


CAPITAL IMPROVEMENT PROGRAM

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50	<i>Public Works- Buildings & Grounds Division</i>	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
51	Seasonal Decorative Lighting	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
52	Wagon Hill Farm/Bickford Chesley House Restoration	1,173,425									
54	Dump Truck Replacement (One Ton)		86,000								
55	Purchase of Solar Panels (Gravel Pit)		950,000								
56	Pickup Truck Replacement (1/2 Ton)		61,000								
57	Courthouse/Old Town Hall Design and Enhancements			367,000							
58	Pickup Truck Replacement (3/4 Ton)									68,963	
59	Commercial Lawn Mower Replacement									30,000	
60	Dump Truck Replacement (One Ton)										101,062

CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2025-2034	PROJECT COST	\$2,500
DESCRIPTION	<i>Seasonal Decorative Lighting</i>	DEPARTMENT	<i>Public Works - Buildings and Grounds</i>
IMPETUS FOR PROJECT (IE. MANDATED, COUNCIL GOAL, DEPT INITIATIVE, ETC.)			
Department Initiative			
DESCRIPTION (TO INCLUDE JUSTIFICATION)			
<p>Durham Public Works is currently assessing alternatives for the replacement of its current collection of 30 holiday wreaths. These wreaths are annually displayed on the decorative light poles along Main Street from December 1st to March 1st. While currently operational, the existing wreaths have aged significantly, with many wreaths having broken ornaments and deteriorating lighting strands. The cost for each new decoration of similar size and structure is estimated at approximately \$850 each.</p>			
ESTIMATED COSTS	PURCHASE PRICE	\$	2,500
	ACCESSORIES	\$	-
	NET PURCHASE PRICE	\$	2,500
FINANCING	OPERATING BUDGET	\$	2,500
	UNH - CASH	\$	-
	BOND - TOWN PORTION	\$	-
	UNH PORTION	\$	-
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	-
	TOTAL FINANCING COSTS	\$	2,500
IF BONDED	NUMBER OF YEARS	N/A	
	TOTAL PRINCIPAL	\$	-
	TOTAL INTEREST	\$	-
	TOTAL ESTIMATED COST	\$	-
			

CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2025	PROJECT COST	\$1,173,425
DESCRIPTION	<i>Wagon Hill Farmhouse Restoration</i>	DEPARTMENT	<i>Public Works</i>

IMPETUS FOR PROJECT (IE. MANDATED, COUNCIL GOAL, DEPT INITIATIVE, ETC.)
Town Administration Initiative

DESCRIPTION (TO INCLUDE JUSTIFICATION)

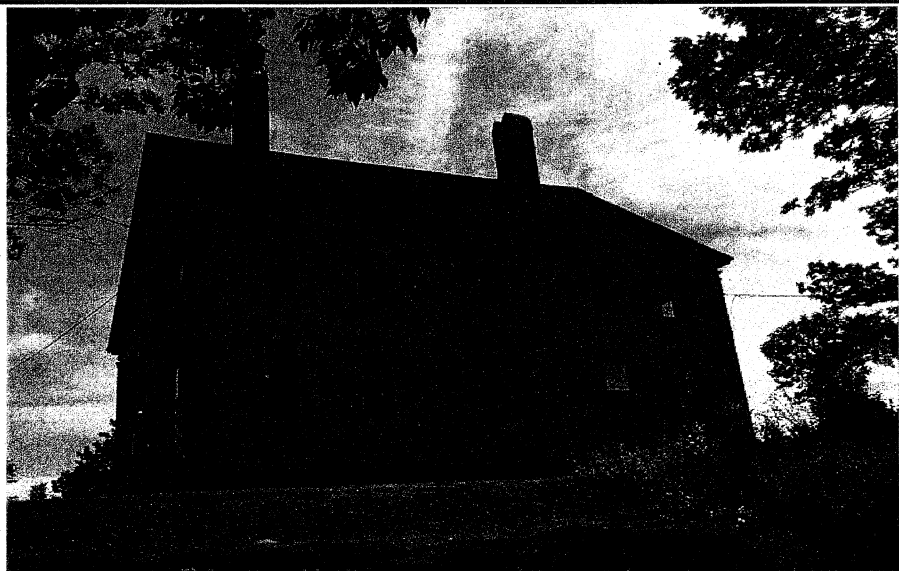
Milestone Construction, developed three options, all of which include requirements for fire suppression and life safety improvements. (See attached for history and final recommendation.)

