

PRELIMINARY ARCHITECTURAL FEASIBILITY REPORT

TOWN OF GROTON PUBLIC WORKS FACILITY GROTON, NH

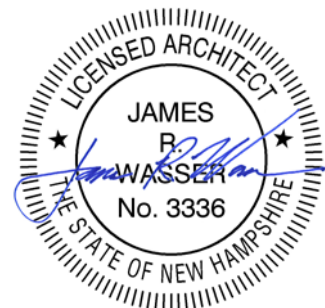
August 26, 2020

OWNER

TOWN OF GROTON
754 North Groton Road
Groton, NH 03241

ARCHITECT

STUDIO NEXUS, ARCHITECTS + PLANNERS, LLC
46 South Main Street, PO Box 275
White River Junction, VT 05001



PRELIMINARY ARCHITECTURAL FEASIBILITY REPORT

TOWN OF GROTON NH, PUBLIC WORKS BUILDING

AUGUST 26, 2020

I. GENERAL PROJECT INFORMATION

- A. Need for the facility.** The existing Town Garage located at 63 North Groton Road is situated in a FEMA-designated flood way (Exhibit 1 and photos) and in recent years has experienced frequent flooding. Since 2005 there have been at least six different flood disasters that have caused water damage. These took place in October 2005, April 2007, February 2010, July 2017, October 2017, and most recently in July 2019. The disasters appear to be happening with more frequency and the damage worse with each storm. Not only does the building suffer damage but also the equipment, tools, supplies, etc. that are stored at the Town Garage get damaged or destroyed.

In addition, all three facilities are ageing and two are well-past their useful lives, needing to be replaced. They are also undersized for the needs of the Town and are not ADA accessible.

- B. Existing facilities.** The existing Public Works facilities (Exhibit 2 and photos) consist of a 2-bay garage of roughly 2,100 SF, a small salt shed, and an even smaller, one room office building for the one full-time and two part-time staff.

The slab-on-grade garage is a simple gable wood-frame structure with vinyl siding, fiberglass sectional garage doors and an asphalt shingle roof. The interior has drywall walls and a 15'-7" high drywall ceiling. A small storage mezzanine sits at the rear of the facility. Its current condition is fair, but as stated earlier, it sits in a floodplain and has been subjected to frequent flooding. In addition, this building does not provide adequate room to hold all of the equipment, tools, etc. and it does not meet ADA or ABA standards.

The salt shed and office buildings are both low, wood frame structures

that also sit in the flood plain: the salt shed has board and batten siding and a metal roof, the office has both board and batten and lap siding with an asphalt shingle roof. The salt shed is in below-average condition; its concrete foundation is crumbling from leaching by the salt and should be replaced. The office is in poor condition and should be torn down.

C. Proposed facility. The Town would like to construct a new building that would be built on land that the Town purchased across from its Transfer Station, which is out of the flood zone (Exhibit 3). This facility will be used as the new Public Works Building for the Highway Garage. The Public Works Building/Town Garage provides services to the Town such as the maintenance of Town roads including but not limited to plowing and sanding, road construction and maintenance, as well as maintenance of other Town facilities. The Public Works Building/Town Garage also stores the Highway Department vehicles, equipment, material, tools, etc. The size of the proposed replacement building will be 92ft x 45ft. The pre-engineered steel ("Butler"-type) building will include the following:

- 4 bays for maintenance vehicle storage
- Office for the road agent
- Staff breakroom
- Accessible restroom with shower
- Tool storage room
- Mechanical room

In addition, the project includes two "off-the-shelf", pre-fabricated truss-frame "bubble" sheds with membrane roofs: one 26' x 30' for the storage of salt and one 42' x 48' for the storage of sand.

D. Building sites.

The public works facility requires roughly 1 acre of level land for the facilities garage, parking, truck turnaround, salt shed and sand storage, plus additional land for site utilities and septic. In 2015, the Town acquired a 6-acre parcel (Tax Map 7, Lot 60 – Exhibit 4 and photos) on higher ground along North Groton Road, across from its Transfer Station. Though steep with a relatively long, thin footprint—the land rises approximately 1 in 4 across the proposed building site—preliminary site work has created a relative level pad of the size necessary for the facilities described above. A driveway permit has been obtained from the State of New Hampshire (see Exhibit 5). A site plan is attached.

- E. **Construction problems.** The steep site poses the biggest and only real challenge for construction. The back of the structure will need to retain about 14' of soil, so a heavily reinforced concrete foundation wall with a high-quality, well-developed waterproofing system is essential.
- F. **Conclusions and recommendations.** A possible alternative to the 4-bay building proposed would be to eliminate the narrow bay (15' of building length) meant to house their pickup truck. We estimate this would save approximately \$95,000 in construction cost, however the truck would then be stored unprotected outside or in another bubble building for an estimated \$10,000 additional. The option to eliminate a bay could become a deduct alternate in the bidding process.

The need for this project is unquestionable. Sitting as it does in a floodway, it is only a matter of time before the existing facility is irreparably damaged in a major storm/flooding event. The proposed facility is a modest replacement, providing the essentials required to serve the Town of Groton for the present and foreseeable future.

II. Cost estimate.

A. Building Construction Budget Summary—details on the following pages:

A. Development and construction. (includes a 5% contingency)	\$1,040,467
B. Land and rights	\$0
C. Legal and Administrative	\$15,000
D. Architect and Engineering fees	\$68,200
E. Interest	\$0
F. Equipment (bubble sheds)	\$49,795
G. Contingencies.	See above
H. Refinancing.	\$0
I. <u>Other –Administrative</u>	<u>\$0</u>
Total	\$1,173,462

Groton DPW Building - 4 Bays
Opinion of Probable Construction Cost (OPCC)

This OPCC has many assumptions and does not include items not listed. This is meant for project planning purposes only. We recommend soliciting input from a contractor for more detailed information and systems analysis. Studio Nexus did not evaluate the the septic, electrical and water utility availability, mechanical, electrical, plumbing, phone or data systems and makes no claim as to their suitability.

Description	Quantity	Unit	Cost/ Unit	Sub-Total	12.5% Mark-up*	Total
General Conditions						
General Conditions	4140	sf	5.50	\$ 22,770	2846	\$ 25,616
Project Management and Supervision	4140	sf	26.40	\$ 109,296	13662	\$ 122,958
Job Cleanup and Laborer	4140	sf	2.94	\$ 12,172	1521	\$ 13,693
Final Job Cleaning	4140	sf	0.33	\$ 1,366	171	\$ 1,537
Equipment Rentals	4140	sf	0.55	\$ 2,277	285	\$ 2,562
Equipment, Tools and Material Supplies	1	ea	2,460	\$ 2,460	308	\$ 2,768
Totals				\$ 150,341		\$ 169,133
Site						
Sitework	1	ea	125,000	\$ 125,000	15625	\$ 140,625
Building Excavation	4140	sf	3.80	\$ 15,732	1967	\$ 17,699
Landscaping	1	ea	2,500	\$ 2,500	313	\$ 2,813
Totals				\$ 143,232		\$ 161,136
Demolition						
Existing Buildings	0	ea	0.00	\$ -	0	\$ -
Totals				\$ -		\$ -
Concrete						
Concrete Materials and Pumping	1	ea	45,000	\$ 45,000	5625	\$ 50,625
Concrete Foundations	274	lf	135	\$ 36,990	4624	\$ 41,614
Concrete Accessories	1	ea	23,900	\$ 23,900	2988	\$ 26,888
Reinforcing Steel and Mesh	1	ea	8,600	\$ 8,600	1075	\$ 9,675
Concrete Slabs	4140	sf	3.25	\$ 13,455	1682	\$ 15,137
Slab Finish Treatments	4140	sf	1.83	\$ 7,576	947	\$ 8,523
Totals				\$ 135,521		\$ 152,461
Metals						
Structural Steel - Pre-Engineered Building	4140	sf	40.00	\$ 165,600	20700	\$ 186,300
Miscellaneous Metals	1	ea	2,000	\$ 2,000	250	\$ 2,250
Totals				\$ 167,600		\$ 188,550
Wood and Plastics						
Rough Carpentry	1	ea	2,000	\$ 2,000	250	\$ 2,250
Millwork and Architectural Woodwork	743	sf	11.75	\$ 8,730	1091	\$ 9,822
Totals				\$ 10,730		\$ 12,072
Thermal and Moisture Protection						
Waterproofing and Damproofing	2188	sf	4.00	\$ 8,752	1094	\$ 9,846
Totals				\$ 8,752		\$ 9,846
Doors and Windows						
Doors, Frames and Hardware	9	ea	1,100	\$ 9,900	1238	\$ 11,138
Overhead Doors	4	ea	6,600	\$ 26,400	3300	\$ 29,700
Windows	2	ea	600	\$ 1,200	150	\$ 1,350
Totals				\$ 37,500		\$ 42,188
Finishes						

