

Andover Town Buildings and Properties 2020-21 CIP Report

Andover owns the following Major Buildings and Structures:

1. Andover Elementary School at 35 School Road
2. Andover Town Hall at 17 School Road
3. Andover Fire Department at 11 School Road
4. Andover Public Library at 355 Route 6
5. Andover Public Works Building at 12 Long Hill Road
6. Andover Senior Center/Old Fire Station at 15 Center Street
7. Andover Transfer Station Facility at 155 Shoddy Mill Road
8. Museum of Andover History (Old Town Hall) at 1 Monument Lane

Condition Scale 1-10

Building Scoring:

8-10

They are in excellent condition and shall receive only annual preventive maintenance.

5-7

They have deficiency's that should be resolved as time and money is available. Should have money set aside to renovate and bring up to acceptable standard.

3-4

They are in deteriorating condition should be a priority for immediate repair or at a minimum should be stabilized to prevent further deterioration.

0-2

They are considered to be past their service life and the cost of renovation exceeds their value. Properties should be demolished and replaced.

1. Andover Elementary School at 35 School Rd

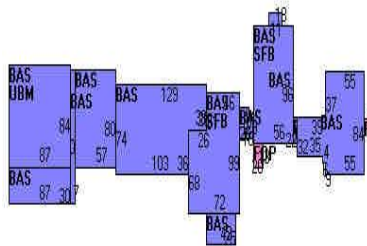
History, Features, Deficiencies:

- The original wing of AES was built in 1940's to replace a one-room schoolhouse that is no longer town property. The school was expanded in the 1956s, and again in 1967.
- A gymnasium was added in the 1980's and it was further expanded in the early 2000's.
- A new roof was put on in 2017 and the building is currently in excellent shape. It is a mix of flat epdm roof, and asphalt shingled sloped roof.
- It is 52,000 sf, and has Oil Heat. Some areas of the school have AC.
- The building has a replacement cost of 9 million dollars. Current capacity ~ 470 children. Actual occupancy is 180 students. Building will require expending some funds if the town converts an underutilized wing of the building to house other town functions.
- Final estimates for the conversion of the 3-4 wing have ranged from \$60-135,000. Every effort should be made to reduce this cost. This is still the most cost effective way to get a Community/Senior Center and aligns with the town-wide survey results from the Long Term Planning Committee's Final Report. **Fall 2019 Project Canceled.**

Current Needs and Upcoming Projects:

None

Current Condition = 9



2. Andover Town Hall at 17 School Road

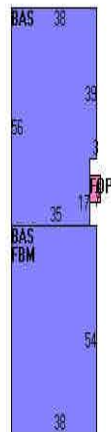
History, Features, Deficiencies:

- Main administrative building for Town of Andover. Oil Heat, Central AC for Community Room. Main building offices have older through wall AC Units 6,200 SF.
- The building was originally built in 1960's with an addition of a Community/Meeting Room in 2006. Asphalt shingled roof is 12 years old. Main building has homosote roof decking over 4x10 beams. With a secondary roof over it with a ~5/12 pitch roof.
- Walls are CMU with brick facings. Walls have poor thermal characteristics. Ceilings are OK with unknown insulation, but looks okay on thermal imager.
- Heating system of the main building is a system 2000 oil boiler, DHW is an electric unit.
- The community room/side entrance has a Carrier, oil fired furnace and AC unit.
- Cramped working environment, poor climate control and energy efficiency. Includes poor AC in main building. Cramped size for number of employees that work there. Good Candidate for Ductless Split AC/ Heatpump systems. Initial estimate for ductless heat pump install is approximately \$65,000 (Quote from Nutmeg Mechanical).
- Bike Rack installed at main entrance in the summer of 2019.
- Gutter on front entrance needs to be reset, as it was installed out of level and functions poorly.
- Parking lot crack sealed and fog sealed 2019.
- Some electrical work conducted in 2019-20.

