

New Town Offices – Raptor Lane:

Please consider taking the New Town Office Survey: www.dorsetvt.org/townoffices.html

Prior to completing the survey be sure to learn about the project. We have composed a background and the presentation materials from Maclay Architects who presented the design at Town Meeting 2021.

Information sessions and site visits will be scheduled soon. **We heard from you!**

- **After receiving over 150 surveys from residents we made adjustments to the design:**
- **The Meeting space was expanded to 760 square feet**
- **A public Wifi space will be included off the lobby**
- **Solar panel sizing and placement have been outlined**

This project was begun because the current building is not ADA accessible and is due to run out of vault space. In addition, the public meeting space and parking are very limited and the lot does not have room for an expansion of the footprint. Work was done to see if it was possible to renovate the current structure but even with the renovations there are still concerns about vault storage at the existing property.

A few key points to keep in mind as you look at the floor plan/site:

- The new public meeting space will be more than double the existing space and will be off of a conference room with a full kitchenette. It will accommodate larger crowds for town meetings; voting can be held there; and it will be available for other town activities.
- The new vault, which holds critical land records, is more than double the size of the existing vault (which will run out of space in the next 10 years).
- The entire building will be ADA accessible and comply with all municipal regulations.
- Parking will be doubled.
- There will be an office for our Recreation Director (currently she has none).
- Storage will be doubled.
- The main access to our Town Forest hiking trails will be moved from its current location off of Blackrock to the Raptor Lane property just beyond the new Town Office.
- As part of the relocation, the East Dorset site will be reconfigured for a different public use, possibly a green space or library annex. The Town is gathering information on that.

Tentative Timeline:

March – April 2021:

- Maclay presentation available via newsletters, website, posting, and word of mouth
- Create a survey for East Dorset Village residents relative to future uses of current space
- Update 2017 renovation - construction figures for reference
- Create a general survey for all Dorset residents relative to comments on the proposed design

April – May 2021:

- Solicit input from surveys and presentation materials

- Mail paper surveys and presentation overview to residents
- Collect input and amend design as appropriate

June – July 2021:

- Hold informational meetings with updated presentation
- Post warning for Bond Vote
- Mail ballots to voters

August :

- Informational Meeting for bond vote: **August 23rd at 7pm**
- Australian Ballot vote on bond: **August 24th 7am-7pm**

September 2021 – 2022:

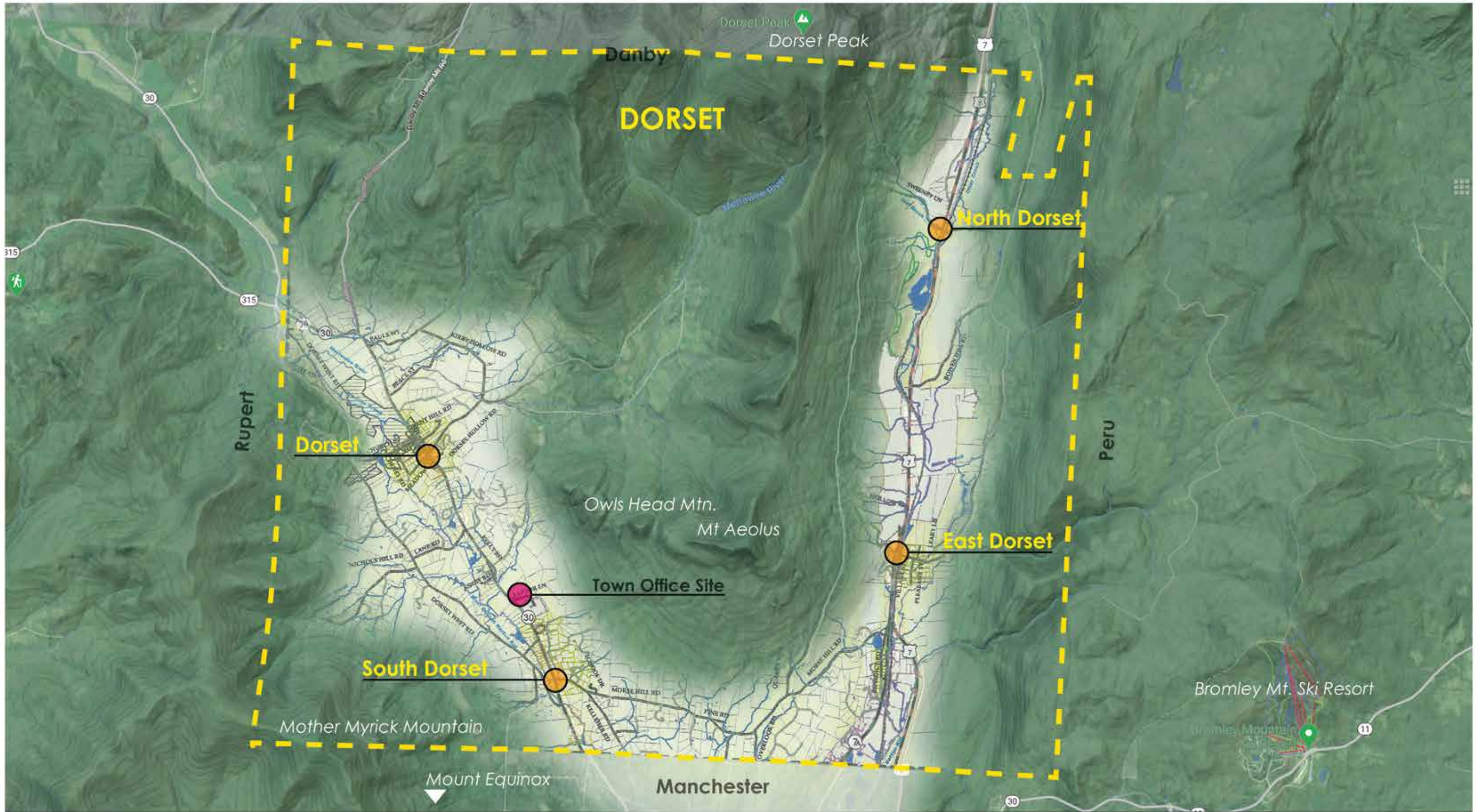
- Acquire necessary permits for construction (Act 250, Local, stormwater etc.)

