

To: The Rye Select Board
From: Mark Epply
Topic: TD Bank Building Renovations
Date: March 28, 2022

In a review of various Town of Rye documents including Rye Annual Reports, Town of Rye Newsletters, Warrant Articles and Select Board meeting minutes regarding Rye's purchase and renovation of the of the TD Bank building at 500 Washington Rd. there are several questions that come to mind.

- **March 2021 Town of Rye Newsletter, Selectmen's Message:** In January the Town agreed to pay Dan Philbrick \$700,000 for the TD Bank building with the Rye Library paying \$400,000 and the Rye Conservation Commission paying \$300,000, As a concession the Rye Library would control the Parsonage property and the Conservation Commission would obtain 2.3 acres behind the bank building. The Town would sell the Trolley Barn and use the proceeds to renovate the TD Bank building for Town offices. "This is a big step forward in cost-effectively solving the space needs of the Town Hall employees" stated the Rye Newsletter.
- **June 2021 Town of Rye Newsletter, Selectmen's Message:** The Selectmen entered into an agreement to sell the Trolley Barn at 37 Central Road for \$411,000. The Town authorized the Select Board to set up a Municipal Buildings and Construction and Renovation Capital Reserve fund and to place \$280,000 of the Trolley Barn sale proceeds into the fund to use for the renovation of the TD Bank building.
- **Questions:** What happened to the remaining \$131,000 (\$411,000 - \$280,000) from the sale of the Trolley Barn? Was the \$280,000 considered the amount necessary to complete the renovation of the TD Bank building? How was the \$280,000 determined to be the correct amount?
- **September 2021 Town of Rye Newsletter, Selectmen's Message:** The conversion of the TD Bank building has begun. Renovation will be in 3

phases. The first consists of configuring the interior into offices for a number of Town employees. It appears that \$30,000 was spent on the interior design. Also the DPW will do preliminary preparations like carpet removal etc. to reduce costs. The Town has applied for a demolition permit to remove interior walls. Previously it had been stated that the TD Bank building was move-in ready.

- **Questions:** What are the anticipated phases 2 and 3? What transpired from the move-in ready condition to requiring a building permit to remove interior walls? Who authorized the demolition?
- **December 2021 Town of Rye Newsletter, Selectmen's Message:** Demolition of the TD Bank building has been completed. Exterior renovations were approved by the Historic District Commission. The Select Board approved the final version of the design and an RFP/RFQ will be sent out the week of November 29, 2021
- **Questions:** What are the planned exterior renovations? Is this part of phase 2 or phase 3? Is there a planned addition to the building?
- **Select Board Meeting Monday, March 14, 2022:** Per meeting minutes there is currently \$250,000 available from the \$280,000 allocated to fund the TD Bank building renovation. That coupled with the additional \$100,000 to be added to the renovation fund with the passage of Article 9 at the March 8, 2022 Town elections results in \$350,000 available for the renovation. The only bid received by the Select Board in response to the RFP/RFQ for the renovation of the TD Bank building was \$698,591.
- **Questions:** Is this bid only for phase 1 or does it include phase 2 and 3? Is there a document that details the TD Bank building project through completion?

- The Town of Rye spent \$700,000 to acquire the TD Bank building, \$30,000 on interior design plans and has a bid for almost another \$700,000 for renovation to the building interior. Additionally the Rye DPW performed the interior demolition which must have had an opportunity cost to that department as well as overtime costs for DPW employees. It has also been stated that the septic system at the TD Bank building has some issues that need to be addressed.
- **Questions:** Is there any document discussing what the issues are with the building septic system and are there any cost estimates for addressing those issues? Has the Select Board considered appointing a committee to thoroughly study this project and design an action plan for completion instead of the step by step method that has gotten us to where we are today?