

**TOWN OFFICE BUILDING**  
**Bond Vote Summary 02 March 2015**

Since September of 2014, we have:

- ✓ **Assembled a diverse, vigorous, well-informed committee \* to thoroughly study the specific needs of the building that serves as our town offices.**
- ✓ **Reviewed the work of the 2009 committee, accepted their findings as our base, and taken them forward to the work you see reflected today.**
- ✓ **Documented the existing building, its contents, and how it is used. We have interviewed the users to determine current operating deficiencies, and identified code violations.**
- ✓ **Created a building "program" to determine the appropriate total SIZE for Lincoln's Town Office Building, now and into future decades. The existing building is 930 square feet, the proposed building is 2110 square feet.**
- ✓ **Thoroughly studied costs and appropriateness of multiple off-site locations, as well as various configurations of all new construction on the existing site. We have concluded that the most cost effective, appropriate design is an addition to and renovation of the existing building and site. This process will take approximately 10 months, with very little interruption in Town Office services.**
- ✓ **Contracted with a professional estimator to provide two types of estimates. The first was one a \$ per square foot conceptual estimate (\$210 for renovations, and \$260 for new construction). The second was a detailed division-by-division estimate, resulting in our bond vote number of \$590,000, including a 15% contingency. The bond includes all project costs e.g. site work, water and septic systems, building construction and renovation including interior fit-up, permitting and legal. Current Vermont Municipal Bond Bank interest rates are estimated to be 1.6% - 3.5%, with a Net Interest Cost of 2.92% over the 20 year life of the bond.**
- ✓ **Contracted with Kittredge Land Surveying to create an accurate survey of the Town Offices and Historical Society parcels. This survey has been completed.**
- ✓ **Contracted with Lincoln Applied Geology to design and permit a new potable water system and waste water system. The new water system will be a bedrock well to replace the existing shallow well. The waste water system will be a mound behind the existing Lincoln Historical Society barn. We will exchange use rights to the new town offices toilet room plus some vault storage for the right to locate the new mound system on LHS property.**
- ✓ **Provided multiple opportunities for public review and comment on our conclusions, and have made numerous adjustments to reflect these comments.**
- ✓ **Presented our recommendations to the Select Board and now come to the voters with a thoroughly considered bond vote proposal that will provide an appropriate town office building for decades to come. The Town Office building will be funded by property taxes, however, no increase in property taxes and no increase in tax rate will be required. \*\***

**\*Committee Members: Kudd Rood, James Needham, Jeremy Perfect, George Truax, Judith Harris, Barbara Rainville, Sally Ober, Bill Finger. LHS represented by Rhonda Hutchins.**

