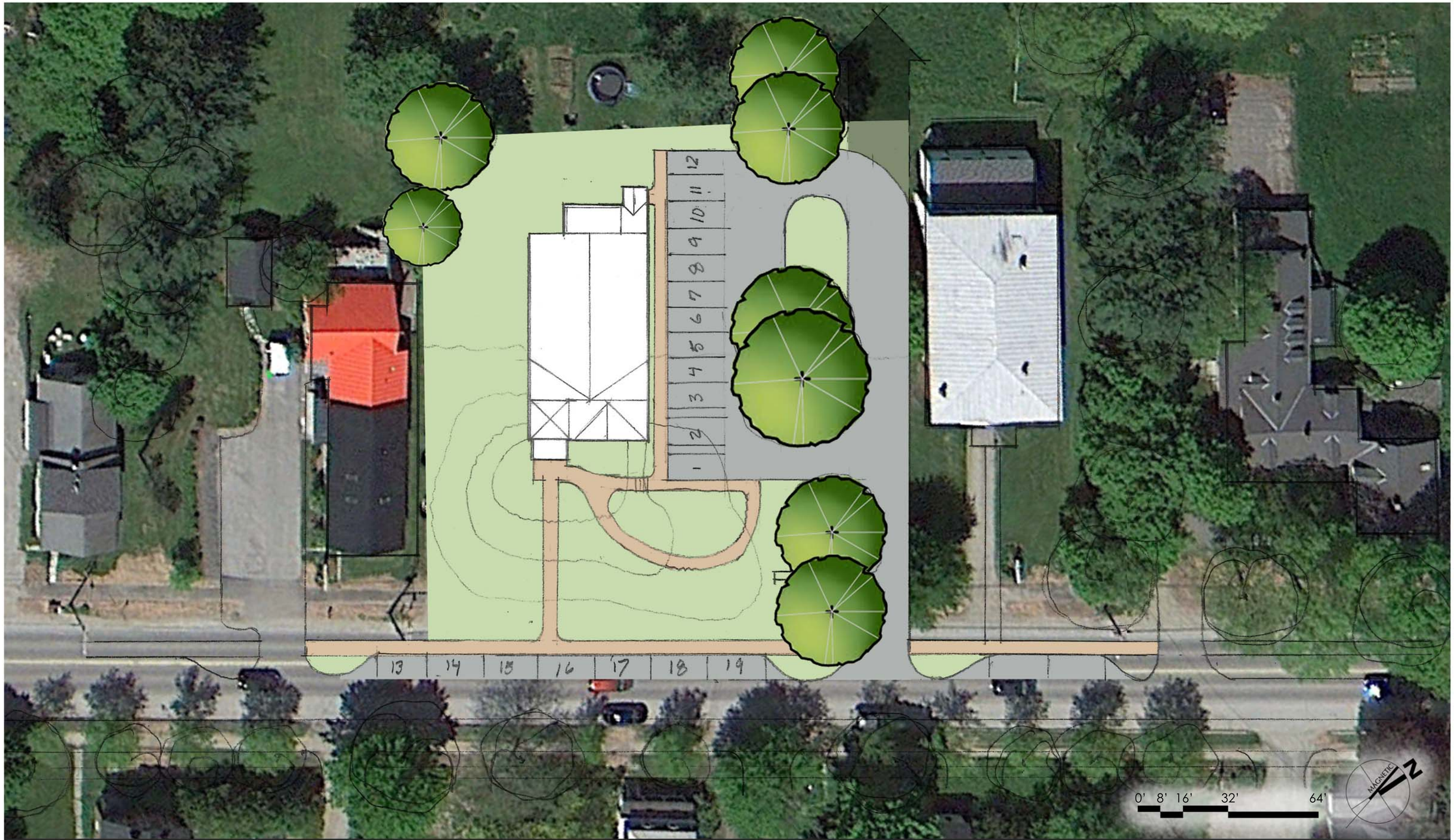
Waitsfield Town Offices

Waitsfield, VT

OVERALL SITE PLAN

November 26, 2012

MaclayArchitects



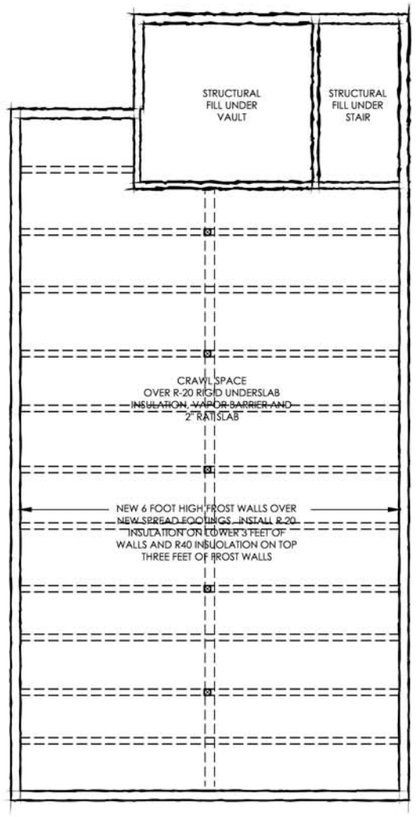
Waitsfield Town Offices

Waitsfield, VT

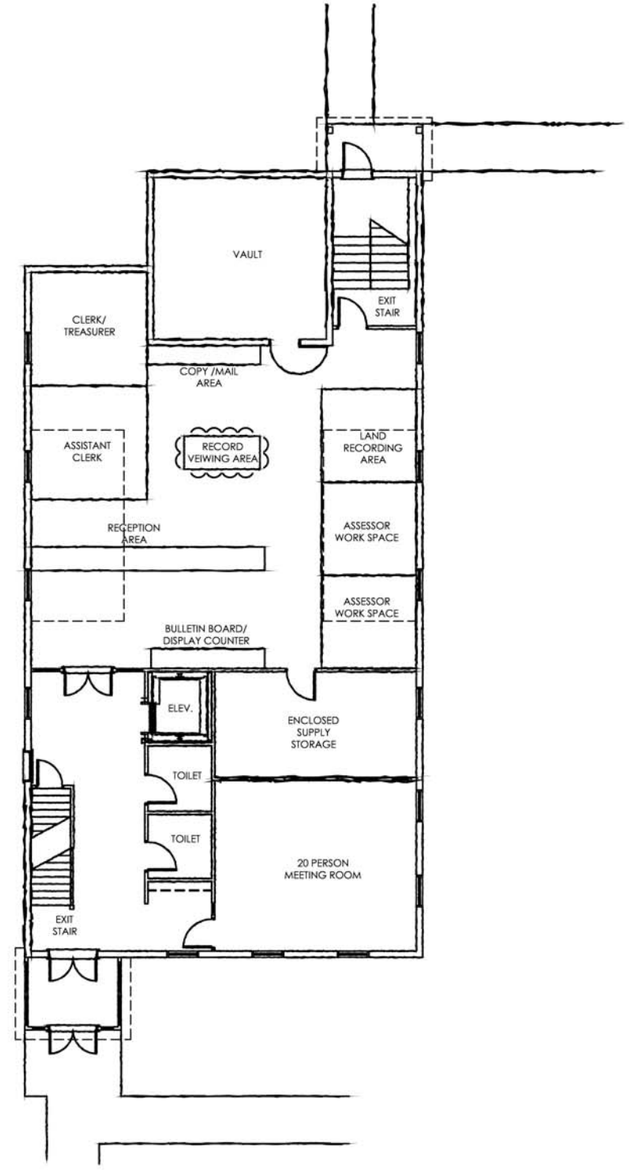
SITE PLAN - METHODIST CHURCH SITE

