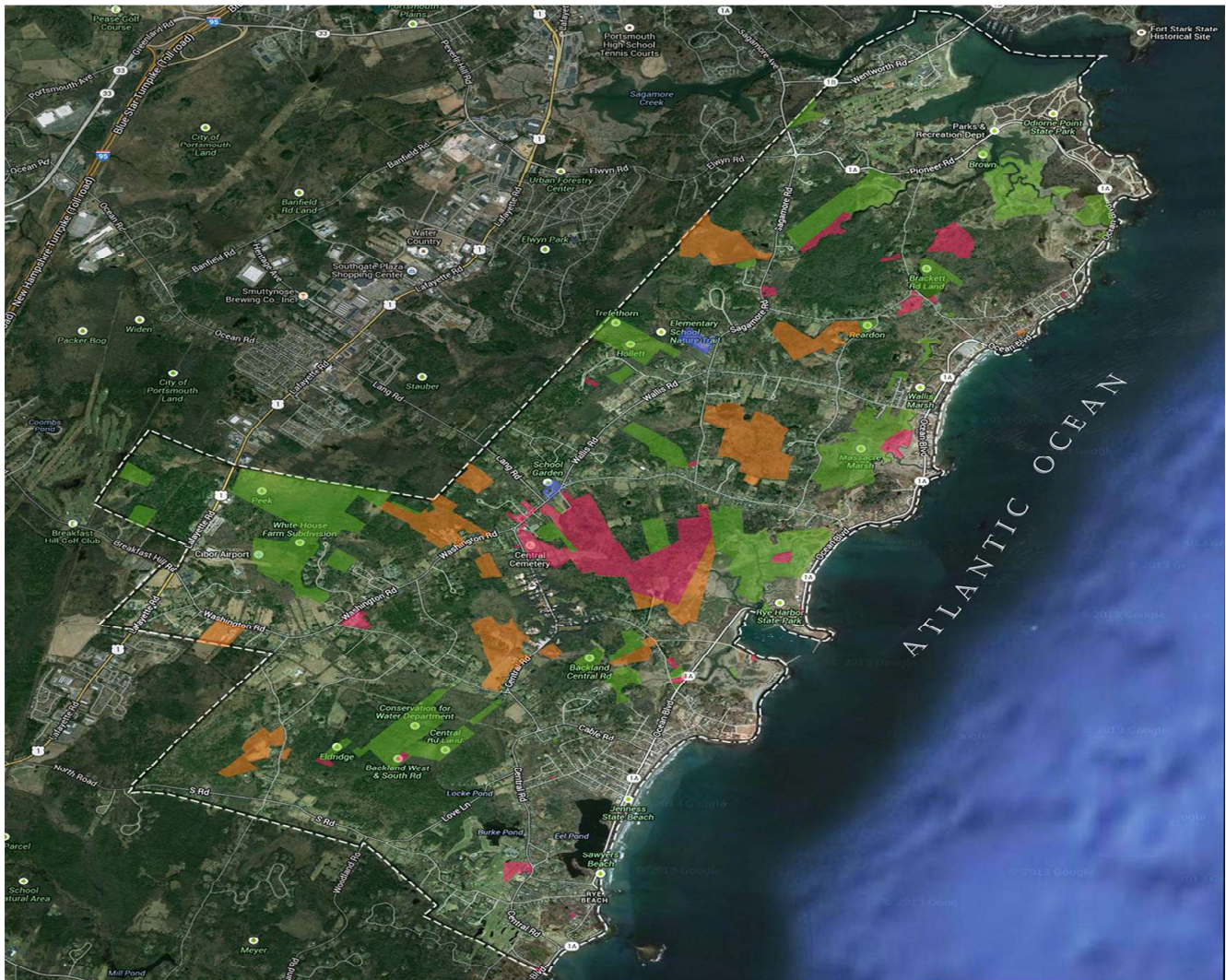




TOWN OF RYE, NEW HAMPSHIRE

Existing Building Assessment January 2014



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Outline of Contents

- Introduction and Project Scope
 - Facilities Considered
 - Facilities Excluded
 - Ongoing Analyses by Others
- Map of Town Properties
- Individual Facility Sheets
 - Town Hall.....3
 - Public Works.....4 - 9
 - Trolley Barn.....10
 - Safety Building.....11
 - Library.....12
 - Recreation.....13 - 15
- Summary of Potential Issues
- Future Use Strategies

Introduction

This analysis was undertaken to provide a planning context for potential Town projects. Its aim is to answer these questions:

What have we got?

