Bradford Town Hall
Bond 2017 –
Objectives

- Provide a stable, functional, efficient town facility for the next 100 years
- Provide adequate, safe and comfortable office space for town employees
- Provide public access to the offices that is convenient and respects privacy
- Provide adequate space for elections

How to achieve

- Full Basement
- Sprinkler basement and 1st floor, roughed in to 2nd floor
- New heating system 1st floor, roughed in to 2nd floor
- Electric and alarm system upgrade, 1st floor, roughed in to 2nd floor
- Open the ‘big room’, 1st floor to its original (1863) dimensions

Benefits

- Estimated $30,000 per year saving in energy cost and “patch job” repairs
- Protect and preserve the town’s biggest asset
- Provide a core structure for future enhancement (2nd floor) with private funds.
- ‘Big Room’ 1st floor available for public events – examples:
  - Elections
  - Candidates Forum
  - 4th of July Art Show
- Return the Community Center to its intended use
Details

Financial

- Project cost $861,000
- Cash, in kind donations and grants: $186,000
  - LCHIP Grant is $105,000 of the total. May be in jeopardy if the project is not approved this year.
- Bond request $675,000
  - At quoted rate, annual payment ~$45,000
  - Tax impact on $250,000 property ~$58/ year (<$5.00/month)
  - Based on 20 year bond from Sugar River Bank @ 2.99% (today’s rate)
  - Time to act is now – interest rate increases expected this year

Project Scope

- Lift building, dig out underneath
  - Bradford Highway Dept. haul away material.
- Pour basement (includes basement under “stilt” at SW corner).
- Lower building
- Install sprinkler system
  - 30,000 gallon cistern outside at south end of parking lot (water accessible to Fire Dept. for fires in the neighborhood)
- Carpentry
  - SW corner – install walls to support 2nd floor
  - ‘Big room’ – remove partitions to return room to its original dimensions
  - Hallway from SE entrance to ‘Big room’ along east wall
- New heating system
  - LP gas fired hot water baseboard system, 2 boilers.
- Plumbing upgrades
  - New handicapped access unisex bathroom (rework existing bathroom in rear of building)
- Electrical upgrade including alarm system
- Exterior blown in cellulose insulation
- Exterior paint and trim repair

And a big “Thank you” to all who worked on the interior of the building this past year – cost would be much higher without your effort!!!