November 26, 2012

MaclayArchitects

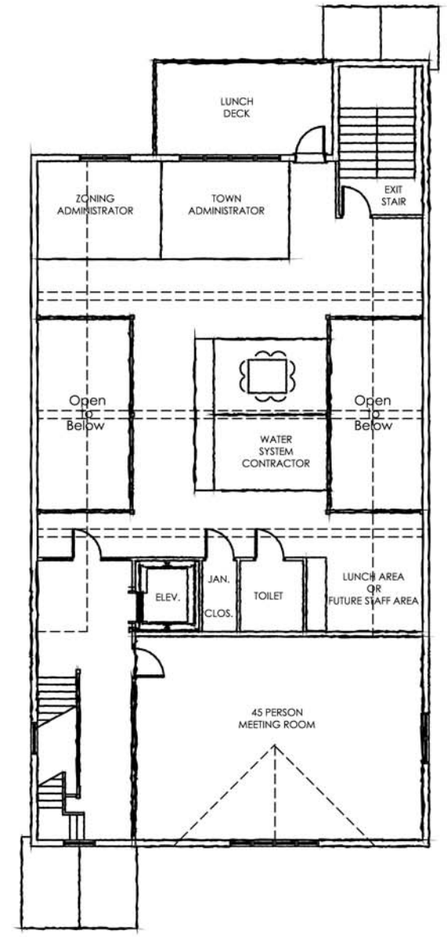


PROPOSED CRAWL SPACE PLAN
3100 GSF



PROPOSED 1ST FLOOR PLAN
3435 GSF
3260 INTERIOR AREA

TOTAL BUILDING AREA
6181 GSF
5813 FINISHED AREA



PROPOSED 2nd FLOOR PLAN
2746 GSF
2553 INTERIOR AREA

0' 4' 8' 16' 32'

