

Town Center Vision Committee

The Town Center Vision Committee was formed to inform Lee residents about the condition of the town center buildings and the proposed plan for facility renovation and modernization of the structures.

Town Center 2019 Proposal



Municipal Office
Building

Library

Annex

Tool Shed
w/Tramp Room

Historical
Society
Museum

Town Hall

**Build an Office Building
+
Renovate the Town Hall**

Two-Story Office Building

All Town Admin Functions

- Town Clerk, Tax Collector
- Planning and Zoning Board
- Select Board Offices

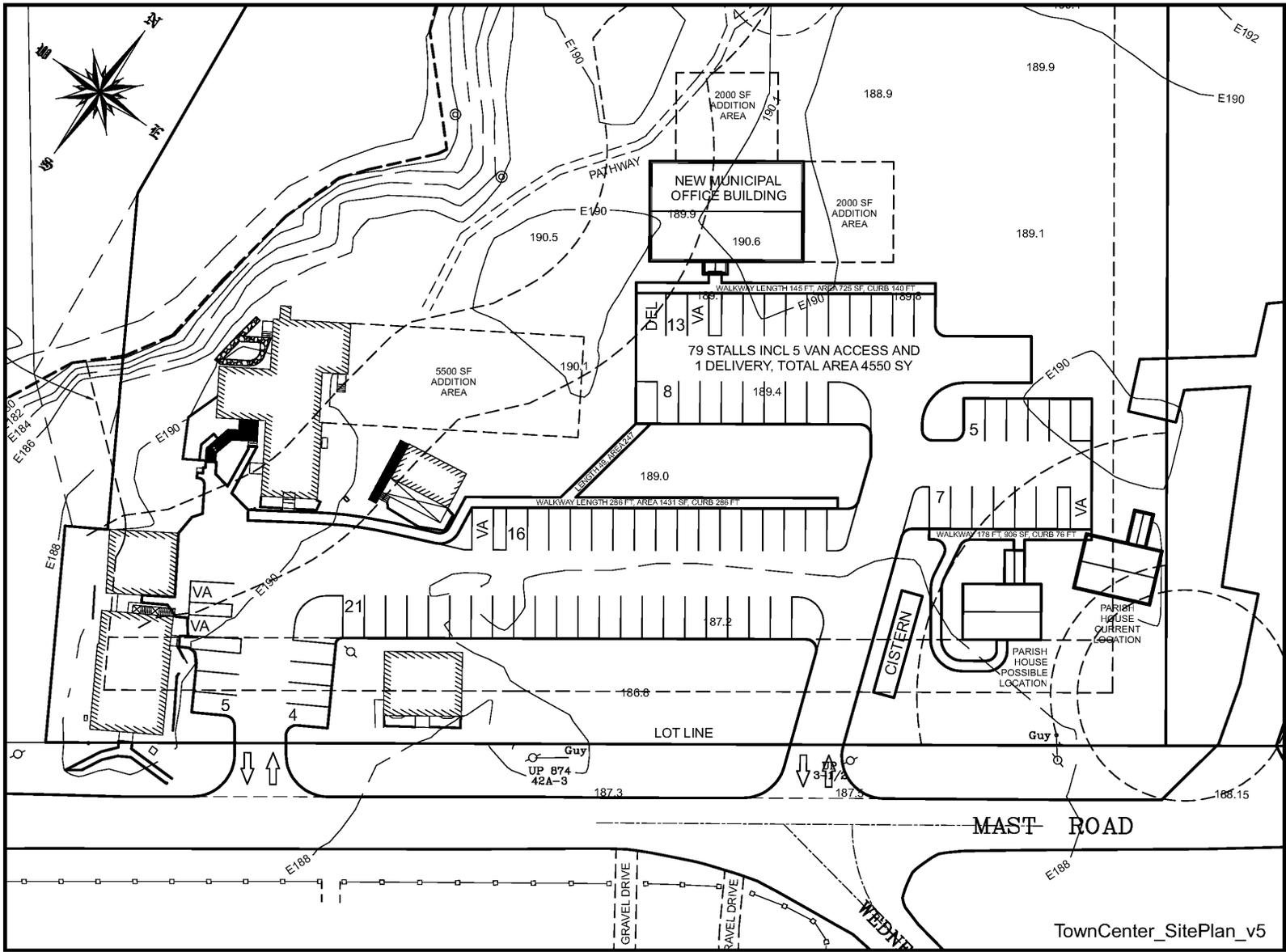
Dedicated Private Meeting Spaces

Monitored & Controlled Access

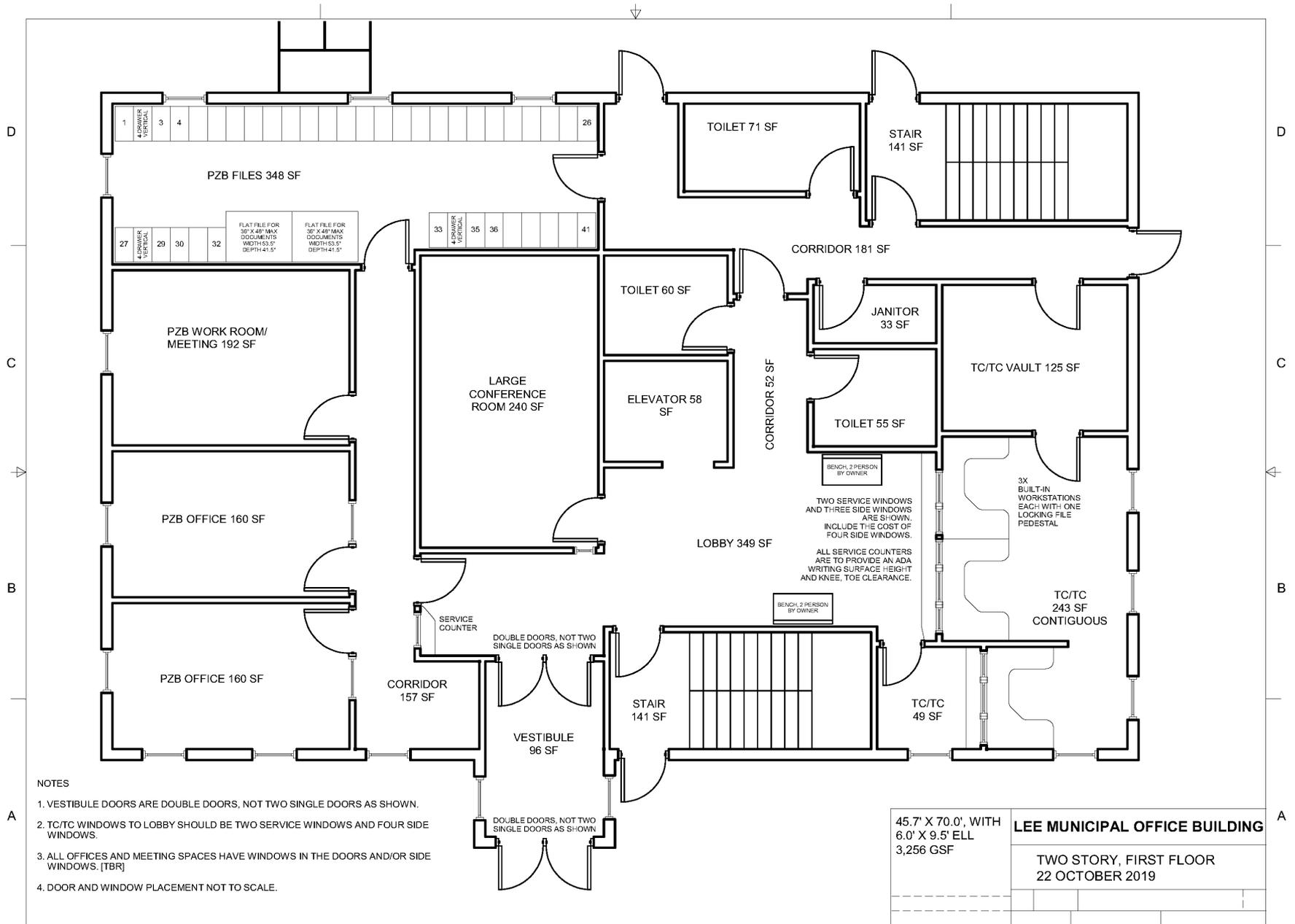
More Efficient Workspace

