

# Monkton Community Center

Community Outreach Meeting

November 19, 2019



# AGENDA

- 
- 01 BACKGROUND
  - 02 WHY A COMMUNITY CENTER NOW?
  - 03 COMMUNITY INPUT – WHAT WE HEARD UPDATE
  - 04 SITE ANALYSIS & VILLAGE CONTEXT
  - 05 DESIGN CONCEPTS
  - 06 PROJECT BUDGET
  - 07 TIMELINE & NEXT STEPS
  - 08 QUESTIONS & CONVERSATION

# O1 BACKGROUND





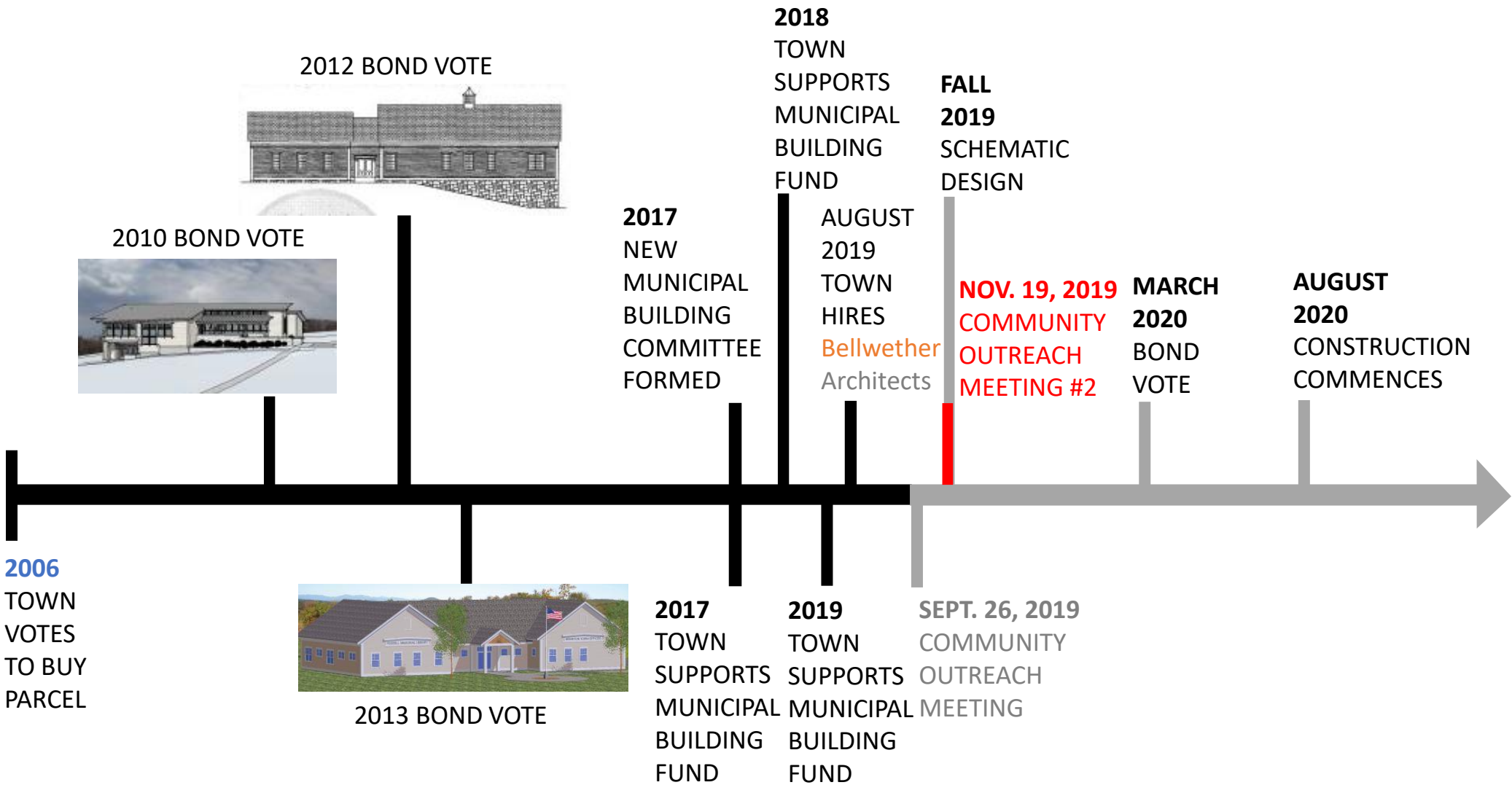
### DEVELOPMENTS:

- Multiple sites studied
- Town voted to buy parcel
- Three bond votes
- Various design concepts
- Three consecutive votes to support building fund
- New municipal building committee
- Community surveys, open houses, and informational meetings
- Architects hired to engage community





01 BACKGROUND





## 02 WHY A COMMUNITY CENTER NOW?



## 02 WHY A COMMUNITY CENTER NOW?

### 1. TOWN HALL

- Building deterioration
- Potable water needs
- Energy consumption
- Privacy or meeting space
- Functional working environment
- Record storage
- Parking, safety

### 2. LIBRARY

### 3. TOWN-OWNED PARCEL

### 4. BUILDING COMMUNITY





## 02 WHY A COMMUNITY CENTER NOW?

### 1. TOWN HALL

### 2. LIBRARY

- Growing book collection
- Children's programming
- Reading & work areas
- Storage space & staff work area needs
- Space!
- Mobility-impaired friendly

### 3. TOWN-OWNED PARCEL

### 4. BUILDING COMMUNITY





## 02 WHY A COMMUNITY CENTER NOW?

1. TOWN HALL

2. LIBRARY

3. TOWN-OWNED PARCEL

- Proper planning & community input
- Municipal Building Fund

4. BUILDING COMMUNITY





## 02 WHY A COMMUNITY CENTER NOW?

1. TOWN HALL
2. LIBRARY
3. TOWN-OWNED PARCEL
4. BUILDING COMMUNITY
  - Shared community spaces
  - New programming possibilities



## 03 COMMUNITY INPUT – WHAT WE HEARD UPDATE





## THIS IS WHAT WE HEARD SEPT 26:

- Environmentally responsible building
- Cost and tax burden concerns
- Preserve historic/town village character
- Design flexible spaces for programming opportunities
- Town Hall *and* Library *and* Community Center
- Set back from road
- Take advantage of views
- Emphasis on the community space for multiple uses
- Welcoming, open, inspiring, and light
- Utilizing outdoor patio space
- Quality construction

