

Monkton Community Center

Community Outreach Meeting
September 26, 2019

AGENDA

- 
- 01 BACKGROUND
 - 02 WHY A COMMUNITY CENTER NOW?
 - 03 COMMUNITY INPUT
 - 04 SITE ANALYSIS & VILLAGE CONTEXT
 - 05 PRECEDENTS
 - 06 PROJECT SCOPE
 - 07 TIMELINE & NEXT STEPS
 - 08 QUESTIONS & CONVERSATION

O1 BACKGROUND

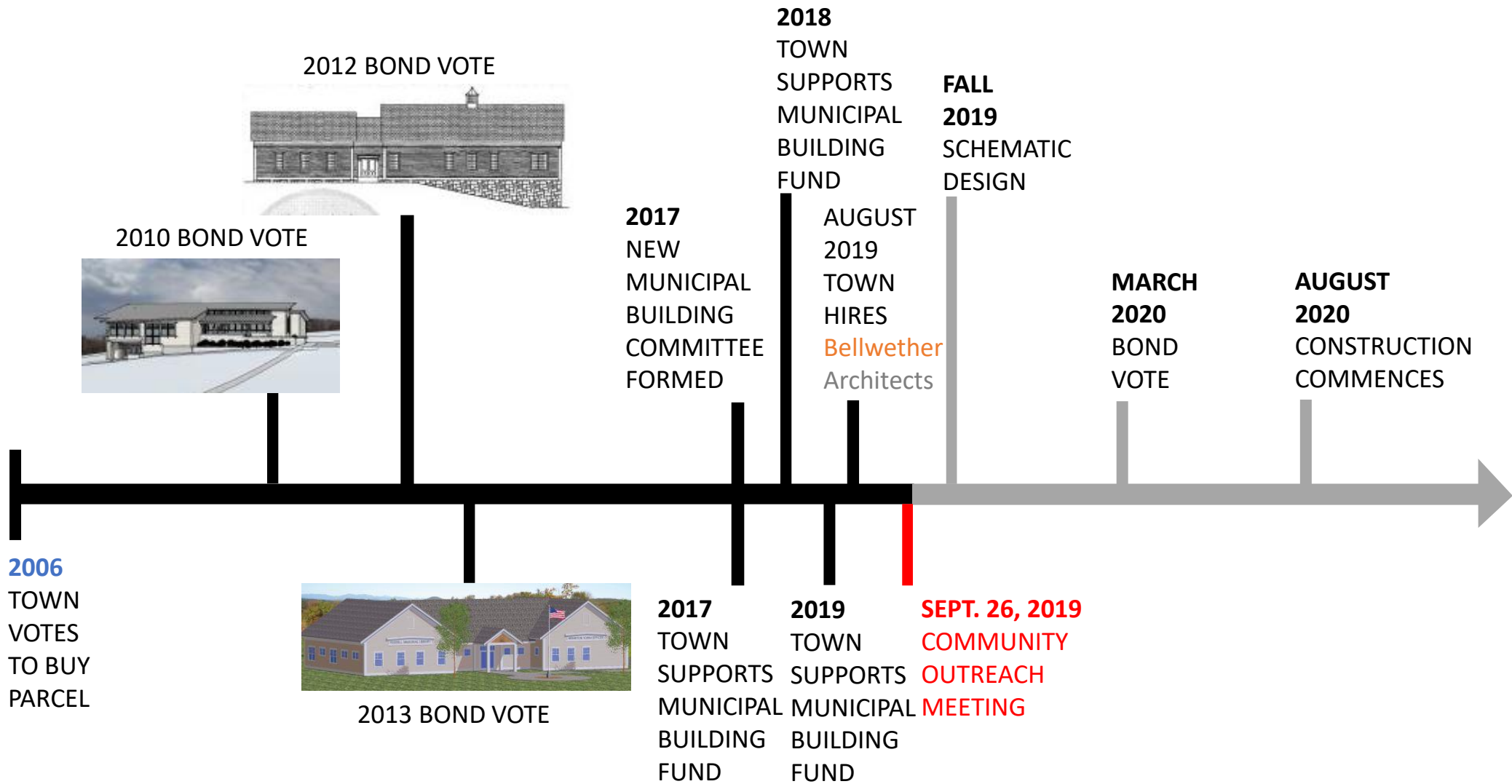


DEVELOPMENTS:

- 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 and open houses
- 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



THIS IS WHAT WE'VE HEARD:

- Cost and tax burden concerns
- Preserve historic/town character
- Design flexible spaces for programming opportunities
- Town Hall *and* Library *and* Community Center