- Option 1 - The first and lowest cost option resulting in building occupancy, consistent with the LCHIP Grant, is to only rehabilitate the first floor of the main farmhouse and rough in the second floor in preparation of a future phase. This cost estimate for this limited scope totals approximately \$1,506,814 or net cost, after using existing funding, of \$800,814.
- Option 2 - The second and recommended option, results in full rehabilitation of the farmhouse, including completion of the second floor, suitable for occupancy, two bathrooms within the EII section and construction improvements within the barn for three season use. This cost estimate includes a mid-range option requiring funding of approximately \$1,879,417 or net cost, after using existing funding, of \$1,173,417. This option also includes an allowance of \$30,000 for building fit out.
- Option 3 - The final option expands the use of the barn to four season use and adds two additional bathrooms within the EII section, requiring funding of \$2,030,572 or net cost, after using existing funding, of \$1,324,572.

ESTIMATED COSTS:	PRELIMINARY STUDY, DESIGN AND ENGINEERING	\$ -
	FINAL DESIGN AND ENGINEERING	\$ -
	CONSTRUCTION ENGINEERING OVERSIGHT	\$ 70,405
	CONSTRUCTION COSTS	\$ 985,670
	CONTINGENCY	\$ 117,350
	TOTAL PROJECT COST	\$ 1,173,425

FINANCING	OPERATING BUDGET (FUND BALANCE)	\$ 1,173,425
	BOND - TOWN PORTION	\$ -
	FEDERAL/STATE GRANT	\$ -
	CAPITAL RESERVE ACCOUNT	\$ -
	TOTAL FINANCING COSTS	\$ 1,173,425

IF BONDED:	NUMBER OF YEARS	N/A
	TOTAL PRINCIPAL	\$ -
	TOTAL INTEREST	\$ -
	TOTAL ESTIMATED COST	\$ -



CAPITAL IMPROVEMENT PROGRAM

WAGON HILL FARMHOUSE RESTORATION

In October 2019 Aaron Sturgis and Jessica McNeil from Preservation Timber Framing Inc., located in Berwick, ME, performed an existing conditions assessment of the Bickford- Chesley House located at Wagon Hill Farm. This assessment followed a field study which is incorporated as an addendum to the 1995 Master Plan.

This 2-story farmhouse was constructed in circa 1806 and has deteriorated over the years due to deferred maintenance and is now in need of major improvements. These improvements include, among other items, replacement of major framing due to rot caused by moisture infiltration, site grading and drainage modifications, masonry, interior and exterior restoration, mechanical, electrical and plumbing (MEP), interior, architectural, roofing, trim and HVAC retrofits and replacement.

In the spring of 2022, the Town retained the services of Architectural Conservator, Steven Mallory, utilizing a Land and Community Heritage Investment Program (LCHIP) Planning Grant in the amount of \$13,500. The goal of this effort was to further assess the building to develop a plan which would serve as the foundation for a larger LCHIP Restoration Grant.

In the fall of 2023, the Town then applied and was successful in receiving an LCHIP Rehabilitation Grant in the amount of \$321,000. In addition, the Durham Heritage Commission secured a Moose Plate Grant in the amount of \$20,000 to supplement the existing capital and LCHIP funding to implement the project scope.

Following receipt of these grants, the Town retained the services of Milestone Construction, a highly recognized historic preservation contractor, to act as a construction manager for this project. Milestone was asked to develop firm cost estimates to carry out the approved LCHIP scope of work, including cost estimated for work scope not eligible under the LCHIP program guidelines. Milestone was also asked to provide scope and costs for the complete restoration of the Bickford Chesley Farmhouse and barn structures.

