

Present Options

Public Safety Building Ad-Hoc Committee

Collect Input from Community

Move in direction toward 2023 Warrant Article

April 7, 2022 @ 2:00 PM Wolfeboro Town Hall
Great Hall

South Main Street – Combined Facility



- 1.92+/- Acre site
 - Combined facility should be 3.5 – 4.0 Acres
- \$16.2 million (current price estimate)
- Challenging site
- All operations will be disrupted during construction
- Limits potential of growth

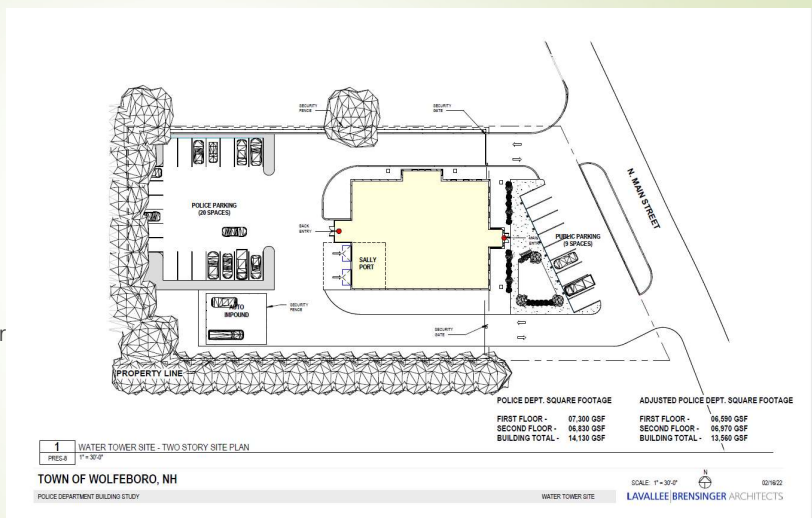
Police Department – North Main Street



Police Department – North Main Street



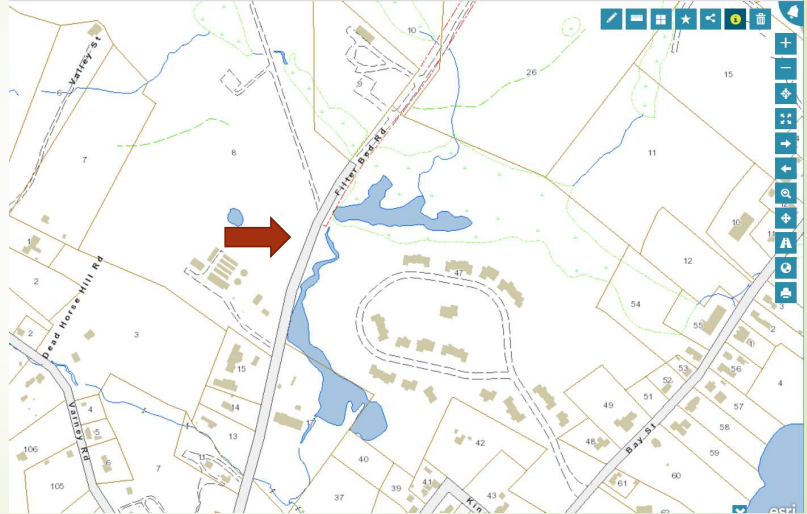
- 1 Acre site
- Two Story Building
 - 13,560 Square Feet (total)
 - Building Dimensions
 - 70' x 100'+/-
 - Likely require fire pump
- Water/Sewer/Communications Readily Available
 - Likely require low pressure sewer line
- Some Site work issues
- Concerned about this location
 - 3/5 Majority Vote Required