MAGNETIC N

Waitsfield Town Offices

Waitsfield, VT

PLANS - METHODIST CHURCH

November 20, 2012

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Waitsfield Town Offices

Waitsfield, VT

CONTEXT - WEST STREET SIDE

November 1, 2012

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Waitsfield Town Offices

Waitsfield, VT

SITE PLAN - FARMSTAND SITE

November 26, 2012

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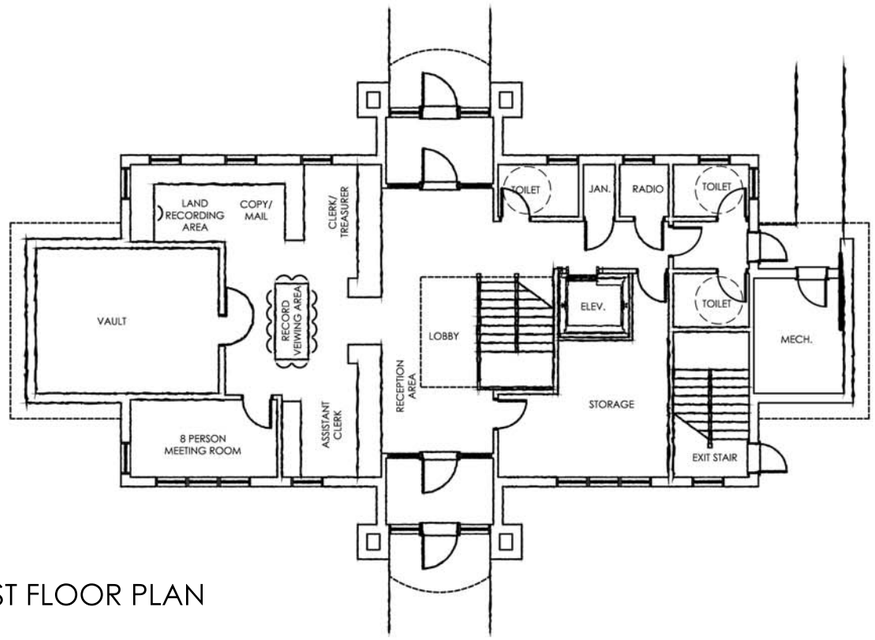
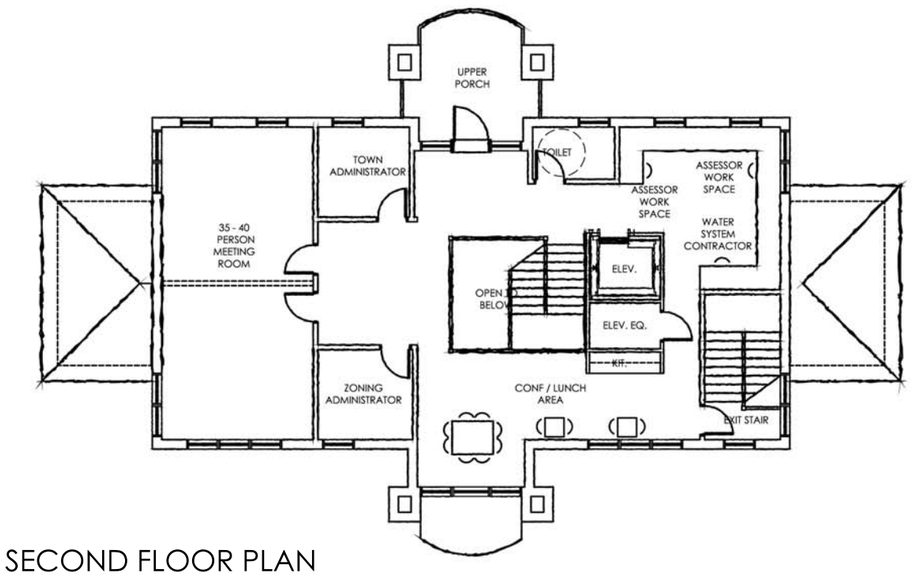


FIRST FLOOR PLAN

PROPOSED 1ST FLOOR PLAN
2805 GSF
2544 INTERIOR AREA

TOTAL BUILDING AREA
4892 GSF
4415 FINISHED AREA



SECOND FLOOR PLAN

PROPOSED 2nd FLOOR PLAN
2087 GSF
1871 INTERIOR AREA

0' 4' 8' 16' 32'

MAGNETIC N

Waitsfield Town Offices

Waitsfield, VT

PLANS - FARMSTAND SITE

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0' 4' 8' 16' 32'

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ELEVATION OPTION 1

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0' 4' 8' 16' 32'

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ELEVATION OPTION 2

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0' 4' 8' 16' 32'

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ELEVATION OPTION 3

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0' 8' 16' 32' 64'

Waitsfield Town Offices

Waitsfield, VT

ELEVATIONS

November 26, 2012

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Waitsfield Town Office Feasibility Study

New Town Office Project Budget Without Library Renovation Costs

