

Monkton Community Center

Community Outreach Meeting

February 11, 2020

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

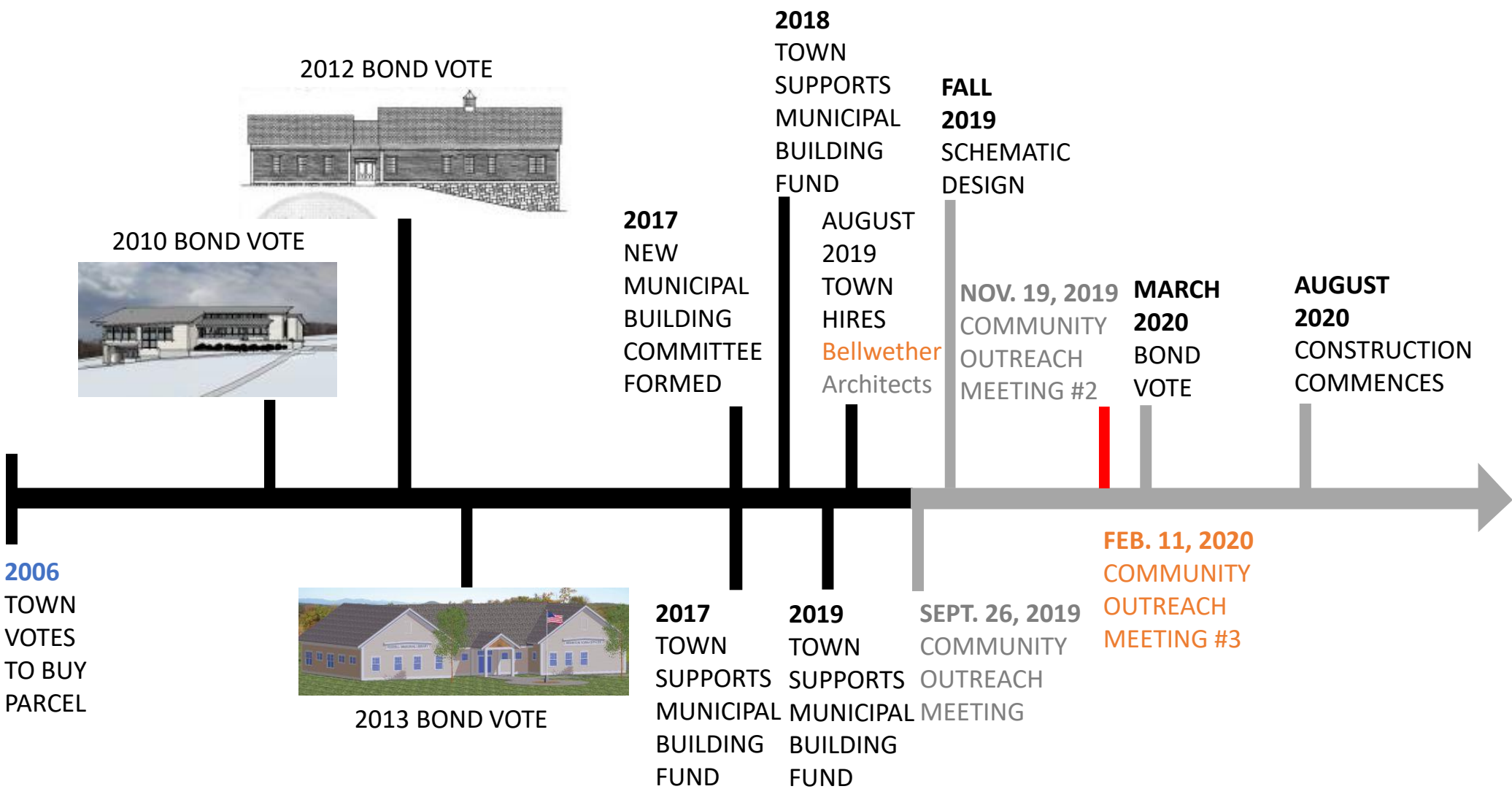


DEVELOPMENTS:

- 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:

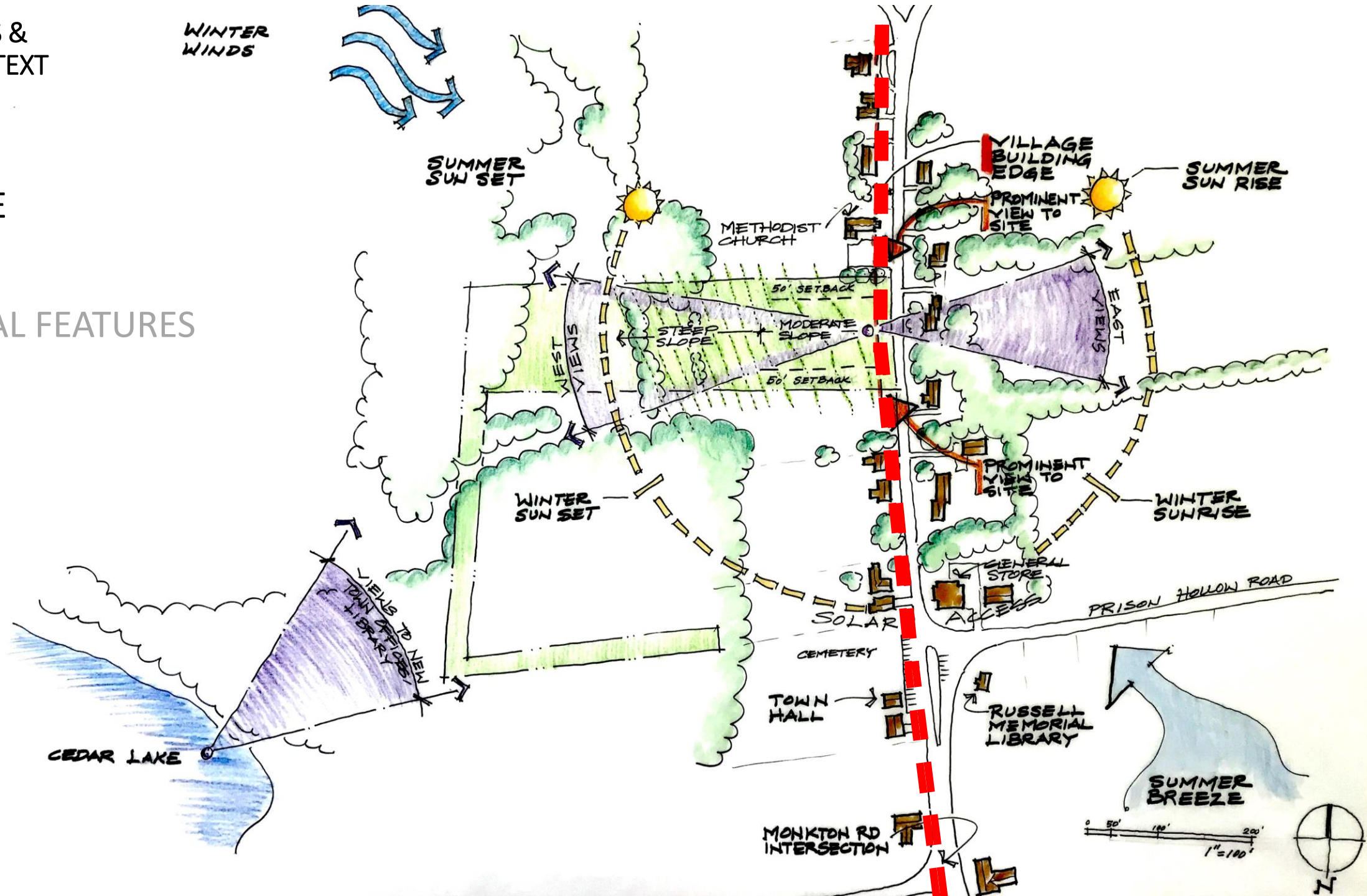
- Environmentally responsible building
- Cost and tax burden concerns
- Preserve historic/town village character
- Design flexible spaces for programming opportunities
- Town Hall *and* Library *and* Community Center
- Set back from road
- Take advantage of views
- Emphasis on the community space for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