Drywall and Metal Framing	1902	sf	16.00	\$ 30,432	3804	\$ 34,236
Acoustical Ceilings	496	sf	3.85	\$ 1,910	239	\$ 2,148
Painting	1	ea	4,500	\$ 4,500	563	\$ 5,063
Totals				\$ 36,842		\$ 41,447
Specialties						
Interior Fencing	1	ea	0	\$ -	0	\$ -
Toilet Room Accessories	1	ea	750	\$ 750	94	\$ 844
Signage	1	ea	500	\$ 500	62.5	\$ 563
Totals				\$ 1,250		\$ 1,406
Electrical - includes basic interior/exterior lights						
Electrical (reduction to 200 amp service)	4140	sf	13.00	\$ 53,820	6728	\$ 60,548
Totals				\$ 53,820		\$ 60,548
HVAC and Plumbing - includes plumbing fixtures						
Plumbing	4140	sf	10.00	\$ 41,400	5175	\$ 46,575
HVAC	4140	sf	23.50	\$ 97,290	12161	\$ 109,451
Totals				\$ 138,690		\$ 156,026
Allowances						
Drilled Well	1	ea	5,500	\$ 5,500	688	\$ 6,188
Generator	1	ea	40,000	\$ 40,000	5000	\$ 45,000
Totals				\$ 45,500		\$ 51,188
Sand and Salt Sheds (3rd Party; includes foundation blocks and installation)						
Sand Shed (covered)	1	ea	26,918	\$ 26,918	3365	\$ 30,283
Salt Shed (covered)	1	ea	17,344	\$ 17,344	2168	\$ 19,512
Totals				\$ 44,262		\$ 49,795
GRAND TOTAL				\$ 974,040		\$ 1,090,262
*Mark-up includes 5% Contingency, 6.5% GC Overhead and Profit and 1% Insurance. It does not include hazardous materials testing/abatement, soft costs including but not limited to design or engineering consultants, permitting fees, bonds, moving, storage, or other owner related expenses. Furniture, Fixtures and Equipment (FF& E) are not included, unless specifically noted.						



Corporate
703 Hebron Avenue, Floor 3, Glastonbury, CT 06033
p: 1.860.760.0046 • f: 1.888.958.1393 • www.clearspan.com



Customer ID: 8973153

Quote Number: 988782

QUOTE

Sourcewell Contract #: 091319-CSS

Page: 1 of 2

Quote To:

JAMES WASSER
STUDIO NEXUS ARCHITECTS + PLANNERS,
46 S. MAIN STREET, SECOND FLOOR
WHITE RIVER JUNCTION VT 05001
UNITED STATES

Phone: 8022755110

JIMW@STUDIONEXUSARCH.COM

Sales Person: BRAD WILLIAMS

Fax: 860-760-0210

BWILLIAMS@CLEARSPAN.COM

Ship To:

STUDIO NEXUS ARCHITECTS + PLANNERS,
46 S. MAIN STREET, SECOND FLOOR

WHITE RIVER JUNCTION, VT 05001

Date: 8/17/2020

Expires: 9/16/2020

Quote Total

34,916.85

USD

Line	Part	Description	Expected Qty	Unit Price	Ext. Price
1	100200	26"W BY 30L WHITE HIGHBOY BUILDING W 5' RAFTER SPACING	1.00	9,681.00	9,681.00
2	115408W	WHITE END FRAME KIT/HIGHBOY	1.00	1,605.00	1,605.00
3	FAW520	WEDGE ANCHOR ZINC 1/2"X4-1/4"	85.00	1.55	131.75
4	STPE025PSL	STNDRD TERM PCKG,EW 25',PND-STRP,LMBR	1.00	191.05	191.05
5	STP040PSL	STNDRD TERM PCKG, 40',PND-STRP, LUMBER	1.00	429.32	429.32
6	100106	.	1.00	0.00	0.00
7	PB03100R3W	42X17X48 FREESTANDING 12.5OZ WHT 3'RFTR	1.00	13,589.00	13,589.00
8	105444	42WX17H STEEL END FRAME KIT FOR 1ROLL-UP	1.00	1,829.00	1,829.00
9	106654W	42"X17'3" WHITE 12.5OZ.END PANEL	1.00	1,159.00	1,159.00
10	FAW520	WEDGE ANCHOR ZINC 1/2"X4-1/4"	148.00	1.45	214.60
11	STPE045PSL	STNDRD TERM PCKG,EW 45',PND-STRP,LMBR	1.00	365.81	365.81
12	STP040PSL	STNDRD TERM PCKG, 40',PND-STRP, LUMBER	1.00	429.32	429.32

Proposal reflects Sourcewell Pricing. Only available through the purchasing CoOp. PO must state Sourcewell contract # to qualify.



Corporate
703 Hebron Avenue, Floor 3, Glastonbury, CT 06033
p: 1.860.760.0046 • f: 1.888.958.1393 • www.clearspan.com



Customer ID: 8973153

Quote Number: 988782

QUOTE

Sourcewell Contract #: 091319-CSS

Page: 2 of 2

QUOTE - Miscellaneous Charge -

Description	Ext. Price
1.) Freight	5,292.00

Please Note:

Additional Sales Tax will apply for materials and installation if the project is not tax exempt.

Lines Total	29,624.85
Line Miscellaneous Charges	0.00
Quote Miscellaneous Charges	5,292.00
Quote Total	34,916.85

B. Annual operating budget.

On the following pages is the annual operating budget for the Town of Groton. It includes 2019 and 2020 estimated revenues and expenditures and 2019 actual revenues and expenditures. The new facility should not appreciably change the operating costs and may decrease the costs due to higher energy efficiencies and reduced fuel bills. The operating costs specific to the Highway Department are highlighted.