Development Costs	Flemer/Compere Lot 5 (Farm Stand Site)			Methodist Church 4276 Main Street		
Above Grade Construction	$225/SF x 4892 GSF =	$	1,100,700	$200/SF x 6181 GSF =	$	1,236,200
Replace existing foundation and create new crawlspace		$	-	$30/SF x 3100 GSF =	$	93,000
Structural floor, roof and tower modification allowance	Allow	$	-	Allow	$	100,000
Vault	Allow	$	75,000	Allow	$	75,000
Parking, sidewalks and landscaping	Allow	$	100,000	Allow	$	100,000
Other roads or drives		$	-		-	
Septic	Allow	$	15,000	Allow	$	15,000
Power	Allow	$	5,000	Allow	$	5,000
Water	Allow	$	3,000	Allow	$	3,000
Estimating Contingency	15% estimating contingency on all development costs above	$	29,700	20% estimating contingency on 1st three development costs above and 15% on others	$	59,600
Legal costs for easements and/or options to purchase	Allow	$	3,500	Allow	$	5,000
Purchase cost	Fixed	$	100,000	Assessed value but might be purchased for less	$	533,300
	Subtotal	$	1,431,900	Subtotal	$	2,225,100
Architectural, structural, mechanical and electrical engineering services	Approximately 8% of the construction costs	$	118,876	Approximately 9% of the construction costs	$	138,000
Civil engineering services		$	9,500		$	9,500
Performance bonding	Allow	$	21,115	Allow	$	31,426
Owner Representation 2 days per week for 9 months	Allow	$	31,198	Allow	$	31,198
Total project cost for town offices		**$**	**1,612,588**		**$**	**2,435,224**
Difference in development cost between Farm Stand Site and Methodist Church Site					$	822,636