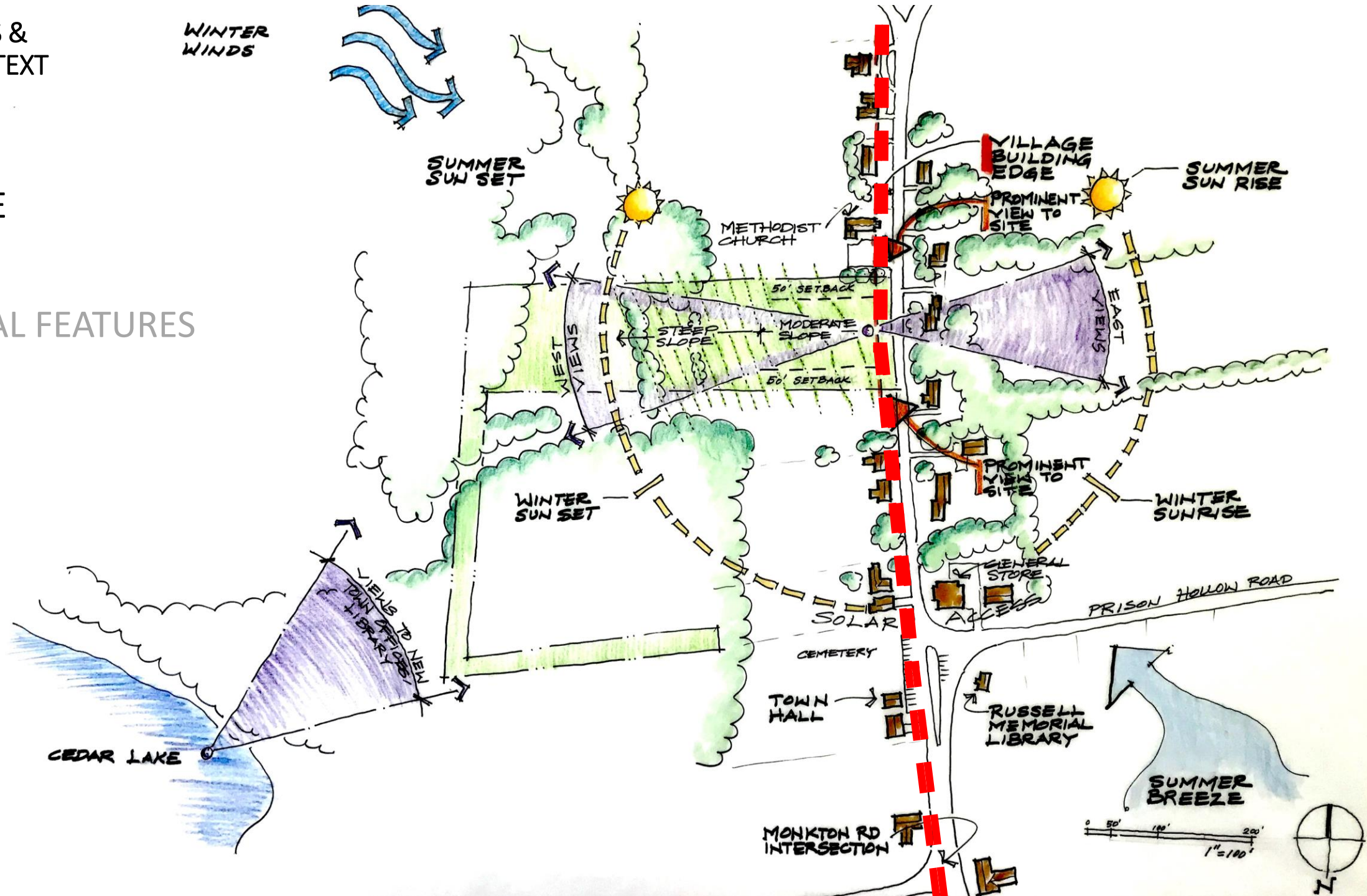


## 04 SITE ANALYSIS & VILLAGE CONTEXT



04 SITE ANALYSIS &  
VILLAGE CONTEXT

- 1. VILLAGE
- 2. VIEWS
- 3. NATURAL FEATURES





## 04 SITE ANALYSIS & VILLAGE CONTEXT

### 1. VILLAGE

### 2. VIEWS

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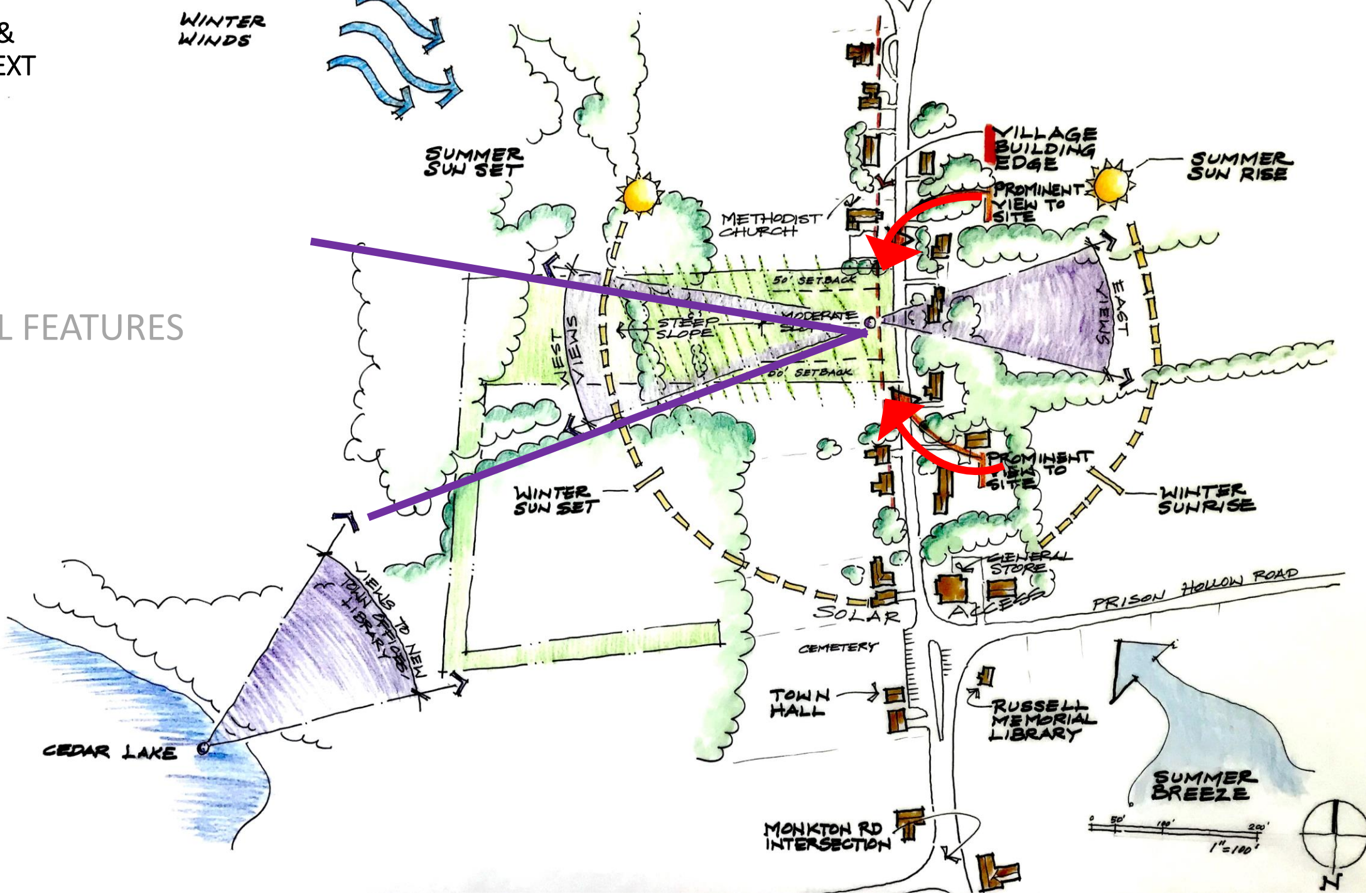
### 3. NATURAL FEATURES





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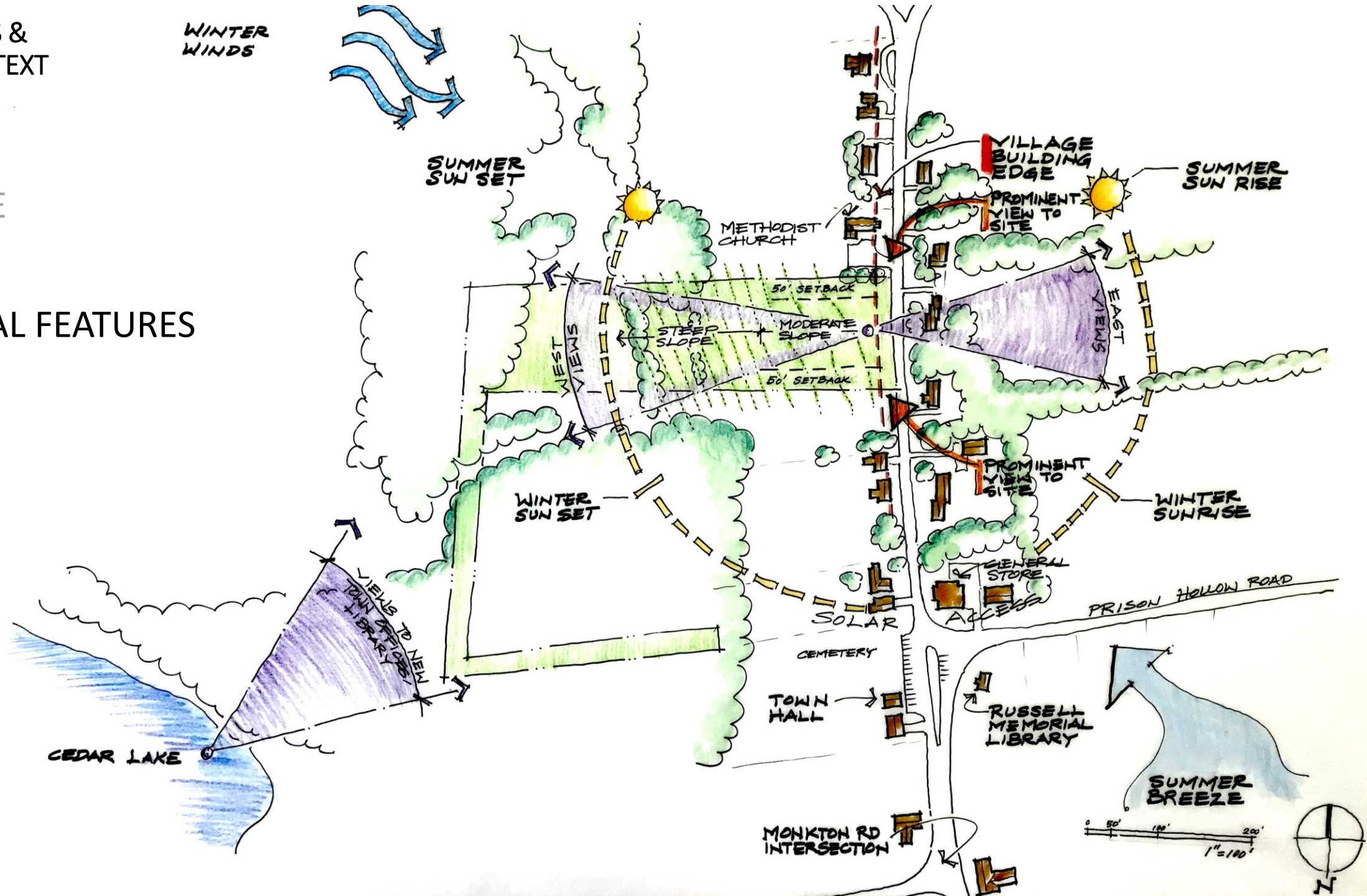
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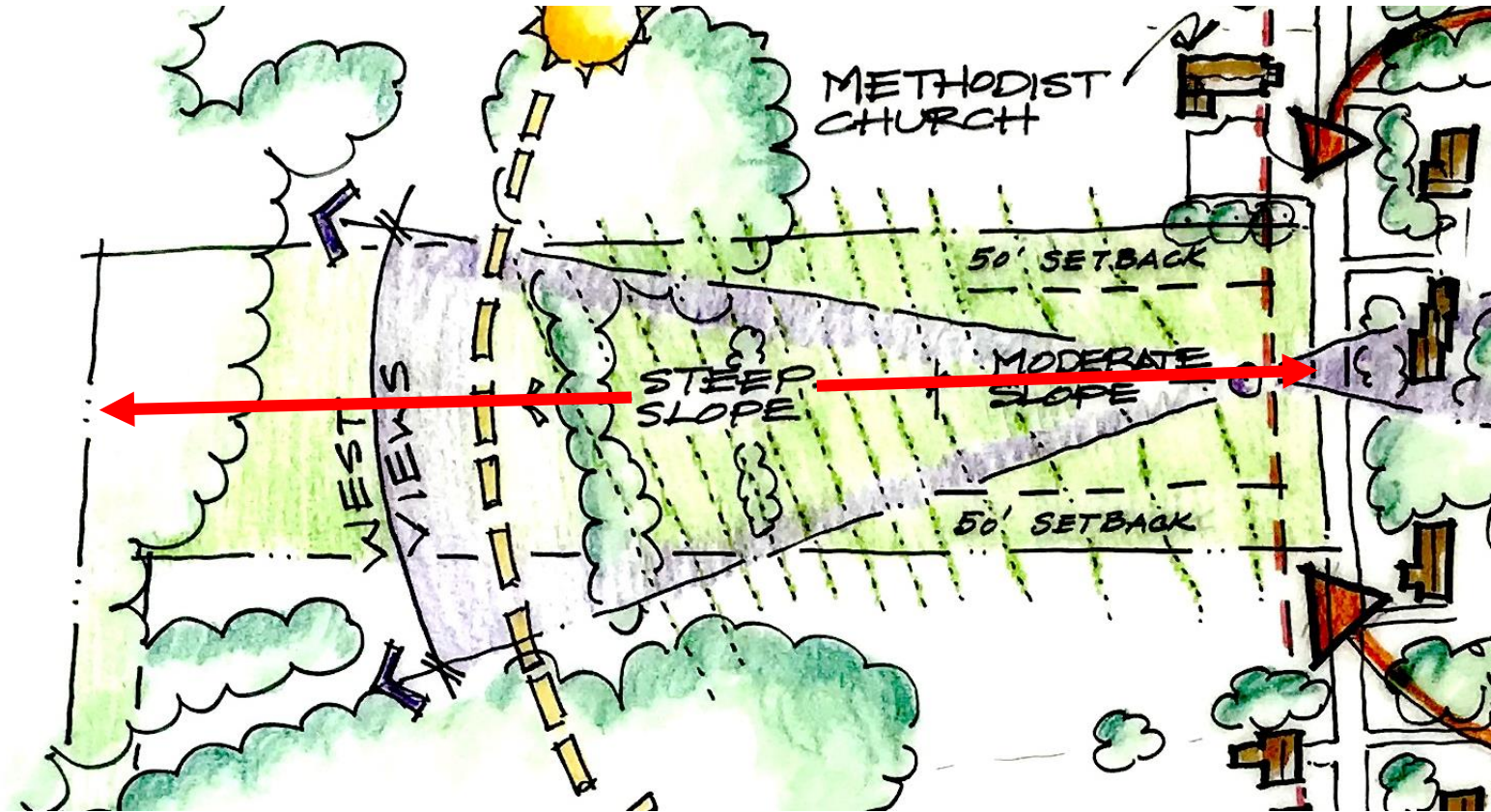


