

# **CAPITAL IMPROVEMENT PROGRAM 2020 – 2026**

**Town of Deerfield, New Hampshire**



**Adopted by the Deerfield Planning Board on November 20, 2019**

# TOWN OF DEERFIELD, NEW HAMPSHIRE

## CAPITAL IMPROVEMENT PROGRAM

### 2020 – 2026

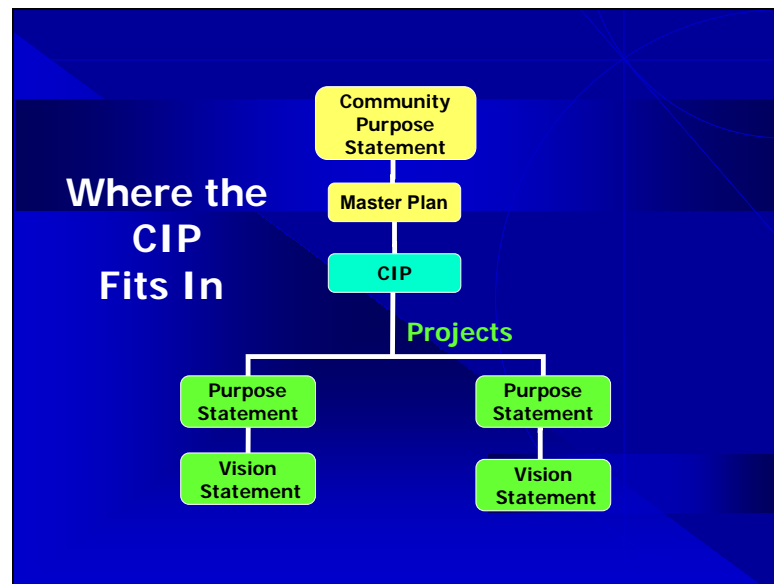
#### INTRODUCTION

In order to meet the Town of Deerfield's future needs, it is necessary to plan for major capital improvements and purchases far in advance. The Town accomplishes this by preparing a six-year Capital Improvement Program (CIP). The preparation and adoption of a (CIP) is an important part of our Town's planning process. The CIP is integrated with each year's annual budget. It is recommended that the CIP document be updated annually. This document shows the arrangement of projects in a sequential order based on the schedule of priorities and assigns an estimated cost and anticipated method of financing for each project.

The CIP, conforms to the requirements of "Title LXIV Planning and Zoning; Chapter 674; Local Land Use Planning and Regulatory Powers; Capital Improvement Program; Section 674:5-7". This document reflects long-term capital projects for schools, highway, police, fire and the parks, recreation and other departments. It is derived from the Town's Master Plan. See FIGURE 1.

FIGURE 1.

#### Town Planning Process



The CIP is an advisory document that serves a number of purposes, among them:

1. To provide a forward-looking planning tool for the purpose of contributing to the creation of a stable real property tax rate;
2. To aid the Town's elected officials, appointed committees, and department heads in the prioritization, coordination, and sequencing of various municipal and school improvements;
3. To provide the Town with a guide to be used by the Municipal Budget Committee, Board of Selectman, and School Board for their annual budgeting process;
4. To inform residents, business owners and developers of needed and planned improvements.

Programming capital projects and infrastructure over time promotes better use of the Town's limited resources. By looking beyond the first-year budget and projecting what, where, when, and how capital investments should be made, capital programming enables the Town to maintain an effective level of service to the present and future population.

The Capital Improvement Program Committee has defined any capital improvements as having a cost of at least \$20,000. Eligible items include new buildings or additions, land purchases, some studies, substantial road improvements and purchases of major vehicles and equipment.

The goal of the CIP is to establish a system of procedures and priorities by which to evaluate public improvement projects in terms of public safety, public need, project continuity, financial resources, and the strategic goals for the Town. The CIP allows Town departments to establish a methodology and priority system to continue providing efficient and effective services. It also provides an opportunity for citizens and interested parties to voice their requests for community improvement projects.

Although this CIP includes a six-year period, the CIP should be updated every year to reflect changing demands, new needs, and routine reassessment of priorities.

## **POPULATION PROJECTIONS**

The NH Office of Strategic Initiatives (NH OSI) Population Projections for the Town of Deerfield for Years 2015 through 2040 are shown in TABLE 1. The NH OSI estimates that Deerfield's growth rate between 2015 and 2020 will be roughly 5 percent and the Town's population will grow to 4,869 by 2025.

