

WIEN HOUSE REPORT

PRESENTED TO THE

Grantham Board of Selectmen

December 30, 2009

Wien House Study Committee

Ron Bauer, Chmn.

Don Gobin

Karen Ryan

Bill Zimmerman, Clerk

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WIEN HOUSE COMMITTEE REPORT

A report to the Grantham Board of Selectmen, December, 2009

I. The Committee---Appointment, Charge, Procedures

In early November, 2009, the Grantham Board of Selectmen appointed the following ad hoc committee to consider matters relative to the Wien House located on the Town's new Recreation field site off Juniper Hill Road: Ron Bauer, Chmn.; Don Gobin; Karen Ryan; Bill Zimmerman, Clerk.

The charge to the committee was to study the Wien property and make a recommendation about how to proceed with the house:

1. Should the house be renovated as a recreation center?
2. Should the house be sold in a sub-division of the property?
3. Should the house be rented?
4. Should the house be razed?
5. Should the house be moved?
6. All options should contain pertinent financial estimates.

The committee held several meetings to consider these matters. The committee toured the site and inspected the house, sought to gain an understanding of the space/program needs from the Recreation Director and "Our Town" Director, secured site plans and developed scale drawings of the interior of the house, conferred with local realtors relative to the potential for selling the house, conferred with rental agencies relative to the potential for renting the house and, developed cost estimates regarding the several options.

All committee meetings were duly posted and open to the public. Meeting minutes were distributed to all committee members, the Town Administrator, and the Board of Selectmen and are available for review in Town Hall.

II. Statement of the Problem

1. Needs as identified by Recreation personnel:

- a) Dry storage for material, supplies, and equipment for a wide range of sports programs.
- b) Dry storage for materials utilized in a variety of "Our Town" programs (Halloween; winter carnival; Old Home Day, etc.)
- like S. core* c) A large barn-like structure for a variety of activities, including but not limited to Brownies, Scouts, 4-H, craft groups, senior events.
- d) A small kitchen...and, concession stand in proximity to the fields.
- e) Restrooms...plus toilet facilities in proximity to the fields.
- f) Combination recreation office and conference room (for meetings).
- g) Dry storage for lawn mowers; tractor; line marker and other field maintenance equipment.

2. Athletic Field Development:

- a) The Town acquired the Wien property and has secured a preliminary (rough-general) site plan for the eventual development of the site.
- b) Initial work has begun on athletic field construction.
- c) Substantial additional funding is necessary to proceed further with development of the athletic fields and related facilities.

2. Suitability of Wien House to meet these needs:

- a) Can the Wien house be utilized to meet the recreation/"Our Town" needs?
- b) Would it be more beneficial to sell or rent the Wien house to generate money for the development of the athletic fields and related facilities?

III. OPTIONS

Prior to discussing the several options, some general comments may be in order.

First, with respect to the "needs" as outlined by the Recreation/"Our Town" personnel, the committee believes that maximal use of existing Town and School facilities should be made before any new Town buildings are developed.

Second, the costs associated with the proper construction of athletic fields and related facilities (dugouts; fencing; parking areas; concession stand; bleachers; toilet facilities, etc.), especially on a site with known water/drainage issues will, in and of themselves, be very substantial.

Third, on-going yearly operational and maintenance costs need to be part of the equation.

Therefore, existing Town and School buildings should be utilized to meet the program needs of Recreation/"Our Town" to the fullest extent possible. For example:

- a) Most small towns utilize the school for Scouts, 4-H, craft sessions, senior activities, etc. Scheduling needs to be worked out with the school.
- b) The school's gym and excellent cafeteria are ideal facilities for hosting: youth and adult recreational/ sports programs; Sports Banquets; Community Dances; Special Events. Again, scheduling needs to be worked out with the school.
- c) Town Hall could easily host a variety of senior and other special events.
- d) Is there space within the "Old Town Hall"---Office space? Storage space? that could be utilized? Or, is the entire building utilized by the Historical Society?

These are all town/school-owned buildings and we should attempt to use them fully before bringing additional Town buildings on line. In no way should this statement be construed as to mitigate the need both for storage space and office space for the Recreation/"Our Town" programs. The goal, however, should be to save any potential resources for the construction of the athletic fields, the costs of which if done right, will be very substantial.

Following are the several options considered by the Committee.

OPTION A.....RAZE THE HOUSE

Description.--Typically, houses are razed when they are dilapidated and deemed not worth restoring, when the land they are on is needed for other purposes, or when they have no value and continued existence results in a dollar drain (taxes, etc.), fire or safety hazard, or the like.

With respect to the Wien house, the Committee determined that the house does have value and none of the conditions in the prior paragraph apply. In fact, the estimated replacement cost of the building alone (not land) is a minimum of \$180,000 after depreciation for condition and proximity to the fields was subtracted.

Solution of Problems.—This does not solve any of the identified problems.

Pro.--There are no reasons to favor this option.

Con.--

1. The house clearly has value and can be utilized for recreation purposes or sold or rented to produce a sum of money for constructing athletic fields, storage space and other facilities.
2. There is no sound reason to raze the house.
3. The cost to raise the house would have to be appropriated and raised from tax revenue.

Cost of Option.-- The cost to raze the house has been estimated at a minimum of \$27,590 with potential additional expenses for re-finishing the site and contingency expenses bringing this to a figure in excess of \$30,000 plus the loss of at least \$180,000 in value from the house.

OPTION B.....MOVE THE HOUSE

Description.-- Houses are usually moved when they are of significant value and when the land on which they are situated is needed for other purposes. This option would move the house off the site to another location, privately owned (not on Town land).

Solution of Problems.—This does not solve any of the identified problems.

Pro.-- There are no reasons to favor this option.

Con.--

1. In all likelihood, the house would need to be sold for one dollar to offset the extremely high cost for moving it off site.
2. It might prove very difficult to find a buyer willing to move the house.
3. Finding the buyer, locating the new site, making arrangements for the move, etc. could take years.
4. The design and construction of the house does not lend itself to its being moved.

Cost of Option.-- The lower level of the house (foundation walls, etc) will have to be demolished and the site filled in at an estimated cost to the Town of \$15,000 plus, as in the previous option a loss to the Town of value in the house upwards of \$180,000.

OPTION C.....RENOVATE AS A RECREATION FACILITY

Description.-- The Wien house is a two-story residence with an odd-shaped living room, large kitchen, master bedroom, den, screened porch and open deck on the upper level and, on the lower level, two bedrooms, a hot tub room, an open/sitting room, a combination boiler/laundry/storage room, two-car garage and a walk out egress to a patio. Renovating the house by converting it to a recreation facility would be both problematic and difficult at best. This is a residential house and is very chopped up in design with a number of small rooms, multiple bathrooms and specialized facilities (hot tub room, over-sized kitchen etc.).

Solution of problems.-- Some of the identified problems could be solved by converting the house to a recreation facility. It could provide storage spaces in the bedroom areas. One room could be used as an office area. The living room area could serve as a meeting room and a room for small group activities of a sit-down or minimal-movement nature. The garage could be used for storage of gasoline engines, such as a tractor, lawn mower, field marker and other similar athletic field maintenance equipment.

Pro.--

1. The house is on site now and could be renovated to solve some of the problems, especially storage and office space issues.
2. Minimal renovation to meet code requirements could be done relatively quickly. (Handicap access; handicap toilet; signage; fire protection, etc.)

Con.—

1. The Town would have to spend considerable monies upgrading the house to meet public access and occupancy codes.
2. The house is too chopped up to serve as a full-service recreation facility. It is a residence.
3. Enlarging spaces within the house would be costly, due to the house's design (a number of odd-shaped spaces) and construction (interior load-bearing walls, etc.)

