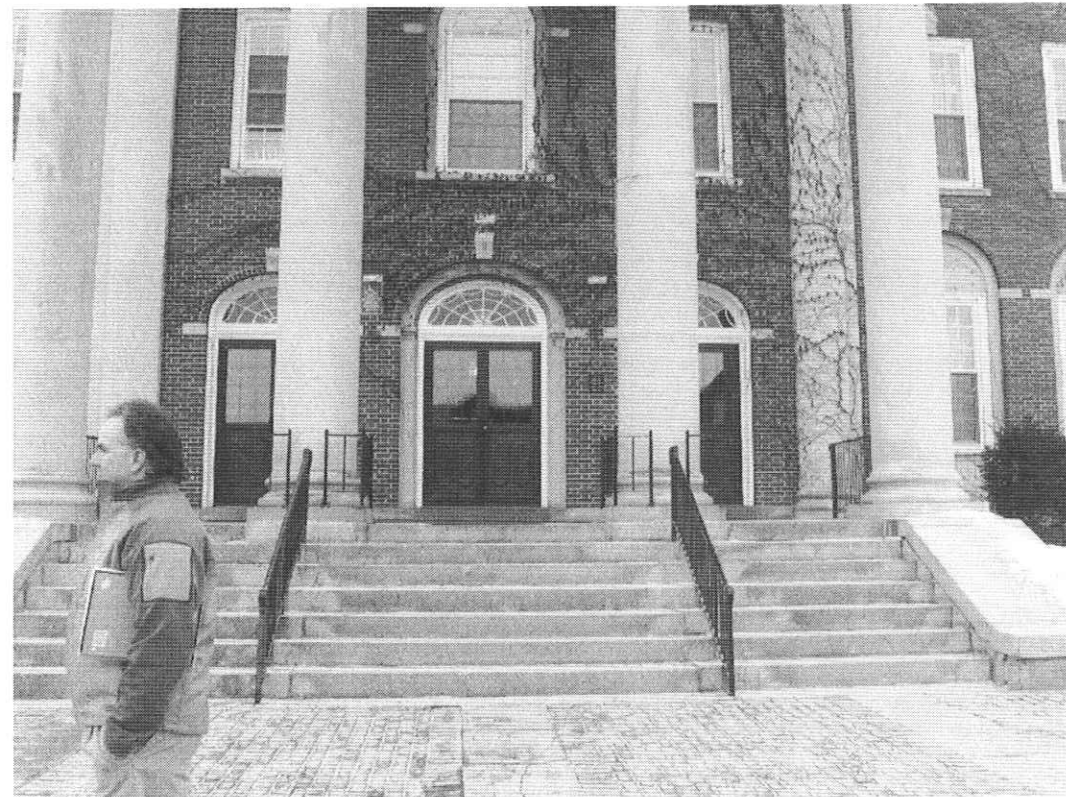




Dover Town Hall



Dover - Monumental steps at entrance



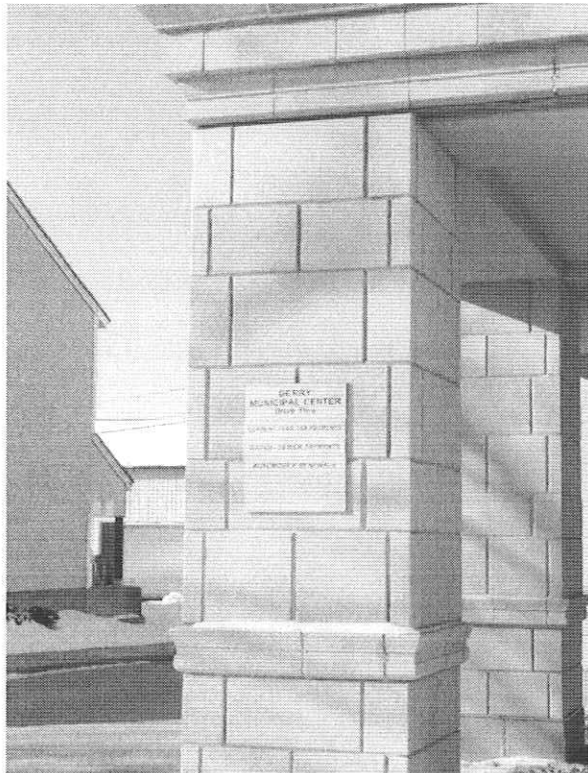
Dover Interior View of Entrance Hall



Derry Municipal Center



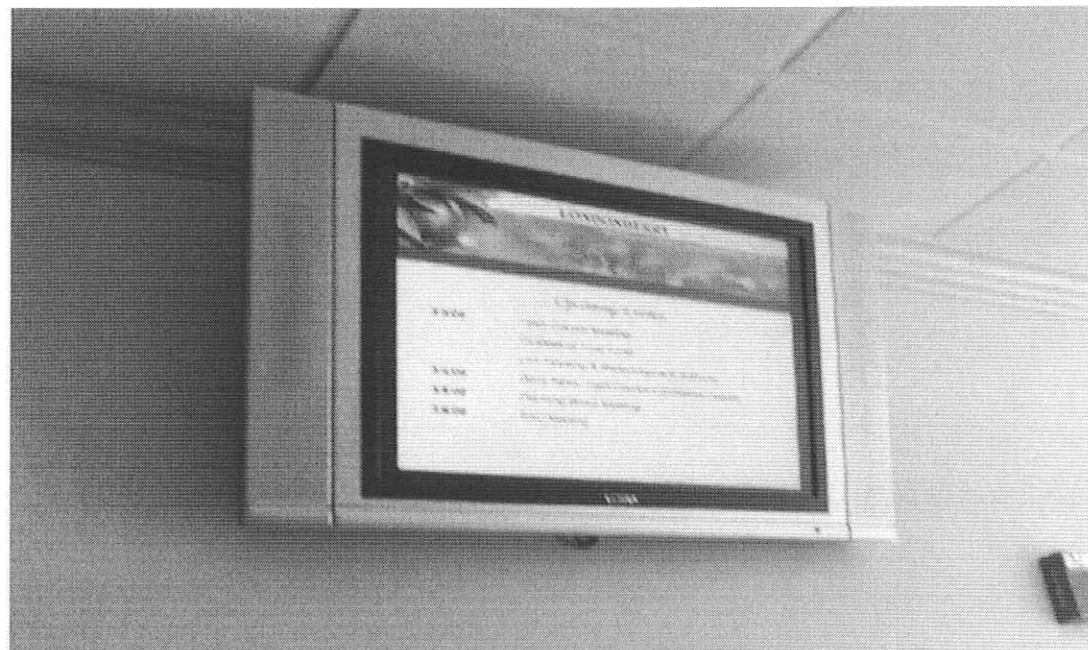
Derry Drive thru



Derry Drive thru



Londonderry



Londonderry monitors used for announcements

**REVIEW OF PERMANENT CHANGES TO TOWN OFFICE**

**8/04/2008**

OPTION	DESCRIPTION	PROS	CONS	CAPITAL COSTS	TOTAL COST OF OWNERSHIP
<b>Option 1</b>	<ul style="list-style-type: none"> <li>▪ Replacement of electrical system, heating system, and installation of ventilation system.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Satisfies need for MEP upgrades. Indoor air quality is improved.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Does not satisfy space and egress needs.</li> <li>▪ No improvements to current floor plan.</li> <li>▪ Remediation of Lead and Asbestos are not included.</li> <li>▪ Disruption to Town Services during construction.</li> </ul>		
<b>Option 2</b>	<ul style="list-style-type: none"> <li>▪ Renovate existing Town Office to include MEP systems and space needs. Renovation will require an addition to meet space needs and provide adequate egress from 2nd Floor.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town Office stays in current location.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Structural limitations could limit design.</li> <li>▪ Disruption to Town Services due to multiple relocations of office personnel.</li> <li>▪ Size of lot and existing right of way may not allow large enough addition to accommodate program needs.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.
