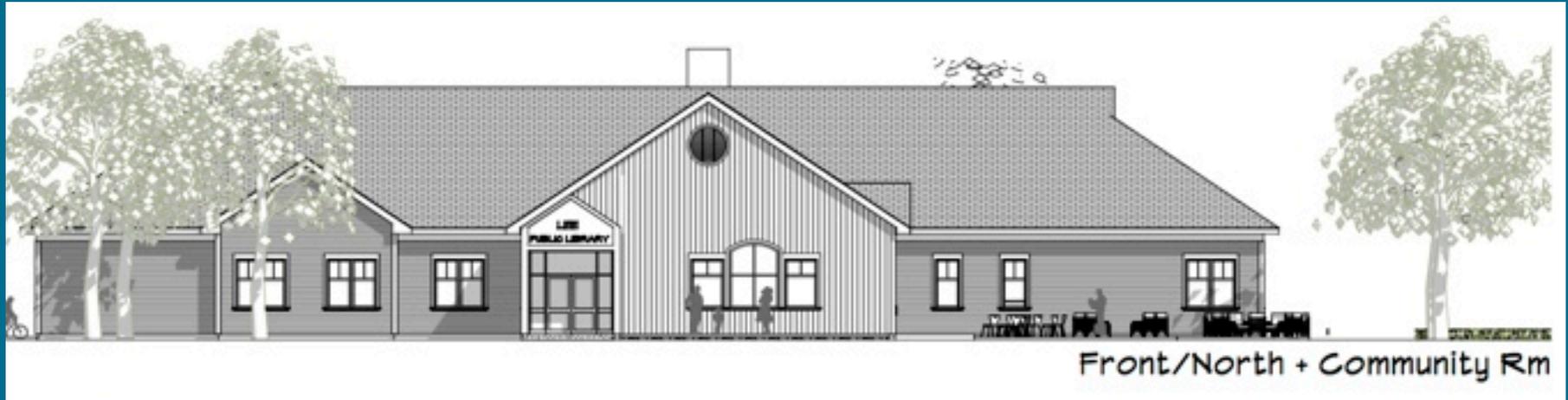
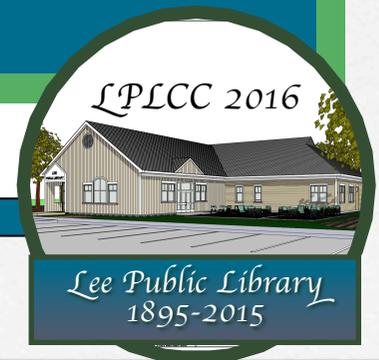


# ❖ *Lee Public Library Community Center* ❖ *Deliberative Session#1- Warrant Article #7*



31 January 2015



# Project Chronology

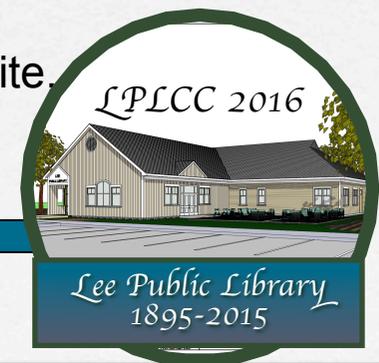
## TIMELINE OF DEVELOPMENT OF LEE PUBLIC LIBRARY COMMUNITY CENTER

### 2004-2007

- Library Trustees prepare a Space Needs Study in 2004
- Board of Trustees expanded to five members
- Input obtained from residents through a survey and information sessions
- The Selectmen form a Town Center Committee to study town-owned properties in the area of Lee Hill for future building possibilities

### 2008-2010

- The Town Center Committee determines that there is not enough room at the municipal site for expansion and determines that a new library should be built at another location; several sites are studied and evaluated
- The TCC determines that the five-acre “former Bricker Property” – on the bluff overlooking Little River Park is the best site for a new library community center
- A conceptual design is prepared by Dennis Mires and presented to the Town
- A second Town Center Committee reaffirms the choice of the “Bricker Property” site.