What shape is it in and what kind of repairs should we anticipate?

Is it still compliant with current building codes?

What else might it be good for?

Not everything owned by the Town of Rye was examined. As shown by the following map, there are numerous parcels around town, with and without buildings on them, that are either owned outright, held as conservation land or are subject to easement. These range from pumping stations, to ponds to housing. This study only looks at non-residential facilities owned by the Town of Rye.

Further, two other more intensive studies are under way or have been completed by other parties. These cover the Public works site and the Trolley Barn (former police station) respectively. Additional work on the Town Hall has also been done by this office. All of these should be referenced to form a complete picture.

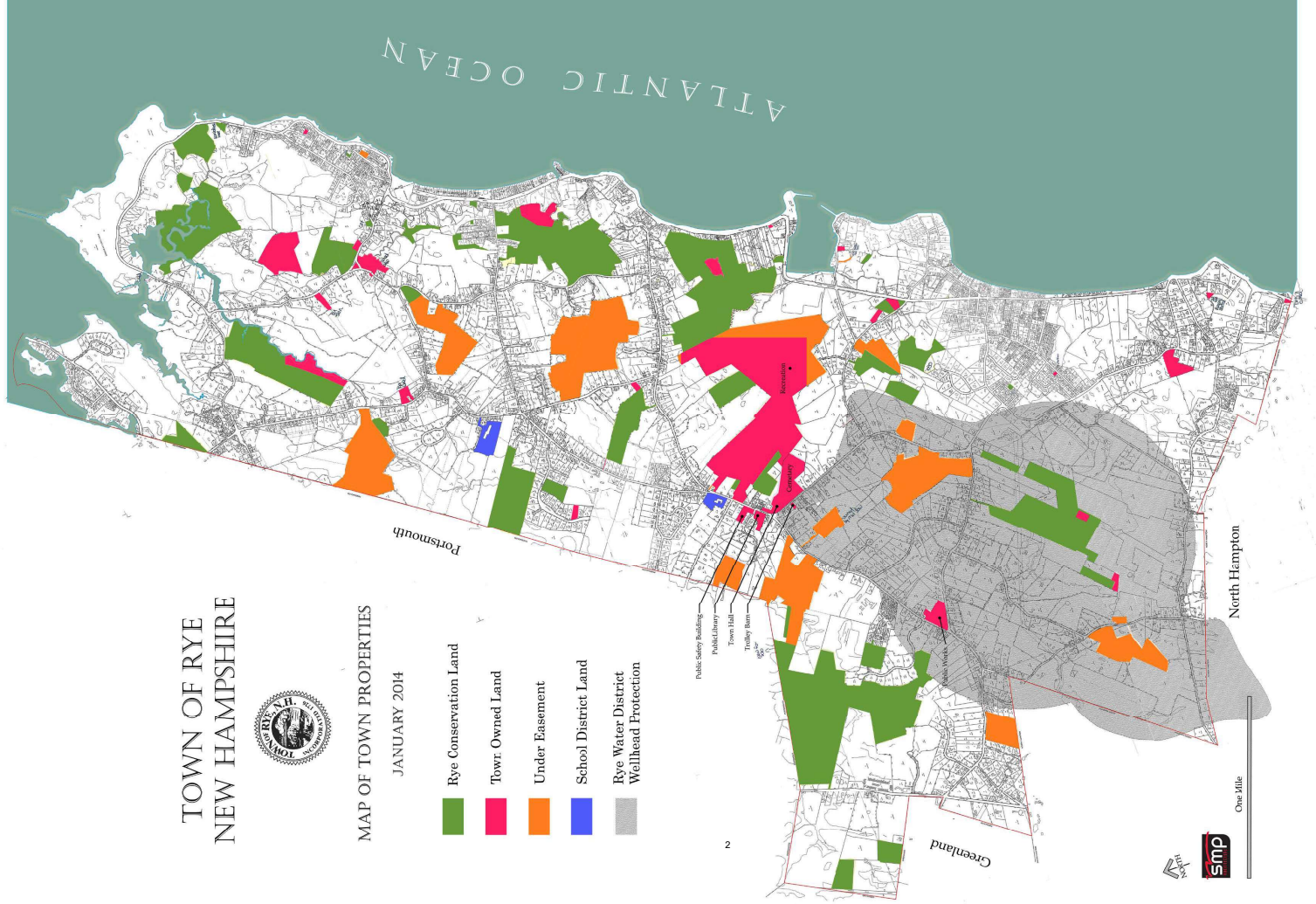
TOWN OF RYE NEW HAMPSHIRE



MAP OF TOWN PROPERTIES

JANUARY 2014

- Rye Conservation Land
- Town Owned Land
- Under Easement
- School District Land
- Rye Water District
Wellhead Protection



Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Town Hall Date of Review: Jan 2014

Address: 10 Central Road Tax Map/Lot: 12/54

Year Built: 1875 Initial Cost: \$900,000 (renovation) Maintained by: Public Works

Structure:

Construction: Post & Beam Foundation: Granite/Concrete

Roof: Asph. Shingles Year Installed: 2012 Cost: \$30,000 Condition: Good

Siding: Wd. Clapbd. Year Installed: Cost: Condition: Fair

Total Size: 6700 s.f. Footprint: 38 x 80 # of Stories: 3

Insulation: Blown In (attic)

Systems:

Heating: Forced Hot Air by Geothermal, installed 2012 for \$150,000, condition: good

