



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

Historical
Society
Museum

Tool Shed
w/Tramp Room

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

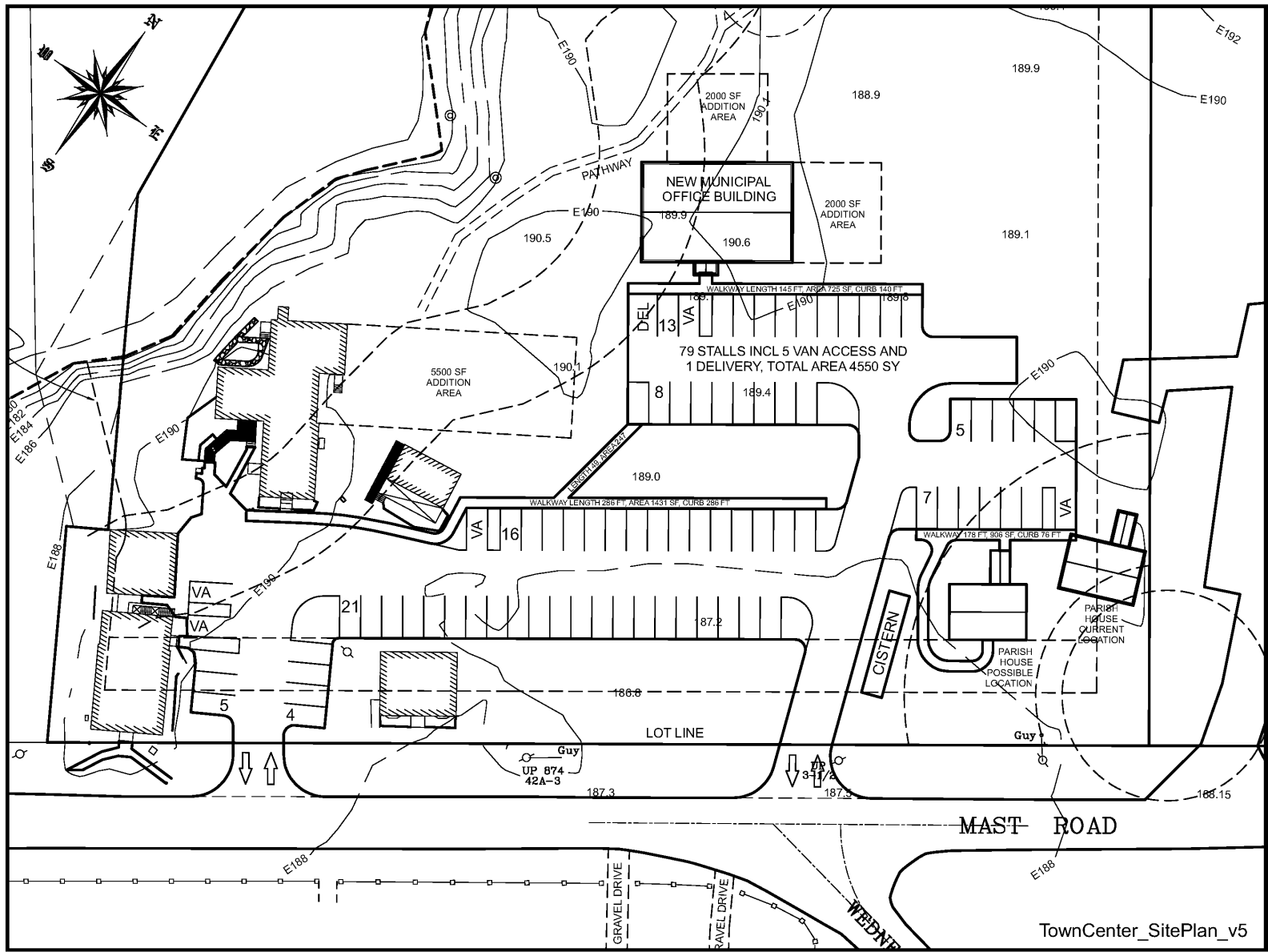
Dedicated Private Meeting Spaces

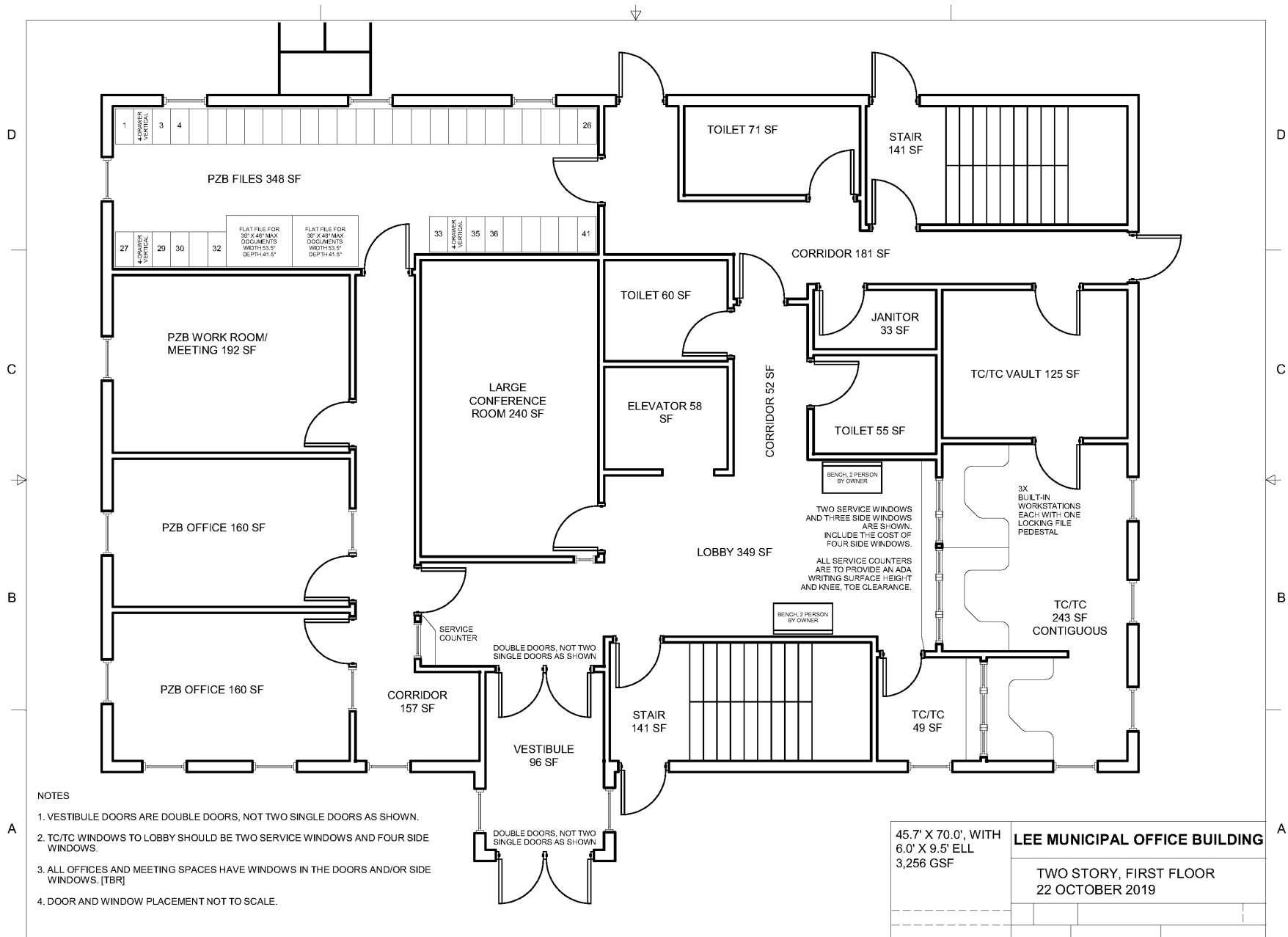
Monitored & Controlled Access

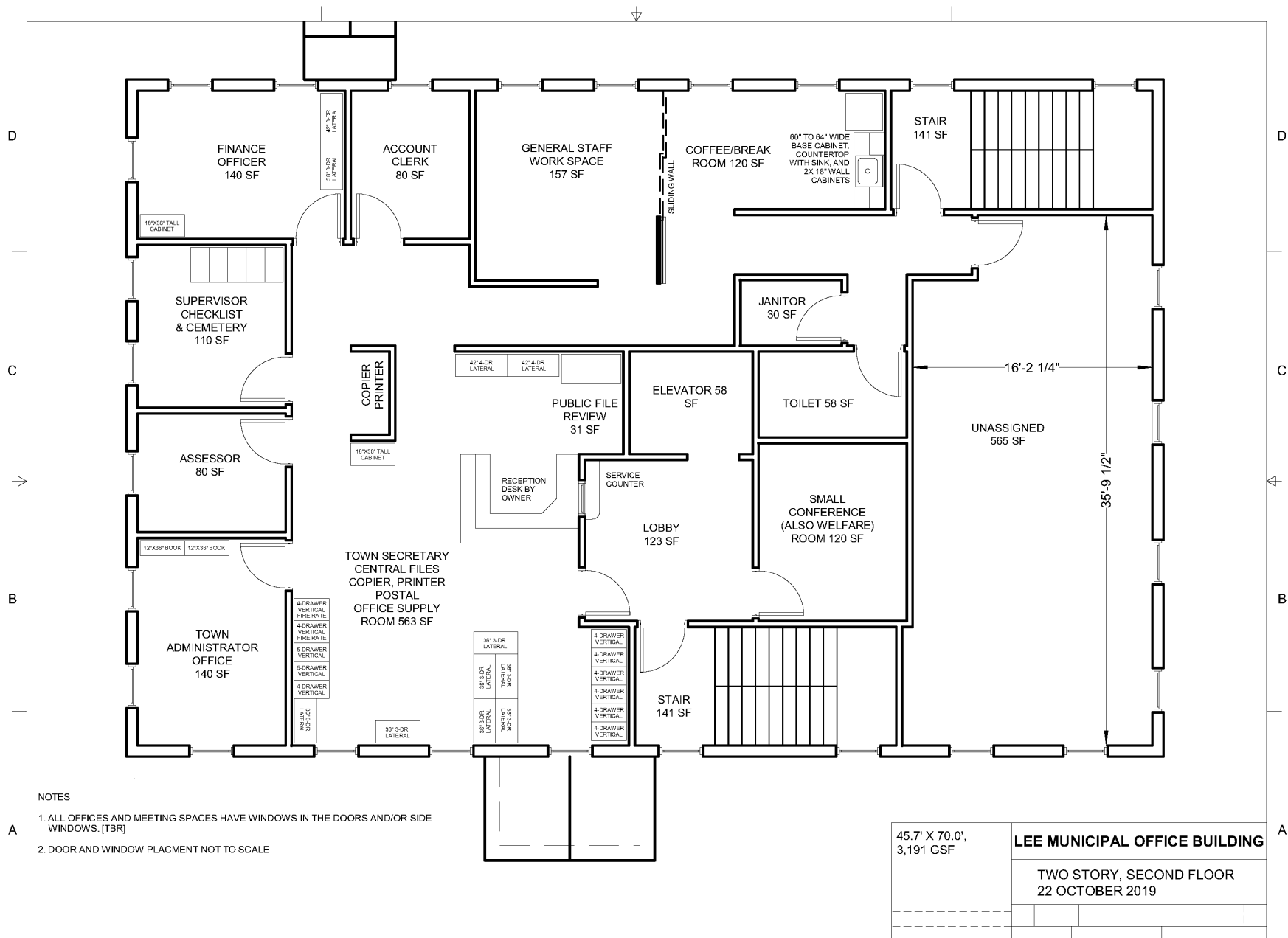