4. There would be substantial annual operating costs to the Town: utilities; heat; maintenance; insurance; cleaning; and, someone (personnel expenses) would need to be in charge and overseeing the building and its needs, uses, functions
5. Parking, at the house site, is limited and would need to be expanded.
6. The net cost of this option would need to be raised by taxation, both for initial conversion costs and annual operating costs, with no direct contribution to the construction of athletic fields.
7. If public use of the kitchen for food preparation is planned, a commercial-rated septic system may be required.

Cost of Option.—

1. Handicap Access: \$14,639 (firm estimate)
2. Handicap Bathroom: \$27,049 (firm estimate)
3. Signage/fire protection/electrical: \$10,000 (rough estimate)
4. Cleaning/painting/minor repairs: \$5,000 (rough estimate)
5. Expansion of parking area---Future consideration (firm estimate \$20,000)

Total estimated cost of Option C : \$76,688 (note: in most renovation projects, it is more likely that actual costs will exceed the estimates than be less than the estimates...probably in excess of \$100,000).

OPTION D.....SUBDIVIDE PROPERTY AND SELL HOUSE

Description.—The Wien house is an architect-designed single residence home of high quality construction built in 1982 situated on a slight knoll off juniper Hill Road in the northwest quadrant of the Wien property. It is an outstanding location for a residence; private, with broad commanding views, and backed by a potential upscale neighborhood development that envisions high-end homes. It would make a good residence for a young family with children or possibly someone who would want a home/office (attorney, accountant, computer programmer) or someone who might wish to run a home/day care program. Local realtors believe the house, when cleaned out, freshened up (painted), and repaired (to correct deficiencies) could realize between \$225,000 and \$290,000 as a sale price. The realtors strongly recommended a thorough house inspection and correction of any deficiencies prior to placing the house on the market. Moreover, the septic system should be pumped and inspected prior to marketing the house.

The extent of the subdivision will need to be determined. The house and its access road are essential to be subdivided from the remainder of the property. It may well be in the Town's best interest to retain ownership of the tennis court and the pond for future recreational uses. The pond can be fenced to mitigate liability and be opened for recreational uses only when those activities are supervised. Once sold, those amenities are gone forever. Moreover, the new owners of the house would still have access to the tennis court and pond area just as they would have access to the athletic fields when not in use by Town groups. Thus, it does not seem that retention of these two amenities would impact negatively on the marketability of the house.

Solution of Problems.-- Selling the house would generate a substantial amount of money that could be used to construct a modest prefabricated structure to satisfy the storage and possibly office space needs/concession stand in proximity to the athletic fields. Also, proceeds from the sale of the house could be used to construct additional athletic fields and related facilities on the site. Essentially, the proceeds from selling the house would create an instant pool of money that could help solve many of the identified problems and needs of the recreation programs,

especially when combined with maximal utilization of existing school and Town facilities.

Pro.--

1. This option creates a large lump sum of money that will enable the construction of a sizeable storage/office/concession stand structure, together with construction of additional athletic fields and site development, such as parking areas, fencing and the like.
2. It takes the Town out of the rental business or operating what is, in essence, a residential home...not particularly well-suited to be used as a recreation center.
3. Attempting to renovate/remodel the house and adapt it for recreational program use, together with the need to perform expensive maintenance while paying for annual operating expenses could prove to be a significant dollar drain on the Town.
4. The house is ideally situated for sale as a private home, on the perimeter of the site, and its sale will not derogate from the use of the athletic fields.
5. It negates the necessity of attempting to secure additional Town appropriations for the construction of athletic fields and related facilities.
6. It reduces the necessity for excessive private fund-raising activities and allows volunteers to work more directly on programs, rather than on fund-raising.
7. In summary, this option recognizes that this is a house. It has significant value, and its sale can create a substantial sum of money to move forward the development of the athletic fields, recreation/"Our Town" storage , office space and related needs.

Con.--

1. There will be some significant costs related to: sub-dividing the property; cleaning out the house; conducting a thorough inspection; painting; repairing identified deficiencies; realtor and legal fees.
2. The house may not sell quickly, thus holding up the development of the athletic fields and related facilities.

Cost of Option.-- None. Initial preparatory and selling costs will be recouped in the sale of the house with net proceeds to the Town estimated between \$225,000 and \$250,000.

OPTION E.....RENT THE HOUSE

Description.-- Rent the house to a private party and utilize the net annual income to slowly develop the athletic fields and meet the facility needs of the Recreation/"Our Town" programs.

Solution of problems.-- This option would delay, significantly, the construction of the athletic fields and the provision of adequate storage space for the Recreation/"Our Town" programs. However, it would provide an annual net income stream, assuming the Town is successful in renting the house. The precise amount of net income is difficult to estimate precisely. Assuming a monthly income in the \$1,200 to \$1,800 range (with renter paying all utilities, lawn mowing, snow plowing etc.) and assuming normal maintenance and other expenses to the owner (Town), the net annual income to the Town might be in the \$14,000 to \$20,000 (probably unrealistically high estimate on this upper end)

Pro.--

1. This option retains the house under Town ownership and preserves future options with respect to its ultimate disposition.
2. A small annual income stream will enable incremental development of the athletic facilities over an extended time frame.

Con.--

1. This option puts the town in a Landlord/Tenant relationship with a private party. A Town employee or a contractor will need to be designated to take care of tenant complaints...roof leaks, garage door opener, plumbing problems and all other problems related to rental property management.
2. This option provides a small annual revenue stream and it will take many years (decades?) to develop the athletic fields and related facilities.
3. As the years go on, there will be added major maintenance costs (new roof? new boiler? etc.) that will further deplete the annual net income stream.
4. If there is a delay in renting or a gap between tenants, this can add further to the uncertainty of the net annual income stream.

5. There will, in all likelihood, be a realty fee to be paid out to whoever handles the renting/leasing of the house.
6. Substantial up-front costs to clean out, paint, and upgrade the house prior to advertising it for rent/lease.
7. A longer-term lease may be necessary, thus tying up the property should the Town subsequently decide it wants to do something else with the house.

Cost of Option.-- Cleaning, painting, repairs and minor upgrading to prepare the house for renting are estimated to be in the \$5,000 (minimal work) to \$15,000 range (for more realistic preparation for renting the property). In addition, realty and legal costs in renting/leasing the property would need to be added to this figure.

OPTION F.....RENT FOR FEW YEARS, THEN SELL

Description.-- Rent the house for three years (or more?) then sell it when the real estate market improves. Perhaps a rental contract with an option to buy could be entered into. Find a renter who wants to buy in the near future or a renter who wants to buy but cannot qualify for traditional lending. In the lease/option-to-buy contract, the Town could offer to apply some of the rent toward the purchase price, agree on a higher-than-market rental rate, and negotiate the actual terms of the sale of the property at the time of the actual sale. Typically, a lease with option-to-buy contract is for a three year term. One negotiable item would be for the tenant to manage the property as if he/she owned it...lawn mowing, landscaping, painting(with Town approval), general upkeep. Town remains responsible for major maintenance...replacing roof, boiler, etc. If the renter does not exercise the purchase option, the Town can either extend the contract or secure a new renter. Alternatively, at the end of the contract, the Town can sell outright or exercise any of the other options in this report.

Solution of Problems.-- Same as in Option E.

Pro.--

1. Retains Town ownership and preserves future options.
2. Annual income stream enables incremental development of the athletic facilities over an extended time period.
3. Delays eventual sale of house in the anticipation of a rebound in the housing market and possibility of a higher selling price in three (or more?) years.
4. Tenant will be invested in upkeep of property.
5. Three-year contract obviates short term tenant turnover.

Con.-- Same as in Option E plus the Town would have to wait at least three Years to sell the property.

COST of Option.-- Same as in Option E. Estimated \$5,000 to \$15,000 (probably more realistic) costs to prepare house for renting plus the realty and legal costs.

IV CONCLUSION

The Wien House is a unique residence, very nicely situated on a slight rise at the northwest perimeter of the so-called Wien property off Juniper Hill Road.

