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

Annex

Historical Society Museum

Tool Shed w/Tramp Room

Town Hall

Library
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
NOTES
1. VESTIBULE DOORS ARE DOUBLE DOORS, NOT TWO SINGLE DOORS AS SHOWN.
2. TC/TC WINDOWS TO LOBBY SHOULD BE TWO SERVICE WINDOWS AND FOUR SIDE WINDOWS.
3. ALL OFFICES AND MEETING SPACES HAVE WINDOWS IN THE DOORS AND/OR SIDE WINDOWS. ([TBR])
4. DOOR AND WINDOW PLACEMENT NOT TO SCALE.
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.
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*

<table>
<thead>
<tr>
<th>TOTAL PROJECT BUDGET</th>
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<tr>
<td>- Grants</td>
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<td>- Other Sources</td>
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<td>BOND</td>
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Level Principal Bond Repayment Schedule

Assuming a $2,800,000 bond at 2.70% for 20 years issued in the NHMBB June 2020 sale. Interest payment total is $794,430.
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
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
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

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.
Questions/Comments