# Project Chronology

## 2011

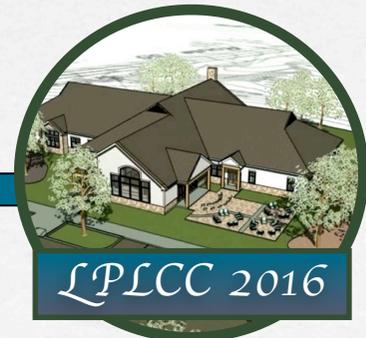
- The Library Trustees identify the need for a non-profit organization in order to successfully fund-raise for the new building
- A warrant article establishes a capital reserve fund for the Library Community Center
- A warrant article to deposit \$100,000 in the LPLCC Trust Fund is approved by the voters

## 2012

- The Lee Public Library Community Center Foundation is formed; fundraising begins
- A warrant article to deposit \$100,000 in the LPLCC Trust Fund is approved by the voters

## 2013

- A warrant article to deposit \$100,000 in the LPLCC Trust Fund is approved by the voters
- The Foundation meets with town groups and citizens to communicate the need for the new building; fundraising continues
- The Trustees and the Selectmen form a Building Committee
- Work begins to build support for the eventual bond



# Project Chronology

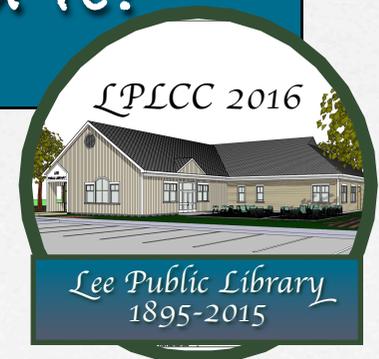
## 2014

- A warrant article to deposit \$100,000 in the LPLCC Trust Fund is approved by the voters
- At the direction of the Select Board, the Building Committee reduces the size and scope of the project
- The Trustees and the Select Board author bond for town vote in March 2015

## 2015

- Bond Hearing 1/5/2015, Deliberative Session I 1/31/2015, Voting Day 3/10/2015
- Fundraising continues
- Contract documents prepared; site work begins

*Working Together, Lee Can Build It!*



## Reports Chronology

**2004 Library Trustees Space Needs Study Committee Report**

**2006 Library Needs Assessment- Patience Jackson**

**2007 Lee Town Offices Needs Assessment-Sumner**

**2008 Lee Town Center Concept Report- Lynch**

**2009 Library Needs Assessment- Dahlgren/Wisconsin**

**2009 Town Center Committee Study/Report**

**2009 Lee, NH Design Charrette Report**

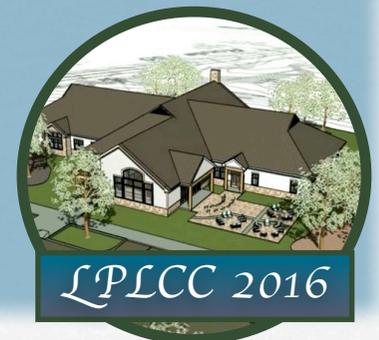
**2010 Town Center Committee Progress Report**

**2010 Annual Town Report**

**2012 Lee Public Library Community Center  
Non-Profit Foundation Charter**

**2013 Annual Town Report**

**2013-14 Lee Public Library Community Center Building  
Committee Minutes, Documents and Designs**



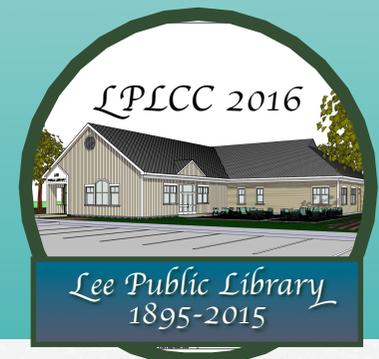
## Committee Membership

Molly Hentz  
Robin Wunderlich  
Martha Kane.  
Bruce Larson  
Michelle Stevens  
Catherine Swanson  
Phyllis Foxall  
Carol Evans  
Lisa Morin.  
Bob Hart  
Ed Bannister  
Frank Reinhold, Jr.  
Margaret Dolan  
Katrinka Pellecchia