Waitsfield Village Site Evaluation Matrix - Waitsfield Town Office Expansion Feasibility Study		
Item	**Flemer & Compere Farm Stand Site (Lot 5)**	**4276 Main Street Church**
Parcel size	36,981 sf, 0.85 acres	27,443 sf, 0.63 acres
Conforming structure	Proposed plan conforms with zoning	Proposed use conforms with zoning
Nonconforming aspects	None	None
Lot size adjustments needed	No	No
Septic	New on-site system proposed	New on-site system required
Water	To be connect to Town water system	To be connect to Town water system
Vehicular Access	Direct access off of main street	Direct access off of main street
Parking capacity	19 on-site spaces proposed (Zoning requires 13) Site is large enough to easily add 10 future parking spaces. Additional parallel parking available along main street for 4 to 6 cars.	12 new off-street and 6-7 curbside spaces possible (Zoning requires 16 off-street) No additional parking capacity beyond the 18-19 is viable without acquiring additional land.
Pedestrian access	In Village Residential District and on Main Street	In Village Residential District and on Main Street
Covenants	None	Will require a driveway ROW from the adjoining land owner
Town owned	Would have to be purchased by town	Would have to be purchased by town
Additional land required for:		
Septic	No	No
Parking	No	Would be desirable.
Building	No	No
Regulatory concerns	No	• The building has multiple Life Safety and ADA code issues that will have to be addressed and the structure will have to be reinforced to carry public floor loadings.
Natural hazards	No unusual risks	Unknown. Probably lead paint and some minor asbestos mitigation required
Future expansion capability		
Growth potential for Town Office Functions	Site could accommodate a 2000 - 4000 SF expansion of Town facilities on this lot	The renovated structure would have 6,180 gross square feet of area. The current town office program requirement is approximately 4,600 gross square feet. This facility would then allow the town office function to grow into the extra 1580 square feet of area within the building.
Growth potential for other compatible uses	Lot adjoins the Town's recreation field and could accommodate accessory structures for the recreational field.	Additional area in building might be rented to compatible uses such as non-profits
Energy efficiency	Proposed new office building can be high performance building which meets or exceeds the energy code requirements	Renovated building can be high performance building which meets or exceeds the energy code requirements
Pros	• On this site the Town Offices can serve as a gateway center to the recreation field. • The site is located near the school, health center and Wait House. • A good public building on this lot will enhance Main Street. • The site is large enough for the current and future town office program requirements. • The total project cost on this site will be $720,000 to $820,000 less than at the alternative site.	• The adaptive reuse of this building will ensure that this historic structure is preserved. • The extra area within the building can be used for additional meeting space or future expansion space. • The existing architecture is very civic in nature. • The building is nearer to the center of the Village. • Development on this site provides public street access to the Flemer Barn parcel.
Cons	• Does not preserve a historic structure. • The site is further from the center of the Village than the alternate site.	• The total project cost on this site will be $720,000 to $820,000 more than at the alternative site. • There is less parking than at the other site. • The site is too small to allow for future building expansion. • Three affordable rental housing units would be eliminated. • Retail space near the center of the Village would be eliminated.