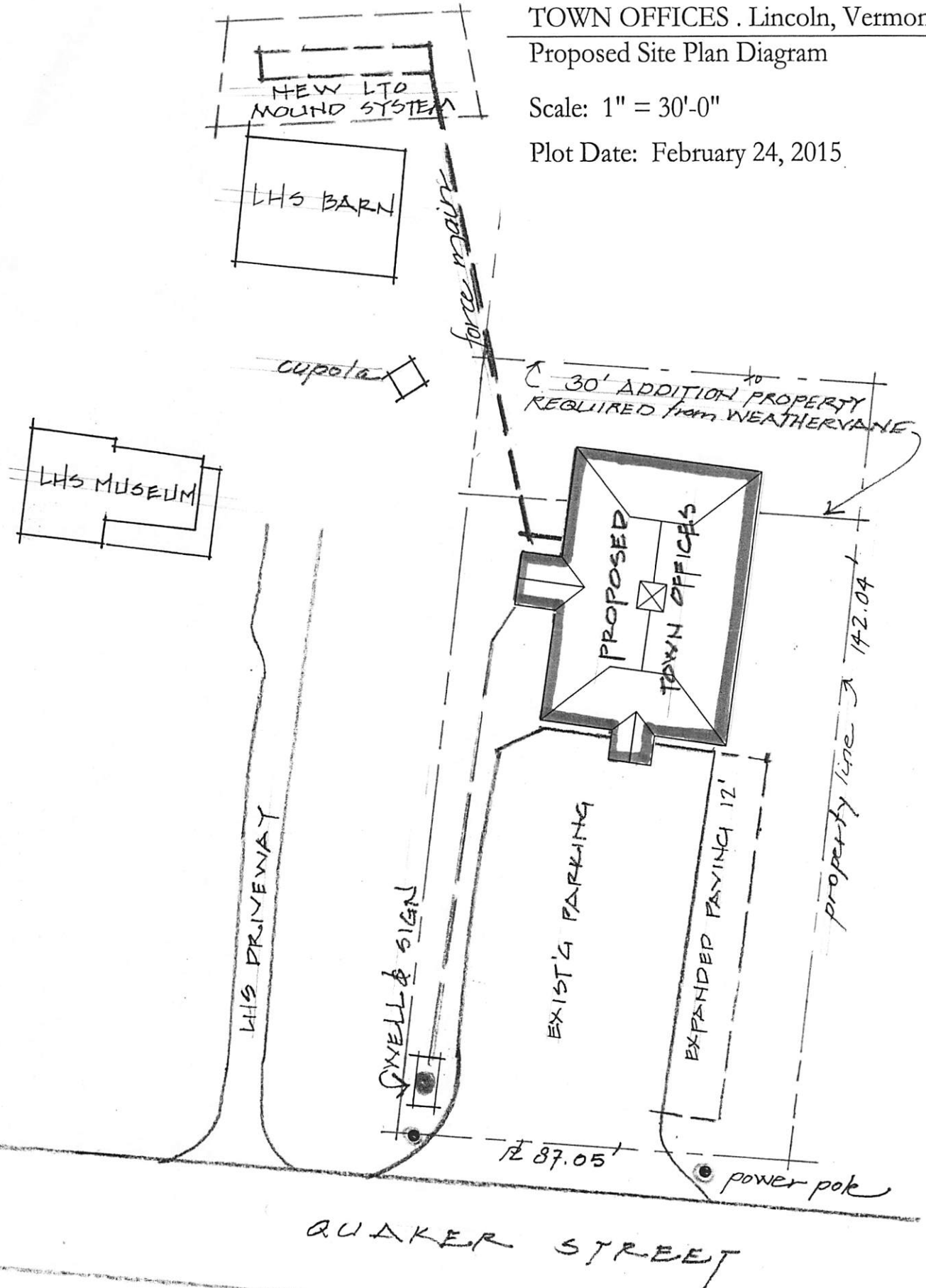
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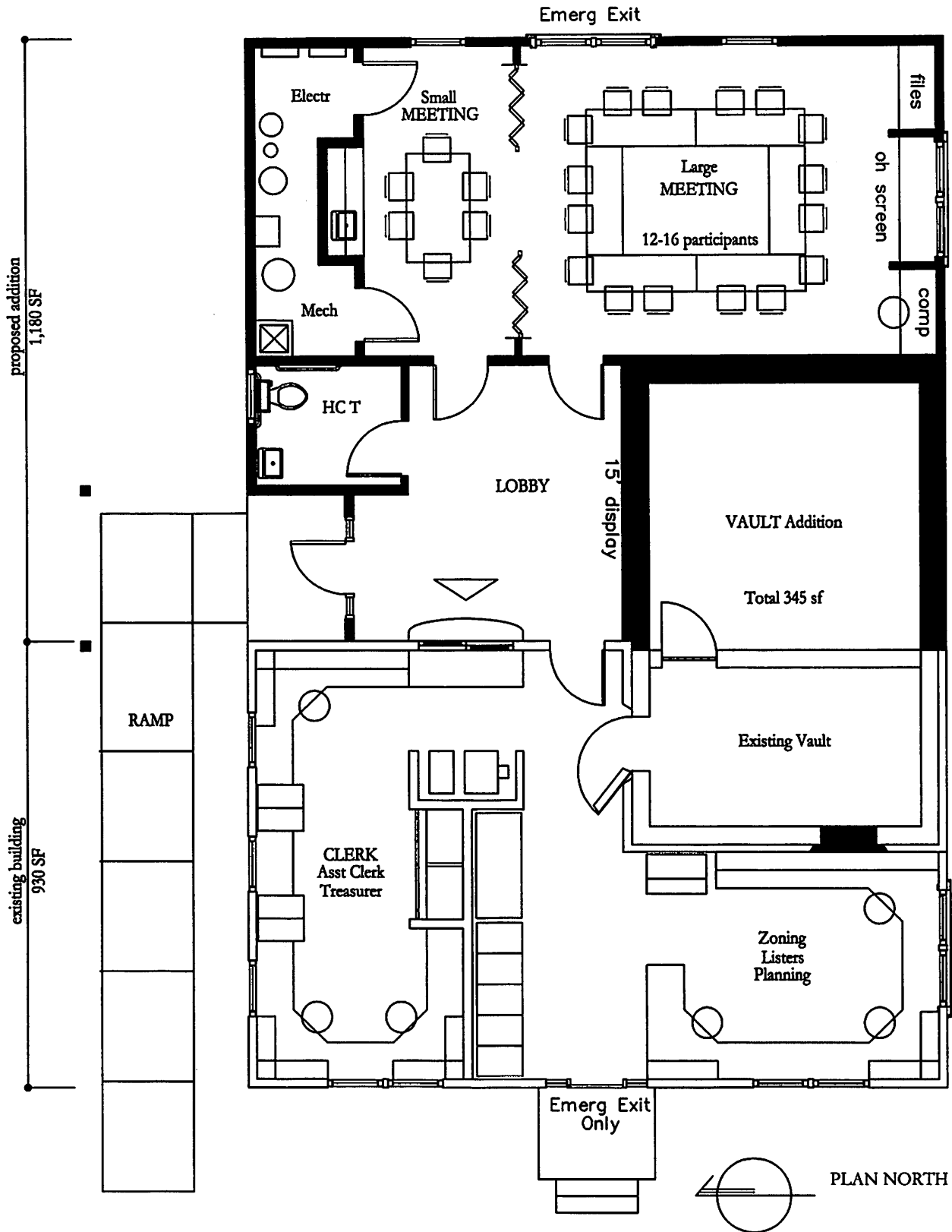
- The Town has anticipated this need for several years, paying \$75,000 annually into a Capital Fund. This fund is used to make annual payments averaging around \$44,000 per year toward a 2001 bond used for construction of a new Town Garage. The payments will decline to less than \$30,000 in FY 17 and will continue to decline each year through FY 21 when the Town garage bond will be paid in full. The remaining funds have been placed in reserve for planning and eventual construction of Town Office improvements**
  