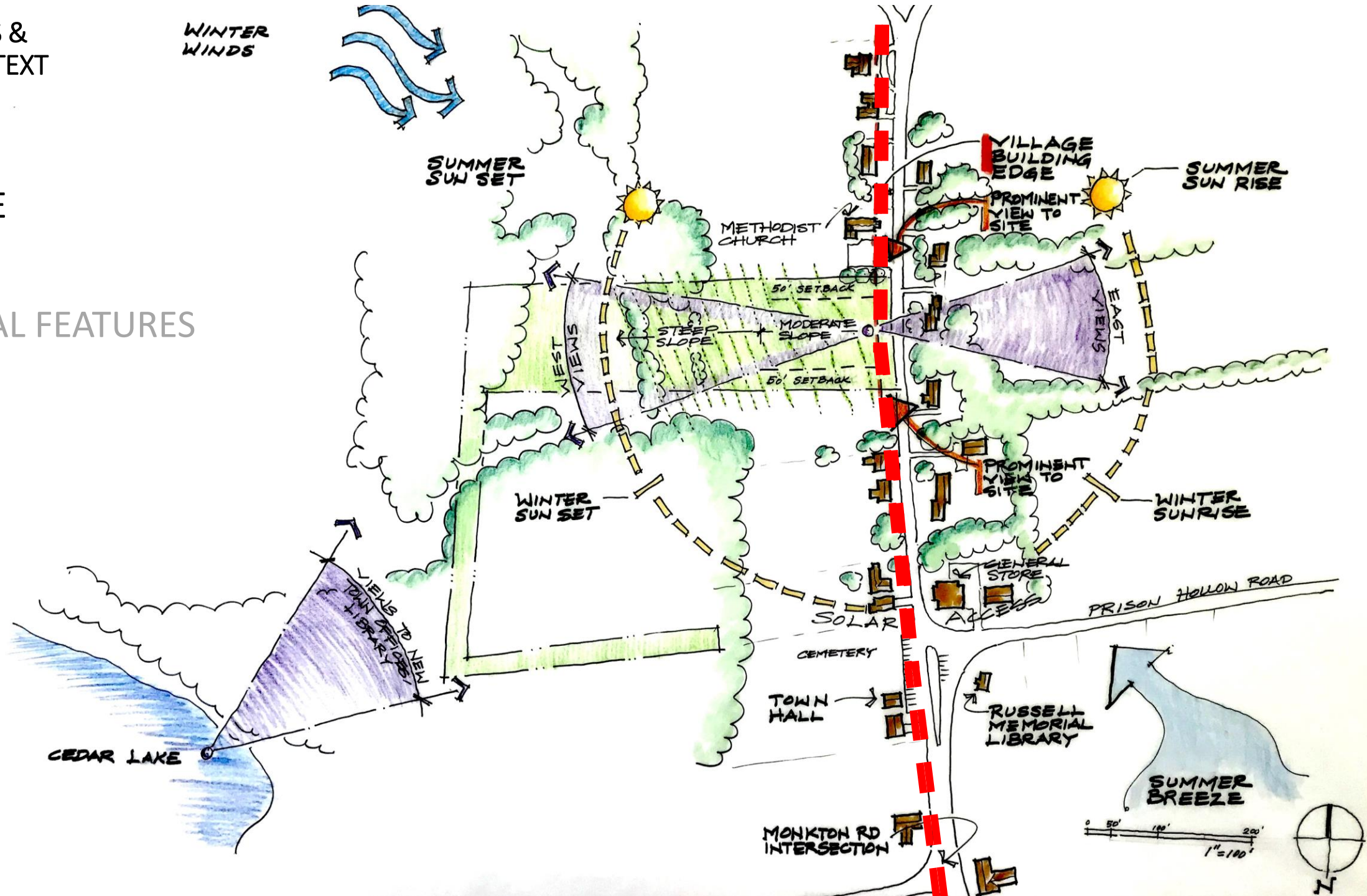


We want your ideas!