Air Conditioning/Ventillation: Geothermal System

Electrical: 200 AMP Water: Public 1", Rye Water District Fire Protection:

Alarm: Sewer/Septic: Elevator: none

General Code Compliance: Use Group B, proposed Use Group A3 (Assembly). Deficiencies in emergency egress, accessibility, fire separation, energy efficiency (shell), plumbing code. Underground fuel tank.

Comments: While the Town Hall structure appears to be serviceable into the future, its current use as a public facility and proposed use to return it to assembly/mixed use space require significant upgrades. Many of these would be necessary even if the current use remained unchanged.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Highway Garage Date of Review: Jan 2014
Address: 309 Grove Street Tax Map/Lot: 11/134
Year Built: 1981 Initial Cost: \$250,000 Maintained by: Public Works

Structure:

Construction: Steel Foundation: Slab on Grade
Roof: Steel Year Installed: unknown Cost: unknown Condition: Fair
Siding: Steel Year Installed: 1981 Cost: Condition: Good
Total Size: 6000 s.f. Footprint: 120' x 50' # of Stories: 1
Insulation: Fiberglass batts

Systems:

Heating Primary: Forced Hot Air by Oil, installed 2010, Condition: good
Heating Secondary: Forced Hot Air by Waste Oil, installed 2012, Condition: good.
Air Conditioning/Ventilation: Window Units by electricity, Condition: good.
Electrical: 200 AMP Water: Public 1", Rye Water District Fire Protection: Extinguishers
Alarm: Radio Box 2010 Sewer/Septic: Elevator: none

General Code Compliance: Use Group S-1: Requirements for lifesafety in the facility appear to be met. Wood framing at offices may not be allowable in this construction type.