Patricia Jenkins  
Robert Smith  
Dawn Genes  
Geoff Carlton  
Bob Cabral  
Bill Humm  
Laurel Cox  
Diane Guimond  
Allan Dennis  
Caren Rossi  
Wendall Kaslow  
Michael Blake  
Stephen Walnut  
Todd Menees  
Dick Wellington

Bob Brecknock  
Doug Waitt  
Vic Reno  
Dana Lynch.  
Margaret Dolan  
Joe Lombardo  
Paul L. Gasowski  
Tim Moody  
Allen Dennis  
Sharon Taylor  
Lou Ann Griswold  
Leslie Martin  
Tobin Farwell  
Zachary Smith

Tom Dolan  
Chuck Cox  
Carole Dennis  
Barbara McNamee  
Jim Leitz  
Scott Bugbee





# LPLCC Estimated Project Budget

(No Large Community Room)



**Expenses:**

Total Project Budget

Construction Milestone	\$1,790,550
------------------------	-------------

Owners Contingency @7%	\$ 125,338
------------------------	------------

Furniture, Fixtures, Equipment \$20/sf	149,600
--	---------

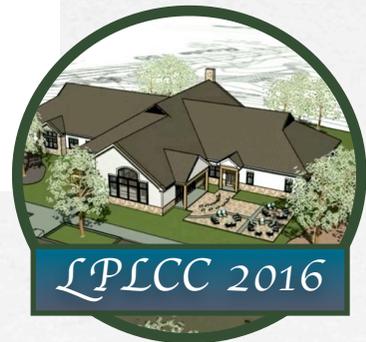
Soft Costs

A/E Fees @7%	125,338
Bond/Funding Expenses	20,000
Printing	30,000
Expenses } _____	

Allow

Total Project Budget	\$2,240,826
----------------------	-------------

SAY	\$2,250,000
-----	-------------



## Rationale for 1 mil Warrant Article in 2015

### Assumptions:

Loan amount	\$1,000,000
Interest rate	4.00%
Term	20 years
Bond date	June 2015
Interest start date	July 16, 2015
Construction begins	Spring 2015
First Interest Payment	February 15, 2016
<b>Total Interest over 20 years</b>	<b>\$ 423,111.11</b>

### Increased costs (interest rates and inflation) incurred by waiting:

#### Effect of higher interest rates (1 mil bond)

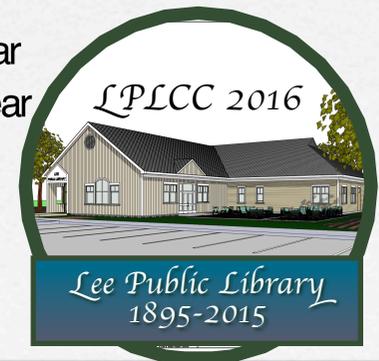
Differential in interest over 20 year term at 4.5% interest rate = \$ 52,889

Differential in interest over 20 year term at 5.0% interest rate = \$105,566

#### Effect of higher construction costs

Increased construction costs with 3% inflation /year 1 = \$ 67,500.00/year

Increased construction costs with 5% inflation /year 1 = \$112,500.00/year

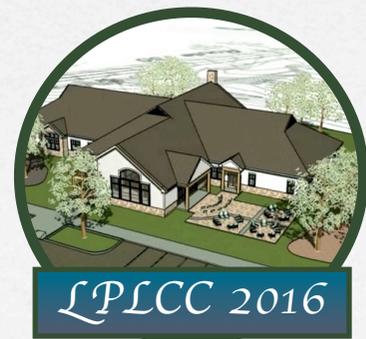


## ESTIMATED TAX IMPACT OF BOND IN FY 2016-17

2014 Town Tax rate	\$5.19
Median taxable valuation	\$218,000,000.00
2014 Town Tax per median taxable valuation	\$1,131.42

### TAX IMPACT OF BOND IN 2016-17 ON MIL LEVY

Total payment in 2016-17 using \$1.0 mil @4.0%	\$89,000.00
2014 Mil levy on \$89,000	\$.21
Revised mil levy with bond	\$5.40