TOWN OF GROTON - 2020 Approved Budget & 2019 Expenditures								
					Approved	2019	Approved	
					2020 Budget	Actual	2019 Budget	
II - EXPENDITURES (TOTAL)					1,362,981	999,083.21	1,248,452	
OPERATING BUDGET					764,796	707,515.61	766,652	
SPECIAL & INDIVIDUAL WARRANT ARTICLES					598,185.00	291,567.60	481,800	
			1 - GENERAL GOVERNMENT		290,076.00	264,391.64	302,550.00	
4130			EXECUTIVE		62,775	60,018.93	60,933	
	4130.1	Administrative Assistant Wages			45,885	45,301.22	44,533	
	4130.2	Selectmen Stipend			9,600	9,406.38	9,600	
	4130.3	Moderator/Assistant Salary			640	180.25	150	
	4130.4	Other Town Meeting Expense			50	0.00	50	
	4130.5	Contracted Services(Web hosting)			150	150.00	150	
	4130.6	Workshops & Seminars			400	55.00	400	
	4130.7	Telephone/Internet			1,200	1,243.80	1,200	
	4130.8	Mileage			400	414.51	400	
	4130.9	Supplies			1,000	824.14	1,000	
	4130.10	Postage			900	746.60	900	
	4130.11	Furniture / Fixtures			50	0.00	50	
	4130.12	Office Equipment Maintenance			600	530.03	600	
	4130.13	Hiring Expenses			400	25.00	400	
	4130.14	Other Expenses (CU recordings, etc.)			200	32.00	200	
	4130.15	Computer/maintenance/software			1,300	1,110.00	1,300	
4140			ELECTION/REGIST/VITAL STATS		57,975	52,080.83	55,304	
	4140.1	Town Clerk/Tax Collector Salary			30,606	30,268.61	29,714	
	4140.2	Deputy Wages			9,000	7,387.45	9,000	
	4140.3	Town Clerk/Tax Collector Dues			60	40.00	60	
	4140.4	Town Clerk Expenses			1,000	1,048.30	1,000	
	4140.5	Tax Collector Expenses			2,500	2,765.19	2,500	
	4140.6	Workshops & Seminars			2,000	1,562.30	2,000	
	4140.7	Telephone/Internet			1,450	1,483.68	1,450	
	4140.8	Computer Maintenance/Software			1,500	902.95	1,500	
	4140.9	Advertising			50	71.25	150	
	4140.10	Supplies/Advertising Election			200	1,148.77	1,550	
	4140.11	Supplies-General			1,300	933.57	1,300	
	4140.12	Postage			1,350	1,345.20	1,350	
	4140.15	Ballot Clerks			2,035	370.80	600	
	4140.16	Checklist Supervisors			2,924	922.98	1,330	
	4140.17	Mileage			2,000	1,829.78	1,800	
4150			FINANCIAL ADMINISTRATION		24,160	23,475.69	24,160	
	4150.1	Financial Reporting (Town Report)			1,200	973.82	1,200	
	4150.2	Auditing			4,750	3,750.00	4,750	
	4150.3	Assessing			15,000	15,623.50	15,000	
	4150.4	Treasurer Salary			3,000	3,000.00	3,000	
	4150.5	Deputy Treasurer Salary			50	18.75	50	
	4150.6	Mileage			150	109.62	150	
	4150.7	Supplies			10	0.00	10	
4153			LEGAL EXPENSES		11,000	8,227.39	11,000	
	4153.1	Claims, Judgments and/or Settlements			1,000	85.00	1,000	
	4153.2	Attorney Fees			7,000	3,124.29	8,000	
	4153.4	Junkyard Compliance			3,000	5,018.10	2,000	
4155			PERSONNEL ADMINISTRATION		71,100	70,201.48	87,750	
	4155.1	NH Retirement System			10,000	10,446.95	23,750	
	4155.2	Life & Disability Insurance			1,100	705.06	1,200	
	4155.3	Health Insurance			49,000	49,627.34	51,000	
	4155.4	FICA/Medicare			11,000	9,422.13	11,800	
4191			PLANNING AND ZONING		6,626	3,924.98	5,777	
	4191.1	Planning Board Postage			175	0.00	200	offset by revenues
	4191.2	Planning Board Advertisement			225	0.00	150	
	4191.3	Planning Board Mileage			25	0.00	25	
	4191.4	Recording Fees			175	80.00	200	offset by revenues
	4191.5	Planning Board Dues			1	0.00	1	
	4191.6	Planning Board Supplies			25	193.98	800	
	4191.7	Planning Board Seminars/Training			600	0.00	1	
	4191.8	Planning Board Legal			2,500	3,000.00	2,000	
	4191.81	Planning Board Master Plan & Zoning			1,000	651.00	500	
	4191.9	Zoning Board Legal			1,000	0.00	1,000	

	4191.10	Zoning Board Seminars		600	0.00	600	
	4191.11	Zoning Postage		100	0.00	100	
	4191.12	Zoning Mileage		50	0.00	50	
	4191.13	Advertising/notices		100	0.00	100	
	4191.14	Zoning Supplies		50	0.00	50	
4194		GENERAL GOVERNMENT BUILDINGS		22,405	21,505.85	24,105	
	4194.1	Town Hall Repairs & Maintenance:		3,000	1,625.44	4,000	
	4194.2	Town Hall Repairs & Maintenance: Wages		1,800	1,760.25	1,800	
	4194.3	Town Garage Repairs & Maintenance		4,250	3,933.06	4,250	
	4194.4	Transfer Station Repairs & Maintenance		1,500	3,916.89	2,200	
	4194.5	Cleaning Supplies		200	121.36	200	
	4194.6	General Supplies		500	450.07	500	
	4194.7	Contracted Services(Security Monitoring/Elevator)		2,355	2,715.62	2,355	
	4194.8	Town House Electric		2,800	2,165.08	2,800	
	4194.9	Town House Heat		6,000	4,818.08	6,000	
4195		CEMETERIES		5,802	5,145.00	6,151	
	4195.1	Cemetery Repairs & Maintenance		2,500	2,500.00	2,500	
	4195.2	Salaries/Lawn Care		2,000	2,000.00	2,000	
	4195.3	Supplies		250	270.00	500	
	4195.4	Mileage		1	0.00	100	
	4195.5	Fuel		1	0.00	1	
	4195.6	Advertising		50	0.00	50	
	4195.7	Site Work-River Road Cemetery		1,000	375.00	1,000	
4196		GENERAL INSURANCE		14,532	12,139.43	15,294	
	4196.1	Property & Liability Insurance		9,633	8,505.81	8,838	
	4196.2	Workers' Compensation		4,629	3,133.62	5,956	
	4196.3	Unemployment Compensation		270	500.00	500	
4197		ADVERTISING & REGIONAL		4,450	2,375.64	2,425	
	4197.1	Advertising		500	450.00	500	
	4197.2	Dues		1,950	1,925.64	1,925	
	4197.3	GHS		1,000	0.00	0	
	4197.4	NLRA		1,000	0.00	0	
4199		OTHER GENERAL GOVERNMENT		9,251	5,296.42	9,651	
	4199.1	Exigent/Hazardous Circumstances		1	0.00	1	
	4199.2	Forestry		800	160.00	1,200	
	4199.3	Tax Mapping		1,450	500.00	1,450	
	4199.4	* Grants/Engineering		7,000	4,636.42	7,000	off set by
		3 - HIGHWAYS AND STREETS		165,366	188,341.08	160,618	offset by Highway
4311		ADMINISTRATION		83,965	77,201.42	79,217	Block Grant
	4311.1	Road Agent Wages		45,500	47,075.65	41,860	
	4311.2	Assistants Wages		31,000	25,093.89	30,000	
	4311.3	Telephone/Internet		1,240	987.67	1,232	
	4311.4	Training & CDL Testing		500	460.00	400	
	4311.5	Electricity		1,100	953.35	1,100	
	4311.6	Heating Fuel		3,600	2,254.70	3,600	
	4311.7	Mileage		500	252.88	500	
	4311.8	Membership/Dues		25	25.00	25	
	4311.9	Supplies		500	98.28	500	
4312		HIGHWAYS & STREETS		80,301	109,993.50	80,301	
	4312.2	Vehicles-Equipment Maintenance & Repairs		15,000	13,062.11	15,000	
	4312.3	Contracted Services/Equipment Rentals		16,000	53,116.64	15,000	
	4312.4	Material		7,500	6,791.78	7,500	
	4312.5	Signs		500	283.50	500	
	4312.6	Uniforms		500	439.00	500	
	4312.7	Tools & Equipment Purchases		2,000	2,210.05	2,000	
	4312.8	Gas		4,500	2,150.13	5000	
	4312.9	Diesel		8,500	7,129.77	10,000	
	4312.10	Salt, Sand, Deicer		20,000	20,561.83	20,000	
	4312.11	Hydrants		1	0.00	1	
	4312.12	Culverts		1,500	1,500.00	1,500	
	4312.13	Safety		800	248.69	800	
	4312.14	Tree Maintenance		3,500	2,500.00	2500	
4316		STREET LIGHTING		1,100	1,146.16	1,100	
	4316.1	Utility Charges		1,100	1,146.16	1,100	
		4 - SANITATION		85,765	92,088.68	71,636	
4321		MONITORING		9,000	10,983.00	6,375	
	4321.1	Landfill Monitoring		8,000	9,983.00	5,375	
	4321.2	Landfill Repairs		1,000	1,000.00	1,000	
4324		SOLID WASTE DISPOSAL		76,765	81,105.68	65,261	
	4324.1	Wages		19,055	20,325.04	18,500	
	4324.2	Stipend		3,000	3,000.00	3,000	