Comments: Building is part ongoing facility evaluation by Weston and Sampson Engineers therefore our conditions assessment has been limited to a brief walk-through. Overall condition of the facility is generally fair to poor. Building seems to meet the minimal functional requirements for the dept.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Recycling Date of Review: Jan 2014

Address: 309 Grove Road Tax Map/Lot: 11/134

Year Built: 1984 Initial Cost: _____ Maintained by: Public Works

Structure:

Construction: _____ Foundation: Slab on grade

Roof: Rubber Year Installed: 2011 Cost: \$15,000 Condition: Good

Siding: Wood, Board & Batten Year Installed: 1984 Cost: _____ Condition: Poor

Total Size: 4800 s.f. Footprint: 40' x 120' # of Stories: 1

Insulation: None

Systems:

Heating: Electric

Air Conditioning/Ventilation: Window Units by Electricity, condition: Good

Electrical: _____ Water: None Fire Protection: None

Alarm: None Sewer/Septic: None Elevator: none

General Code Compliance: Use Group F-1: Building appears to meet the minimal requirements for lifesafety. Since equipment operates inside the building a ventilation system may be required;

Comments: Building is part ongoing facility evaluation by Weston and Sampson Engineers therefore our conditions assessment has been limited to a brief walk-through. Overall condition of the building is fair and serviceable. Facility size seems small to meet the functional demands efficiently.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Swap Shop Date of Review: Jan 2014

Address: 309 Grove Road Tax Map/Lot: 11/134

Year Built: 1984 Initial Cost: _____ Maintained by: Public Works

Structure:

Construction: Wood Framed Foundation: Slab on Grade

Roof: Tab shingle Year Installed: 1984 Cost: _____ Condition: Poor

Siding: Wood, T-111 Year Installed: _____ Cost: _____ Condition: Poor

Total Size: 1400 s.f. Footprint: 20' x 70' # of Stories: 1

Insulation: None

Systems:

Heating: None

Air Conditioning/Ventillation: None

Electrical: 200 AMP Water: None Fire Protection: Extinguishers

Alarm: _____ Sewer/Septic: _____ Elevator: none

General Code Compliance: Use Group U: Building appears to meet the minimal requirements for lifesafety.

Comments: Building is part of an ongoing facility evaluation by Weston and Sampson Engineers therefore our conditions assessment has been limited to a brief walk-through. Overall condition of the building is fair; siding requires attention. Facility storage size seems small, though may be adequate for the proposed use.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Sign Shed Date of Review: Jan 2014

Address: 309 Grove Road Tax Map/Lot: 11/134

Year Built: unknown Initial Cost: _____ Maintained by: Public Works

Structure:

Construction: Wood Framed Foundation: None

Roof: Tab shingle Year Installed: _____ Cost: _____ Condition: Fair

Siding: Wood, ship lap Year Installed: _____ Cost: _____ Condition: Fair

Total Size: 324 s.f. Footprint: 18' x 18' # of Stories: 1

Insulation: None

Systems:

Heating: None

Air Conditioning/Ventillation: None

Electrical: None Water: None Fire Protection: None

Alarm: None Sewer/Septic: _____ Elevator: none

General Code Compliance: Use Group U: Building appears to meet the minimal requirements for lifesafety.

Comments: Building is part of an ongoing facility evaluation by Weston and Sampson Engineers therefore our conditions assessment has been limited to a brief walk-through. Overall condition of the building is fair and serviceable; siding and roofing require attention. Facility storage size seems adequate to meet the needs of the town.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Salt Shed Date of Review: Jan 2014

Address: 309 Grove Road Tax Map/Lot: 11/134

Year Built: _____ Initial Cost: _____ Maintained by: Public Works

Structure:

Construction: Pole Barn Foundation: Reinf. Concrete

Roof: Steel Year Installed: _____ Cost: _____ Condition: Poor

Siding: Wood, Board & Batten Year Installed: _____ Cost: _____ Condition: Poor

Total Size: 1200 s.f. Footprint: 30' x 40' # of Stories: 1

Insulation: None

Systems:

Heating: None

Air Conditioning/Ventillation: None

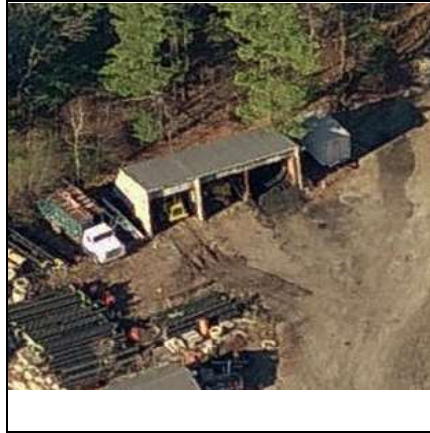
Electrical: None Water: None Fire Protection: None

Alarm: _____ Sewer/Septic: _____ Elevator: none

General Code Compliance: Use Group U: Building appears to meet the minimal requirements for lifesafety.