Current Needs and Upcoming Projects:

- No capital expenditure in 2020 due to potential future addition of Community Center. It is anticipated that in Fall 2020 the town will replace the roof on the Town Gazebo. Initial cost estimates ~ 5000 from Klotter Farms, the original manufacturer.
- After extended power outage from Storm in August of 2020, electrical work will need to be done to the Town Hall based on deficiency's found:
 - Main Service panel #2 is an old Stabloc, panel needs replacement. Server Room Plugs need to be on the back-up system. Administrator/s office Lighting needs to be backed up. Multiple plugs for AC units need work. We still need to try to address whole building backup including the Community Room.
 - We need to build an exterior potable water setup for the Town Hall and possibly other locations.
 - We need to build 2-3 charging stations that we can install on the outside of the building that are backed up.

Current Condition = 6



Updated August 2020 EA

3. Andover Fire Station at 11 School Road

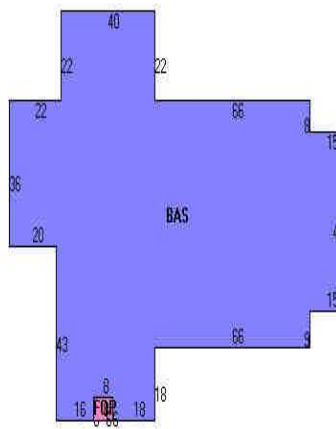
History, Features, Deficiencies:

- Built in 1990 to replace old firehouse.
- 9,600 sf masonry construction asphalt shingled roof.
- Converted to Propane heat in 2020.
- Overall condition excellent.
- Appraised at 1.3 million dollars.

Current Needs and Upcoming Projects:

None

Current Condition = 9 *No current requirements



4. Andover Public Library at 355 Route 6

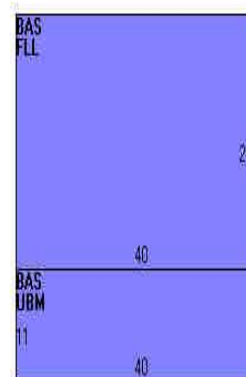
History, Features, Deficiencies:

- Originally built in 1927, masonry construction.
- New Roof- asphalt shingles/ gutters/ windows.
- Landscaping last 5 years
- 2400 SF usable space- 1400 sf first floor 1000 sf finished basement
- NEW painted library mural on back-side of the building, by local artist Sara Walling.
- NEW brick patio with donation funded bricks by friends of the library.

Current Needs and Upcoming Projects:

- Walkway along Long Hill Rd to connect to new signalized exchange crosswalk to library and cross Route 6.
- Installation of a Bike Rack.
- Waiting on Connectivity Grant to fund improvements. As part of the Connectivity Grant, the front steps will be replaced and a handicapped ramp installed with new decorative railing and access pathway.
- Library Board of Directors recommends whole building surge suppressor, repointing chimney.

Current Condition = 8



5. Andover Public Works Building at 12 Long Hill Road

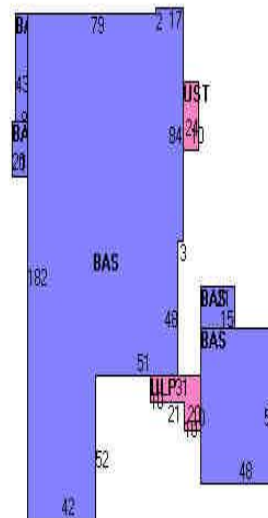
History, Features, Deficiencies:

- Originally built in 1850's, as a paper mill and later a textile factory. Purchased in 1967 for the Public Works department.
- 18,000 square ft roofline was modified in 1975 by increasing the pitch on the main building. Main roof was shingled in 1975. Parts of the building are flat roof.
- Reroofing of the entire main garage building was completed in Fall 2019.
- Spring 2020 major interior cleaning was done, and a complete relighting project. Most of the electrical code violations have been addressed.
- Current Needs: Masonry work, exterior painting and re-sealing sides of building are needed. Building needs electrical work to bring building up to code and prevent fires.
- In the spring of 2020, a

Current Needs and Upcoming Projects:

- Cold Storage Building will still need the roof replaced/ part EPDM and part shingled in poor condition. CMU block of cold storage building needs repointing also.
- Consideration should be made for a Stand alone Steel Building to house the vehicles for the Andover Seniors if they get displaced from the current location. Building will need power connection to plug in vehicles during winter months.
- The paving in the driveway is in very poor condition, and should be repaved.