04 SITE ANALYSIS & VILLAGE CONTEXT

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



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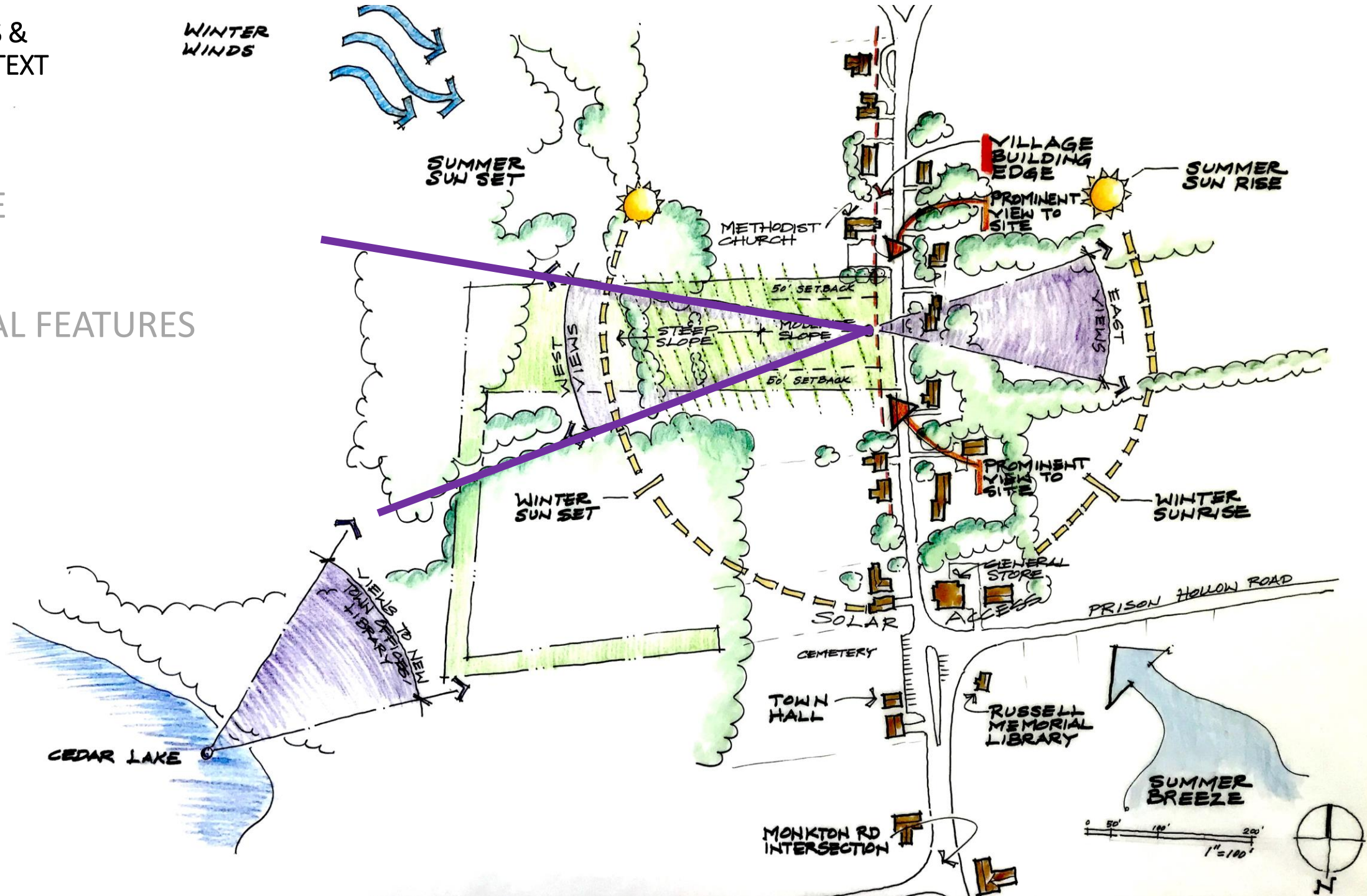
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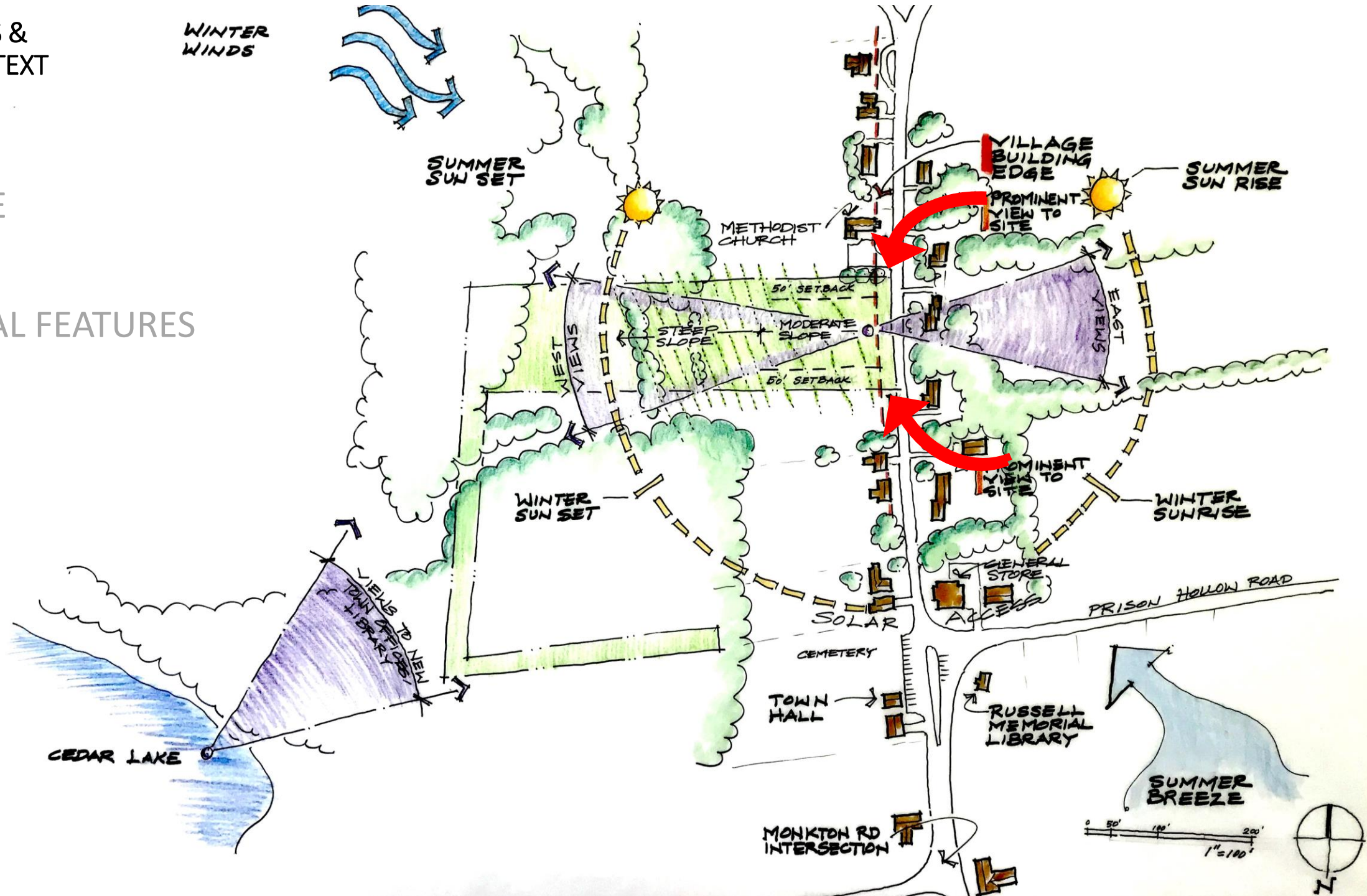
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