



# MUNICIPAL BUILDINGS ADVISORY COMMITTEE

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## TOWN OF SALEM NH

UPDATE TO THE BOARD OF SELECTMEN

OCTOBER 4, 2021

# MBAC

The Municipal Buildings Advisory Committee is hereby established as an ad hoc group to review, evaluate, and make recommendations to the Board of Selectmen regarding town-owned buildings, not including Police or Fire, for the consideration of major capital improvements.

NAME	POSITION	TITLE
Roy E. Sorenson	Chairman	Municipal Services Director
Ross A. Moldoff	Secretary	Planning Director
Everett McBride	Voting Member	Board of Selectman Representative
Jeffrey Boyer	Voting Member	Budget Committee Representative
Nicole McGee	Voting Member	Finance Director
Lyndsay Butler	Non-Voting Member	Project Engineer
James Pacheco	Non-Voting Member	Facilities Foreman
Jacob LaFontaine	Non-Voting Member	Assistant Planner

# BACKGROUND

A large portion of the inventory of Town Buildings are more than fifty years old respectively and have had significant facility related issues over the past ten years. There are several Town Buildings that lack nominal space needed for staffing and

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## SALEM MUNICIPAL SERVICES

ENGINEERING ◊ PUBLIC WORKS ◊ UTILITIES



### FACILITIES

AUGUST 15, 2016

## FACILITY ASSESSMENT

Understanding the extent of the backlog is crucial to minimizing the volume of deferred maintenance and substantiating the need for funding. A facility assessment (often called a facility audit) can help eliminate any unknowns and provide a clearer picture of how big of a problem deferred maintenance has become. The assessment should evaluate the building's condition and code compliance, as well as the performance and age of all finishes, systems, and equipment. The result is a building inventory and list of necessary projects, repairs, and system upgrades for each facility.

During the fiscal budget process the funding was reduced to \$125,000 and subsequently approved through town vote. Two separate facility-based Request for Qualifications were let in early 2021 for DPW (RFQ 2021-007) and Town Hall (RFQ 2021-011) with the latter as an Owner's Project Manager (OPM).

## MBAC - CHARGE

The Municipal Buildings Advisory Committee is hereby established to create a plan and/or strategy for the coordination of specific investments for capital improvements and general maintenance of key Town Buildings and properties that support public services to the residents and visitors of Salem.

# BUILDINGS

- Town Hall
- District Court
- Ingram Senior Center
- DPW (All Buildings)
- Transfer Station
- Pine Grove Cemetery Garage
- Parks Building (Old Rockingham Road)
- Palmer School

- Millville Circle Recreation Building
- Hedgehog Park Recreation Building
- Old Town Hall
- Old Library
- Old School House
- Old Hose House
- Depot Train Station
- Water Treatment Plant

# PROFESSIONAL SERVICES

## **RFQ - Request For Qualifications**

An RFQ is a qualifications-based selection process. It is NOT a bid. It is a request for firms to submit their qualifications to be considered for a project. It is applicable for professional services. The intent of an RFQ is to allow the Town to select who they feel is the most qualified for a project. The Town can negotiate a fee with its chosen selection and if terms cannot be reached, it has the option to go to the second choice and so on.