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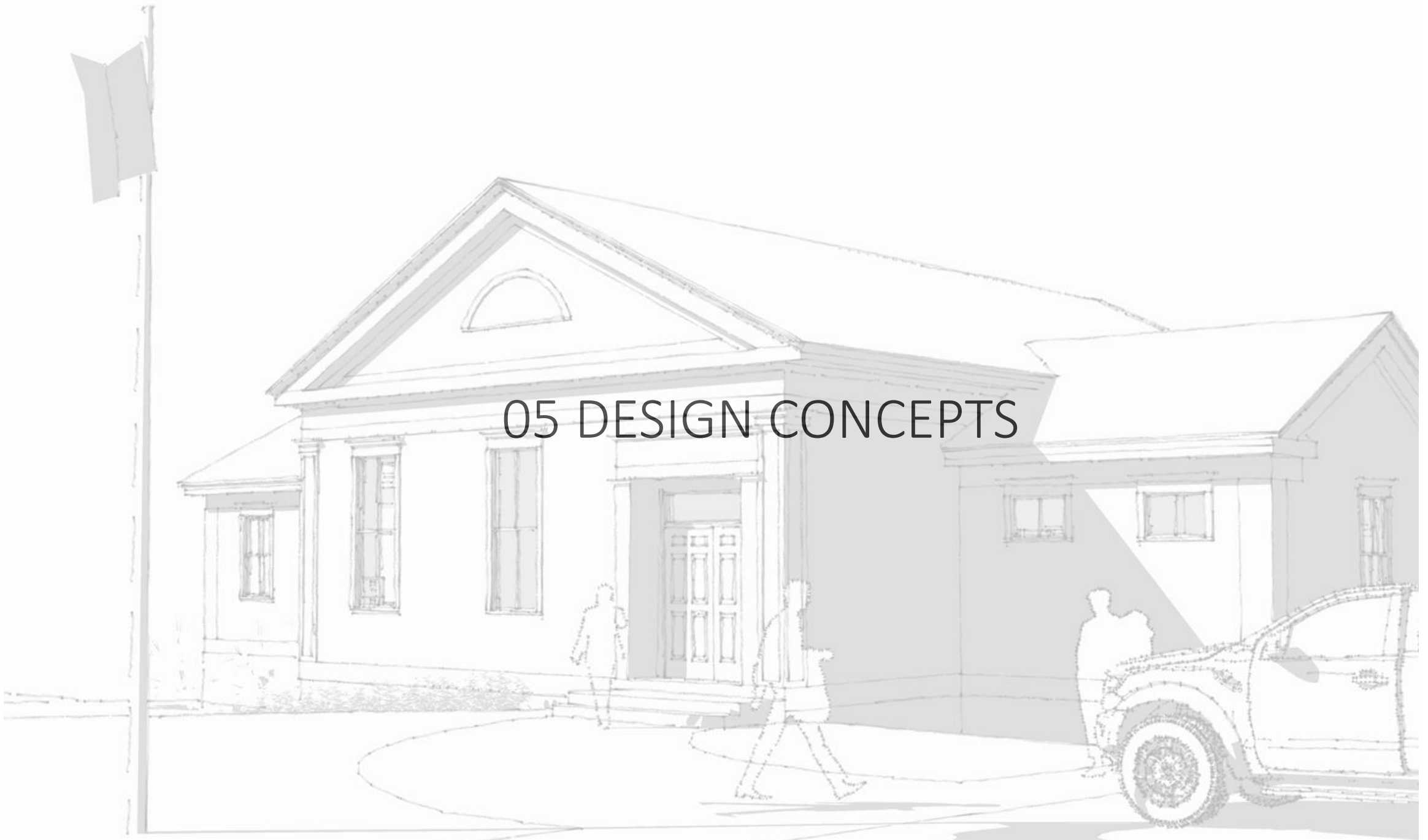
1. VILLAGE

2. VIEWS

3. NATURAL FEATURES



## 05 DESIGN CONCEPTS





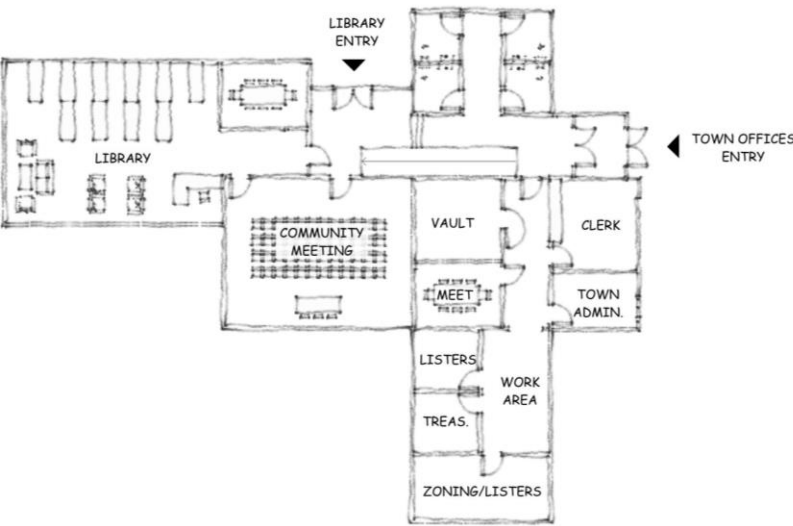
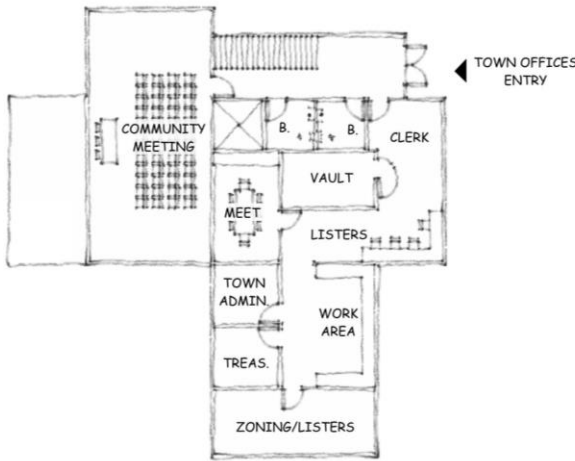
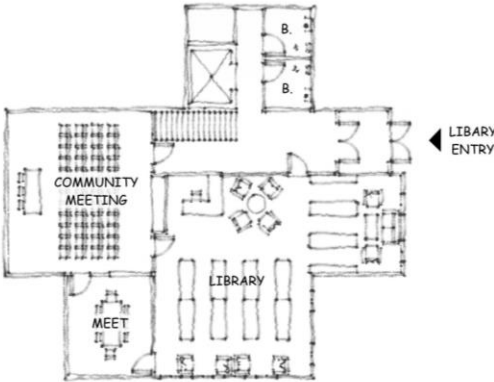
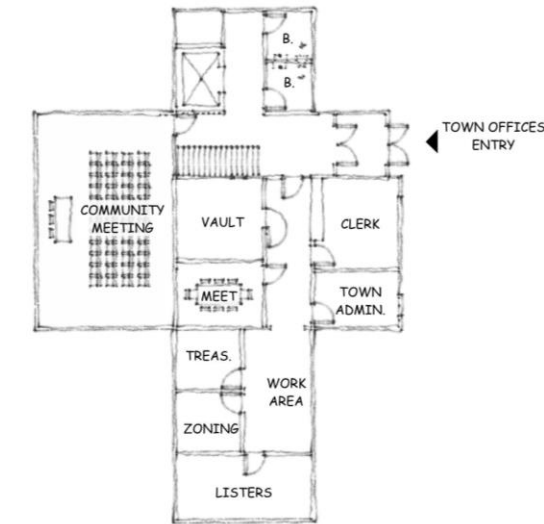
## 05 DESIGN CONCEPTS