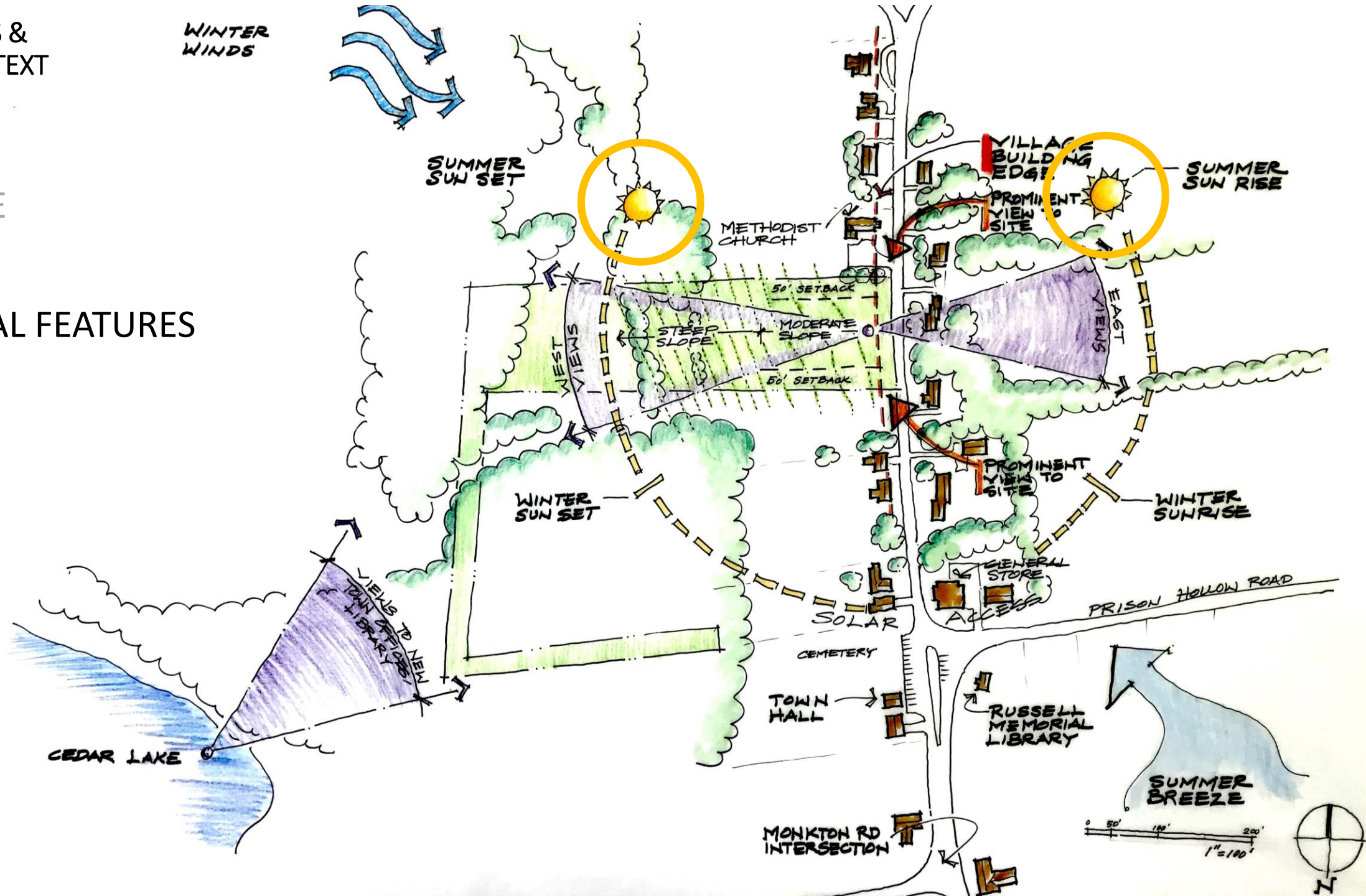
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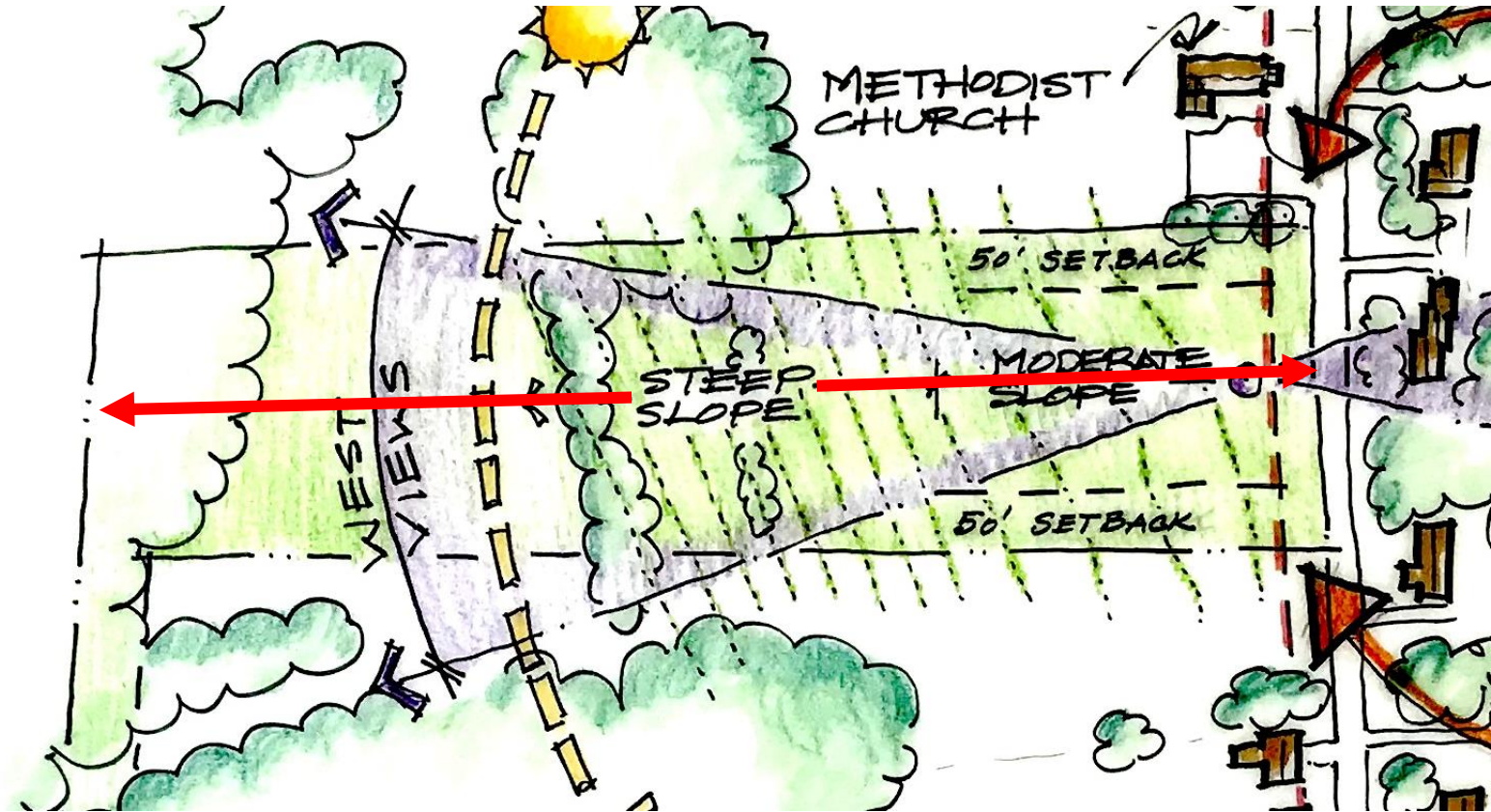


