

SPRINGFIELD PLANNING BOARD

CAPITAL IMPROVEMENT PLAN

Adopted December 19, 2013

**Town of Springfield, New Hampshire
Description of Capital Improvement Projects**

1. Town Hall

a. Steeple and Sills

Work on the steeple was completed by Foster's Painting Plus at the cost of \$14,686.28 (\$19,000 was approved at Town Meeting March 16, 2013 from the unreserved fund balance.) Jason Foster, the steeple contractor, said "Overall the steeple was in great shape there were the two lower bases which had a little soft wood and three clap boards that needed to be replaced other than that it is in pristine condition. The fencing on the other hand needed some attention and for the upper end it was perfect timing. I think another two years of snow and wind may have started to exploit its weak spots. With the new bracing, repairs and caps it should be just fine for years to come."

b. Body Repairs

The Town's application for a "Moose plate" grant from the NH Department of Historic Resources for preservation work in 2014 was disapproved. According to Town Reports, the building was last painted in 1999; it is now very much in need of cleaning, scraping, priming and paint. An ad hoc building committee (Poston, Hayes and Huntoon) recommended painting in 2014. Cost is based on a building contractor's previous estimates.

c. Carpentry Repairs needed were documented by W. Huntoon for the Moose plate grant:

- 1) Double up lower deck joist as needed to allow support 4X4 PT post to sit on and extend under upper landing instead of angle bracing. Jack & level staircase as needed, secure to building using 3/8 lags. Re-nail or screw any loose joints as needed.
- 2) Rear entry door: replace threshold using like material. Coat with boiled linseed oil 3 coats. Repair door or replace door blank matching existing. Prime & paint all disturbed areas.
- 3) Handicapped door and ramp: replace door blank using door blank. Re-use hardware. Paint finish coat. Replace side casings, prime & paint finish coat. Replace side casings, prime & paint all four sides. Re-nail or screw entire ramp as needed.
- 4) Repair miscellaneous trim and clapboard as needed, prime and paint.
- 5)

d. Roof

According to Town Reports, the roof was last replaced in 1997. Inspection by Foster's and Jon Poston (Clerk of the Works for the steeple painting project) indicates there are areas behind the steeple which are marginal but the roof is generally good for 20 years.

e. Furnace and Chimney

The chimney was last worked on in 1996 (\$1,200.) It should be re-pointed to prevent damage at the same time the roof is replaced. Oil furnace replaced a forced air system (circa 1989) and is not heavily used; because there is no apparent damage, it could probably go until 2017.

f. Lift

This is a "placeholder" task. The second story is not ADA compliant, but it is also not used and we have had no ADA related complaints. Church services were suspended in 1997. It has been traditionally used for Memorial Day services. These latter were conducted on the lower floor in 2013 due to the condition of the rear exit threshold and stairs.

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- g. Interior Preservation
The interior will need minor re-painting. The pews on the second floor need stripping, cleaning and fresh paint. Carpet on the stairs and the second floor are frayed and need replacing. Per Town Reports, the pews and carpeting were last maintained in 1991.
- 2. **Old Highway Garage**
The roof was replaced with steel in 2012. There are many areas where siding needs replacement and repair. Virtually every window has been shattered and should be blanked or replaced with Plexiglas. The building is used to store the motor grader and contains other stuff which should probably be discarded.
- 3. **Memorial Building Built 1948**

 - a. Heating System
According to Town Reports, the furnaces were new in 1993. Our service contractor (Irving) advises both boilers and the oil storage tanks in the Police Department's foyer need to be replaced. This is a formal Selectboard project and will be presented to the Budget Committee for the 2014 budget. Alternatives discussed have been renovation of the current oil-fired system and conversion to propane.
 - b. Standby Generator
The machine was installed in 2012. Replacement in 2021 is a "placeholder." Need to determine expected life cycle of the machine.
 - c. Energy Upgrades
Per Town Reports, there were some insulation improvements done in 1992 and again in 2008. In 2009 insulation was added to the attic space over the town office and kindergarten and the roof was reshingled. The first step would be to contract for an energy audit in 2015 to determine return on investment. Depending on cost analysis and recommendations, upgrades should be contracted in 2016.
 - d. Electrical System/Fuse Panel Replacement
There is no record that the building has had electrical system upgrades since it was put up in 1948. Overload protection is still provided with a fuse panel.
 - e. Remove Siren/Paint Cupola
The Fire/Safety Department has determined that the siren is no longer required for emergency response. The Selectboard has decided that removal is a priority. Removal will most likely entail a rented lift and raising the cupola. At the same time, the cupola can be scraped, sanded and painted.
- 4. **Library**
There are no anticipated library capital improvements.
- 5. **SHS Building**
Generally, the building is in good external condition. Preservation in the form of clapboard and minor carpentry repairs as well as paint should be scheduled for 2015.