1. STYLE
2. FEATURES
3. NEW BUILDINGS



# 05 DESIGN CONCEPTS

## MULTIPLE OPTIONS STUDIED



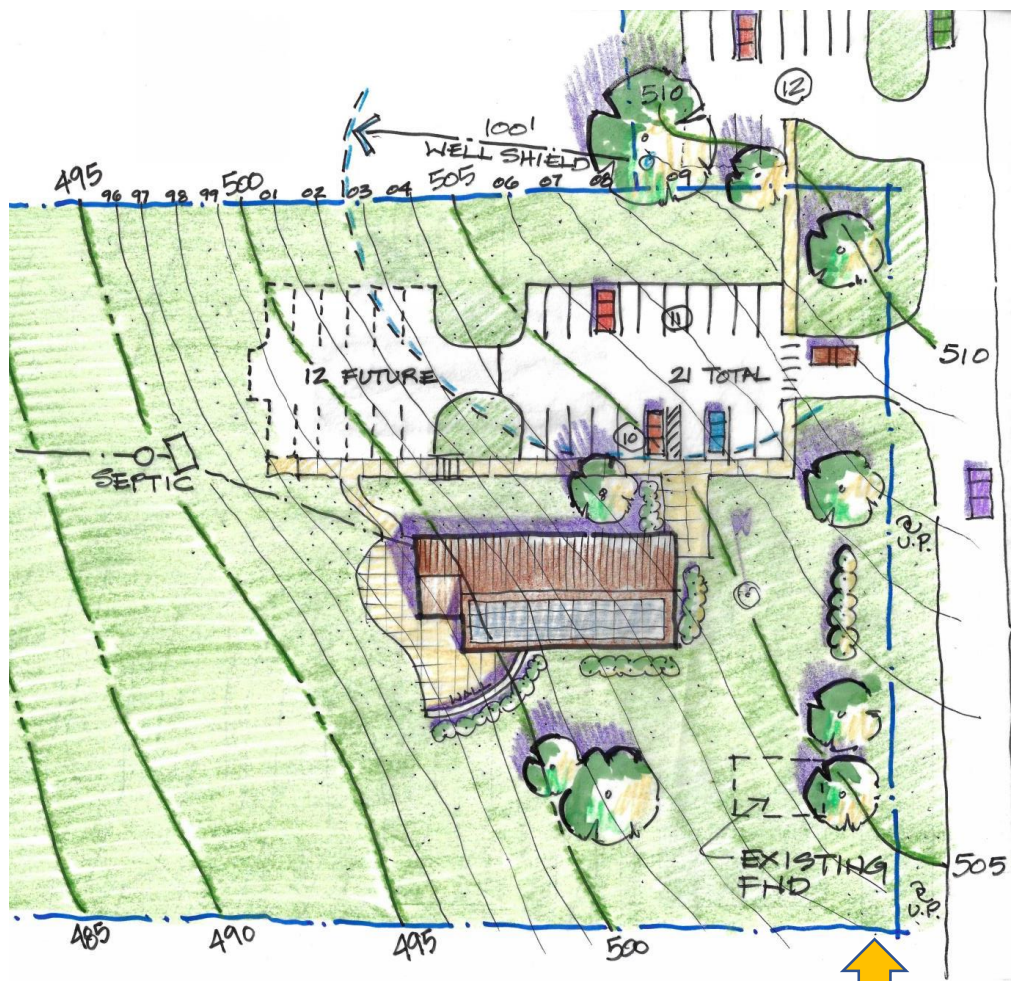


TWO CONCEPTS

- 1. CROSS GABLE
- 2. SIMPLE RECTANGLE



1.



2.