# REQUEST FOR QUALIFICATIONS

**RFQ 2021-007 Municipal Services Facilities**

**March 2021**

Selection Complete – Weston and Sampson

**RFQ 2021-011 Owner's Project Manager**

**April 2021**

Selection Complete – Trident

**RFQ 2021-020 Architectural Services**

**September 2021**

In Process – OCT 7th Meeting

# REQUEST FOR QUALIFICATIONS

**RFQ 2021-007 Municipal Services Facilities**

**March 2021**

**Selection Complete – Weston and Sampson**

Municipal Services is comprised of three divisions including Public Works, Engineering, and Utilities. Weston & Sampson was selected through the Request for Qualifications, or RFQ 2021-007, to provide a Facility Study and Master Plan for a proposed Salem Municipal Services Facility. As part of their scope, they will assess the existing DPW Facility located at 21 Cross Street to help develop a Master Plan to convert the site to a new consolidated Municipal Services Facility, which will incorporate the Engineering and Utilities departments into the existing DPW site. The Engineering Division currently operates out of Town Hall which in and of itself is limited on staffing space. All sections of the Utilities Division operate out of the Canobie Lake Water Treatment Plant which is also limited on space particularly equipment and material storage. The Master Plan will help identify the best location and configuration of existing and proposed Municipal Service functions, including but not limited to vehicle washing, vehicle maintenance, vehicle storage, administrative needs, materials handling, stormwater and wastewater management. The study will take into account the existing buildings/infrastructure currently on site and will make the best use of these existing components to help minimize costs.

**DPW – 21 Cross Street**

# REQUEST FOR QUALIFICATIONS

**RFQ 2021-011 Owner's Project Manager**

**April 2021**

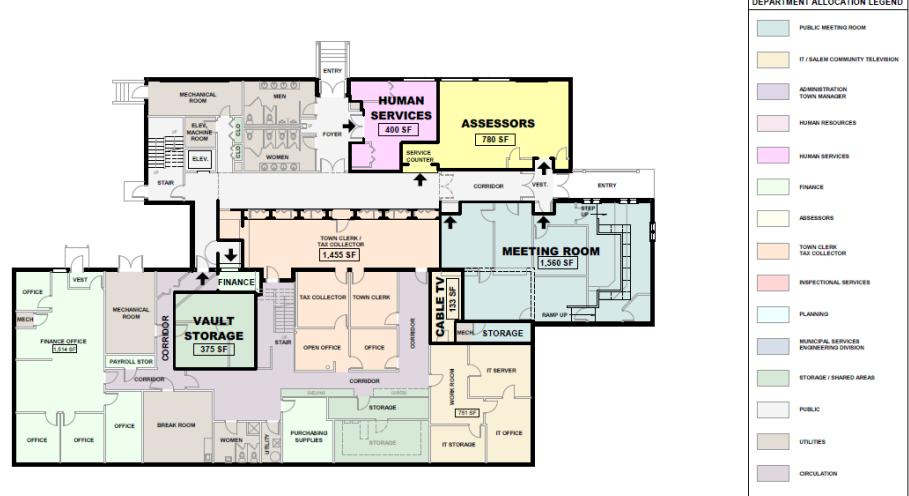
**Selection Complete – Trident**

- Attend regular meetings with MBAC, the Designer, the contractor(s), consultants, and engineers during the Project to advise the TOWN on budget, schedule, quality, scope, and all other proprietary issues.
- Serve as the TOWN's representative in the oversight and administration of the design contract, negotiations with the designer if required, the coordination of the design team's activities, and in the provision of leadership with respect to the implementation of the design, bidding, and construction phases by all parties. The OPM shall also serve as the TOWN's representative in the oversight and administration of the construction contract, including maintaining certificates of insurance, bonds, and so forth from the contractor, designer, and others, as necessary.
- The OPM shall be familiar with any programs for funding assistance and/or grant opportunities, and if applicable, submit on the TOWN's behalf, and if awarded, ensure that the project meets all the requirements to receive the maximum reimbursement and/or funding with supporting documentation.

**TOWN HALL**

# TOWN HALL

## KNIGHTLY ROOM



### SALEM TOWN HALL BUILDING

SPACE PLANNING STUDY

PREPARED BY HL TURNER GROUP, INC. • ARCHITECTS • ENGINEERS • BUILDING SCIENTISTS • 27 LOCKE RD, CONCORD, NH 03301, USA • 603.228.1122 • 603.228.1124 • [www.hlturner.com](http://www.hlturner.com)

CONCEPTUAL 1ST FLOOR - SCHEME "B"