Spring 2023:

- Construction begins

Winter 2023:

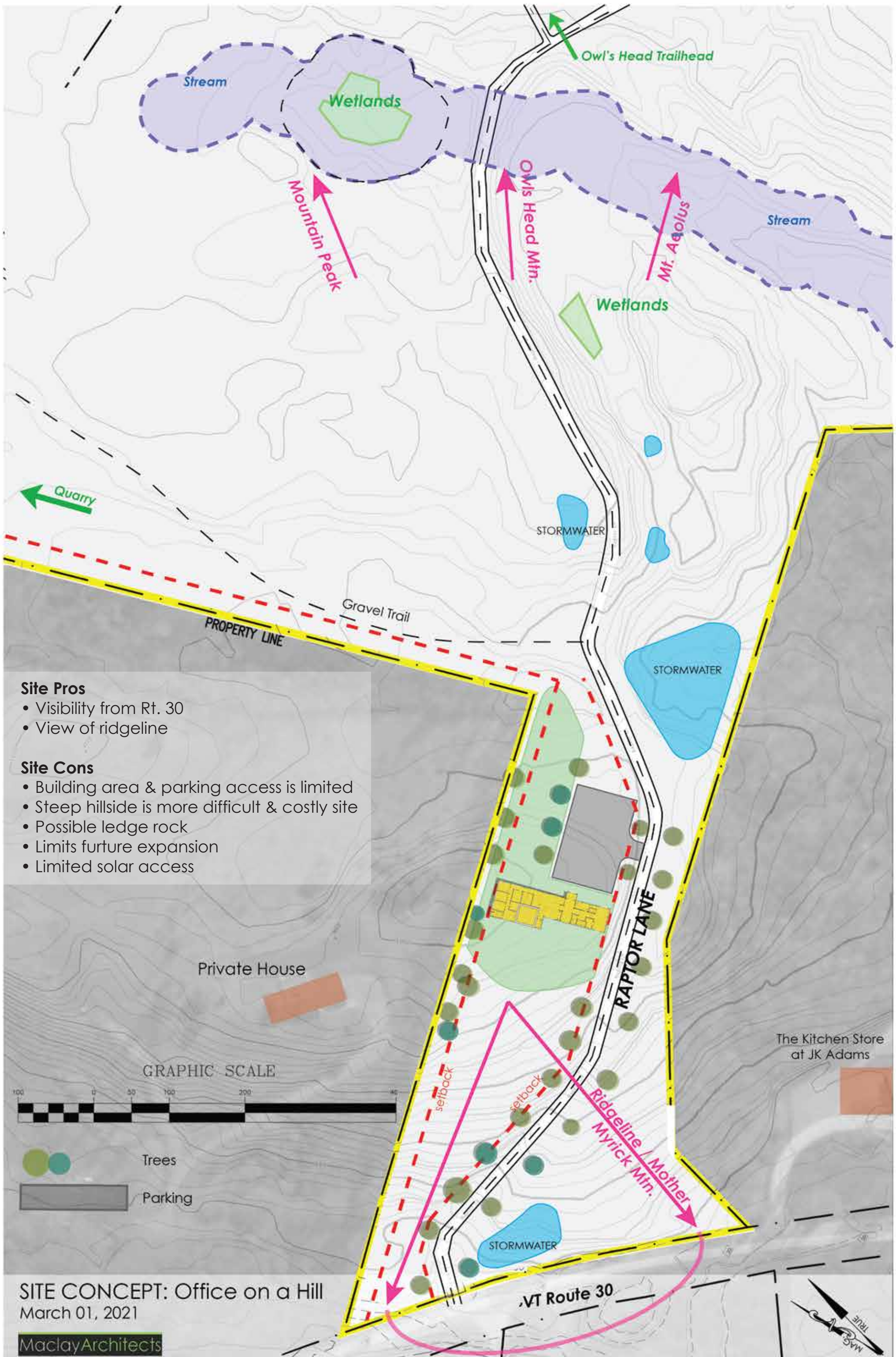
- Building in use



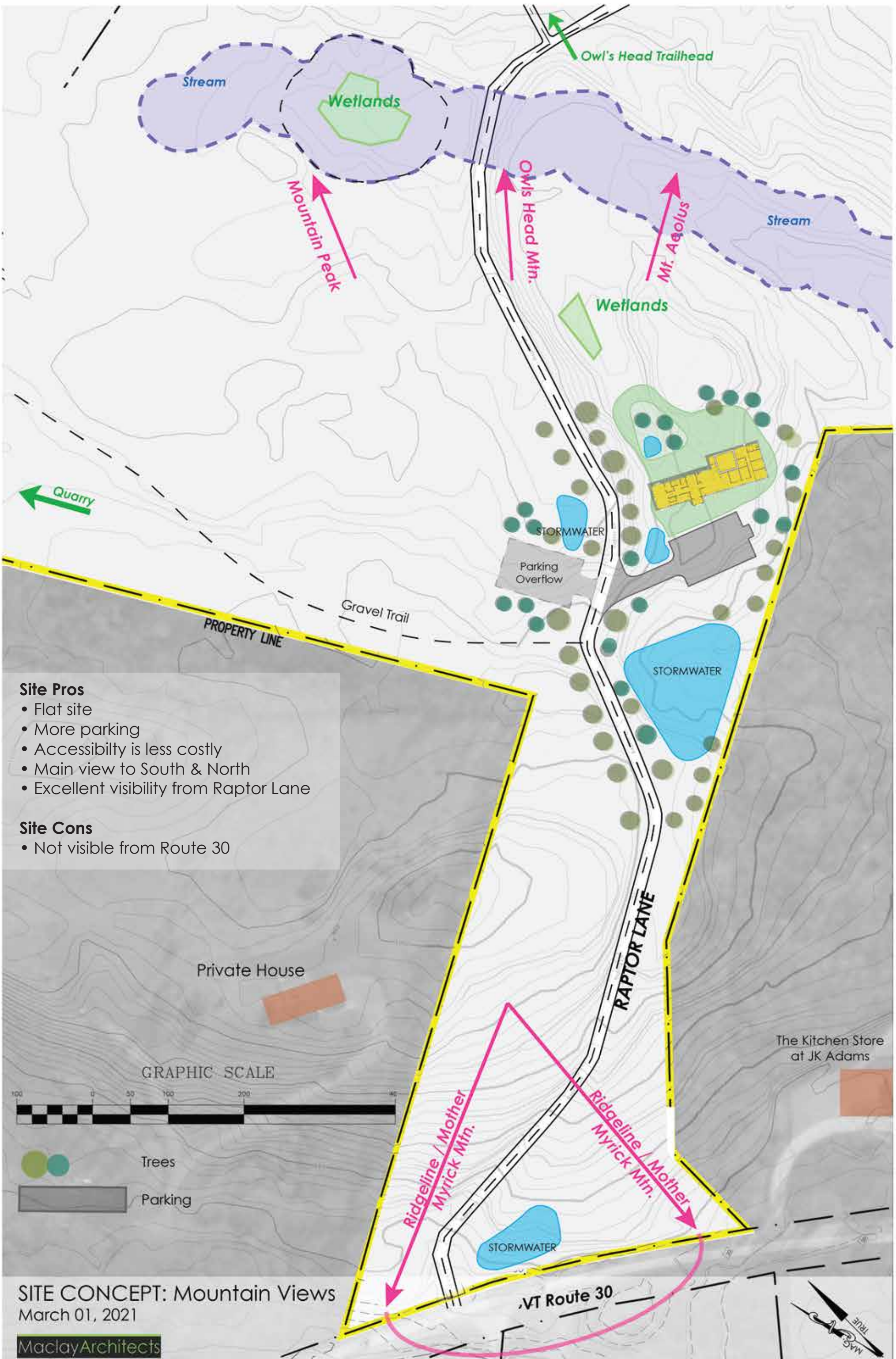
Town of Dorset Municipal Office
Dorset, VT