- Approving a \$590,000 bond in 2015 for improving the Town Office will result in a twenty year payment schedule that will be covered by continuing an annual appropriation for capital improvements. The highest bond payment will be approximately \$44,000 in FY 17 and will decline each year thereafter. During the six years in which payments will be required on both the Town garage bond and proposed Town office bond (FY16-FY21) the total of the Town Office bond payment and the Town Garage payment will not exceed the current \$75,000 capital fund appropriation. From 2022 forward the Capital Fund appropriation will only need to be as much as necessary to meet the Town office bond payments. Therefore no increase in property tax will be required for this project.**
  
- Future capital projects may require the issuance of bonds. It is the responsibility of the Select Board to propose and develop capital projects. The Town's registered voters decide whether to issue bonds on a project by project basis. If bonds are approved for future projects, the Capital Fund appropriation may be adjusted at that time.**

TOWN OFFICES . Lincoln, Vermont  
Proposed Site Plan Diagram

Scale: 1" = 30'-0"

Plot Date: February 24, 2015



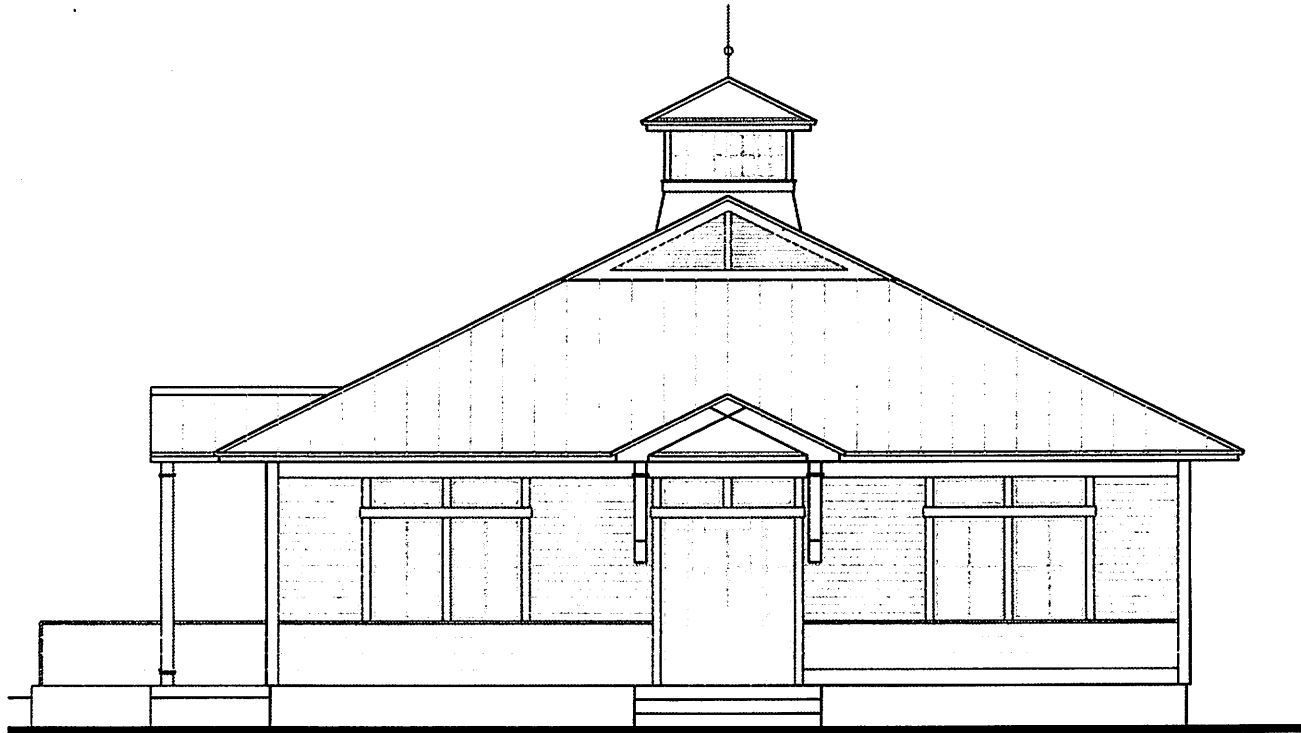


**TOWN OFFICES . Lincoln, Vermont**

**Proposed FLOOR PLAN      2,110 Total Square Feet**

**Scale: 1/8" = 1'-0"**

**Plot Date: February 24, 2015**



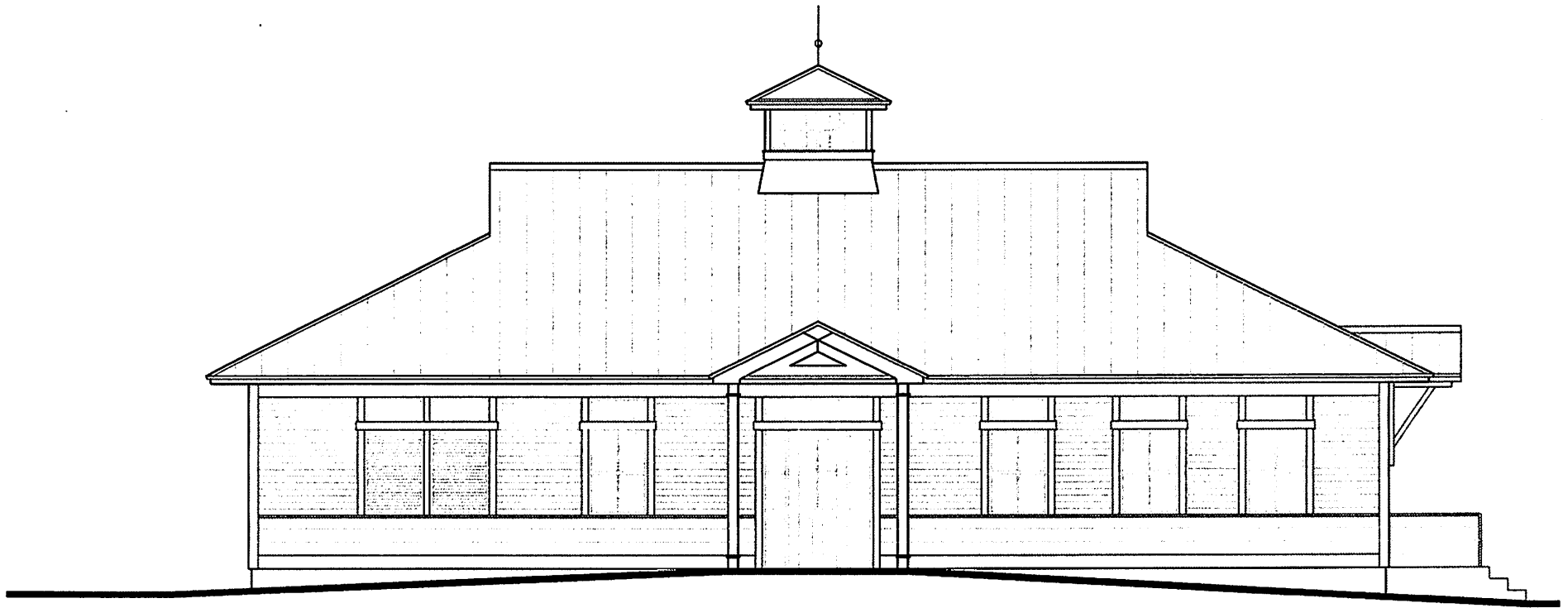
TOWN OFFICES . Lincoln, Vermont

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Proposed West Elevation

Scale: 1/8" = 1'-0"