04 SITE ANALYSIS & VILLAGE CONTEXT

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VILLAGE CONTEXT

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



04 SITE ANALYSIS & VILLAGE CONTEXT

1. VILLAGE

2. VIEWS

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04 SITE ANALYSIS & VILLAGE CONTEXT

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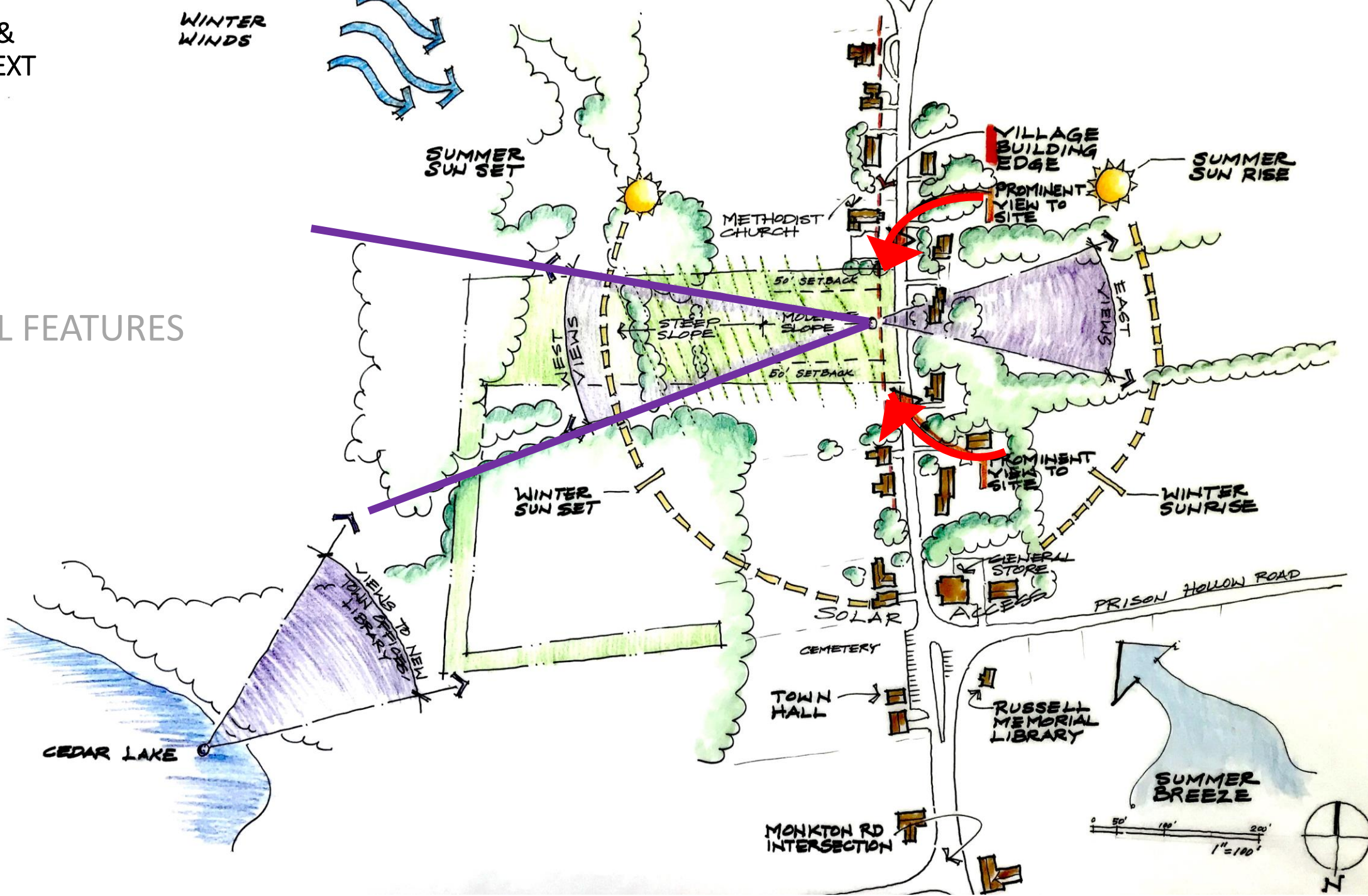
2. VIEWS

3. NATURAL FEATURES



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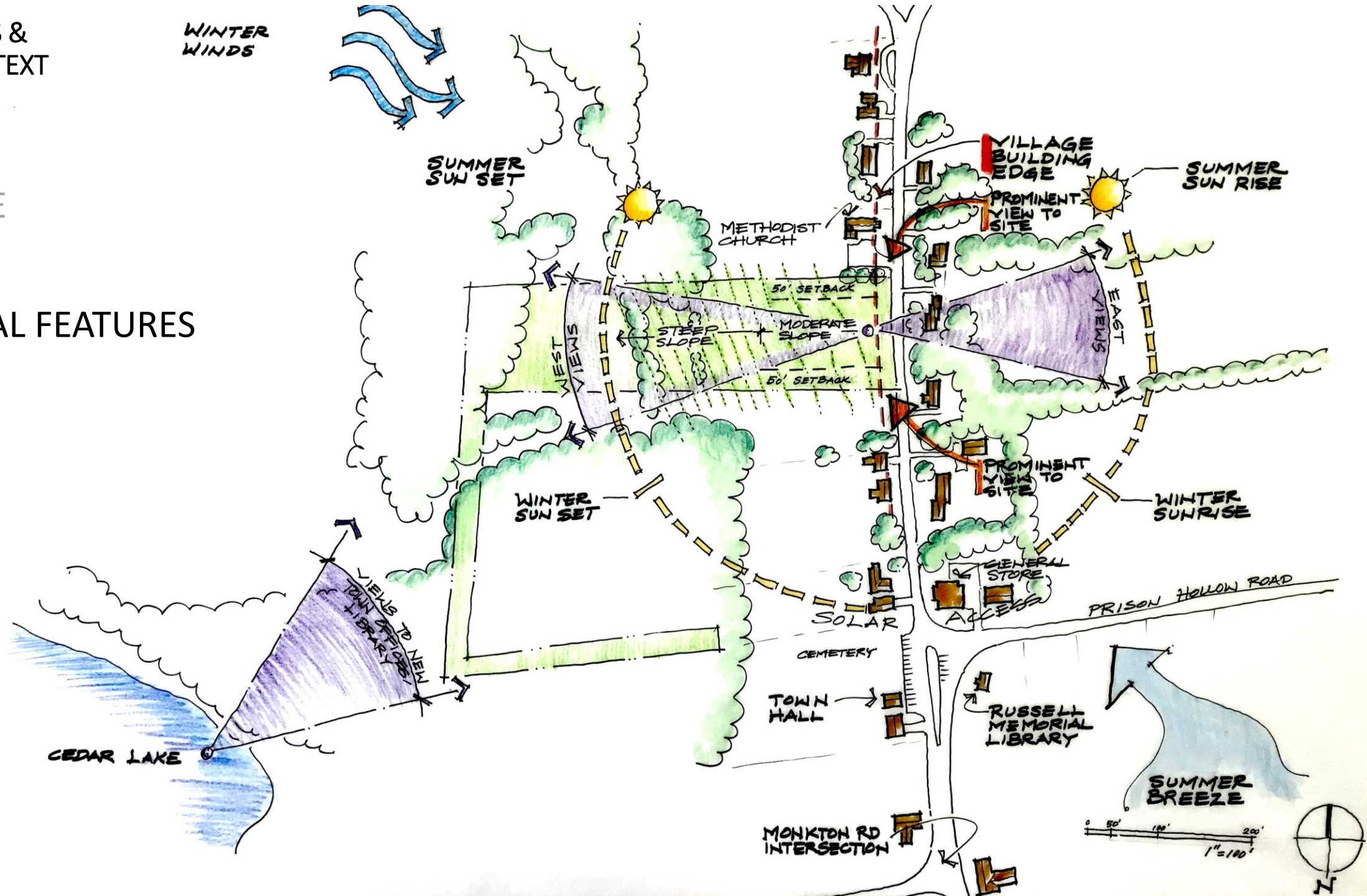
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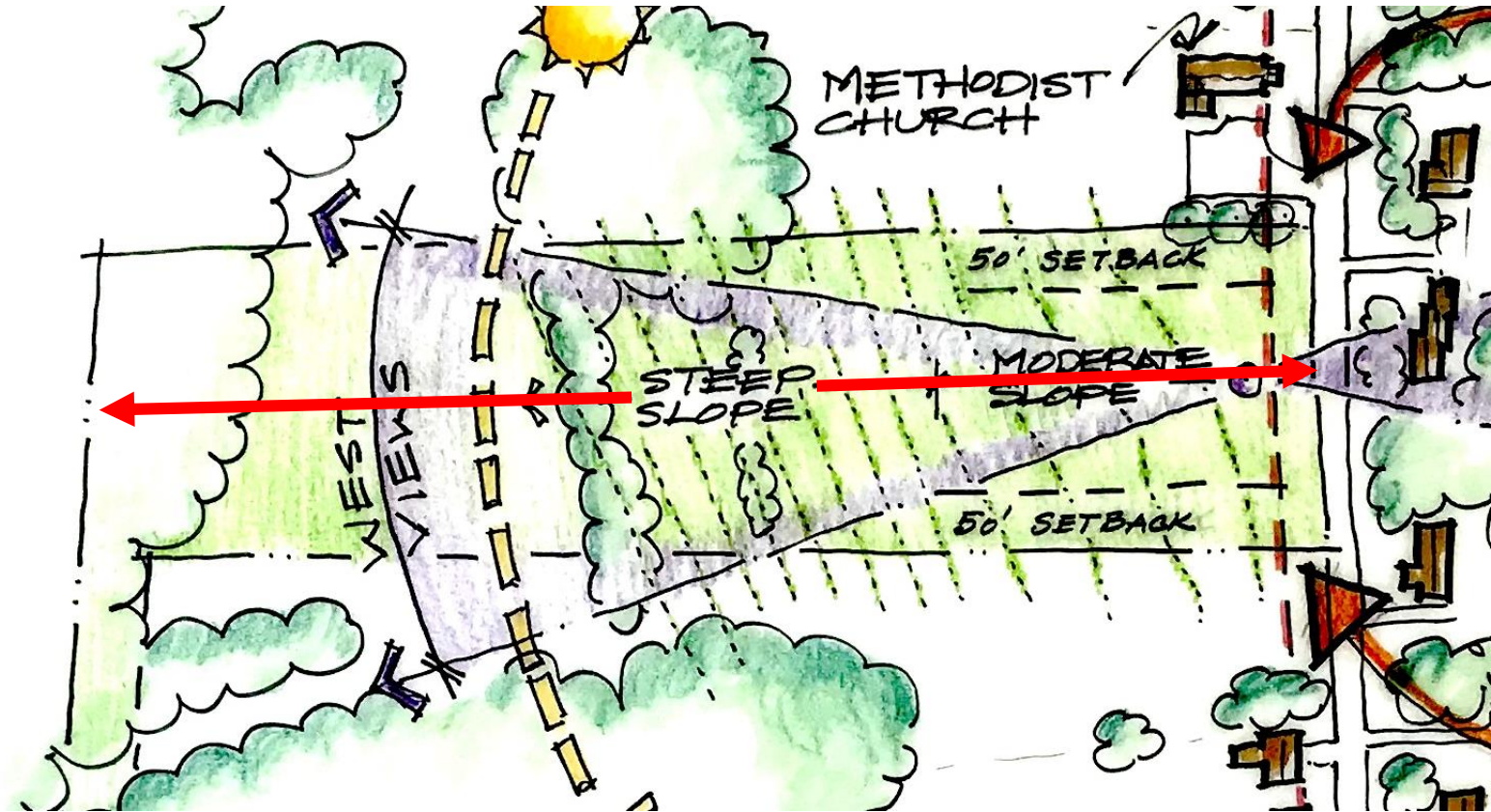


