



## Town of Warner, New Hampshire Planning Board

**To: Selectboard, Budget Committee**  
**From: Ben Frost, Planning Board Chairman**  
**Date: October 4, 2021**  
**Subject: 2022-2027 Capital Improvements Program**

Pursuant to RSA 674:5-8, the Planning Board is charged with preparation of Warner's Capital Improvements Program (CIP). The CIP is intended to advise the Board of Selectmen and the Budget Committee in their preparation of the annual municipal budget for the forthcoming year, and should reflect the anticipated capital expenditures of the Town over the next several years.

Town departments and committees were asked to complete a form that allows them to explain the purpose of particular projects and their need. In some cases (e.g., Public Works) the form was not used because of the complexity of the requests, but rather a spreadsheet was submitted to the Planning Board.

The Planning Board met with representatives from all departments and committees that submitted forms. The CIP spreadsheet on the following page lists the total of all requests submitted, and it includes departmental/committee recommendations for priority.

The following priorities were used:

- Urgent (U): Cannot be delayed. Needed for health or safety.
- Necessary (N): Needed to maintain existing level & quality of community services.
- Desirable (DS): Needed to improve quality of level of services.
- Deferrable (DF): Can be placed on hold until after 6-year period.
- Research (R): Pending results on ongoing research, planning, and coordination.

For inclusion in the CIP, projects are defined as any project or item that costs \$15,000 or more and has a useful life of 3 years or more. NOTE: there is not necessarily a relationship between items included by the Planning Board in the CIP and those that are funded through appropriations to capital reserve funds. Some projects could be included in the Town's operating budget, but also included in the CIP, based on the definition above.

There are two summary spreadsheets included in this report, shown on pages 3 and 4. The first shows proposed appropriations to capital reserve funds. These are appropriations that have direct impact on total municipal expenditures in any given year, and also impact the tax rate. The second spreadsheet shows expenditures from capital reserves to fund project or equipment construction or acquisition.

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## PROJECT SUMMARIES

**Selectboard** – Multi-Use Path (Transportation Improvements Grant Match CRF): Proposed for 2022 is half of the remaining balance of the match required for the construction of a multi-use path on West Main Street. The remainder is planned to be appropriated in 2023.

**Selectboard/Assessing** – State law requires the town to conduct a revaluation every 5 years. This is a regular installment to the Revaluation CRF for the next revaluation based on currently anticipated costs.

**Town Clerk** – An annual appropriation of \$20,000 will allow for preservation of records that were not originally created on acid-free paper (pre-1992), as well as maintaining proper archiving of more recent records.

**Police Department** – Regular appropriations to the Department’s Vehicle CRF allows for ongoing replacements. The next vehicle to be replaced is the 2016 sedan in 2023. Depending on usage, the 2017 SUV may need to be replaced in 2024, which would require an adjustment to future appropriations to accommodate the earlier replacement than shown on the Department’s spreadsheet.

**DPW Bridges** – Rehabilitation or reconstruction of bridges, one of which is red-listed by the state.

**DPW Highways** – Major priorities are Schoodac Road, Pumpkin Hill Road, and North Village Road. Pumpkin Hill Road from Mason Road to Pumpkin Blossom Farm will require a contractor; from there to Cogswells’ can be done with Department resources. North Village Road will be done in two remaining sections: from section done in 2012 (box culvert) to Flanders; and from Depot Street to top of hill. Work on East Joppa Road may be aided by a grant from the state’s Aquatic Resources Program (design and construction of three stream crossings).

**DPW Equipment** – Proposed for 2022 is replacement of the 2004 Mack (40K GVW) with equivalent and replacement of the Parks and Rec mower

**Transfer Station Facility** – A new CRF was established for this purpose in 2021. Proposed here is design and construction of changes to the facility that will improve traffic flow and increase operational efficiencies, including addition of a second compactor.

**Transfer Station Equipment** – Proposed for 2022 is the purchase of a new compactor.

**Fire Department Fire Fighter Equipment** – This includes regular replacement of gear and radios; other equipment includes a Lucas chest compression unit for CPR and replacement SCBA gear. The Planning Board recommends increasing CRF appropriations prior to the 2026 SCBA purchase to help level out the impact of that purchase.

**Fire Department Vehicles** – Proposed for 2022 is the replacement of Rescue 1 with a smaller/shorter vehicle to improve mobility; this is a first response unit. The 1984 Forestry vehicle is planned for replacement in 2023.

**Emergency Management Kearsarge Mountain Road** – No appropriation is planned for 2022, but the Planning Board has kept it in the CIP as a placeholder and reminder that there are likely to be appropriation requests after initial engineering of possible routes has been done.

**Library HVAC** – Proposed for 2022 is replacement of the aged HVAC system with an energy efficient and reliable system.

**Library Carpets** – Proposed for replacement in 2025.

**Conservation Commission** – Proposed starting in 2022 and extending through the period of this CIP is an annual appropriation to the Conservation Fund of \$25,000 to support acquisition of conservation interests.

\* \* \*

TOWN OF WARNER CAPITAL IMPROVEMENTS PROGRAM 2022-2027													
SUMMARY SPREADSHEET OF DEPARTMENT PROJECT REQUESTS - TOWN MEETING APPROPRIATIONS													
RANKINGS U = Urgent N = Necessary DS = Desirable DF = Deferrable R = Research		Dept Ranking	CIP Ranking	CIP Request for 2021	Funded in 2021	Projected Funds Available Dec 31, 2021	Request 2022	Request 2023	Request 2024	Request 2025	Request 2026	Request 2027	2022-27 Total Request
<b>BOARD OF SELECTMEN</b>													
	Multi-Use Path (Transp. Improvements Grant Ma	N	N	\$10,000	\$10,000	\$20,000	\$95,111	\$95,111					\$190,222
	Revaluation Capital Reserve Fund	U	N	\$15,000	\$15,000	\$35,000	\$21,400	\$21,400	\$21,400	\$21,400			\$85,600
<b>BOARD OF SELECTMEN TOTAL</b>				<b>\$25,000</b>	<b>\$25,000</b>	<b>\$55,000</b>	<b>\$116,511</b>	<b>\$116,511</b>	<b>\$21,400</b>	<b>\$21,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$275,822</b>
<b>TOWN CLERK</b>													
	Records Preservation Capital Reserve Fund	N	N	\$20,000	\$10,000	\$13,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$120,000
<b>TOWN CLERK TOTAL</b>				<b>\$20,000</b>	<b>\$10,000</b>	<b>\$13,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$120,000</b>
<b>POLICE DEPARTMENT</b>													
	Vehicle Capital Reserve Fund	N	N	\$15,000	\$15,000	\$37,500	\$15,000	\$15,000	\$15,000	\$20,000	\$20,000	\$20,000	\$105,000
<b>POLICE DEPT. TOTAL</b>				<b>\$15,000</b>	<b>\$15,000</b>	<b>\$37,500</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$105,000</b>
<b>PUBLIC WORKS DEPARTMENT</b>													
	Bridge Repair/Replacement CRF	N	N	\$120,000	\$50,000	\$95,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$750,000
	Highway Road Construction CRF	N	N	\$200,000	\$200,000	\$270,500	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
	Highway Equipment CRF	N	N	\$200,000	\$125,000	\$358,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$990,000
<b>PUBLIC WORKS DEPT. TOTAL</b>				<b>\$520,000</b>	<b>\$375,000</b>	<b>\$723,500</b>	<b>\$590,000</b>	<b>\$590,000</b>	<b>\$590,000</b>	<b>\$590,000</b>	<b>\$590,000</b>	<b>\$590,000</b>	<b>\$3,540,000</b>
<b>TRANSFER STATION</b>													
	Transfer Station Facility Project CRF	N	N		\$30,000	\$30,000	\$60,000	\$40,000	\$40,000	\$40,000			\$180,000
	Transfer Station Equipment CRF	N	N	\$65,000		\$66,000					\$70,000		\$70,000
<b>TRANSFER STATION TOTAL</b>				<b>\$65,000</b>	<b>\$30,000</b>	<b>\$96,000</b>	<b>\$60,000</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$70,000</b>	<b>\$0</b>	<b>\$250,000</b>
<b>FIRE DEPARTMENT</b>													
	Fire Fighter Equipment	U/N	U/N		\$26,500	\$28,000	\$30,800	\$34,800	\$45,800	\$51,200	\$220,000	\$55,000	\$437,600
	Fire and Rescue Vehicle CRF	U/N	U/N	\$175,000	\$75,000	\$195,500	\$125,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$875,000
<b>FIRE DEPARTMENT TOTAL</b>				<b>\$175,000</b>	<b>\$101,500</b>	<b>\$223,500</b>	<b>\$155,800</b>	<b>\$184,800</b>	<b>\$195,800</b>	<b>\$201,200</b>	<b>\$370,000</b>	<b>\$205,000</b>	<b>\$1,312,600</b>
<b>EMERGENCY MANAGEMENT</b>													
	KMR Alternate Route CRF	U	N	\$5,000	\$7,000	\$12,000							\$0
<b>EMERGENCY MANAGEMENT TOTAL</b>				<b>\$5,000</b>	<b>\$7,000</b>	<b>\$12,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>PILLSBURY FREE LIBRARY</b>													
	Library Building Renovaton CRF			\$50,000	\$47,000	\$69,000							
	- HVAC Replacement and Upgrade	U/N	U/N				\$39,839						\$39,839
	- Carpet Replacement	N	N					\$10,000	\$10,000	\$9,000			\$29,000
<b>PILLSBURY FREE LIBRARY TOTAL</b>				<b>\$50,000</b>	<b>\$47,000</b>	<b>\$69,000</b>	<b>\$39,839</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$9,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,839</b>
<b>CONSERVATION COMMISSION</b>													
	Conservation Fund	DS	DS				\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$150,000
<b>CONSERVATION COMMISSION TOTAL</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$150,000</b>
<b>TOTAL TOWN</b>				<b>\$875,000</b>	<b>\$610,500</b>	<b>\$1,229,500</b>	<b>\$1,022,150</b>	<b>\$1,001,311</b>	<b>\$917,200</b>	<b>\$926,600</b>	<b>\$1,095,000</b>	<b>\$860,000</b>	<b>\$5,822,261</b>
NOTE: Capital Reserve Fund balances rounded to nearest \$500.													
												FINAL	
												10/4/2021	