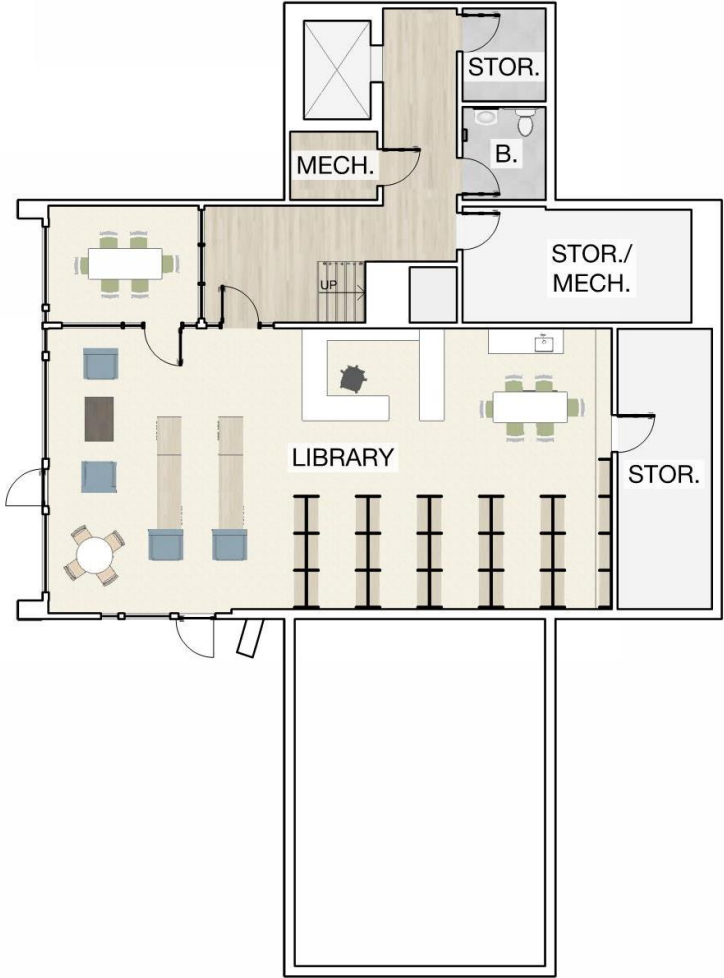


CROSS GABLE

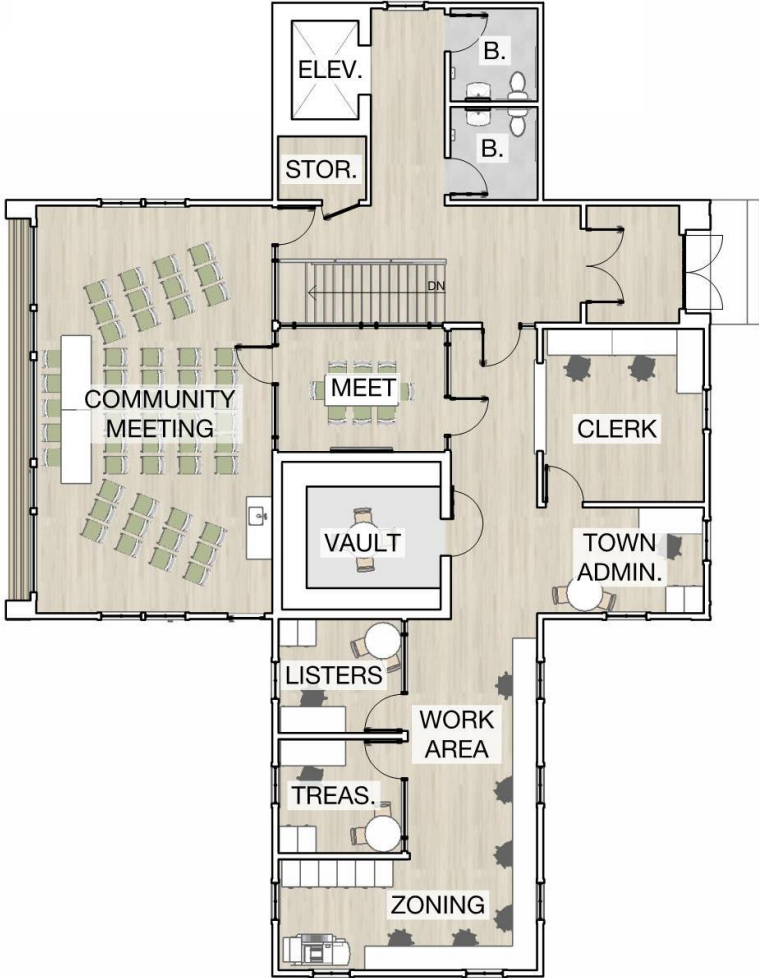




CROSS GABLE



LOWER LEVEL



MAIN LEVEL



# CROSS GABLE





CROSS GABLE





CROSS GABLE





CROSS GABLE

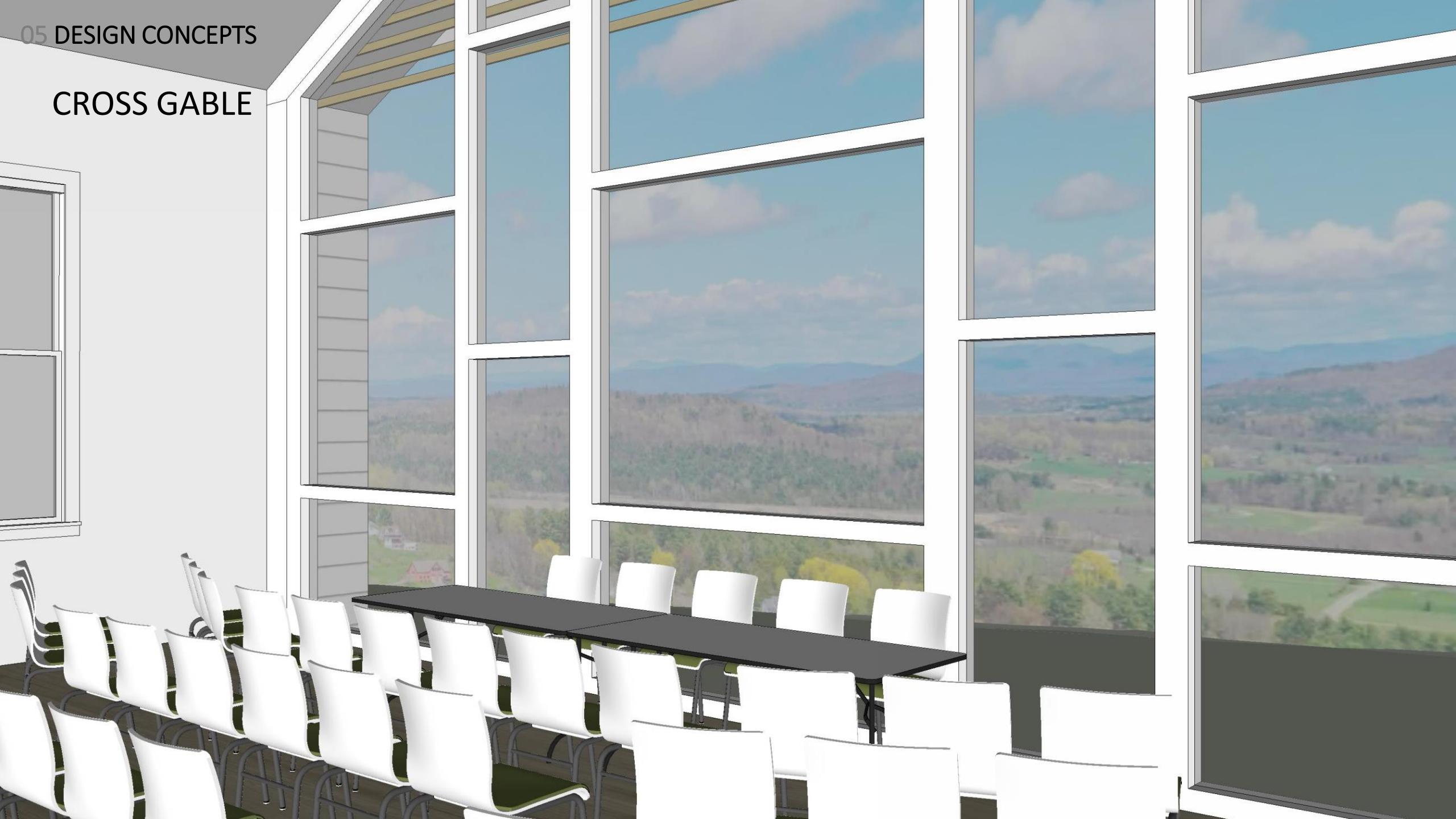




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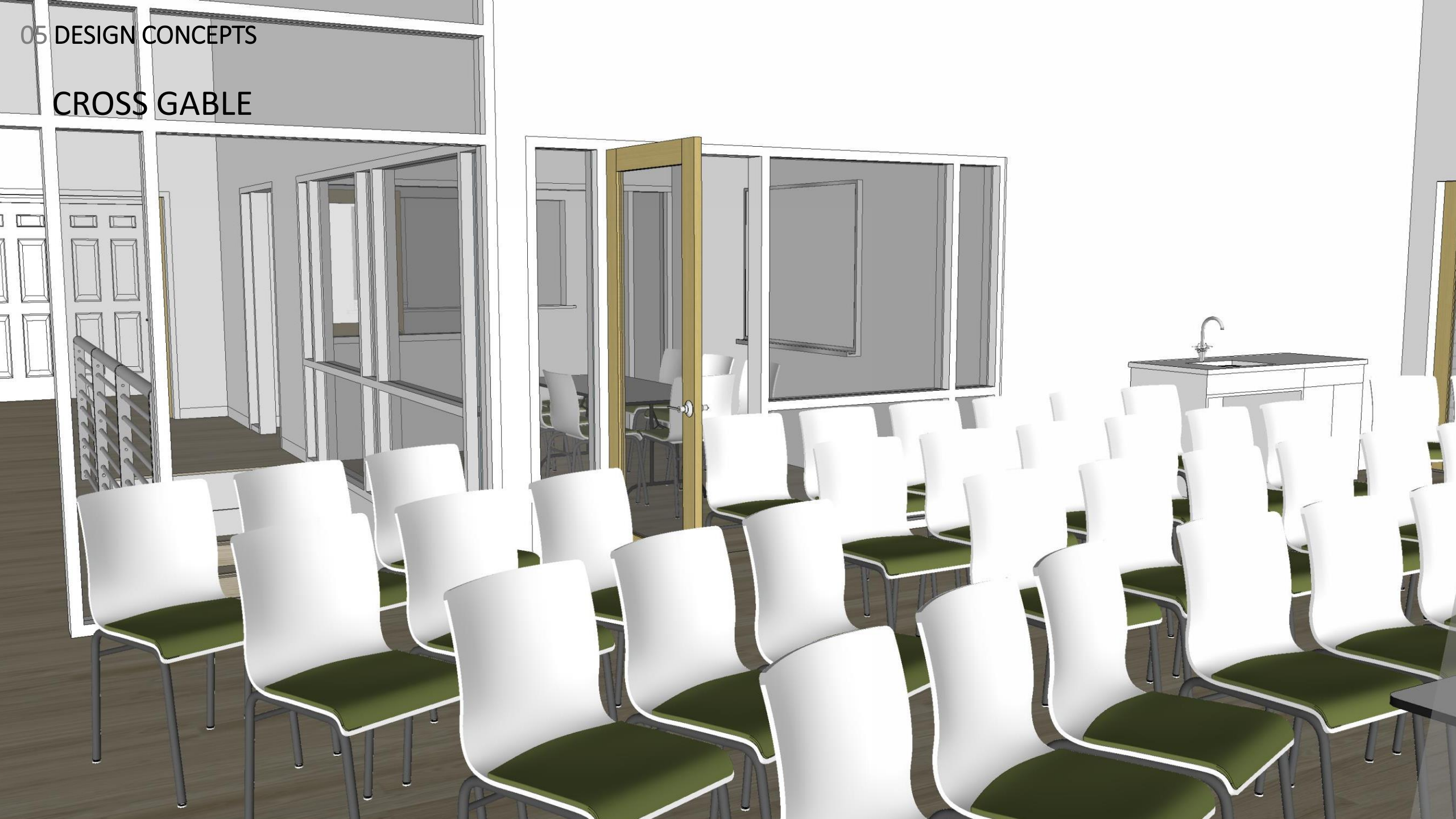






CROSS GABLE

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## CROSS GABLE



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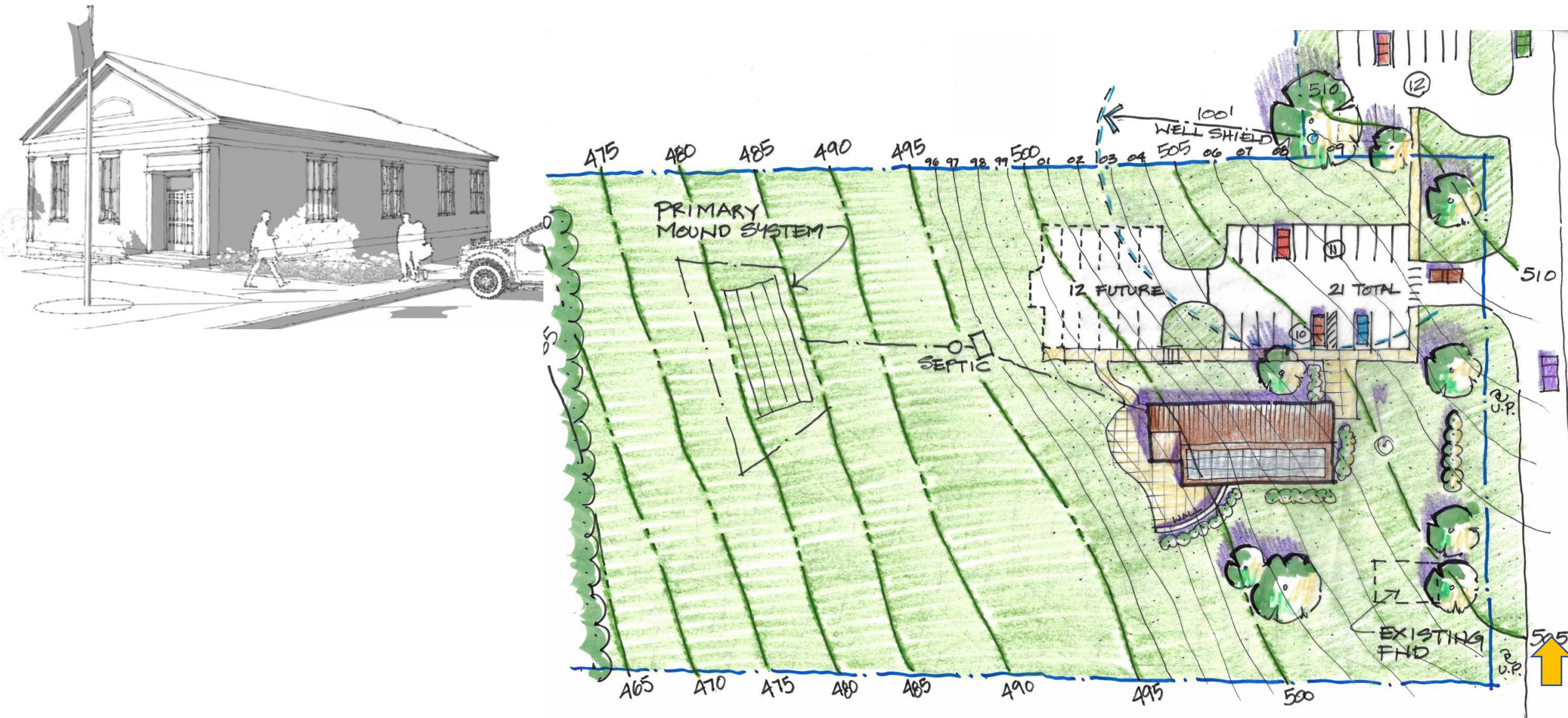


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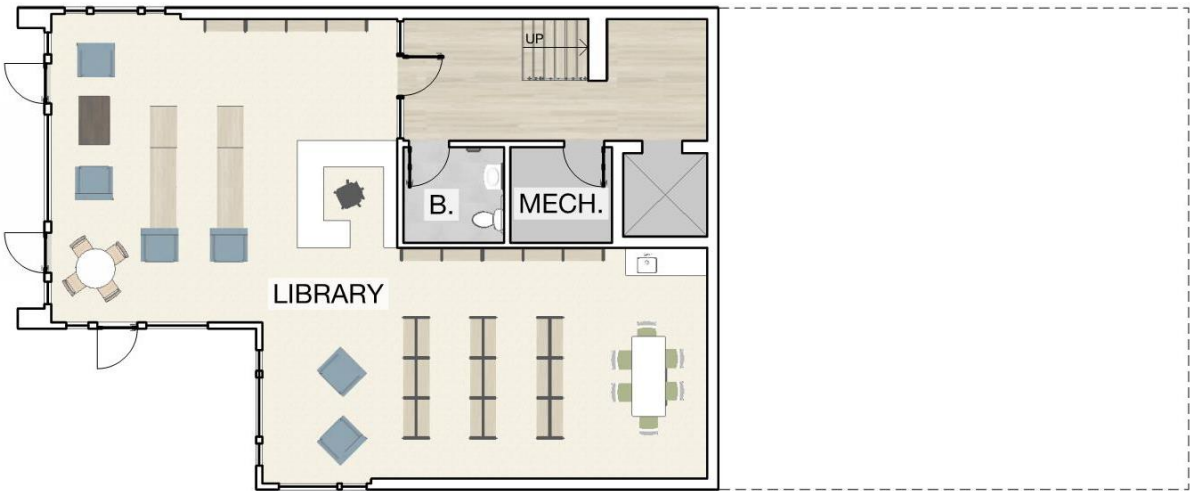