More Efficient Workspace

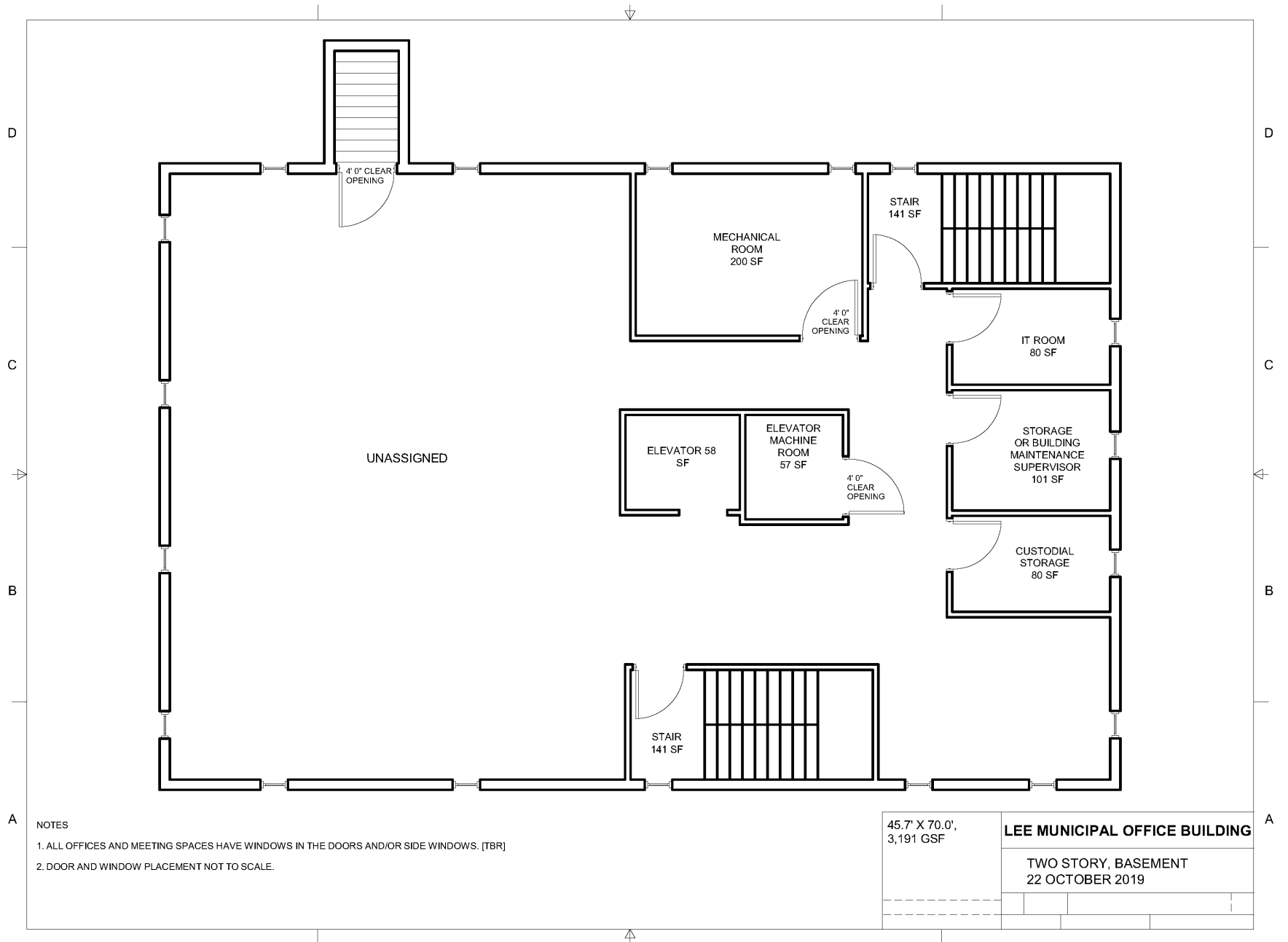
Decision CRITERIA

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









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