Plot Date: February 24, 2015



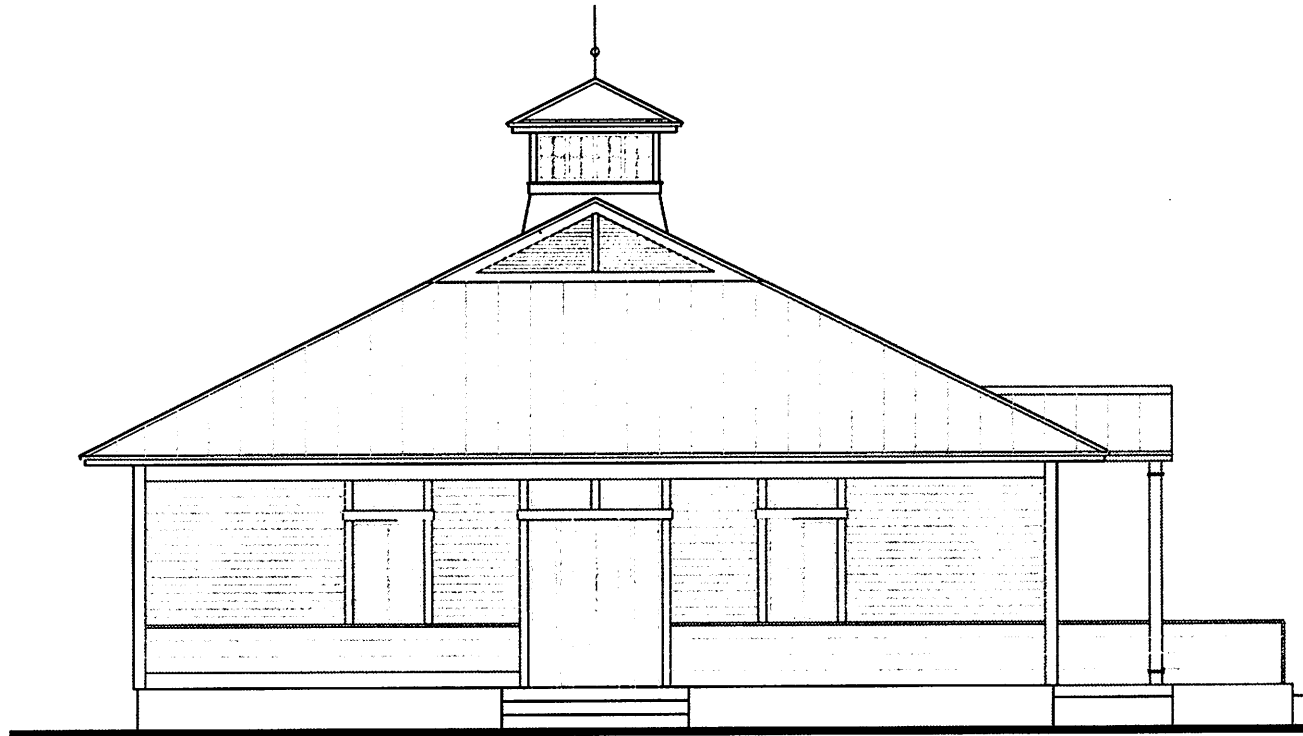
TOWN OFFICES . Lincoln, Vermont

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Proposed North Elevation

Scale: 1/8" = 1'-0"

Plot Date: February 24, 2015



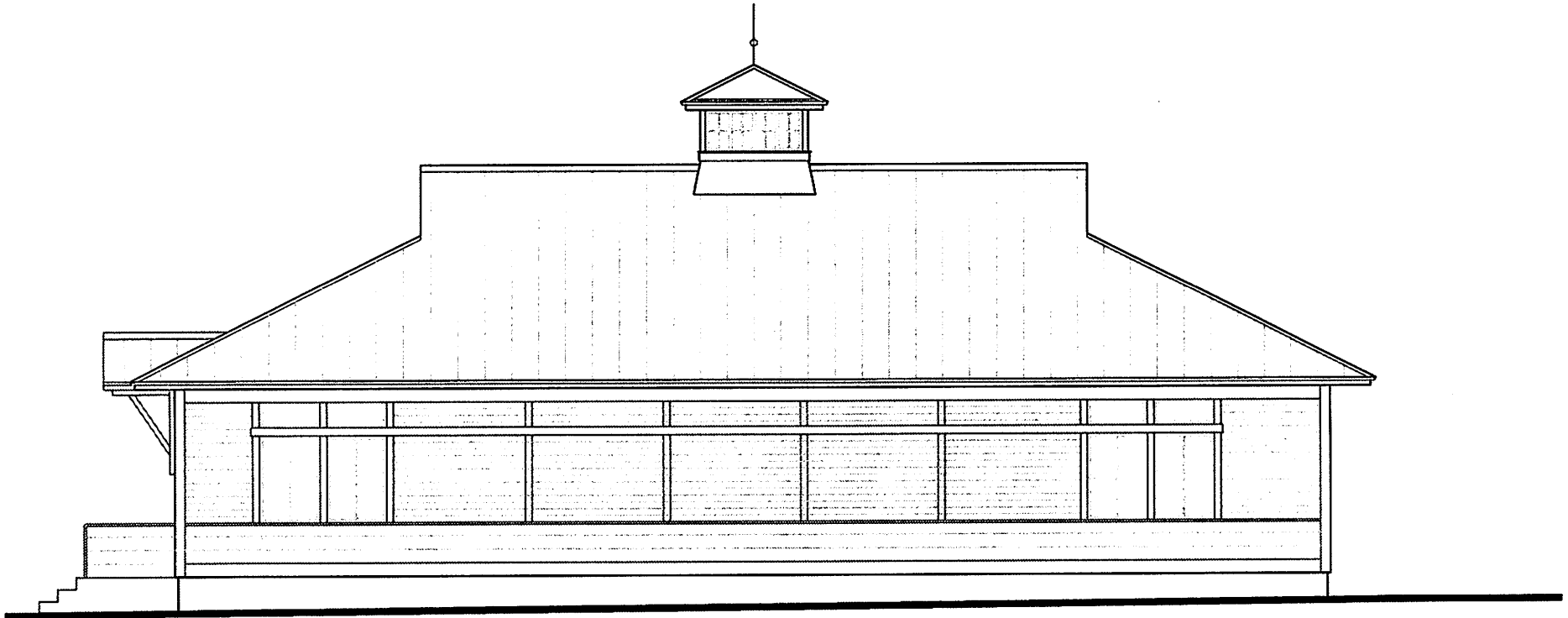
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Proposed East Elevation