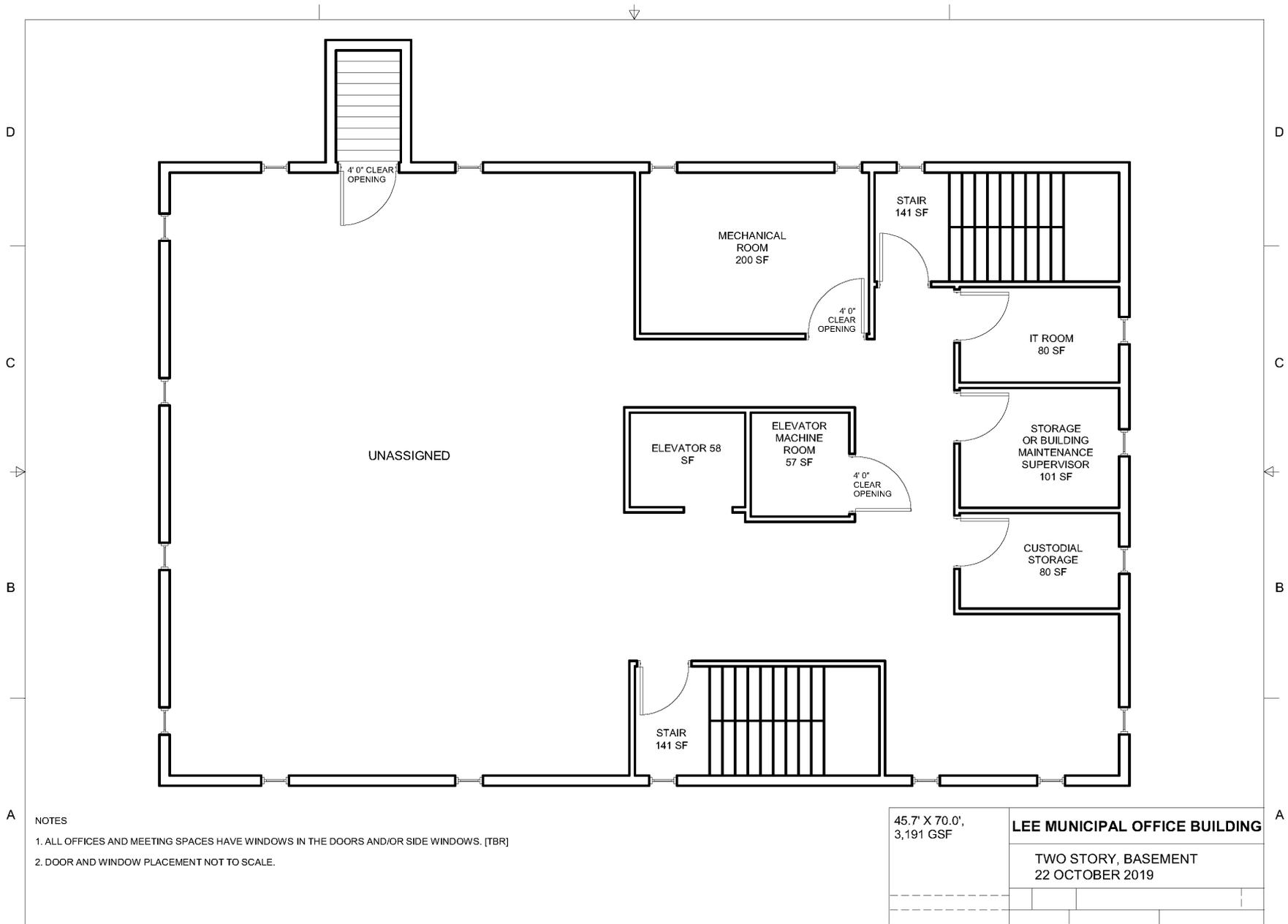
Decision CRITERIA

- **Maintenance**
- **Energy Use**
- **Daylighting**
- **Massing**
- **Room for Growth**
- **Accessible Interior Area**
- **Footprint**
- **Low-Impact Development**



TownCenter_SitePlan_v5





NOTES

1. ALL OFFICES AND MEETING SPACES HAVE WINDOWS IN THE DOORS AND/OR SIDE WINDOWS. [TBR]
2. DOOR AND WINDOW PLACEMENT NOT TO SCALE.