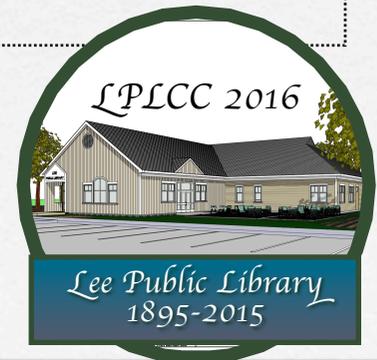
## ESTIMATED TAX IMPACT OF BOND IN 2016-17 IN DOLLARS ON MEDIAN PARCEL

Annual increased tax on median taxable property/year 2016-17 \_\_\_\_\_ **\$45.78**  
 Monthly cost of bond payment per median taxable property \_\_\_\_\_ **\$3.82**

Annual increased taxes on property value:

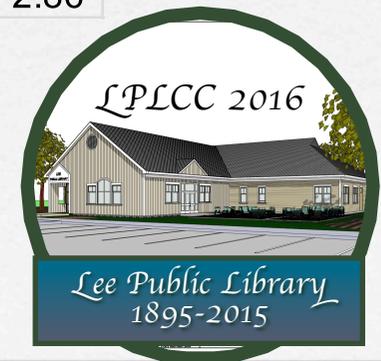
<u>Valuation</u>	<u>Tax Impact</u>
\$200,000 _____	\$42.00
\$300,000 _____	\$63.00
\$400,000 _____	\$84.00
\$500,000 _____	\$105.00

Total taxable value of parcels/properties in Lee \_\_\_\_\_ **\$426,212,439.00**  
 Taxable value of residential property in Lee (not including current use) **\$274,326,100.00**



## Estimated Facility Operating Costs: Current vs. New Facility

Estimated Cost of Building Operation Based on 7,480 sq ft *	
Electricity @ \$1psf	7,480.00
Heat	4,600.00
Water	200.00
Property liability insurance	2,000.00
Snow plowing and landscape maintenance	3,000.00
Building Maintenance	1,200.00
<b>Total estimated expenses</b>	<b>18,480.00</b>
Cost per square foot	2.47
Tax impact of \$18,480 operating costs	<b>\$0.044</b>
FY 15 Budgeted Operating Costs of Current Facility @ 3,200 sf	
Electricity	4,400.00
Heat	2,470.00
Water	200.00
Property liability insurance	1,787.00
Maintenance	300.00
<b>Total estimated expenses</b>	<b>9,157.00</b>
Cost per square foot	2.86



**December, 2014**



Form of Lee  
7-Master Road, Lee, NH  
Township 20 N Lot 1  
S. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

The material contained in these drawings and the design they are intended to convey are the exclusive property of Dennis B. Mires. Possession and use hereof is granted only conditionally in connection with construction and/or sale of the structure depicted herein as authorized by him, and the recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of Dennis B. Mires, is expressly prohibited.