Clearly, the house has substantial value. It should not be razed and would be very difficult and expensive to move. There is no compelling reason to take either of those actions.

This is a house...a residence...a home. It would not easily be adaptable for use as a recreation center and is far too valuable a property to be used simply as a storage facility. At least \$77,000 would need to be spent to meet public building code requirements. While it could be used for storage and to house a few recreation programs, the Town would lose the opportunity to liquidate the property in order to generate a substantial sum of money that could be used to construct a simple pre-fabricated structure for storage and other purposes and to construct additional badly-needed athletic fields.

Renting/leasing the property would likewise close out the option of generating an immediate large sum for facility and athletic field construction. Annual net rental income would take several years (decades?) to accumulate sufficient capital to construct athletic fields and other recreation facilities.

Sub-dividing the property and selling the house appears to be the most logical option. It is the one that will generate a substantial sum of money to resolve a number of the Recreation/"Our Town" needs and to construct, sooner than later, much-needed athletic fields for youth sports and adult recreation.

And finally, we urge that renewed efforts be initiated to maximize the use of the school, Town Hall, and "Old Town Hall" for housing programs, providing office space, etc. It is a prudent and wise use of Town resources to maximize the use of existing public property before acquiring or building new property.

This Committee makes this report of its findings and conclusions to the Selectmen with the full knowledge that the policy decision on this matter vests clearly with the Selectboard.

APPENDICES

Appendix 1.....Wien Property Site Plan and Floor plans of the Wien House.

Appendix 2.....Recreation and "Our Town" Needs statements

Appendix 3.....Analysis of Recreation Needs: Facilities and Programs

Appendix 4.....Local Realtor Feedback

Appendix 5.....Cost Estimation: Demolition; Handicap Access; Handicap Toilet

Note: Appendices are included in the copies of the Report presented to the Board of Selectmen and the copy on file in the Selectmen's Office in the Grantham Town Building.

APPENDIX 2

Recreation and "Our Town" Needs Statements

bill/ruth zimmerman

Appendix 2

From: "Karen Ryan" <kdryan59@comcast.net>
To: <rbauer@t-n.com>; "Bill Zimmerman" <bill-ruth7182@comcast.net>; "Don Gobin" <info@promaniallc.com>; <kdryan59@comcast.net>
Sent: Tuesday, November 24, 2009 10:49 AM
Subject: Input from Marsha Googins, Recreation Director

Hi Karen,

I anticipated your contacting me...per Missy Walla. I have many many ideas for the house as you will find Laurie does as well but our most critical needs is storage space for all we do. I have three seasonal sports with equipment and uniforms and more and she has the accouttriments as well for all she does. We are constantly working out of our homes with files, computers, paperwork and more so office space was a consideration. I also have meetings to run with coaches, committee members and such and find that some kind of space for that is also needed. Laurie and I both feel the house could easily be utilized by us and the town in several ways. If we were able to open up the space of the grand hall and master bedroom upstairs it could be used much as Tallulah's was at Eastman...it could be rented for parties, weddings, etc. 4H, Sports banquets and more could also be held there. We would like to secure the downstairs as well if this was done. Overall, the house is not currently user friendly for either of us as our storage is on the lower level and difficult to access. We would love to see a pavilion built that we could use for storage, a concession, and restrooms but the house "could" provide this with renovations.

I do have ideas for CIP and will piggy back off of what I submitted last year for a tractor for use at the Recreation park. I have the paperwork for this as well as a quote and accessories to use it as a field mower as well. Beyond that, I have many other needs but not likely the proper details for it.

I will contact you upon your return from your trip and be sure to get something to the CIP committee before the deadline.

Thank you.

Marsha

— Original Message —

From: Karen Ryan

To: athletics@granthamnh.net

Sent: Saturday, November 21, 2009 2:27 PM

Subject: Re: CIP & Wien House Committees

One more question:

If the house there were renovated and able to be used by the public, do you have any ideas on possible uses for the rec dept?

— Original Message —

From: Karen Ryan

To: athletics@granthamnh.net

11/30/2009

bill/ruth zimmerman

From: "Karen Ryan" <kdryan59@comcast.net>
To: <rbauer@t-n.com>; "Don Gobin" <info@promaniallc.com>; "Bill Zimmerman" <bill-ruth7182@comcast.net>
Cc: <kdryan59@comcast.net>
Sent: Tuesday, November 24, 2009 10:52 AM
Subject: Input from ~~Laurel Field~~, "Our Town" Director

Hi Karen.

I once attended all the rec and building meetings, but the politics of it all just sucked the life out of creating community events. It was a very negative experience to say the least.

I am happy to see that a committee has been formed and I am confident you will make the best choices for us all. After all it is not just our needs now, but what the community wants for the future.

My idea of a perfect recreation hall would be a large open space with an additional large divided storage area designated to Activities and Athletics. A kitchen area with a window for concession purposes, restrooms, and an attached open air covered pavilion for a skating rink and outdoor music events. And an office for a possible full time director in the future.

We need a function hall that would accommodate people at community events held in the field. Such as Halloween, winter carnival or Old Home Day. The function area also could accommodate organizations that need to use it for active adult and youth meetings, such as 4-H, brownies, boy scouts, craft groups, senior events and exercise programs.

Although we have a great town hall a little thought should have been taken in attaching business offices to it. Presently the SAU office is not accommodating to the children raising their voices in the town hall before 5PM. Inconvenient to the community that needs a function hall that can operate during the business hours of 9-5 all year long. It has insufficient parking and isn't large enough to accommodate our annual Halloween event. There also is no outdoor play area, after all most of our events are for families with children.

The area also isn't user friendly, it wasn't built for kids in mind, and has no storage space for town activities. I have to transport car loads of supplies to different locations everytime I hold an event... I presently use the school, town hall, church, and rec fields. What a treat it would be to just pull it out from the back room. A note should be made that I use my personal vehicle and gas to do this.

We need a large barn type structure with floors that can be scuffed, maybe cement.

The church has no outdoor play area so although it has a room and kitchen it is not ideal for active groups that need both indoor and outdoor space. It also has no parking. The rec fields have an outdoor play space and a playground. It also has no storage for guest...me.

The school has no storage, so again I transport car after car of supplies for events. It can only be used after school hours. Nothing can be left behind that needs to dry like an art project, all the items presently go back to my house where they sit along my kitchen table. Can you image what it looks like to hold 41 4-H projects to dry in your kitchen?

Although the school has outdoor play areas after 3 the staff is holding meetings, the children can not

11/30/2009

wander about, must stay put. I feel like a guest in someone else's house...worried I may have left something out of place.

Presently when an event arises, like the upcoming Breakfast with Santa, I enter the unheated storage house to drag again carloads of supplies to my home so I can comfortably go through items to see what I do and do not have to complete the event. These items sit all along my breezeway floor for weeks at a time. I don't believe any other town employees is expected to work in an unheated area and take all their work home in such a way.

My office is presently in my house. I use my own personal computer, printer, telephone, gas and vehicle. I charge the town nothing for internet connection, cleaning, storage, lights, heat, gas or maintenance. I am not so sure the future Activities Director would be so accommodating.

We have a wonderful opportunity to do this the right way. Keep in mind that what you produce needs to be child friendly. We need no fancy lighting, flooring, or furniture. Just good large, gym size indoor open space to run...with lots of storage, bathroom, and kitchenette...

A barn type structure with a connected pavilion would be my ideal vision.

Sorry, I got a little drawn out, but I am frustrated in having everything always be so hard.

Laurie

----- Original Message -----

From: Karen Ryan

To: Laurie Field

Sent: Saturday, November 21, 2009 2:26 PM

Subject: Wien House Committee

Hi Laurie,

I am serving on this committee and have been charged with assessing what the rec and "our town" departments need at the recreation park property. Do you need storage, meeting, office, or another kind of space??? If so, approximately how much do you need?

