

TOWN OF NEW IPSWICH

661 Turnpike Rd New Ipswich NH 03071

Board of Selectmen



Police Facility Committee

Meeting #5

10/22/2015

Attendees:

Robert McArthur – Chairman

David Lage – Selectmen Representative

Chief T. Carpenter – Police Representative

Lou Alvarez – Secretary

Bernard Hamill

Absent:

Tom Humphrey

Mark Hopkins

Next Meetings: 11/05/2015 5:30 pm Committee meeting

1. Review of minutes for Meeting #4, held on 10/15/2015. Minutes approved.
2. B. Hamill presented a review of the following properties (See Appendix A):
 - a. Current Police Dept. facility
 - b. Building 2
3. Committee reviewed previously discussed properties and graded them for applicability for current/future Police Dept. needs. (See Appendix B)

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APPENDIX A

EXISTING POLICE STATION – UNSUITABILITY

22 Oct. 2015

The existing Police Station is a rented space consisting of 3 units. The town currently rents the center unit along with some space in an adjoining unit. The site is approximately 2.7 acres and has a common ownership with an adjacent site of 2.5 acres. The site has access from Turnpike Road and is roughly opposite the Town Offices. The parcels and associated buildings are currently for sale by the owner. The town's lease offers a one year occupancy upon sale. The Police Dept. was relocated to the site approximately 8 years ago as a temporary measure when Bldg. 2 became uninhabitable due to "Black Mold".

Based on a tour of the existing police station and comments by the Police Chief, the facility does not meet the current needs of a modern Police Dept. for the following reasons:

1. The current rented space is approximately 1200 SF with an additional 200 SF in an adjoining unit. The area is extremely crowded and does not lend itself to a functional facility.
2. The total available space (all 3 units) would be approximately 3600 SF. This is approximately half of the space needed.
3. The facility lacks suitable fire egress and poses a danger to the occupants.
4. The site does not have covered parking needed for vehicle maintenance and weather protection.
5. The Town of New Ipswich would need to purchase the site and completely renovate the interior or demolish and rebuild a suitable building on-site. This would most likely be cost prohibitive.
6. The current driveway access to Turnpike Road is very steep and poses a safety hazard.
7. The current building is a 1 story wood frame structure with a crawl space. It is rated as a Class 1 structure and is not suitable for housing emergency services. Under the "International Existing Building Code, 2009 edition", a Class 4 structure must be provided for emergency services. However, the IBC (Section 16.04.5) does not permit the upgrade of a Class 1 structure to Class 4 for this purpose.

BUILDING 2 – UNSUITABILITY

22 Oct. 2015

Bldg. 2 is located on a 19 acre parcel owned by the Town of New Ipswich directly behind the Town Offices on Turnpike Road. It is one of 3 primary buildings on the parcel; the others being the Town Offices and the Highway Dept. The building was constructed around 1960 using unreinforced concrete block walls with a wood frame roof and partial second floor with a steel beam/column support system. The primary floor is a 12000 SF slab-on-grade with a 4000 SF plywood second floor. For the last 10 years (perhaps longer), the building has been

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plagued with water infiltration through both surface runoff and roof leakage. This has caused the growth of several types of mold; the most prominent being "Black Mold" known to cause respiratory problems. The building which housed several town departments was abandoned.

The Town of New Ipswich has made a concerted effort to reclaim the use of the building. This effort includes mold testing by multiple labs, mold removal efforts, two significant warrant articles for renovation, and efforts by town volunteers to remove damaged areas and restore parts of the building. A 2011 report by the H.L. Turner Group evaluated the building for possible remediation and future use. Although the building does not appear to meet current codes, there is only superficial damage to the structure, both interior and exterior. The building has weathered more than 50 years of snow, ice, and wind with no apparent loss of structural integrity. The site was recently visited by a NH Professional Engineer on behalf of the Police Facility Committee. Based a cursory inspection of the building, the findings of the 2011 report were confirmed which included interior and exterior surface damage, water infiltration, and probable mold. Furthermore, the efforts of the Town to reclaim the building have left the interior in complete disarray.

Based on the history and condition of Building 2, it is unsuited to be used as center for emergency services for the following reasons:

1. Despite the best efforts of the Town, it is probable that mold has re-established itself in the building. Additional testing by a reputable lab is needed to verify this condition.
2. Although there is no apparent structural damage to the building, it does not meet code requirements for housing emergency services. . It is rated as a Class 1 structure and is therefore not suitable for housing emergency services. Under the "International Existing Building Code, 2009 edition", a Class 4 structure must be provided for emergency services. However, the IBC (Section 16.04.5) does not permit the upgrade of a Class 1 structure to Class 4 for this purpose.

APPENDIX B

PROPOSED PROPERTY EVALUATION MATRIX

	Central Location	Property Access	Two Road Access	Located on State Rd	Lot Size	Expansion Capability for EM and MFD	Town Owned Property vs. Taxed Property	Purchase Price	Existing Building Compliant or Demo	Hazardous Waste or Ground Contaminants
Eaton Property - +/-67 acres	1	1	1	1	1	0	0	N/A	N/A	
Old Highway Garage Property	1	1	1	1	0	0	0	0	0	
Adjacent Somero Property	1	1	1	1	1	0	0	N/A	N/A	
Town Hall Complex										
A. Renovate Building 2	1	1	1	1	1	1	1	0		
B. Demo Building 2 and Construct New										
C. Addition to Town Office Building								0		
D. Construct New Facility on Site										
Giarno Property - Existing PD Including Adjacent Site	1	1	1	1	1	0	0	0	N/A	
Ken's TV Property	1	1	1	1	1	0	0	0	N/A	
Somero Property (adjacent to Newest Mall)	1	1	1	1	1	0	0	0	N/A	
Transfer Station Property	0	1	0	1	1	1	1	1	N/A	N/A

Score Each Evaluation 0 through 2:

0 - Does not meet requirement

1 - Can meet needs requirements

2 - Meets needs required

N/A - Not Applicable