**DENNIS MIRES, P.A.**  
THE ARCHITECTS  
697 Union Street, Manchester NH  
603-425-4548 FAX 603-425-1367

LEE PUBLIC LIBRARY

Site Plan + Con

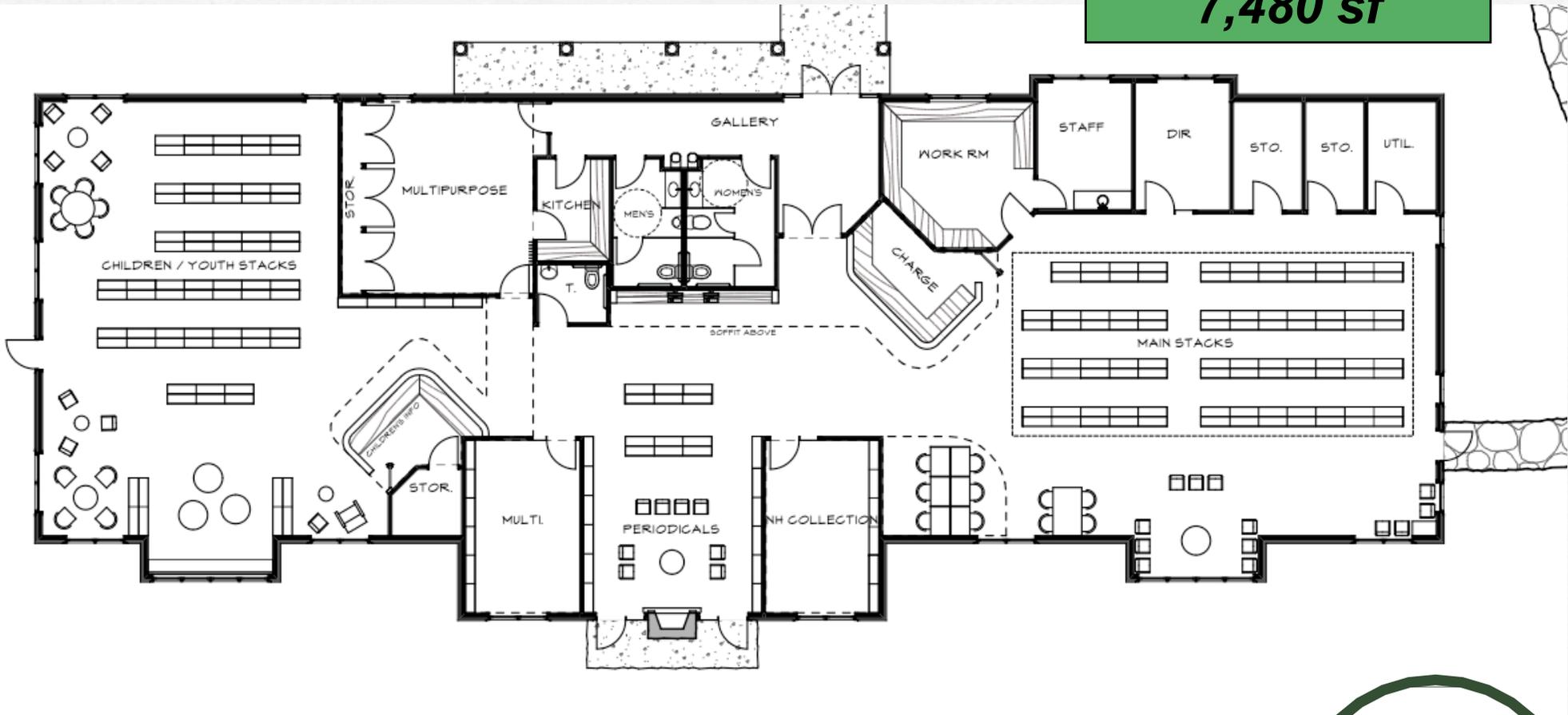
**Site Plan**



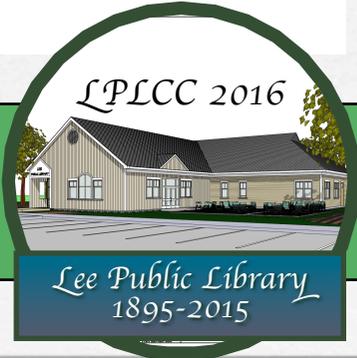
LPCC 2016

**No Large Community Room**

**December, 2014  
7,480 sf**



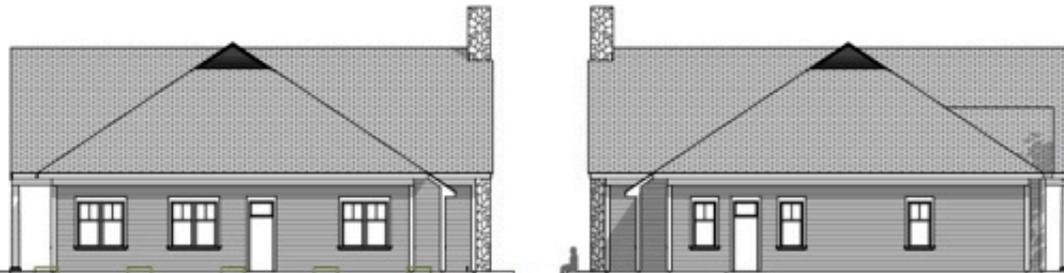
**\$2.25 mil project at 7,480 sf**



**December, 2014**  
**7,480 sf**



Front/North



Side/West



Side East



Rear/South

***Elevations (No Large Community Room )***



**December, 2014**  
**7,480 sf**



***3d Front View (No Large Community Room )***

*LPCC 2016*



*Lee Public Library*  
*1895-2015*

**December, 2014**  
**7,480 sf**



***3d Rear View***



**With Large Community Room  
@1330 sf Added**

**December, 2014  
@8,810 sf**



**\$2.25 mil 7,480 sf  
+@ \$266k ... @1,330 sf  
@\$2.52 mil... @8,810 sf**

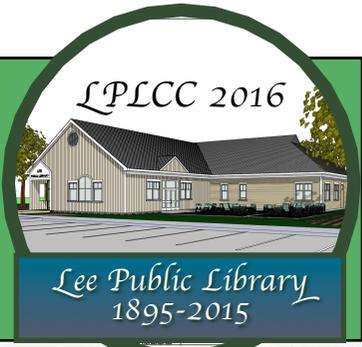


**With Large Community Room  
@1330 sf Added**

**December, 2014  
8,810 sf**



**\$2.25 mil 7,480 sf  
+@ \$266k ... @1,330 sf (Future Expansion)  
@\$2.52 mil... Total Project**





**December, 2014  
@8,810 sf**

Front/North + Community Rm



Side/West + Community Rm



Rear/South

***Elevations (With Large Community Room)***

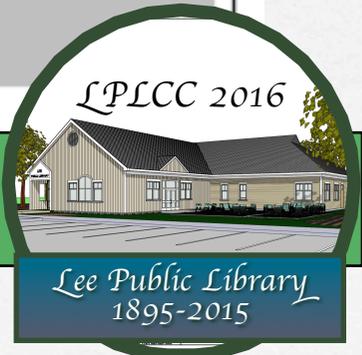


**LPLCC 2016**

**December, 2014**  
**8,810 sf**



***3d Front View with Large Community Room***

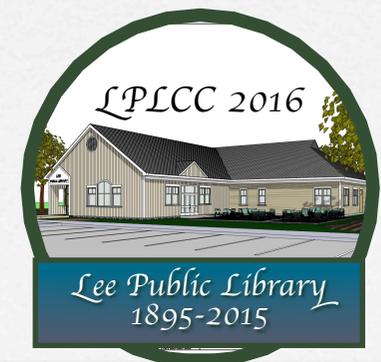


# Lee Public Library/Community Center

## Community Room Addition Now

### Project Budget

Construction Milestone	\$220,002
Owners Contingency @7%	\$15,400
Furniture, Fixtures, Equipment	\$15,000