**TABLE 1  
GROWTH RATE**

<b>YEAR</b>	<b>POPULATION</b>	<b>AVERAGE ANNUAL GROWTH RATE</b>
2015	4,413	----
2020	4,631	4.94%
2025	4,869	5.14%
2030	4,978	2.24%
2035	5,040	1.25%
2040	5,052	0.24%

NH OSI Estimate

To understand where growth has been taking place within Deerfield, the total number of building permits issued for residential dwelling units between 2010 and 2018 are shown in Table 2.

**TABLE 2  
ISSUED BUILDING PERMITS BY YEAR**

<b>YEAR</b>	<b>NUMBER OF ISSUED PERMITS FOR DWELLING UNITS</b>
<b>2010</b>	<b>19</b>
<b>2011</b>	<b>15</b>
<b>2012</b>	<b>13</b>
<b>2013</b>	<b>14</b>
<b>2014</b>	<b>14</b>
<b>2015</b>	<b>28</b>
<b>2016</b>	<b>26</b>
<b>2017</b>	<b>24</b>
<b>2018</b>	<b>21</b>

(Source: Town Building Department)

The 2000 US Census indicates that owner occupied dwellings in Deerfield averaged 3.04 people per dwelling unit and rental units averaged 2.54 people per dwelling unit. The 2010 US Census indicates that these averages have decreased to 2.87 for owner occupied and 2.22 for rental units. Between 2015 through 2018, a total of 99 dwelling units were permitted.

## **CIP PREPARATION PROCESS**

Early in January of 2019, SNHPC staff met with Town Administrator and Department Heads to introduce the Capital Improvement Program process. The purpose of this initial meeting was to discuss the schedule of activities so that everyone was familiar and “on-board” with the CIP effort.

Throughout 2019, SNHPC participated in multiple meetings with Department Heads to review project submittals. In an effort to better understand and outline potential projects, SNHPC also met with the Parks and Recreation Commission and created a resident survey (see results in Appendix D) Additionally, SNHPC worked with the Deerfield Community School Board and School staff to assist with development of the scope and review of the School’s project submittals.

SNHPC synthesized project information from the various Town Departments, Boards and Committees, to form the basis of this document. The Deerfield Board of Selectmen met to review, prioritize, and provide scheduling input to Town projects. The Planning Board reviewed each project and project priority and held a public meeting with the Deerfield Fire Department and Police Department to review their Department’s respective projects.

Note: pages 7-11 provide Town projects and pages 12-16 are Deerfield Community School projects.

The “Schedule of Capital Improvement Program Projects” spreadsheet was then created. See APPENDIX A.

Supporting documentation for the Town of Deerfield Capital Projects can be found in APPENDIX B; Deerfield Community School Capital Projects supporting documentation can be found in APPENDIX C.

The completed Capital Improvement Program report was then reviewed and adopted by the Planning Board on November 20, 2019.

## **FINANCING METHODS**

The Town uses a variety of different local financing methods. Four of these methods require appropriations, either as part of the Town’s annual operating budget or as independent warrant articles at Town Meeting. These are described as follows:

**Current Revenue** – This is the most commonly used. It refers to those proposed projects and purchases that are to be funded by real property tax revenues within a single fiscal year.

**Capital Reserve** – Typically requires appropriations over more than one year, with the actual project being accomplished only when the total appropriations meet the project cost.

**Lease/Purchase** – This is used by the Fire Department for vehicle purchases.

**Bonds** – This form of financing is generally limited to the most expensive capital projects, such as major renovations, additions, or new construction of buildings or infrastructure. This method allows capital facilities requests to be immediately met while spreading out the cost over many years in the future.

**Impact fees** - These fees are collected from a new development to pay for new facility capacity and placed in a fund until they are either expended during a six-year period as part of project financing or they are returned to the party from whom they were collected.

**Grants/Donations** – These resources are from outside town government but have been committed to help finance a local capital project. Typical examples are grants, such as being obtained from the State of New Hampshire Department of Education, Office of School Building Aid for new education buildings; State of New Hampshire Department of Transportation; Federal Emergency Management Agency; and more.