TOWN OF WARNER CAPITAL IMPROVEMENTS PROGRAM 2022-2027							
SUMMARY SPREADSHEET OF DEPARTMENT PROJECT REQUESTS - PROJECT CRF EXPENDITURES							
	2022	2023	2024	2025	2026	2027	2022-2027 Total CRF Expenditures
<b>BOARD OF SELECTMEN</b>							
Multi-Use Path (Transp. Improvements Grant Match CRF)		\$210,222					\$210,222
Revaluation Capital Reserve Fund				\$120,600			\$120,600
<b>BOARD OF SELECTMEN TOTAL</b>	<b>\$0</b>	<b>\$210,222</b>	<b>\$0</b>	<b>\$120,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$330,822</b>
<b>TOWN CLERK</b>							
Records Preservation Capital Reserve Fund	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$120,000
<b>TOWN CLERK TOTAL</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$120,000</b>
<b>POLICE DEPARTMENT</b>							
Vehicle Capital Reserve Fund		\$39,000		\$45,000		\$40,000	\$124,000
<b>POLICE DEPT. TOTAL</b>	<b>\$0</b>	<b>\$39,000</b>	<b>\$0</b>	<b>\$45,000</b>	<b>\$0</b>	<b>\$40,000</b>	<b>\$124,000</b>
<b>PUBLIC WORKS DEPARTMENT</b>							
Bridge Repair/Replacement CRF	\$50,000	\$300,000	\$30,000	\$50,000	\$300,000	\$25,000	\$755,000
Highway Road Construction CRF	\$310,000	\$500,000	\$150,000	\$500,000	\$150,000	\$350,000	\$1,960,000
Highway Equipment CRF	\$204,000	\$185,000	\$200,000	\$130,000	\$200,000	\$165,000	\$1,084,000
<b>PUBLIC WORKS DEPT. TOTAL</b>	<b>\$564,000</b>	<b>\$985,000</b>	<b>\$380,000</b>	<b>\$680,000</b>	<b>\$650,000</b>	<b>\$540,000</b>	<b>\$3,799,000</b>
<b>TRANSFER STATION</b>							
Transfer Station Facility Project CRF	\$90,000	\$40,000	\$40,000	\$40,000			\$210,000
Transfer Station Equipment CRF	\$50,000				\$70,000		\$120,000
<b>TRANSFER STATION TOTAL</b>	<b>\$140,000</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$70,000</b>	<b>\$0</b>	<b>\$330,000</b>
<b>FIRE DEPARTMENT</b>							
Fire Fighter Equipment	\$30,800	\$34,800	\$45,800	\$51,200	\$220,000	\$55,000	\$437,600
Fire and Rescue Vehicle CRF	\$250,000	\$125,000		\$350,000	\$80,000		\$805,000
<b>FIRE DEPARTMENT TOTAL</b>	<b>\$280,800</b>	<b>\$159,800</b>	<b>\$45,800</b>	<b>\$401,200</b>	<b>\$300,000</b>	<b>\$55,000</b>	<b>\$1,242,600</b>
<b>EMERGENCY MANAGEMENT</b>							
KMR Alternate Route CRF							\$0
<b>EMERGENCY MANAGEMENT TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>PILLSBURY FREE LIBRARY</b>							
Library Building Renovaton CRF							
- HVAC Replacement and Upgrade	\$62,600						\$62,600
- Carpet Replacement				\$29,000			\$29,000
<b>PILLSBURY FREE LIBRARY TOTAL</b>	<b>\$62,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$91,600</b>
<b>CONSERVATION COMMISSION</b>							
Conservation Fund							\$0
<b>CONSERVATION COMMISSION TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL TOWN</b>	<b>\$1,067,400</b>	<b>\$1,454,022</b>	<b>\$485,800</b>	<b>\$1,335,800</b>	<b>\$1,040,000</b>	<b>\$655,000</b>	<b>\$6,038,022</b>
						FINAL	10/4/2021

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027  
**Project Form**  
**Due Date August 30, 2021**



**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : \_\_\_\_\_ Select Board \_\_\_\_\_

Project Name : \_\_\_\_\_ Multi-use Path \_\_\_\_\_ Anticipated Start Date : \_\_\_\_\_ April, 2022 \_\_\_\_\_

**Section 1: General Description of Project or Item**

The Town of Warner proposes to construct a multi-use path connecting Warner Village to the businesses at exit 9. The path will be 3,750 feet long and 8 feet wide. As a result, all pedestrians and cyclists will have the ability to use this sidepath for active transportation, shopping, and commuting to work; all while protecting the Town's rural character and lowering traffic volumes and emission levels. Although Main Street (Rt 103) is convenient for motorized users, it functions as a deterrent to those travelling by foot or by bicycle.

In past years, the stretch of road connecting the Warner Village to exit 9 has claimed the life of two children; both in the same spot, and both on bicycles. It is difficult for drivers to see people (especially at dusk) on the road and a safe path will provide a safe route of travel. The need for a safer, established multi-use path has been of high importance to not only town officials, but also many residents. Support for residents at the Warner Community Center (also located on Main Street) will be accessible along the multi-use path including Head Start, the WarnerConnects food pantry, and the Senior Center.

Students at Simonds Elementary School will be able to walk safely to school from many of the side streets along Main Street with a new cross walk and wide path. People will be able to walk all the way from the Post Office in the village past all the other village businesses and destinations to the many businesses at exit 9, without having to navigate a dangerous narrow shoulder that is currently in place.

This proposed section of multi-use path will connect to an existing section of multiuse path installed a few years ago when a traffic calming roundabout was installed by exit 9. This project will complete the active transportation link. The proposed project is intended to be inside the existing right-of-way on Main Street, Route 103.

In March 2021, construction was approved for additional retail businesses at exit 9. The business expansion will increase demand for Warner residents to get to work at the new establishments as well as existing McDonalds, Duncan Donuts, Market Basket, the NH State Liquor Store, Aubuchon Hardware, Irving, Subway and Shell Station, Pizza Chef and more. The multi-use path will provide an safe option for those looking to get to these destinations using their own power. Without this more pedestrians and cyclists will be competing for space with higher numbers of cars on what is already a dangerous section of road for vulnerable users.

This project will link two of Warner's three economic zones (exit 9 and the village) for pedestrians and cyclists. Efforts are underway to create an active transportation link between the third economic zone, by Exit 7 of I-89, to the village by the Friends of the Concord-Lake Sunapee Rail Trail. This sidepath is consistent with the town's Master Plan which calls for a connected pedestrian and bicycle network.

We estimate the cost to be \$1,051,110 with a request of 80% from TAP reimbursement of \$840,888.

The Town's contribution is \$210,222. (\$20,000 currently in capital reserve, and \$190,222 to be raised over 2 years.)

This project is listed in the top five of TAP grant funding, and in Representative Kuster's list of projects for federal funding under a transportation grant. We expect this project will be funded by one or the other grants.

The project is endorsed and supported by the Warner Selectmen and planned for in the Charette developed for the Town of Warner. In 2018 the Planning Board amended the Warner 2011 Master Plan to include the multi-use path in the Transportation Chapter. This project is a priority in the Simonds Elementary Safe Routes to School Travel Plan, The Town of Warner, New Hampshire

NH 103 Access Management Study states that "accommodations shall be provided within and between developed parcels for non-vehicular travel, specifically including travel by foot and bicycle" . This project will address many of the items listed for improvement in the The Bicycling & Pedestrian Safety Assessment for Warner.

The following organizations/committees/groups/businesses provided letters of support for the project:

- Board of Selectmen
- Conservation Commission
- Economic Development Advisory Commission
- Warner Fall Foliage Festival
- Simonds Elementary School
- Central NH Bicycling Coalition
- MadgeTech, Incorporated
- Parks and Recreation Department
- Kearsarge Chamber of Commerce
- Concord Lake Sunapee Rail Trail
- National Park Service
- Main Street Warner, Inc.
- Community Action Program - Headstart
- WarnerConnects Food Pantry
- Community Action Program - Seniors

## Section 2: Overall Department Ranking of Project

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

### Rationale Behind Ranking of Project :

Two children on bicycles have been killed by cars. It is generally not suitable for pedestrians and very uncomfortable for even skilled bicyclists. The shoulders are non-existent to narrow in places. The road bends up an incline slowing cyclists and shorting sight lines. There is not currently room for vehicles to give the required 3 feet of space to cyclists if there is oncoming traffic.

After the proposed project is completed - the proposed facility is a major safety improvement. The result is expected to be completely child safe being separated from high speed on-road traffic. It would be used to keep people

separated from Route 103 as they travel to and from the Warner village to the existing businesses at exit 9.

This project greatly improves the safety and health of our community.

This project will improve safety by creating a new facility for bicycles and pedestrians that is fully separated from motor vehicle traffic. According to CNHRPC traffic data from 2012, the average daily traffic on NH 103 in the project area was 4,671 vehicles per day. Assuming an annual traffic growth rate of 1% per year, the present day traffic would be over 5,100 vehicles per day.

This project would also enhance our Safe Routes to School plan by providing safe access to school for children on Split Rock and North Road who could connect to the path using the crosswalk at the round-about. The segment from Exit 9 to the school was specifically called out as needing dramatic improvement. 69% of parents said the reason they don't allow their children to bike or walk to school was the condition of paths and sidewalks. 67% sited the speed of traffic as the reason. 51% said they would allow children to bike/walk if conditions were improved.

"Vehicular accidents were most common along the main routes in town, specifically Main Street, Route 103." Construction of a path will provide a place for children to walk to school without the need to navigate on the edge of the road in places.

The 2005 Town of Warner, New Hampshire 103 Access Management Study safety audit that accommodating non-vehicular traffic is an important consideration.

This project completes the safe travel network for pedestrians and cyclists to reach the Exit 9 area.

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

### Section 4 : Additional Justification Narrative

**Section 3 : Justification Narrative & Information**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

The daytime cars per day that travel on the route, plus residents who walk, bike, and use the path for accessing exit 9 shops.

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

The project is in phases. The first phase is the engineering study, with a cost of \$125,000.

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

The multi-use path is part of the 34 mile multi-use trail project that connects Horseshoe Pond in Concord to the Lake Sunapee area.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

The economic development of Warner will benefit from this project. Failure to move forward on this project could severely damage the growth of exit 9 which we are trying to develop and to attract businesses to the area. With two new restaurants opening in Warner this month, we hope to encourage more people into the area for bike travel and for walking, which will help to sustain the businesses opening on Main Street.