<b>Option 3</b>	<ul style="list-style-type: none"> <li>▪ Renovate existing Town Office and Town Hall. Renovation to Town Office will require an addition to provide adequate egress from 2nd Floor.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town Office stays in current location.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town office function is separated into two buildings. Resident will have to visit two buildings for town service.</li> <li>▪ Management of personnel will more difficult.</li> <li>▪ Operating costs will increase due to town services in two separate buildings.</li> <li>▪ Removes potential of leasing ground floor space.</li> <li>▪ Renovation in both buildings may be confusing.</li> <li>▪ Disruption to Town Services due to multiple relocations of office personnel.</li> </ul>		
<b>Option 4</b>	<ul style="list-style-type: none"> <li>▪ Construction of new town office combined with parking garage. Building will be located in Town parking lot behind current building. Current Town Office would be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town Office stays in downtown.</li> <li>▪ Increases accessibility and parking for visitors to town office.</li> <li>▪ Increases parking for downtown.</li> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ Sale or lease of current building could be used for additional retail, housing.</li> <li>▪ A private venture may reduce up front capital costs.</li> <li>▪ Potential for revenue from parking fees.</li> <li>▪ Improvement to downtown streetscape.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪ More complex project.</li> <li>▪ If required, public financing may create higher up front capital costs.</li> <li>▪ Impact to public during construction.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.