SCALE: AS NOTED  
DATE: 04/02/2018

TURNER GROUP

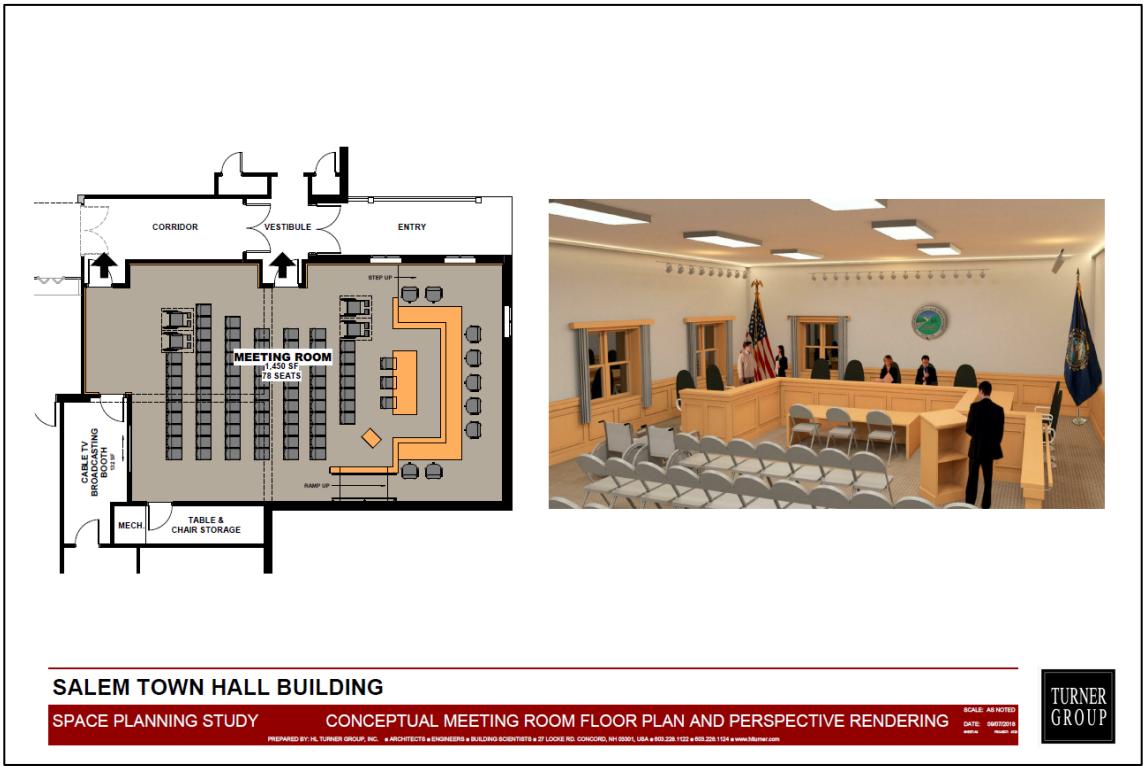
### SALEM TOWN HALL BUILDING

SPACE PLANNING STUDY

CONCEPTUAL MEETING ROOM FLOOR PLAN AND PERSPECTIVE RENDERING

SCALE: AS NOTED  
DATE: 04/02/2018

TURNER GROUP



# TOWN HALL - CIP

2022 – 2027 CIP

## TOWN HALL

Town Hall	Municipal Services	Public Works	Buildings/Facilities	Normal	04/01/2024	10/01/2025	Building Renovation/Construction	Replace or repair existing facilities or equipment		\$7,000,000
Town Hall	Municipal Services		Buildings/Facilities	Normal	04/01/2022	10/01/2023	Design Engineering	Replace or repair existing facilities or equipment		\$400,000

## Town Hall

<b>Department</b>	Municipal Services
<b>Project Category</b>	Buildings/Facilities
<b>Department Priority</b>	Normal
<b>Anticipated Start Date</b>	04/01/2022
<b>Anticipated Completion Date</b>	10/01/2023
<b>Project Description</b>	Design Engineering
<b>Primary Effect of Project</b>	Replace or repair existing facilities or equipment
<b>Rationale for Project</b>	Alleviates substandard conditions or deficiencies, Improves the quality of existing services, Provides operating costs
<b>Narrative Justification</b>	This project will provide funding for all relative services for the reconstruction of the Salam Town Hall which was built in 2017 that outlined numerous deficiencies in the building with 12,200 square feet on the lower level and 6,900 square feet on the upper level. The building was constructed of a concrete masonry foundation with a brick facade. Several additions were added over the years to the building, and a second addition was constructed to accommodate the NH Department of Motor Vehicles. The building was built 10 years ago and the area is now used by the TOWN for meetings and construction with OPM/MBAC and BOS approval. The building is used for a Knightly meeting.