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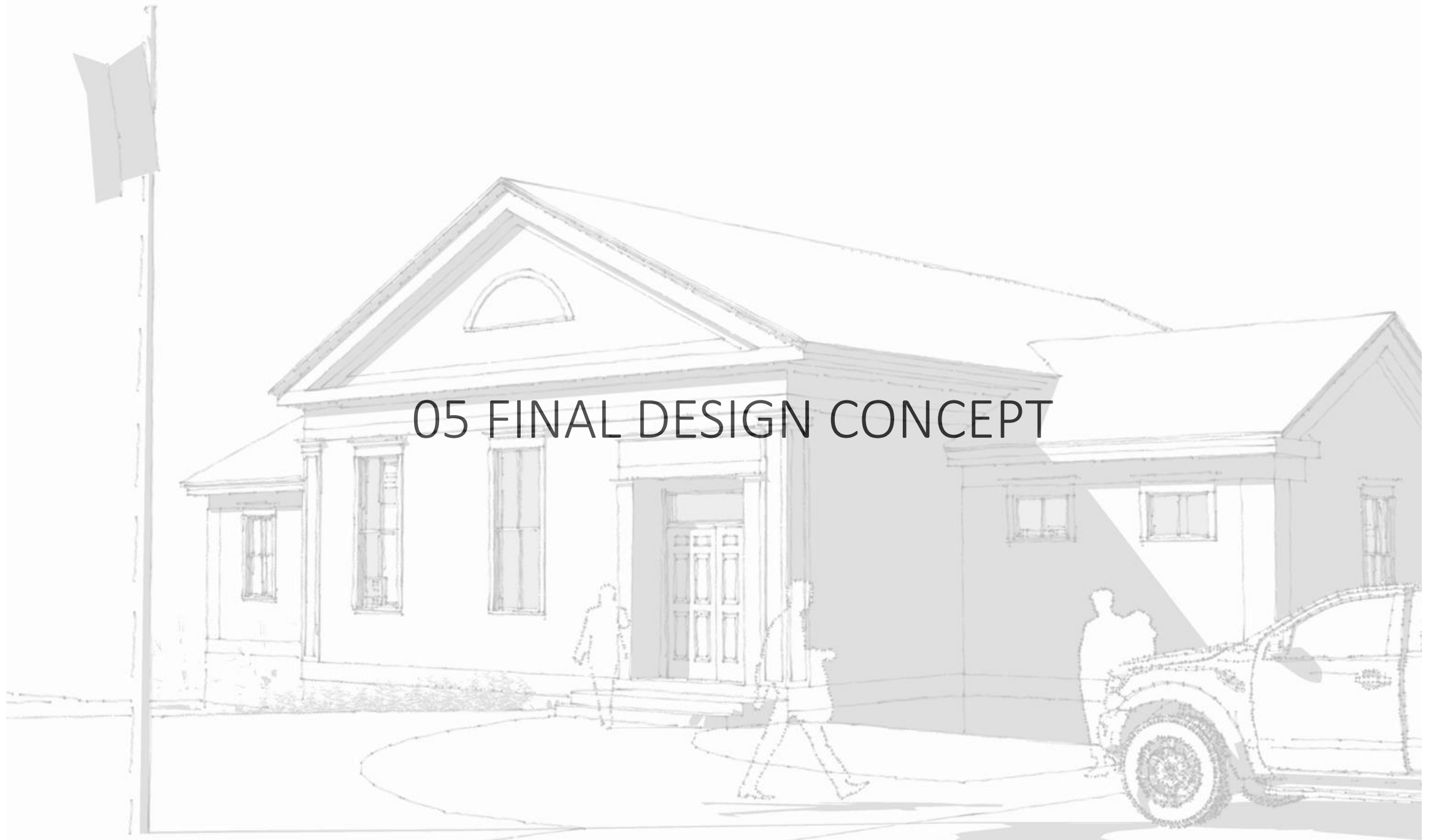
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2. VIEWS