If the house there were renovated and able to be used by the public, do you have any ideas on possible uses for the town?

Please call me if you have any questions. I'm home today (#9846) but am leaving for North Carolina tomorrow for the week; I'll be back late Friday. It's a working vacation so feel free to call me on my cell: 603-304-9119. I really don't mind.

Thanks for your help,
Karen Ryan

Karen Ryan

K. D. Ryan Appraisal Services LLC

P. O. Box 922

11/30/2009

APPENDIX 3

Analysis of Recreation/"Our Town" Needs: Facilities and Programs

RECREATION NEEDS (FROM RECREATION PERSONNEL)

I. FACILITY NEEDS

- a) Large open activity center space...gym-like; not finished; polished concrete slab floor; folding chairs and folding tables.
- b) Adjacent small kitchen with exterior access as a "concession stand". Actually, a combination kitchen that can serve both the Activity Center and the Concession Stand (which can serve adults/kids during athletic events).
- c) Toilet facilities to be accessible from inside the Activity Center as well as from the exterior of the building ...available to adults/kids during athletic events.
- d) Combination Recreation Office/Conference Room...to accommodate files; office equipment; as well as meetings of coaches, committees, etc. Should be separately zoned for heating so as to avoid heating the entire structure when only the space is being used.
- e) Dry Storage Area (Unheated)... for storage of athletic equipment when not in use; 4-H project storage and similar program materials that need to be stored.
- f) Dry Storage Area (Unheated...and constructed to code for storage of gasoline engines, gas cans, etc) for storage of small tractor; Lawn Mower and other grounds-keeping equipment; Athletic Field Marking machine, etc.

II. PROGRAM NEEDS

- a) This area needs further study and consideration. For example, most communities conduct Brownies, Girl Scouts, Boy Scouts, 4-H programs in the schools...we should be able to work out arrangements with the school for scheduling these programs there and, hopefully getting some allocated storage space.
- b) Also, senior events and exercise programs might be scheduled around the school day schedule...with a well-equipped gym and a cafeteria (which is not used 100% of the time now that the school has art and music rooms) there seems every good reason why the school facilities could accommodate these programs as well. Furthermore, intergenerational contacts make for sound educational experiences for the children!

- c) Why can't the school gym, cafeteria and other spaces in the school as well as ample parking spaces accommodate the Winter Carnival, Halloween, and other similar activities.
- d) Most towns' "sports banquets" are held in their school cafeterias...why can't we do the same?

I suspect that when the school was cramped and had insufficient storage for its own programs, and certainly this past year during the construction work, it was probably a pretty inhospitable place for any "outside" activity. But that is all changed now and it is a very fine facility. It belongs to all the citizens. It can and should be used maximally. After all, it is, primarily, the school's own children that populate most of the recreation programs...and the Town's adult citizens the rest!

In any event, if dialogue, planning/coordination sessions involving the recreation people and the school people is needed, let's get on with it. Avoiding duplication of facilities just makes a lot of sense. Clearly, there needs to be dry-storage and a concession stand and toilet facilities (which could even be Porta-Potties as many towns do) at the site of the athletic fields. And there needs to be office space/meeting space for the Rec. people.

LOCAL REALTOR FEEDBACK ON WIEN HOUSE'S MARKETABILITY

POSITIVE:

Outstanding location, private, nicely elevated

Will be backed by a new, upscale neighborhood

Attractive setting

Will always have a view of the fields

Having neighbors to the rear, eventually, will be a plus; the house won't be all by itself.

Perhaps \$290,000 if it is in good shape?

Price would have to be attractive to move it: \$250,000?

NEGATIVE:

Has only one bedroom above grade

Lower level with bedrooms/baths "much like a dormitory"

The hillside behind the house cuts off much of the light.

Can hear Route 10 road noise and will hear the ball fields

Buyers in high price ranges won't want the noise factor.

A price around \$250,000 might bring a different buyer - young with kids. But the buyer would still need money left over for updating and maintenance. That buyer is rare.

QUESTIONS, THINGS TO CONSIDER:

Potential buyers are limited: families with kids, home office (acct, lawyer, etc), day care?

Will there be night-time lighting at the fields?

What are United Construction's plans for the Juniper Hill subdivision; are they still committed to high end homes?

Could it be an in-home day care property? (excellent access to new play ground)

Get a pre-listing building inspection before listing it and fix any problems first.

Make listing subject to subdivision approval.

APPENDIX 5

Cost Estimation: Demolition; Handicap Access; Handicap Bathroom

Appendix 5

Project name
Demolition

Estimator
Edi Friedman

Labor rate table
2008 Contract

Equipment rate table
Contract

Report format
Sorted by 'Group phase/Phase'
'Detail' summary

Item	Description	Takeoff Qty	Amount	Amount	Name	Amount	Amount	Amount
GENERAL COND								
1093.000	Local Permits	1.00 ls	25	-		-	25	25
	10 Demolition Permit		25				25	25
	Local Permits							
	GENERAL COND		0	25		0	0	25
SITE WORK								
2022.000	Selective Demolition							
sub	Demolition Sub	1.00 bd		14,500				14,500
	Selective Demolition			14,500				14,500
2231.000	Building Backfill							
	32 Gravel Fill - Trucked	373.83 cy	5,331	-		4,272	9,603	9,603
	Building Backfill		5,331			4,272		9,603
	53.404 Equipment hours							
2260.000	Soil Compaction							
	30 Vibratory Roller	373.00 cy	304	-		150	454	454
	Soil Compaction		304			150		454
	8.00 Labor hours							
	8.00 Equipment hours							
	SITE WORK		304	5,331	14,500	4,422	0	24,557
16000.000 ELECTRICAL								
16200.000	Elect System							
sub	Electrical	1.00 bd		500			500	500
	Elect System			500				500
	ELECTRICAL		0	0	500	0	0	500

Estimate Totals

Description	Amount	Totals	Hours	Rate
Labor	304		8,000 hrs	
Material	5,356			
Subcontract	15,000			
Equipment	4,422		61,404 hrs	
Other		25,082		
Overhead & Profit %	2,508			10.000 %
Total		27,590		

Standard Estimate Report
Demolition

Appendix 5

Project name Demolition
Estimator Ed Friedman
Labor rate table 2008 Contract
Equipment rate table Contract
Report format Sorted by 'Group phase/Phase'
Detail summary

Item	Description	Takeoff Qty	Labour Amount	Material Amount	Subcontract Amount	Equipment Amount	Other Amount	Total Amount
1093.000	Local Permits							
	10 Demolition Permit	1.00 ls	-	25	-	-	-	25
	Local Permits			25				25
	GENERAL COND		0	25	0	0	0	25
2000.000	SITE WORK							
2022.000	Selective Demolition							
	sub Demolition Sub	1.00 bd	-	-	14,500	-	-	14,500
	Selective Demolition				14,500			14,500
2231.000	Building Backfill							
	32 Gravel Fill - Trucked	373.83 cy	-	5,331	-	4,272	-	9,603
	Building Backfill			5,331		4,272		9,603
	53.404 Equipment hours							
2280.000	Soil Compaction							
	30 Vibratory Roller	373.00 cy	-	-	-	150	-	454
	Soil Compaction					150		454
	8.00 Labor hours							
	8.00 Equipment hours							
	SITE WORK		304	5,331	14,500	4,422	0	24,557
16000.000	ELECTRICAL							
16200.000	Elect System							
	Electrical	1.00 bd	-	-	500	-	-	500
	Elect System				500			500
	ELECTRICAL		0	0	500	0	0	500

Estimate Totals

Description	Amount	Totals	Hours	Rate
Labor	304		8,000 hrs	
Material	5,356			
Subcontract	15,000			
Equipment	4,422		61,404 hrs	
Other	25,082	25,082		
Overhead & Profit %	2,508			10,000 %
Total	27,590			