04 SITE ANALYSIS & VILLAGE CONTEXT

1. VILLAGE

2. VIEWS

3. NATURAL FEATURES



KEY QUESTIONS:

- Should the new building be close to the street or set back?
- How should the building take advantage of site views?
- How important is it to make the building energy efficient, or net-zero?

05 PRECEDENTS

05 PRECEDENTS

1. STYLE
2. FEATURES
3. NEW BUILDINGS



05 PRECEDENTS

1. STYLE

2. FEATURES

3. NEW BUILDINGS



Victorian influence



Greek Revival



Italianate details

05 PRECEDENTS

1. STYLE

2. FEATURES

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05 PRECEDENTS

1. STYLE

2. FEATURES

3. NEW BUILDINGS



- Cost
- Likes/don't likes

KEY QUESTIONS:

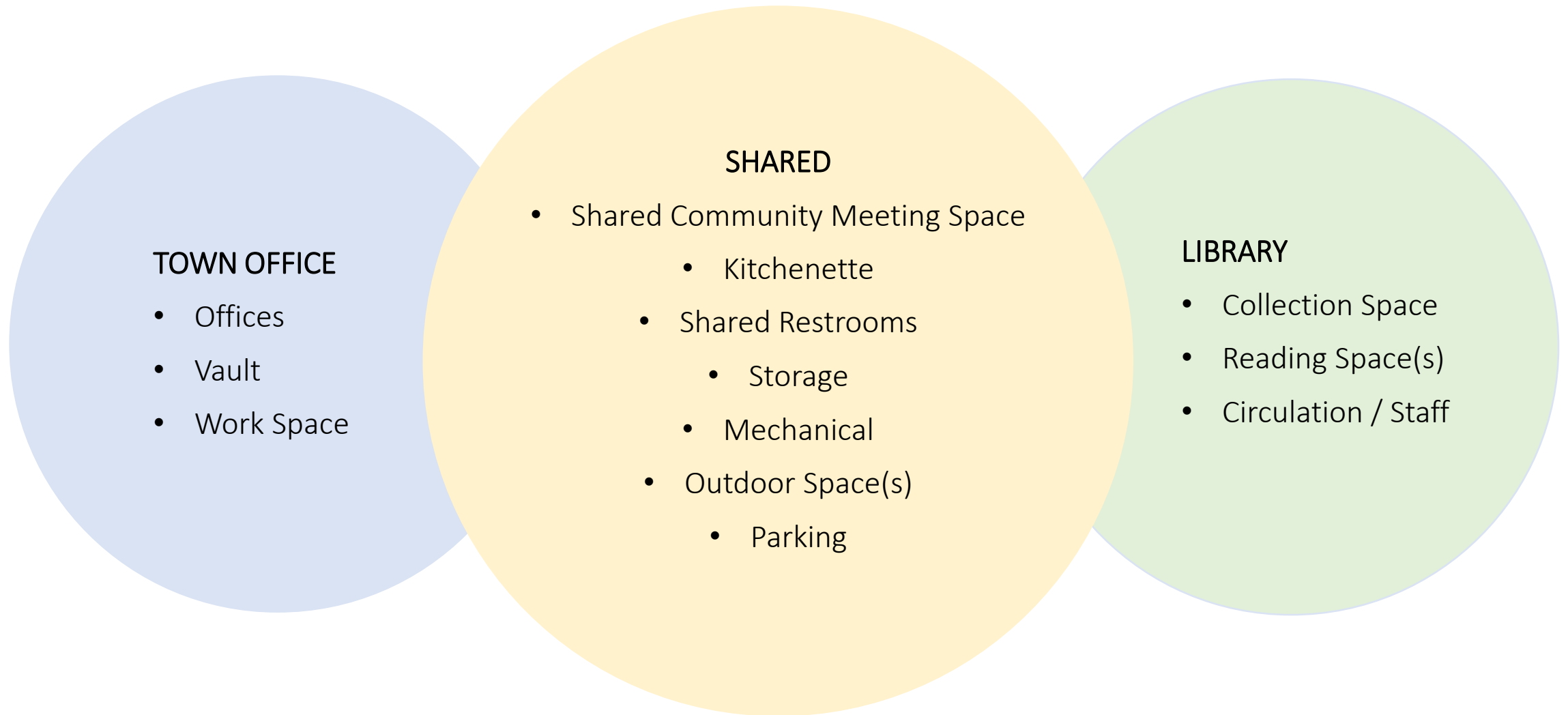
- What does an important town building look like to you?
- What are some features you expect in a community building?
- How do you see yourself interacting with people in the building?

