



**Town of Wilmot
P.O. Box 72
Wilmot, NH 03287**

TOWN HALL REHABILITATION – A

ADVISORY ARTICLE - To see if the Town will vote to support the raising (by 2.02 feet) of the Wilmot Town Hall at 9 North Wilmot Road to the level of the library to mitigate future water damage from a 500-year flood. This project would at a minimum stabilize the foundation at the new elevation, fix floor joists by "sistering" with new lumber, install water removal and mitigation systems, insulate around the crawl space and foundation walls, and regrade around the building. (Majority vote required) -- Selectmen abstain from recommendation to allow for Town to decide as it sees fit.

TOWN HALL REHABILITATION – B

ADVISORY ARTICLE - In the event Article #3 fails, to see if the town will vote to support the repair of the Wilmot Town Hall at 9 North Wilmot Road at its current elevation. This option accepts the risk of flood damage for 100-year and greater flood events. This project would at a minimum stabilize the foundation at the current elevation (not raised to level of the library), fix floor joists by "sistering" with new lumber, install water removal and mitigation systems, insulate around the crawl space and foundation walls, and regrade around the building. (Majority vote required) -- Selectmen abstain from recommendation to allow for Town to decide as it sees fit.

TOWN HALL REHABILITATION – C

ADVISORY ARTICLE - In the event that Articles #3 and #4 fail, to see if the Town will vote to support the replacement of the floor of the Wilmot Town Hall at 9 North Wilmot Road. This project would replace the floor system with new joists, subfloor and finish flooring. This does not include any work to the creativity lab floor system. This would be the least expensive of the three options presented. (Majority vote required) -- Selectmen abstain from recommendation to allow for Town to decide as it sees fit.

See other side for info

2020 Warrant Articles for Town Hall

The information below is intended to provide an overview of the proposed work to the Wilmot Town Hall, located at 9 North Wilmot Road. This overview summarizes the cost impact of 2+ years of work by the Wilmot Facilities Committee in preparation for submitting an LCHIP Grant in 2020—for work to be executed in 2021.

To fully understand the past 2 years’ scope and effort, readers are encouraged to visit the Wilmot, NH, website where, on the Town Hall tab, you will find documents that are the basis of the 2020 warrant articles.

There will be three (3) Warrant Articles presented at Town Meeting on March 12, 2020. The Articles are presented in order of cost: highest (Article 3), moderate (Article 4) lowest (Article 5).

In addition to the cost for repairing the floor system there are additional cost items included in the overall project scope. These items are included in all 3 options.

The only difference in the three Articles is the cost of repairing/replacing the floor system at two different elevations. All options include creating a sloped crawl space floor and sump pump.

Below is a summary of budget estimates for each option. Please note that Town Residents are not voting this year to spend money.

The vote is to provide direction as to which option is to be pursued when submitting for the LCHIP Grant. Once it is determined if an LCHIP Grant will be awarded, a final scope and budget will be presented at the 2021 Town Meeting to appropriate monies for the project.

Original Options include 1) installing a new roof on the Hall and Lab, 2) replacing the south side exterior door, 3) rehabbing the windows, 4) repairing attic floor boards, 5) insulating hall walls and attic ceiling (slab and foundation insulation are included in the “floor system” costs), 6) reworking duct system to above and/or below floor, 7) repairing the tin ceiling, 8) electric distribution and other minor repairs.

New Options include 1) generator for Town Hall, Lab and Library, 2) bathroom upgrades, 3) additional electric upgrades for stage area, and 4) new well.

Budget estimates below include floor repairs in Articles 3 and 4, and floor replacement in Article 5.

| ARTICLE # | NOTE : Full LCHIP Grant potential is 50% of Total Installed Cost | FLOOR SYSTEM | ORIGINAL OPTIONS | Sub-Total | Future tax Impact / \$1000 of Assessed Value | NEW OPTIONS | TOTAL | Future tax Impact / \$1000 of Assessed Value |
|-----------|--|--------------|------------------|-----------|--|-------------|------------------|--|
| 3 | W/ FULL LCHIP GRANT | \$196,000 | \$80,380 | \$276,380 | \$0.618 | \$26,000 | \$302,381 | \$0.762 |
| | WO/ LCHIP GRANT | \$392,000 | \$160,760 | \$552,760 | \$2.142 | \$52,000 | \$604,762 | \$2.429 |
| 4 | W/ FULL LCHIP GRANT | \$181,000 | \$80,380 | \$261,380 | \$0.536 | \$26,000 | \$287,381 | \$0.679 |
| | WO/ LCHIP GRANT | \$362,000 | \$160,760 | \$522,760 | \$1.977 | \$52,000 | \$574,762 | \$2.263 |
| 5 | W/ FULL LCHIP GRANT | \$111,000 | \$80,380 | \$191,380 | \$0.150 | \$26,000 | \$217,380 | \$0.293 |
| | WO/ LCHIP GRANT | \$222,000 | \$160,760 | \$382,760 | \$1.205 | \$52,000 | \$434,761 | \$1.491 |

Note: Line item contingencies have been built into each cost item based on known risks. A budget for engineering/architectural services and for unknown risks have been included in the “Floor System” budget estimate. Budget estimates are projected to mid-2021.

NOTE: The tax Impact Calculations above are based on 2019 assessed property values. These numbers DO NOT include the tax impact to fund the current CRF (\$164,176), which is \$0.905/\$1000. Add the two tax impact numbers to understand the full tax impact of the proposed options. USE FOR COMPARISON ONLY