Police Options – Filter Bed Road

Filter Bed Road

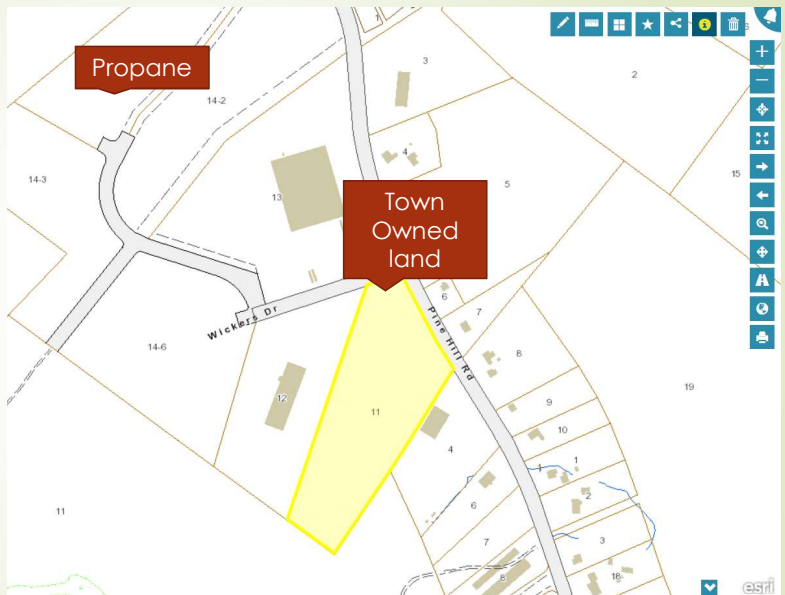
- ▀ Ruled out
 - ▀ No through road
 - ▀ Residential Neighborhood
 - ▀ Potential Future Municipal Parking lot



Police Options – Pine Hill Road

Pine Hill Road

- ▀ Town Owned Property
- ▀ Poorly Drained Soils
- ▀ Proximity To Bulk Propane

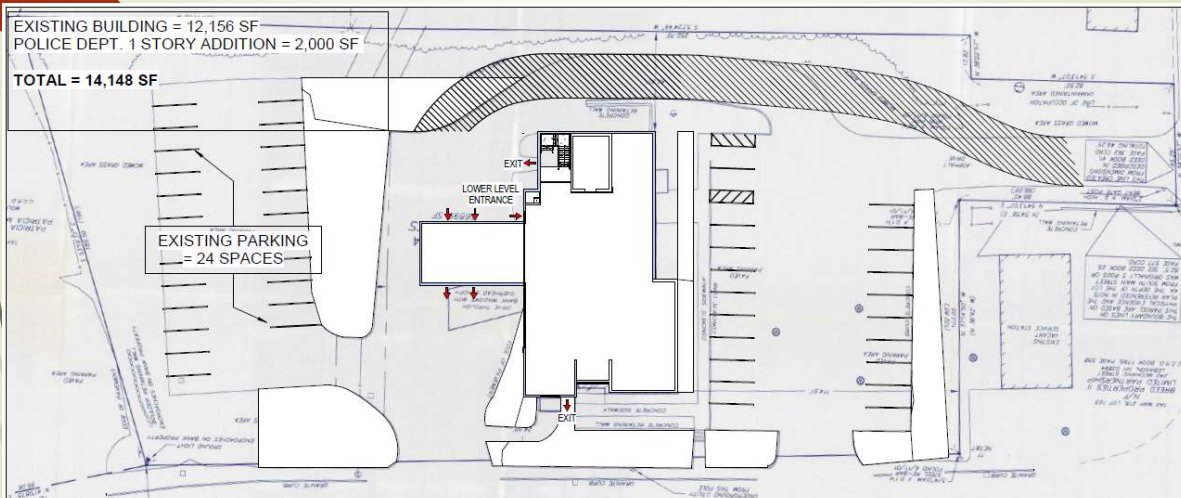


Bank Building – Center Street



- ▶ 1.5 Acre Site
- ▶ Two Story Existing Building
- ▶ Traffic Challenges
- ▶ Existing Building
 - ▶ 12,156 Square Feet
 - ▶ Requires 2000 Square foot addition
- ▶ Water/Sewer/Communications on site
- ▶ Site not feasible for FD
- ▶ Building no longer available (Brewster Academy)
- ▶ If Building were to become available would PD still be interested in site