45.7' X 70.0', 3,191 GSF	LEE MUNICIPAL OFFICE BUILDING		
	TWO STORY, BASEMENT 22 OCTOBER 2019		

Renovate Town Hall

Eligible for Matching Funds

LCHIP

Land and Community
Heritage Investment
Program

**Requires and Assessment
and Grant Materials Prep**



Town Has Already Begun Building Reserve Fund

AECm Architects

Assess the current state of building

Provide a cost estimate for renovating the building and returning it to a meeting space

**Prepare report that meets LCHIP guidelines
(Land and Community Heritage Investment Program)**

Project Budget

Conceptual Project Budget

- *three estimates from two independent cost consultants*
- *by-owner cost estimates from vendors*

Municipal Office Building

two-story, full basement, elevator,

3,256 GSF footprint, 5,500 NSF finished

2,230,000

Site Development

land clearing, utilities, parking lots,

walkways, site lighting, landscaping

530,000

Contingency

5%

138,000

Bond Counsel

14,000

TOTAL

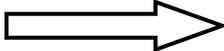
2,912,000

Town Hall Renovation (funded separately)

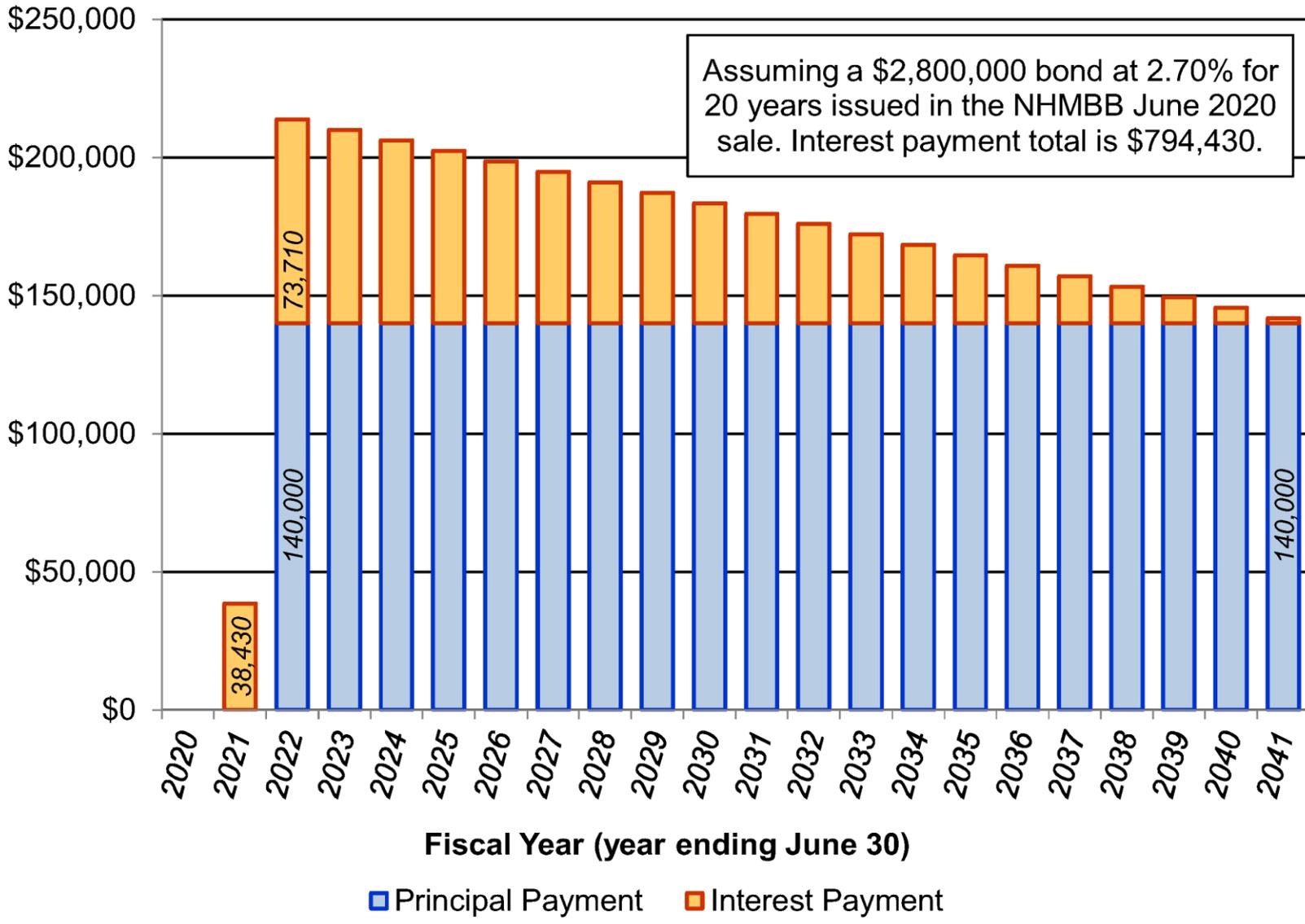
398,000

Funding Sources

Total Cost - Existing Sources = Bond Amount

TOTAL PROJECT BUDGET		2,912,000
- Grants		
USDA Rural Development Community Facility Program		0
Community Development Finance Authority		0
- Town Buildings Capital Reserve Fund		
Planned Town Center Withdrawals		0
Suggested withdrawal	112,000	
Total from Town Buildings CRF		-112,000
- Other Sources		?
BOND		2,800,000

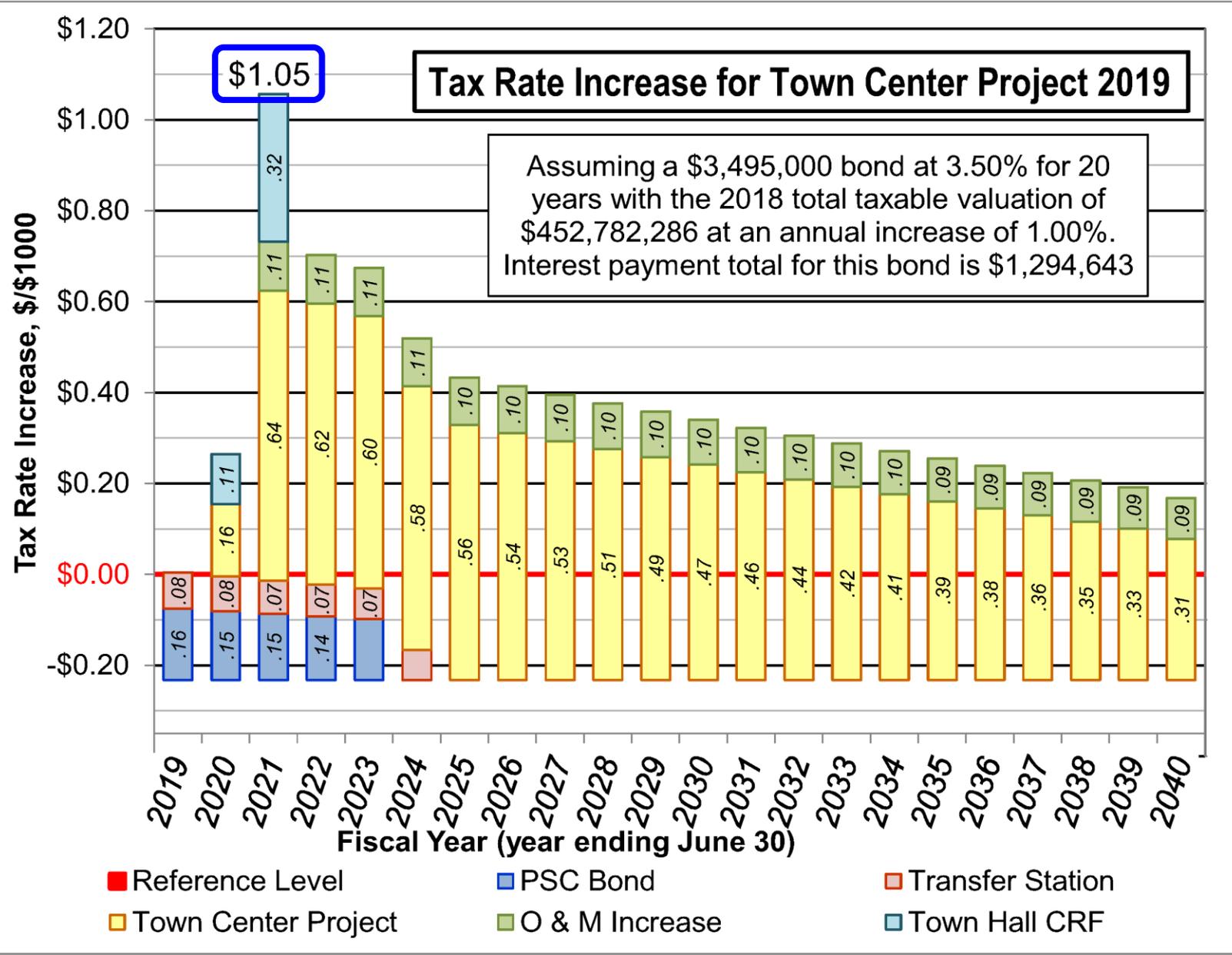
Level Principal Bond Repayment Schedule



Tax Rate Increase for Town Center Project 2019

Assuming a \$3,495,000 bond at 3.50% for 20 years with the 2018 total taxable valuation of \$452,782,286 at an annual increase of 1.00%. Interest payment total for this bond is \$1,294,643

