

Waitsfield Town Office Feasibility Study

New Town Office Project Budget Without Library Renovation Costs						
Development Costs	Wait House Site	Flemer/Compere Lot 5 (Farm Stand)	Flemer/Compere Lot 3 (Barn Lot)	MRG Parcel on West Side of Slow Road*	TD Bank North Parcel on North Side of Slow Road*	MRG Parcel between Shaws and Post Office*
Building	\$ 990,000	\$ 990,000	\$ 990,000	\$ 990,000	\$ 990,000	\$ 990,000
Vault	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Parking, sidewalks and landscaping	\$ 150,000	\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 50,000
Other roads or drives or fill	\$ 5,000	\$ -	\$ 20,000	\$ -	\$ 40,000	\$ -
Septic	\$ 40,000	\$ 15,000	\$ 20,000	\$ 60,000	\$ 60,000	\$ 10,000
Power	\$ 5,000	\$ 5,000	\$ 16,000	\$ 5,000	\$ 5,000	\$ 5,000
Water	\$ 3,000	\$ 3,000	\$ 16,000	\$ 3,000	\$ 3,000	\$ 3,000
15% Estimating Contingency	\$ 190,200	\$ 178,200	\$ 193,050	\$ 184,950	\$ 190,950	\$ 169,950
Legal costs for easements and bonding	\$ 5,000	\$ 3,500	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000
Purchase cost	\$ -	TBA	TBA	TBA	TBA	TBA
Contingency for uncertain costs				\$ 21,000	\$ 21,000	\$ 16,000
Subtotal	\$ 1,463,200	\$ 1,469,700	\$ 1,710,050	\$ 1,598,950	\$ 1,644,950	\$ 1,478,950
Architectural, structural, mechanical and electrical engineering services	\$ 106,920	\$ 106,920	\$ 106,920	\$ 106,920	\$ 106,920	\$ 106,920
Wetlands and other site feasibility assessments	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000
Civil engineering services	\$ 11,100	\$ 9,500	\$ 11,300	\$ 10,000	\$ 10,000	\$ 10,000
Performance bonding	\$ 21,522	\$ 21,606	\$ 24,731	\$ 23,286	\$ 23,884	\$ 21,726
Additional office tables, chairs and cabinets	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Additional conference tables and chairs	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500
Owner Representation 2 days per week for 9 months	\$ 31,198	\$ 31,198	\$ 31,198	\$ 31,198	\$ 31,198	\$ 31,198
Total project cost for town offices	\$ 1,646,939	\$ 1,651,924	\$ 1,897,198	\$ 1,793,354	\$ 1,839,952	\$ 1,666,794
	Least expensive	\$ 4,985	\$ 250,259	\$ 146,415	\$ 193,013	\$ 19,855

* The land acquisition costs, wetland mitigation cost, high water table mitigation costs and sewage disposal cost for the Irasville parcels are very preliminary and as such a 10% contingency has been added to the septic and purchase price budgets

Library Renovation Budget	
Selective demolition	\$ 9,000
Structural modifications	\$ 15,000
New restrooms	\$ 20,000
New power, lighting, and interior finishes at lower level	\$ 64,000
New 2 stop elevator	\$ 60,000
New accessible walkways	\$ 15,000
15% Estimating Contingency	\$ 26,100
Total library renovation costs	\$ 209,100
A/E services	\$ 31,365
Performance bonding	\$ 5,637
Total project cost for library	\$ 246,102

The above library budget does not include furnishings or any improvement to the sewage disposal system

Note: Availability and cost (if any) to acquire the three sites in Irasville still needs to be confirmed. McLain has given us a \$2,300 cost estimate to do wetlands analysis and permitting, but no budget for wetland mitigation.