Architectural/Engineering Fees	<u>\$15,400</u>
Est. Total Project Budget	\$265,800
SAY	\$266,000





LEE PUBLIC LIBRARY  
COMMUNITY CENTER

*Foundation*

PLAY Fly-Through video

**WARRANT ARTICLE #7**

**To see if the Town will vote to raise and appropriate the sum of \$2,250,000 (gross budget) for the purpose of designing, engineering, building and equipping a new Public Library and Community Center, to be located on North River Road at Map 20 Lot 2-300 (aka former Bricker Property) and to authorize the issuance of not more than \$1,000,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act RSA 33:1 et seq., as amended; and to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; to authorize the Select Board to issue, negotiate, sell and deliver said bonds and notes and to determine the rate of interest thereon and the maturity and other terms thereof; and to authorize the Select Board to take any other action or to pass any other vote relative thereto, including, but not limited to, withdrawing \$371,000 from the Lee Library/Community Center Capital Reserve Fund created for this purpose, and withdrawing \$60,000 from the Library Capital Reserve Fund, with the balance of \$819,000 to be raised through cost reductions, grants, private donations and in-kind contributions. And further, to raise and appropriate the sum of \$23,112 for the first year's interest payment on the bonds or notes. No construction shall begin until the balance of funds required to complete the project is raised through grants, private donations, and in-kind contributions. The Select Board does not recommend this appropriation.**

Requires 3/5 vote to pass.