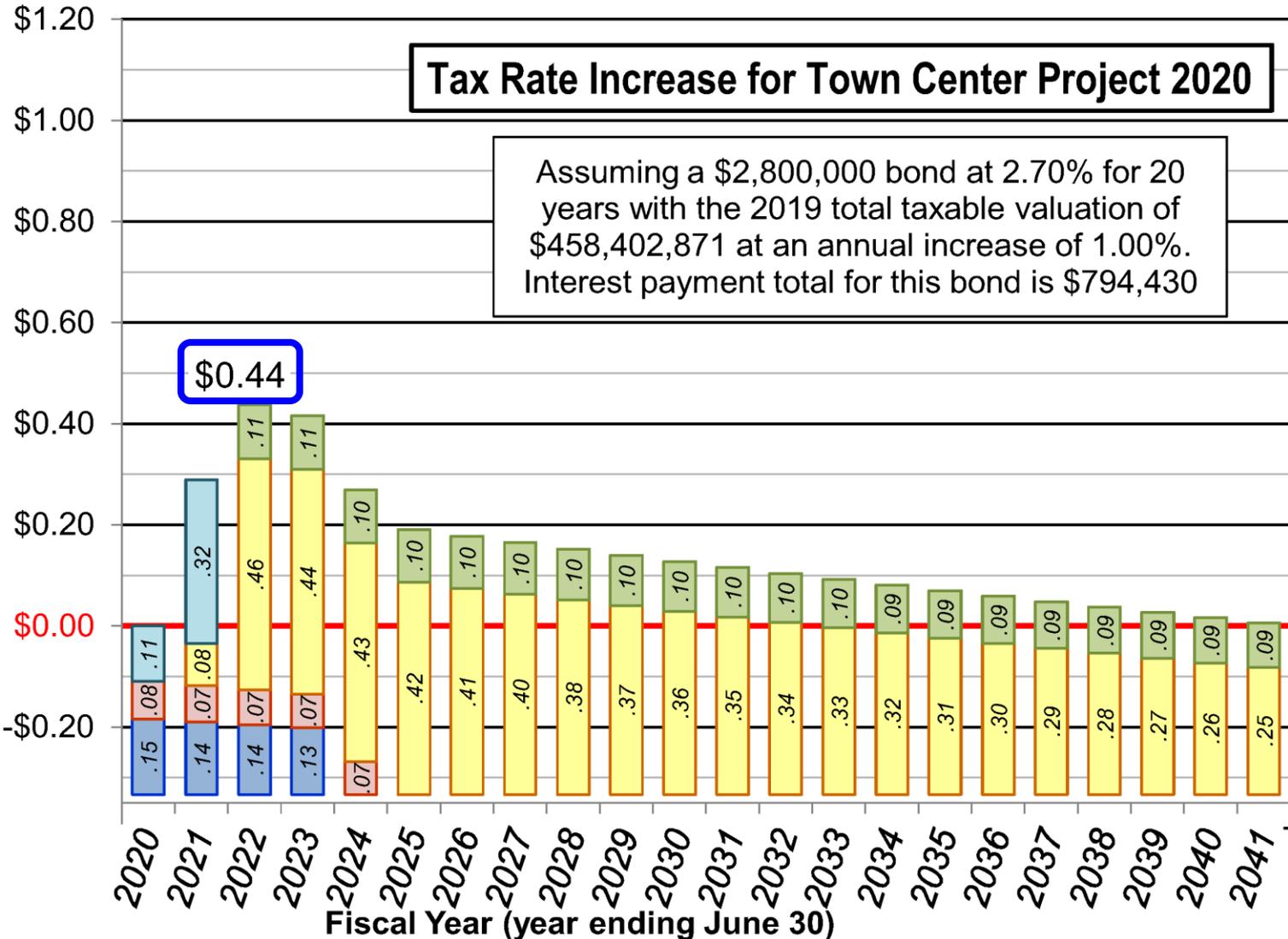
\$1.05



Tax Rate Increase for Town Center Project 2020

Assuming a \$2,800,000 bond at 2.70% for 20 years with the 2019 total taxable valuation of \$458,402,871 at an annual increase of 1.00%. Interest payment total for this bond is \$794,430

