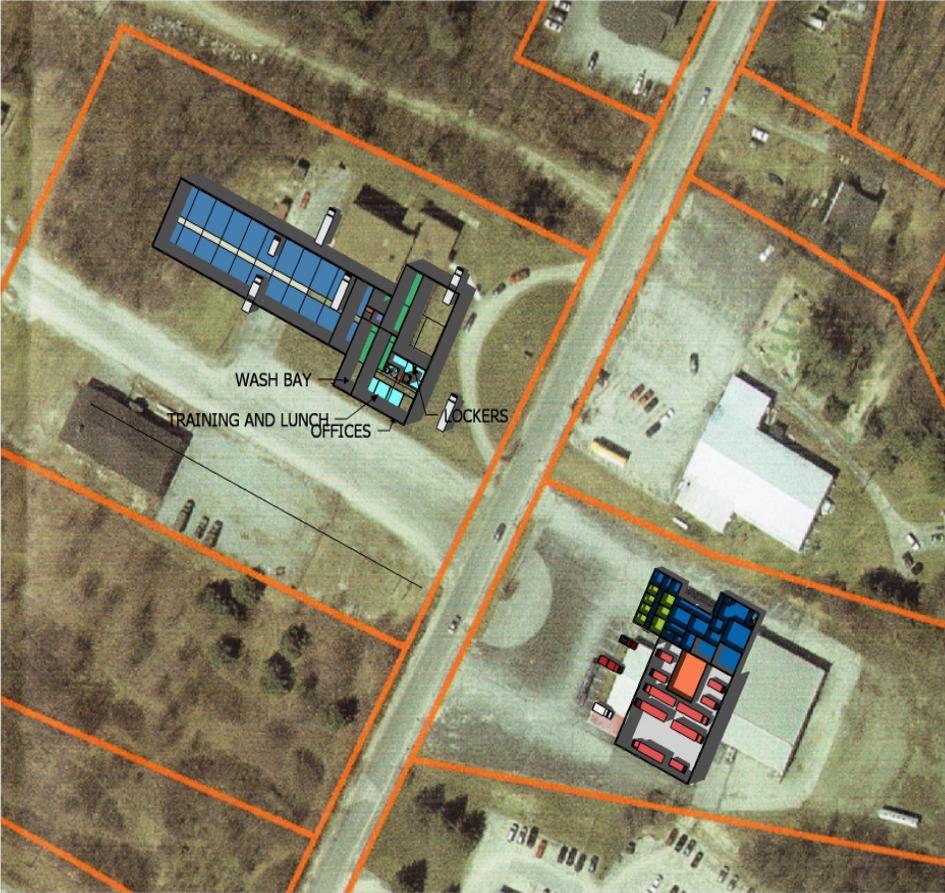


Figure 47 – Proposed Municipal Complex on Elm Street

Joint-Facility Option 2

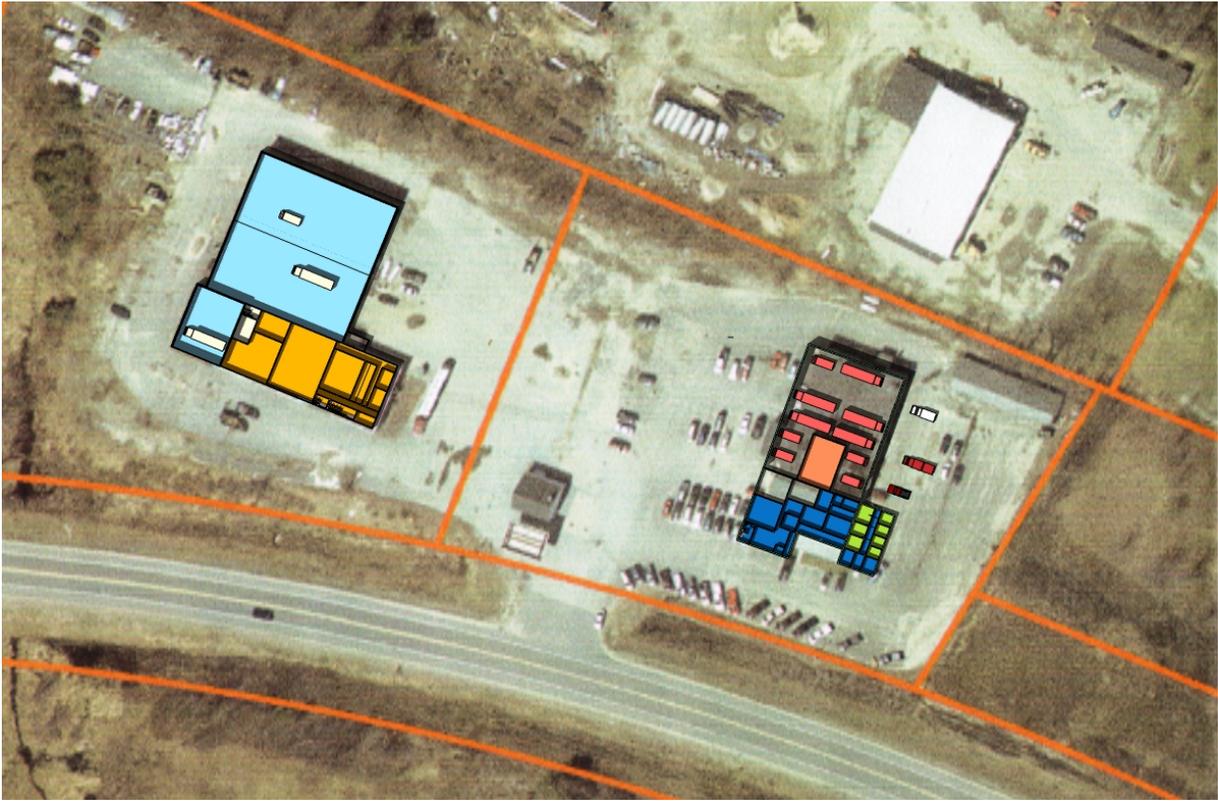


Figure 48 – Proposed Municipal Complex on Highway 101

## Comparable Facilities

Construction costs listed below for each Comparable Facilities represent only construction cost and do not represent the Total Project Cost. Total Construction Costs includes the sum total of building costs, costs for fixed equipment and site development costs. Total Project Costs can include furniture, equipment, and professional fees in addition to the Total Construction Costs. Site acquisition costs are generally not available or reported.

### Fire Stations

New Fire Department Facility located in Southwest Harbor, Maine: facility program of 9,684 square feet including site work and utilities. Construction is reinforced masonry and metal siding; wood truss roof framing with standing seam metal roof system, oil fired radiant heating system. Project is scheduled to begin construction in November 2005.

Cost: \$1,356,000

New Fire Department Facility located in Brunswick, Maine: facility program of 12,400 square feet including site work and utilities. Project is still in the planning phase.

Cost: \$1,900,000 (projected budget)

New Fire Department Facility located in Nashua, New Hampshire: facility program of 20,124 square feet including (3) engine bays, fire equipment storage/cleaning area, offices, dayroom and kitchen, training room, exercise room, library and 10 person dorm room.

Cost: \$4,500,000 (projected budget)

New Fire Department Facility located in Portsmouth, New Hampshire: facility program of 24,400 square feet including site work and utilities. Construction is reinforced masonry, structural steel, metal roofing and metal wall panels.

Cost: \$5,300,000 (projected budget)

### Police Stations

New Police Department facility located in Milford, New Hampshire: facility program of 13,412 square feet including site work and utilities. Construction is reinforced masonry, and includes detention equipment and an elevator. Project is scheduled for completion in October 2005.

Cost: \$2,900,000

New Police Department facility located in Somersworth, New Hampshire: facility program of 13,500 square feet including site work and utilities. Project is still in the planning phase.