**CAPITAL PROJECTS AND PURCHASES** A brief description of each project prioritized by the Planning Board and included in the 2020 to 2026 CIP schedule is provided below:

### **Town Capital Projects**

<b>1. Town Office Fire Safety Improvements</b>	
<b>Department</b>	Town Administration
<b>Total Cost</b>	\$78,000
<b>Year(s)</b>	2020
<b>Source of Funds</b>	General Funds
<b>Evaluation Score</b>	26/30
<b>Is the Project Due to Growth?</b>	No
<b>Board of Selectmen Priority</b>	High
<b>Appendix Reference</b>	B-1
<b>Project Description</b> This project involves all the Town Government Buildings. It will involve a long-range plan to pay for the necessary improvements to bring the buildings up to fire safety code.	

<b>2. Police Department Building: Pre-Bond Proposal</b>	
<b>Department</b>	Police Department
<b>Total Cost</b>	\$50,000
<b>Year(s)</b>	2020
<b>Source of Funds</b>	General Obligation Bonds
<b>Evaluation Score</b>	XX/30
<b>Is the Project Due to Growth?</b>	No
<b>Board of Selectmen Priority</b>	High
<b>Appendix Reference</b>	B-2
<b>Project Description</b> This item will fund a Pre-Bond Proposal for the New Police Department Building. The work includes a Site Evaluation, Programming/Planning/Site Schematic Design, and Design Services, Permitting, Bidding, and Estimating. This Pre-Bond Proposal is critical to the creation of a New Police Department, ensuring the most cost-effective analysis and planning to meet the needs of a currently substandard Police Department Facility. The work would commence in 2020.	

<b>3. New Police Department Building</b>	
<b>Department</b>	Police Department
<b>Total Cost</b>	\$1,400,000
<b>Year(s)</b>	2021
<b>Source of Funds</b>	General Obligation Bonds
<b>Evaluation Score</b>	27/30
<b>Is the Project Due to Growth?</b>	Yes
<b>Board of Selectmen Priority</b>	High
<b>Appendix Reference</b>	B-3
<b>Project Description</b> The current station itself is a remodeled section of an old elementary school that also houses the town offices and a few lease tenants most notably a hair salon and a pizza shop.  In 2015 a Risk Assessment was conducted by Primex, NH Public Risk Management Exchange. In their report they noted several limitations with the existing facility which were documented and included in the final report; these include Communicable Disease/Sanitation, Fire Detection System, Fire Protection System, Prisoner	

Processing, Video Monitoring, Evidence/Property management, Staff Facilities, Juvenile Facilities, Privacy concerns, Secured Lobby, Systems Safeguarding, Security - Paper records/Firearms.

A 2019 Town Warrant contained an article that proposed \$50,000.00 for engineering and architectural plans to begin the process for a potential building on a chosen site across from the Town Offices on land owned by the Town, unfortunately it failed. No work has been done this year. The Board of Selectmen are meeting with USDA officials later in September of 2019 to discuss the possibility of take a low interest loan to build the PD.

The Board met on 9/16/19 to determine CIP priorities, the PD build was rated of highest priority and the top project to begin work on.

#### 4. Emergency Paging System & Telephone System Upgrade

<b>Department</b>	IT
<b>Total Cost</b>	\$15,589
<b>Year(s)</b>	2021
<b>Source of Funds</b>	General Funds
<b>Evaluation Score</b>	XX/30
<b>Is the Project Due to Growth?</b>	No
<b>Board of Selectmen Priority</b>	Medium
<b>Appendix Reference</b>	B-4

##### **Project Description**

###### Emergency Paging System

There is currently no effective method to alert individuals inside and outside of Town Offices of an emergency such as an active shooter. This paging system would give any individual who has access to a phone set connected to the Town PBX system the ability to place an alert in case of an emergency over internal speakers placed in various locations in the Town Offices G. B White building. The system would also alert individuals located outside of the G. B. White building via building via outside loudspeakers.

###### Telephone System Upgrade

Existing PBX system 13 years old. Replacement phone sets unavailable as they become defective. The parts to repair PBX are becoming more difficult to come by.