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis		
Architecture & engineering fees		
Real estate acquisition		
Site preparation	SEE ATTACHED DOCUMENT -COST ESTIMATE	
Construction		
Furnishings & equipment		
Vehicle & capital equipment		
Other (specify)		
<b>Total Project Costs</b>		

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel	100 hours per year	\$3,500
Maintenance	Plow in winter. Tree in winter. Sweep in spring. Seal with hot top sealer for two years, and then every five years. 50 yards of material at 100 per yard	\$5,000
Other Operating (specify)		\$8,500

Budget Area	Comments / Details	Cost Difference
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article		
Existing Capital Reserve		20,000
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		

Explanation of anticipated funding process:

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
<b>Sources</b>								
CR, 2020 and 2021 (10k per year)	20,000	\$95,111	\$95,111					

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

Submitted by: \_\_\_\_\_Diane Ricciardelli\_\_\_\_\_ Date: \_\_\_\_August 27, 2021

**MEMORANDUM**

Project: TAP Application - WARNER, NH

Subject: Planning Level Cost Estimate - 8' PATHWAY PROJECT

Date: March 1, 2021

<b>Pathway/Sidewalk - West Main Street - Route 103 (3,750')</b>					
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COSTS</b>
1	Mobilization	1	LS	\$20,000.00	\$20,000
2	Site Preparation	1	LS	\$12,000.00	\$12,000
3	Excavation	2400	CY	\$20.00	\$48,000
4	Rock Excavation	50	CY	\$75.00	\$3,750
5	Crushed Gravel	1,600	CY	\$30.00	\$48,000
6	Cement Concrete Sidewalks (Curb Ramps)	50	SY	\$75.00	\$3,750
7	3" Bituminous Trail	3,500	SY	\$30.00	\$105,000
8	Hot Bituminous Pavement Hand Work	160	TON	\$140.00	\$22,400
9	Granite Curb - Straight	3,400	LF	\$30.00	\$102,000
10	Granite Curb - Curved	240	LF	\$35.00	\$8,400
11	Concrete Class A	140	CY	\$400.00	\$56,000
12	12" HDPE - Drain Pipe	1,800	LF	\$60.00	\$108,000
13	Catch Basin	10	EA	\$3,200.00	\$32,000
14	Adjust Utility Gate or Curb Stop	10	EA	\$250.00	\$2,500
15	Reconstruct Catch Basin or Manhole	6	EA	\$400.00	\$2,400
16	Traffic Signs and Mountings	140	SF	\$50.00	\$7,000
17	Rectangular Rapidly Flashing Beacon	1	LS	\$13,000.00	\$13,000
18	Retroreflective Paint Pave. Markings, 4" Line	4,000	LF	\$0.75	\$3,000
19	Retroreflective Paint Pave. Markings, 12" Line	500	LF	\$2.00	\$1,000
20	Loam and Seed	1,500	SY	\$5.00	\$7,500
21	Maintenance of Traffic	1	LS	\$20,000.00	\$20,000
22	Dust and Erosion Control	1	LS	\$12,000.00	\$12,000
	Miscellaneous (15%)				\$95,655

<b>Total Estimated Construction Costs (2021 Prices)</b>	<b>\$733,355</b>
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<b>Cost Escalation assuming 2023 construction (3% per year)</b>	<b>\$44,001</b>
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<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>	<b>\$777,356</b>
---	------------------

<b>Preliminary and Final Design Engineering (16%)</b>	<b>\$124,377</b>
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<b>Right of Way</b>	<b>\$25,000</b>
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<b>Construction Engineering (16%)</b>	<b>\$124,377</b>
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<b>TAP Grant Application amount</b>	<b>\$1,051,110</b>
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Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : Board of Selectmen / Assessing \_\_\_\_\_

Project Name : \_\_\_Town Revaluation Process\_\_\_      Anticipated Start Date : \_2024 into 2025  
\_\_\_\_\_

**Section 1: General Description of Project or Item**

**Section 2: Overall Department Ranking of Project**

- U => Urgent**      => Cannot be delayed. Needed for health or safety.
- N => Necessary**   => Needed to maintain existing level & quality of community services.
- DS => Desirable**   => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research**    => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

### Section 4 : Additional Justification Narrative

### Section 3 : Justification Narrative & Information

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived. This impacts all home & business owners

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain. Process usually runs a full year.

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

An outside assessing firm is brought in to perform the task.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

The valuation process will proceed as per required by law. It can not be delayed.

### Section 5 - Financial Details

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis		
Architecture & engineering fees		
Real estate acquisition		
Site preparation		
Construction		
Furnishings & equipment		
Vehicle & capital equipment		
Other (specify)		
<b>Total Project Costs</b>		107,000

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel		
Maintenance		
Other Operating (specify)		

Budget Area	Comments / Details	Cost Difference
Overall Annual Budget Impact (Indicate +/- and amount)		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article		
Existing Capital Reserve	As done in the past, funds will be held in capital reserve fund.	100%
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
Explanation of anticipated funding process:		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
	21,400	21,400	21,400	21,400	21,400			107,000
<b>Sources</b>								
	Taxation	Taxation	Taxation	Taxation	Taxation			Taxation

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including

**Section 6.0:** Additional Notes

**Submitted by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : \_\_\_\_\_ Town Clerk \_\_\_\_\_

Project Name : \_\_\_\_\_ Record Preservation \_\_\_\_\_ Anticipated Start Date : \_\_\_\_\_ On Going \_\_\_\_\_

**Section 1: General Description of Project or Item**

The purpose is a fund that will provide the finances necessary for the Town of Warner to fulfill its statutory requirements for Record Retention in the on going Preservation of Town records.

**Section 2: Overall Department Ranking of Project**

- U => **Urgent** => Cannot be delayed. Needed for health or safety.
- N => **Necessary** => Needed to maintain existing level & quality of community services.
- DS => **Desirable** => Needed to improve quality of level of services.
- DF => **Deferrable** => Can be placed on hold until after 6 year period.
- R => **Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

The purpose of the Record Preservation project is to comply with NH State Statue.

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

### Section 4 : Additional Justification Narrative

**Section 3 : Justification Narrative & Information**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

All residents

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

N/A

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis		
Architecture & engineering fees		
Real estate acquisition		
Site preparation		
Construction		
Furnishings & equipment		
Vehicle & capital equipment		
Other (specify)		
<b>Total Project Costs</b>		

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel		
Maintenance		
Other Operating (specify)		
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article		
Existing Capital Reserve		100%
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
Explanation of anticipated funding process:		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
		As needed						
<b>Sources</b>								
Warrant Article		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$120,000

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

[Empty rectangular box for additional notes]

Submitted by: Michael Connor 100A JPK Date: 8/30/2021

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : **Warner Police Department**

Project Name : **Cruiser Fleet Management**      Anticipated Start Date : **Ongoing**

**Section 1: General Description of Project or Item**

**See Attached**

**Section 2: Overall Department Ranking of Project**

- U => Urgent**      => Cannot be delayed. Needed for health or safety.
- N => Necessary**      => Needed to maintain existing level & quality of community services.
- DS => Desirable**      => Needed to improve quality of level of services.
- DF => Deferrable**      => Can be placed on hold until after 6 year period.
- R => Research**      => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

## **Cruiser Fleet Management**

**Police cruisers are a lifeline to an officer, therefore, it is imperative that the town continue to follow the ongoing Cruiser Fleet Management Program. This ensures that police officers possess safe, reliable and necessary equipment while performing their duties and serving the public. The established schedule of replacement prevents costly repairs that are associated with high miles and many hours of engine idle time. This also assists with properly planning for expenditures associated when replacing police cruisers, which is a known future necessity for the department.**

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

- **Ensures that police officers possess safe, reliable and necessary equipment while performing and providing emergency police services to the public.**
- **Project maintains current level of services.**
- **N/A**
- **Project will maintain efficiency.**
- **Project will provide for future personnel.**
- **The established schedule of replacement prevents costly repairs that are associated with high mileage and many hours of engine idle time.**
- **N/A**
- **No, however, cruisers are purchased at State Bid for a significantly reduced price.**

**Section 3 : Justification Narrative & Information**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

**All residents directly benefit as it relates to police services**

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

**Ongoing**

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

**No**

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

**Refer to Description of Project**

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

<b>Aspect of Project</b>	<b>Comments / Details</b>	<b>Cost</b>
Planning / feasibility analysis		
Architecture & engineering fees		
Real estate acquisition		
Site preparation		
Construction		
Furnishings & equipment		
Vehicle & capital equipment	<b>2022</b>	<b>\$15,000</b>
Other (specify)		
<b>Total Project Costs</b>		

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

<b>Budget Area</b>	<b>Comments / Details</b>	<b>Cost Difference</b>
Personnel		
Maintenance		
Other Operating (specify)		
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article	<b>\$15,000 Warrant Article in 2022</b>	
Existing Capital Reserve		
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
Explanation of anticipated funding process:		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>	<b>\$27,761</b>		<b>\$39,000</b>		<b>\$45,000</b>		<b>\$40,000</b>	<b>\$151,761</b>
			Trade 2016 Sedan		Trade 2017 SUV		Trade 2021 Sedan	
<b>Sources</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$120,000</b>
	<b>Current Balance \$49,387</b>	<b>\$64,387</b>	<b>\$40,387</b>	<b>\$55,387</b>	<b>\$30,387</b>	<b>\$50,387</b>	<b>\$30,387</b>	

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0: Additional Notes**

[Empty rectangular box for additional notes]

Submitted by: WE Chandler Date: 08-31-2021  
William E. Chandler  
Chief of Police