Comments: Building is part of an ongoing facility evaluation by Weston and Sampson Engineers therefore our conditions assessment has been limited to a brief walk-through. Overall condition of the building is fair and serviceable; siding and roofing may require attention soon. Facility storage size seems to meet the needs of the town, this should be reviewed with the facility director.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Highway Shed Date of Review: Jan 2014

Address: 309 Grove Road Tax Map/Lot: 11/134

Year Built: _____ Initial Cost: _____ Maintained by: Public Works

Structure:

Construction: Pole Barn Foundation: None

Roof: Steel Year Installed: _____ Cost: _____ Condition: Poor

Siding: Wood, board & batten Year Installed: _____ Cost: _____ Condition: Poor

Total Size: 800 s.f. Footprint: 20' x 40' # of Stories: 1

Insulation: None

Systems:

Heating: None

Air Conditioning/Ventillation: None

Electrical: None Water: None Fire Protection: None

Alarm: _____ Sewer/Septic: _____ Elevator: none

General Code Compliance: Use Group U: Building appears to meet the minimal requirements for lifesafety. Structural analysis and upgrades may be required for continued use.

Comments: Building is part ongoing facility evaluation by Weston and Sampson Engineers therefore our conditions assessment has been limited to a brief walk-through. The building appears to have met its useful life, overall condition of the building is poor. The town should anticipate substantial repairs or removal of this structure.



Year Built: 1910 Initial Cost: \$400,000 Maintained by: Public Works

Structure:

Construction: Wood Frame Foundation: Slab on Grade

Roof: Rubber Year Installed: 2010 Cost: \$10,000 Condition: Good

Siding: Vinyl Year Installed: Cost: Condition: Poor

Total Size: 2800 s.f. Footprint: 35' x 80' # of Stories: 1

Insulation: _____

Systems:

Heating: Forced Hot Water by Blended Oil

Air Conditioning/Ventillation: None

Electrical: 200 AMP Water: Public 1", Rye Water Dist. Fire Protection:

Alarm: Sewer/Septic: Elevator: none

General Code Compliance: Under current Use Group S1 (moderate hazard storage) without human occupancy and with ground level egress/access the building is serviceable.

Comments: Occupancy by staff, Use Group B, would trigger significant upgrades to building systems, thermal envelope (and therefore possibly structure) that would likely rival the residual value of the shell of the building. Reported moisture and mold problems add to poor prospects for re-use without wholesale overhaul.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Public Safety Building Date of Review: Jan 2014

Address: 555 Washington Road Tax Map/Lot: 16/7

Year Built: 2005 Initial Cost: \$3,500,000 Maintained by: Fire

Structure:

Construction: Wood Framed Foundation: Reinf. Concrete

Roof: Arch. Shingle Year Installed: 2005 Cost: Condition: Good

Siding: Wood Clapboard Year Installed: Cost: Condition: Good

Total Size: 18500 s.f. Footprint: 185' x 100' # of Stories: 2

Insulation: 2005

Systems:

Heating: Forced Hot Air by Blended Oil, installed 2005

Air Conditioning/Ventilation: Central Air by electric, Condition: Good

Electrical: Circuit Breaker Water: Public, Rye Water Dist. Fire Protection: Sprinklers

Alarm: Sewer/Septic: Elevator: none

General Code Compliance: Use Group B/ S1 (apparatus). The newest facility, this building is also held to a higher standard under the code as an "essential facility," and because it provides sleeping facilities. No apparent code issues noted.

