



Farley Building Committee Minutes March 24, 2021

The meeting was held via Zoom and in the Community Room starting at 5:00 pm, Wednesday, March 24, 2021

Members present:

Doug Cleveland, Planning Board representative
Karla Vogel, Heritage Commission representative
Lynn Schur, Community Volunteer
Dr. Jeanne Smith-Cripps, Community Volunteer
Mike Leavitt, Budget Committee representative
Lori Radke, Town Administrator (non-voting)
Joan Cudworth, Director of Public Works (non-voting)
David Petry, Select Board representative
Kevin Anderson, Chairman-Community Volunteer

Absent:

Michael Bates-Historic District representative
David Sullivan, Community Volunteer

Discussion –

Kevin Anderson started the meeting with a recap. Farley building is 8,000 square feet, TH is 13,700 square feet potential uses include, Town Clerk, TH, SAU and we should focus on the Farley Building. We should focus on our three options. 1. Tearing it down and building something new, 2. Refurbish the inside 3. Tear it down and put nothing up in its place. Mike Leavitt- there is enough room for the SAU and clerk offices. Sau requires 17 offices. Mike asked about the bump-out. The committee believed it was used for bathrooms and that part of the building should be raised as there is no historical value. Joan said the septic is in the front of the building. David Petry said the septic would need to be replaced. Lori Radke shared with the group some office plans that were designed using floorplanner.

David Petry said we need to focus on TH's generic office space, and anything left over can be used for SAU. Lynn would like to see as much of the building preserved as possible; however, more defined space needs are required. David said there are political reasons why it may not be possible. Kevin said our first exercise is to determine if it can be used for offices, and the answer is yes—we don't need to be defining which offices are used for what purpose. David mentioned we could think about renting out some of the space. Lynn said a use can be SAU and a meeting room would go into Farley. David Petry pointed out that TH staff would need to walk too far for public meetings. David said our priority should be to the town and not SAU.

Doug Cleveland said the SAU has been wanting to move and considered the Farley Building. David said that if they move into SAU, they would need to pay rent probably more than what they are paying now.

Michael Leavitt reiterated that the committee's purpose is determined if Farley can be used for office space and then let the town decide what would go into that space. Kevin envisions an open office space floor plan so it can be changed to meet the needs. Are there other uses besides office space? Lori asked if it could be sold for condo space. There was not much interest from the committee to follow that option. Lynn questioned the teardown

option. David said we needed to look into that option as there will be asking if that option was explored, including cost.

Kevin said there would be three options, and we should continue to focus on those options. David Sullivan met with Ron Piek, Alpine Environmental, who feels the building is a great preservation candidate. The main focus will be the outside, windows, interior work, and tin roof.

Doug asked about the educational component as being part of the building. Kevin said he found nothing in writing as a requirement, but the committee should respect the intent. Doug said if the SAU were to move there, it would meet the purpose. David Petry suggested a room be designated for a learning option. Kevin told the town met the wishes of Mary Farley when the high school was built.

Kevin asked the next step the committee needs to take to address the options. We need pricing for renovations, restoration, and tear down. The infrastructure (water/sewer) needs to be considered when looking at cost.

Michael asked if we can hire someone to get us the cost information. David believed there was money in the budget to cover costs. Kevin suggested we narrow the scope to keep the cost down. Lynn referred to the 2011 report where it documented that \$100,000 to tear down. Kevin said that the number could be doubled. Doug mentioned that when walking the building with Mr. Piek and David Sullivan, he said the estimates from 2011 might work. He gave the impression it may not cost as much as we think it might.

David said a lot depends on what is retained and what needs to be replaced. Kevin is more concerned about structural integrity. Kevin suggested we contact the community for volunteers with expertise. Kevin asked Doug if Ron Piek talked about lead paint? Doug said they touched base on everything. Karla said he told the wood was in excellent condition and that sealants can be used on lead paint. Kevin said there might be asbestos in the building. Rewiring might be easy to replace as the wiring is outside the wall.

There was discussion to keep the rooms as large as possible and consider partitions for office space. David said we could fit more offices in this space using modular partitions. There was a discussion about using the basement for storage with some upgrades. Lynn asked how many employees at SAU. Mike said about 18.

Lynn questioned, not knowing what the building will be used for may be difficult for the architects to determine space. Lynn shared her drawing with the committee where the first floor would have a large meeting room, town clerk, and the other area to maintain the original space. The third floor can be used for more space. David talked about the challenge of moving SAU into Farley because town residents would expect the SAU to pay rent. He didn't think the SAU would sign up for that. David mentioned that if the SAU is not able to renovate their current location, they may move.

Lynn believes taking TH and moving to Farley may be a hard sell. Lori suggested moving TH to Farley and renting the TH to the SAU. David mentioned that if the SAU was to move to Farley, there may be too much open space which would not justify the cost.

Doug asks if the Community room were converted to offices, and Farley was to house a new community room and town clerk that would give the SAU space to be on the second floor.

David reiterated that some of the select board have concerns because you don't want the town focus to be on what it's going to be used because you will have many suggestions going around in a circle. He suggested we tell the people we are putting x amount of offices in there and who will move in there will be determined later. David said we need to answer how TH will be used if TH were to move to Farley. David said we have to have a plan for

all buildings' space. Lori suggested using the current TH for more meeting space, freeing up Lawrence Barn for additional rental revenue.

David asked how will we sell it if we use the second floor for SAU and the first-floor meeting room and town clerk. Karla said we could sell the town clerk because of the ample parking and no longer need to pay rent. Kevin asked the question, can SAU be split where we can rent office space to SAU in the Farley. Doug asked if the rent that SAU pays now would be expected the pay the same amount if they move to Farley. David said it's based on square footage.

Kevin said the next step is to get the cost to renovate for office space and see how many can fit in the area. Kevin said he had a couple of contacts in town he will reach out to.

David said we also need to get a cost to remove lead and asbestos instead of covering them.

Karla said she would get a list from NH preservation and contact some of those folks.

Doug asked if everyone had to read the information regarding grants that Karla sent out. Doug thought it was an awful lot of work for little value. Kevin suggested it would be the best use of time to pay someone for legitimate costs.

Mike asked about doing a survey and sending it out to the residents. David suggested we wait and have a public hearing once a plan is in place. This may be a two-year process.

Doug asked about the boundary between the middle school and the Farley building. Lori said she discussed this with Mr. Corey, and it still in the hands of the coop.

Karla wanted to summarize the three options 1.) getting a cost for tear down and rebuild, 2.) tear down and o nothing 3.)cost to renovate by bringing in legitimate, professional construction management/architects to give costs.

Meeting adjourned at 6:30 pm

The next meeting is on April 7, 2021, at 5:00 pm.

Submitted by,

Lori Radke
Town Administrator