	A	B	C	D	E	F	G	H	I	J	K
1	<b><u>2021-2027 CAPITAL IMPROVEMENTS PROGRAM - BRIDGE REPAIR &amp; MAINTENANCE PLAN</u></b>										
2	<b>Updated 10/3/2021</b>										
3	<b>Project Year &amp; Project Cost:</b>	<b>Expended in: 2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Total 2021-2027</b>	
4	Red Chimney									-	
5	North Village Rd Bridge across Warner River			50,000						50,000	
6	North Village Rd.*		65,000							65,000	
7	North Road over Meadow Brook					30,000				30,000	
8	Laing Bridge -Warner River	110,000								-	
9	Connors Mill Road Bridge							25,000		25,000	
10	Newmarket Rd. -Warner River++	23,567					50,000			50,000	
11	Schoodac Rd. Bridge**Frazier				300,000					300,000	
12	Plains Rd. Bridge - Schoodac							300,000		300,000	
13	<b>TOTALS:</b>	<b>133,567</b>	<b>65,000</b>	<b>50,000</b>	<b>300,000</b>	<b>30,000</b>	<b>50,000</b>	<b>300,000</b>	<b>25,000</b>	<b>820,000</b>	
14											
15	* Red listed by NHDOT										
16	^^ Some costs paid from operating budget										
17	** Applied to NH Bridge Aid Program: If accepted into program, State reimburses 80% of full cost										
18	` ++ Registered Historic Structure -grant funds available?										
19											
20	<b><u>BRIDGE REPLACE/ MAINTENANCE CRF – Suggested savings schedule</u></b>										
21	<b>Funding Schedule:</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTALS</b>	
22	CRF Balance: as of 1/1/20	153,248	69,681	54,681	154,681	4,681	124,681	199,681	24,681		
23	Capital Reserve Appropriation	<b>50,000</b>	<b>50,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>125,000</b>	<b>125,000</b>	<b>125,000</b>	<b>925,000</b>	
24	Funds Expended	(133,567)	(65,000)	(50,000)	(300,000)	(30,000)	(50,000)	(300,000)	(25,000)	<b>(953,567)</b>	
25	<b>Year End Balance</b>	<b>69,681</b>	<b>54,681</b>	<b>154,681</b>	<b>4,681</b>	<b>124,681</b>	<b>199,681</b>	<b>24,681</b>	<b>124,681</b>		
26											
27	North Village Rd. Bridge over Warner river.										
28	North Village Rd. - Concrete invert in multi plate at Silver Lake Dam.										
29	North Rd. over Meadow Brook - Erosion. Paint, Concrete Grouting.										
30	Schoodac Rd at Frazier Brook - Future Multi Plate replacement. DOT bridge List										
31	Plains Road at Schoodac Brook - Future Multi Plate Replacement DOT bridge List.										



<b>2022 – 2028 CAPITAL IMPROVEMENTS PROGRAM - HWY EQUIPMENT REPAIR / REPLACEMENT PLAN</b>								Updated 09/28/2020	
<b>Equipment Price and Purchase Year</b>	<b>Actual Dec. 2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Total 2022 – 2028</b>	<b>2028</b>
97 Dump retire & replace 10 wheeler	189,685							\$ -	
P/R Tractor – Mower replacement		\$ 24,000						\$ 24,000	
06 Mack Dump. -replace w/ same			\$ 160,000					\$ 160,000	
04 Mack D.- replace w/same,40K G.V.W.		\$ 180,000						\$ 180,000	
2013 10W Dump / replace cab and chassis				\$ 165,000				\$ 165,000	
2021 Ford F550 plow and sander								\$ -	\$90,000
2015 Ford F550 #2 - replace in 2025					\$80,000			\$ 80,000	
2017 GMC 2500 4dr. Cab					\$ 50,000			\$ 50,000	
2019 Komatsu WA270 Front End Loader								\$ -	
CAT Loader/backhoe/replaced excavator							\$ 165,000	\$ 165,000	
2016, 6 Wheel Grader -leased*						\$ 200,000		\$ 200,000	
Sidewalk tractor - replace in 2023			\$ 25,000					\$ 25,000	
Street Sweeper -replace 2026								\$ -	
MorBark M15R Chipper								\$ -	
Snow plows				\$ 35,000				\$ 35,000	\$30,000
Body Sanders – replaced w/ new trucks								\$ -	
<b>TOTALS</b>	<b>\$ 189,685</b>	<b>\$ 204,000</b>	<b>\$ 185,000</b>	<b>\$ 200,000</b>	<b>\$ 130,000</b>	<b>\$ 200,000</b>	<b>\$ 165,000</b>	<b>\$ 1,084,000</b>	<b>\$ 120,000</b>
<i>GRADER - *1st payment from CRF in 2016 /succeeding annual payments budgeted in the operating budget</i>						\$42,750 annually			
<b>CRF CASH FLOW 2018-2025</b>									
	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	
CRF Beginning Balance -1/1/21	215,312	152,648	113,648	93,648	58,648	93,648	58,648	58,648	
Appropriation to Capital Reserve Fund =	<b>125,000</b>	<b>165,000</b>	<b>165,000</b>	<b>165,000</b>	<b>165,000</b>	<b>165,000</b>	<b>165,000</b>	<b>160,000</b>	
Funds Withdrawn for purchases =	(189,685)	(204,000)	(185,000)	(200,000)	(130,000)	(200,000)	(165,000)	(120,000)	
<b>Year End Balance</b>	<b>152,648</b>	<b>113,648</b>	<b>93,648</b>	<b>58,648</b>	<b>93,648</b>	<b>58,648</b>	<b>58,648</b>	<b>98,648</b>	



Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

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- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : Transfer Station

Project Name : Facility Improvements Anticipated Start Date : underway

**Section 1: General Description of Project or Item**

Facility expansion and rehabilitation to alleviate congestion and increase throughput.

**Section 2: Overall Department Ranking of Project**

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

From its inception the Transfer Station has been burdened by a facility design of questionable utility. Across an array of functions space has proved inadequate and placement problematic. The resulting inefficiencies have elevated operating costs, inhibited management of increased throughput, and most importantly compromised the safety of employees and the public alike. A prime example of this is the location of the trash compactor. The close proximity to the recycling building creates a point of easy congestion. Its subgrade aspect tight between two retaining walls makes for difficulty in servicing and maintenance of both trash box and compactor. As a single unit with small hopper size it is easily overwhelmed in times of high volume. At thirty years of age the equipment is approaching the outer limits of its service life. As replacement is being considered so too should relocation given the volume of material and traffic now transiting the facility.

To date project planning consists of securing estimates of equipment replacement and studying the feasibility of various schemes of compactor placement.

### Section 4 : Additional Justification Narrative

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

## Section 5 - Financial Details

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis		TBD

Aspect of Project	Comments / Details	Cost
Architecture & engineering fees	Requests for proposal have gone out to selected firms.	TBD
Real estate acquisition	none	
Site preparation		TBD
Construction		80,000
Furnishings & equipment		
Vehicle & capital equipment		60,000
Other (specify)		
<b>Total Project Costs</b>		

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel		
Maintenance		
Other Operating (specify)		
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article		
Existing Capital Reserve		
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
Explanation of anticipated funding process:		

	<b>Appropriated</b>							
	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Total</b>
<b>Expenditures</b>								
	<b>30,000</b>	<b>60,000</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>			
<b>Sources</b>								
<b>Phase One</b>		<b>90,000</b>						
<b>Phase Two</b>			<b>40,000</b>					
<b>resurfacing</b>				<b>40,000</b>				
<b>building</b>					<b>40,000</b>			

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

Submitted by: Varick Proper Date: 210830

Phase One

figures in parenthesis are place holding estimates

engineering: TBD (\$5000.00)

ledge removal: TBD (\$5000.00)

rental: dozer/compactor TBD (\$5000.00)

utilities: TBD (\$20,000.00)

gravel: 80'x160'x2' 948 yrds \$12,087.00material \$7900.00 delivery

concrete: 2)10'x50'x6" pads 18.5 yrds \$250.00 per \$4,625.00

asphalt: 320 tons base coat \$81.00 per \$25,920.00

new compactor: \$35-42,000.00

relocation of existing compactor: TBD \$3,000.00

Phase Two:

reduction of existing compactor structure: TBD

rental: hammer/compactor TBD (\$3000.00)

utilities relocation: TBD

drainage: TBD (\$1000.00)

gravel: 16'x92'x2' 109 yrds \$1390.00 material \$300.00 delivery

asphalt: 320 tons base coat \$81.00 per \$25,920.00

Asphalt top coat: 160 tons \$12,960.00

Total site work estimate \$125,400.00 (approx) (Cost of contractor not included.)

Initial equipment estimate \$45,000.00 (approx)

Asphalt figures are project specific not facility wide resurfacing.

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

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- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : Transfer Station

Project Name : Equipment CRF      Anticipated Start Date : underway

**Section 1: General Description of Project or Item**

Fleet rehabilitation and modernization.

**Section 2: Overall Department Ranking of Project**

- U => Urgent**      => Cannot be delayed. Needed for health or safety.
- N => Necessary**      => Needed to maintain existing level & quality of community services.
- DS => Desirable**      => Needed to improve quality of level of services.
- DF => Deferrable**      => Can be placed on hold until after 6 year period.
- R => Research**      => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

The replacement value of the Transfer Station inventory of heavy machinery is approximately \$530,000 US. The newest piece of equipment is six years old. The others range in age from 20 to in excess of 30 years of age. Given the durability of some of the older pieces and the volume of throughput rehabilitation may be preferable to replacement in some cases.

As the skid steer loaders come up for replacement the feasibility of transitioning to an electric fleet should be studied.

**Section 4 : Additional Justification Narrative**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

## Section 5 - Financial Details

### 5.1: Estimated Project Costs (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis		
Architecture & engineering fees		
Real estate acquisition		
Site preparation		
Construction		
Furnishings & equipment		
Vehicle & capital equipment		146,000
Other (specify)		
<b>Total Project Costs</b>		

### 5.2: Estimated Impacts to Future Budgets (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel		
Maintenance		
Other Operating (specify)		
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

### 5.3: Anticipated Sources of Funding

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article		
Existing Capital Reserve		65,801
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
Explanation of anticipated funding process:		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
	65,801							
<b>Sources</b>								
<b>Expenditure</b>								
Trash box	11,000							
Compactor		50,000						
Skid steer						70,000		
Reserve								15,000
								146,000

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

**Submitted by:**Varick Proper

**Date:** 210830

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : \_\_\_\_\_ FIRE \_\_\_\_\_

Project Name : \_\_\_ Fire Fighter Equipment \_\_\_\_\_ Anticipated Start Date : \_\_\_ Ongoing \_\_\_\_\_

**Section 1: General Description of Project or Item**

The Firefighter Equipment CRF is used for the phased replacement of critical equipment such as:

- firefighter personal protection equipment (structural gear)
- portable radios
- thermal imagers
- air monitoring meters
- cardiac monitor
- CPR assistance/mechanical chest compression system
- Self-contained breathing apparatus (SCBA)

**Section 2: Overall Department Ranking of Project**

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

This overall project provides for firefighter Health and Safety and providing the Department with equipment to perform our functions in Emergency Response.

Structural firefighting gear has a life span of 10 years by National Fire Protection Association standards. Phased replacement of our gear has helped spread out the cost.

Equipment such as portable radios, thermal imagers, self-contained breathing apparatus (SCBA) and air monitoring meters are essential to our needs to perform our duties.

Medical equipment such as, cardiac monitor and CPR assistance/mechanical chest compression device are essential for our response to medical emergencies.