Comments: This building was not conceived of as a public meeting space; retrofitting public assembly space into the building would present challenges under the building code for egress and access, ADA, NFPA regulation and security of police operations. Space over the apparatus bays would require rated separation due to mixed uses

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Rye Public Library Date of Review: Jan 2014

Address: 581 Washington Road Tax Map/Lot: 12/42

Year Built: 1911 Initial Cost: \$1,500,000 Maintained by: Library

Structure:

Construction: Brick/Masonry Foundation: Reinf. Concrete

Roof: Arch Shingle Year Installed: _____ Cost: _____ Condition: Good

Siding: Brick Year Installed: _____ Cost: _____ Condition: Good

Total Size: 12000 s.f. Footprint: 50' x 120' # of Stories: 2

Insulation: _____

Systems:

Heating: #2 Heating Oil

Air Conditioning/Ventillation: Central Air, electric

Electrical: Circuit Breaker Water: Public, Rye Water Dist.

Fire Protection: Sprinkler/Extinguishers

Alarm: _____ Sewer/Septic: _____ Elevator: none

General Code Compliance:

Comments: This structure was not included in the current assessment.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Recreation Modular 1 Date of Review: Jan 2014

Address: Recreation Road Tax Map/Lot: _____

Year Built: _____ Initial Cost: _____ Maintained by: Recreation

Structure:

Construction: Manufactured Foundation: None

Roof: Asphalt 3 tab Year Installed: _____ Cost: _____ Condition: Fair

Siding: Vinyl Year Installed: _____ Cost: _____ Condition: Good

Total Size: 750 s.f. Footprint: 15' x 50' # of Stories: 1

Insulation: _____

Systems:

Heating: Propane

Air Conditioning/Ventillation: _____

Electrical: _____ Water: Public 1", Rye Water Dist Fire Protection: _____

Alarm: _____ Sewer/Septic: _____ Elevator: none

General Code Compliance: Use Group A-3: Building appears to meet the minimal requirements for lifesafety. We believe the building will not meet current energy codes or the guidelines for accessibility.

Comments: Overall the facility is in serviceable condition, exterior wood decks will require ongoing maintenance and repairs. Building is well used though recreation activities seem to be severely limited given the size of the building.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Recreation 2 Date of Review: Jan 2014

Address: Recreation Road Tax Map/Lot: _____

Year Built: _____ Initial Cost: _____ Maintained by: Recreation

Structure:

Construction: Wood Frame Foundation: None

Roof: Arch Shingle Year Installed: _____ Cost: _____ Condition: Good

Siding: Vinyl Year Installed: _____ Cost: _____ Condition: Good

Total Size: 1150 s.f. Footprint: 24' x 48' # of Stories: 1

Insulation: _____

Systems:

Heating: Propane

Air Conditioning/Ventilation: _____

Electrical: _____ Water: Public 1", Rye Water Dist Fire Protection: none

Alarm: _____ Sewer/Septic: _____ Elevator: none

General Code Compliance: Use Group A-3: Building appears to meet the minimal requirements for lifesafety. We believe the building will not meet current energy code.

Comments: Overall the facility is in serviceable condition, though the interior finishes seem to be near the end of their useful life. The exterior wood deck/ramp at the bathrooms will require ongoing maintenance and repairs. Building is well used though recreation activities seem to be limited given the size of the program area.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Snack Shack Date of Review: Jan 2014
Address: Recreation Road Tax Map/Lot: 12/81
Year Built: _____ Initial Cost: _____ Maintained by: Recreation

Structure:

Construction: Wood Frame Foundation: None
Roof: Shingle 3 tab Year Installed: _____ Cost: _____ Condition: Good
Siding: Wood shiplap Year Installed: _____ Cost: _____ Condition: Good
Total Size: 144 s.f. Footprint: 12' x 12' # of Stories: 1
Insulation: None

Systems:

Heating: None
Air Conditioning/Ventillation: None
Electrical: _____ Water: None Fire Protection: _____
Alarm: _____ Sewer/Septic: None Elevator: none

General Code Compliance: Use Group S-1; Building does not meet accessibility guidelines

Comments: Building is primarily a storage building, snack serving area if very limited, both in size and use. Cold storage only, space not appropriate for food storage. Overall size for a snack shack seems appropriate; use as storage for recreation materials does not seem functionally efficient.