Standard Estimate Report

Wien House Accessibility

Project name	Wien House Accessibility
Estimator	Ed Friedman
Labor rate table	2008 Contract
Equipment rate table	Contract
Report format	Sorted by 'Group phase/Phase' 'Detail' summary

Item	Description	Takeoff Qty	Amount						Total Amount
			Labor	Material	Subcontract	Equipment	Other		

1018,000	Stake Out	1.00 ea	208	10	-	-	-	-	218
	10 Ramp Layout		208	10					218
	Stake Out	4.00 Labor hours							
1031,000	Misc Material	0.50 mo	-	305	-	-	-	-	305
	10 Budget Misc Material			305					305
	Misc Material			305					305
1032,000	Tools & Equip	0.50 mo	-	-	-	255	-	-	255
	10 Budget Tools And Equipment					255			255
	Tools & Equip					255			255
1034,000	Misc Yard Labor	0.50 mo	190	-	-	50	-	-	240
	10 Budget Yard Labor		190			50			240
	Misc Yard Labor					50			50
	Budget Yard Labor	5.00 Labor hours							
	Misc Yard Labor	1.00 Equipment hours							
GENERAL COND			398	315	0	305	0	0	1,018
9.00 Labor hours									
1.00 Equipment hours									

2022,000	Selective Demolition	1.00 ea	76	5	-	-	-	-	81
	81 Remove Existing Dr & Fr		76	5					81
	Selective Demolition			5					5
	2.00 Labor hours								
2230,000	Backfill	10.00 ftg	152	-	-	-	-	-	152
	Backfill Footing		152						152
	Backfill								
	4.00 Labor hours								
2270,000	Hand Work	10.00 ftg	608	-	-	-	-	-	608
	20 Excavate Misc By Hand		608						608
	Hand Work								
	16.00 Labor hours								
SITE WORK			836	5	0	0	0	0	841
22.00 Labor hours									

3000,000 CONCRETE

3130,000	Pier Forming	50.00 ll	430	200	-	-	-	-	630
	3000 Sonlube Forms		430	200					630
	Pier Forming			200					200
	10.00 Labor hours								
3390,000	Pour Misc Conc	2.00 cy	172	200	-	-	-	-	372
	10 Pour Misc Concrete		172	200					372
	Pour Misc Conc			200					200

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment		Other		Total	
			Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit
	Pour Misc Conc	4.00	172		200									372
	CONCRETE	14.00	602		400			0			0		0	1,002
	LABOR HOURS													
6000.000	CARPENTRY													
6112.000	Columns													
	20 Wood Columns - Small		40	800	bf	344				34				378
	Columns		344			34								378
6114.000	Joists													
	26 Floor/Ceiling Joists - 2x6		90	94	bf	516				65				581
	Joists		516			65								581
	12.00 Labor hours													
6143.000	Decking													
	15 1x6 Trex Decking		109	13	sf	344				787				1,131
	Decking		344			787								1,131
	8.001 Labor hours													
6430.000	Stair Trim													
	Handrail, skitboard & Midlevel Rail		145	50	lf	2,503				1,120				3,623
	Stair Trim		2,503			1,120								3,623
	58.20 Labor hours													
	CARPENTRY		3,707			2,006		0			0		0	5,713
	86.201 Labor hours													
8000.000	DOORS & WINDOWS													
8200.000	Wood Doors													
	50 Set Pre-Hung Door Units		1.00		ea	344				538				882
	Wood Doors		344			538								1,744
	8.00 Labor hours													
8410.000	Automatic Door Opener													
	Automatic Door Subcontractor		1.00		bd					2,500				2,500
	Automatic Door Opener													2,500
8700.000	Finish Hardware													
	10 Install Finish Hardware - Hour		1.00		ea	90				0				90
	Finish Hardware		90											90
	2.00 Labor hours													
	DOORS & WINDOWS		434			538		2,500			0		862	4,334
	10.00 Labor hours													
16000.000	ELECTRICAL													
16200.000	Elect System													
	Electrical		1.00		bd					400				400

Item	Description	Takeoff Qty	Amount	Amount	Amount	Name	Amount	Amount	Amount
			LABOR	MATERIAL	SUBCONTRACT		EQUIPMENT	OTHER	TOTAL
	Elect System		0	0	400		0	0	400
	ELECTRICAL		0	0	400		0	0	400

Estimate Totals

Description	Amount	Totals	Hours	Rate
Labor	5,877		141,201 hrs	
Material	3,264			
Subcontract	2,900			
Equipment	305		1,000 hrs	
Other	882			
	13,308	13,308		
Overhead & Profit %	1,331			10.000 %
Total	14,839			

Standard Estimate Report

Handicapped Bathroom

Project name Handicapped Bathroom
Estimator Ed Friedman
Labor rate table 2008 Contract
Equipment rate table Contract
Report format Sorted by "Group,Phase,Phase"
Detail Summary

Item	Description	Takeoff Qty	Unit	Amount	Material Amount	Subcontract Amount	Equipment Amount	Other Amount	Total Amount
	Base Boards	1.67	Labor hours	75					75
	CARPENTRY	8.05	Labor hours	349	112	0	0	0	462

7000.000

THERMAL/MOISTURE

7221.100	Wall Fiberglass	80.00	SF	17	21				38
	3-1/2" Fricton Fil			17	21				38
	Wall Fiberglass	0.40	Labor hours						
	THERMAL/MOISTURE	0.40	Labor hours	17	21	0	0	0	38

8000.000

DOORS & WINDOWS

8290.000	Wood Doors	1.00	ea	172					172
	10 Set Wood Frames			172	600				772
	20 Hang Wood Doors	1.00	ea	344	600				944
	Wood Doors	8.00	Labor hours						
	DOORS & WINDOWS	8.00	Labor hours	344	600	0	0	0	944

9000.000

FINISHES

9220.000	Hang and Finish GMB	320.00	SF		132				132
	5/8" Fire Code - Mat Only				94				94
	5/8" Gyp Sreathing - Mat Only	320.00	SF	344					344
	Hang GMB	320.00	SF	400	18				418
	Tape and Fill	320.00	SF	744	242				986
	Hang and Finish GMB	18.00	Labor hours						

9500.000

Flooring

	Flooring Allowance	60.00	SY			3,000			3,000
	Flooring					3,000			3,000
9700.000	Painting	2.00	WK	520	200				920
	Painting General Conditions			520	200				920
	10.00 Labor hours					200			200
	346.66 Equipment hours								

9721.000

Paint Interior Walls

	10. Sand and Prepare Surface	320.00	SF	160	16				176
	20 Prime	320.00	SF	160	29				189
	20 Prime	160.00	SF	64	14				78
	31 Finish Paint - 1 Coat	320.00	SF	160	40				200
	32 Finish Paint - 2 Coat	160.00	SF	80	32				112
	Paint Interior Walls			624	131				755
	15.50 Labor hours								

5724.000

Doors & Windows

	10 Sand and Prepare Surface	2.00	side	80	5				85
--	-----------------------------	------	------	----	---	--	--	--	----

Estimate Totals

Description	Amount	Totals	Hours	Rate
Labor	7,999		157,041 hrs	
Material	3,036			
Subcontract	13,050			
Equipment	505		347,690 hrs	
Other	24,530	24,530		
Overhead & Profit %	2,459			10,000 %
Total	27,049			