Grant funding funding is limited and very competitive for the above items.

**Section 3 : Justification Narrative & Information**

**Section 4 : Additional Justification Narrative**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

All Town residents benefit by having an equipped fire rescue department.

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

This is a continuation of a phased plan to address funding for needed equipment.

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

The department does not see collaboration as a viable option for this equipment.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

Delaying or deferring equipment replacement has a direct effect on Firefighter health and safety and service capability to the Town of Warner.

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis	N/A	
Architecture & engineering fees	N/A	
Real estate acquisition	N/A	
Site preparation	N/A	
Construction	N/A	
Furnishings & equipment	N/A	
Vehicle & capital equipment	N/A	
Other (specify)	See Section 6	\$30,800
<b>Total Project Costs</b>		

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel	N/A	

Budget Area	Comments / Details	Cost Difference
Maintenance	Negligible change	
Other Operating (specify)	N/A	
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article	\$30,800 for 2022 request	
Existing Capital Reserve	\$27,864 as of December 2021	
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
Explanation of anticipated funding process:		

**5.4: Appropriation / Expenditure Spreadsheet—See Attached**

	Appropriated	\$30,800	\$34,800	\$45,800	\$51,200	\$220,000	\$55,000	
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
		\$30,800	\$34,800	\$45,800	\$51,200	\$220,000	\$55,000	\$437,600
<b>Sources</b>								
		CRF/Warrant Article						

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

The Firefighter Equipment CRF is used for the phased replacement of critical equipment such as:

- firefighter personal protection equipment (structural gear)
- portable radios
- thermal imagers
- air monitoring meters
- cardiac monitor
- CPR assistance/mechanical chest compression system
- Self-contained breathing apparatus (SCBA)

The funding requested for 2022 would be used to replace 4 sets of structural gear and 4 portable radios.

Structural gear has a ten year lifespan. With 40 Department members with gear we need to replace 4 sets of gear each year to stay compliant with the ten year replacement schedule. The budgeted amount for gear is \$2,500 per set.

The portable radios are over ten years old. The radios are no longer supported by the manufacturer for repairs. The Department owns 29 radios and the 2021 purchase cost is \$5,200 per radio.

Submitted by: \_\_\_\_\_Jonathan D. France\_\_\_\_\_ Date: \_\_8/29/21\_\_\_\_\_

**WARNER FIRE RESCUE DEPARTMENT  
CAPITAL REPLACEMENT PROGRAM**

Equipment Name	Quantity	Purchase Date	Life Span (years)	Age at Replacement	2021	2022	2023	2024	2025	2026	2027
Structural Gear	40	varies	10	varies	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Cardiac Monitor	1	2017	10	10							\$ 45,000.00
Lucas	1	2012	10	10				\$ 15,000.00			
Gas Monitor	2	2013	10	10			\$ 4,000.00				
Thermal Imager	2	2015	10	10					\$ 10,000.00		
SCBA	28	2016	10	10						\$ 210,000.00	
Portable Radio	29	2007 +/-	10	10 yrs-16 yrs	\$ 20,800.00	\$ 20,800.00	\$ 20,800.00	\$ 20,800.00	\$ 31,200.00		
				<b>CRF Request</b>	<b>\$ 26,500.00</b>	<b>\$ 30,800.00</b>	<b>\$ 34,800.00</b>	<b>\$ 45,800.00</b>	<b>\$ 51,200.00</b>	<b>\$ 220,000.00</b>	<b>\$ 55,000.00</b>
					4 radios	4 radios	4 radios	4 radios	6 radios		
					3 gear	4 gear	4 gear				
							1 meter	1 LUCAS	1 TIC	28 SCBA	1 Monitor

Note: 8/29/21- Radios to be purchased (4 Lt's, 4 Eng 1, 4 Eng 2, 1 ea. T1, T2, T3, R1, R2, F1, 4 spares)

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
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- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : \_\_\_\_\_ Fire \_\_\_\_\_

Project Name : Fire Department Vehicle Replacement\_ Anticipated Start Date : \_\_\_Ongoing\_\_\_\_\_

**Section 1: General Description of Project or Item**

**The Fire Department Vehicle Replacement project allows for the systematic replacement of the fire department fleet.**

**The fleet includes 2 fire engines (Engines 1 & 2), 3 tankers (Tankers 1, 2 & 3), 1 heavy rescue (Rescue 1), 1 Forestry (Forestry 1), 1 Suburban (Rescue 2) and 1 Mahindra UTV.**

**The current project is the proposed replacement of Rescue 1. Rescue 1 was purchased in 1999. Rescue 1 is used for technical rescue and hazmat.**

**Section 2: Overall Department Ranking of Project**

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

**The overall project is ranked as necessary in order to provide fire, rescue and emergency services to the Town. Each year the urgency of a specific purchase may vary depending on the age and mechanical status of the fleet.**

**The replacement of Rescue 1 is classified as urgent.**

#### Section 4 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

**This overall project maintains the fire department fleet at a level necessary to provide fire, rescue and emergency services to the Town. Apparatus replacement schedule follows industry best practices. New vehicles are designed to meet current National Fire Protection Association standards as applicable. The current schedule does not anticipate any growth. The biggest long-term impacts that require constant evaluation relative to the fleet is the availability of aerial apparatus and ambulance service from our mutual aid partners.**

**The fleet status is a factor in the ISO Public Protection Classification program evaluation, a reduction in fleet may have an adverse impact on community fire insurance premiums which could impact future growth. Our current ISO classification is a 7/7X.**

**Maintaining a reliable fleet typically keeps the maintenance costs down. Grant funding is limited and very competitive. The department uses state bid purchasing and/or consortium purchasing programs to keep purchase costs down when possible.**

**The replacement of Rescue 1 will increase reliability and efficiency of the fire department operations. Having a vehicle that was out of service for 6 months in 2020 and was out of service periodically in previous years has a negative impact on emergency response. The proposal to replace this vehicle with a smaller vehicle will provide a cost savings to the Town.**

#### Section 4 : Additional Justification Narrative

**4.1: Approximately how many residents will directly benefit from this project? Explain how number was derived. All Town residents benefit by having an equipped fire department. The department fleet stands ready and available for all residents that require an emergency response. Our call volume continues to rise, in 2020 we responded to 504 incidents. In 2021, we are trending towards middle to upper 500's. As of 8/25/21 we are at 379 incidents.**

**4.2: What is the proposed life expectancy of this project? Is this the first phase of many? Please explain. The fire engines, heavy rescue and tankers are expected to last 20 years. The small fleet (Rescue 2, Forestry 1 & UTV) are expected to last 10-15 years.**

**Section 4 : Justification Narrative & Information**

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

**The department does not see collaboration as a viable option for this equipment.**

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

**Delaying or deferring fleet replacement may result in impacts to emergency response availability and increased maintenance costs.**

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis	N/A	
Architecture & engineering fees	N/A	
Real estate acquisition	N/A	
Site preparation	N/A	
Construction	N/A	
Furnishings & equipment	N/A	
Vehicle & capital equipment	See attached for long term planning, Rescue 1 request is shown	\$250,000
Other (specify)	N/A	
<b>Total Project Costs</b>		

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel	N/A	
Maintenance	Negligible change	
Other Operating (specify)	N/A	
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund	N/A	
Separate Warrant Article	\$125,000	\$54,500
Existing Capital Reserve	\$195,500	\$195,500
Grant	N/A	

Source	Comments / Details	Percent or Amount
Loan	N/A	
Donations / Private	N/A	
Special Assessment	N/A	
Other	N/A	
Explanation of anticipated funding process:		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
		\$250,000	\$125,000		\$350,000	\$80,000		\$805,000
<b>Sources</b>								
		CRF/Warrant Article	CRF/Warrant Article		CRF/Warrant Article	CRF/Warrant Article		

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

Submitted by: \_\_\_\_\_Jonathan D. France\_\_\_\_\_ Date: \_\_\_\_\_8/21/21\_\_\_\_\_

Equipment	Year in Service	Life Span	Acement Age ('	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Engine 1	2020	20	20 (2040)										-
Engine 2	2017	20	20 (2037)										-
Tanker 1	2001	20	23 (2024)						350,000				350,000
Tanker 2	2007	20	21 (2028)									400,000	400,000
Tanker 3	1982	20	42 (2024)										-
Rescue 1	1999	20	23 (2022)	100,000	75,000	75,000							250,000
Rescue 2	2013	12	13 (2026)							80,000			80,000
Forestry 1	1984	15	39 (2023)				125,000						125,000
UTV	2016	15	15 (2031)										-
<b>Total</b>				<b>100,000</b>	<b>75,000</b>	<b>75,000</b>	<b>125,000</b>	<b>-</b>	<b>350,000</b>	<b>80,000</b>	<b>-</b>	<b>400,000</b>	<b>1,205,000</b>
<b>CRF Appropriation</b>		<b>0</b>		<b>100,000</b>	<b>75,000</b>	<b>125,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>1,200,000</b>
CRF Withdrawal						(250,000)	(125,000)		(350,000)	(80,000)	-	(400,000)	
CRF Balance				120,500	195,500	70,500	95,500	245,500	45,500	115,500	265,500	15,500	

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

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- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : \_Emergency Management

Project Name : Kearsarge Mountain Rd alternate access

Anticipated Start Date : \_\_\_\_\_

**Section 1: General Description of Project or Item**

A Safety issue that needs to be addressed as part of the CIP. There is currently no alternate access off Kearsarge Mountain Rd above Kirtland St. In the event that Kearsarge Mountain Rd becomes blocked, approximately 600+ residents would have no means to evacuate. Road closure incidents have closed Kearsarge Mountain Rd above Kirtland St, resulting in residents and the traveling public not being able to access services below. Additionally, emergency services could be delayed in responding to events with the road closed creating a potential life threatening situation. This item has been identified in Warner's Hazard Mitigation Plan. Five Thousand dollars was placed in a Capital Reserve fund in 2020. Additionally, Seven Thousand dollars was approved to be added to the established Capital Reserve Fund. With these funds, the Town will conduct a Feasibility Study to determine the best location for the alternate access.

**Section 2: Overall Department Ranking of Project**

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

Over the last several years, there have been two incidents that have blocked access off Kearsarge Mountain Road. In one incident, the traveling public was able to transit on private property (Magdalen College) to get around the blocked roadway. There are approximately 100 houses, 2 apartment building with multiple units, Magdalen College, Indian Museum, and the State Park above Kirtland Street. All of these people would be affected by a blocked roadway. Emergency services could be delayed in providing services resulting in potential serious injuries or worse.