Current Condition = 5



6. Andover Senior Center/Old Fire Station at 15 Center Street

History, Features, Deficiencies:

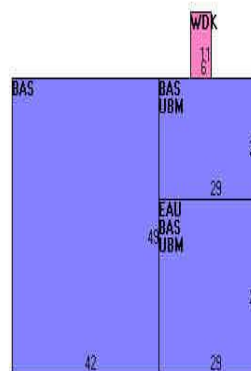
This building was built originally in 1880's. The town purchased the building in 1937 for use as a fire station. It was in use as a fire station until the 1980's when a new one was built. The building was then repurposed as the senior center and meeting space. The main floor is 1500 SFT with approximately 2000 sf of basement garage area. The basement was used to store the Senior transportation vehicles. Basement contains 4 bays for vehicles. The main structure a cape style asphalt shingled roof building, with an additional section of flat Roof over garage space.

Current Needs and Upcoming Projects:

- Building has reached the end of its life expectancy. Multiple roof leaks on the lower flat roofs. There is extensive mold in the basement and many people complain of respiratory distress using the upper meeting area. The building has a pest problem with both mice and bats. The basement is used for parking vehicles, but the Gypsum fire barrier between the garage and living area is not intact- this is a fire code violation
- Costs to renovate, and perform mold remediation exceed the true value of the structure. At a minimum bringing it up to reasonable function would require:
 - mold remediation,
 - foundation excavation and damp proofing,
 - add proper footing drains,
 - Install up-grade curtain drain.
 - All drains led to the stormwater system- requires a cut across Center Street
 - Replacement of gutter and downspouts and tied into drain system
 - Replacement of the Flat EPDM roof
 - Replace the insulation between basement and first floor
 - Reinstall Drywall on basement ceiling (firecode) use paperless drywall
 - Add Supplemental dehumidification to basement
- The functions of the current building should be transferred to other town buildings and the costs for demolition included in 2021 CIP budget.

*Community/ Senior Center: The Town of Andover recognizes the need for a new Community/Senior Center. An initial attempt to repurpose part of the elementary school building to this effect was rejected by the community. A town committee has been formed as the Community Senior Center Building Committee to examine options for a community center. No decisions to date.

Current Condition = 1



7. Andover Transfer Station Office at 155 Shoddy Mill Rd

History, Features, Deficiencies:

- The Andover Transfer Station has been in need of substantial rebuilding. This began in 2019 by replacing the walls on the side that has the open dumpsters for Bulky Waste. This project includes:
 - Complete rework of the electrical system at the transfer station including changing to a rotary phase converter located in the blue shed
 - Removal of old overhead electrical lines
 - Replacement of side walls on both sides
 - Repair and replacement of 4 concrete pads for the compactors
 - Concrete floor in the new building
 - Add a new double Catchbasin at the base of hill in front of recycling shed
 - Reclaim existing pavement, regrade and repave ~ 22,500 SF of surface area
 - Replacement of the operators shed with a new prefab building with a porch. Insulate and condition the space.
 - Summer 2020 work is well underway.