3. NATURAL FEATURES



05 FINAL DESIGN CONCEPT



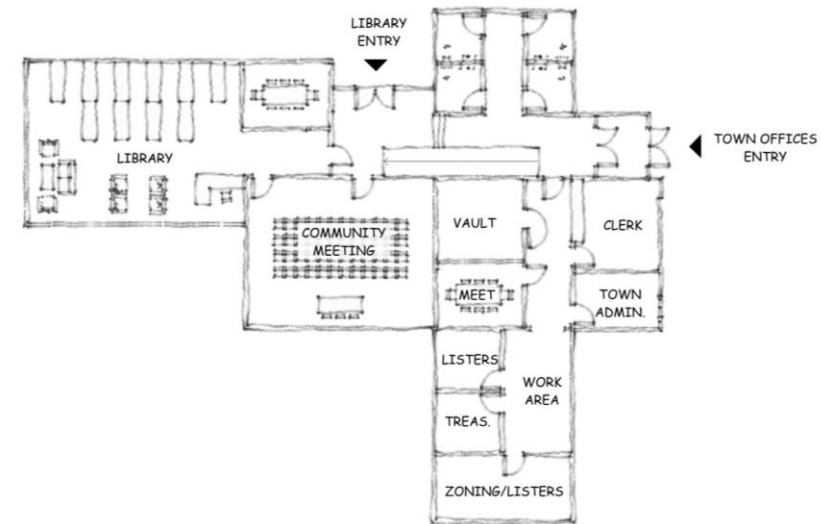
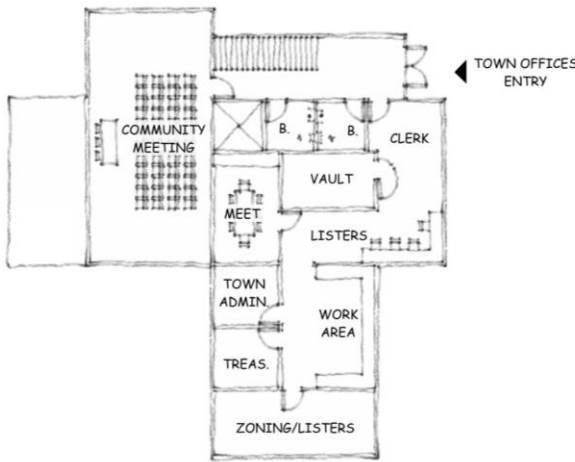
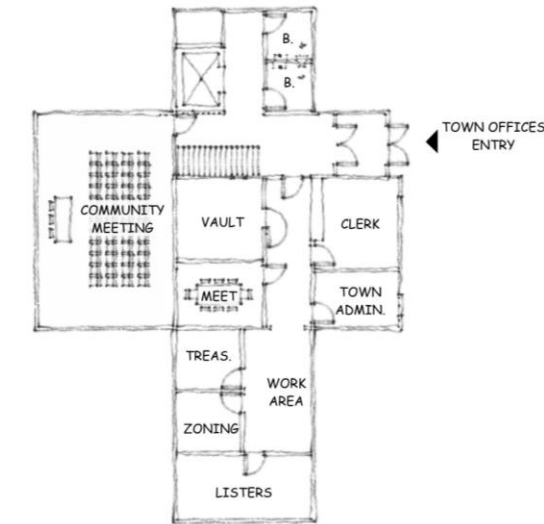
05 FINAL DESIGN CONCEPT