Cost: \$3,500,000 (projected budget)

New Police Department facility located in Meredith, New Hampshire: facility program of 11,200 square feet over two stories with 1,200 square feet of unfinished space. Project includes site work and utilities. Construction is wood frame with clapboard siding, asphalt shingles and an oil fired heating system. Project is schedule to begin construction in spring 2006.

Cost: \$2,200,000 (projected budget)

New Police Department facility located in Gilford, New Hampshire: facility program of 15,000 square feet two story building including site work and utilities. Project is currently in the process of selecting a construction manger. Project is still in the planning phase.

Cost: \$2,500,000 - \$3,000,000 (projected budget)

New Police Department facility located in Hillsborough, New Hampshire: facility program of 10,000 square feet including site work and utilities. Construction is reinforced masonry, and includes detention equipment. Project completed 2003.

Cost: \$1,800,000

Expansion and Renovation of existing Police Department located in Hollis, New Hampshire: facility program include a new two car Sallyport, new two car storage garage, relocation of dispatch center and creation of a new booking room. Project scope includes fitting up of 3,800 square feet of existing second floor space. Total area is 2,000 square feet of new space and 8,000 square feet of renovated space.

Cost: \$1,000,000 (projected budget)

Addition to existing police station located in Derry, New Hampshire: facility program include a two story addition of 4000 square feet. Project consists of integrating existing spaces with new spaces to accommodate new functions and correction of circulation flow. Upgrades to all HVAC systems and new parking lot. Project is schedule for completion in January 2006.

Cost: \$700,000

## Public Safety Complexes

The following projects are combined police and fire facilities:

New Police / Fire Safety Complex located in Rye, New Hampshire: facility program of 23,000 square feet including site work and utilities. Construction is a two story building with four double bay apparatus garage, fire department offices and living quarters, police department offices, training room with LP gas fired radiant heating system within the apparatus garage and complete HVAC system of heating and cooling for the remainder of the building. Project is schedule to be completed in November 2006.

Cost: \$2,850,000 (projected budget)

Existing Police / Fire Safety Complex located in Pembroke, New Hampshire: total facility program of 27,154 square feet. Facility is comprised of a new two story building (14,500 square feet) which contains new police facilities and shared common space with the fire department. The existing fire department apparatus garage is expanded to (4) bays with new space for office space and storage for a total of 10,700 square feet). Project was completed in 2004.

Cost: \$2,000,000

Existing Police / Fire Safety Complex located in Hooksett, New Hampshire: facility program of 33,000 square feet. Facility is a two story building with five double bay apparatus garage, fire department offices and living quarters, police department offices and holding areas. The facility provides common areas for personnel training and exercise. Building is constructed of steel framing with brick veneer and steel studs construction and concrete masonry at the apparatus garage. Project was completed in 1999 using a design/build approach.

Cost: \$2,300,000

### Public Works

Highway Garage located in Pemkroke, New Hampshire (population 7,000): total facility program of 7,500 square feet highway garage and 1,000 square feet of administration. Garage includes a new pre-engineered metal building structure (60 x 80) with concrete walls 4 feet high and an existing highway garage of 3,150 square feet.

Cost: Unavailable

New Highway Garage located in Rindge, New Hampshire: facility program of 9,000 square feet highway garage and 1,000 square feet of administration. Garage includes pre-engineered metal building structure (90 x 100) with concrete masonry and metal stud walls and vinyl siding exterior.

Cost: \$1,600,000 (project pending due to funding)

### Waste Water Treatment Plants

New Water Treatment Plant located in Exeter, New Hampshire. Includes construction of a new water treatment plant and vehicle garage of 16,000 square feet. The facility will provide water treatment and raw water pump stations adjacent to the existing reservoir for a population of 15,000 people.

Cost: \$12,000,000 (project pending due to funding)

### Recreation

New Community Center located in Lake Sunapee Community Center: facility program of 18,000 square feet including an auditorium, gymnasium, multi purpose rooms and outdoor playing fields

Cost: \$3,200,000 (projected budget)