	4324.3	Telephone			500	439.46	500	
	4324.4	Training & Certification			300	100.00	300	
	4324.5	Electricity			1,200	1,372.57	1,200	
	4324.6	Propane			350	164.66	500	
	4324.7	Supplies			350	229.80	350	
	4324.8	Compactor Related Expenses			1,000	0.00	1,000	
	4324.9	Mileage			300	62.64	300	
	4324.10	Dues			800	682.22	800	
	4324.11	Portable Toilet			1,860	1,860.00	1,860	
	4324.12	Transportation Costs/Solid Waste			45,000	44,830.93	30,000	
	4324.13	Recycle Costs			2,300	7,509.86	6,200	offset by revenues
	4324.14	Uniforms			150	150.00	150	
	4324.15	Safety			150	0.00	250	
	4324.16	Tire disposal			350	378.50	350	
	4324.17	Other (brush hog rental, etc.)			100	0.00	1	
		8 - CULTURE AND RECREATION			8,186	6,665.45	8,560	
4520		PARKS & RECREATION			6239	5,024.50	5989	
	4520.1	Maintenance of Parks			1000	739.38	1500	
	4520.2	Maintenance of Recreational Facilities			50	0.00	50	
	4520.3	Porta Potty			1,265	1,199.00	1,265	
	4520.4	Advertising			80	0.00	80	
	4520.45	Electricity			360	352.12	360	
	4520.5	Tapply Thompson Community Center			2,734	2,734.00	2,734	
	4520.6	Old Home Day			750	0.00	0	
		13 - CAPITAL OUTLAY			529,185	237,567.60	427,800	
4902	4902	MACHINERY, VEHICLES AND EQUIPMENT			130,000	0.00	0	
4903	4903	BUILDINGS			0	0.00	0	
4909	4909	IMPROVEMENTS OTHER THAN BUILDINGS			399,185	237,567.60	427,800	
		14 - INTERFUND TRANSFERS OUT			69,000	54,000	54,000	
4915	4915	TRANSFERS TO THE CAPITAL RESERVE FUND			69,000	54,000	54,000	
4916	4916	TRANSFERS TO EXPENDABLE TRUST FUNDS			0	0.00	0	

III. Maps, drawings, sketches, and photographs.

Please see on the following pages:

A. Maps – including the following:

- Exhibit 1 - FEMA Flood Map of existing site
- Exhibit 2 - Tax Map of existing site
- Exhibit 3 - FEMA Flood Map of proposed site
- Exhibit 4 - Tax Map of proposed site
- Exhibit 5 - Driveway Permit

B. Photographs – including the following:

- Existing and proposed sites
- Existing site during flood conditions
- Images of salt and sand sheds similar to what is proposed

C. Drawings and sketches - showing preliminary site and floor plans and elevations.

National Flood Hazard Layer FIRMette



71°50'23"W 43°42'29"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

20.2

17.5

15.0

12.5

10.0

7.5

5.0

2.5

0.0

North Arrow

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/4/2020 at 3:17 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

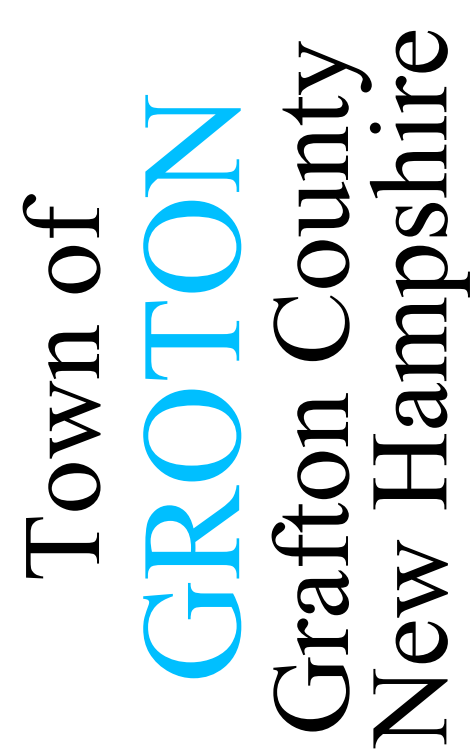
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April 2020

71°49'46"W 43°42'3"N

Feet

1:6,000



LEGEND

Map-Lot-Sub 1-79-1

Parcel Acreage 2 Ac.

d • S-survey • C-calculated

montage (feet) Tail

Full Class 6 POW

Classroom Placement

Rivers

Wetlands

Power Lines

Current Use

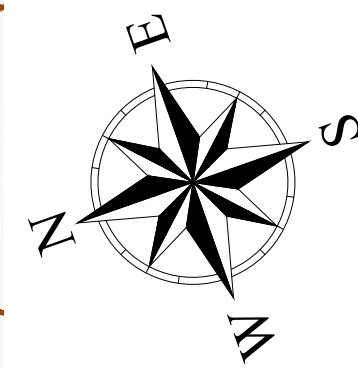
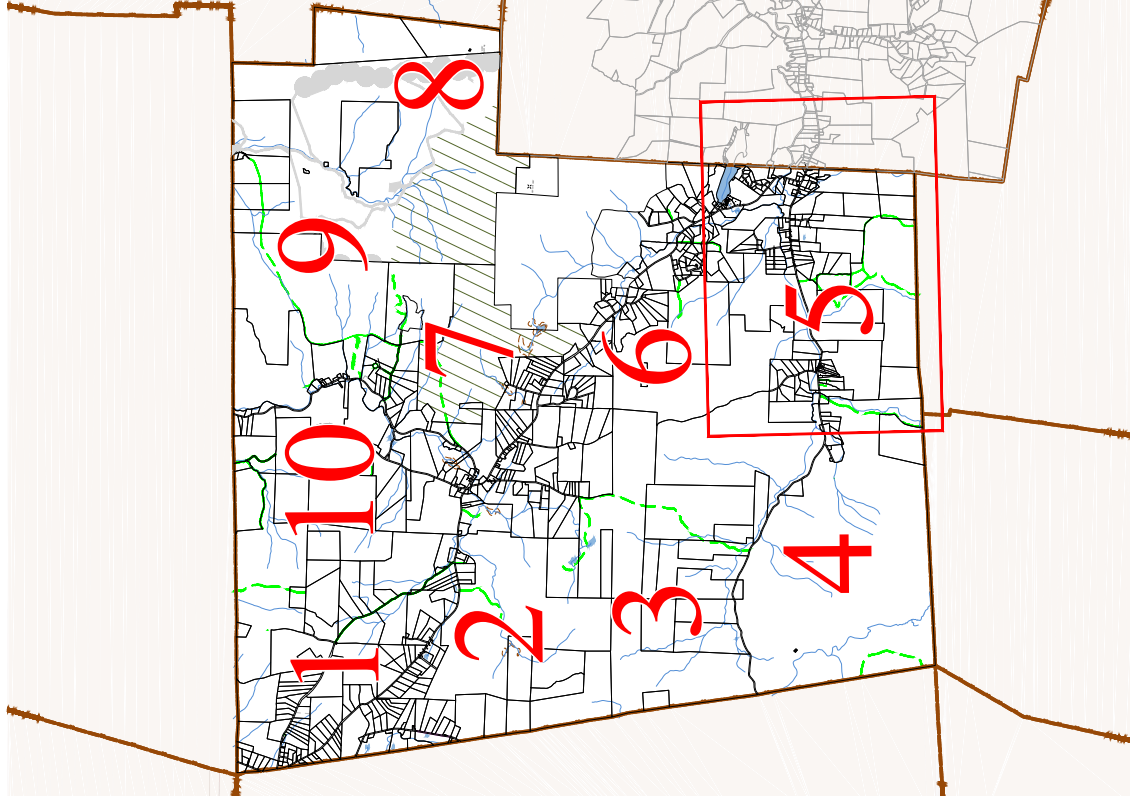
Easement Easment

