

## **GENERAL - Frequently Asked Questions**

### **1. Why do we need a new town hall, library and community room?**

Our current Monkton town facilities leave much to be desired. Both the town offices and library lack safe and sufficient parking, and are energy inefficient. There is no room to expand in the current building. The town office building no longer provides an acceptable working environment. There is no space for conducting private business, nor is there a flexible space where groups of community members can meet. There is barely any space left for storing town records as the vault is overflowing. More space is needed in the library to accommodate programming for both adults and children, to accommodate a growing collection of library materials, and to provide a comfortable space for patrons to work and read, and for staff to work. For more details on the library's space needs, see [Library Space Needs](#).

The proposed construction addresses the current needs of the buildings. The building as a whole will be energy efficient and use cold climate heat pumps for both heating and cooling. The roof will be compatible with solar panels although no panels are included in the current budget. Parking will be sufficient and will allow for a safer entry back onto the road.

The town offices will have expanded work and storage space, offices for conducting private business, increased vault space and a small conference room.

The library will be able to accommodate a growing collection of library materials. The increased space will allow for the collections to be easy to navigate ensuring full access to everyone. The library will also have space for patrons to browse, work, read and attend library programs while simultaneously allowing staff a space to work.

A community room seating approximately 48 people will be available for community groups. This space is available even when the Town Offices and Library are closed.

### **2. Why don't we just renovate the current buildings?**

The existing building would be very costly to renovate and doing this would not address the interests and concerns of a large number of community members. In the existing facility there is no space for private meetings—or even a private conversation—the spaces are overflowing with documents, and there are no facilities for community gatherings of any kind. There is no potable water and the building is quite old and tired. Parking is also limited. By selling or leasing the existing buildings we create an opportunity for new businesses to move to Monkton.

### **3. Why was the lot by the church chosen?**

In 2006, Monkton recognized the need for new Town Offices and purchased the lot next to the Friends Methodist Church. The lot is in the center of the Village District, with stunning views, easy access, a permitted septic design, and potential to share both parking and a well with the church.

### **4. Why did the building committee use an architectural firm instead of a design build firm as in the past?**

It has been our goal to involve the community and have their input inform the design, instead of having a small group of people making all the decisions and then asking for community support. The current design is not based on input from an 8 person building committee, but rather the community that has been involved in the process to date through initial surveys, community forums, and emails. Community input can be found on the building committee's webpage at: <http://monktonvt.com/building>

The committee felt hiring an architect was the best approach in order to meet the desire of community wide support in order to pass a bond for construction. The Town submitted a RFP (request for proposal) for

Architectural and Engineering services in April of 2019. Following an interviewing process, Bellwether and their subconsultants were selected. Bellwether's base proposal was \$94,400 for complete design and engineering services through construction. At the end of May 2019, the Town entered into a \$20,000 T&M not to exceed contract with Bellwether. The scope of work under this initial contract is schematic design and a project cost estimate.

Following Bond Approval, the Committee will work to execute an agreement with a construction management firm to work with the committee and architects to build the project.

#### **5. Why is the design for a 2 story building instead of a 1 story building?**

The committee studied and discussed this issue at length. There was general agreement about the benefits of having all town activities on one level. However, the significant disadvantage of this plan is that the building footprint is very large. When viewed from the street it appears very wide and architecturally inappropriate for the Ridge. It also blocks much of the view of the mountains. In addition, the large building envelope is less energy-efficient and would likely be more expensive to build than a more compact plan.

The advantages of a two-story are that the building envelope is more compact, and the scale of the building is more historically appropriate and consistent with the town's architecture. In particular, this approach takes the greatest advantage of the site and will likely provide the most cost-efficient layout. The disadvantages are that there is a separation among the town functions and an elevator and stairway are required.

The committee discussed the pros and cons of all options at length. Ultimately there was a general consensus that the one-story plan with the walk-out lower level most optimized the criteria for the new building. The disadvantages of having a stair and elevator, and separated uses, were outweighed by the advantages of potentially being less expensive, historically appropriate in scale, and taking the most advantage of the site.

#### **6. Regarding the windows; what percentage of the total window cost is attributed to the west façade for the library and community space?**

The project estimate includes \$57,913 for exterior windows. The west façade (library and community space) is approximately 40% of the total window cost. The double hung windows were estimated using "Pella Architect Series" aluminum clad windows. Following the energy modeling by Bellwether and their consultants (Dubois & King); the glass facades may further be defined before construction plans are finalized.