GRANTHAM NEW HAMPSHIRE

WIEN HOUSE ACCESSIBILITY



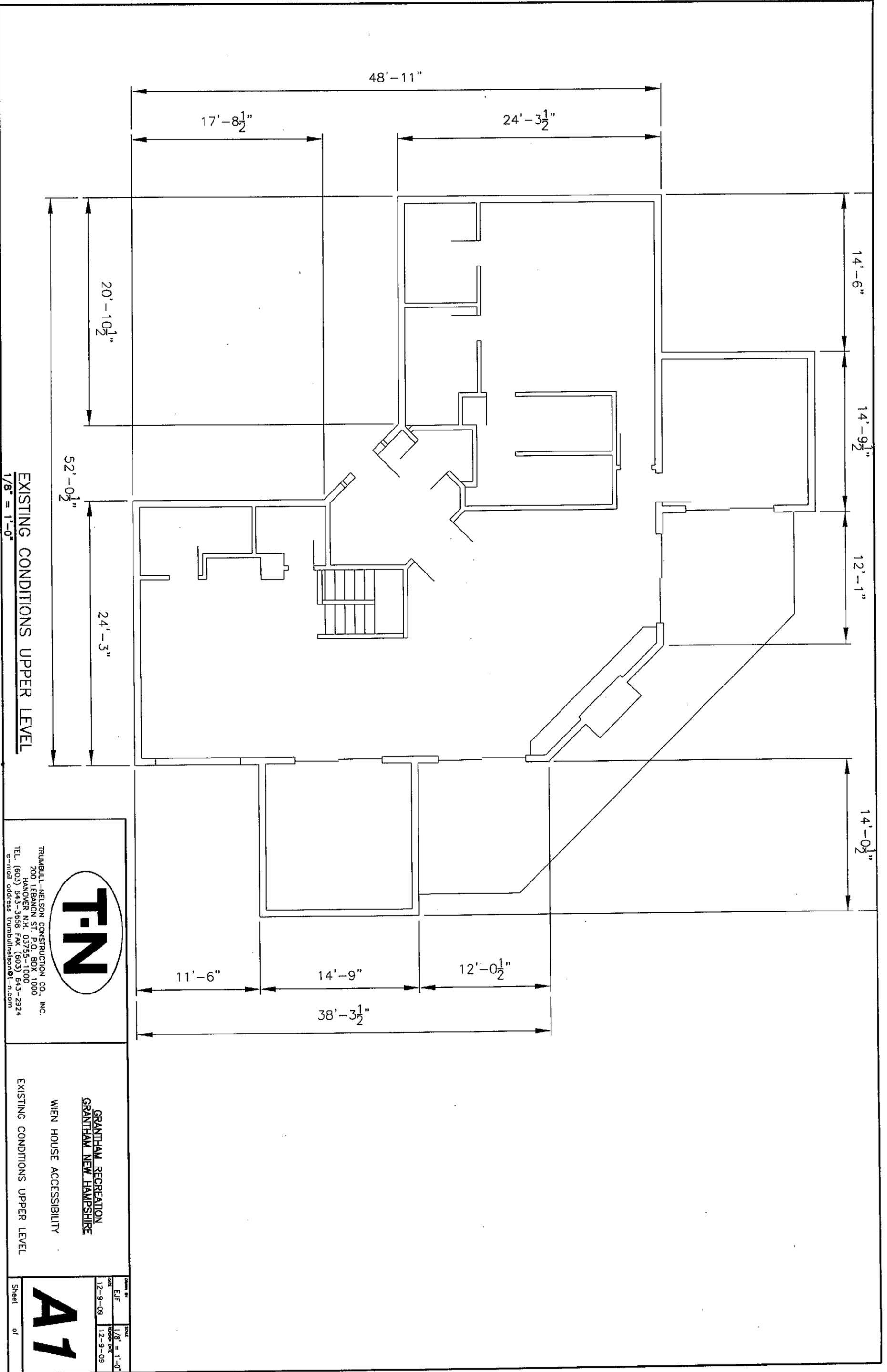
TRUMBULL-NELSON CONSTRUCTION CO., INC.
200 LEBANON ST. P.O. BOX 1000
HANOVER N.H. 03755-1000
TEL. (603) 643-3658 FAX (603) 643-2924
e-mail address trumbullnelson@t-n.com

INDEX OF SHEET	
SHEET NAME	SHEET NO.
TITLE SHEET	--
SITE LAYOUT	SL1
EXISTING CONDITIONS	A1
EXISTING CONDITIONS	A2
PROPOSED BATHROOM	A3
VIEW AND PLAN	A4



EXISTING SITE LAYOUT
SCALE: 1" = 100'

	GRANTHAM RECREATION GRANTHAM, NH	
	PROJECT NAME EXISTING SITE LAYOUT	
TRUMBULL-ANDERSON CONSTRUCTION CO., INC. 200 LEBANON ST. P.O. BOX 1000 HANOVER, N.H. 03755-1000 TEL. (603) 643-3558 FAX (603) 643-2924 e-mail address: trumbullanderson@t-n.com	Date: 12-4-09 Scale: 1" = 100'	Sheet 1 of 1
SL1		



48'-11"

17'-8¹/₂"

24'-3¹/₂"

20'-10¹/₂"

14'-6"

14'-9¹/₂"

12'-1"

52'-0¹/₂"

24'-3"

14'-0¹/₂"

11'-6"

14'-9"

12'-0¹/₂"

38'-3¹/₂"

EXISTING CONDITIONS UPPER LEVEL
1/8" = 1'-0"

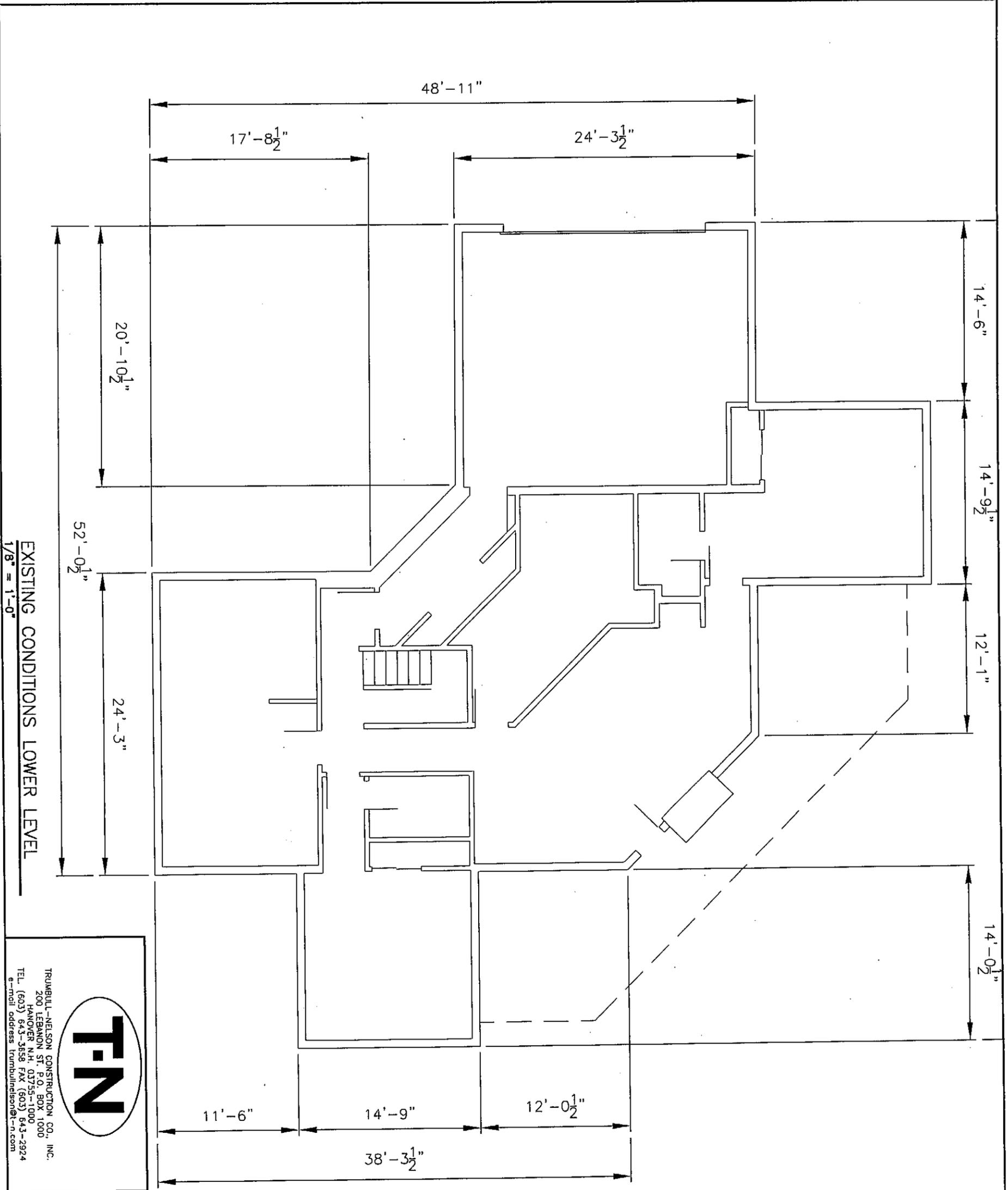


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GRANTHAM RECREATION
CENTER NEW HAMPSHIRE
WIEN HOUSE ACCESSIBILITY
EXISTING CONDITIONS UPPER LEVEL

