

Frequently Asked Questions

- What are the anticipated operation costs of the proposed new facility? How are those costs budgeted for and what will the increase to the annual Town Buildings budget be?

We estimate operating costs for the public works facility of \$22,935 per year (0.45% of the town's 2020 operating budget). These are based on estimates from the mechanical engineer for propane (\$3,300) and electricity (\$8,500) at current rates. Additional annual service/maintenance costs total \$11,135 and include:

- *Sprinkler system/fire pump – annual test and inspection: \$3,000*
- *Custodian – pay for 4 hours/week: \$4,200*
- *Generator – annual service: \$350*
- *Fire extinguishers - annual inspection: \$250*
- *Fire alarm - annual inspection/testing: \$450*
- *Overhead filters – quarterly change: \$250*
- *Water softener – service plan, includes salt: \$785*
- *HVAC – preventative maintenance plan: \$750*
- *Overhead doors – annual inspection/maintenance: \$500*
- *Floor drain pumping (semi-annual): \$600*
- *Boiler inspection – every two years: \$0 in 2022*
- *Dumpster: \$0*
- *Landscaping: \$0*

These costs would be tracked in the General Government Buildings part of the town budget. These estimated costs represent about a 9% increase in the General Government Buildings budget over the 2020 budget.

- What savings will occur if this project is approved?

We will save \$11,250 per year on rental costs for the sand shed we use and a backhoe we rent to load salt into the trucks during the winter. The sand shed costs \$1,500 per month and the backhoe costs \$750 per month – and both are rented for five months per year. With these savings, the cost of the new salt/sand shed planned for our facility will realize a payback in about 10 years.

- How will the BPW secure fuel for their operations during significant power outages?

- A 500 gallon bulk diesel tank will be at the facility. Truck 252 was also built with an onboard, portable, diesel fuel tank and pump for remote fueling. Gasoline will need to be sourced from local vendors due to its volatility and shorter shelf life.
- A similar sized building just sold on Rte 13 for \$850,000. Even if it needed some improvements, how is spending \$2.7 million dollars a better option for taxpayers?
 - Keeps a tax paying commercial property on the tax base
 - Building is 17 years old and not ideally setup for public works use
 - Very wet lot
 - Would not see the benefits of being located with transfer station
- What energy efficient measures have been taken to assure we are getting the most out of this investment?
 - Radiant heat flooring
 - All LED lighting inside and out
 - Lighting on timers/motion sensors
 - Ductless split units for office area climate control are very efficient
- Why is the Highways, Streets and Bridges budget up 6.1% in the same year we are trying to get approval for a new facility?
 - The business of the department in 2021 does not correlate with the construction of the building. The longer it takes to build out the department, the longer costs will likely rise year to year because we will be building the department AND needing to use sub-contractors while the department isn't big enough to do many of the day to day tasks that a built department would be able to do.
- How much of the bond cost is NOT part of the building: i.e. tools, equipment etc?
 - Small hand tools will be bought out of the operating budget
 - *[Comment from Brian: large BPW equipment also not part of the bond]*
- What other DPW facilities did you look at for comparisons?
 - Shaftsbury, VT
 - Hollis, NH
 - Amherst, NH
 - Mont Vernon, NH

- Mason, NH
 - Moultonborough, NH
 - Jaffrey, NH
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- Will there still be sand and salt for resident use during the winter?
 - Absolutely, sand and salt will then be co-located at the transfer station instead of at two different places. There would likely be a new area created by the public works department so that this material would always be accessible for the public and not just during transfer station operating hours.

 - What will happen to the trail that runs through that property?
 - It will be relocated through efforts of the snowmobile club and BCC
 - Is there a fire suppression system for the building?
 - Yes

 - I see companies leaving their plow trucks and equipment outside. Why can't we?
 - Unlike a lot of companies and local plow people, public works departments can't call on their peer public works departments to come to their aid when our equipment breaks. Maintaining the greatest state of equipment readiness is the ultimate goal of storing equipment inside. Further, poor weather days where our infrastructure isn't in need of emergency repairs, can be well spent cleaning/maintaining equipment to be ready for future, efficient, predictable use. Our infrastructure can use every second of available time working on it so maximizing that time by having trucks and equipment that are ready to go is the goal.

 - Why build such a large facility now rather than a smaller one that is added onto later when the space is needed?
 - Financial projection exercises were done to show what the differences would be to build what we need to house what we have now vs. building now to house what is in the predicted future, and being that the project would be done through a bond, it didn't make sense to do the project in two phases due to financial and building efficiency downsides. It would cost more to build an addition later and the cohesive space would be compromised by a wall between the original building and the addition as

having engineering done to remove that wall would only further drive up the cost of the addition.

- What are the biggest cost drivers for the building?
 - The sitework and cost of materials are the largest component of the project. Unlike just about any other town if they were to replace their building, we are starting with nothing. Not a clean/clear site, not a partial system that works and can be limped along for a little longer that already potentially has a well, septic, and electrical power, we have nothing.
- How long will the building last?
 - This building will last 30+ years, likely 50
- Why not go with a Morton building; they are less expensive.
 - The process/procedure of working with Morton does not mesh well with the municipal bond purchasing process. Further, using the Morton building creates engineering conflicts as they won't include things like the mezzanine in their engineering.