Town of Rye, New Hampshire: Town Property Physical Assessment Report



Property: Goss Barn Date of Review: Jan 2014

Address: _____ Tax Map/Lot: 8/51

Year Built: 19th C Initial Cost: _____ Maintained by: Conservation Comm

Structure:

Construction: Wd. Post & Beam Foundation: Granite

Roof: Steel Year Installed: 2012 Cost: \$50,000 Condition: Good

Siding: Wood Year Installed: _____ Cost: _____ Condition: Poor

Total Size: 3600 s.f. Footprint: 40 x 60 # of Stories: 1.5

Insulation: _____

Systems:

Heating: _____

Air Conditioning/Ventillation: _____

Electrical: _____ Water: _____ Fire Protection: _____

Alarm: _____ Sewer/Septic: _____ Elevator: none

General Code Compliance:

Comments: This structure was not included in the current assessment

Summary of Potential Issues

The town's newer buildings can be expected to have standard maintenance requirements, but are not likely to be putting major new demands on the town budget. These would include the Safety Building and the Library. Older Town buildings pose different types of risk:

- They have been outgrown and require expansion or abandonment
- The original function has changed and is not efficiently supported by the building
- They have fallen into significant non-compliance that presents an elevated risk
- They have outlived their useful lives due to normal wear and tear

The **Town Hall** in its present form does not fit or functionally support the departments, it does not meet the access requirements for a public accommodation and presents several basic egress/safety problems. It will need an intervention in the reasonably near future or it will become increasingly problematic.

The **Public Works outbuildings** have been adapted well enough but fall into the soon-to-be-worn-out category. Fortunately, these are not expensive structures and are not for human habitation, which makes the need less pressing, provided they are safe for staff use. The Weston and Sampson report should quantify concerns in this area.

The **Trolley Barn** has been outgrown, no longer fits the trolley or police function, and would need significant code upgrades to be put back into use for human habitation. While the shell of the building remains basically serviceable, this portion only represents a quarter or less of the value of a useable structure. Continued use as cold storage would represent the path of least resistance, however the presence of an essentially vacant building in the midst of the historic district raises some concern unless better measures to monitor the structure are introduced. Removal should be seriously considered, in our opinion.

Recreation buildings have similarly been outgrown, particularly the Snack Shack and the Modular building. Back-of-the-house functions, such as equipment maintenance, are not well supported. The layout of the buildings and their separation from the administrative function is inherently less efficient for staffing and ultimately for community users. Up until now, the strategy has been for impromptu additions to meet short term needs, but that approach has about reached its limit, in our opinion.

Future Use Strategies

We have heard several strategies put forward for enhancing the function of town facilities while keeping costs under control. These range from the practical to the well-meaning to the inadvisable. If you will forgive some of our blunt assessments, let's review some of the suggestions:

1. Renovate Town Hall to restore the meeting space
2. Create an addition to Town Hall to provide adequate work space
3. Move Recreation administration into the Trolley Barn
4. Build a new Recreation facility on Recreation land
5. Open the Safety Building meeting room for public use
6. Deck over the fire department apparatus bay to create public meeting space.

1. Renovate Town Hall – the lack of good meeting space is a common complaint in NH towns. The “Great Hall” has been preserved even though the recent partitions have chopped it up into makeshift office space. Reversal would be relatively easy. More complicated is reintroduction of the assembly use into the old building in the modern code context. Life safety concerns are not “grandfathered”, and adequate egress, separation from other unrelated uses and likely a sprinkler system would be indicated. Other support spaces such as restrooms (mandatory) and a kitchen or pantry (nice to have) should be anticipated add-ons.

2. Addition to Town Hall – as we have shown in the separate building schematic design exercise, it is just possible to fit the program requirements for the various town departments on this site. It has the advantages of good access to parking, an appropriate location in the center and adjacent to the traditional seat of government, a good solar exposure and access to an existing geothermal system with excess capacity. This location is as good as any with the possible exception that the tight site requires a multi-story solution to fit within setbacks. Also challenging, though apparently solvable, is to create a new wing that does justice to the historic old town hall next door.