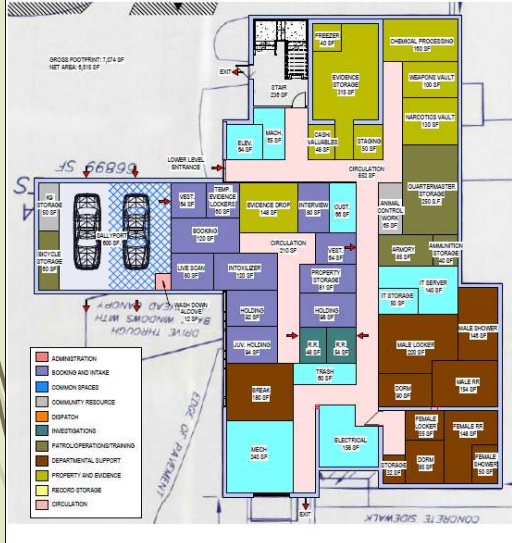
Bank Building – Center Street



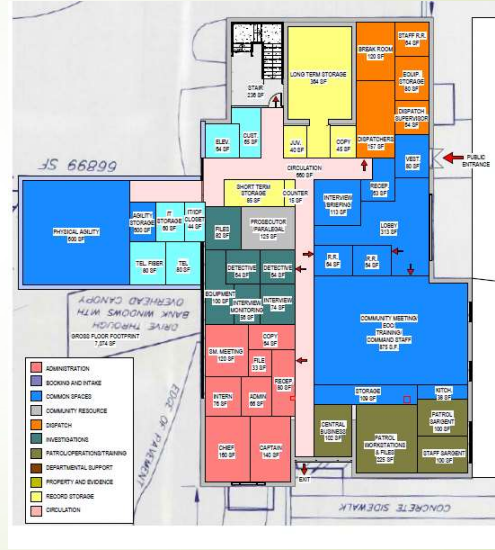
NOTES:
 ADDITION INCREASED FROM 1,500 SF TO 2,000 SF TO ACCOMMODATE CURRENT PROGRAM NEEDS
 CONSIDERATION FOR POTENTIAL COLUMNS/STRUCTURES WAS TAKEN
 EFFICIENCY FACTOR IS 20%

Bank Building – Center Street

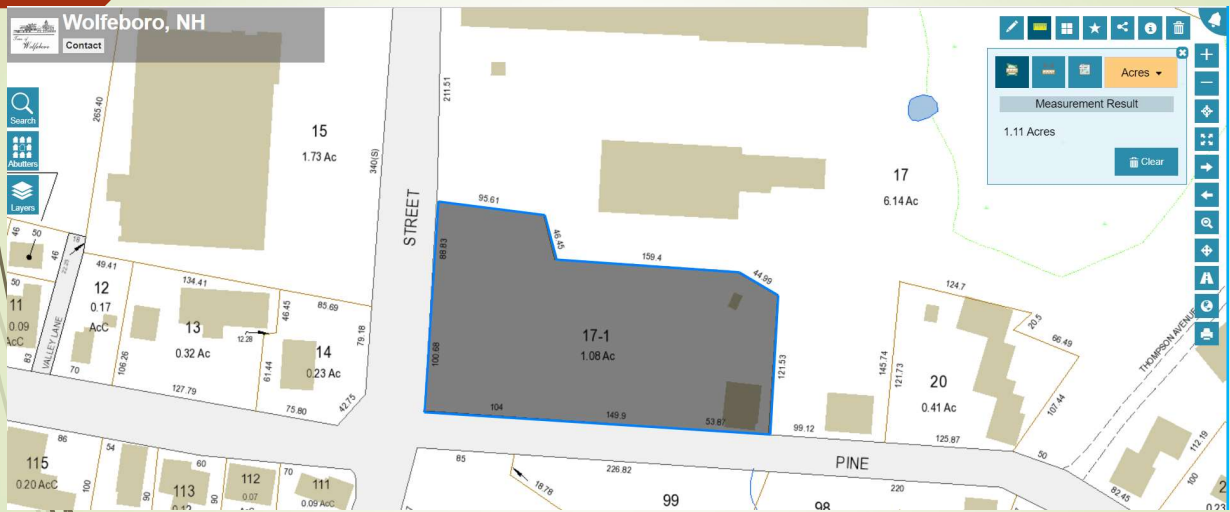
Ground Level



1st Floor



Police Department – Pine & Center Streets



Police Department – Pine & Center Streets



- 1.8 Acre Site
- One Story 12,586 Square feet
 - 152' x 100'
- Two Story 13,953 Square feet
 - 112' x 100'
- Water/Sewer/Communications readily available
- Not able to purchase property