Previous planning studies state "Nowhere else on the seacoast is there a combination of land and building so poised for development for the public good." To place this historic building back into productive use for the enjoyment of the public and to historically preserve a building which serves as an "excellent example of Federal-Era architecture in New Hampshire's Seacoast Region," the project team recommends the Town Council approve funding in the amount of \$1,173,417 to supplement existing capital, LCHIP and Mooseplate Funding to implement Option 2 noted above. Upon approval the Town would enter into a contract with Milestone Construction as a Construction Manager at Risk with a Guaranteed Maximum Price.

CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2026	VEHICLE COST	\$86,000
DESCRIPTION	1-Ton Dump Truck Replacement	DEPARTMENT	Public Works - Buildings and Grounds
DESCRIPTION (TO INCLUDE JUSTIFICATION):			
<p>The 2016 Dodge Ram 3500 1-ton, Four-Wheel Drive Dump Truck is scheduled for replacement in 2026. This truck is integral to daily operations and is a front-line piece of equipment for the Buildings & Grounds, Highway, and Traffic Control Divisions. The smaller nature of this truck compared to the 3-5 Ton Dump Trucks allows it to transport and dump aggregate and other materials to remote locations. This key piece of equipment is integral for snow and ice control operations at the Town Hall, Police Station, Lee Well, Beech Hill Tank, Foss Farm Tank, Wagon Hill Farm, Transfer Station, Public Works, Public Library, Bobcat Parking Lot, Metered Parking Lot, Smaller Parking Lot near Aroma Joe's, Permit Lot, Depot Lot, Old Landing, Jackson's Landing, and Churchill Rink. Snow and ice control operations are particularly hard on this piece of equipment with major mechanical problems typically emerging at the 8-10 year mark. This truck will come complete with a stainless steel body, material spreader, and 9' plow. The Department continues to explore alternative fuel options for this upcoming acquisition, including battery electric. However due to the operational demands of these vehicles, sometimes exceeding 30 continuous hours during winter emergency response events, the battery technology to satisfy this demand has proven to be unavailable at this time. This vehicle is on a 10-12 year replacement plan.</p>			
Vehicle to be Replaced: 2016 Dodge Ram 3500 1-Ton			
ESTIMATED COST	PURCHASE PRICE	\$	58,500
	ACCESSORIES*	\$	30,000
	LESS TRADE-IN**	\$	<u>(2,500)</u>
	NET PURCHASE PRICE	\$	86,000
	*Accessories include lighting, radios, striping, misc. equipment.		
FINANCING	OPERATING BUDGET	\$	-
	BOND - TOWN	\$	86,000
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	<u>-</u>
	TOTAL FINANCING COSTS	\$	86,000
IF BONDED:	NUMBER OF YEARS		5
	TOTAL PRINCIPAL	\$	86,000
	TOTAL INTEREST (EST'D)	\$	<u>2,485</u>
	TOTAL PROJECT COST	\$	88,485