SIMPLE RECTANGLE

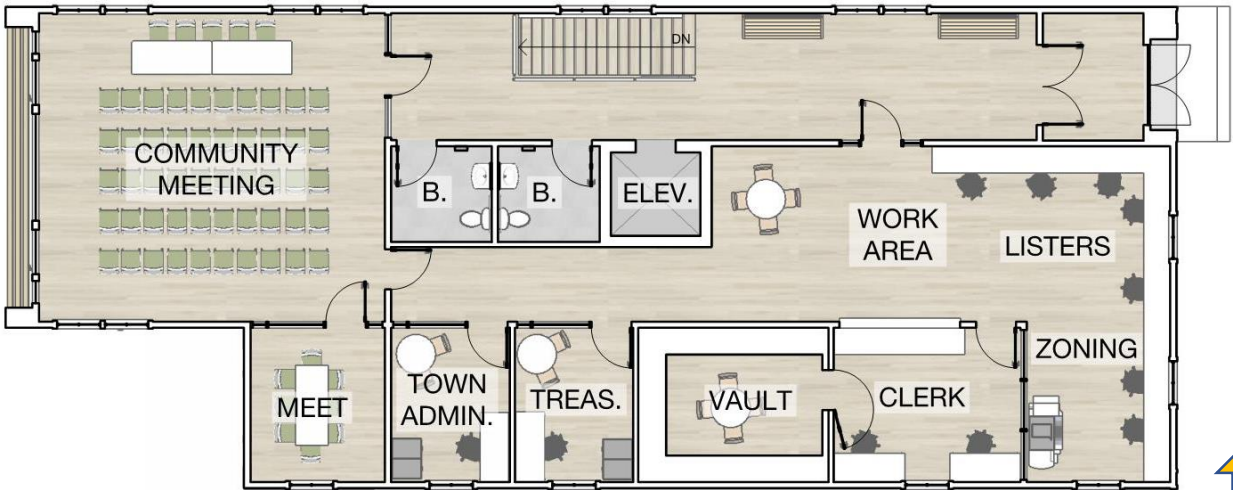




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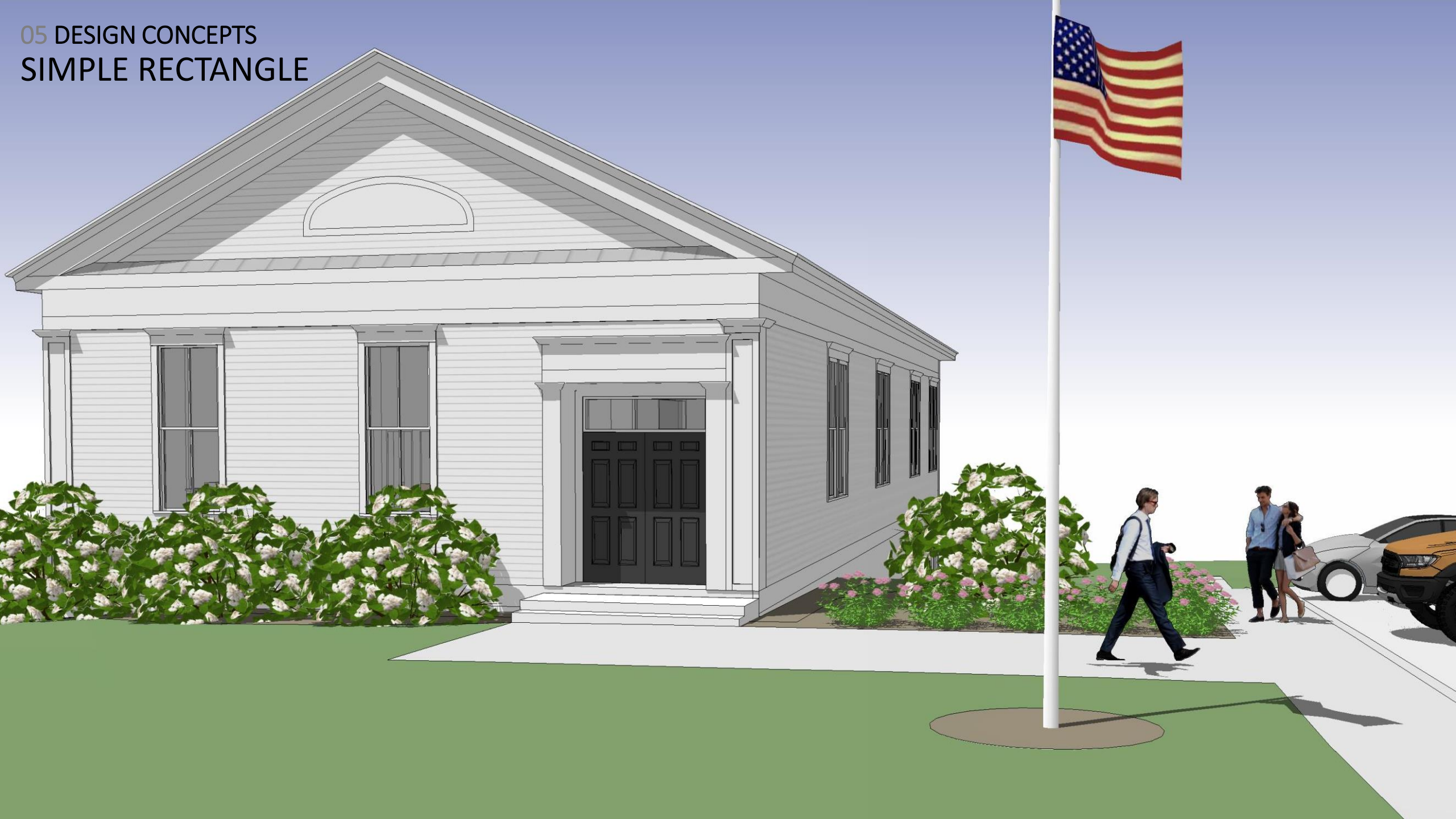


LOWER LEVEL



MAIN LEVEL

05 DESIGN CONCEPTS  
SIMPLE RECTANGLE





## SIMPLE RECTANGLE



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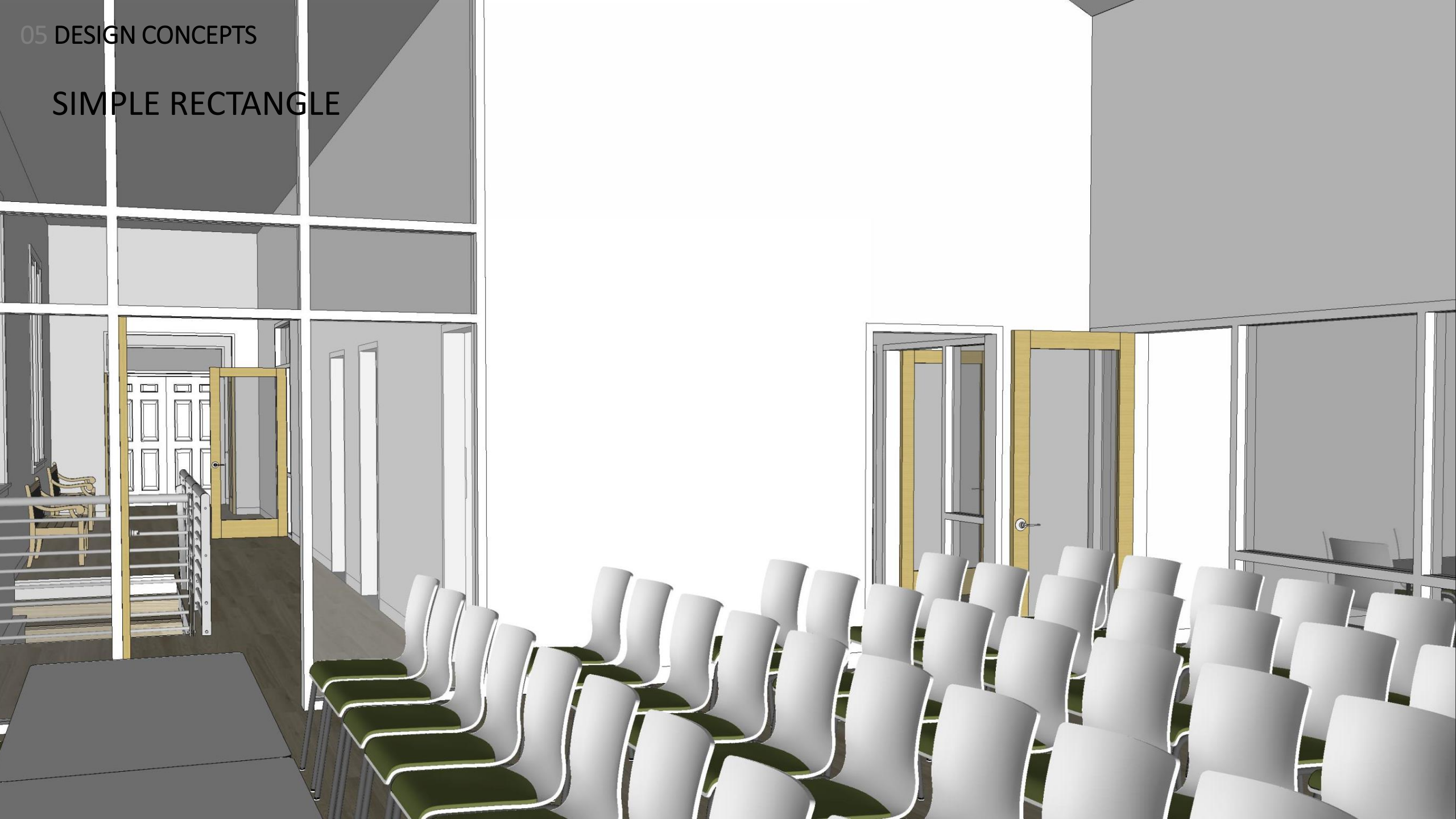