#### 5. Pumper Tanker Replacement

<b>Department</b>	Fire Rescue
<b>Total Cost</b>	\$615,000; annual cost \$2,5000
<b>Year(s)</b>	2021
<b>Source of Funds</b>	General Funds, FEMA Grant
<b>Evaluation Score</b>	27/30
<b>Is the Project Due to Growth?</b>	Yes
<b>Board of Selectmen Priority</b>	Medium
<b>Appendix Reference</b>	B-5

##### **Project Description**

The current apparatus fleet of the department is aging; especially two specific pieces of apparatus that are beyond life cycle and past the town's replacement schedule. Engine 3 (1980 International Pumper/ Engine) and Tank 2 (1987 Ford Tanker); both of these apparatuses do not pass their required annual pump tests and do not comply with modern NFPA and other industry standard safety measures. NFPA recommends the apparatus be taken out of service at the 25 year mark; these two trucks have passed that measure and in some cases by over a decade. These vehicles lack modern safety measures that are found in vehicles today; as well as modern lighting and other components required by NFPA. Due to the current facility constraints we are proposing replacing these two pieces of apparatus with one combo "pumper/ tanker". This single piece of apparatus would be able to accomplish the mission of the two current units while reducing the resources and budget costs to maintain two separate aged pieces of apparatus. Over the past few years the department has contracted several different industry



manufactures of fire apparatus to determine feasibility of this type of combination truck fitting in either station. All manufactures for assured the department that they would be able to accommodate our specific size constraints and still fulfill our needs. During this time, we have applied for several grants from the federal government for replacement of these outdated trucks but have been unsuccessful to date.

<b>6. EMS Vehicle Replacement/ Ambulance Purchase</b>	
<b>Project Name</b>	EMS Vehicle Replacement/ Ambulance Purchase
<b>Department</b>	Fire Rescue
<b>Total Cost</b>	\$225,00
<b>Year(s)</b>	2022
<b>Source of Funds</b>	General Funds, General Obligation Bonds
<b>Evaluation Score</b>	23/30
<b>Is the Project Due to Growth?</b>	Yes
<b>Board of Selectmen Priority</b>	Medium
<b>Appendix Reference</b>	B-6
<b>Project Description</b> <p>The primary ems response vehicle for the department is currently 2 years beyond its anticipated replacement schedule. The department operates a 2004 Chevy Express Van, this vehicle is starting to age out and yearly maintenance costs continue to rise. Along with the call volume for EMNS increasing the use and wear and tear on the vehicle also increases; as the department and community continue to grow we need to be able to adapt to our current and future needs. At this time the community utilizes Raymond Ambulance as our contracted Ambulance service for the town. In the next few years their contract will be under negotiations for review and renewing. The project cost listed above is current purchase price for an ambulance; we are looking to transition the department from a strictly non transporting model to having the capabilities to transport when Raymond Ambulance Is not available or our staffing and patient status requires that transport is expedited. The current vehicle is limited in seating for members with only two seats; this tends to cause issues on emergency scenes where driveways and roadways often have limited space to fit vehicles. Having too many personal vehicles on scene can lead to issues with space when the Ambulance and possible paramedic intercept vehicle arrive on scene. The purchase of an Ambulance of the CIP cycle will assist the department in meeting our current needs and preparing for the community's future needs.</p>	

<b>7. Central Station Upgrades/Relocation</b>	
<b>Department</b>	Fire Rescue
<b>Total Cost</b>	\$2,000,000
<b>Year(s)</b>	2023
<b>Source of Funds</b>	General Funds
<b>Evaluation Score</b>	25/30
<b>Is the Project Due to Growth?</b>	Yes
<b>Board of Selectmen Priority</b>	Medium
<b>Appendix Reference</b>	B-7
<b>Project Description</b> <p>Over the past 20 years there have been several reviews, suggestions and proposals for either a new fire station, safety complex or addition to the central fire station. The needs of the department continue to grow as well as the needs of the community. Our central station was reviewed in 2015 by our insurance company and found several OSHA violations from a visual inspection. The does not take into account other safety issues and future capability requirements the building poses. Due to the different plans over the years it is difficult to speculate or estimate on the total cost and annual budget impact. Similar to the approach the Board of Selectman is taking with the anticipated new police station; a review and guided approach to the future of the Fire Rescue Department is needed to further explore this much needed facility upgrade or replacement. I have attached the 2015 Primex Report to highlight some of the safety issues highlighted during this review. The current facility is inadequate for</p>	

the modern role the fire/ ems services play in the community; not including preparing for the future needs of both the department and community.