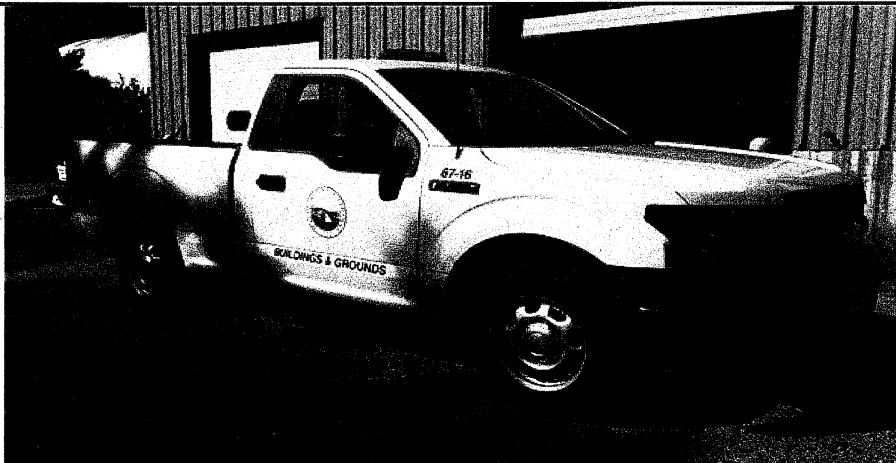
CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2026	PROJECT COST	\$950,000
DESCRIPTION	<i>Purchase of Solar Panels</i>	DEPARTMENT	<i>Public Works - Buildings & Grounds</i>
DESCRIPTION (TO INCLUDE JUSTIFICATION):			
<p>In 2016 Revision Energy installed solar powered electric generating panels at the Lee Gravel Pit. The Agreement allows the Town of Durham to purchase these panels at fair market value after the sixth year of operation. This solar array will power all Town facilities except the WWTP. The Town will continue to evaluate system performance and benefits of acquiring this site over the next year and has included a placeholder in the Town's capital plan for a future year as the analysis is completed.</p>			
ESTIMATED COST	PURCHASE PRICE	\$	950,000
	ACCESSORIES*	\$	-
	NET PURCHASE PRICE	\$	950,000
FINANCING	OPERATING BUDGET	\$	-
	UNH - CASH	\$	-
	BOND - TOWN PORTION	\$	950,000
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	-
	TOTAL FINANCING COSTS	\$	950,000
IF BONDED:	NUMBER OF YEARS		10
	TOTAL PRINCIPAL	\$	950,000
	TOTAL INTEREST (EST'D)	\$	186,750
	TOTAL PROJECT COST	\$	1,136,750



CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2026	VEHICLE COST	\$61,000
DESCRIPTION	1/2 Ton Pick-Up	DEPARTMENT	Public Works - Buildings & Grounds
DESCRIPTION (TO INCLUDE JUSTIFICATION):			
<p>The 2006 Ford-150 Buildings & Grounds Division 1/2 Ton Pickup Truck is scheduled for replacement in 2026. This vehicle plays a crucial role within the Buildings & Grounds Division, serving as a reliable means to transport staff and essential equipment from the Public Works Facility to various project sites. It also serves as the primary collection vehicle for Building & Grounds Division employees who collect daily trash and debris pick-ups from 30 receptacles contained within the downtown corridor and public parks seven days per week. The vehicle's compact design allows it to fit into confined spaces without disrupting vehicular and pedestrian traffic flow. It is used for the maintenance of all Town-owned buildings and the landscaping of the downtown garden beds and planting areas. Durham Public Works is proactively exploring alternative fuel options for this upcoming acquisition, including battery electric where, due to the nature of this vehicle's operational demands, existing battery technology may be a viable option. This vehicle is on a 10-12 year replacement plan.</p> <p>Vehicle to be Replaced: 2016 Ford F-150</p>			
ESTIMATED COST	PURCHASE PRICE	\$	61,000
	ACCESSORIES*	\$	2,000
	LESS TRADE-IN**	\$	(2,000)
	NET PURCHASE PRICE	\$	61,000
	<i>*Accessories include lighting, radios, striping, misc. equipment.</i>		
FINANCING	OPERATING BUDGET	\$	-
	BOND - TOWN	\$	61,000
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	-
	TOTAL FINANCING COSTS	\$	61,000
IF BONDED:	NUMBER OF YEARS		5
	TOTAL PRINCIPAL	\$	61,000
	TOTAL INTEREST (EST'D)	\$	1,763
	TOTAL PROJECT COST	\$	62,763