A1
of

Scale	1/8" = 1'-0"
Date	12-9-09
Sheet	12-9-09

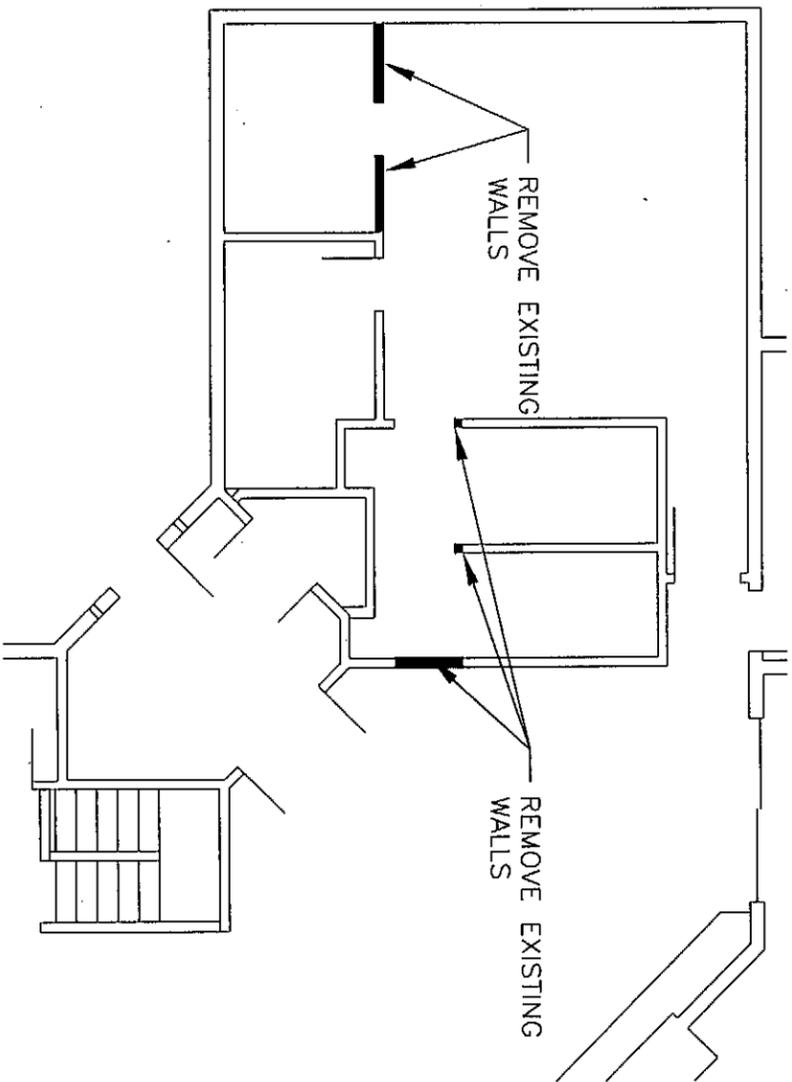


EXISTING CONDITIONS LOWER LEVEL
 1/8" = 1'-0"

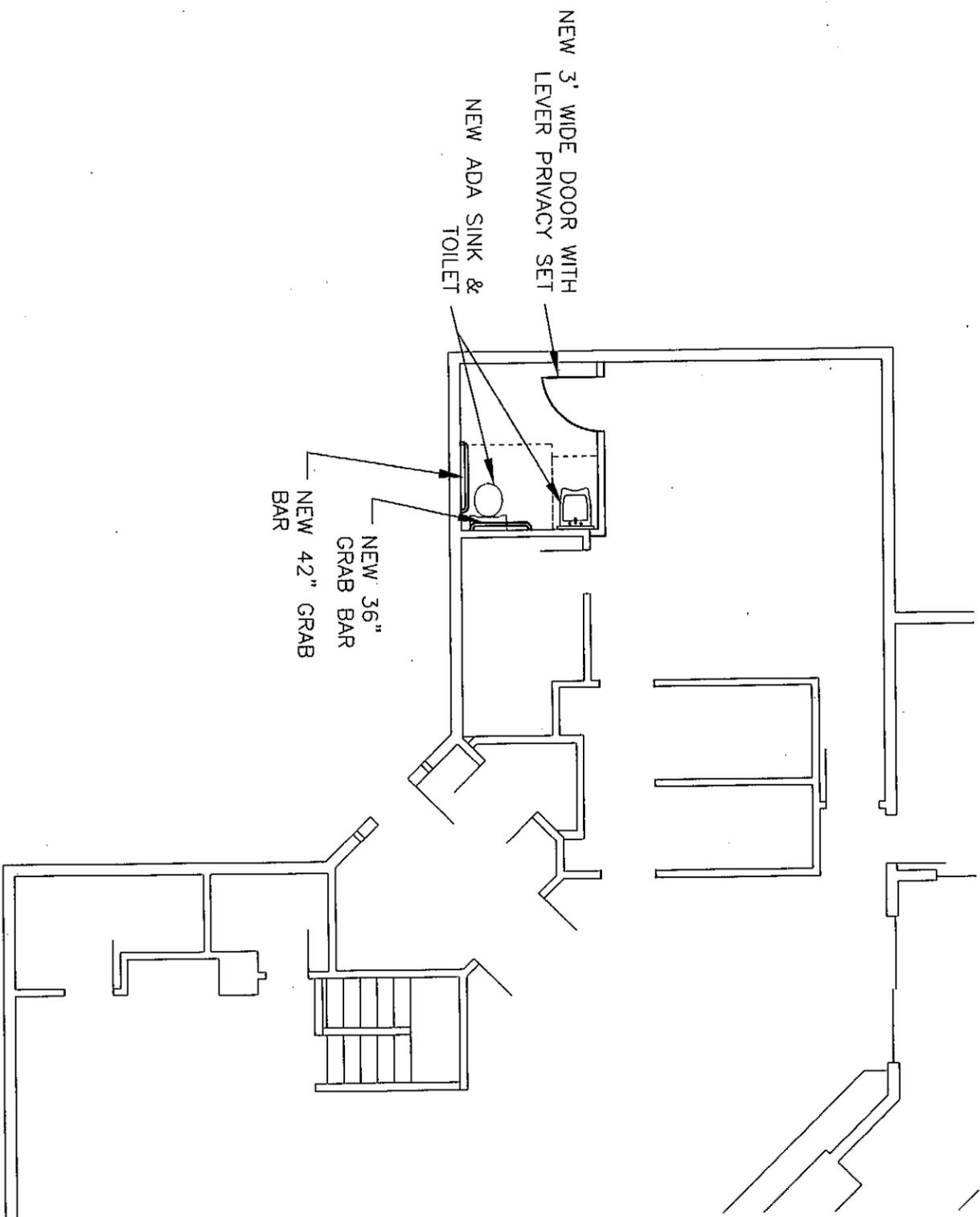
T-N

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GRANTHAM RECREATION
 GRANHAM NEW HAMPSHIRE
 WIEN HOUSE ACCESSIBILITY
 EXISTING CONDITIONS LOWER LEVEL