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6. Sand Shed

The Town is working with Jeff Evans, a wetlands scientist, to determine the feasibility of building a new shed at the southern end of the highway garage lot (24-107-532). The conservation easement signed by the Selectboard in 1996 has no basis in law. This means that 1.38 acres is available without permission from the Conservation Commission or further action by the Town. If the DES approves wetland crossing, RSA 674:54 requires seeking comment from the Planning Board before building on that lot. The amount shown is an estimate to construct a road and building. If it is not feasible to build on this lot, it will probably take until 2015 to decide an alternative location.

7. Highway/Safety Building

a. IBEA Contract

The Town has contracted and is working with Integrated Building Energy Associates (IBEA) to perform an energy audit which will provide upgrade alternatives and estimated returns on investment. If the study recommends an insulated roof, which should be done in 2014; the cost shown is based on bids received in 2011 and 2012. Other costs shown are placeholders and will most likely change when the study is completed.

b. Drainage Upgrade

Work done in 2012 on the east side of the building was not a complete solution -- there are other areas around the building which need better runoff.

c. Standby Generator

This is a placeholder for the sake of completeness. The expected life cycle of the existing generator needs to be determined.

8. Police Dept Building

Although, in 2013, the police department previously expanded into an adjoining office (2011) we still need more storage, processing and work space. Some believe the Police Department should be moved to its own building out of the Memorial Building.

9. Recreation

a. Beach rafts are very popular and will need replacement sometime.

b. Beach sand.

We have a DES permit and plan to replenish in 2014. Per DES we must wait six years before requesting replenishment.

c. Baseball backstops need repair and resetting in cement. Amount shown is probably too high -- road crew could do this if it becomes a priority.

d. Playground equipment was donated to the Town by KRSD when the kindergarten was moved to New London. It is popular and will need eventual replacement. A new swing set was purchased and installed in 2011.

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10. Cemeteries

a. Trees/landscaping.

For the past two years, the Trustees have been removing trees which present a hazard to stones and monuments. Estimates shown will support ongoing maintenance.

b. New shed

A shed was built in 2011 in the NE corner of the Pleasant View cemetery to store tools and equipment. It will need replacing eventually.

c. Equipment

Estimate to replace the zero turn mower which was purchased in 2012.

d. Parking Lot

The Cemetery Custodian recommends an improved parking facility.

e. Stone repair/stabilization

There are many stones and grave markers which are broken, fallen, leaning and about to fall (see photos). The Trustees are working with Gravestone Services of New England to repair and mitigate damage. The going rate to correct and reset a single stone marker to vertical is \$200. Work will begin in 2013 with seven stones from the Cemeteries general fund budget. Per the Cemetery Custodian and Trustees, this is a very high priority.

11. Police Department

a. Computer

The ruggedized computers used in the police cars are more expensive than "normal" laptops. In 2013, we are operating with laptops that were made possible by federal grants and have been used for approx. six years. We are now using them as Mobile data terminals (MDT's) and memory is being eaten up at an alarming rate. Using MDT's help keep the cost of Dispatch down. We also have two computers in the office which will need replacing.

b. Police Car

Historically, the cruisers have been replaced every six years or 100,000 miles. This is important because of the wear and tear on the vehicles caused by the roads and road/weather conditions in which they are operated.

c. Cruiser radio

In 2013, the cruiser radios are at the end of their maintenance life. Motorola, the manufacturer, no longer makes repair parts for the radios. They need to be replaced or, funds held in reserve, to replace a radio should it go bad.

12. Fire/Safety Department

a. SCBA

In 2000 Springfield fire received new MSA self-contained breathing apparatus (SCBA). The carbon fiber cylinders are tested every 5 years with a 15 year service life and the pack to be flow tested annually in accordance with NFPA 1852.