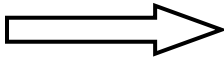
Bond Counsel 14,000

TOTAL 2,912,000

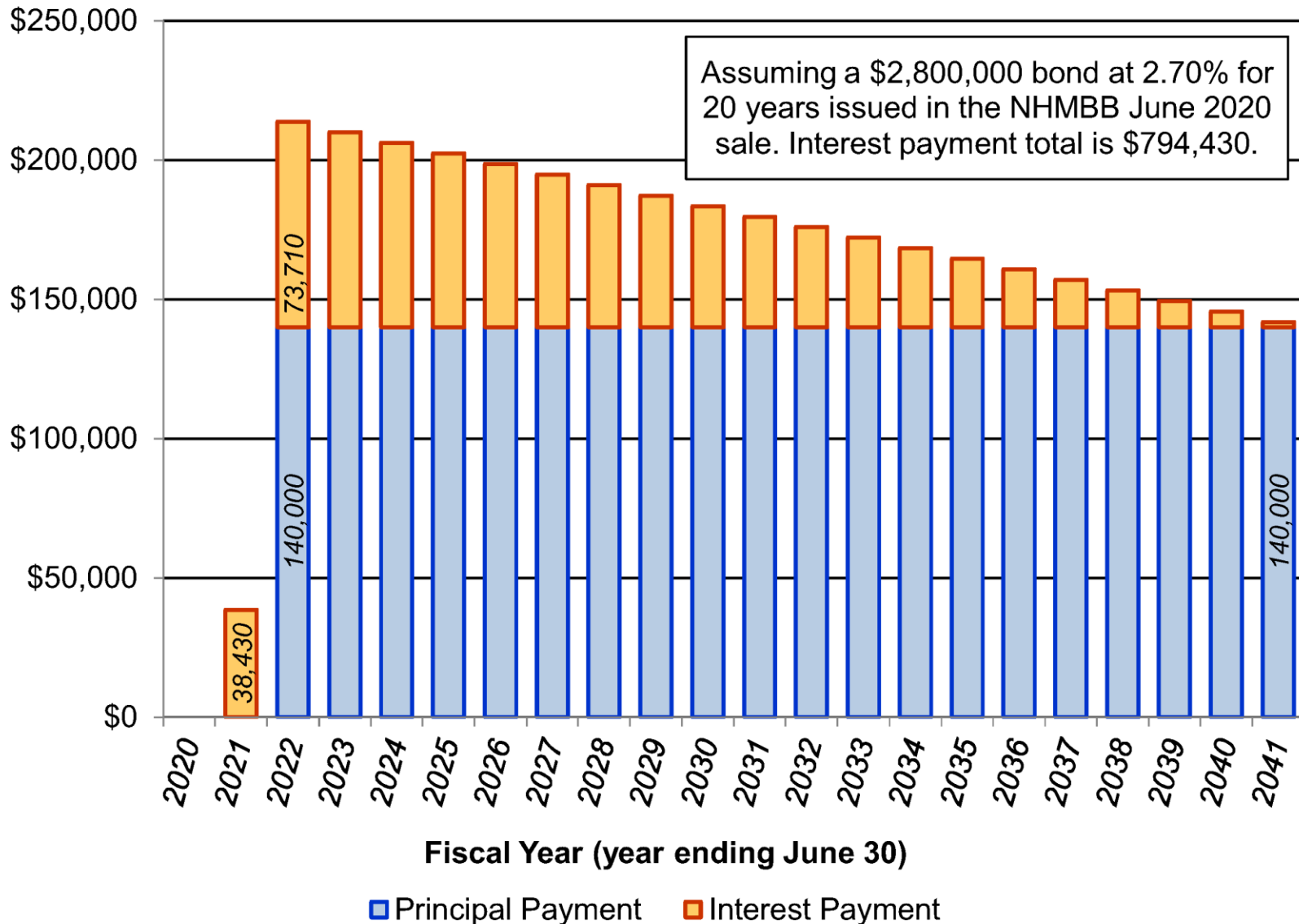
Town Hall Renovation (funded separately) 398,000