<b>Option 5</b>	<ul style="list-style-type: none"> <li>▪ Develop Town owned property on Court Street by constructing new building. Current Town Office could be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ New building will contain services in current Town Office, Park &amp; Recreation, and Senior Citizen Center.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> <li>▪ Potential to decrease operating costs by replacement of three older buildings (Town Office, Rec. Bldg, Senior Citizen Ctr.) with one and centralizing Town Services.</li> <li>▪ Incorporating Parks &amp; Recreation Department in same building as other Town Office functions may allow town residents to consolidate visits, increase use of Town Services, and provide more opportunities for information sharing.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Current buildings on property will be relocated or removed.</li> <li>▪ Parks and Recreation Department and Meals on Wheels function would need to be temporarily moved during construction.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.
<b>Option 6</b>	<ul style="list-style-type: none"> <li>▪ Purchase new Building and sell or lease current building. Potential sites are 64-70 Epping Road and Exeter Corporate Park (3 Holland Way).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lower up front capital cost.</li> <li>▪ Sale or lease of current building could be used for additional retail, housing, and revenue.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town Office will not be in center of town.</li> <li>▪ Most likely, building will need to be renovated to meet Town Office needs.</li> </ul>		
<b>Option 7</b>	<ul style="list-style-type: none"> <li>▪ Purchase land away from center of town and construct new Town Office. Potential Location would be Epping Road. Current Town Office could be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ Sale or lease of current building could be used for additional retail, housing, and revenue.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town office will not be in center of Town.</li> </ul>		
<b>Option 8</b>	<ul style="list-style-type: none"> <li>▪ Leasing space in existing building. Current Town Office would be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Very low up front capital Costs.</li> <li>▪ Sale or lease of current building could be used for additional retail, housing, and revenue.</li> <li>▪ Sale or lease of current building could be used for additional retail, housing, and revenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Higher yearly operating costs (lease costs).</li> <li>▪ Location will not be in center of town.</li> </ul>		
<b>Option 9</b>	<ul style="list-style-type: none"> <li>▪ Construct new building behind Town House Common. Current Town Office would be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Loss of parking.</li> <li>▪ Increase impervious surfaces in downtown.</li> </ul>	Capital Cost will be determined through Feasibility Study.	Total Cost of Ownership will be determined through Feasibility Study.

<b>Option 10</b>	<ul style="list-style-type: none"> <li>▪ Construct new building on property located on Chestnut Street. Current Town Office would be sold or leased.</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction will be more energy efficient and lower operating costs.</li> <li>▪ New design will allow for improvement to operations and customer service.</li> <li>▪ Potential for existing Town Office building to increase tax revenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪ May not be considered "downtown".</li> <li>▪ Property could be expensive to purchase.</li> <li>▪ Potential environmental issues with existing building and property.</li> </ul>	<p>Capital Cost will be determined through Feasibility Study.</p>	<p>Total Cost of Ownership will be determined through Feasibility Study.</p>
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