Leased Land

SCALF

SCALE

Month	Number of Visitors
January	1450
February	350
March	750
April	1050
May	1250
June	1350
July	1400
August	1300
September	1150
October	950
November	700
December	550



MAP 5

Revised April 1, 2020

MAP NOTES:

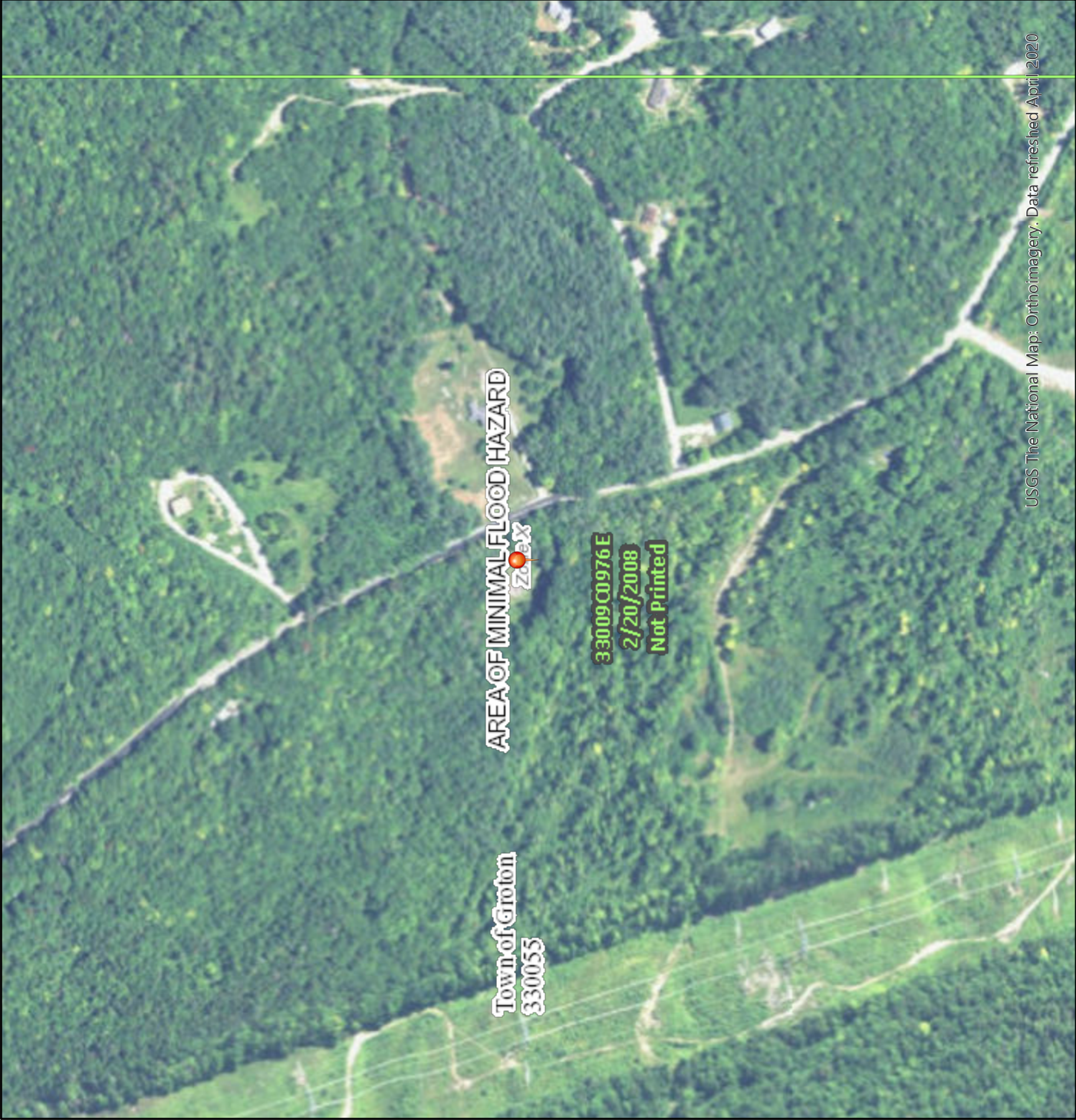
For Assessment Purposes
Not to be used for convenience