#### 8. Transfer Station Upgrade and Expansion Study

<b>Department</b>	Transfer Station
<b>Total Cost</b>	\$20,000
<b>Year(s)</b>	2023
<b>Source of Funds</b>	General Funds
<b>Evaluation Score</b>	17/30
<b>Is the Project Due to Growth?</b>	Yes
<b>Board of Selectmen Priority</b>	Medium
<b>Appendix Reference</b>	B-8

##### Project Description

Deerfield's Transfer Station is experiencing multiple challenges in both recycling and rubbish disposal. Industry changes have brought on new challenges, for example, some recyclables can no longer be sold as revenue but now are costing the community per ton to remove. The recycle market is somewhat volatile at present. Rubbish removal, the availability of hauling companies to remove the boxed containers also has its challenges. Due to the size and weight, special permits are needed. A smaller unit would allow less challenging contracts to be made with outside vendors.

This project is to provide a professional study of the Transfer Station, provide recommendations for expansion and strategic upgrades to the process. This would allow for cost-saving techniques to ensure Deerfield is running at the most efficient capacity. The study will include engineered review and recommendations, conceptional plans for construction of future expansion of the transfer station to increase capacity to accommodate the present population and future growth of the community. Projected life expectancy 30 plus years.

#### 9. Town Hall Elevator

<b>Department</b>	Town Administration
<b>Total Cost</b>	\$300,000
<b>Year(s)</b>	2025
<b>Source of Funds</b>	General Funds
<b>Evaluation Score</b>	24/30
<b>Is the Project Due to Growth?</b>	No
<b>Board of Selectmen Priority</b>	Low
<b>Appendix Reference</b>	B-9

##### Project Description

The elevator installation has been an ongoing project for the Heritage Commission; appearing in several warrant articles over the years. The Town Hall second floor is used for a variety of events and continues to be regularly used for gatherings. There is only one way up to the second floor, via a central spiral staircase. This obviously does not comply with current ADA law. The Heritage Commission has committed \$10,000.00 towards the project.

#### 10. Town Office Partial HVAC Installation

<b>Department</b>	George B. White Building
<b>Total Cost</b>	\$20,000
<b>Year(s)</b>	2025
<b>Source of Funds</b>	General Funds
<b>Evaluation Score</b>	17/30
<b>Is the Project Due to Growth?</b>	No
<b>Board of Selectmen Priority</b>	Low
<b>Appendix Reference</b>	B-10
<b>Project Description</b>	

The George B. White Building houses the Town Offices. The Middle and End sections of the building have split air conditioning units installed. The Front offices do not, each year window units are installed in each office. The concern is the wear and tear on the recently replaced new windows throughout the building and the inefficiency of window units compared to mountain split unit air conditioners. The belief is that the newer units would provide more efficiency and better cost savings than the older window units; without the wear to the windows themselves.

#### 11. South Station Facility Improvements

<b>Department</b>	Fire Rescue
<b>Total Cost</b>	\$420,000
<b>Year(s)</b>	2026
<b>Source of Funds</b>	General Funds
<b>Evaluation Score</b>	28/30
<b>Is the Project Due to Growth?</b>	Yes
<b>Board of Selectmen Priority</b>	Low
<b>Appendix Reference</b>	B-11

#### Project Description

The second fire station in Deerfield was completed in the 1980s; it was recently updated with cosmetic work but lacks several required safety measures similar to our central fire station. The Fire Department Risk assessment performed by our insurance carrier Primex is attached for review. While this report covered central station many of the issues also relate to the Birch Road Fire Station. This station renovation is anticipated of the newest fire truck being housed at the facility; due to height restraints some modifications were performed.

Currently some of the major safety and health issues that the building faces are:

1. No Fire Protection System (Sprinklers)
2. No Vehicle Exhaust Mitigation System. (Grants are available further investigation would be required for upgrades/ room available at this facility to accommodate this system).
3. Gear Storage Room
4. General Space Constraints/ Concerns
5. Temporary Back Up Generator to power overhead doors. No Backup Power for heat or other vital components.
6. No Hot Water
7. No Shower for member Decontamination
8. No Room for future expansion of capabilities / response ability from current station design. Addition required.