Dorset: Town Office Site
March 01, 2021

MaclayArchitects



SITE CONCEPT: Office on a Hill
 March 01, 2021

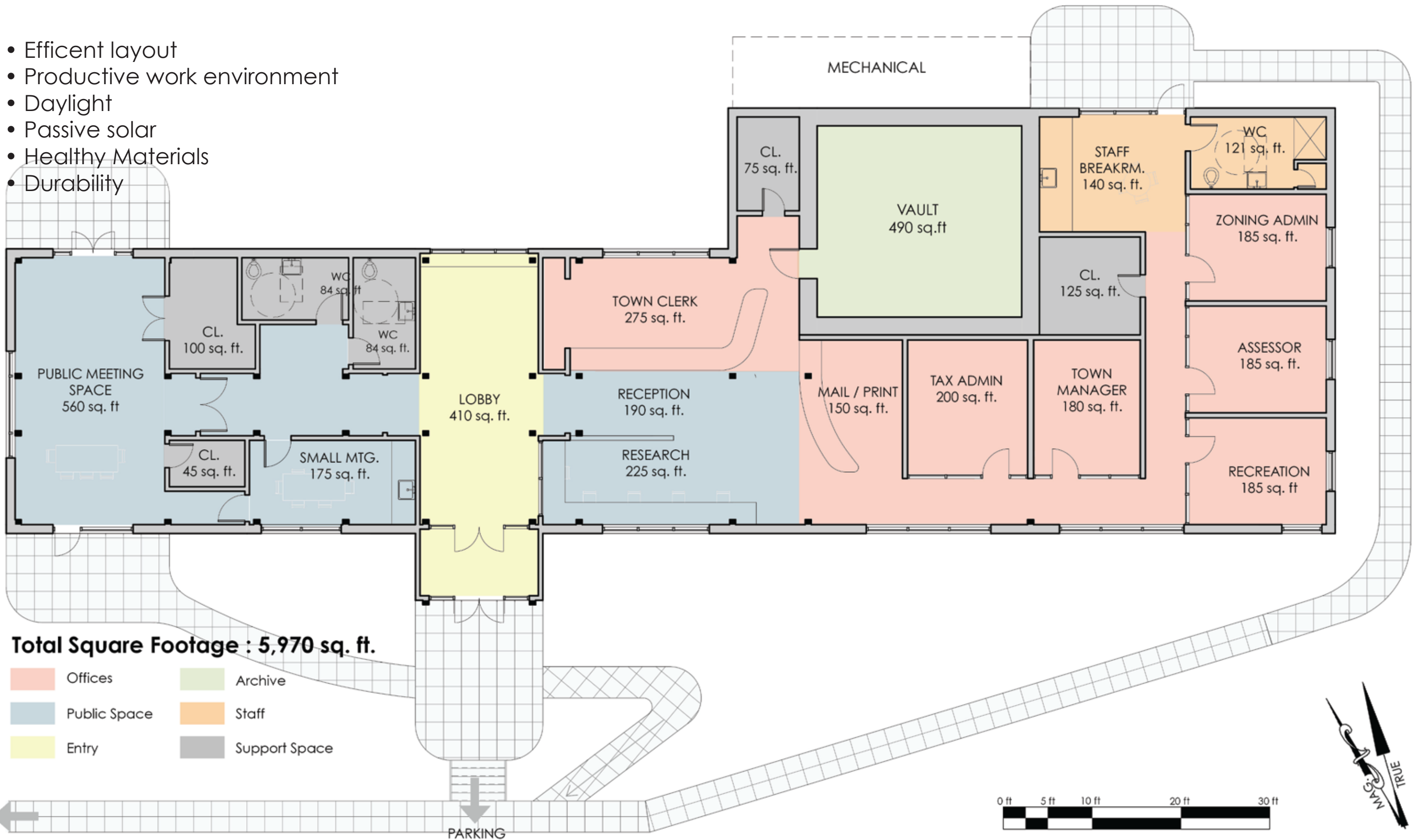




EXISTING VIEW OF FOREST SITE

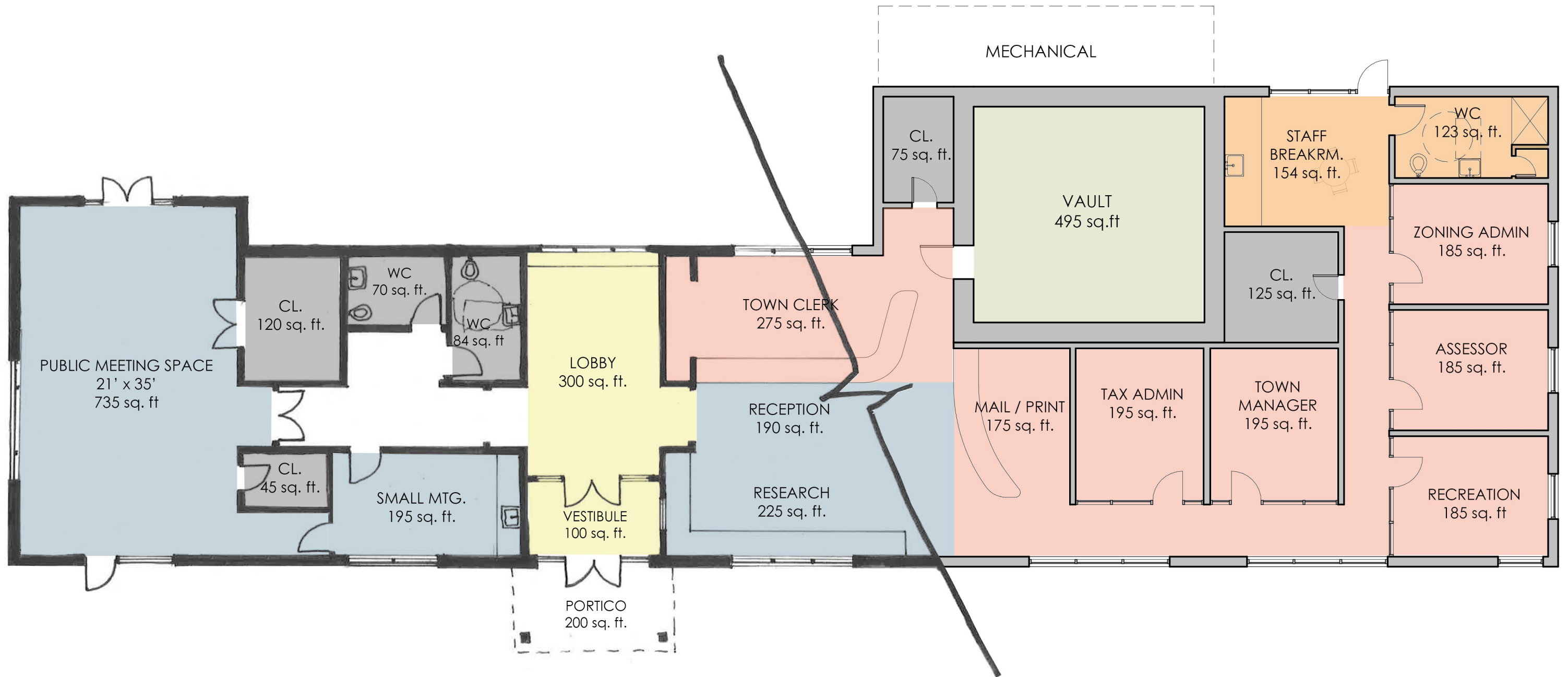


- Efficient layout
- Productive work environment
- Daylight
- Passive solar
- Healthy Materials
- Durability



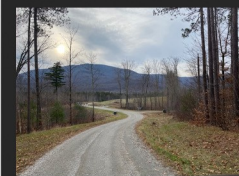
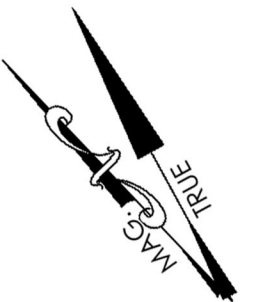
Town of Dorset Municipal Office
Dorset, VT

Conceptual Design: Ground Floor Plan
March 01, 2021



Option B Total Area: 5,920 sq. ft.