1. STYLE
2. FEATURES
3. NEW BUILDINGS



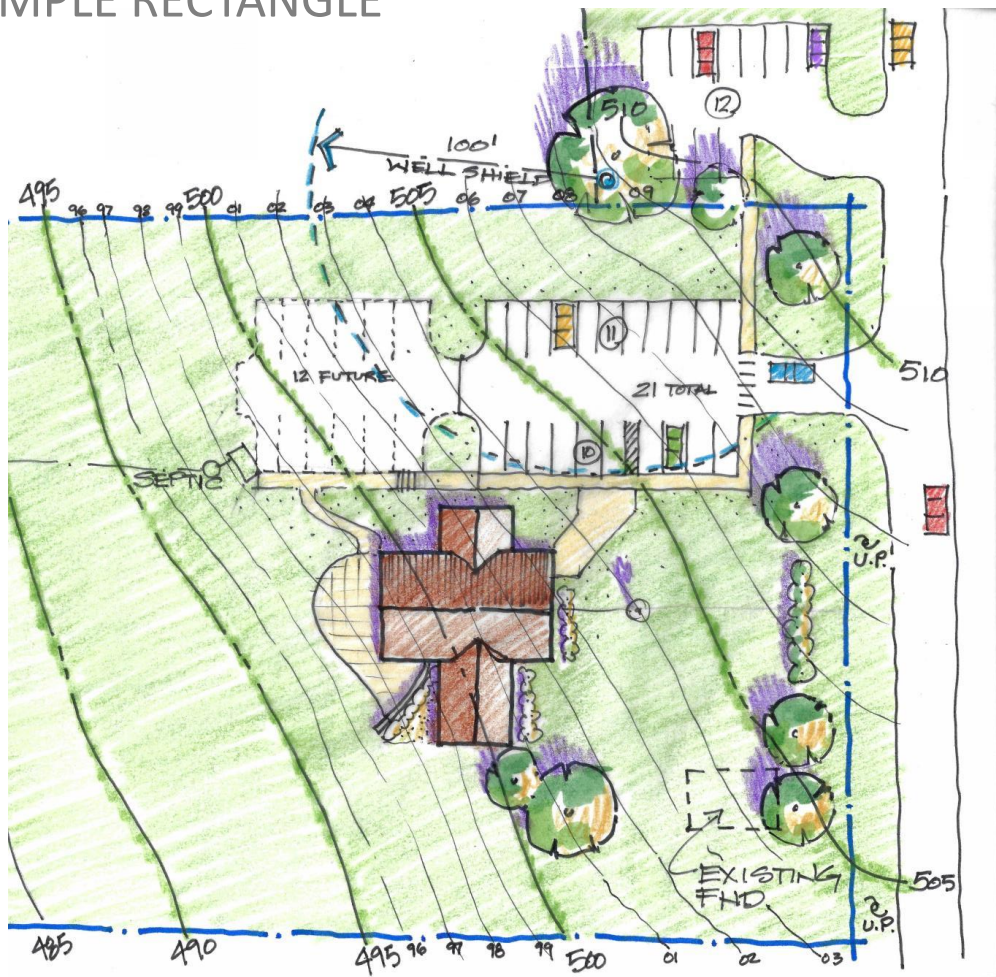
05 FINAL DESIGN CONCEPT

MULTIPLE OPTIONS STUDIED

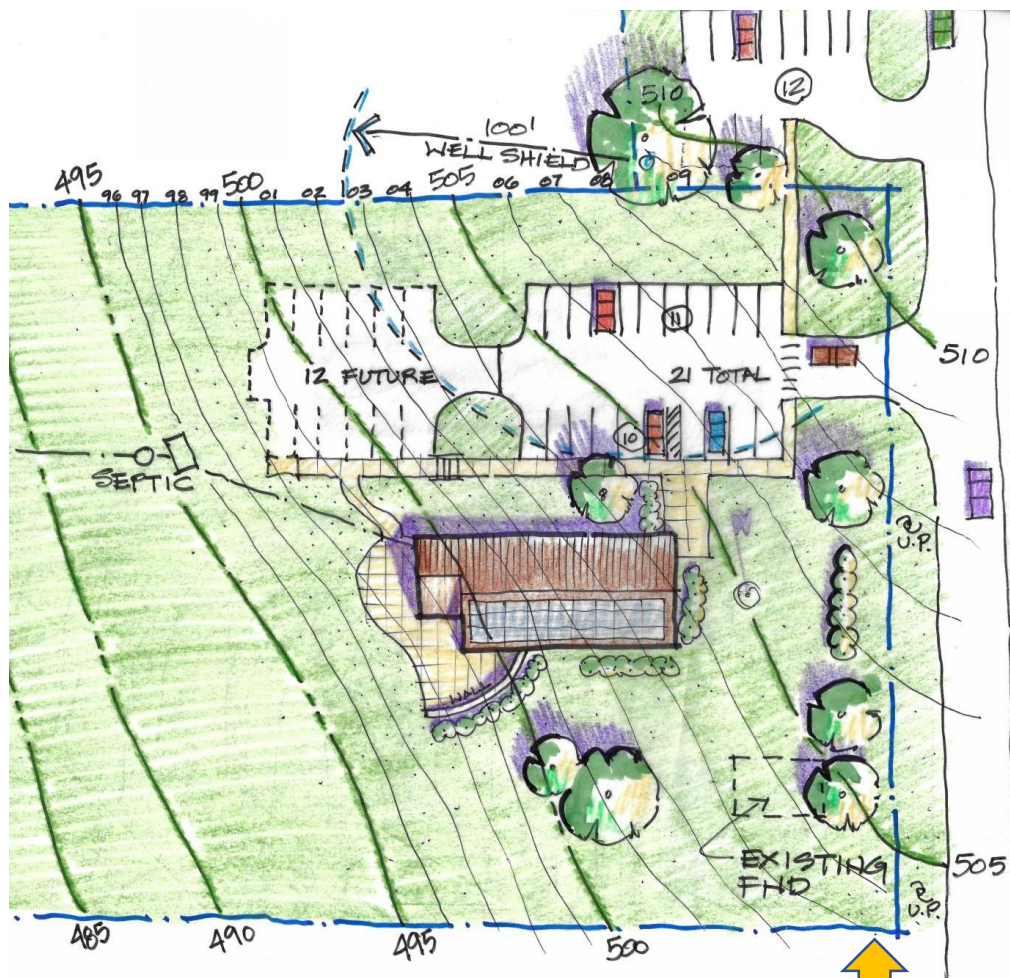


TWO CONCEPTS

- 1. CROSS GABLE
- 2. SIMPLE RECTANGLE

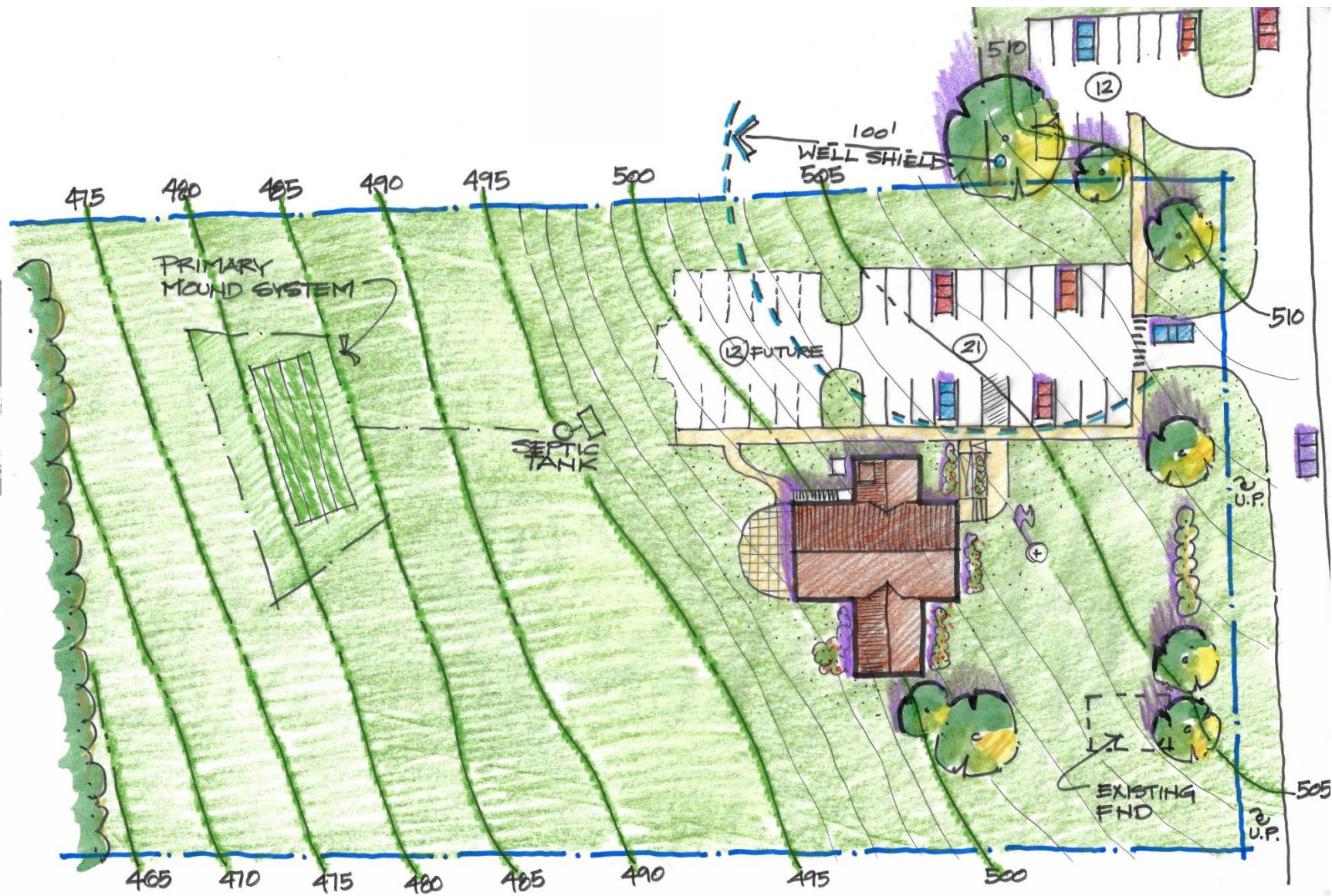


1.