<b>6-Year Funding Total</b>	\$400,000
<b>6-Year Estimate Total</b>	\$0
<b>Service Location of Project</b>	33 Geremonty Drive
<b>Service Area of Project</b>	Town Hall



SALEM TOWN HALL BUILDING  
SPACE PLANNING STUDY CONCEPTUAL MEETING ROOM FLOOR PLAN AND PERSPECTIVE RENDERING

# OLD TOWN HALL - CIP

## Old Town Hall

Department	Municipal Services
Division	Public Works
Project Category	Buildings/Facilities
Department Priority	High
Anticipated Start Date	04/01/2022
Anticipated Completion Date	12/01/2022
Project Description	Building Restoration
Primary Effect of Project	Improve quality of existing facilities, infrastructure, or equipment
Rationale for Project	Alleviates substandard conditions or deficiencies, Improves the quality of existing services, Reduces long term operating costs. Eligible for matching funds available for a limited time
Narrative Justification	<p>The Salem Old Town Hall was constructed in 1738, serving originally as the Salem Meeting House. It was a traditional meeting house with a large single meeting space with galleries above the main level. It served both religious and civic functions as the meetinghouse for the early inhabitants of Salem until 1838, when it was moved to its present location and used as their Town Hall. The single space was divided into two stories. Since then, it has undergone several some other changes, most notably in 1900 when a renovation was sponsored by Edward Searles and designed by architect Henry Vaughn giving it Tudor Revival elements. It was listed on the New Hampshire State Register of Historic Places in 2009 and at the same time was determined individually eligible for listing in the National Register of Historic Places. Several areas on the south and east elevations show cracked or warped clapboards. Some shift in the structure is apparent above the 1937-1939 vault addition, which removed some of the structural wall support during its construction (see Structures North report). North of the vault, in approximately the area of the original northeast corner post, clapboards are visibly bulging from the sheathing. The clapboards in this area should be removed and salvaged or replaced, and a sensitive investigation of the structure behind the sheathing can be made to assess the condition of the posts. Any necessary repairs to the structure should be made with traditional joinery methods, and the existing clapboards and sheathing reused as much as possible. The Town will be submitting for an LCHIP 50% matching grant for all the problems identified in the Building Assessment.</p>

6-Year Funding Total	\$232,411
6-Year Estimate Total	\$232,411
Service Location of Project	310 Main Street
Service Area of Project	Old Town Hall



# PARKS BUILDING - CIP

## Old Rockingham Road Warehouse

<b>Department</b>	Municipal Services	<b>6-Year Funding Total</b>	\$50,000
<b>Division</b>	Public Works	<b>6-Year Estimate Total</b>	\$50,000
<b>Project Category</b>	Buildings/Facilities	<b>Service Location of Project</b>	Old Rockingham Road St. Mary's Lane
<b>Department Priority</b>	Normal	<b>Service Area of Project</b>	53 Old Rockingham Road
<b>Anticipated Start Date</b>	04/01/2022		
<b>Anticipated Completion Date</b>	11/01/2022		
<b>Project Description</b>	Building Demolition		
<b>Primary Effect of Project</b>	Replace or repair existing facilities or equipment		
<b>Rationale for Project</b>	Alleviates substandard conditions or deficiencies, Reduces long term operating costs		
<b>Narrative Justification</b>	The warehouse at Old Rockingham Road also known as the "pink Barn" is utilized for off seasonal storage and helps with recreational storage. The building is situated on a corner lot (0.4 acres) on Old Rockingham Road and St. Mary's Lane. The building incurs minor upkeep expenses and would be best served to be demolished and sell the lot at auction to use funds for future facility needs. Part of this request would be to purchase storage containers to be placed at DPW for any items currently in the building.		

# DISCUSSION