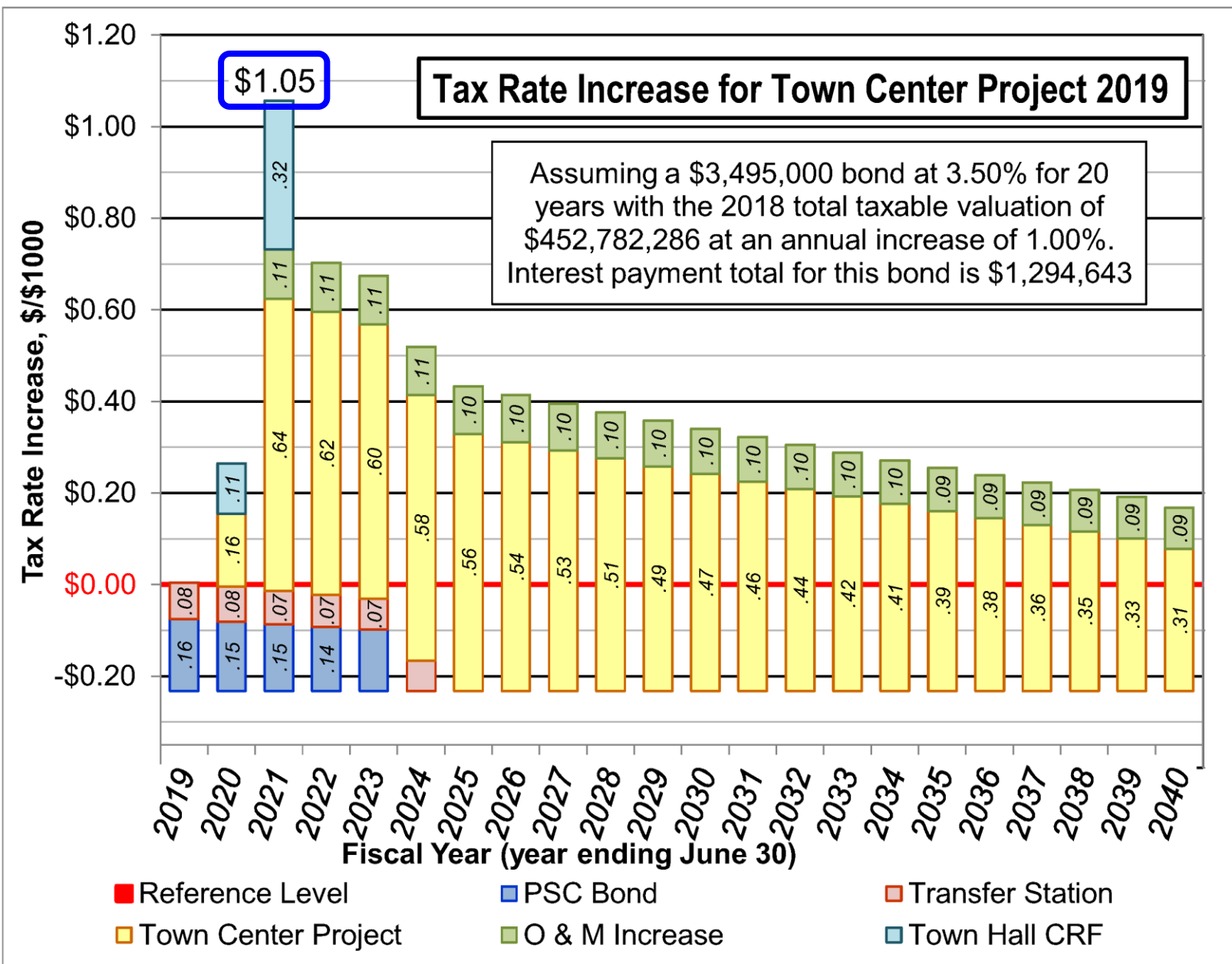
Funding Sources

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

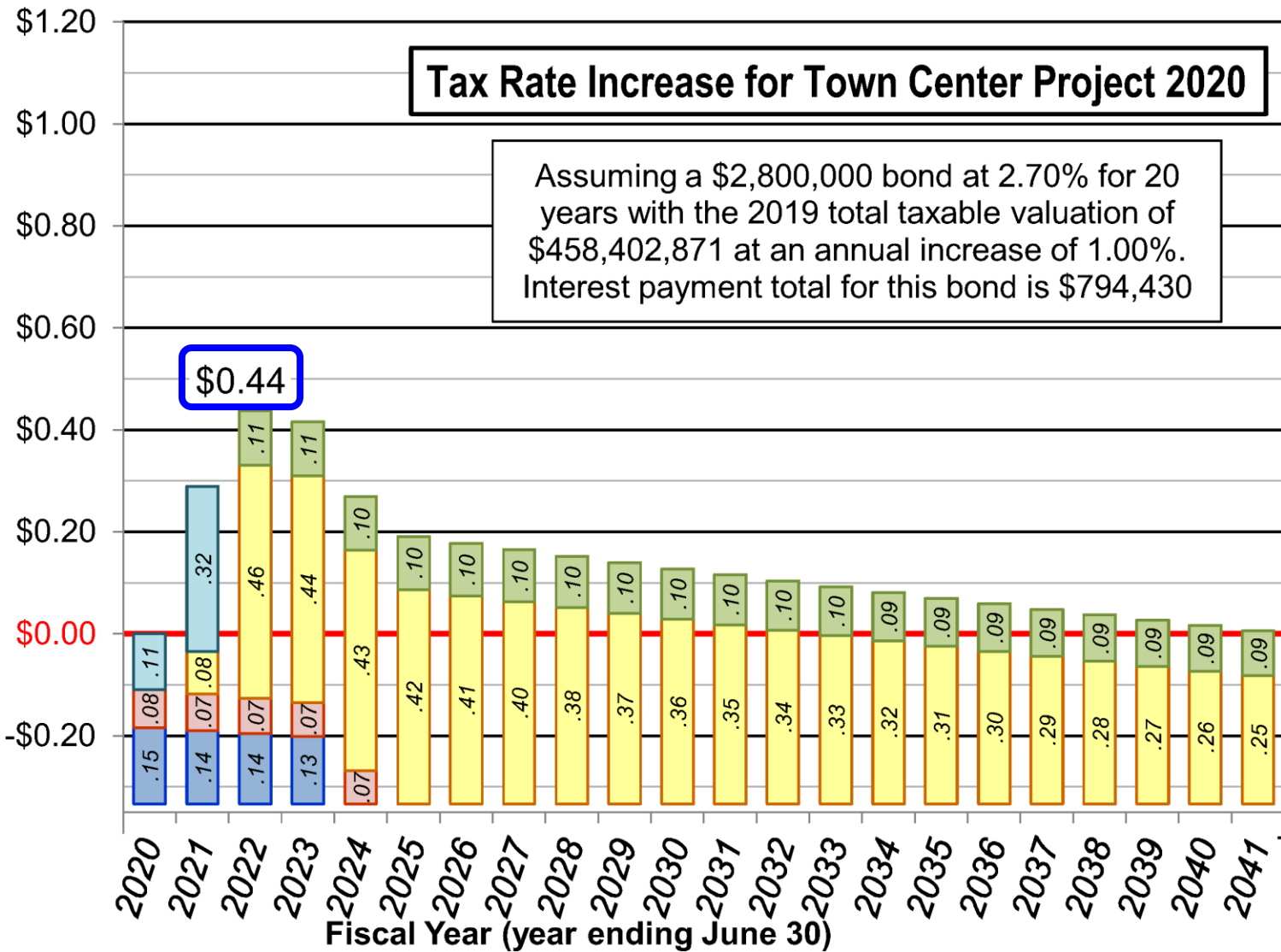