- Offices
- Archive
- Public Space
- Staff
- Entry
- Support Space



Town of Dorset Municipal Office
Dorset, VT

Ground Floor Plan: Assembly Sketch Option B, Western Expansion
July 19, 2021

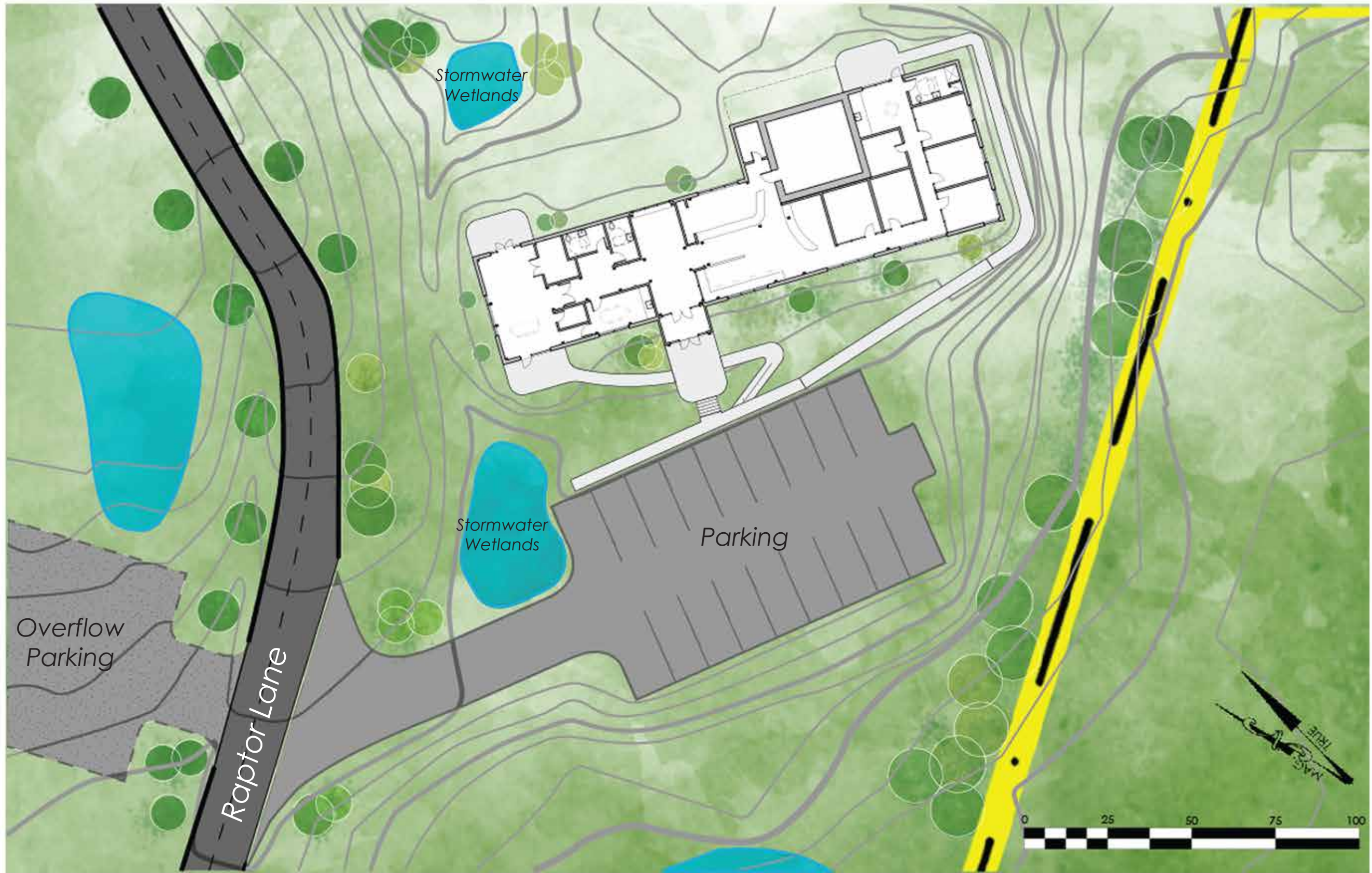
MaclayArchitects



Town of Dorset Municipal Office
Dorset, VT

Interior Photos: Waitsfield Town Office
March 01, 2021

MaclayArchitects



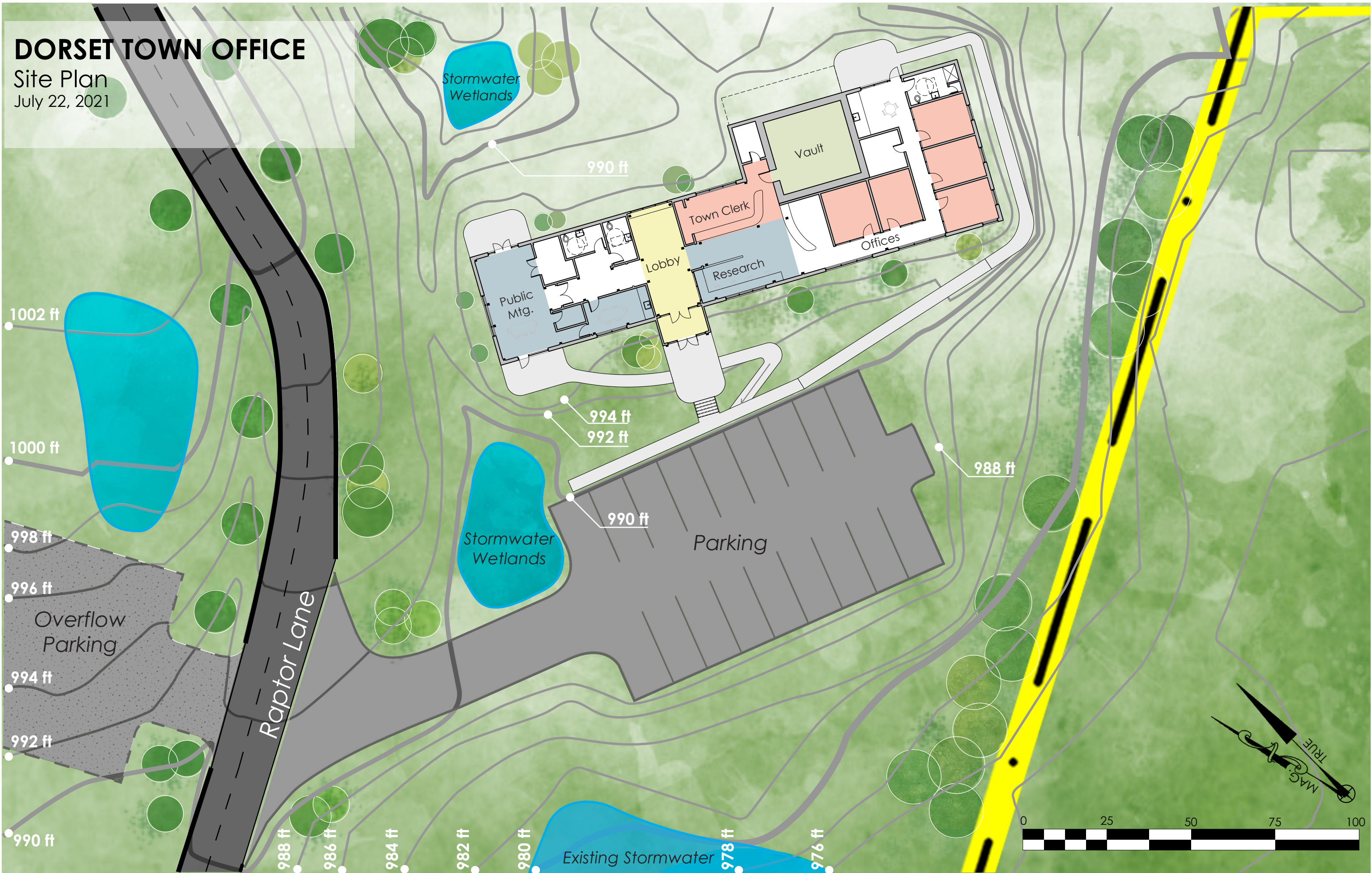
Town of Dorset Municipal Office
Dorset, VT

Site Plan: Mountain Views Concept
March 01, 2021

MaclayArchitects

DORSET TOWN OFFICE

Site Plan
July 22, 2021



1002 ft

1000 ft

998 ft

996 ft

994 ft

992 ft

990 ft

988 ft

986 ft

984 ft

982 ft

980 ft

978 ft

976 ft

990 ft

994 ft

992 ft

990 ft

988 ft

Stormwater
Wetlands

Stormwater
Wetlands

Existing Stormwater

Overflow
Parking

Parking

Raptor Lane

Vault

Town Clerk

Lobby

Research

Public
Mtg.

