

Site Plan Option 5

Lee Municipal Facility Needs Study

AG Architects Project No. 16-704

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Site Plan Option 5: Stevens Field Site for New Town Hall, Library and Historical Society at Current Site, Construct New Town Hall 1-Story, Combine and Expand/Renovate Library and Historical Society 2-Stories with relocated previous Town Hall building

Zoning:

Zone: Residential Zone A, Aquifer Conservation District
Zoning Requirements:

	Town Center			Stevens Field		
	Required	Proposed	Compliance	Required	Proposed	Compliance
Lot Size:	85,000 SF	62,250 SF	Existing (No)	85,000 SF	2,724,084 SF	Yes
Frontage:	250 FT.	219 FT.	Existing (No)	250 FT.	1,247 FT.	Yes
Undevelopable Land Area:	25 % Max.	18,834 SF (30.3%)	No	25 % Max.	1,909,467 SF (70.1%)	No
(Wetlands, steep slopes)						
Impervious Land Coverage:	10% Max.	17,245 SF (27.7%)		10% Max.	97,956 SF (3.6%)	Yes
(25 % Zone A, 10% Aquifer Conservation District)						
Setbacks:						
Front:	50 FT.	54 FT.	Yes	50 FT.	50+ FT.	Yes
Side:	25 FT.	26 FT. New	Yes	25 FT.	>25 FT.	Yes
		1-2 FT. Exist	Exist (No)			
Rear:	25 FT.	>25 FT.	Yes	25 FT.	>25 FT.	Yes
Wetlands to Building:	75 FT.	54 FT./68 FT. New	Yes	75 FT.	>75 FT.	Yes
		30 FT. Exist	Exist (No)			
Wetlands to Septic:	125 FT.	125+ FT.	Yes	125 FT.	>125 FT.	Yes
Well to Septic (1,380 GPD)	100 FT.	100+ FT.	Yes	100 FT.	>100 FT.	Yes
Storm (Open) to Septic	75 FT.	TBD	Feasible	75 FT.	TBD	Feasible
Parking: No parking within Setbacks		0 Ft.	No		0 Ft.	No

Relative Costs:

		Town Center	Stevens Field
Town Hall Site Cost	Septic System (40' x 30') =		\$ 20,000 - \$25,000
	Well =		\$ 10,000- \$15,000
	Parking Lot 48 Spaces (\$2.90- \$3.50/SF) (14,376 SF) =		\$ 41,690 - \$50,316
	Sidewalks (\$5.00 - \$6.00/SF) (957 SF) =		\$ 4,785 - \$5,742
	General Sitework =		<u>\$ 200,000 - \$250,000</u>
		Subtotal	\$ 276,475 - \$346,058
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>
		Subtotal	\$1,430,600 - \$1,788,250
Library/Historical Society Site Cost	Septic System (40' x 20') =	\$ 15,000 - \$20,000	
	Well =	\$ 10,000- \$15,000	
	Parking Lot 21 Spaces (\$2.90- \$3.50/SF) (7,162 SF) =	\$ 20,770 - \$25,067	
	Sidewalks (\$5.00 - \$6.00/SF) (1,373 SF) =	\$ 6,865 - \$8,238	
	General Sitework =	<u>\$ 200,000 - \$250,000</u>	
		Subtotal	\$ 252,635 - \$318,305
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 (1,010 SF) (\$65 - 75/SF) =	\$ 65,650 - \$75,750	
	Renovation (3,028 SF) (\$85 - 110/SF) =	<u>\$ 257,380 - \$333,080</u>	
		\$ 1,397,030 - \$1,741,330	
Historical Society Cost	New Construction (471 SF) (\$200 - 250/SF) =	\$ 94,200 - \$117,750	
	Elevator 3-Stop =	Included in Library	
	Renovation (545 SF) (\$125 - 150/SF) =	\$ 68,125 - \$81,750	
	Relocate Existing Freight Depot =	\$ 25,000 - \$35,000	
	New Basement - Raise/Move TH Building =	\$ 35,000 - \$45,000	
	Basement, Granite Face (1,864 SF) (\$75 - 85/SF) =	\$ 139,800 - \$ 158,400	
	Renovation TH (2,559 SF) (\$100 - 125/SF) =	<u>\$ 255,900 - \$319,875</u>	
		\$ 618,025 - \$757,775	
		Subtotal	\$ 2,015,055 - \$2,499,105
Additional Basement vs. Slab	Library 2-Story (2,688 SF) (\$65 - 75/SF) =	\$ 174,720 - \$201,600	
	Contingency, 10%	\$ 397,476 - \$495,172	
	Design Fees, 9% + 2% Site Engineering	\$ 476,000 - \$601,000	

Phasing:

1A	Construct new Town Hall with new construction (without Meeting Room) and site work at Stevens Field	3A	Relocate Freight Depot
1B	Move all departments into Town Hall	3B	Expand Library/Historical Society with new construction
2A	Relocate or demolish Annex	3C	Renovate Library
2B	Relocate Old Town Hall on Site, New Basement	4A	Renovate Old Town Hall Building for Historical Society
2C	Install septic/well/new parking	4B	Renovate Freight Depot
		5	Expand Town Hall Stevens Field for Meeting Space

Advantages/Disadvantages:

Pro	Con
<ul style="list-style-type: none">Combined Library/Historical Society allows greater access to museum displaysMoving Town Hall to Stevens Field reduces site coverage at Town CenterMinimal Zoning non-compliance: Wetland and property setbacksCapacity for meeting parking needs at both sitesMeeting Room at Town Hall can be phasedTool Shed remains on Town Center site in current locationTown Center site has some capacity for storm drainage systemsOnly one elevator is required	<ul style="list-style-type: none">Town Hall is no longer at Town CenterTown Hall has minor impact on Stevens FieldDuplication of wells and septic systemsBuilding expansion at Town Center still has a crowded appearance