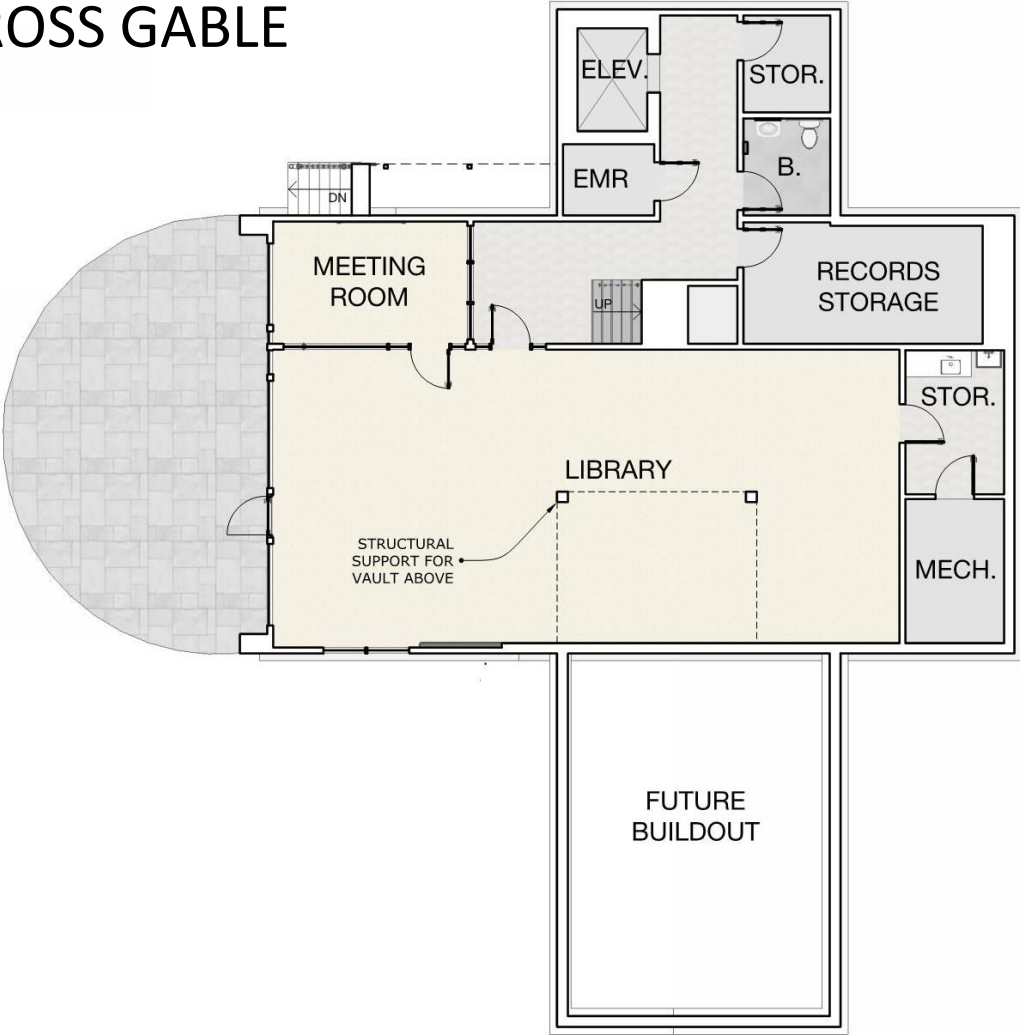


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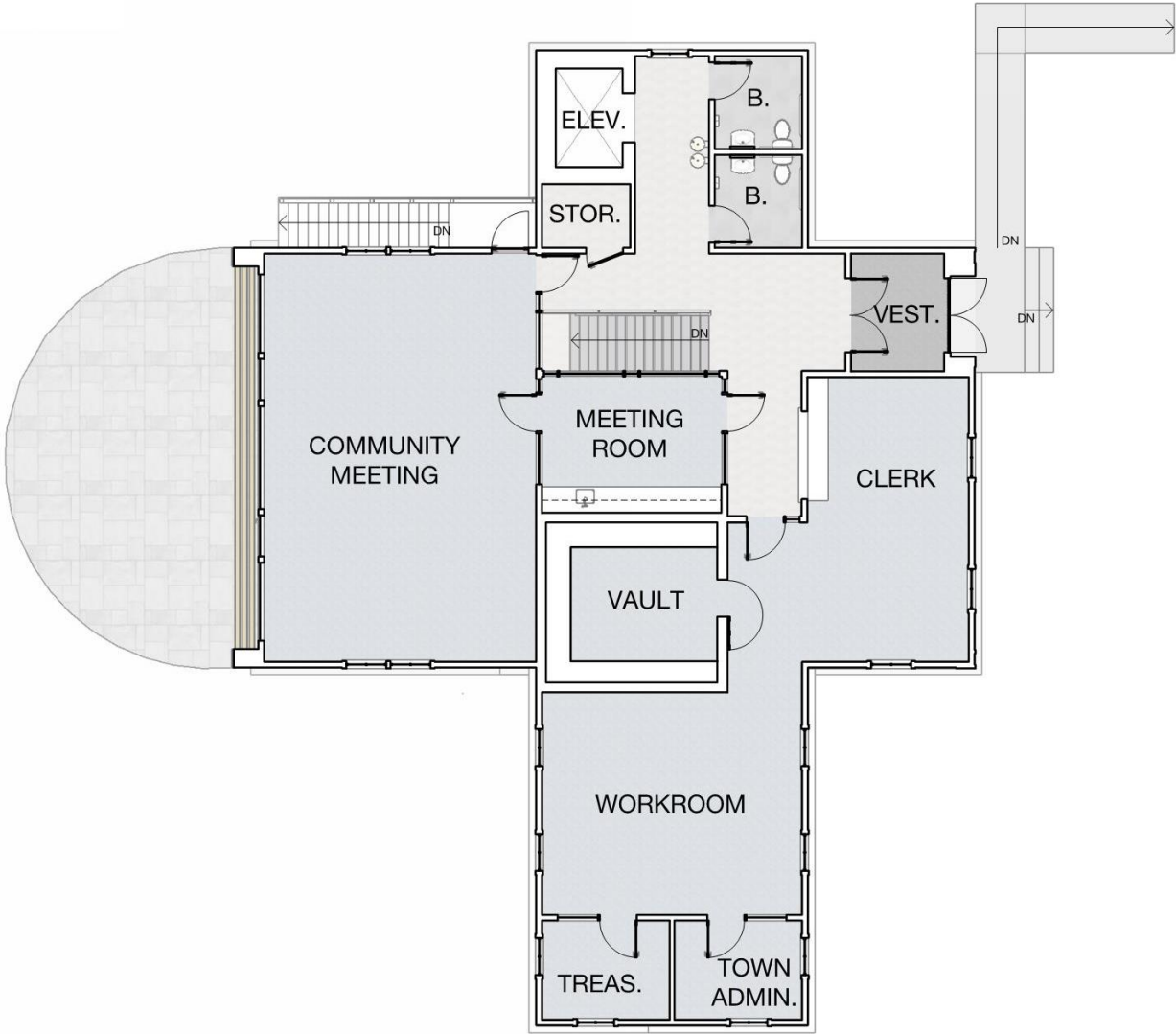
CROSS GABLE



CROSS GABLE



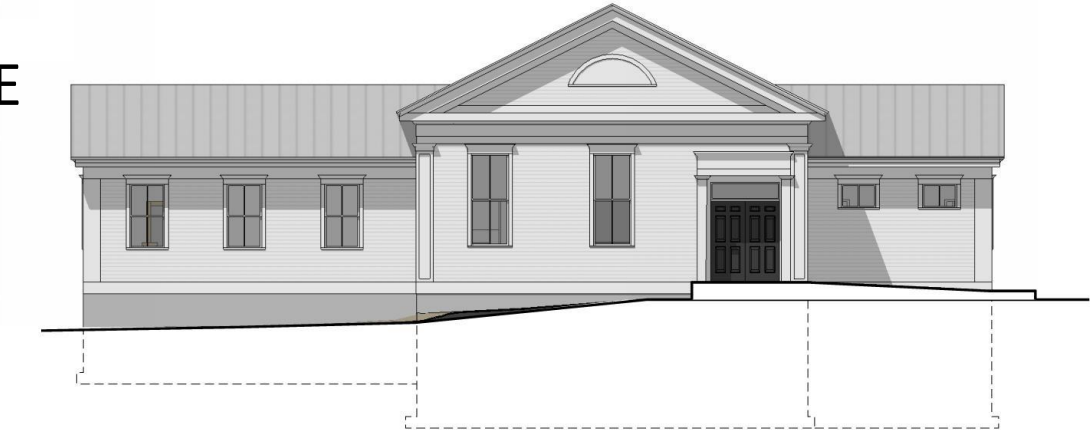
LOWER LEVEL



MAIN LEVEL



CROSS GABLE



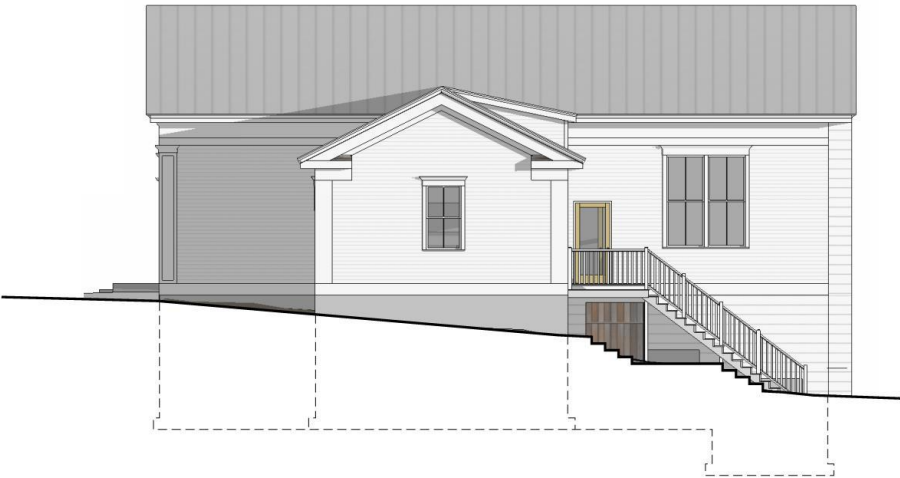
1 EAST ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION

05 FINAL DESIGN CONCEPT
CROSS GABLE

bellwether
ARCHITECTS



05 FINAL DESIGN CONCEPT
CROSS GABLE



CROSS GABLE



CROSS GABLE



05 FINAL DESIGN CONCEPT

CROSS GABLE



CROSS GABLE



05 FINAL DESIGN CONCEPT
CROSS GABLE



CROSS GREEN



CROSS GAMBLE



05 FINAL DESIGN CONCEPT

Upper Level



TREASURER

TOWN ADMIN.