Police Department – Route 109



Police Department - Route 109

- ▶ 1.23 Acre site
- ▶ Wentworth Watershed
 - ▶ Not interested in Boundary line adjustment or sale of property
- ▶ Compatible w/ North Main Street and Pine & Center Street Designs
- ▶ No Municipal Water/Sewer
- ▶ Site work
 - ▶ Demolition of existing building
 - ▶ Removal of existing septic
 - ▶ Combine FD Apparatus Bay into project




MED Building - Lehner Street

Feasibility Study

Conversion of the Wolfeboro Municipal Electric Department
Former Power Plant to a Community Center
22 Lehner Street, Wolfeboro

BERGERON
TECHNICAL SERVICES LLC



Bergeron Technical Services, LLC
P.O. Box 241, No. Conway, NH 03860
250 East Side Road, Conway, NH
603-356-0022
www.BergeronTechnical.com

MARCH 18, 2022

- ▶ 2020 - \$25,000 – Perform Feasibility Study
- ▶ Bergeron Feasibility Report
 - ▶ March 18, 2022
 - ▶ Masonry Deterioration
 - ▶ "If the masonry is deteriorated beyond the point of intelligent restoration, then collectively we will all have to step back"
 - ▶ **Evaluation Scheduled for Monday April 11, 2022**
 - ▶ Roof leaks
 - ▶ Significant Water Infiltration
 - ▶ Building Contaminants
 - ▶ Asbestos/Lead
 - ▶ PCB's within EPA regulations
 - ▶ EPA 50PPM – Site 29 PPM

Glendon Street Parking Lot

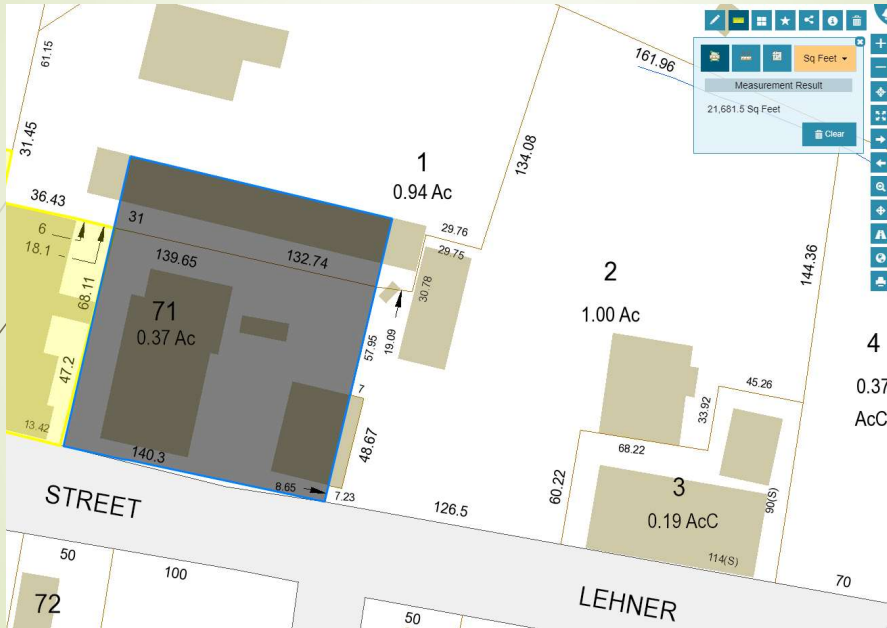
Community Center



MED Building



Police Department - Lehner Street



Police Department - Lehner Street

- ▶ Site 0.5 Acre (21,681 +/- Square feet availability)
 - ▶ Various Design Foot Print
 - ▶ North Main Street - 6,590 Square Feet
 - ▶ Pine & Center Streets - 12,586 Square Feet (Single Story)
 - ▶ Pine & Center Streets -
 - ▶ Water/Sewer/Communications readily available
 - ▶ Both Community Center/MED buildings in poor condition
 - ▶ Lehner Street on Street Parking
 - ▶ Glendon Street Parking lot availability
 - ▶ Create Secure officer entry from Glendon Street
 - ▶ Solves multiple problems with singular project

Public Input Sessions

- ▶ Early June
 - ▶ Present Options
 - ▶ Collect Input from Community
 - ▶ Move in direction toward 2023 Warrant Article
- ▶ Schedule next meeting