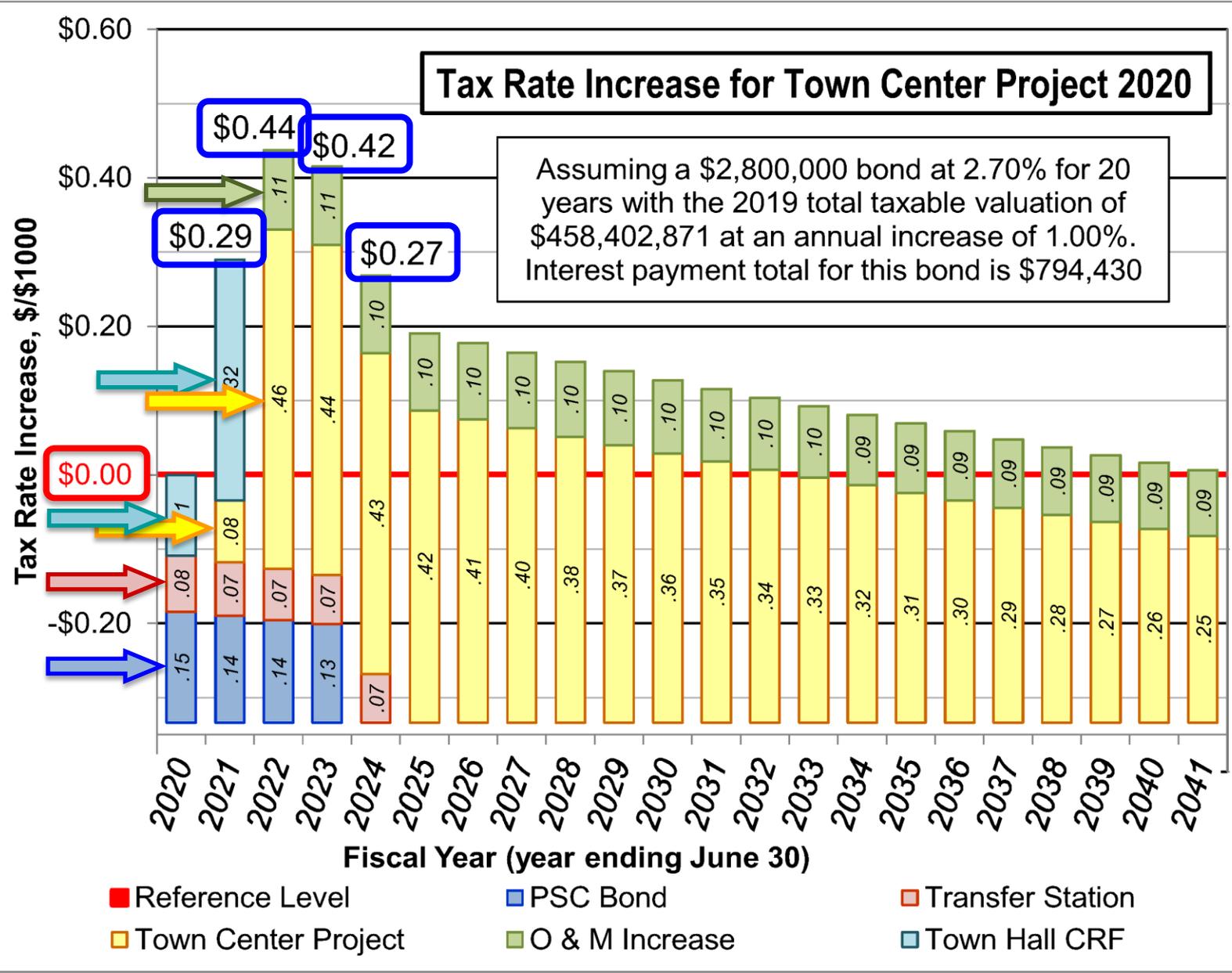
Tax Rate Increase, \$/\$1000



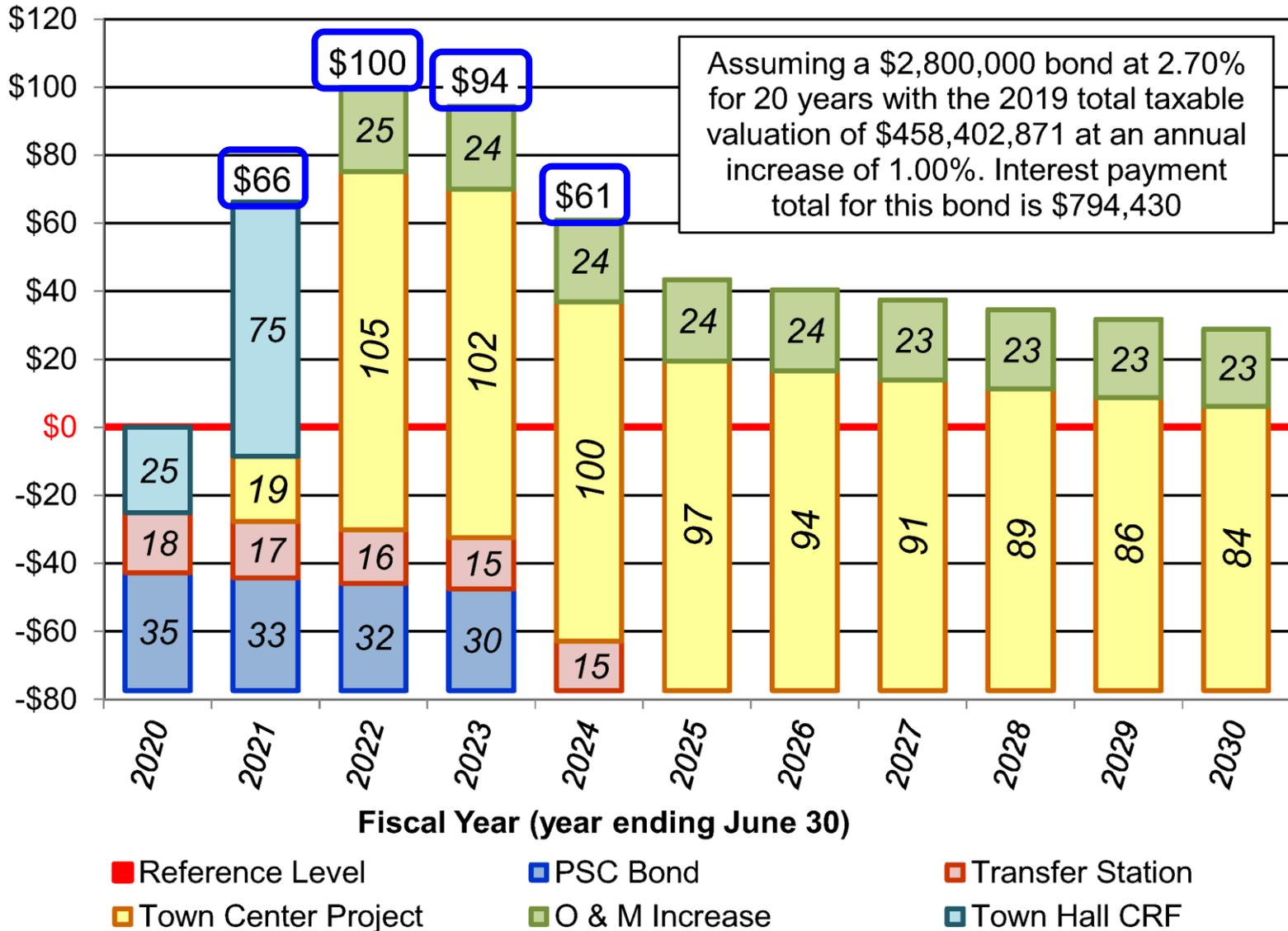
- Reference Level
- PSC Bond
- Transfer Station
- Town Center Project
- O & M Increase
- Town Hall CRF

Tax Rate Increase for Town Center Project 2020

Assuming a \$2,800,000 bond at 2.70% for 20 years with the 2019 total taxable valuation of \$458,402,871 at an annual increase of 1.00%. Interest payment total for this bond is \$794,430



Annual Tax Increase for Median House Value of \$230,500



Questions/Comments