VAULT

COMMUNITY
MEETING

WORK ROOM

MEETING ROOM

CLERK

STORAGE

VESTIBULE

ELEVATOR

REST ROOM

REST ROOM

05 FINAL DESIGN CONCEPT
Lower Level



CROSS GABLE

Upper Level



CROSS GABLE

Lower Level



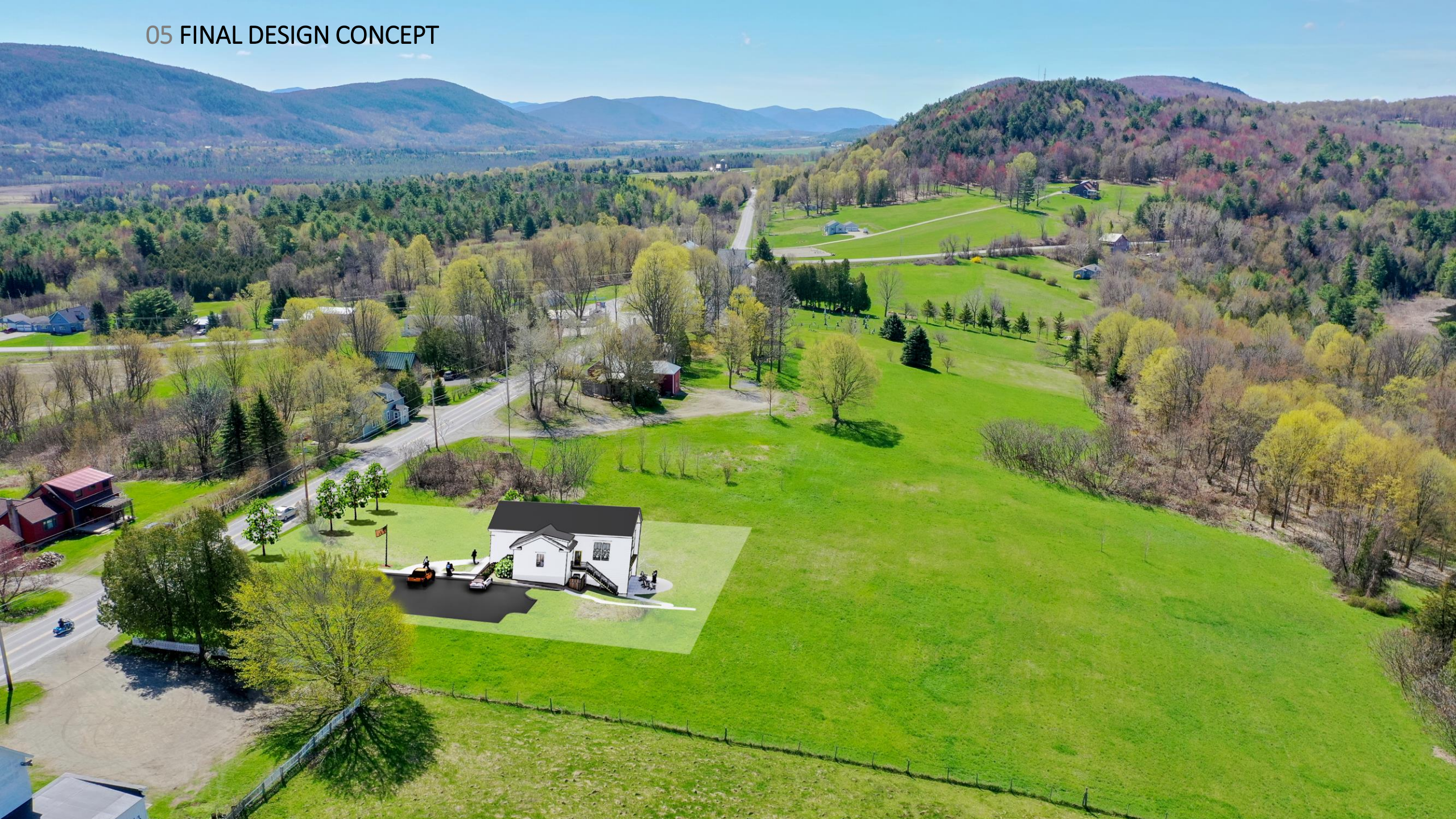
05 FINAL DESIGN CONCEPT



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05 FINAL DESIGN CONCEPT



05 DESIGN CONCEPTS



05 FINAL DESIGN CONCEPT





CROSS GABLE FEATURES

- Overall square footage - efficient
- Architectural style
- Taking advantage of views and daylight
- 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- set back from road
- General massing
- Inherently sustainable design
- Quality construction

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?

- Professional Fees
- Construction Cost- Sitework and Building
- Owner's Costs
 - Permits
 - Furniture and Equipment
 - Insurance
 - Contingency
- What makes building a Town Office and Library different than building a house?

06 PROJECT BUDGET

SIGNIFICANT TIME AND DETAIL IN COST ESTIMATING PROCESS:

- Contingencies included
- Options included to manage budget successfully and balance quality and cost
- Options for savings
- Construction Manager involved moving forward
- Local subcontractors

Envelope Commissioning	\$	8,000
Efficiency VT Incentives	\$	(3,000)
Sale of Exist T.O. and Library	\$	(116,300)
Existing Municipal Buidling Fund	\$	(100,000)
Owner Contingency	\$	89,483
Owner Cost Subtotal	\$	(15,697)
Total Project Budget	\$	1,700,000

Total Project Budget Worksheet

February 6, 2020

Schematic Budget		Comments
Construction Duration		Aug 2020- March 2021, 8 months
Building Footprint	5,292	Includes both floors if 2-story design
Porches	\$ -	
Professional Fees		Design, Permitting, CA, incl Cost Estimating
Arch, Civil, Structural, MEP	\$ 94,400	
AE Team Reimbursables	\$ 700	
Construction Cost		Incl. parking, septic, stormwater, utilities, 5ft outside Bldg footprint
Site Development Cost	\$ 276,516	
Building Construction	\$ 1,344,081	
Porches	\$ -	
Construction Cost Subtotal	\$ 1,620,597	
Other Owner Costs		
Reimbursable (printing, etc.)	\$ 1,500	included in construction cost
Geotechnical Engineering	\$ 5,000	
Test Pits	\$ 1,200	
Well Drilling	\$ -	
Construction Testing / Inspection	\$ 3,000	
HazMat Demo Survey	NA	
HazMat Abatement	NA	
Permits		
Div. of Fire Safety	\$ 13,720	\$8.00 per \$1,000. \$1,714,994 x .008 (prof fees + constr cost)
Local Building Permit	NA	
Site Plan Review- Town of Monkton	NA	
Water Supply/Waste Water	\$ 900	
Utility Fees (Town, Power, Phone)	\$ 600	
Financing and Legal	TBD	
Builder's Risk Insurance	\$ 1,500	This will require reuse or donations to furnish whole building
Furnishings, Fixtures, Equipment	\$ 60,000	
Phone System	\$ 2,000	
IT Data	\$ 4,000	
Audio Visual	\$ 5,000	
Security System	\$ 2,500	
Owner Signage	\$ 1,200	
Window Treatments	\$ 4,000	
Moving and Miscellaneous	NA	Volunteer
Envelope Commissioning	\$ 8,000	Recommend this scope be included
Efficiency VT Incentives	\$ (3,000)	Will depend on level of sustainability
Sale of Exist T.O. and Library	\$ (116,300)	Assessed Market Value T.O = \$51,300 and Library \$65,000
Existing Municipal Buidling Fund	\$ (100,000)	
Owner Contingency	\$ 89,483	This will be reduced as the project becomes more developed
Owner Cost Subtotal	\$ (15,697)	
Total Project Budget	\$ 1,700,000	

06 PROJECT BUDGET

Construction Cost Estimate Breakdown (provided by Barden Consulting Services, Inc.)