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- b. Tanker
The tanker is a 1993 Ford F700 with a 1500 gallon tank. If replaced in 2017 it will have been in service for 24 years.
- c. Engine 2
In 1998 Springfield purchased a 1998 GMC 8500 made by Ferrera Fire Apparatus with 1250 gpm pump and a 1000 gallon tank. The idea is to get all fire trucks on a 20-25 year replacement rotation. Replaced in 2021 Engine 2 would have a service life of 23 years. NFPA 1901 recommends apparatus 20-24 years old should be considered for replacement or refurbishment.
- d. Turnout Gear
The turnout gear consists of pants, coat, helmet and boots. We have been replacing 2 sets of pants and 2 coats every year to keep up with rotating out old gear.

13. Streets and Highways

- a. 5500 GMC Blue Truck (2005)
The blue truck was bought new in 2005. At the time, according to the Road Agent, it was planned for replacement in five years (2010). It is the most versatile truck in the fleet and most frequently used (winter maintenance, light hauling and surface grooming, etc.) It was the first of a model which is now discontinued. It has been plagued with continuing electrical problems which affect engine and transmission performance. Although the road crew has successfully dealt with these issues without much dealer down time, the problems have been time consuming and reduce availability and reliability. The truck has begun to have “nickel and dime” issues which further reduce its reliability: it was out of service for a week last year with an expensive cooling system repair (replaced an “O” ring), recently it needed a new rear main seal and a front driveshaft (cost new >\$1K, the road crew rebuilt the old one for \$420 with new bearings and universal joints.) The Road Agent would like to replace it with an International Durastar which can gross up to 25,500 lbs without an operator CDL. The sander, plow and wing now used in the GMC would be used in the new truck without replacement.
- b. 4900 International White Truck (2001)
The white truck is only used during the winter and has been reliable. At the time of purchase it was anticipated for possible replacement in 10 years. The Road Agent recently had a new oil pan and kingpins installed. Last year they replaced the sand spinner motor. The Road Agent thinks it can run another three winters.
- c. Sterling Green Truck (2007)
The green truck was bought used in 2012. It has needed some repairs, none of which required service by a dealer. It has been adequate and reliable for its intended purposes – clearing winter roads and heavy hauling year-round. The Road Agent recommends replacement after five years.

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d. Chipper

This was recommended by the Emergency Management Director last year but not recommended by the Selectboard in the 2013 budget. The Road Agent and the EMD believe it could be a significant asset to more quickly open roads after wind or ice storms and as such would enhance public safety. The Road Agent states it would also be used year round - currently the road crew cuts up limbs and trees and hauls to the Durgin & Crowell facility. The Selectboard's decision to not include in the 2013 budget was for safety reasons and because it would increase overhead and inventory service. There is a good possibility that a grant from NHDOT's Homeland Security Emergency Management (HSEM) would be approved to offset half the cost (we must still budget the full amount.) Due diligence would require checking with the town's insurance carrier to see if there are liability issues.

e. Paving

- a. George Hill Road and Bowman Road. Road Agent plans to finish George Hill Road from the stop sign to McDaniels Marsh. There are also plans also to finish Bowman Road up to the stop sign at 4 Corners
- b. Town Farm Road and Stoney Brook Road. Road Agent plans to pave sections of Town Farm Road not recycled and to finish about a mile of Stoney Brook Road.
- c. Nichols Hill/Shad Hill/Philbrick Hill. In the out years beginning 2016, depending on condition and priority, pave sections of Nichols Hill, Shad Hill and Philbrick Hill

f. Bridges

There are two "bridges" that are municipally owned and subject to biennial inspection by the State of New Hampshire Department of Transportation (NHDOT).

- a. George Hill Road over Gove Brook # 071-138 is located near the intersection of Philbrick Hill Road. The "bridge" is a 12'-2" x 7'-8" galvanized and bituminous coated multi-plate pipe arch with 9/64" x 2" x 6" corrugations under 28" of fill. A bridge inspection report dated 9/25/2012 rated the culvert as a **municipal redlist # 4 poor condition, with a sufficiency rating of 72.9%**. Based on inspection reports on file dating back to 1/07/2008, the condition rating by the State of NH DOT has not changed. In July 2008, at the request of the Selectmen and Road Agent, NHDOT completed a preliminary estimate for bridge repair for consideration of eligibility for State Bridge Aid (80%); Town Share (20%). The bridge was found eligible for State Bridge Aid. At that time, the earliest State funds would be available was for their FY 2014 (July 2013). NH DOT projected costs to replace based on 2008 prices which included Engineering, ROW, Bridge and Road Construction Costs at \$375,000. At some point, the Town will need to address replacement. At this time state bridge aid is still offered with a fund availability date of FY 20.

