

Site Plan Option 2

Lee Municipal Facility Needs Study

AG Architects Project No. 16-704

8 February 2017



Site Plan Option 2: Town Hall Site with Church Property, Expand/Renovate Town Hall 2-Stories, Combine and Expand/Renovate Library and Historical Society 2-Stories

Zoning:

Zone: Residential Zone A, Aquifer Conservation District			
Zoning Requirements:	<u>Required</u>	<u>Proposed</u>	<u>Compliance</u>
Lot Size:	85,000 SF	97,500 SF	Yes
Frontage:	250 FT.	369.5 FT.	Yes
Undevelopable Land Area:	25 % Maximum	18,834 SF (19.3 %)	Yes
(Wetlands, steep slopes)			
Impervious Land Coverage:	10% Maximum	24,192 SF (24.8 %)	No
(25 % Zone A, 10% Aquifer Conservation District)			
Setbacks:			
Front:	50 FT.	50+ FT. New Building	Yes
		0-1 FT. Existing Building	Existing (No)
Side:	25 FT.	4 FT. New Building	No
		21 FT. Existing Building	Existing (No)
Rear:	25 FT.	>25 FT.	Yes
Wetlands to Building:	75 FT.	59 FT. New Building	No
		30 FT. Existing Building	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	0 FT.	No	

Relative Costs:

Site Cost	Church Property Purchase (35,250 SF)	\$ 75,000 - \$150,000 Estimated
	Septic System (40' x 50') =	\$ 30,000 - \$35,000
	Well =	\$ 10,000 - \$15,000
	Parking Lot 48 Spaces (\$2.90 - \$3.50/SF) (15,925 SF) =	\$ 46,183 - \$55,738
	Sidewalks (\$5.00 - \$6.00/SF) (2,824 SF) =	\$ 14,120 - \$16,944
	General Sitework =	<u>\$ 300,000 - \$350,000</u>
	Subtotal	\$ 475,303 - \$622,682
Town Hall Cost	New Construction (4,594 SF) (\$200 - 250/SF) =	\$ 918,800 - \$ 1,148,500
	Elevator 3-Stop =	\$ 80,000 - \$90,000
	New Basement - Raise Building =	\$ 30,000 - \$40,000
	Basement, Granite Face (1,864 SF) (\$75 - 85/SF) =	\$ 139,800 - \$158,400
	Renovation/Meeting Space (2,559 SF) (\$100 - 125/SF) =	<u>\$ 255,900 - \$319,875</u>
	Subtotal	\$ 1,424,500 - \$1,756,775
Library Cost	New Construction (4,970 SF) (\$200 - 250/SF) =	\$ 994,000 - \$ 1,242,500
	Elevator 3-Stop =	\$ 80,000 - \$90,000
	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>
		\$ 1,445,780 - \$1,797,580
Historical Society Cost	New Construction (3,040 SF) (\$200 - 250/SF) =	\$ 608,000 - \$760,000
	Elevator 3-Stop	Included in Library
	Renovation (545 SF) (\$125 - 150/SF) =	\$ 68,125 - \$81,750
	Relocate Existing Freight Depot =	<u>\$ 25,000 - \$35,000</u>
		\$ 701,125 - \$876,750
	Subtotal	\$2,146,905 - \$2,674,330
Additional Basement vs. Slab	Library 2-Story (1,920 SF) (\$65 - 75/SF) =	\$ 124,800 - \$144,000
	Contingency, 10%	\$ 404,670 - \$505,000
	Design Fees, 9.5% + 2% Site Engineering	\$ 514,000 - \$648,000

Phasing:

1A	Move Tool Shed	2A	Temporarily relocate Freight Depot
1B	Expand Town Hall with new construction	2B	Expand Library with new construction for Library and Historical Society
1C	Relocate Planning/Code Enforcement , relocate or demolish Annex	2C	Relocate Freight Depot
1D	Renovate Existing Town Hall building/Meeting Room, new basement	2D	Renovate existing Library spaces
1E	Install septic/well/new parking		

Advantages/Disadvantages:

Pro	Con
<ul style="list-style-type: none">Maintains buildings at Town CenterCreates an historic Town GreenRetains feeling of Town CenterCombined Library/Historical Society allows greater access to museum displaysMeeting Room located in Town Hall first floorCapacity for meeting parking needsElevators allow access to existing Town Hall second floor and Library basementsTwo story buildings reduce site coverageMinimal Zoning non-compliance: Wetlands and property setbacksMassing complements existing buildingsTool Shed fits on siteExisting trees serve as buffer to screen parkingSite has capacity for rain gardens for storm drainage	<ul style="list-style-type: none">Requires purchase of land from Church