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

**Safety or Health issues:** All residents and the traveling public would be affected with a roadway blockage. (See above)

This project would improve the level of service to the Town and the traveling public during a roadway blockage on Kearsarge Mountain Rd.

### Section 4 : Additional Justification Narrative

**Section 3 : Justification Narrative & Information**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived. There could be 500 to 1000 people able to transit safely with an alternate access off Kearsarge Mountain Rd. All residents, the traveling public, Indian Museum, Magdalen College, and the State Park on Kearsarge Mountain.

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.  
100 + years

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested? Potential for serious injuries or worse due to emergency services not being able to access resident during a roadway blockage.

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis	Feasibility Study to identify most probable location for emergency access road. This study will provide preliminary cost for the alternate location.	\$12,000.00
Architecture & engineering fees		
Real estate acquisition		
Site preparation		
Construction		
Furnishings & equipment		
Vehicle & capital equipment		
Other (specify)		
<b>Total Project Costs</b>		

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel		
Maintenance		
Other Operating (specify)		
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article		
Existing Capital Reserve	Kearsarge Mountain Road alternate access	\$12,000.00
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
<p>Explanation of anticipated funding process:                      Assemble the information necessary to conduct a Feasibility Study. Send out a Request for Proposal to engineering firms. Receive proposals and pick firm to conduct study. Study findings to be ready for Town Meeting in 2022.</p>		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
	\$12,000.00							
<b>Sources</b>								
	Capital Reserve Fund							

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

In October of 2019, Central Regional Planning Commission submitted a summary report for Kearsarge Mountain Road Potential Emergency Egress Alternatives. That report is included with this submission. Thank you for your consideration of this project.

**Submitted by:** Edward F. Mical

**Date:** August 31, 2021

**Warner Capital Improvements Program Project 2020-2025**  
**Summary of Kearsarge Mountain Road Potential Emergency Egress Alternatives**  
by Central NH Regional Planning Commission (CNHRPC)  
October 2019

## PROJECT VALIDATION

After CNHRPC assisted the Town with developing its updated Hazard Mitigation Plan 2019, the Warner Emergency Management Director, Ed Mical, requested CNHRPC to provide information for the Town to begin implementing one of its critical mitigation actions. This task is to identify potential future emergency egress routes off Kearsarge Mountain Road (KMR) since no known existing connection to North Road is readily available. With a population of over 600 people on the mountain, which is about 21% of Warner's population, finding a location for constructing an emergency egress route is essential. With increasing natural disasters impacting Warner, including two tornadoes in three years (May 2018 and July 2015), future disasters could impede travel up or down KMR if the road experiences treefall, downed power lines, a washout, or wildfire. Emergency services may be unable to access those in need while residents may be unable to evacuate.

## METHODOLOGY

CNHRPC and Ed Mical utilized Geographic Information System (GIS) technology of map layers and geodatabases for analyzing KMR egress possibilities. The Town's digital tax parcel layer, transportation and hydrography, and the physical constraints of wetlands, floodplains and topography on an aerial imagery base were utilized in this GIS evaluation. Two plausible emergency egress routes emerged between KMR to North Road for further consideration. These two options were mapped and they accompany this summarization to provide a visual perspective for the Planning Board for inclusion into the Capital Improvements Program.

## KMR TO NORTH ROAD ROUTE ALTERNATIVES

### 1) Egress Alternative from Northeast Catholic College to Town Forest

Northeast Catholic College is situated about 2.5 miles from Main Street (NH 103). An emergency egress could be constructed at the back side of the College, perhaps taking advantage of some of the existing skidding tracks from logging where possible, but more likely the construction of a new roadway would be required. The slope appears to be about 18% from the College to the telecommunications tower. The tower has an existing maintained road which can be utilized to fulfill the connection to North Road.

Advantages of an emergency egress at this location include the Town's ownership (Warner Town Forest) of the parcel where the new road would be constructed, and how far the egress alternative is located from Main Street, enabling emergency access to a greater number of people in the event of a KMR blockage incident. The only non-Town landowner from which permission would need to be secured is the College, and from initial reports, they seem interested in the project. A straight emergency egress road from the College across the Town Forest to the tower's road would span about 2,200', but a longer switchback road is likely prudent to keep the slope more reasonable to traverse in all weather

**Warner Capital Improvements Program Project 2020-2025**  
**Summary of Kearsarge Mountain Road Potential Emergency Egress Alternatives**  
by Central NH Regional Planning Commission (CNHRPC)  
October 2019

conditions. The primary challenges appear to be steep slopes, and a roadway on a steep grade may prove expensive to build and maintain, particularly if needed during or after severe weather events.

**2) Egress Alternative via Utility Easement to Latting Lane**

A Town utility easement approximately 2,500' in length is located off Latting Lane, about 1.0 miles from Main Street (NH 103) and situated across from the Mt. Kearsarge Indian Museum. The utility easement cuts through the forest in a cleared track about 30' wide and continues southwest to the North Ridge Housing complex and its cul-de-sac. This facility connects to North Road across from the backside of Market Basket. From Latting Lane to the North Ridge cul-de-sac, the slope is approximately 6%, although the easement track has two or three sharp turns.

Advantages of an emergency egress at this location include the existing filed easement deed, a cleared and maintained track following its length, and a gradual incline. Since Latting Lane enters KMR only 1 mile up the mountain, fewer people would be served during a KMR blockage incident. An egress road's challenges here may be many. The easement appears to pass through at least four parcels and all may have deed restrictions that limit the easement's usage, which is presently underground. The Nichols property, which has its frontage off Split Rock Road, hosts 1,500' of the utility easement, so an emergency access road would effectively bisect the property and limit future development options. There is a section of wetlands an emergency access road would need to cross.

**FEASIBILITY STUDY FOR EMERGENCY EGRESS ALTERNATIVES**

Moving forward with the project would require the development of a feasibility study which examines in detail the prospective obstacles, points for consideration, whether either of these alternative routes could be constructed, and may include an anticipated cost for each alternative. General issues to consider within the assessment of each egress alternative may include: undertaking a public process, review of zoning and local, State and federal regulations; surveying work; deed research; potential need of new easements; potential land or easement purchase; permits; estimated construction materials and labor; a draft timetable; and a long-term viability and maintenance plan and prospective budget.

The estimate for the Kearsarge Mountain Road Potential Emergency Egress Alternatives Feasibility Study is \$10,000.

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
- CIP Projects are defined as any project or item which costs are \$15,000 or more and has a useful life of 3 years or more.
- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : Library

Project Name : HVAC replacement and upgrade Anticipated Start Date : 2022 or 23

**Section 1: General Description of Project or Item**

Replacement of heating and cooling systems due to age of existing equipment and availability of more efficient systems.

**Updated cost and timeline**

1. Urgency of first phase of installation is greater due to increasingly fragile state of existing equipment
2. NEW updated Quotes received in 2021 indicate much higher cost than 2020 quotes.
3. Possible USDA rural grant may compensate for increased costs

**Section 2: Overall Department Ranking of Project**

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

Increasingly fragile state of existing A/C and heating equipment.

Heat and cooling needed for operation of the library, public and staff health and comfort.

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

**Health and safety:** Heat and cooling are essential to human health and comfort. The library can be used as a community warming center or cooling center in times of need.

**Service impact:** If the outdated systems fail, during the essential heating or cooling seasons, the library would need to close, or conditions would be uncomfortable at best until repaired or replaced.

**Federal and State requirements:** climate control is essential to working conditions and public health

**Efficiency:** Energy savings and reduced staff time spent in troubleshooting problems.

**Capacity:** relevant when part of system fails. The main AC unit has failed each year causing discomfort until repaired

**Operating costs:** A new system could be Air-sourced heat exchange units ("mini-splits" or VRV) that would handle heating and cooling. These are more energy efficient. Old equipment is becoming costly to repair and maintain.

**Economic development:** a comfortable library is an asset to the Town.

**Grants etc:**

There may be some Eversource incentives

The Library is looking into Rural Community Development and/or Community Facility Grants via USDA which would be matching grants of 15 - 35%. Possibly Infrastructure funds will be a source for this.

### Section 4 : Additional Justification Narrative

### Section 3 : Justification Narrative & Information

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

All residents and also other visitors using the library

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

15-20 yrs –phased installation would add cost and probably not be practical. Cost estimates are for the whole project

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

Possible rebates from Eversource for energy efficient upgrades. Relevant to Town emergency response management.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

1. Old AC and heat system elements are requiring more maintenance and repairs, at higher costs due to obsolescence of equipment.
2. Air /hot water heat system elements (air handlers, etc) were installed in 1993. The boiler was replaced in 2009. AC was installed in 2001. A failure of the heat system could cause services to stop or pipes to freeze while waiting for repair or replacement.
3. Newer designs such as Air-sourced heat exchange units (“mini-splits”) offer better energy efficiency.
4. Outside Funding may be less available in future years
5. If the existing older heating fails due to delays, the library may have to close, or damage could occur.