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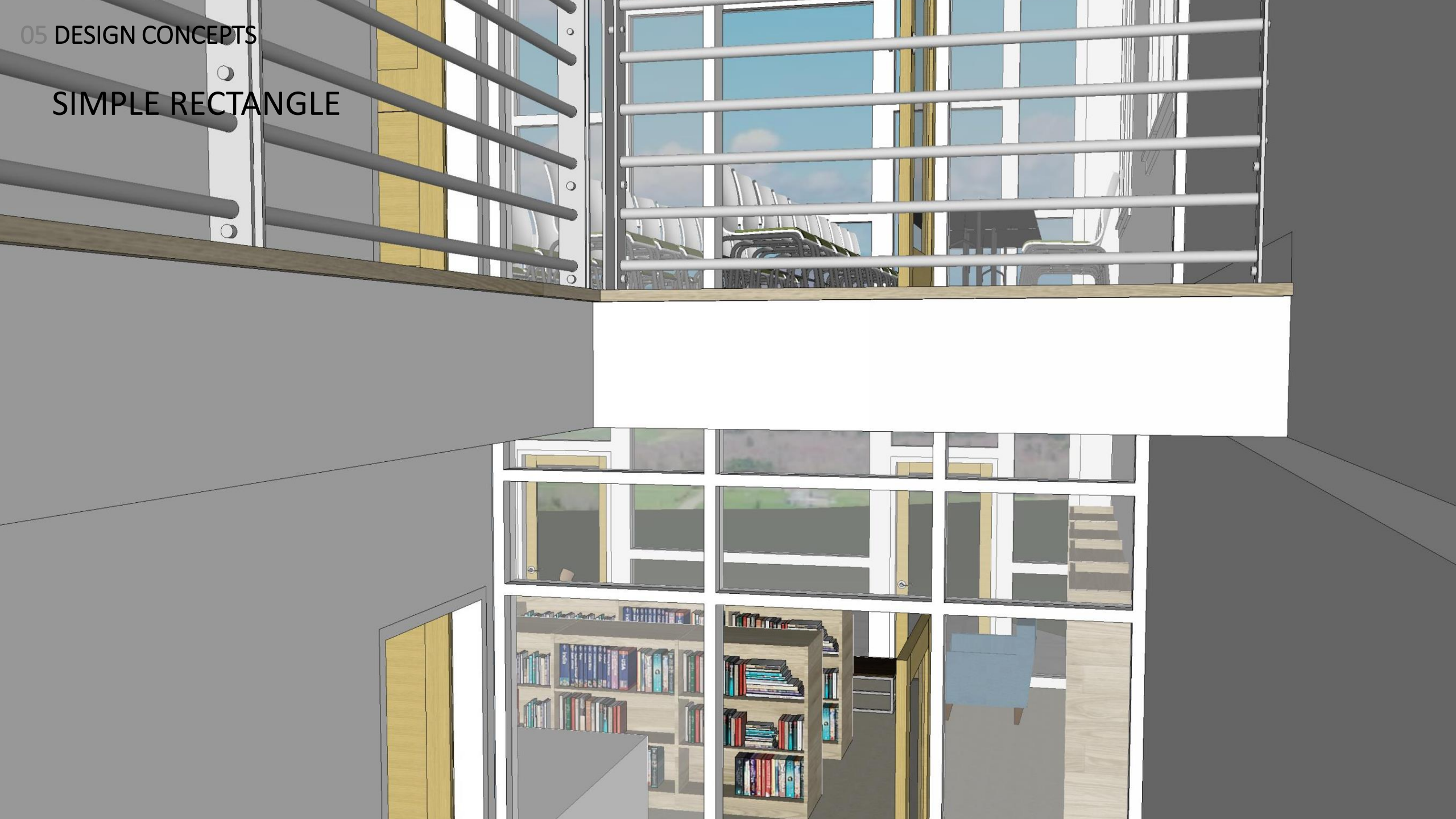




SIMPLE RECTANGLE



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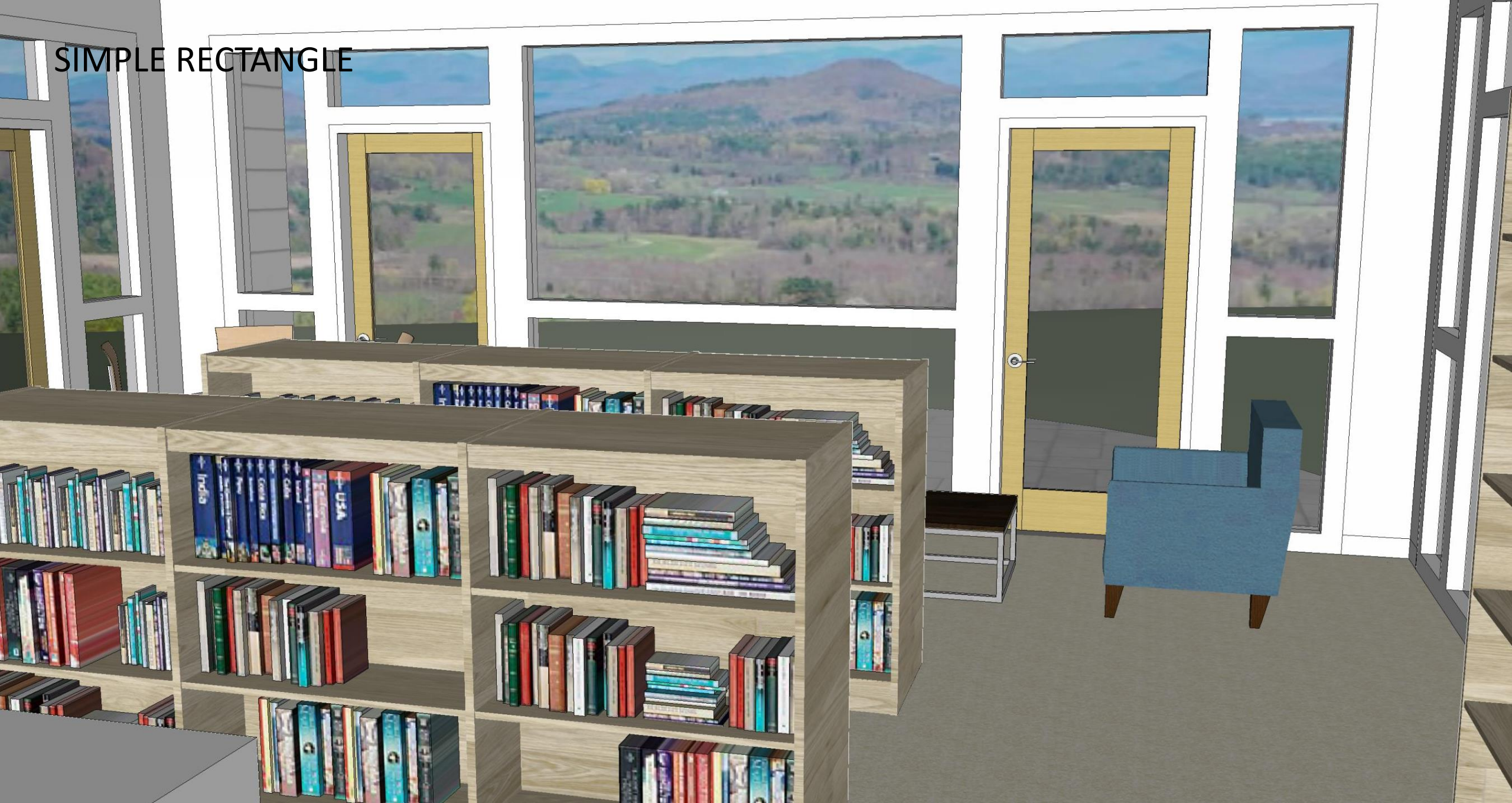


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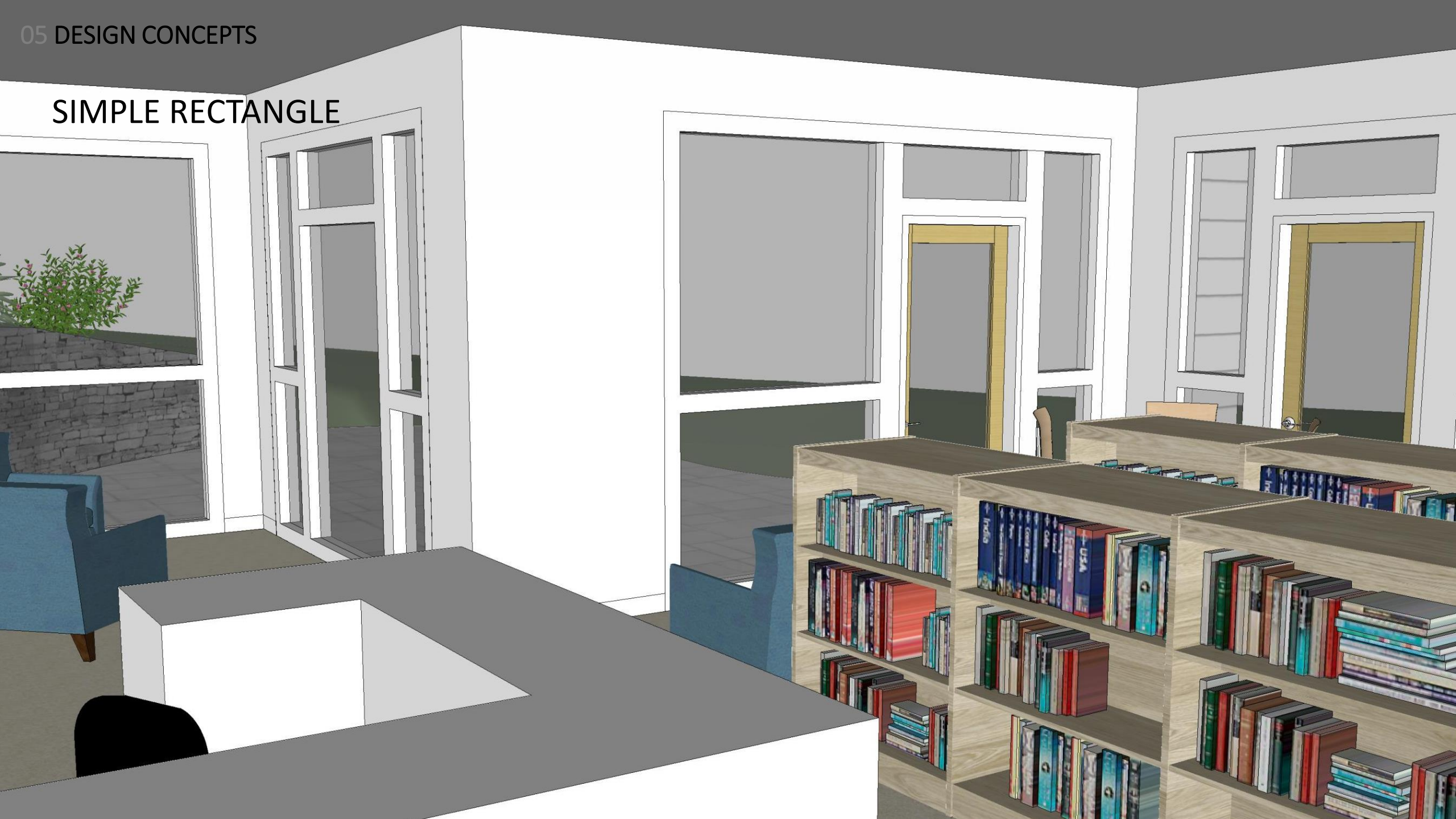