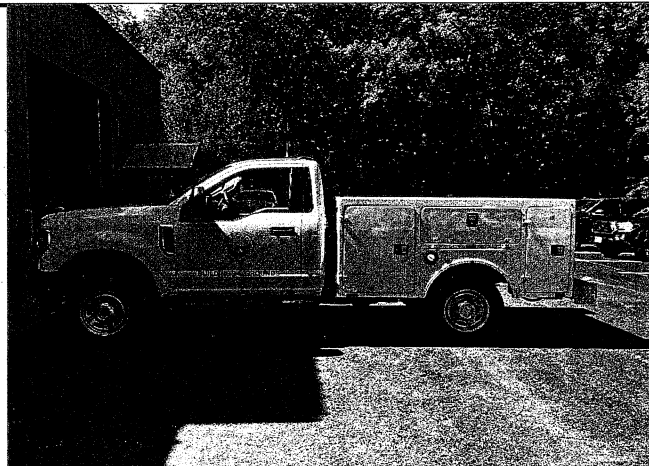
CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2027	PROJECT COST	\$367,000
DESCRIPTION	<i>Courthouse/Old Town Hall Restoration</i>	DEPARTMENT	<i>Public Works</i>
IMPETUS FOR PROJECT (IE. MANDATED, COUNCIL GOAL, DEPT INITIATIVE, ETC.)			
<i>Town Administration Initiative</i>			
DESCRIPTION (TO INCLUDE JUSTIFICATION)			
<p>In November 2019 Aaron Sturgis and Jessica McNeil from Preservation Timber Framing Inc. located in Berwick, Maine performed an existing conditions assessment of Durham Old Town Hall located at the corner of Main Street and State Route 108. The Old Town Hall was constructed in 1825 by local merchant and shipbuilder Joseph Coe and remains one of the most unique structures in New Hampshire with historical significance, having been entered on the National Register of Historic Places in 1980 as part of the Durham Historic District. Unfortunately, due to continued deferred maintenance, the structure has deteriorated extensively now requiring substantial improvements. The Sturgis report provides a high-level assessment with repair recommendations focused on basement drainage and minimization of moisture and water infiltration, replacement and repair of the undercarriage structure due to rot, repair to framing, trim, and fine woodwork, replacement of heating, ventilation, and air conditioning (HVAC), masonry and brick repairs, roof and gutter repairs, window repairs, glazing and painting. Not included within the report is an assessment of the mechanical, electrical, and plumbing (MEP) systems. Over the last two years, Durham Public Works has utilized this capital funding allocation and has made significant progress in restoration efforts. This includes replacing the second-floor HVAC system, along with conversion from an oil fired system to a more efficient and sustainable gas fired heating system to replace the first-floor heating system. In addition, these prior year capital requests provided funding for the replacement of the multipurpose room floor with a historically accurate white oak plank floor and reconstruction of the pass-through doors to eliminate water infiltration. The Sturgis report provided an overall estimate, exclusive of any contingency, architectural or engineering design or specification services, of \$366,270 (2019). This estimate does not include any interior improvements which are also necessary, increasing project cost. A multi-year funding plan was adopted in an effort to make continued progress. This investment is based on available budgets in any given year with a focus on those actions that minimize further building deterioration, to the extent possible, while continuing to provide space for Durham Parks and Recreation and Durham Historic Association (DHA). Accumulated funding from previous years will be used in FY25 for critical repairs with the remaining balance on previous capital requests to be used to retain a historic preservation contractor/conservator to further characterize necessary restoration work, while developing specifications, bid documents and detailed cost estimates for future year funding. Durham Public Works will prioritize the Courthouse/Old Town Hall restoration project following completion of the Bickford Chesley Farmhouse Restoration Project as resources allow, resulting in a two-year delay for this project. The Fiscal Year 2027 request for \$367,000 may be modified as detailed specifications and cost estimates are developed and will provide funding for the implementation of this plan along with any matching funding required by potential grant programs.</p>			
ESTIMATED COSTS:			
	PRELIMINARY STUDY, DESIGN AND ENGINEERING	\$	-
	FINAL DESIGN AND ENGINEERING	\$	-
	CONSTRUCTION ENGINEERING OVERSIGHT	\$	-
	CONSTRUCTION COSTS	\$	367,000
	CONTINGENCY	\$	-
	TOTAL PROJECT COST	\$	367,000
FINANCING			
	OPERATING BUDGET	\$	-
	UNH - CASH	\$	-
	BOND - TOWN PORTION	\$	367,000
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	-
	TOTAL FINANCING COSTS	\$	367,000
IF BONDED:			
	NUMBER OF YEARS		10
	TOTAL PRINCIPAL	\$	367,000
	TOTAL INTEREST	\$	75,500
	TOTAL ESTIMATED COST	\$	442,500