NAD83 NEW HAMPSHIRE STATE PLANES, US FOOT

National Flood Hazard Layer FIRMette



71°51'12"W 43°44'12"N



USGS The National Map: Orthoimagery. Data refreshed April 2020

71°50'35"W 43°43'46"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X



OTHER AREAS OF FLOOD HAZARD

OTHER AREAS



GENERAL STRUCTURES



Cross Sections with 1% Annual Chance Water Surface Elevation



OTHER FEATURES



MAP PANELS

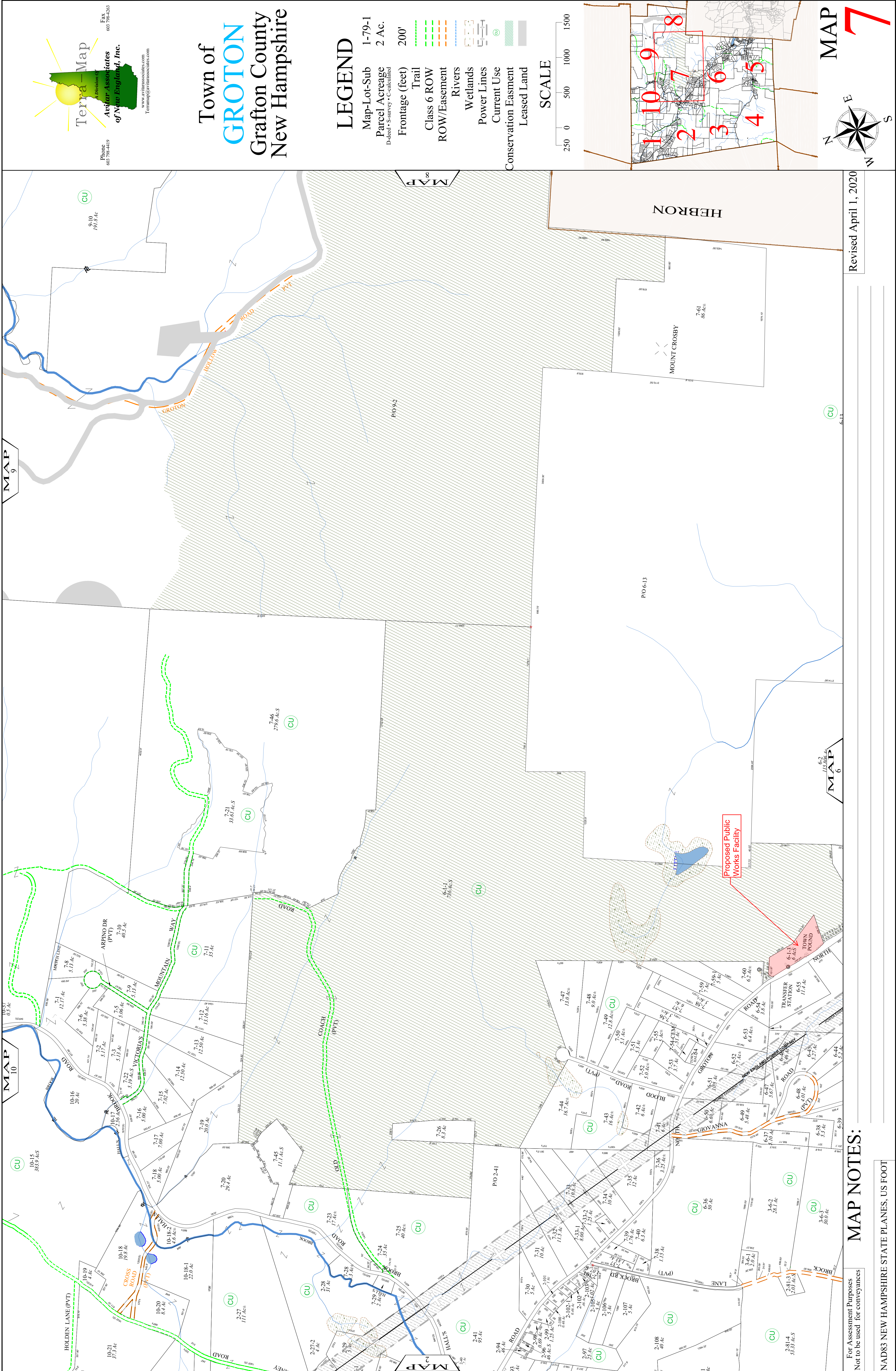


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/4/2020 at 3:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Revised April 1, 2020

MAP NOTES:

For Assessment Purposes
Not to be used for conveyances

NAD83 NEW HAMPSHIRE STATE PLANES, US FOOT



CHRISTOPHER D. CLEMENT,
SR.
COMMISSIONER

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 2 Office, 8 Eastman Hill Rd., Enfield, NH 03748 (603) 448-2654



JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

DRIVEWAY PERMIT

To: Robert Berti
Green Acre Woodlands, Inc.
PO Box 334
Rumney, NH 03266

City/Town: Groton
Route/Road: North Groton Rd (N05
Patrol Section: 203
Tax Map: 6
Lot: 1-3
Development:

Permit #: 02-193-0010
District: 02
Permit Date 3/26/2014

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining North Groton Rd (N0590043), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.69 miles north of intersection of Orchard Hill Lane and North Groton Road on the east side of North Groton Rd (N0590043).
SLD Station: 17000 () GPS: 43.74013 N 71.85262 W.

Specifications: This permit authorizes a paved access to be used as an Access for Town Highway Department drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located Varies.

The entrance shall be graded so that the surface of the drive drops 12-inches at a point 25-feet from North Groton Rd (N0590043) edge of pavement to create a drainage swale.

The driveway shall not exceed 25 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Applicant shall close the existing driveway to the lot completely. The drive shall be loamed and seeded accordingly. No further use of this driveway will be permitted.

If the applicant proposes to construct and install a sign for the Town of Groton Highway Department, the sign shall be placed a minimum distance of 25-feet the edge of pavement. In addition, the proposed sign structure shall not be constructed within the existing ditchline.

Applicant shall re-grade the existing side slope on the eastern side of North Groton Road accordingly to achieve the required 400-foot sight distance in the southern direction. All disturbed areas shall be loamed, seeded, and stabilized accordingly.

Applicant/homeowner shall annually maintain all necessary clearing of brush, trees, etc, so that the sight distance is not inhibited when entering/exiting driveway.

Upon completion of the construction of the new driveway, the applicant shall loam and seed all disturbed areas accordingly.

Applicant shall install the necessary erosion and sediment control measures during the construction of the driveway. All erosion and sediment control measures shall be maintained and remain in place until substantial vegetation growth has occurred.

Applicant shall grade the driveway accordingly so that no stormwater runoff flows onto the State of New Hampshire roadway.