### Section 5 - Financial Details

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis		
Architecture & engineering fees	Contract for Scope of Work, contractor selection and proposal review \$2000, PAID. Energy modeling for Eversource incentives \$2300 unpaid	4300 some paid
Real estate acquisition		
Site preparation	For condenser pad - included	
Construction		
Furnishings & equipment		
Capital equipment and wiring	9/2020 quotes for \$109,400 and \$143,262, not exactly equivalent in plan Updates after engineer consulted: <b>2021: \$151K and \$159.6 K</b>	<del>109,400</del> <b>159,600</b>
Other (specify)	Further engineering costs for services during initial phases are possible.	
<b>Total Project Costs (was 113,700)</b>		<b>163,900</b>

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel	Less time spent on arranging repairs to old equipment	?
Maintenance	At first, fewer repairs/ or warranty. Annual maintenance fee unknown	?
Other Operating (specify)	More energy efficient. Avoid closure or damage if old system fails.	?
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		Reduced oil/energy

### 5.3: Anticipated Sources of Funding

Source	Comments / Details	Percent or Amount
General Fund		0
CRF Warrant Articles	2022, 2023 – depends on grants	
Current Capital Reserve	By Dec 2021 (if any not used, will use for future carpet replacement)	69,761
Grant	Possible USDA matching funds, up to 35%	50,000 max
Loan		
Donations / Private	Private fundraising and existing trust funds are already being used to cover many services, renovations and furnishings.	
Special Assessment		
Other	Eversource incentive program if applicable	
Already paid from CRF	Engineering costs to prepare SOW and solicit bids.	
<p>Explanation of anticipated funding process:                      Amount to be added to Capital Reserve in 2022.                      Some Library Capital Reserve funds will also be needed for future carpeting project, and any building emergencies.                      Capital funds by warrant article could be reduced if grants received.                      Delays caused dramatic increase.</p>		

### 5.4: Appropriation / Expenditure Spreadsheet

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
engineer		2300						2,300
contractor		159,600						159,600
<b>TOTAL</b>		<b>161,900</b>						<b>161,900</b>
<b>Sources</b>								
CRF warrant	47,000	39,839	?					86,839
CRF Prev.		22,761						22,761
Eversource		?						
USDA 35%		50,000						50,000
ARPA fund?		?						
<b>TOTAL</b>	<b>47,000</b>	<b>114,900</b>						<b>161,900</b>

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

1. **UPDATED costs: The two 2021 quotes have some differences that have not been discussed with the consulting engineer at this time. Modifications may be made that change the costs. Numbers shown on this form are assuming the HIGHER quote is more realistic, due to some details and future inflation.**
2. Warrant article funding for CRF for carpet project is also needed, but may need to be deferred. carpets are still holding up remarkably well. Any CRF funds not used for HVAC will be saved for carpets
3. Amount used from CRF may be reduced slightly if project is eligible for Eversource incentives
4. Total CRF amounts are dependent on whether we can secure **USDA grants (est. up to 35% of total cost, max 50,000)**
5. Amounts needed from annual warrant articles may also change depending on final date of installation, and inflation

Submitted by:   Nancy Ladd, Library Director and Michael Simon, Trustee   Date: \_\_\_\_\_

# All-Temp HVAC Corp

911 Candia Rd      Manchester NH 03109

Telephone (603) 623-5977

September 7, 2021

Nancy Ladd  
Library Director  
Pillsbury Free Library  
PO Box 299  
Warner NH 03278

Re: Air conditioning project

Dear Nancy

We propose to furnish all labor and materials necessary to complete the project at the above noted job site as follows:

(1) Daikin Aurora outdoor heat recovery unit condensing unit, 16 ton cooling. Units provide 100% of heating Capacity down to zero

(14) Indoor units based on scope of work from Design Day with a mixture of wall mounted and ceiling units

Units are furnished with thermostats, (1) set of washable filters and condensate pumps

Proposal includes setting of equipment, low voltage control wiring, power wiring, cutting and patching drain piping, refrigeration piping, factory, pipe chases if needed, start up, five year warranty on the compressors and one year free service

Budget price \$ 159,567.00

Not included: Premium time, Covid ventilation project

Thank you for the opportunity of bidding this project. Please call with questions



Joe Gagnon  
Vice President

# Precision Temperature Control Inc.

AIR CONDITIONING \* HEATING \* REFRIGERATION SERVICE, INSTALLATION AND MAINTENANCE  
SYSTEMS DESIGN AND BUILD

(603) 352-5254  
Keene, NH

460 Route 101



1-800-694-8632

(603) 471-9023  
Bedford, NH

Bedford, NH 03110

Pillsbury Free Library  
18 E Main Street  
Warner, NH 03278

September 8, 2021

Attention: Nancy Ladd

Subject: HVAC upgrade proposal.

Dear Nancy,

Precision Temperature Control, Inc. is pleased to submit for your consideration the following proposal.

We propose to install a Daikin VRV system based on the updated scope of work by DDM dated 8/19.2021. The phasing laid out in the SOW is not possible with the equipment selections that were used. This proposal does not include phasing. Indoor unit locations shown are assumed to be approximate.

Included in this proposal are the following:

1. Supply and install Daikin VRV system described.
2. Supply and install insulated refrigerant piping.
3. Supply and install condensate drain to the nearest point of proper disposal.
4. Supply hole coring.
5. Supply and install VRV controls and control wiring.
6. Crane service.
7. Startup and testing of new system.

Notes:

1. Piping chases may need to be created to hide piping.
2. Any roof work is the responsibility of the customer.
3. All locations are approximate. Deviations from the plan would cause pricing changes.
4. All work is to be completed during normal business hours.
5. Quote is good for thirty days.

Terms:

Precision Temperature Control Inc.

AIR CONDITIONING \* HEATING \* REFRIGERATION SERVICE, INSTALLATION AND MAINTENANCE  
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Keene, NH  
460 Route 101



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Bedford, NH  
Bedford, NH 03110

Progress billing. Outstanding balances are subject to an interest charge of one and a half (1.5%) percent per month until the balance is paid in full.\*

Work done above and beyond the terms of this proposal will be completed at a billable basis.

A copy of this letter signed by an authorized person and returned to Precision Temperature Control, Inc. will serve as an agreement to retain and authorize Precision Temperature Control, Inc. to perform this work.

We hope this proposal meets with your approval. If you have any questions at all please do not hesitate to call our office at 800-694-8632.

Project Price: \$151,000

Respectfully,

Jim Hennessy  
Precision Temperature Control, Inc.

Company: Pillsbury Free Library

Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

\* In the event that Precision Temperature Control, Inc. has to take action in order to collect any indebtedness due and owing, the applicant agrees to pay all collection costs, court costs, and legal fees incurred in order to collect the balance due and owing.

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



**Project Form**  
**Due Date August 30, 2021**

**Instructions:**

- Please use only one Project Identification Form per CIP Project being identified.
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- Select appropriate Ranking in Section 2.
- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : Library

Project Name : Library Carpets Anticipated Start Date : 2024

**Section 1: General Description of Project or Item**

UPDATED SCHEDULE of funding)

Replacement of carpet on both levels of the 1993 section of the library, including contracted service for moving books, shelves and major furniture, and replacement of entry hall specialty rubber/carpet tile.

**Section 2: Overall Department Ranking of Project**

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

LIFETIME OF existing carpets has already been exceeded (1993 installation)

Condition is currently acceptable but due to major expense advance planning is necessary

### Section 3 : Justification Narrative & Information

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

As stated in previous years:

Safety or health :if carpet becomes too worn it may become a trip hazard.

Level of service: The carpet has already outlived its expected functional lifetime and will need to be replaced at some point. The cost is beyond the level that would be included in a normal operating budget.

The library is a visitor destination, a location for public events, and a peaceful haven for residents. An unmaintained appearance gives a bad public impression and a less pleasant visitor experience.

Public safety is a requirement at State and Federal levels

Efficiency or improvement in services: Possibility of reconfiguring the layout of the shelving and furnishings when they are returned to location after carpet is installed. This would save on staff time and/or duplicating similar contract services for any desired layout changes.

If layout is changed after carpet is installed, it could be designed to improve effectiveness of or types of services appropriate to the community at that time.

Operating costs: Easier to maintain/ clean. Timely replacement will prevent expenditure on repairs in high traffic areas

Economic development: A well-maintained, attractive library will attract new residents, and enhances the business district by increasing tourist appeal

No grants known.

**Section 3 : Justification Narrative & Information**

**Section 4 : Additional Justification Narrative**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

All residents as well as visitors to the library

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

10-15 years with scheduled cleaning, 20+ yrs possible if high quality carpet and regular maintenance (current ones 1993)

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is this a multi-departmental project? If so, please explain.

NONE

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested? Existing carpet was installed in 1993 and will need replacement for safety when wear and tear creates issues. Increased cost due to inflation. Deterioration of functional and esthetic structure of the building may discourage potential residents from moving to Warner. Potential for becoming a hazard.

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis		
Architecture & engineering fees		
Real estate acquisition		
Site preparation	Packing, moving, storage and reinstallation of books and furnishings	14,000
Construction		
Furnishings & equipment	Carpet material, removal and installation including entry halls	15,000
Vehicle & capital equipment		
Other (specify)	Staff time supervising move of books and furnishings	?
<b>Total Project Costs</b>		<b>29,000</b>

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel		
Maintenance		
Other Operating (specify)	Efficiency of changing room layout at same time would save other costs	
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		<b>?</b>

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article	Multiple years, may be delayed due to other fiscal Library CRF needs	100%
Existing Capital Reserve	All is being allocated as for HVAC project at this time	0
Grant		
Loan		
Donations / Private		
Special Assessment		
Other		
Explanation of anticipated funding process:		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
carpet					15,000			
Moving exp					14,000			
								29,000
<b>Sources</b>								
Warrant articles			10,000	10,000	9,000			29,000

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

**Section 6.0:** Additional Notes

The library is in the process of seeking actual, more updated quotes, to replace early estimates. We hope to have some by December 2021. Existing numbers were estimated based on other libraries a few years ago.

Submitted by:     Nancy Ladd     Date:     September 22, 2021

Warner Planning Board  
Capital Improvements Program (CIP)  
2021 through 2027



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- Please fill out all appropriate additional information fields. Use "N/A" to indicate areas which are "Not Applicable".

Department : Warner Conservation Commission

Project Name : Conservation Fund Appropriation

Anticipated Start Date : March 2022

**Section 1: General Description of Project or Item**

The Warner Conservation Commission (WCC) requests an appropriation of \$ 25,000 for 2022 and \$25,000 each subsequent year for 6 years. If approved, CIP appropriations will be added to the Conservation Fund to acquire conservation easements on undeveloped parcels of open land possessing significant natural resource values. A conservation easement is a legally binding agreement between a willing land owner and a government entity such as the Commission or a non-profit conservation organization. It provides protection – in perpetuity – from activities specified in the easement: usually subdivision, development or other actions that might decrease or destroy the natural resource values of the parcel and surrounding area. Land under an easement remains in private ownership and on the municipal tax roles. Conservation easements are one of the most effective tools available for guiding growth in our community.

**Section 2: Overall Department Ranking of Project**

- U => Urgent** => Cannot be delayed. Needed for health or safety.
- N => Necessary** => Needed to maintain existing level & quality of community services.
- DS => Desirable** => Needed to improve quality of level of services.
- DF => Deferrable** => Can be placed on hold until after 6 year period.
- R => Research** => Pending results on ongoing research, planning, and coordination.

**Rationale Behind Ranking of Project :**

The recommended appropriation to the Conservation Fund is consistent with the Master Plan, addresses local impacts associated with climate change (flooding, air and water quality, and wildlife habitat protection, for example.) The recommended appropriation will be used as match against State or federal grants, and is key to establishing a level of funding that is necessary in securing interests in open spaces. A town-wide survey conducted by the Warner Conservation Commission in 2020 indicated residents' significant support for the commission's conservation activities.