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Irasville Site Evaluation Matrix - Waitsfield Town Office Expansion Feasibility Study			
Item	MRG Parcel on West Side of Slow Road	TD Bank North Parcel on North Side of Slow Road	MRG Parcel between Shaws and Post Office
Parcel size	Approx. 40,500 sf, 0.93 acres	42,000 sf, 0.96 acres including Skatium parcel	35,200 sf, 0.8 acres with 0.45 acres for building area
Conforming structure	Proposed plan conforms with zoning	Proposed plan conforms with zoning	Proposed plan conforms with zoning
Nonconforming aspects	None	None	Requires Shaws parking easement
Lot size adjustments needed	No	Requires that Skatium deed 1/3 acre to Town	Requires parking in Shaws parking lot
Septic	New system needed; would have to be developed through participation in a Phase of the Waitsfield Waste Water Community Loan Program	New system needed; would have to be developed through participation in a Phase of the Waitsfield Waste Water Community Loan Program	Likely can use existing MRG septic
Water	To be connect to Town water system	To be connect to Town water system	To be connect to Town water system
Vehicular Access	Direct of off Slow Road	Direct of off Slow Road	Off Shaws Parking Lot
Parking capacity	19 new spaces proposed (Zoning requires 13) Site is large enough to easily add 10 future parking spaces.	19 new spaces proposed (Zoning requires 13) Site is large enough to easily add 10 future parking spaces.	Adequate capacity if Shaws approves and uncertain cost
Pedestrian access	Currently no sidewalks but these could be developed over future years	Currently no sidewalks but these could be developed over future years	Currently no sidewalks but these could be developed over future years
Covenants	To be determined	To be determined	Shaw's and Landowners to be determined
Town owned	Would have to be purchased by Town	Would have to be purchased by Town	Would have to be purchased or leased by Town
Additional land required for:			
Septic	Yes, would have to be part of improvements proposed to existing septic systems in the general area in 1 to 3 years with uncertain costs	Yes, would have to be part of improvements proposed to existing septic systems in the general area in 1 to 3 with uncertain costs	No, part of existing Mad River Green Sewage and uncertain cost
Parking	No	Yes. Would have to acquire land from Skatium to create adequate parking	Yes. Use of Shaw's and Post Office Parking
Building	No	No	Minimally
Regulatory concerns	Wetland mitigation and septic disposal are open issues that would have to solved	Wetland mitigation and septic disposal are open issues that would have to solved	Wetland mitigation and septic disposal are open issues that would have to solved
Natural hazards	No unusual risks	No unusual risks	No unusual risks
Impact on Library			
Includes expansion for Library	No	No	No
Makes current Town Office Space available to Library	Yes	Yes	Yes
Future expansion capability			
Growth potential for Town Office Functions	Site could accommodate a 2000 - 4000 SF expansion of Town facilities on this lot	Site could accommodate a 2000 - 4000 SF expansion of Town facilities on this lot	No
Growth potential for other compatible uses	This lot is not large enough to accommodate uses other than the town offices	This lot is not large enough to accommodate uses other than the town offices	This lot is not large enough to accommodate uses other than the town offices
Energy efficiency	Proposed new office building can be high performance building which meets or exceeds the energy code requirements	Proposed new office building can be high performance building which meets or exceeds the energy code requirements	Proposed new office building can be high performance building which meets or exceeds the energy code requirements

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Waitsfield Village Site Evaluation Matrix - Waitsfield Town Office Expansion Feasibility Study				
Item	Joslin Memorial Library and Town Office Site	Wait House and Fire Station Site	Flemer & Compere Barn Site (Lot 3)	Flemer & Compere Farm Stand Site (Lot 5)
Parcel size	13,536 sf, 0.31 acres	84,738 sf, 1.95 acres	203,137 sf, 4.66 acres	36,981 sf, 0.85 acres
Conforming structure	Proposed plan conforms with zoning	Proposed plan conforms with zoning	Proposed plan conforms with zoning	Proposed plan conforms with zoning
Nonconforming aspects	None	None	None	None
Lot size adjustments needed	No	Septic setback easement required	No	No
Septic	New system needed; but no solution identified	New on-site system proposed	New on-site system proposed	New on-site system proposed
Water	To be connect to Town water system	To be connect to Town water system	To be connect to Town water system	To be connect to Town water system
Vehicular Access	No improvements identified	Direct access off of main street	Requires ROW access though Odd Player's lot	Direct access off of main street
Parking capacity	Zoning would require that 13 additional parking spaces be provided if the town office expansion was located at this site; but no additional parking can be developed at this site	19 new spaces proposed (Zoning requires 13) Town office parking is added to Wait House Parking, thereby making all 31 spaces available for night meetings. No additional parking options available unless fire station relocated	30 new spaces proposed (Zoning requires 13) Parking is situated to serve both new town offices and Odd Players 's Hall. Site has adequate area for future additional parking for town office expansion or other uses	19 new spaces proposed (Zoning requires 13) Site is large enough to easily add 10 future parking spaces. Additional parallel parking available along main street for 8 to 12 cars.
Pedestrian access	Most central location in Village Center	In Village Residential District and on Main Street	Within walking distance of Village residences but off of Main Street on a separate access road.	In Village Residential District and on Main Street
Covenants	No, but historically used as a library and is a historic building	No, but fire station use restricts property	Seller wants 25 foot setback along west property line of Lot 4 and wants Town to access site either through Polo Field Lot or though Odd Player's lot.	None
Town owned	Owned by Town	Owned by Town	Would have to be purchased by town	Would have to be purchased by town
Additional land required for:				
Septic	Yes, but none available	No	No	No
Parking	Yes, but none available	No	No	No
Building	No, but adding a building to this site would displace pocket park	No	No	No
Regulatory concerns	Can not satisfy parking and sewage disposal needs	No	No	No
Natural hazards	At risk for future flooding	No unusual risks	No unusual risks	No unusual risks
Impact on Library				
Includes expansion for Library	No	No	No	No
Makes current Town Office Space available to Library	Yes	Yes	Yes	Yes
Future expansion capability				
Growth potential for Town Office Functions	None	Limited expansion possibilities (1500 SF) if fire station remains on site	Site could accommodate a 200 -300% expansion of Town facilities on this lot	Site could accommodate a 2000 - 4000 SF expansion of Town facilities on this lot
Growth potential for other compatible uses	If town offices are relocated then library could expand by 50% if that should ever be desirable	The site could not support additional uses as long as the fire station remains on this parcel	This large lot has adequate area for other compatible uses. The historic barn could be adapted to other compatible uses.	This lot is not large enough to accommodate uses other than the town offices
Energy efficiency	Historic structure offers limited opportunities for implementation of energy efficiency measures	Proposed new office building can be high performance building which meets or exceeds the energy code requirements	Proposed new office building can be high performance building which meets or exceeds the energy code requirements	Proposed new office building can be high performance building which meets or exceeds the energy code requirements