Tax Rate Increase for Town Center Project 2020

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

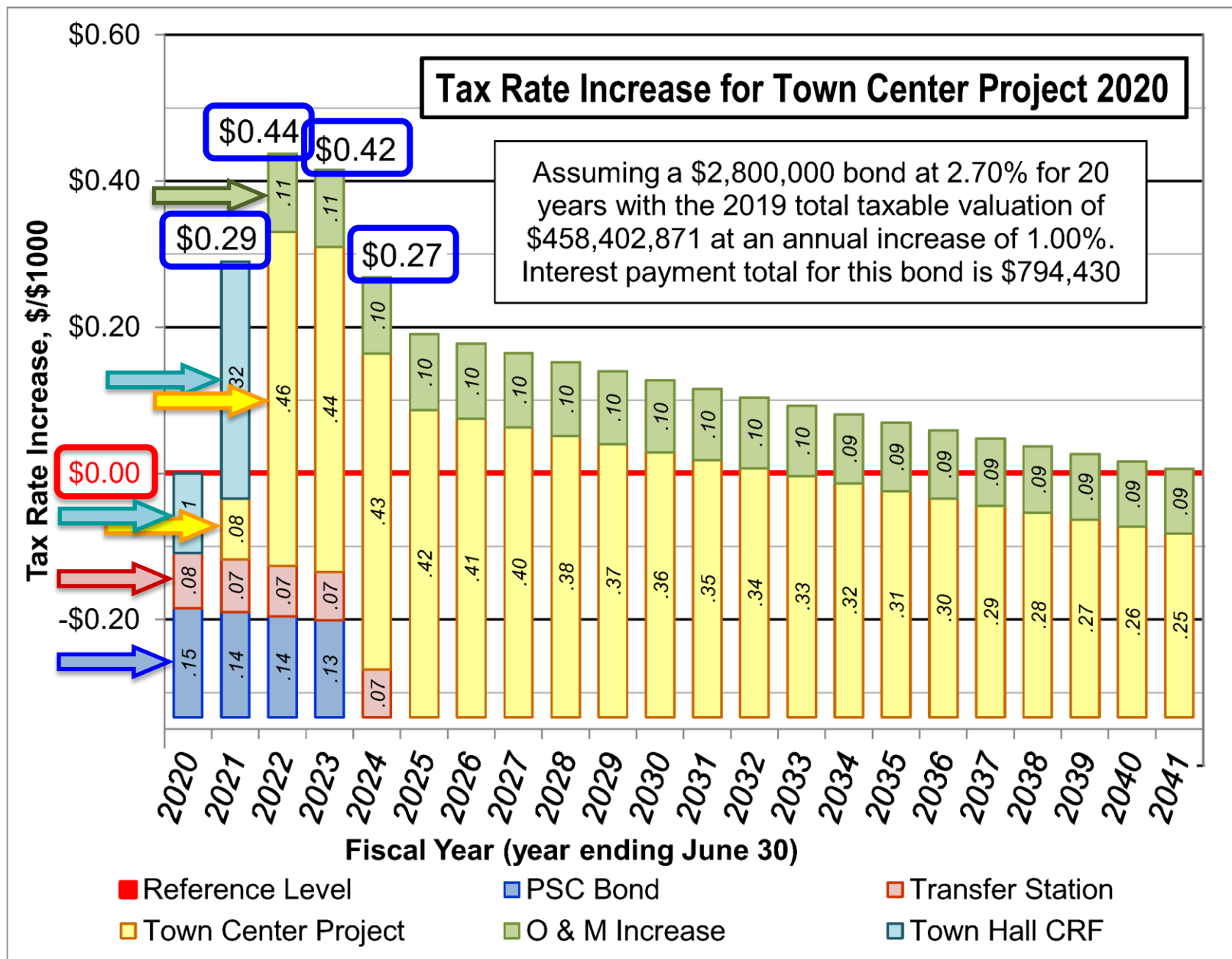
Tax Rate Increase, \$/\$1000



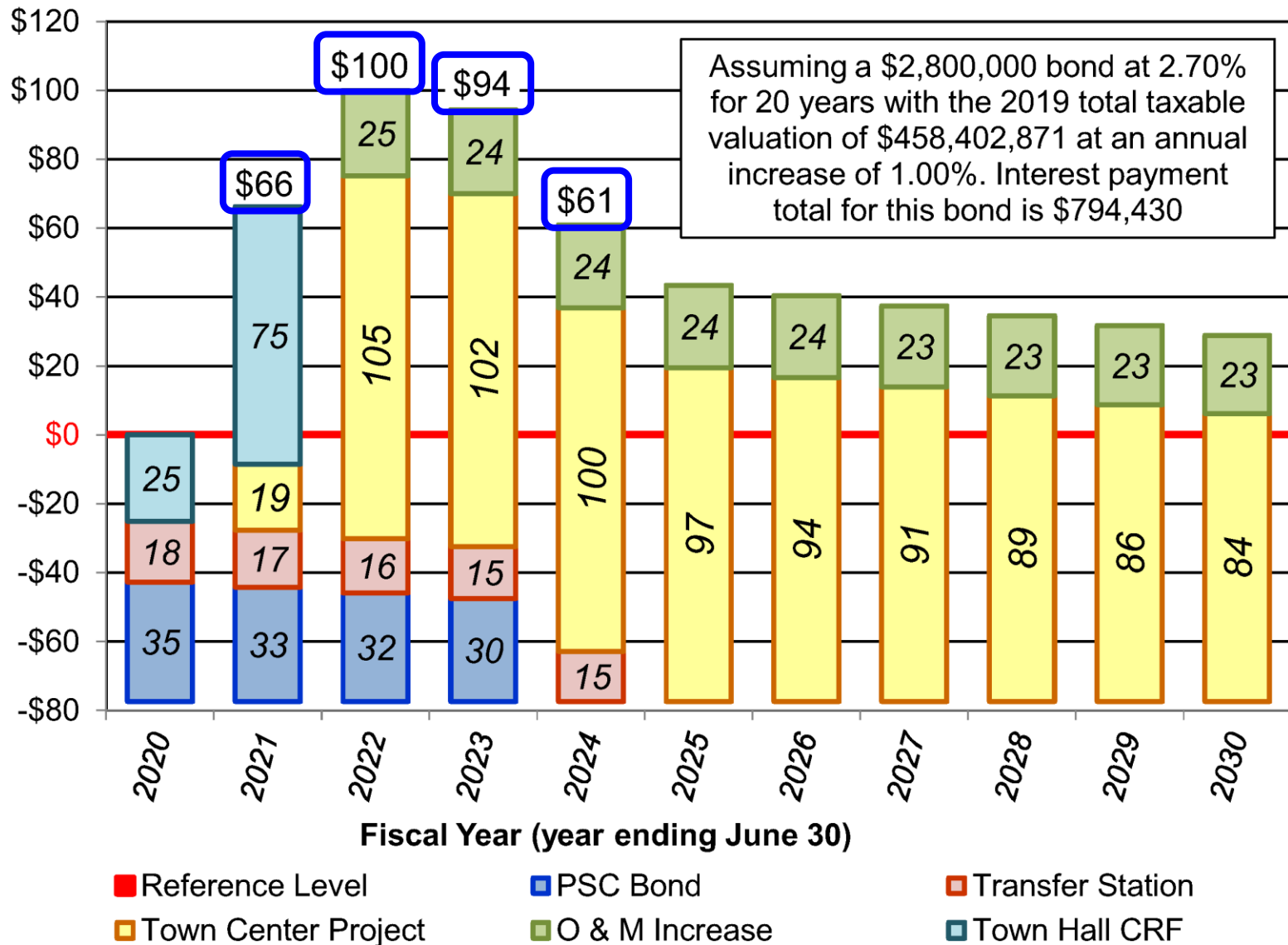
Reference Level
Town Center Project

PSC Bond
O & M Increase

Transfer Station
Town Hall CRF



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



Questions/Comments