## SIMPLE RECTANGLE





SIMPLE RECTANGLE





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## 05 DESIGN CONCEPTS



### COMMON FEATURES

- Overall square footage - efficient
- Architectural style
- Taking advantage of views
- Inspiring community space
- Vertical connectivity between floors
- Arrangement of components - parking, entry, program
- Using existing slope for walkout lower level
- Westerly outdoor gathering space
- Relationship to street
- General massing
- Inherently sustainable design

## 05 DESIGN CONCEPTS



### CROSS GABLE

- Exterior wall surface area
- Additional interior natural light
- Visually balanced
- Restroom/elevator core off main hall



### SIMPLE RECTANGLE

- Compact form
- Larger southern roof for solar
- Restrooms open to hallway



## 06 PROJECT BUDGET

06 PROJECT BUDGET

|                                   |
|-----------------------------------|
| Professional Fees                 |
| Arch, Civil, Structural, MEP      |
| AE Team Reimbursables             |
| Construction Cost                 |
| Site Development Cost             |
| Building Construction             |
| Porches                           |
| Construction Cost Subtotal        |
| Other Owner Costs                 |
| Owner's Project Management        |
| Reimbursable (printing, etc.)     |
| Geotechnical Engineering          |
| Test Pits                         |
| Well Drilling                     |
| Construction Testing / Inspection |
| HazMat Demo Survey                |
| HazMat Abatement                  |
| Permits                           |
| Div. of Fire Safety               |
| Local Building Permit             |
| Site Plan Review- Town of Monkton |
| Water Supply/Waste Water          |
| Utility Fees (Town, Power, Phone) |
| Financing and Legal               |
| Builder's Risk Insurance          |
| Furnishings, Fixtures, Equipment  |
| Phone System                      |
| IT Data                           |
| Audio Visual                      |
| Security System                   |
| Owner Signage                     |
| Window Treatments                 |
| Moving and Miscellaneous          |
| Envelope Commissioning            |
| Efficiency VT Incentives          |
| Sale of Exist T.O. and Library    |
| Owner Contingency 10%             |
| Owner Cost Subtotal               |

WHY IS MUNICIPAL CONSTRUCTION SO EXPENSIVE?

1. Professional Fees
2. Construction Cost- Sitework and Building
3. Owner's Costs
  - Permits
  - Furniture and Equipment
  - Insurance
  - Contingency
4. What makes building a Community Center different than building a house?



## 06 PROJECT BUDGET

### PAY FOR COMMUNITY CENTER WITH:

- Municipal Building Fund
- Library Capital Campaign
- Bond from Vermont Bond Bank (20 year bond at 2.6%)

ESTIMATED PROJECT BOND REQUIRED: **\$1.6M**

### SERVICE BOND WITH:

- Retiring Long Term Debt
- Sell/Lease existing Town Offices and Library
- Grants
- Eliminate funding of Municipal Building Fund
- INCREASE IN MUNICIPAL PROPERTY TAXES

PROJECTED TAX INCREASE: **4.50** cents (0.25 cents less than 2013 proposal)

For every \$100,000 of property value, tax increase is \$45.00

Average Monkton Property value of \$270,000 will have a tax increase of \$121.50

PROJECTED TAX DECREASE by eliminating funding of Municipal Building Fund: **1.6** cents

PROJECTED TAX DECREASE by retiring debt for 2018 Western Star Dump Truck: **1.7** cents

## 07 TIME LINE & NEXT STEPS



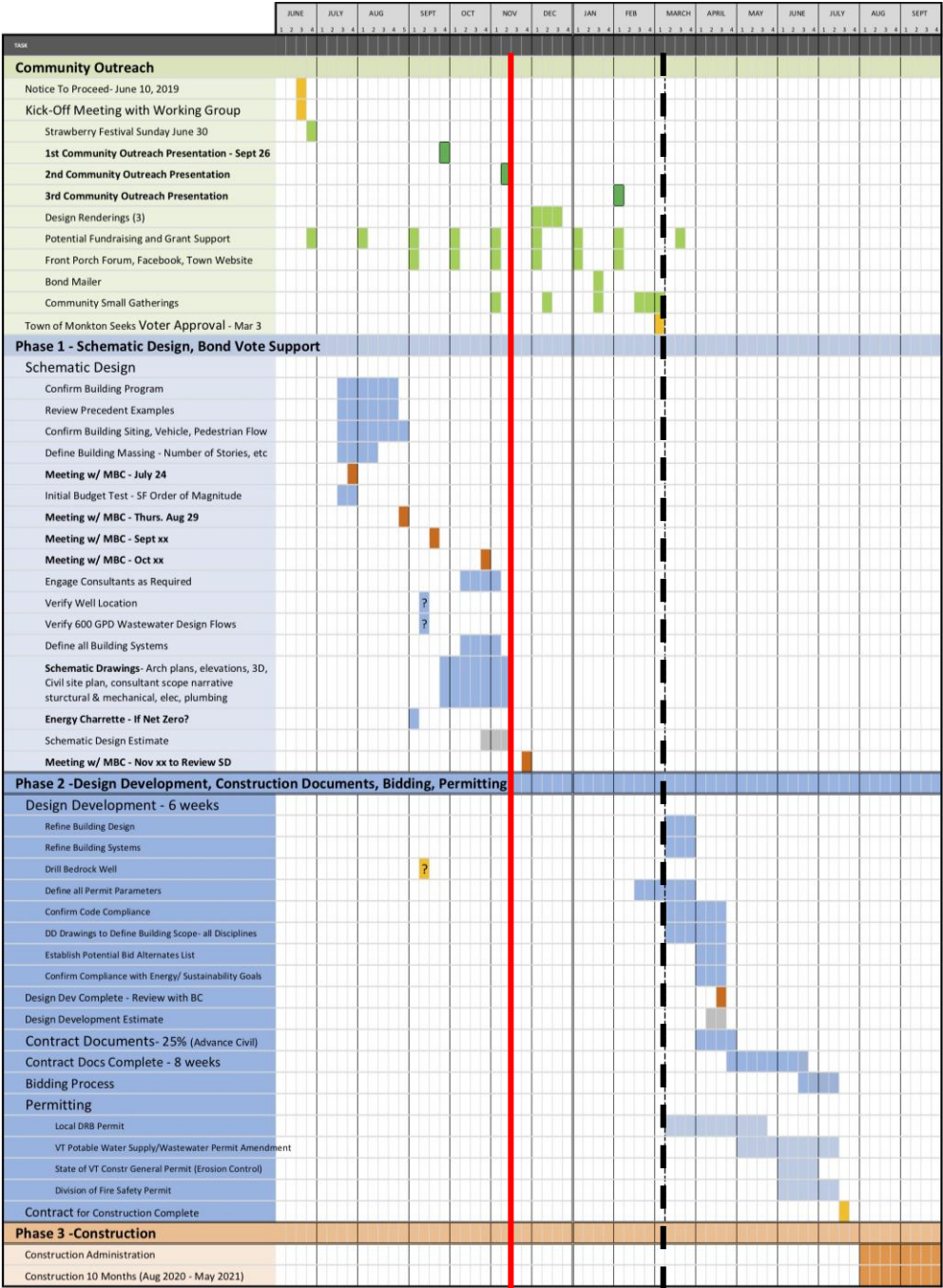
07 TIMELINE & NEXT STEPS

COMMUNITY OUTREACH

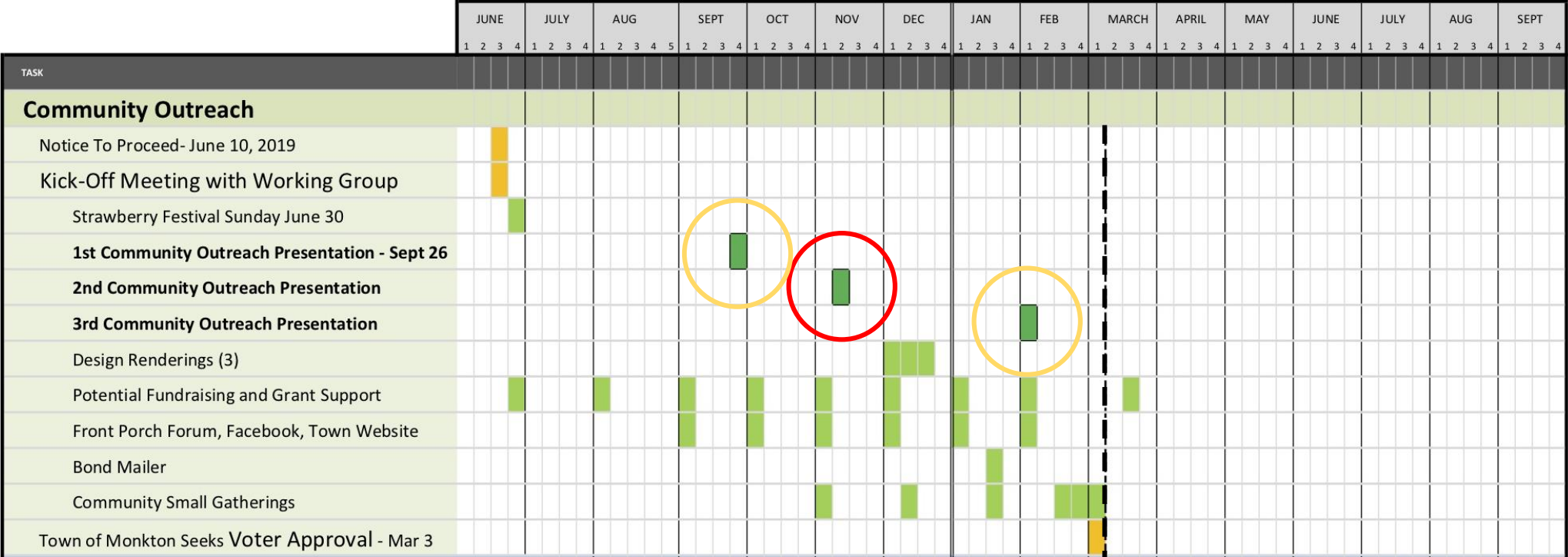
SCHEMATIC DESIGN  
BOND VOTE SUPPORT

DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS  
BIDDING  
PERMITTING

CONSTRUCTION




07 TIMELINE & NEXT STEPS



Next Community Outreach Presentation –  
Early February 2020





Questions? Comments?

**bellwether** architects

Contact: 802-503-2638  
[Bellwetherarchitects.com](http://Bellwetherarchitects.com)

Chris Huston  
Leah McGavern