Offices





- Passive solar
- Daylighting



Town of Dorset Municipal Office
Dorset, VT

Conceptual Elevation: Dorset Green & White
March 01, 2021

MaclayArchitects



- Passive solar
- Daylighting



Town of Dorset Municipal Office
Dorset, VT

Conceptual Elevation: Forest / Barn
March 01, 2021

MaclayArchitects



Town of Dorset Municipal Office
Dorset, VT

Conceptual Elevation: Raptor Lane site
March 01, 2021

MaclayArchitects

Town of Dorset, Vermont



Chartered 1761

Town Office Raptor Lane Cost Estimate Summary:

| | |
|--|-------------------|
| Total Base Buildings Construction Costs | \$ 2,096,623 |
| Total Additional Net Zero Ready Construction Costs | \$ 80,522 |
| Total Solar Photovoltaic Costs | \$ 92,000 |
| Total Site Construction Costs | \$ 502,004 |
| <u>Subtotal Project Soft Costs</u> | <u>\$ 831,345</u> |
| Total Project Costs Estimate | \$ 3,602,494 |

Debt Service Summary:

\$3.6 million bond over 30 years at 2.99%

Principal: \$120,000 Interest: \$58,404 (average)

Annual Bond Payment: \$178,404

Bond Impact on Taxes:

$\$178,404 / \$6,950,000$ (estimated grand list) = $\$0.0256$ per $\$100$ of assessed value

On a property valued at $\$300,000$ the annual tax amount would increase:

$3,000 \times \$0.0256 = \76.80

Net Zero Savings:

Maclay Architects estimate that the Net Zero improvements and solar panels will save Dorset taxpayers $\$100,000$ in operational costs over the life of the bond.



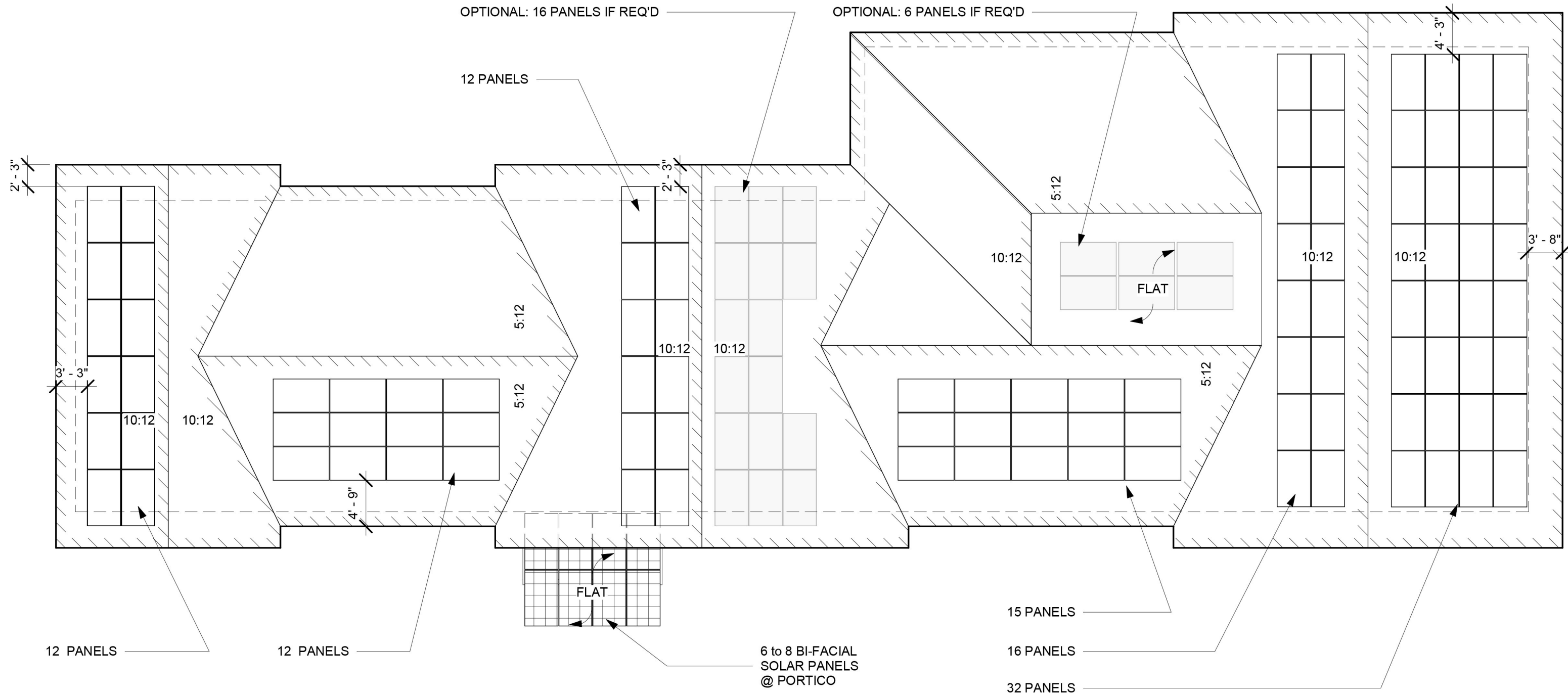
| Base Building Construction Costs Only | | | |
|--|--|--|---------------------|
| 1.0 | General Conditions | | \$ 7,717 |
| 2.0 | Building Site Work (SEE BELOW-Site Costs) | | |
| 3.0 | Concrete | | \$ 114,002 |
| 4.0 | Masonry | | \$ 17,139 |
| 6.0 | Carpentry (Wood and Plastics) | | \$ 172,407 |
| 7.0 | Thermal & Moisture Protection | | \$ 193,459 |
| 8.0 | Doors & Windows | | \$ 198,321 |
| 9.0 | Finishes | | \$ 181,480 |
| 10.0 | Specialties | | \$ 4,042 |
| 12.0 | Furnishings | | \$ 60,007 |
| 22.0 | Plumbing | | \$ 74,125 |
| 23.0 | Heating, Ventilating and Air Conditioning (includes commissioning) | | \$ 319,250 |
| 26.0 | Electrical | | \$ 148,700 |
| 31.0 | Earthwork (SEE BELOW-Site Costs) | | |
| 32.0 | Exterior Improvements (SEE BELOW-Site Costs) | | |
| | Sub-total of above | | \$ 1,490,649 |
| | Construction Market Escalation 5% | | \$ 74,532 |
| | Prime Contractors GC 10% | | \$ 156,518 |
| | Prime Contractor's Fee 5% | | \$ 86,085 |
| | Design/Trade Contingency 15% | | \$ 271,168 |
| | Bonds and Insurance 0.85% | | \$ 17,671 |
| | Total Base Buildings Construction Costs | | \$ 2,096,623 |
| | Total Base Building Construction Costs without Site/ SF 5,970 | | \$ 351 |