06 PROJECT SCOPE

PROGRAM SUMMARY:

- Offices
- Vault
- Work Space
- Shared Community Meeting Space
- Kitchenette
- Shared Restrooms
- Collection Space
- Reading Space(s)
- Circulation / Staff
- Storage
- Mechanical
- Outdoor Space(s)
- Parking





KEY QUESTIONS:

- What are some possible ways the community could make use of a new community center?
- Are there new ways of thinking about a library?

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?

TOTAL PROJECT BUDGET RANGE: \$1.2 M to \$1.7M

TAX INCREASE RANGE: 3.69 cents to 5.45 cents on municipal tax

For every \$100,000 of property value, tax increase is \$36.90 to \$54.50

Average Monkton property value of \$250,000 will have a tax increase of between \$92.39 and \$136.41 per year.

Assumes a 5% interest rate, 20-year bond.

POTENTIAL COST OFFSETS:

- Sell existing Town Offices and Library
- Efficiency Vermont Incentives
- Grants
- Capital Campaign
- Rental opportunities to offset operational costs
- Municipal Building Fund (no longer needed)

KEY QUESTIONS:

- Will this investment enhance your community?
- Are you willing to invest in your community for today and for future generations?
- Is there value in this investment to YOU?

07 TIME LINE & NEXT STEPS

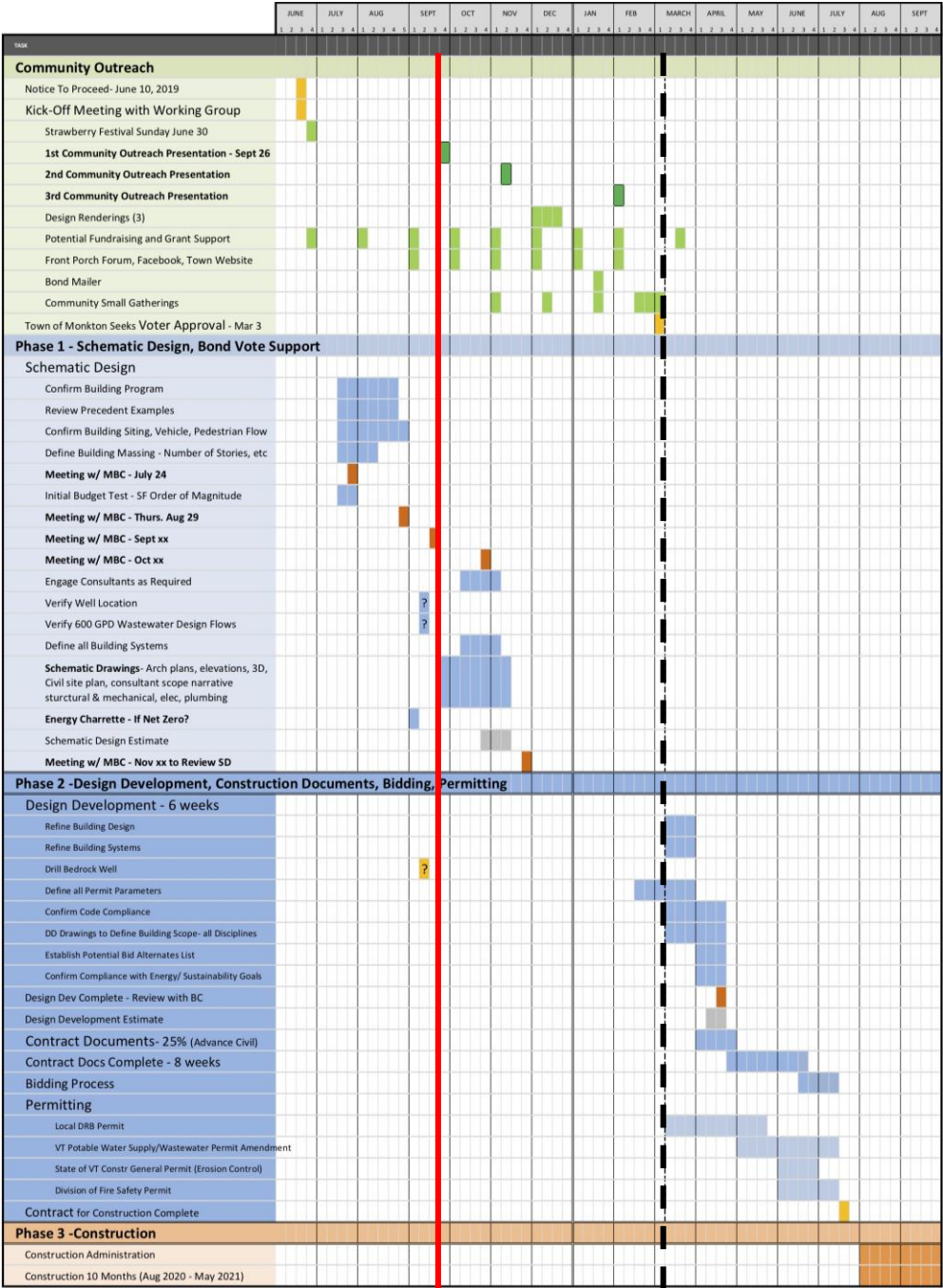
07 TIMELINE & NEXT STEPS

COMMUNITY OUTREACH

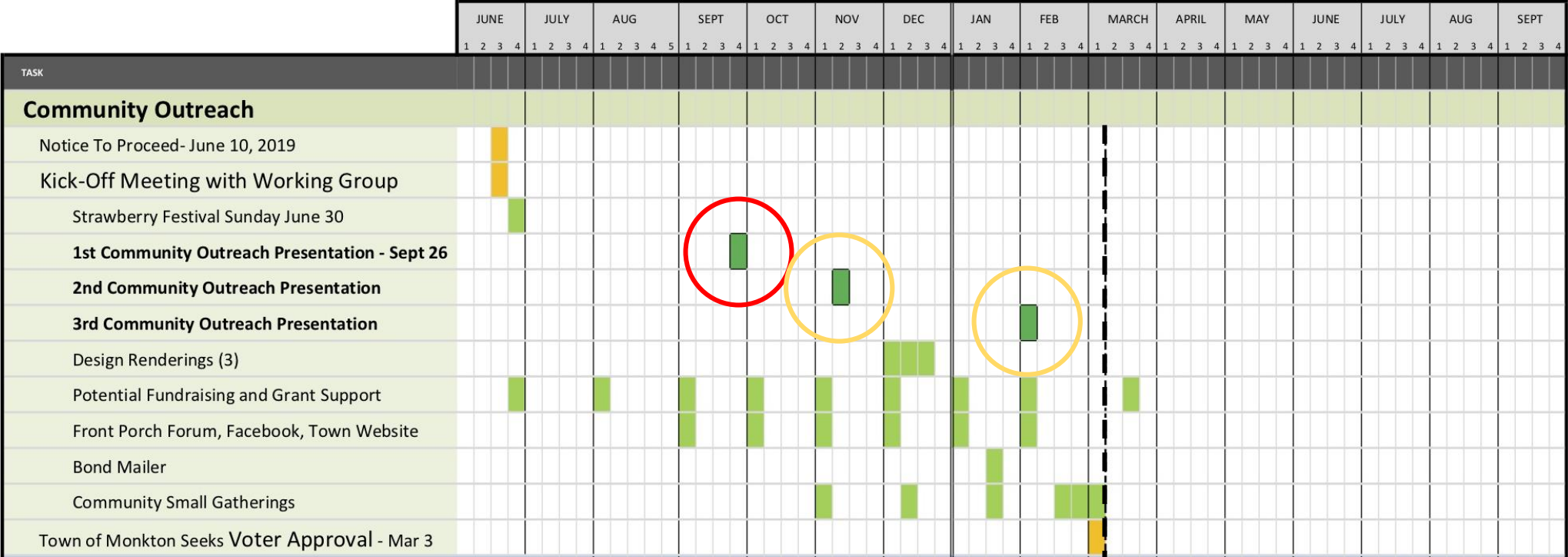
SCHEMATIC DESIGN
BOND VOTE SUPPORT

DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING
PERMITTING


CONSTRUCTION



07 TIMELINE & NEXT STEPS



Next Community Outreach Presentation –
Tuesday November 19



Questions? Comments?

bellwether architects

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