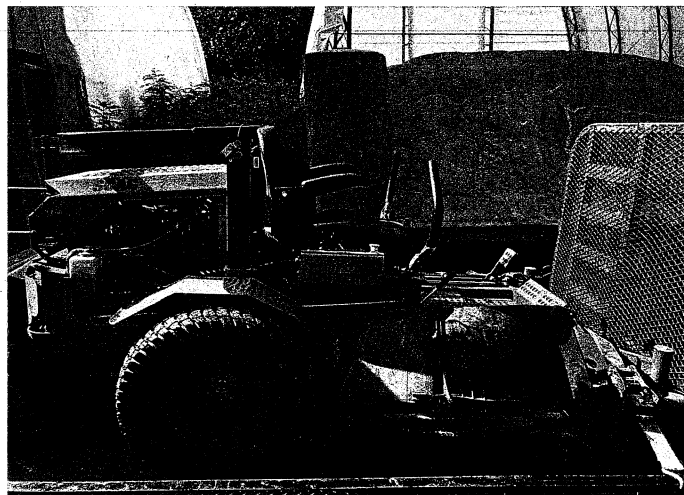
CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2033	VEHICLE COST	\$68,963
DESCRIPTION	3/4 Ton Pick-Up	DEPARTMENT	Public Works - Buildings and Grounds
DESCRIPTION (TO INCLUDE JUSTIFICATION):			
<p>Durham Public Works is requesting funding in 2032 to replace the Facility and Grounds Supervisor's 2022 Ford F-250 pickup truck in 2032. This vehicle serves as an essential means of transportation for the Facility and Grounds Supervisor, dedicated to the daily upkeep and management of the Town's critical facility infrastructure and public parks, planting beds, and lands. Considering the wide range of responsibilities assigned, the replacement truck must be outfitted with the necessary features to accommodate various pieces of specialized equipment for many types of responses. The truck must be capable of transporting tools and supplies necessary to complete tasks in the mechanical, electrical, plumbing, carpentry, and landscaping trades. To meet these requirements, Durham Public Works is proposing to replace the current vehicle in-kind, including the utility body and plow package. The utility body ensures ample storage and organizational capacity for the various equipment and tools utilized by the Facility and Grounds Supervisor. Additionally, the inclusion of a plow package enhances the vehicle's useability during snow plowing operations, further optimizing its functionality throughout the year. The Department continues to explore alternative fuel options for this upcoming acquisition, including battery electric. However due to the operational demands of these vehicles, sometimes exceeding 30 continuous hours during winter emergency response events, the battery technology to satisfy this demand has proven to be unavailable at this time. This vehicle is on a 10-12 year replacement plan.</p> <p>Vehicle to be Replaced: 2022 Ford F-250</p>			
ESTIMATED COST	PURCHASE PRICE	\$	47,888
	ACCESSORIES*	\$	26,075
	LESS TRADE-IN**	\$	(5,000)
	NET PURCHASE PRICE	\$	68,963
	<i>*Accessories include lighting, radios, striping, plow package.</i>		
FINANCING	OPERATING BUDGET	\$	-
	BOND - TOWN	\$	68,963
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	-
	TOTAL FINANCING COSTS	\$	68,963
IF BONDED:	NUMBER OF YEARS		5
	TOTAL PRINCIPAL	\$	68,963.00
	TOTAL INTEREST (EST'D)	\$	1,993.03
	TOTAL PROJECT COST	\$	70,956.03



CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2033	EQUIPMENT COST	\$30,000
DESCRIPTION	<i>Commercial Lawnmower Replacement</i>	DEPARTMENT	<i>Public Works - Buildings and Grounds</i>
DESCRIPTION (TO INCLUDE JUSTIFICATION):			
<p>The 2020 Scag Turf Tiger II Commercial Lawn Mower is scheduled for replacement in 2032. This equipment is operated extensively for 40 hours per week throughout the growing season to maintain the Town of Durham's Facilities, Parks, and Public Lands. The 2020 Scag Turf Tiger II Commercial Lawn Mower will be 12 years old in 2032 and will require replacement due to the considerable wear and tear it will have experienced over the years, leading to reduced performance. Durham Public Works intends to replace this equipment with a fully electric machine in 2032.</p>			
Equipment to Replace: 2020 Scag Turf Tiger II			
ESTIMATED COST	PURCHASE PRICE	\$	30,000
	ACCESSORIES*	\$	-
	LESS TRADE-IN**	\$	-
	NET PURCHASE PRICE	\$	30,000
	<i>*Accessories include lighting, radios, striping, misc. equipment.</i>		
FINANCING	OPERATING BUDGET	\$	30,000
	UNH - CASH	\$	-
	BOND - TOWN PORTION	\$	-
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	-
	TOTAL FINANCING COSTS	\$	30,000
IF BONDED	NUMBER OF YEARS		N/A
	TOTAL PRINCIPAL	\$	-
	TOTAL INTEREST (EST'D)	\$	-
	TOTAL PROJECT COST	\$	-



CAPITAL IMPROVEMENT PROGRAM

PROJECT YEAR	2034	VEHICLE COST	\$101,062
DESCRIPTION	1-Ton Dump Truck Replacement	DEPARTMENT	Public Works - Buildings and Grounds
DESCRIPTION (TO INCLUDE JUSTIFICATION):			
<p>The 2023 Ford F-450, Four-Wheel Drive Dump Truck is scheduled for replacement in 2034. This truck is integral to daily operations and is a front-line piece of equipment for the Buildings & Grounds, Highway, and Traffic Control Divisions. The smaller nature of this truck compared to the 3-5 Ton Dump Trucks allows it to transport and dump aggregate and other materials to remote locations.</p> <p>This key piece of equipment is integral for snow and ice control operations at the Town Hall, Police Station, Lee Well, Beech Hill Tank, Foss Farm Tank, Wagon Hill Farm, Transfer Station, Public Works, Public Library, Sammy's Parking Lot, Metered Parking Lot, Aroma Joes Parking Lot, Permit Lot, Depot Lot, Old Landing, Jackson's Landing, and Churchill Rink. Snow and ice control operations are particularly hard on this piece of equipment with major mechanical problems typically emerging at the 8-10 year mark. This truck will come complete with a stainless steel body, material spreader, and a 9' plow. The Department continues to explore alternative fuel options for this upcoming acquisition, including battery electric. However due to the operational demands of these vehicles, sometimes exceeding 30 continuous hours during winter emergency response events, the battery technology to satisfy this demand has proven to be unavailable at this time. This vehicle is on a 10-12-year replacement plan.</p> <p>Vehicle to be Replaced: 2023 Ford F-450 1-Ton</p>			
ESTIMATED COST	PURCHASE PRICE	\$	69,912
	ACCESSORIES*	\$	35,150
	LESS TRADE-IN**	\$	(4,000)
	NET PURCHASE PRICE	\$	101,062
	*Accessories include lighting, radios, striping, misc. equipment.		
FINANCING	OPERATING BUDGET	\$	-
	BOND - TOWN	\$	101,062
	FEDERAL/STATE GRANT	\$	-
	CAPITAL RESERVE ACCOUNT	\$	-
	TOTAL FINANCING COSTS	\$	101,062
IF BONDED:	NUMBER OF YEARS		5
	TOTAL PRINCIPAL	\$	101,062
	TOTAL INTEREST (EST'D)	\$	2,921
	TOTAL PROJECT COST	\$	103,983