| Project Cost Summary | |
|--|---------------------|
| Total Base Buildings Construction Costs | \$ 2,096,623 |
| Total Additional Net Zero Ready Construction Costs | \$ 80,522 |
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| Total Site Construction Costs | \$ 502,004 |
| Subtotal Project Soft Costs | \$ 831,345 |
| Subtotal Project Cost | \$ 3,602,494 |
| Total Project Cost Estimate | \$ 3,602,494 |

| Exclusions |
|---|
| <p>Disclaimer:</p> <ul style="list-style-type: none"> *Construction project costs are based on preliminary design. *Project soft costs are estimates only (Verifying and updating these soft cost numbers is the responsibility of the owner.) *Construction Cost is based on 2022 construction start date. Cost will increase if project is built in subsequent years from construction market escalation (escalation can vary significantly, assume 4-5% at minimum per year). |





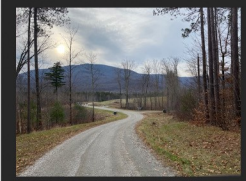
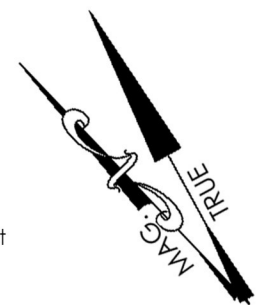
Total: 107 Roof Mounted Solar Panels, 36-37 kW

1 Panel = 41" x 69", 340 watts

Required kW for Net Zero system : 31 kW

Provided system: 36 - 37 kW s

Additional panel options : +6 kW



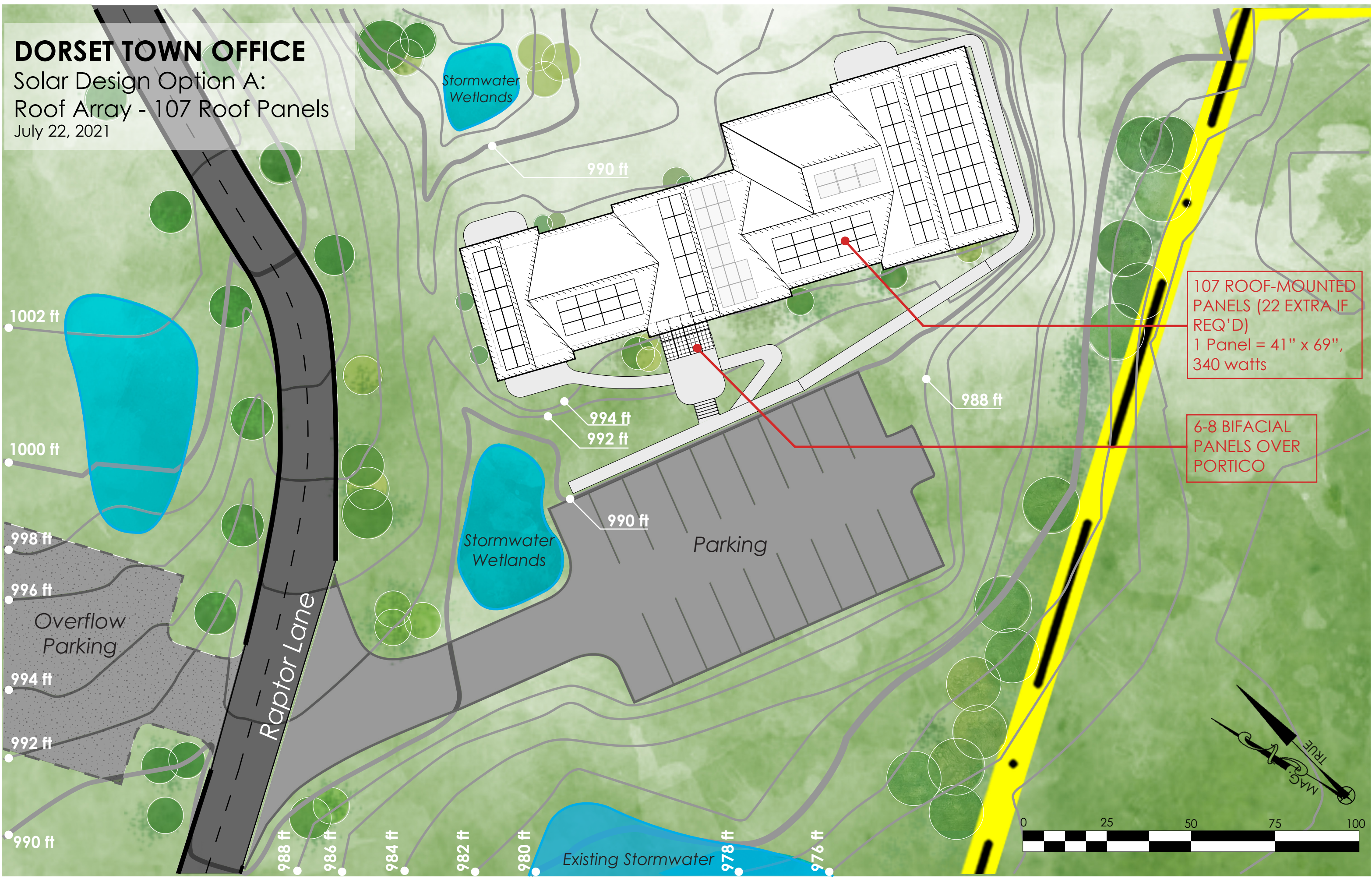
Town of Dorset Municipal Office
Dorset, VT