## Deerfield Community School Capital Projects

<b>1. DCS Decommission of Modular Units and Facility Expansion Phase I: Design Development</b>	
<b>Department</b>	Deerfield Community School
<b>Total Cost</b>	\$285,200
<b>Year(s)</b>	2020
<b>Source of Funds</b>	TBD
<b>Evaluation Score</b>	___/30
<b>Is the Project Due to Growth?</b>	Yes
<b>School Board Priority</b>	High
<b>Appendix Reference</b>	C-1, C-4
<p><b>Project Description</b></p> <p><b>Project Goal:</b></p> <p>The first phase of this project is intended to examine staff and student needs and then develop conceptual architectural designs for needed building expansion. In phase two, construction will be implemented. Expanding the school would increase student and teacher safety and security, improve service for students, ensure all spaces are to code, and investing in a school expansion will reduce liability and save costs in modular leases and in upkeep.</p> <p>Expansion seeks to eliminate the need of modular use by expanding the number of classrooms as well as allowing for additional office space for staff. To commence with programming and building design to the "Design Development" level, that is, just short of commencing with the creation of "Contract Documents", that is, drawings and specifications for construction, is \$277,200. It is expected this phase would take about 3-4 months.</p> <p><b>Project Overview:</b></p> <p>For the past twenty years, DCS has managed facility needs by converting spaces designed for storage, meeting, and library use to cramped office spaces. Modular units have been leased for temporary classroom space, and marginal areas, such as areas under stairwells have been used for storage. Some classrooms are roaming as there is no actual classroom space available. Conditions for modular units have reach a critical point as their design life expectancy has been reached. Furthermore, fire-safety codes have been cited as closets are not meant to be used as office space and stairwells are not meant for storage.</p> <p><b>Modular Buildings:</b> There are currently two modular units being utilized. Each modular has two classrooms. Modulares are approximately 20 years old, with an estimated lifespan of 25years. Modular roofs were recently replaced. Tiles in the entrance of modulares are peeling and coming up. Each modular has its original carpeting with visible stains and overall wear from 20 years of use. There are no bathrooms in the modular – students have to walk from modular classrooms to bathroom facilities inside the main school building, posing a potential safety risk. Annual Modular fee is around \$32,196 for both modulares.</p> <p><b>Existing Conditions and Issues:</b> DCS Expansion is needed due to current overcrowding, and projected growth documented in a 2018 demographic space needs. Some of the currently facility issues include:</p> <ul style="list-style-type: none"> <li>• Storage closets are being used for staff office space.</li> <li>• There is no classroom for the Health Class.</li> <li>• One Quarter of the Library's space has been repurposed for DCS' STEM Lab.</li> <li>• There is currently no teacher's lounge or workroom as former conference room has been turned into the Assistant Principal's office.</li> <li>• The School has received verbal warnings regarding use of closet space for office use and for creating storage within stairwells.</li> <li>• Modular units have reached their life expectancy, are not physically connected to the building and are a security risk to teachers and students.</li> <li>• Teacher offices are lacking.</li> <li>• Internal storage areas are lacking.</li> </ul>	

- There is no flexible education space.

#### **Traffic Flow Redesign: Design & Engineering**

DCS has an approximate volume of 80 cars per day during the school year as well as seven buses and one special needs bus. There are also some walkers and bicyclists. During popular events (e.g. concerts, cookouts, curriculum nights) the driveway is so crowded that emergency access could be impacted. Traffic during regular drop-off and pick-up hours is becoming problematic with cars spilling over onto North Rd.

The project will likely be conducted in two phases: first the traffic needs will need to coincide with school expansion, estimated timeframe – 2021 for design and 2023 for construction, to coincide with building expansion. Chosen consultant would provide transportation planning and engineering services in support of improvements to traffic flow for the Deerfield Community School campus and an expansion to the Deerfield Community School building. These efforts will include:

1. An evaluation of existing conditions and providing options for on-site circulation with respect to a new access road, drop-off/pick-up areas for buses and parents/guardians, and emergency access.
2. Review of manual turning movement and transportation modal counts (provided by SNHPC including automobiles, buses, pedestrians, and bicyclists) while schools are in regular session during the weekday morning peak period of generator (7:30-8:30 AM) and the weekday afternoon peak period of generator (2:00-3:30 PM) at the North Road intersection with the Deerfield Community School driveway.
3. Site visit to conduct observations during the school peak drop-off and pick-up periods to identify operational deficiencies.
4. Review of roadway geometry and accessibility at existing site entrances (i.e., at North Road, at both ends of the horseshoe driveway, and at the rear parking area near the baseball field).
5. Estimation of the additional site-generated traffic volumes for the proposed school expansion project based on Institute of Transportation Engineers (ITE) Trip Generation methodologies. Deerfield Community School will provide student population (enrollment) for existing conditions and proposed projections to help support the trip-generation estimates.
6. Identification of options to assist in alleviating safety and efficiency deficiencies. Improvement options will be depicted on a conceptual sketch using available aerial imagery. The improvements would include treatments for such items as pavement markings, signage, parking areas, pedestrian travel routes, and an internal roadway system.

Project Timeline: Phase 1 – 2020 for space needs and architectural conceptual design.


Design Development: \$278,000

Traffic Flow Redesign Design & Engineering: \$7,2000

(Source: Fred Matuszewski, CMK Architects P.A.)

#### **Photos**



<b>2. Gym Floor Replacement</b>	
<b>Department</b>	Deerfield Community School
<b>Total Cost</b>	\$85,000
<b>Year(s)</b>	2020
<b>Source of Funds</b>	TBD
<b>Evaluation Score</b>	___/30
<b>Is the Project Due to Growth?</b>	Yes
<b>School Board Priority</b>	High
<b>Appendix Reference</b>	
<p><b>Project Description</b></p> <p>DCS currently provides gym space for both school and town use. Aside from regular school use, the Parks &amp; Rec Department uses the DCS gym extensively for basketball. The gym floor is in need of regular repair and needs a complete replacement with a cushioned laminated system or similar. The gym is approximately 95 x 70, or 6,650 square feet</p> <p>The gym floor is approximately 29 years old. There is no sub-floor, making the gym an extremely hard surface, posing a safety risk for students and members of the public who utilize the gym. There are multiple tripping hazards due to panel replacements or areas in need of replacement. DCS is running out of replacement wood panels for future repair needs.</p> <p>The cost is based on recent figures from SAU 19, Goffstown Middle School, their gym floor was slightly larger at 8000 sf and cost \$12/sf or a total of \$97,000. The Facilities Manager explained that the cost per square foot is more expensive the smaller the project. At the same rate, DCS's estimate would be \$79,800. The School Board may want to consider an inflation factor and contingent factor for possible higher rate.</p>	
	

<b>3. Construction of New Septic Fields &amp; Upper Athletic Field Stabilization</b>	
<b>Department</b>	Deerfield Community School
<b>Total Cost</b>	\$300,000
<b>Year(s)</b>	2021
<b>Source of Funds</b>	TBD
<b>Evaluation Score</b>	___/30
<b>Is the Project Due to Growth?</b>	Yes
<b>School Board Priority</b>	High
<b>Appendix Reference</b>	C-1
<p><b>Project Description</b></p> <p>The building sanitary system is served by a 6,000-gallon septic tank which is pumped up to two leach fields located behind the building. The septic was installed in 2011. The domestic water is supplied by a LPG fired boiler with a 400-gallon capacity storage tank. The storage tank is not insulated. The plumbing fixtures types/manufacturers are not consistent throughout the building. The sanitary and vent piping is a mixture of cast iron, copper and PVC. Kitchen is served with LPG for cooking equipment and a 2,500-gallon exterior grease trap. The modular classrooms are not served by any plumbing systems requiring students to travel into the main building to use the facilities. (Engineering Study, CMK Architects P.A.)</p>	

The DCS Engineering study discusses, at length, the need to evaluate, and possibly replace existing septic systems, at minimum, in part. An allowance of \$200,000 should be allocated to the potential construction of new septic fields. (Source: Fred Matuszewski, CMK Architects P.A.)

#### **Field Stabilization**

Additionally, the upper field is becoming increasingly unstable. As fill settles into lower levels, sinkholes regularly appear on surface of playing field, creating a trip and fall hazard for students using the field. Currently the school is regularly filling in the sink holes with fill. A long-term solution involves rebuilding the top ~20ft of the field. The work can be estimated at \$100,000, bringing the total project cost to \$300,000.