Existing DPW 2-Bay Garage



Existing DPW Offices and Salt Shed



Photos of Existing Facility during Recent Flood Events





Photos of Proposed Site

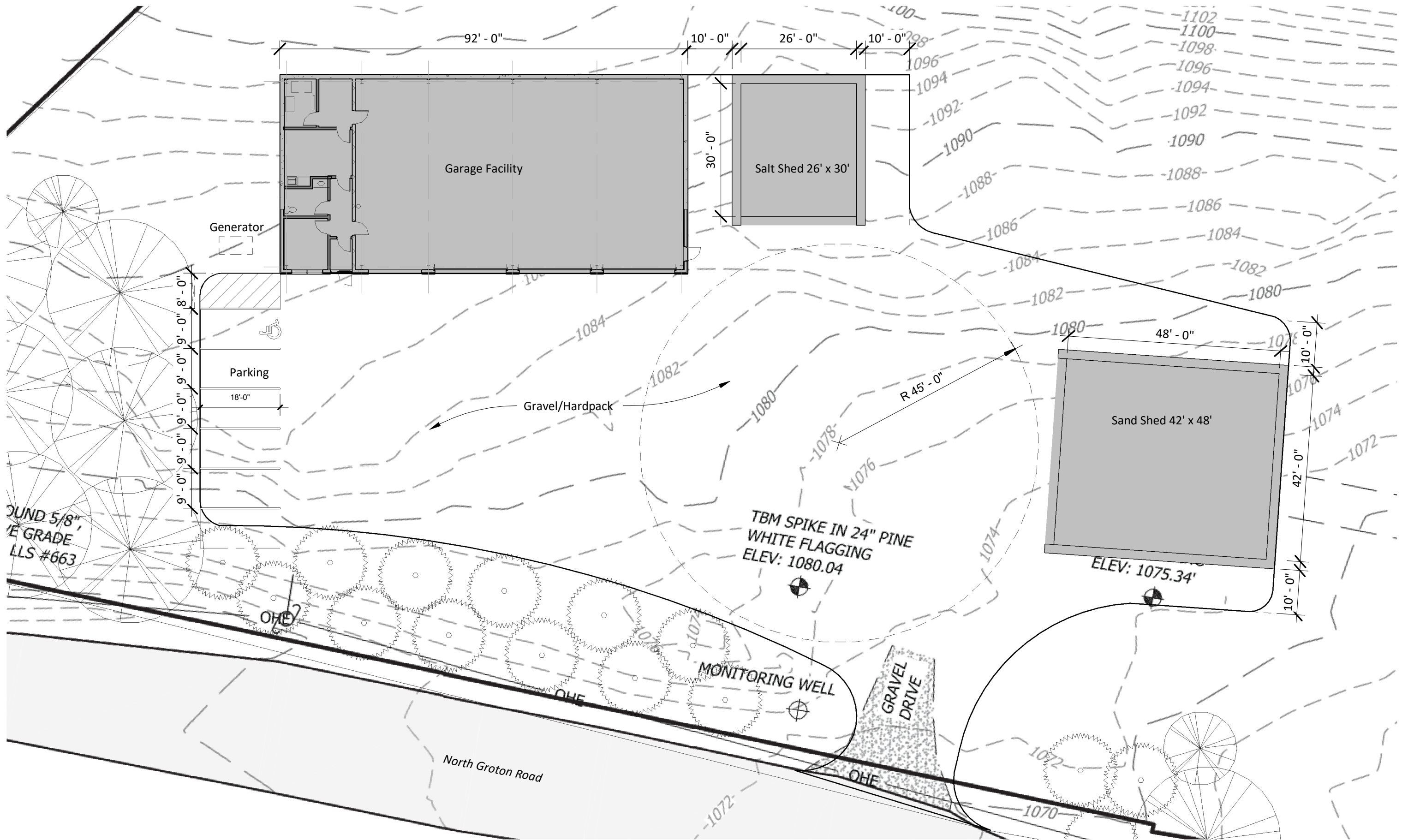




The proposed 26' x 30' Salt Shed consists of a pre-manufactured, steel-trussed, fabric wrapped structure resting on three or more tiers of concrete bin blocks similar to this image from Clear Span, Inc. of their "high boy" structures.



The proposed 42' x 48' Sand Shed consists of an pre-manufactured, steel-trussed, fabric wrapped structure resting on three or more tiers of concrete bin blocks similar to this image from Clear Span, Inc.



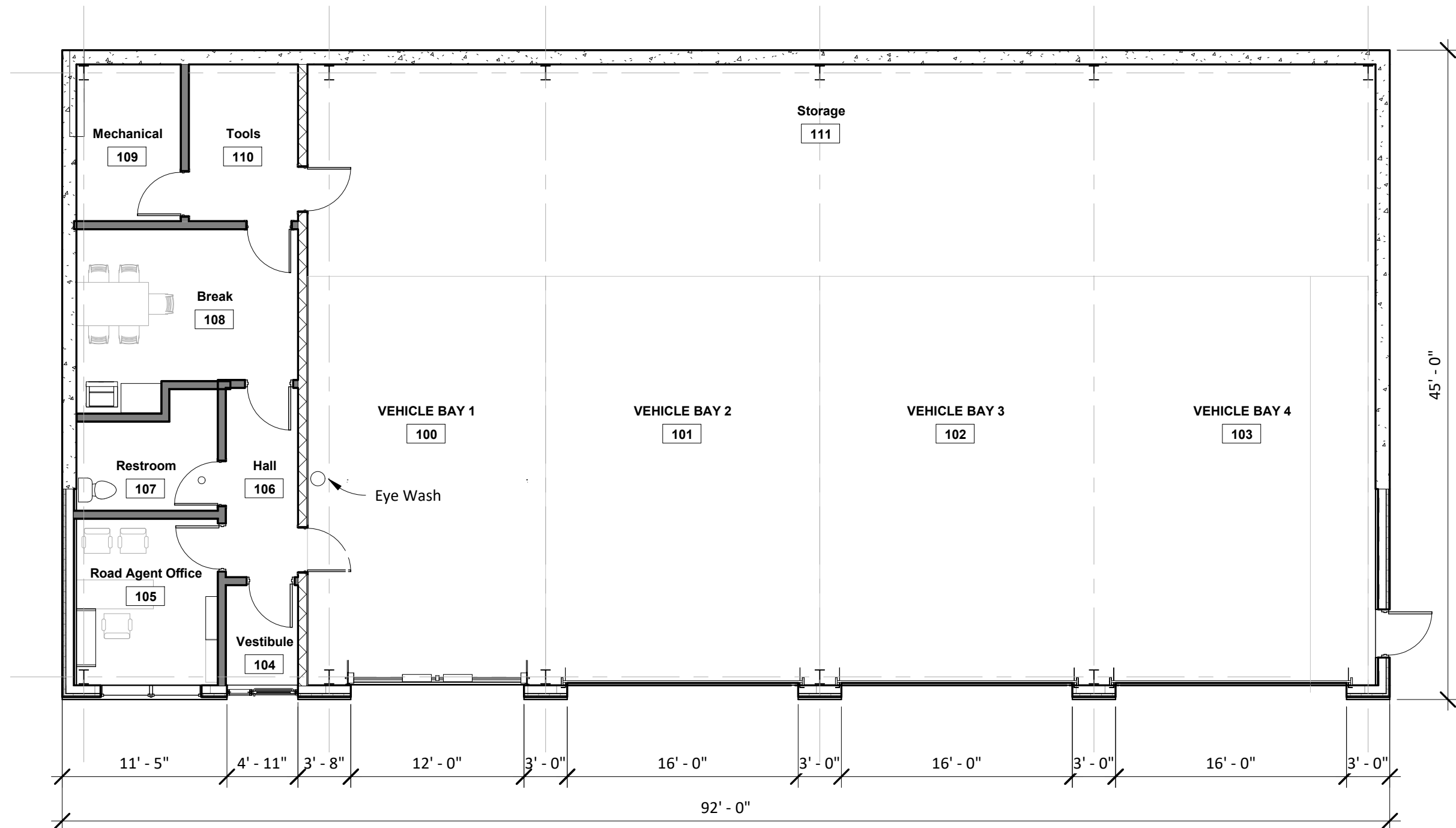
STUDIO NEXUS
ARCHITECTS+PLANNERS
PO Box 275, White River Junction VT 05001
802 275 5110 | www.studionexusarch.com

Town of Groton, NH

Highway Department Facility

Architectural Site Plan
SD0

August 26, 2020
1" = 20'-0"



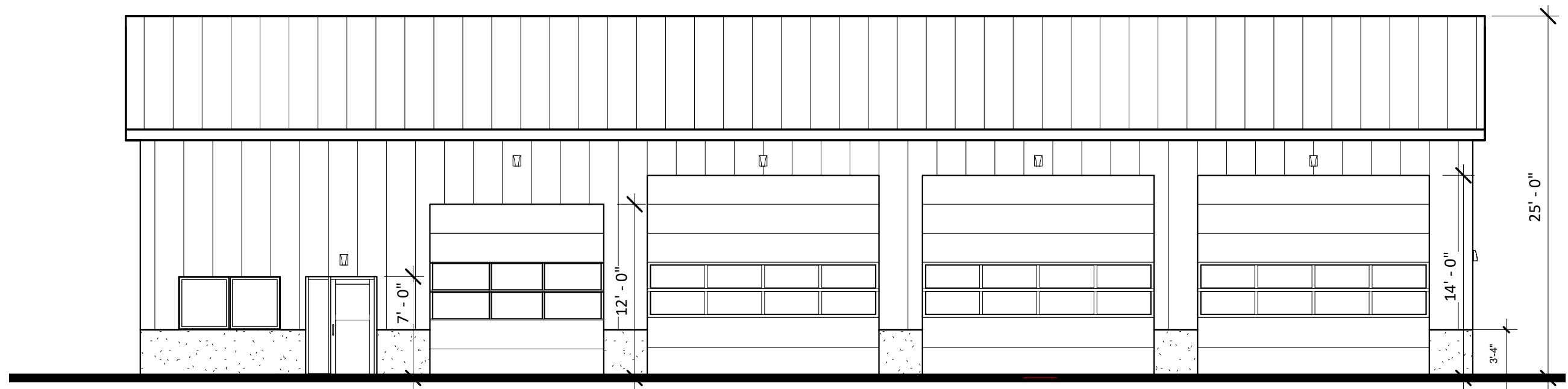
STUDIO NEXUS
 ARCHITECTS+PLANNERS
 PO Box 275, White River Junction VT 05001
 802 275 5110 | www.studionexusarch.com