Conceptual Design: Solar Roof Array
July 19, 2021

MaclayArchitects

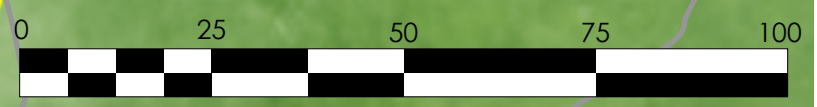
DORSET TOWN OFFICE

Solar Design Option A:
Roof Array - 107 Roof Panels
July 22, 2021



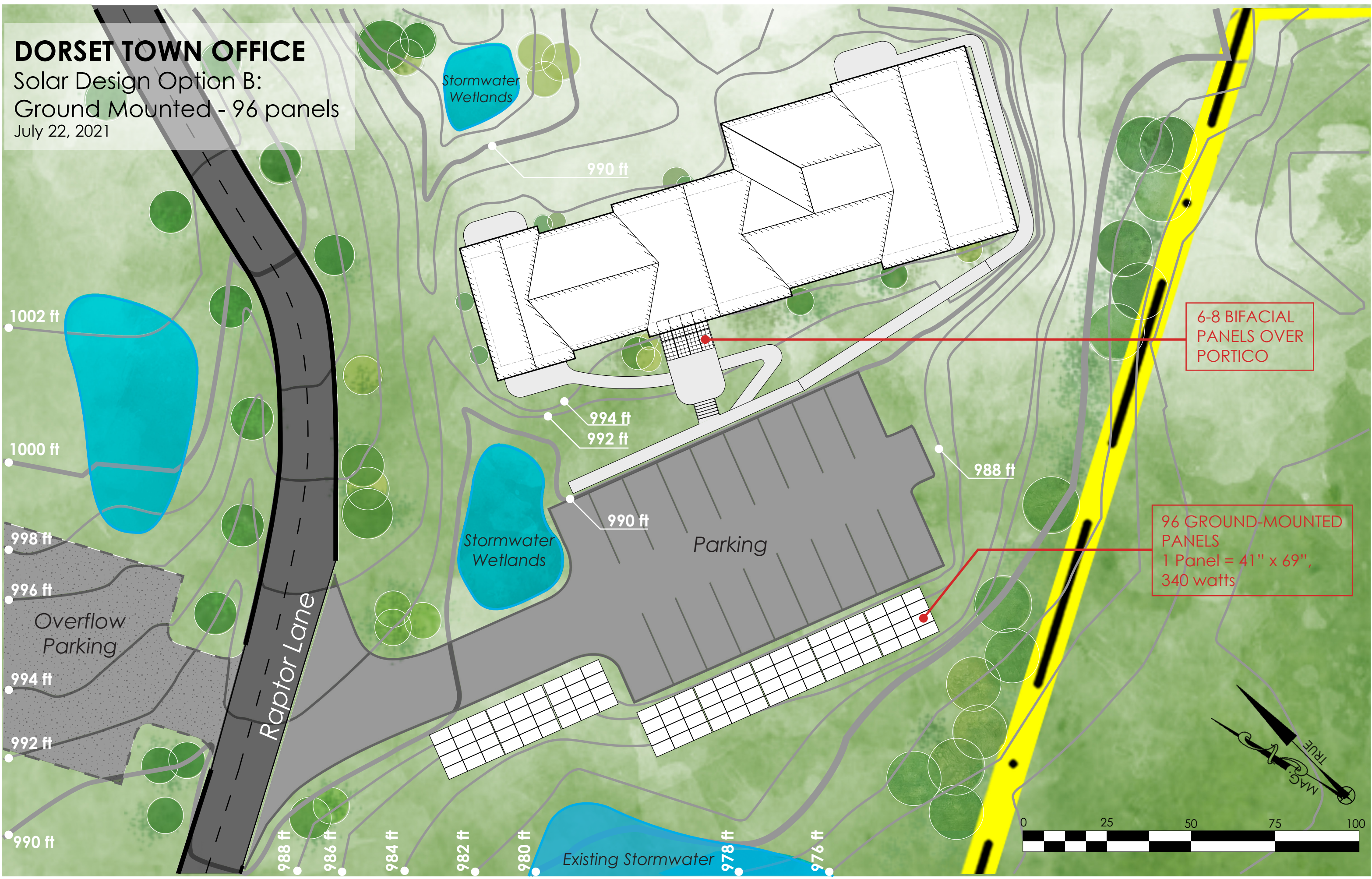
107 ROOF-MOUNTED
PANELS (22 EXTRA IF
REQ'D)
1 Panel = 41" x 69",
340 watts

6-8 BIFACIAL
PANELS OVER
PORTICO



DORSET TOWN OFFICE

Solar Design Option B:
Ground Mounted - 96 panels
July 22, 2021



Stormwater Wetlands

990 ft

1002 ft

1000 ft

998 ft

996 ft

994 ft

992 ft

990 ft

988 ft

986 ft

984 ft

982 ft

980 ft

978 ft

976 ft

994 ft
992 ft

990 ft

988 ft

6-8 BIFACIAL
PANELS OVER
PORTICO

96 GROUND-MOUNTED
PANELS
1 Panel = 41" x 69",
340 watts

Overflow
Parking

Raptor Lane

Parking

Stormwater
Wetlands

Existing Stormwater