3. Move Recreation to the Trolley Barn – There is a good reason why the trolley barn is empty. It is not currently fit for uses other than cold storage, and that only if dampness is not an issue. As mentioned above, we cannot recommend moving any human habitation to the building; it would trigger such an extensive overhaul that the money would be better saved or spent elsewhere. The shell of the building is the only residual element of any value and that is again, probably less than one quarter of the value of

a fully occupiable building. Moving recreation here also fails to solve the location issues of having administration remote from programs and storage. Parking is also limited. Lastly, the character is not in keeping with the historic district the town has established. The perception that a “perfectly good” empty building is just sitting there is an illusion that could prove quite costly.

4. Build a New Recreation Building – We presume that it only makes sense to create such a facility on the town-owned land adjacent to the existing recreation grounds. This would solve the current problem of staff trying to be two places at once, allow “multi-tasking” and provide adequate and code compliant accessible space. We have shown that the Rec. department has only the most tenuous needs to be near other departments; their moving out of town Hall would increase the flexibility of use of that building. It would make sense to remove inadequate structures on the Recreation site and roll those functions into a single new more efficient structure. As the program of spaces for such a new building is not yet determined, it is premature to comment on the feasibility or relative cost of such a project. There is nothing on the face of it that would prevent it from being a practical solution to the Town's needs.

5. Open the Safety Building to Public Meetings – smaller meetings that do not trigger large parking expansion may work at the business end of the building (see below for concerns about the working end). The existing meeting space, as we understand it, was not conceived of as public. This presents the logistical problem of keeping police and fire operations separate and secure while providing for the needs, such as restrooms, for the public guests. More difficult is the location in the basement. Access, without going through secure areas, is currently limited to the elevator. In an emergency, the public would need access to the two stairs. We have designed training rooms in some safety facilities in NH where this arrangement can work, but these have always been designed with direct exterior access.

6. Deck over the Apparatus Bay – we think this is not a good idea for several reasons. The structure may have been engineered at the time for general occupancy, but an assembly use over essentially a garage space presents inherent safety issues. Two ways down would need to be created, taking up space on the floor below. Accessibility would require an elevator too. Separate access and some form of vestibule for security would also be needed. This also suggests duplicate restroom facilities, sized to accommodate the meeting population. The building is sprinklered, but a mixed use occupancy would still require a fire rating across the floor/ceiling assembly. Mechanical and ventilation concerns also arise. Finally, stepping back from the technical problem, these two uses do not make particularly good neighbors. Bringing civilians and their cars in significant numbers to the “working end” of an emergency service is inherently a conflict. It is not hard to imagine citizen, late to an evening meeting, leaving a car in the way of the fire department—we have seen this occur.

7. Build New Offices elsewhere - In addition to all these considerations, there may be one more that deserves mention. One idea that we have not heard discussed is the construction of a new town offices facility on another site, possibly near Recreation. The "Great Hall" could still be restored in the current building, but office functions could move out. Here are the plusses and minuses as we see them:

Possible Advantages

- Town land is available
- Only one move/less disruption
- Room for future growth if needed
- Cost may be less if elsewhere
- Fit to function vs. adapt to existing
- Could share facilities with Rec.
- Could share parking
- If outside of historic district, lower maint.
- More room for Great Hall support
- Could eliminate need for elevator
- Historic impact minimized

Possible Disadvantages

- Emotional attachment to old building
- Change is unpopular
- Adjustment period to locate new building
- May not support village center
- Does not use excess geothermal capacity
- Promises and expectations?

While we have just noted that Recreation realizes no particular benefit from being in proximity to other town departments, there is also no harm and there could be some economies of scale. Consolidation of new construction does offer some economic advantages if possible.

We offer this option primarily as an effort to apply fresh thinking and to make sure no stone, at least no obvious stone, is left unturned. If inappropriate, this option may be dispatched with minimal fanfare.