Please address in detail any of the following that are relevant to this project:

- Does this project address safety or health issues?
- How does this project impact the level of service currently being provided (that is, does it bring the level of service up to an adopted minimum standard; does it maintain, improve, or provide a new level of service?)
- Is this project a response to State or Federal requirements?
- Will completion of this project improve the efficiency of current Town programs or operations?
- Will this project increase capacity in anticipation of future growth?
- Will this project reduce long-term operating costs?
- Will this project provide an incentive for economic development?
- Is the project eligible for grants or matching funds?

The issues of health and safety are addressed through land conservation in a number of ways. One of these is that undeveloped land serves to protect water quality of drinking water sources, whether for individual homeowners or for community water supply systems. Undeveloped land, free of pavement and hard surfaces, helps prevent flooding as the number and intensity of storm events increase from the greater impacts of climate change. Air quality is enhanced by the maintenance of tree cover and temperature increases on land and water bodies are slowed by tree cover on protected land.

The purchase or gifting of conservation easements on land has a beneficial impact on the level of service being provided by the natural environment to all citizens of Warner, as well as to larger populations, inasmuch as the lands so protected continue to serve the many functions of the natural world – providing us with pure air and water quality, flood control, jobs and income from forest products, and habitat for wildlife. During the COVID pandemic we are learning to appreciate the level of service provided by outdoor recreational spaces, and quiet, scenic vistas that improve our mental health and well-being.

In terms of the impact of potential conservation easement projects on level of municipal services, it is argued that leaving high valued, open land in its natural state through protection, limits municipal expenses in the more remote areas of town by not requiring additional services in the way of school, fire and police protection, and road maintenance costs if development were to occur in these areas.

The protection of land that has significant natural resources, such as wetlands, steep, rocky and rugged terrain, that are unsuited for development, will encourage future growth to take place in areas close to Town services and that have fewer development constraints. The proposed six year program is consistent with the Warner Master Plan's Conservation Plan in terms of setting out a set of conservation priorities as percentages of land in the various natural watersheds in town. Without additional financial support from the Town, the achievement of these goals, outlined in the Master Plan, may not be possible.

Many areas of town containing valuable natural resources, to which future protection may be extended through the expenditure of conservation funds, are remote and, if developed, would represent significant drains on the Town's operating budgets in terms of road construction/maintenance, fire and police protection, and school services. Land conservation may be thought of a cost avoidance measure.

It can be correctly argued that the protection of land through conservation easements has a positive effect on economic development. One impact is the positive increase in property values of parcels adjacent to protected land. Another is the preservation of the scenic qualities of Warner's landscape afforded through easements and publicly owned land throughout the town. Also recreational opportunities in the outdoors are greatly enhanced and protected by the conservation approach, allowing non-motorized public access, all advocated by the Commission's efforts, and supported by the requested appropriations.

The Commission has, over the past ten years, become adept at utilizing matching funds from a variety of sources. The State's Land and Community Heritage Investment Program (LCHIP) is one; the Quabbin to Cardigan Conservation Program (federal) is another source that has been used. Also public fund raising by partner organizations (NH DES, SPNHF, Ausbon Sargent Land Preservation Trust and Five Rivers Land Trust) have contributed to the Town's land protection efforts.

**Section 3 : Justification Narrative & Information**

**Section 4 : Additional Justification Narrative**

**4.1:** Approximately how many residents will directly benefit from this project? Explain how number was derived.

All residents of Warner are direct beneficiaries of protected open land having outstanding natural resource values that include clean air and clean water.

**4.2:** What is the proposed life expectancy of this project? Is this the first phase of many? Please explain.

The principal objective of the Commission is to utilize the Conservation Fund to secure conservation easements on land that has high natural resource values. As such, these easements do not expire, but are established in perpetuity.

**4.3:** Are there any fiscal benefits of collaborating on this project with another community or outside agency project? Is

Many of the easements secured with Conservation Funds have leveraged resources available from the outside agency partners mentioned above, including State, federal and non-profit organizations. The record shows that for every dollar of Town funds spent on conservation easements in Warner, 3-4 dollars of non-Town money has been committed.

**4.4:** What are the implications of delaying or deferring this project beyond the year(s) for which funding is requested?

We can no longer defer conservation projects the will make Warner more resilient to the impacts of climate change. In addition, opportunities for worthwhile projects will be missed. Examples of past projects: the protection Childrens’ Brook; collaboration with NH Fish and Game to identify and replace culverts in Warner that are vulnerable to flooding and are also barriers for fish passage; the protection of Warner’s aquifers and source water; and the conservation of Warner’s family farms that produce our food and provide jobs to Warner residents.

**Section 5 - Financial Details**

**5.1: Estimated Project Costs** (As applicable. Please attach supporting documentation.)

Aspect of Project	Comments / Details	Cost
Planning / feasibility analysis	N/A	
Architecture & engineering fees	N/A	
Real estate acquisition	Two anticipated projects (in early negotiations) will need a WCC per project contribution of about \$40,000, depleting the Conservation Fund to \$0. The timeline for both projects is still	

Aspect of Project	Comments / Details	Cost
	unknown.	
Site preparation	N/A	
Construction	N/A	
Furnishings & equipment	N/A	
Vehicle & capital equipment	N/A	
Other (specify)	Proposed projects would secure prime open space and land that, if developed, would represent significant drains on the Town's operating budgets in terms of road construction/maintenance and fire and police protection.	
<b>Total Project Costs</b>		Unknown at this time

**5.2: Estimated Impacts to Future Budgets** (Please attach supporting documentation.)

Budget Area	Comments / Details	Cost Difference
Personnel	N/A	
Maintenance	N/A	
Other Operating (specify)	N/A	
<b>Overall Annual Budget Impact (Indicate +/- and amount)</b>		

**5.3: Anticipated Sources of Funding**

Source	Comments / Details	Percent or Amount
General Fund		
Separate Warrant Article		
Existing Capital Reserve		
Grant	LCHIP, SPNHF, Five Rivers Land Trust, ASLPT, Neighboring Conservation Commissions	
Loan		
Donations / Private	Anticipated	
Special Assessment		
Other	Receipts from Current Use Change Tax	Unknown
<p>Explanation of anticipated funding process: The WCC cannot predict when opportunities to conserve Warner's natural resources will come before the commission. Having conservation funds available to support worthwhile projects allows the WCC to leverage significant funding from outside agency partners. Projects that cannot show local interest from the Town through investment by WCC have little chance of success.</p>		

**5.4: Appropriation / Expenditure Spreadsheet**

	Appropriated							
	2021	2022	2023	2024	2025	2026	2027	Total
<b>Expenditures</b>								
	0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	<b>150,000</b>
<b>Sources</b>								

**Expenditure:** for each year, list the type of expenditure and the amount, including appropriations to capital reserves.

**Sources:** for each year, list the source of funds and the amount from that source for each year. List all sources, including funds taken from capital reserves.

The expenditures listed above would be appropriated from the Town Budget. Revenue for the Conservation Fund from the current use change tax is a relatively small amount compared to the cost of land easements and revenue that varies considerably from year to year, making it difficult to plan. Additional funding needed to secure open space with high natural resource value would be leveraged from outside partner agencies. Other funding sources are unknown until a project is far along in the development process. No capital reserve funds have been set aside.

## Section 6.0: Additional Notes

The Town of Warner has experienced substantial growth in recent decades. Residential development, taking place along many of the town's rural roads, has increased substantially since 2019. This development will certainly continue and will likely increase as working from home is widely adopted and growth from the south extends upwards along Interstate 89. While the Town needs to meet the challenges presented by this growth in a number of ways, the preservation of important open space is a key element in that strategy. Procuring easements on properties helps improve the quality of life for all town residents by providing recreational opportunities, maintaining a unique sense of place, and by helping to protect our natural resources.

Warner is blessed with significant natural resources. The New Hampshire Fish and Game Department's Wildlife Action Plan identifies a considerable amount of Warner's undeveloped land as being extremely valuable wildlife habitat, especially the Mink Hills and the Mount Kearsarge area. The Mink Hills Conservation Plan, completed by the Commission in 2004, identifies land parcels in terms of their relative natural resource value and serves as the basis for pursuing easements here. In 2008, the Commission completed a town-wide Natural Resource Inventory (NRI), using GIS with the assistance of the Society for the Protection of NH Forests (SPNHF). In 2009, with the NRI as a baseline of information, the Commission prepared and adopted a conservation plan for the entire town. This plan was incorporated as part of the new Warner Master Plan published in 2011.

Conserving open land is an incentive to economic development, particularly in view of the fact that New Hampshire sees mostly young retirees moving into the state. To remain attractive to this market, and to be economically successful into the future, Warner must offer a delicate balance of natural beauty and applicable community resources - not to mention preservation of natural resources.

In 2000, the Town Meeting voted to provide 100% of the current-use change tax to the Conservation Fund. This money comes from the penalty paid for the withdrawal of land from the current-use program. This provided an annual source of income, but it is a relatively small amount compared to the cost of land easements and one that varies considerably from year to year, making it difficult to plan. It is critical for the town to continue financially supporting the work of the Commission. As growth pressure increased with people working remotely during COVID, property values increased significantly, making it more costly to acquire future conservation easements, if action is now postponed. The Commission has not received a budget appropriation for nine years. The Commission, mindful however of current economic and workforce conditions, is making a reduced funding request in the CIP of \$25,000 per year.

Advantages to the Town of the conservation easement approach are several. It is less costly to purchase an easement on a property than the fee title. Since the land remains in private ownership, the Town does not have the responsibility of managing the property (although some of the easements must be monitored by the Town) and the Town still receives taxes on the parcel, usually at current-use levels. Often parcels under conservation easement are managed for timber production, thus providing the Town additional revenue from the timber tax. Finally, the Town Conservation Fund can leverage matching grants for certain high value projects, as evidenced by the successful Brown Family Farm-Frazier Brook project in 2010 (\$138,250 LCHIP grant).

A number of Warner landowners have donated easements on their properties to the Town, the SPNHF, or the Ausbon-Sargent Land Preservation Trust; however, not all landowners are in a position to donate. Many conservation minded landowners are willing to work with us or other conservation groups to try and protect the natural resources on their land while receiving some value back that allows them to maintain ownership into the future.

The Conservation Commission has been notified of several possible land protection projects that would require

the availability of Town conservation funds. As of this CIP submittal, the Conservation Fund has about \$43,000.

A handwritten signature in cursive script that reads "Nancy Martin".

**Submitted by:** for the Warner Conservation Commission

**Date:** September 8, 2021