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- b. George Hill Road over Bog Brook # 064-152 is located at the intersection of George Hill and Bog Roads, and is the outlet of McDaniel's Marsh. The "bridge" is a 17'11" x 11'-8" galvanized pipe arch with 13/64" x 2" x 6" corrugations and 8'+ cover. A bridge inspection report dated 9/25/2012 rated the culver as Not on the Redlist #5 condition with a sufficiency rating of 85.7%. Based on inspection reports on file dating back to 10/26/10 the condition rating by the State of NH DOT has not changed. On 8/10, 2014 an inspection report gave a sufficiency rating of 88.7%. In July 2008, at the request of the Selectmen and Road Agent, NHDOT completed a preliminary estimate for bridge repair for consideration of eligibility for State Bridge Aid (80%); Town Share (20%). The bridge was found eligible for State Bridge Aid. At that time, the earliest State funds would be available was for their FY 2014 (July 2013). NH DOT projected costs to replace based on 2008 prices which included Engineering, ROW, Bridge and Road Construction Costs at \$175,000. At some point, the Town will need to address replacement.

Town of Springfield, New Hampshire
Capital Improvement Plan Oct 2013

	A	B	C	D	E	F	G	H	I	J	K	L
1		Suggested Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	Future Estimate
2	Buildings and Grounds											
3	Town Hall											
4	Steeple	1	\$14,500								\$15,000	
5	Window Sills	1	\$2,000									
6	Body preservation	1	\$35,000								\$40,000	
7	Carpentry repairs	1	\$5,000									
8	Roof	1					\$20,000					
9	Furnace/Point Chimney	2				\$10,000						
10	Interior Preservation	3										
11												
12	Old Highway Garage											
13	Siding repair and glass	2		\$3,000								
14												
15	Memorial Building											
16	Boiler replacement and new fuel tanks											
17	OR											
18	Propane conversion	2			\$25,000							
19	Standby generator	1									\$8,000	
20	Energy upgrades	3			\$3,000	\$30,000						
21	Electrical system/fuse panel	3					\$30,000					
22												
23	Executive											
24	Computer Replacement	1		\$5,000					\$5,000			
25												
26	Revaluation of Property			\$100,000								
27												
28	Library											
29												
30	SHS Building											
31	Paint and carpentry repairs	1			\$3,000							
32												
33	Sand Shed											
34	at south end Lot 24-107-532	2		\$80,000								
35												
36												

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	A	B	C	D	E	F	G	H	I	J	K	L
1		Suggested Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	Future Estimate
37	Highway/Safety Building											
38	Energy upgrades	3				\$90,000						
39	Roof	2			\$80,000							
40	Air handler	4										
41	Drainage upgrades	3			\$20,000							
42	Standby generator	1				\$15,000						
43												
44	Police Department Building	3				\$150,000						
45												
46	Recreation											
47	Beach Rafts	2			\$3,000							
48	Beach Sand	2		\$3,000								
49	Baseball backstops	2		\$3,000								
50	Playground	2			\$3,000							
51												
52	Cemeteries											
53	Trees/landscaping	1		\$3,000		\$3,000		\$3,000		\$3,000		
54	New shed	2					\$5,000					
55	Equipment	2				\$10,000						
56	Parking Lot	4										
57	Stone repairs/stabilization	1	\$1,400	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000			
58												
59	Totals Buildings & Grounds		\$17,900	\$237,000	\$120,000	\$159,000	\$233,000	\$9,000	\$8,000	\$3,000	\$63,000	
60	Police Department											
61	Computer	1		\$5,000		\$5,000		\$5,000		\$5,000		
62	Police Car	1			\$40,000				\$40,000		\$40,000	
63	Cruiser Radio	1			\$4,000		\$4,000					
64	Totals Police Department		\$0	\$5,000	\$44,000	\$5,000	\$4,000	\$5,000	\$40,000	\$5,000	\$40,000	
65	Fire/Safety Department											
66	TURN-OUT GEAR (2 SETS EACH YR.)	1		\$4,500	\$4,500	\$4,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
67	SCBA	1			\$100,000							
68	TANKER 1992						\$150,000					
69	ENGINE 2 1998											
70	ENGINE 3 2008	15 YRS									\$275,000	300000
71	RESCUE TRUCK 2013	20-25 YRS	\$100,600									150000
72	Totals Fire/Safety		\$100,600	\$4,500	\$104,500	\$4,500	\$155,000	\$5,000	\$5,000	\$5,000	\$280,000	