EXISTING BATHROOM DEMOLITION
 1/8" = 1'-0"

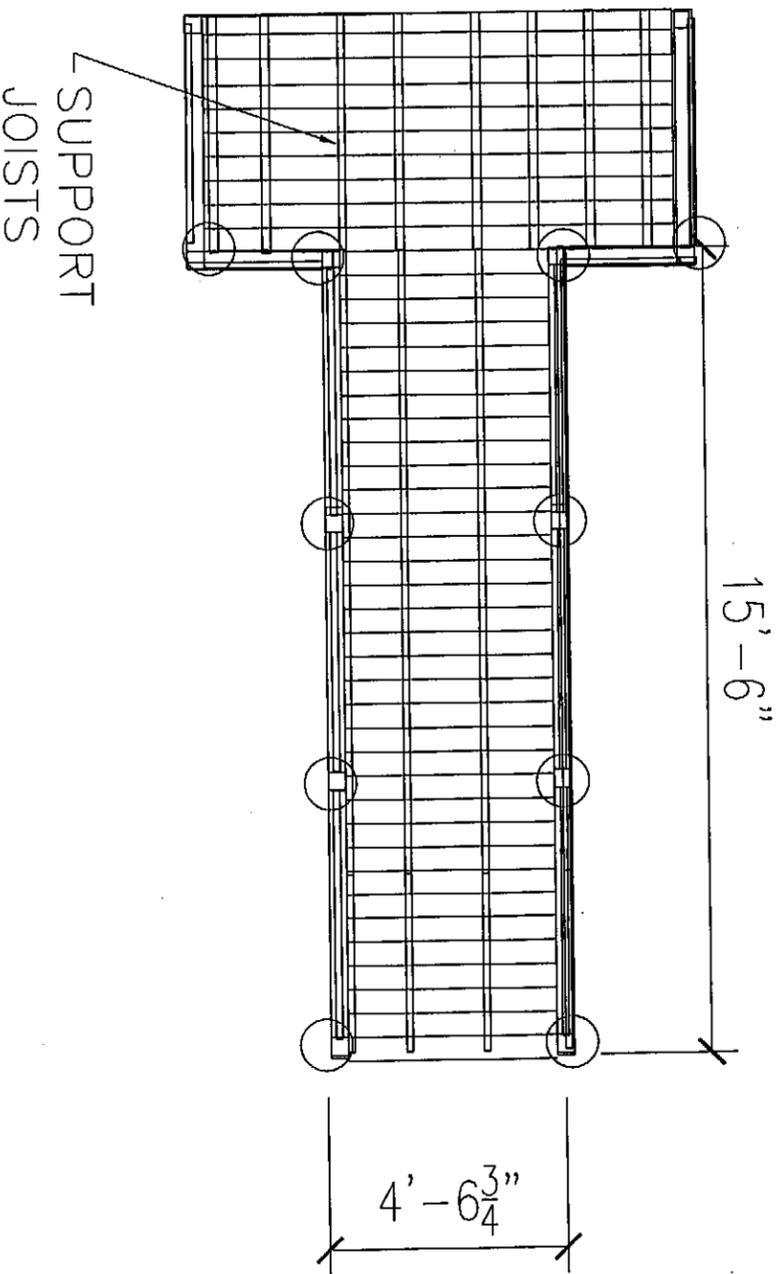
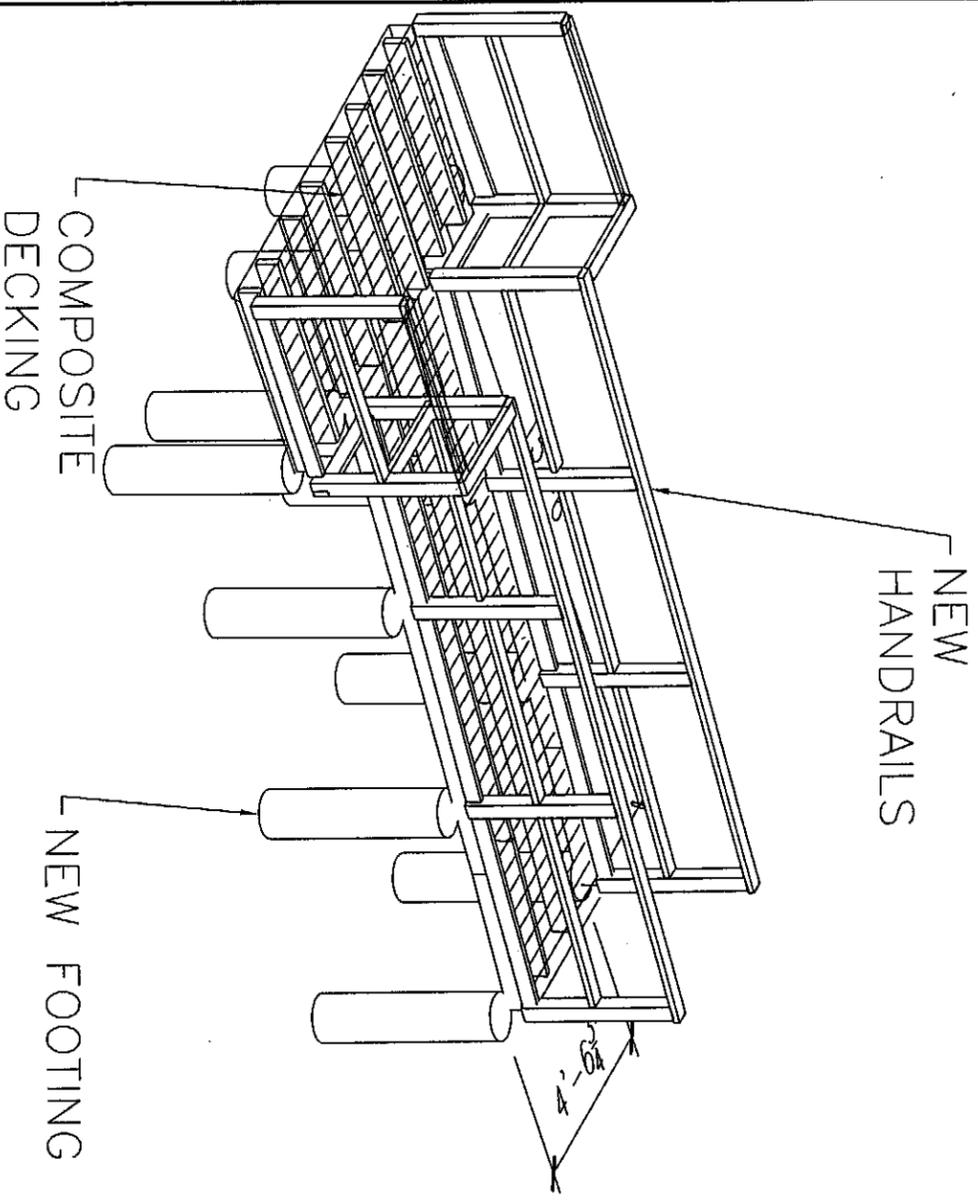


PROPOSED BATHROOM
 1/8" = 1'-0"

T-N

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GRANTHAM RECREATION
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 WIEN HOUSE ACCESSIBILITY
 PROPOSED BATHROOM




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GRANTHAM RECREATION
 GRANTHAM, NEW HAMPSHIRE
 WIEN HOUSE ACCESSIBILITY
 VIEW AND PLAN

Drawn by E.J.F. Date 12-9-09	Scale AS NOTED Revision Date 12-9-09
A4 Sheet of	