Town of Groton, NH

Highway Department Facility



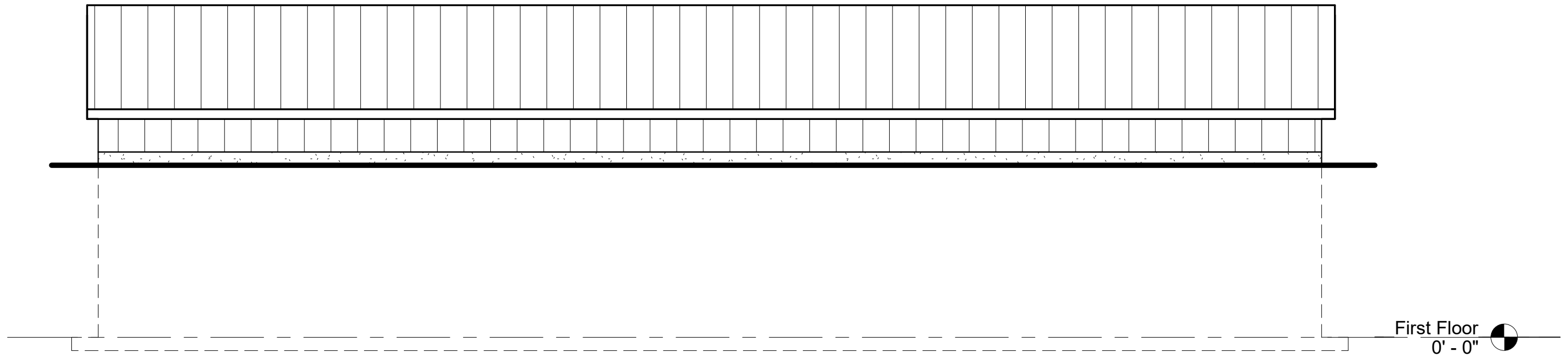
FIRST FLOOR PLAN
SD1
 August 26, 2020
 1/8" = 1'-0"



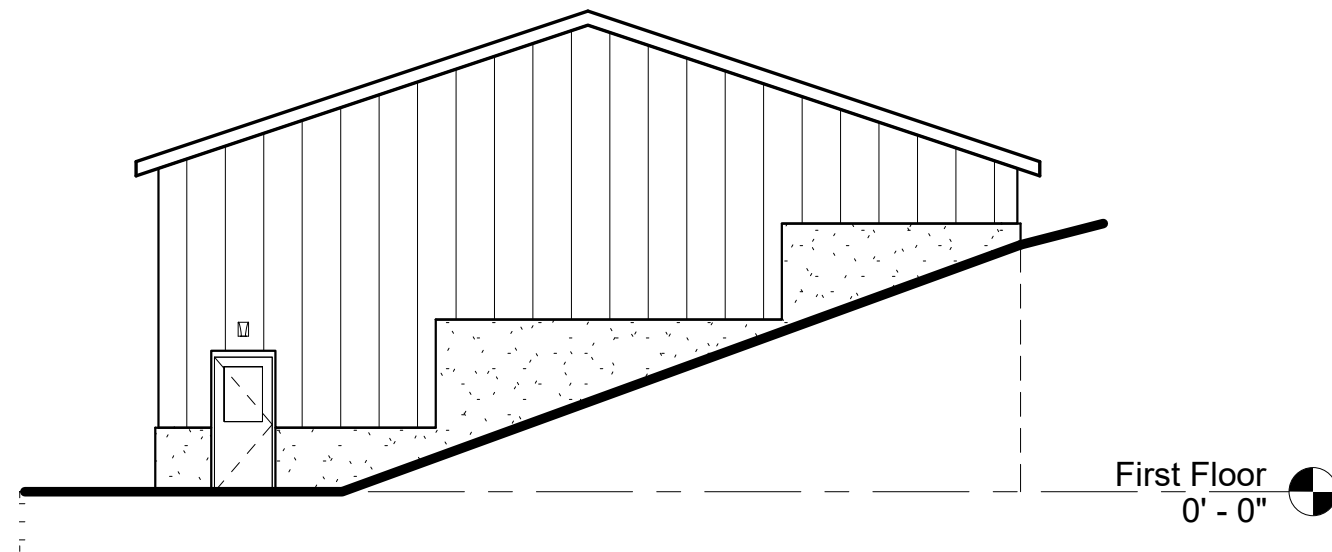
STUDIO NEXUS
ARCHITECTS+PLANNERS
PO Box 275, White River Junction VT 05001
802 275 5110 | www.studionexusarch.com

Town of Groton, NH
Highway Department Facility

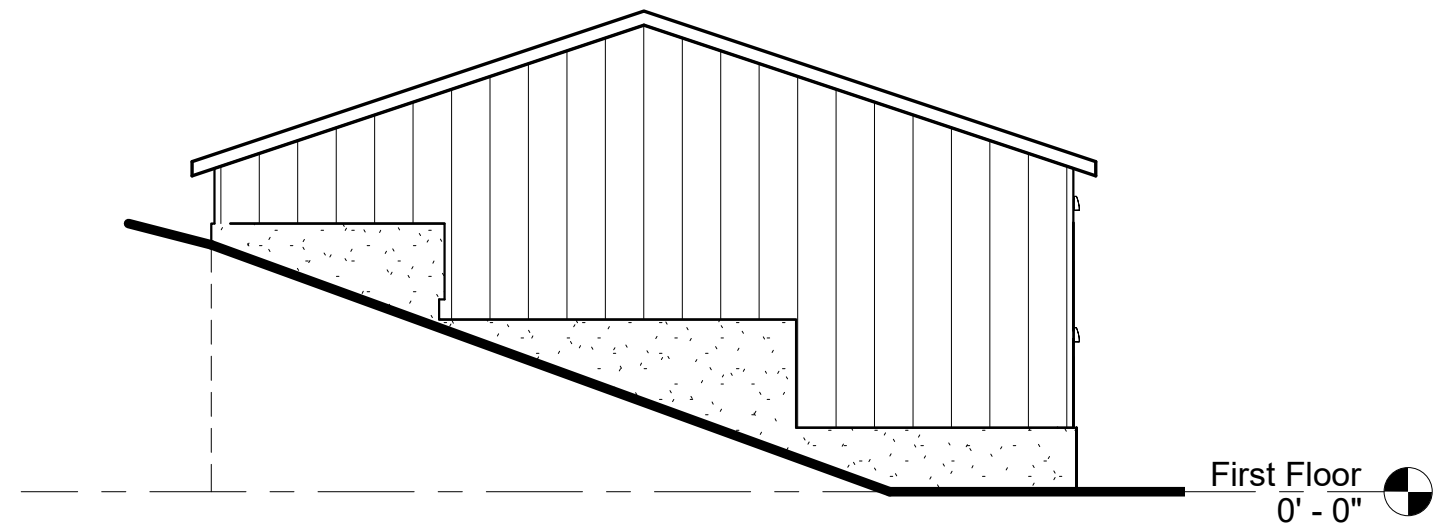
West Elevation
SD2
August 26, 2020
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"



① North Elevation
1" = 10'-0"



③ South Elevation
1" = 10'-0"



STUDIO NEXUS
ARCHITECTS+PLANNERS
PO Box 275, White River Junction VT 05001
802 275 5110 | www.studionexusarch.com

Town of Groton, NH
Highway Department Facility

Exterior Elevations
SD3
August 26, 2020
As indicated



STUDIO NEXUS
ARCHITECTS+PLANNERS
PO Box 275, White River Junction VT 05001
802 275 5110 | www.studionexusarch.com

Town of Groton, NH
Highway Department Facility

Perspectives
SD5
August 26, 2020