Town of Springfield, New Hampshire
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A	B	C	D	E	F	G	H	I	J	K	L
	Suggested Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	Future Estimate
1											
73											
74	Streets and Highways										
75	5500 GMC blue (2005)	1	\$150,000								
76	4900 INT white (2001)	1			\$165,000						
77	Chipper	1		\$30,000							
78	Sterling green (2007)	1				\$175,000					
79	Paving					\$90,000	\$90,000				
80	George Hill/Bowman	1	\$80,000								
81	Town Farm/Stoney Brook	1		\$80,000							
82	Nichols Hill/Shad Hill/Philbrick Hill	1			\$90,000						
83											
84											
85	Totals Streets and Highways		\$230,000	\$110,000	\$255,000	\$265,000	\$90,000	\$0	\$0	\$0	
86											
87											
88											
89											
90	Totals all Departments	\$118,500	\$476,500	\$378,500	\$423,500	\$657,000	\$109,000	\$53,000	\$13,000	\$383,000	

Town of Springfield, New Hampshire
Capital Improvement Historical Data 2007-2013

	A	B	C	D	E	F	G	H
1		2007	2008	2009	2010	2011	2012	2013
2	Buildings and Grounds							
3	Town Hall							
4	Steeple							\$ 14,500.00
5	Window Sills							\$ 2,000.00
6	Body preservation				\$ 3,500.00	\$ 3,500.00		
7	Carpentry repairs							
8	Roof							
9	Furnace/Point Chimney							
10	Interior Preservation							
11								
12	Old Highway Garage							
13	Siding repair and glass							
14								
15	Memorial Building							
16	Boiler replacement and new fuel tanks OR							
17	Propane conversion							
18	Standby generator						\$ 8,000.00	
19	Energy upgrades							
20	Electrical system/fuse panel							
21	Exterior Improvements	\$ 8,050.00						
22	Roof/insulation		\$ 20,000.00					
23								
24	Executive							
25	Computer Replacement		\$\$\$					
26								
27	Revaluation of Property							
28								
29	Library							
30								
31	SHS Building							
32	Paint and carpentry repairs						\$ 4,125.00	

Town of Springfield, New Hampshire
Capital Improvement Historical Data 2007-2013

A	B	C	D	E	F	G	H
	2007	2008	2009	2010	2011	2012	2013
1							
65							
66							
67							
68							
69	\$ 30,454.00						\$ 35,940.00
70							
71							
72	\$ 30,454.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,940.00
73							
74						\$ 25,050.00	
75		\$ 3,520.00	\$ 7,300.00	\$ 4,700.00	\$ 6,300.00	\$ 3,000.00	
76					\$ 5,425.00	\$ 2,935.00	\$ 1,354.00
77							
78							
79							
80							
81							
82							\$ 100,600.00
83					\$ 31,107.00		
84							
85	\$ -	\$ 3,520.00	\$ 7,300.00	\$ 4,700.00	\$ 42,832.00	\$ 30,985.00	\$ 101,954.00
86							
87	\$ 86,500.00	\$ 45,700.00	\$ 34,100.00	\$ 2,550.00	\$ 51,500.00	\$ 67,000.00	\$ 79,150.00
88	\$ 3,750.00		\$ 3,050.00	\$ 3,987.00	\$ 3,489.00		
89							
90							
91							\$ 55,000.00
92							
93							
94							
95							
96	\$ 90,250.00	\$ 45,700.00	\$ 37,150.00	\$ 6,537.00	\$ 54,989.00	\$ 67,000.00	\$ 134,150.00