• 1.0 General Conditions	\$116,971
• 2.0 Site Work	\$244,584
• 3.0 Concrete	\$75,606
• 4.0 Masonry	\$8,640
• 5.0 Metals	\$28,684
• 6.0 Carpentry	\$111,688
• 7.0 Thermal and Moisture Protection	\$122,220
• 8.0 Doors and Windows	\$141,278
• 9.0 Finishes	\$117,933
• 10.0 Specialties	\$4,522
• 11.0 Equipment	\$0
• 12.0 Furnishings	\$0
• 13.0 Special Construction	\$0
• 14.0 Conveying Systems	\$75,667
• 15.1 Mechanical	\$187,525
• 15.2 Sprinkler	\$0
• <u>16.0 Electrical</u>	<u>\$99,672</u>
Sub-Total	\$1,334,989
Estimating Contingency @ 15%	\$200,248
CM Fee 4%	\$61,410
<u>Bond @1.5%</u>	<u>\$23,950</u>
ESTIMATED CONSTRUCTION COST TOTAL	\$1,620,597

06 PROJECT BUDGET

PAY FOR TOWN OFFICE AND LIBRARY WITH:

- Municipal Building Fund
- Library Capital Campaign
- Bond from Vermont Bond Bank (20 year bond at 2.5%)

ESTIMATED PROJECT BOND REQUIRED: **\$1.7M**

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: **4.6** cents (0.65 cents less than 2013 proposal)

For every \$100,000 of property value, tax increase is \$46.00

Average Monkton Property value of \$270,000 will have a tax increase of \$119

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

PROJECTED TAX DECREASE by retiring debt for Fire Station: **0.6** cents

07 TIME LINE & NEXT STEPS

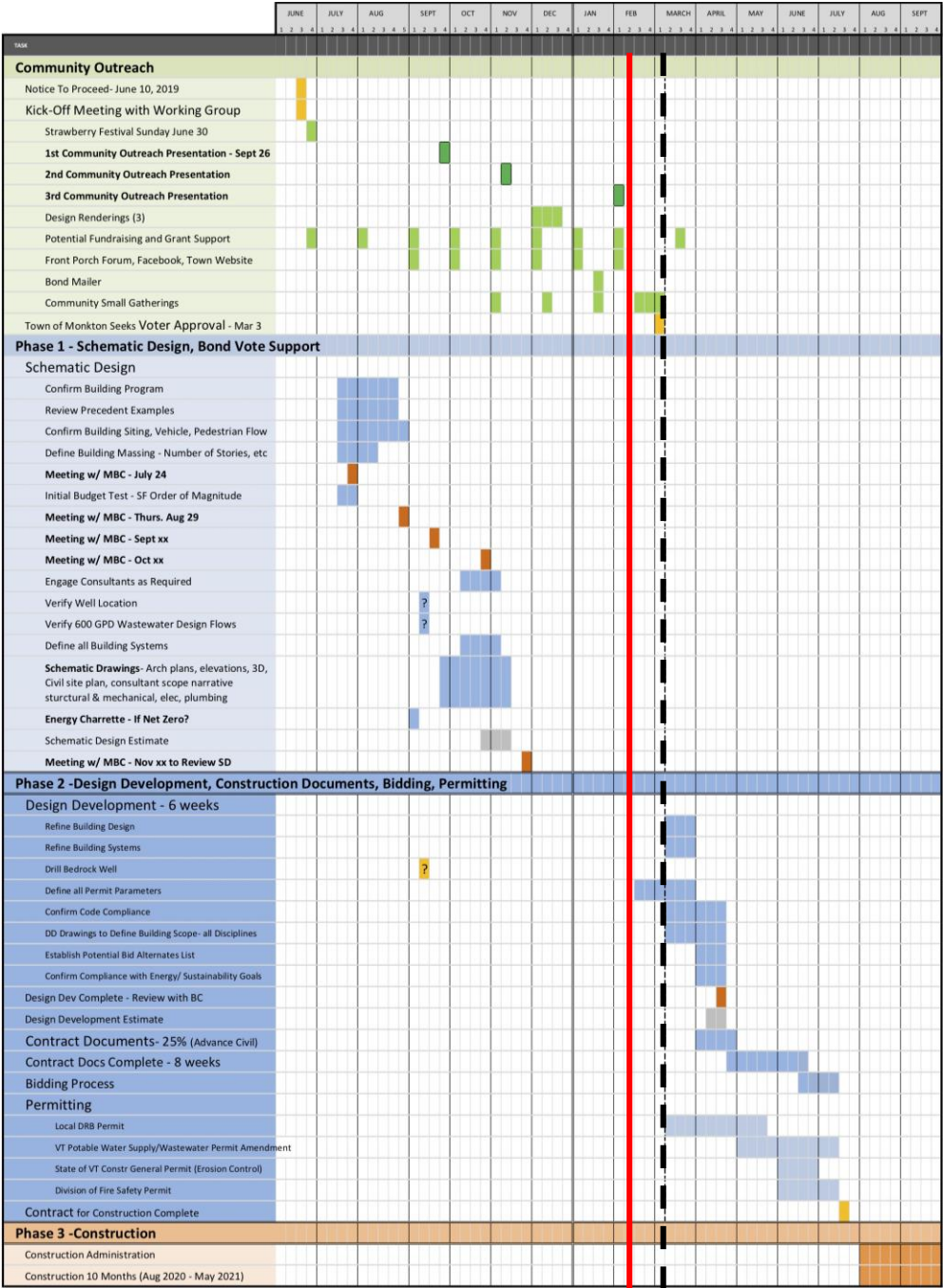
07 TIMELINE & NEXT STEPS

COMMUNITY OUTREACH

SCHEMATIC DESIGN
BOND VOTE SUPPORT

DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING
PERMITTING

CONSTRUCTION



07 TIMELINE & NEXT STEPS





Municipal Building Committee

[Preview the PowerPoint Presentation for 2/11’s meeting here.](#) A **Community Building for Building Community** A project to build new town offices, a library and community space.

Please attend the **Public Information Meeting** Tuesday, February 11 at 7:00 pm at the MCS Gym Bellwether Architects and the Building Committee will share the revised designs for the town offices and library, a detailed budget, and will gather feedback from residents. Pizza and beverages will be served. [Preview the PowerPoint Presentation for 2/11’s meeting here.](#)

Building Committee Report – January 2020: [A report of the committee’s work, design elements and cost considerations.](#)

Proposed Construction Information: [Monkton Total Project Budget](#) [Conceptual Design Drawings](#) - More Images Below. [Site Plan](#) [Square Feet Summary](#) [Preliminary Project Schedule](#)

Frequently Asked Questions: [GENERAL](#) [COST](#) [DESIGN](#)

Library Information: [Library Capital Campaign](#) [Library Use Stats & Financial Value](#) [Library’s Web Site](#) [Space Needs](#) [Calculating Space Needs](#) [What We Have & What We Expect](#)



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Monkton Town Hall
Monkton Town Hall 280 Monkton Ridge North Ferrisburgh, VT 05473
Phone: 802-453-3800 Fax: 802-453-5612 <http://monktonvt.com/contact-us/>

General Information:

- [Timeline – 2006 – 2020](#)
- [Appraisal of Town Hall and Library](#)
- [Photos of Current Town Hall & Library](#)

Community Input:

- [Guiding Design Principles](#)
- [Open House Comments – December 2018](#)
- [Survey Results – December 2017](#)

Community Outreach:

- Outreach Meeting – November 2019
- [Video Recording](#)
- [Presentation](#) by Bellwether Architects

- Outreach Meeting – September 2019
- [Video Recording](#)
- [Presentation](#) by Bellwether Architects
- [Resident Responses](#)

[Minutes of Meetings – Click Here:](#)

Contact us at **building@monktonvt.com** with your comments and questions.

Committee Members: Heather Bessette, Will Bown, Melanie Cote, Peter Norris, Stephen Pilcher, Deb Rickner, Peter Straube, Jere Urban

An architectural rendering of a two-story town building with a white facade and a grey roof. The building features a prominent portico with columns and a pediment. A person in a suit is walking towards the entrance. The building is surrounded by greenery and flowers.


THANK YOU !

From

Municipal Building Committee

For additional information please visit the
Town of Monkton website

monktonvt.com/building



Questions? Comments?

bellwether architects

Contact: 802-503-2638
Bellwetherarchitects.com

Chris Huston
Leah McGavern