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# Site Plan Option 2D

## Lee Municipal Facility Needs Study

AG Architects Project No. 16-704

8 February 2017

**Site Plan Option 2D:** Town Hall Site with Church Property, New Town Hall 1-Story, Expand/Renovate Library 1-Story, and Relocate/Expand Historical Society into current Town Hall 1-Story

### Zoning:

Zone: Residential Zone A, Aquifer Conservation District

Zoning Requirements:	Required	Proposed	Compliance
Lot Size:	85,000 SF	106,650 SF	Yes
Frontage:	250 FT.	404 FT.	Yes
Undevelopable Land Area: (Wetlands, steep slopes)	25 % Maximum	18,834 SF (17.7 %)	Yes
Impervious Land Coverage: (25 % Zone A, 10% Aquifer Conservation District)	10% Maximum	34,742 SF (32.6 %)	No
Setbacks:			
Front:	50 FT.	50+ FT. New Building 0-1 FT. Existing Building	Yes Existing (No)
Side:	25 FT.	16 FT. New Building 21 FT. Existing Building	No Existing (No)
Rear:	25 FT.	>25 FT.	Yes
Wetlands to Building:	75 FT.	62 FT. New Building 30 FT. Existing Building	No Existing (No)
Wetlands to Septic:	125 FT.	125+ FT.	Yes
Well to Septic (1,380 GPD)	100 FT.	100+ FT.	Yes
Strom (Open) to Septic	75 FT.	TBD	Viable
Parking: No parking within Setbacks		5 FT.	No

### Relative Costs:

Site Cost	Church Property Purchase (44,400 SF)	\$ 75,000 - \$150,000 Estimated
	Septic System (40' x 50') =	\$ 30,000 - \$35,000
	Well =	\$ 10,000 - \$15,000
	Parking Lot 47 Spaces (\$2.90 - \$3.50/SF) (13,603 SF) =	\$ 39,450 - \$47,610
	Sidewalks (\$5.00 - \$6.00/SF) (2,213 SF) =	\$ 11,065 - 13,280
	General Sitework =	<u>\$ 350,000 - \$400,000</u>
	<b>Subtotal</b>	<b>\$ 515,515 - \$660,890</b>
Town Hall Cost	New Construction (5,953 SF) (\$200 - 250/SF) =	\$ 1,190,600 - \$1,488,250
	Meeting Room (1,200 SF) (\$200 - 250/SF) =	<u>\$ 240,000 - \$300,000</u>
	<b>Subtotal</b>	<b>\$ 1,430,600 - \$1,788,250</b>
Library Cost	Relocate or Demolish Tool Shed =	\$ 15,000 - \$20,000
	Relocate Existing Freight Depot =	\$ 25,000 - \$35,000
	New Construction (4,970 SF) (\$200 - 250/SF) =	\$ 994,000 - \$ 1,242,500
	Elevator 2-Stop =	\$ 75,000 - \$85,000
	Basement 1-Story (1,760 SF) (\$65 - 75/SF) =	\$ 114,400 - \$132,000
	Renovation (3,028 SF) (\$85 - 110/SF) =	<u>\$ 257,380 - \$333,080</u>
	<b>Subtotal</b>	<b>\$ 1,480,780 - \$1,847,580</b>
Historical Society Cost	New Construction (1,166 SF) (\$200 - 250/SF) =	\$ 233,200 - \$291,500
	Basement (1,166) (\$65 - 75/SF) =	\$ 75,790 - \$87,450
	New Basement - Raise Building =	\$ 30,000 - \$40,000
	Basement, Granite Face (1,864 SF) (\$75 - 85/SF) =	\$ 139,800 - \$158,400
	Renovation Freight Depot (545 SF) (\$125 - 150/SF) =	\$ 68,125 - \$81,750
	Renovation/Display Space (1,864 SF) (\$100 - 125/SF) =	<u>\$ 186,400 - \$233,000</u>
	<b>Subtotal</b>	<b>\$ 773,315 - \$892,100</b>
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Contingency, 10%		\$ 420,000 - \$519,000
Design Fees, 9-9.5% + 2% Site Engineering		\$ 522,910 - \$637,805

### Phasing:

1A	Town Hall new construction; install new septic, well, partial parking	2C	Expand Library with new construction
1B	Relocate Planning/Code Enforcement , relocate or demolish Annex	2D	Renovate existing Library spaces
1C	Install remainder new parking	3	Renovate/expand existing Town Hall building for Historical Society
2A	Relocate or demolish Tool Shed		
2B	Relocate Freight Depot		

### Advantages/Disadvantages:

<u>Pro</u>	<u>Con</u>
<ul style="list-style-type: none"><li>Maintains buildings at Town Center</li><li>Creates an historic Town Green</li><li>Retains feeling of Town Center</li><li>Phasing permits Library expansion before Historical Society, multiple Library phases possible</li><li>Town Hall one floor, new construction, no elevator</li><li>Capacity for meeting parking needs</li><li>Elevators allow access to existing Library basements</li><li>Minimal Zoning non-compliance: Wetlands and property setbacks</li><li>Massing complements existing buildings</li><li>Existing trees serve as buffer to screen new Town Hall</li><li>Site has capacity for rain gardens for storm drainage</li></ul>	<ul style="list-style-type: none"><li>Requires purchase of land from Church</li><li>Parking is located at front and center of site</li><li>Limited access to Historical Society displays</li><li>One story buildings increase site coverage</li><li>Tool Shed moves off site or is demolished</li></ul>