Current Needs and Upcoming Projects:

- CIP has allocated funds to repair the Transfer Station walls and to replace the shed with a prefab structure. This is in 2019-20 budget for a total of \$50,000. That budget has been exhausted and additional funds from Contingency spent on the project.
- The largest single item will be the cost of the Reclaim / Repaving. Based on initial estimates this will cost between \$60,000 and \$65,000. The Board of Selectman has approved applying for Locip funds to complete this project

Current Condition = 9 when project complete



8. Museum of Andover History (Old Town Hall) at 1 Monument Lane

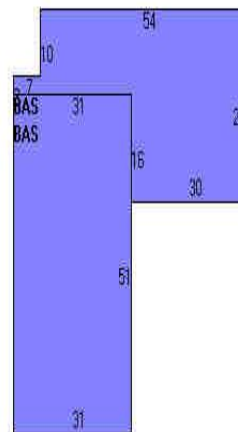
History, Features, Deficiencies:

- Originally built in 1890's as Andover's Town Hall. Currently in use as a Museum of Andover History.
- Property is also used as a trailhead for the Rail Trail In the last few years.
- There has been tree removal as well as landscaping.
- The upper roof is asphalt shingle and was completed within the last 5 years. The lower roof was replaced this year with a low pitch EPDM.

Current Needs and Upcoming Projects:

- The town is seeking a grant for siding replacement. The town is also looking into replacing the front door.
- There is a drilled well that has been made available for watering for landscaping purposes.
- This building has no septic system, and has a porta-potty . One alternative would be to add a Clivus Mulstrand composting toilet in an outside building as a long-term solution. This would also serve as a resource for the Hop River Rail Trail.
- The building also needs interior painting.
- Efforts should be made to evaluate the humidity control for the building, since it is used for historic preservation.

Current Condition = 7



Appendix 1: Public Works Roofs

Roof Section:

Main building

1. Lower roof 12 deg pitch 23x52 on both sides 2400 SF or 24 squares Older shingles in fair condition should be replaced in the next 5 years. Due to minimal pitch this roof will start leaking quicker than a higher pitched roof. Roof feels solid so sheathing replacement seems unlikely. Should be stripped prior to shingling- 2 layers already
2. Main roof 19 degree pitch 44x132 ft on one side, 55 x132 on the other side 13,100 sf or 131 squares **Roof has been replaced**
3. Flat roofs attached to main building **Torn Down Fall 2019 including asbestos abatement.**
 - a. 7x21 ft This section should be torn down and disposed of no remaining structural integrity roof completely gone
 - b. 9x43 ft shed roof attached to main building. failing, likely structurally deficient should be demolished completely or if desired to keep should be re constructed

Second Building

4. Flat roof epdm roof in fair shape. Based on conditions of the chimney penetrations likely at least 15 years old. Should be replaced in next 5 years If not replaced immediately, penetrations for chimneys should be resealed - 22x48 flat roof.
5. Sloped roof 27-degree pitch shingles in poor condition- cracking, brittle some shingles torn and missing- 2 layers already roof should be stripped and replaced next 24 months.
6. Rear metal attached area formerly bathrooms. Roof has failed completely as have the walls. This structure should be torn down and disposed of. The rear opening to the second building should be sealed after the new section is torn down.



Flashing on EPDM (flat) roof is failing should be repaired to prevent leaks.



Building #2 peaked roof has 2 layers of shingles, both are failing can be patched temporarily 2-3 years



This is a flat roofed structure attached to building 2 (rear of building) Roof and part of the wall has collapsed due to water damage. This part is not salvageable and should be torn down.

Appendix 2 5 year plan for Public Works Facility

1. **2019-21 Current Budget**
 - a. Replace main roof on public works buildings. Tear off shingles- replace damaged sheathing. Roughly 13,000 square feet of roofing **In Progress Est completion Dec 2019**
 - b. Remove 2 smaller shed roofs attached to main roof that have failed **Done**
 - c. Replace entrance door **done**
 - d. Block up Doorways to old sheds **Dec 2019**
 - e. General Junk removal and clean up **(in the works)**
 - f. Evaluate Electrical work for OSHA compliance and fire/ worker safety **Done and fixed**
 - g. Repaint Office and Break –Area **Not completed**
Funded and in process 2019