Scale:  $1/8'' = 1'-0''$

Plot Date: February 24, 2015



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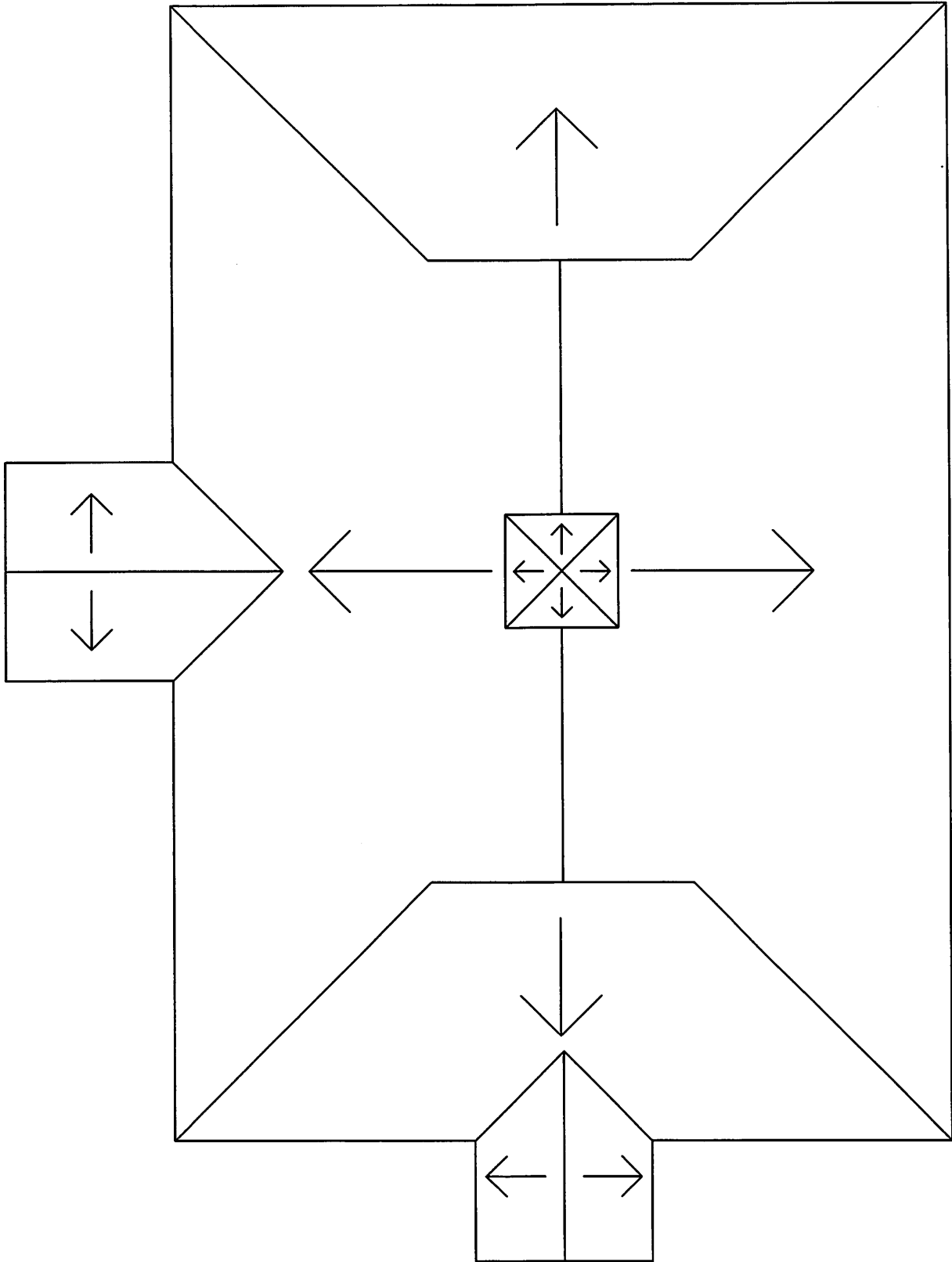
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Proposed South Elevation

Scale: 1/8" = 1'-0"

Plot Date: February 24, 2015





TOWN OFFICE BUILDING . LINCOLN, VERMONT  
PROPOSED ROOF PLAN A Rev