#### **4. DCS Decommission of Modular Units and Facility Expansion Phase II: Architectural & Engineering; Construction; Traffic Flow Redesign Construction**

<b>Department</b>	Deerfield Community School
<b>Total Cost</b>	\$9,578,480+
<b>Year(s)</b>	2022
<b>Source of Funds</b>	TBD
<b>Evaluation Score</b>	___/30
<b>Is the Project Due to Growth?</b>	Yes
<b>School Board Priority</b>	High
<b>Appendix Reference</b>	C-1

#### **Project Description**

##### **Architectural & Engineering**

The 2017 Engineering Study reported approximately \$2M is the estimated cost to renovate and bring the school to current educational standards in the Architectural, Mechanical, Electrical and Plumbing disciplines. The building needs upgrading in several areas, ventilation being primary among them. After closer consideration this number has been updated as described below.

The modular buildings contain 4 classrooms and educational services are delivered in a number of spaces not originally intended for their use. Planned within the report is a new wing of 20,000 SF to accommodate not only the 4 classrooms but needed specialized educational space and storage. Current estimates for new school buildings is about \$330 per SF. Thus, an addition would cost approximately \$6,600,000.

Also noted in the report is the need to work with the Department of Environmental Services on several levels. There is an issue with the facility's proximity to Freeze's Pond, and the need for review and approval of design and construction.

The total of construction can be estimated at \$8,600,000. A reasonable A&E fee can be calculated at 9%, or \$792,000. Therefore, the total project amount is \$9,392,000 for expansion construction. Additionally, the construction of the Traffic Flow Redesign project will take place along-side this project. Currently, there is no cost estimate for the Traffic Flow Redesign construction.

(Source: Fred Matuszewski, CMK Architects P.A.)

#### **5. Roof Replacement**

<b>Department</b>	Deerfield Community School
<b>Total Cost</b>	\$186,480
<b>Year(s)</b>	2022
<b>Source of Funds</b>	TBD
<b>Evaluation Score</b>	12/30
<b>Is the Project Due to Growth?</b>	No
<b>School Board Priority</b>	Medium
<b>Appendix Reference</b>	C-2
<b>Project Description</b>	

During an engineering study, the School roof was found to have leaks and it will need replacement within 5 years. The roof is largely intact with minor periodic leaks. Emergency winter repair of a failed roof would be more expensive than planning ahead and budgeting for a summer repair. The Gym roof was replaced between 5 and 10 years ago. The majority of the roof is approximately 30 years old. Roof replacement would take place in 2021.

<b>6. Solar Installation</b>	
<b>Department</b>	Deerfield Community School
<b>Total Cost</b>	+/- \$303,600
<b>Year(s)</b>	2025
<b>Source of Funds</b>	TBD
<b>Evaluation Score</b>	___/30
<b>Is the Project Due to Growth?</b>	No
<b>School Board Priority</b>	Low
<b>Appendix Reference</b>	C-3
<b>Project Description</b>	
This project is the purchase, after 6 full years of use, of solar panels installed at DCS, per example PPA.	

<b>7. Additional DCS Playing Field</b>	
<b>Department</b>	Deerfield Community School
<b>Total Cost</b>	\$TBD
<b>Year(s)</b>	2026
<b>Source of Funds</b>	TBD
<b>Evaluation Score</b>	5/30
<b>Is the Project Due to Growth?</b>	Yes
<b>School Board Priority</b>	Low
<b>Appendix Reference</b>	
<b>Comments</b>	School Board Input Requested
<b>Project Description</b>	
The DCS student body has grown but so has their interest in participating in robust sport and athletic programs. To ensure interests are met, that all age groups and both girls and boys teams have available and safe spaces for these programs, DCS requires additional field space. At the present, DCS property cannot accommodate additional athletic fields, therefore, acquisition of new land or utilization of other Deerfield athletic fields must be considered. This project requires a minimum of two phases: phase one would encompass both the space-needs determination and location strategies. Phase two would allow for the acquisition, leasing, or agreement of needed land. Phase three would consist of a design/ construction phase to either build new or refurbish/repurpose/ upgrade existing space. If students are to be bussed off-site, a transport plan will also be required. Due to the multiple phases of this effort, it is estimated that the project could take from 2 to 5 years.	