2. 2020-21

- a. Have all building exteriors power washed and repoint/ repair cement block and brick exterior
- b. Repaint exteriors
- c. Install Security Cameras
- d. Complete electrical work addressing safety concerns
- e. Have sign made for public works building
- f. Repave driveway to public works
- g. Install ductless split Heat Pumps for the office area to replace electric baseboard and window AC unit
- h. Remove collapsed flat roof structure from building 2 rear
- i. Secure and Re build rear doorway to building #2
- j. Continue to remove scrap from building
- Not currently funded due to Covid 19 shortfalls

3. 2021-2

- a. Replace epdm (rubber) roof and peaked roof on building 2. Replace peaked roof with new shingles
- b. Run electrical power to building #2 from public works building
- c. Consider a Solar Array if a suitable contract can be signed Because municipalities are allowed to net meter

4. 2022-3

- a. Replace metal Panels in the Salt shed
- b. Construct a metal building capable of holding all the senior transport vehicles near entrance to public works property* if not accommodated in new senior Center
- c. Run power to building so vehicles can be plugged in

5. 2023-4

- a. Replace lower pitch roof front of main public works building
- b. Construct a vehicle wash rack for public works and town vehicles. This is critical for longevity of equipment to be able to wash them. However- proximity to the Hop River makes it critical that oils and contaminants get collected before they run into the river

Appendix 3 Andover Town Hall and Properties

On the town Hall Property there is the Town Hall Property and Gazebo.

The major goal for any Town Hall Expenditures will be to preserve the structures, reduce energy usage, increase comfort and increase Town Resilience.

The items to be addressed include:

- Increasing the thermal controls for the building
- Increasing the efficiency of the heating and cooling system
- Reducing the heating and cooling load for the building
- Generator Backup for the whole building including elevator

Andover Currently budgets 12,700\$ annually for heating and electricity., for a building that is occupied 35-40 hours per week. The town has had a lighting upgrade and converted to fluorescent T8 bulbs with motion sensors on the rooms so there is little efficiency to be gained from Lighting. Further energy efficiency and cost reduction must come from HVAC equipment.

Cooling: The building currently has cooling from through wall AC units, one in each room for a total of 7 units, plus central air for the community Room

- These units are low efficiency ~EER 9
- Noisy
- Poor Reliability
- Poorly airsealed
- Look bad aesthetically
- Have primitive controls

Because of the building limitations Option for efficient cooling are limited.

The Upper floor and lower floors can be served with a Ductless Slit Heatpumps

Heating Currently the building uses an oil fired System 2000 boiler and basebord radiators in each room. When the building was modified some of the rooms appear to have monoflo T's with controllers for individual room control, some rooms do not. There are 3 zones, The upper floor appear to be all one zone with 2 zones downstairs. The furnace room contains a single 275 gallon oil tank witch is insufficient for a building with the heat loss it has. If the town elects to stay with Oil, it should purchase a Roth 400 Gallon double wall Tall boy tank to decrease the number of fills required.

A better solution would be to switch to a Modulating and Condensing Propane Boiler with twin 1000 gallon tanks. This increases the efficiency of the heating system, and allows for much greater storage. Because Propane has been trending Cheaper per BTU than Oil, because of fracking, this is a good choice. It would also lower the carbon footprint as well as being much cleaner.

Generator Backup

Currently the building is partially backed up with a generator in the Fire Station- it does not cover the Elevator, or the community Room. Both are concerns in terms of resiliency and storm response. A 30 KW Propane generator would burn ~ 4 gallons of LP so if we kept one LP tank as the reserve we would have the ability to run off of generator for a minimum of 200 Hours without refueling.

IT

The town in 2019-20 allocated 40,000 for IT upgrades that are 65% complete as of July 2020.

1. A new server and rack installed in the resident troopers officer
2. A new redundant backup storage solution for all town data
3. Conversion to Office 365 for email service
4. Rewire building for new rack location as well as VOIP phone systems

Tasks still to be completed:

1. Change location of secondary back up to the AES server rack for offsite storage
2. Use the schools IT backbone and fiber to get to the CEN fiber Cabinet. This is in the works now. This will increase the towns bandwidth ~ 50 times
3. Change antiquated phone system to a VOIP system using the fiber gateway.