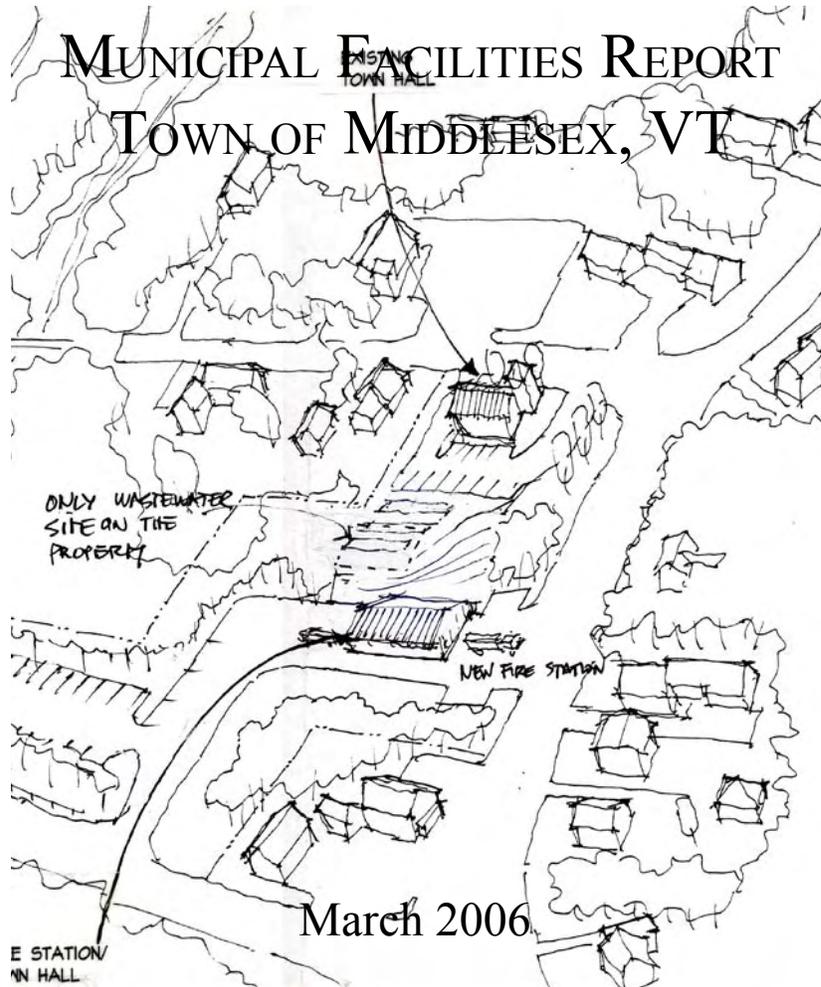
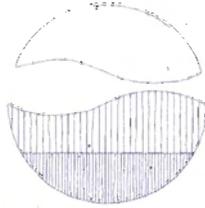


MUNICIPAL FACILITIES REPORT TOWN OF MIDDLESEX, VT





BLACK RIVER DESIGN
ARCHITECTS
PLC

May 2, 2006

Selectboard
Town of Middlesex
Middlesex Town Office
Box 466 - Bridge St.
Middlesex, VT 05602

Re: Middlesex Facilities Report

Dear Members of the Selectboard,

Attached, is the Middlesex Municipal Facilities Report. The final Report incorporates the comments and suggestions of the Selectboard and the Facilities Committee at the April meeting.

With the discovery that wastewater limitations on the property owned by the Town in Middlesex Village precludes constructing a new space for Town Meeting, the Committee asked that further work be done by Dexter Lafavour to determine what uses could be accommodated on the Town property.

Dexter indicated that without the Town Meeting space, a new Fire Station and almost any reuse of the Town Hall building for the Town Clerk and other office type use could be accommodated using a significant portion of the existing parking lot for wastewater treatment (leach fields). One possible parking lot and septic arrangement is shown on the site plan sketch in the Report. It shows a potential for approximately 20 parking spaces after the septic system is installed.

With the option of building a new (or combined) Town Meeting space in the Village looking less feasible due to wastewater limitations, there was interest in exploring the option of adding permanent bleacher seating to the Rumney Gym, which would then have the advantage of being useful for

more than Town Meeting - for sports, theatre and music performances. A sketch plan and preliminary budget for this idea is included in this Report.

Issues such as the impact of the location of any new facility on the "centers" of Middlesex are no less important than issues of costs, and we hope these aspects will be part of the decision.

I look forward to this public discussion that I hope this Report will stimulate, and also hope that it helps the Town to make wise long term decisions in regard to meeting its Facility needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Rahill', with a long horizontal flourish extending to the right.

John Rahill

1. Introduction
 - Committee charge from the Selectmen
 - Goals of this study
2. Summary of Municipal needs as of 2006
3. Existing Facility Assessment
 - A. Town Offices
 - Existing condition & challenges
 - Space needs summary
 - Options considered
 - B. Fire Department
 - Existing conditions, code issues & challenges
 - February 2002 letter from the Fire Department
 - Space needs summary
 - Options considered
 - 2006 Wastewater Report
 - C. Road Department
 - Existing condition & challenges
 - D. Town Meeting Place
 - Existing condition & challenges
 - Town Meeting Committee report 2004 - Susan Clark
 - Space needs summary
 - Options considered
 - E. Historical Society
 - Existing condition & challenges
 - Space needs summary
 - Options considered
 - F. Town Hall Demolition (an option discussed)
4. Summary of Cost Projections of all construction projects, in various combinations
5. Summary

Appendix

- Aerial photos of Village & Shady Hill



The Municipal Overview/Study Committee has been working since the fall of 2004 with John Rahill, of Black River Design, Architects to review the Town's upcoming building needs. This report reflects the research by John and the recommendations of the committee members, who spent many evenings reviewing information and ideas about the future of our buildings and institutions in the town of Middlesex.

BUILDING COMMITTEE:

Walter Kelley, Selectboard
Steve Martin
Paul Zabriskie
Mike Patterson
Rita Ricketson
Karen Greenwood
Cindy Carlson

The charge from the Select board to the Study Committee was to work with the consultant to:

- A. Identify and describe the long term facility needs for the town:
 - a. Town Offices
 - b. Road Department
 - c. Fire Department
 - d. Whole Town Meeting Place
 - e. Middlesex Historical Society
 - f. Other Anticipated needs
- B. Review the existing facilities.
- C. Explore options available to the Town, with an eye toward achieving efficiencies through sharing of facilities.
- D. Provide rough cost projections for the selected options and potential grants/funding.

The Committee met four times over the Fall and Winter to review and discuss the needs and possible solutions to the existing space problems.

We have taken the somewhat bold step of adding up all the costs of the new construction and renovation options that are needed by the town. Although these costs will almost certainly be inaccurate, since we are too early in the specific discussions about the individual projects, it is useful to see the comparative costs of different solutions, and the savings that can potentially be realized by creating spaces with multiple uses.

For this reason, the individual costs for each project solution should be viewed as preliminary. Every year building costs go up, so these numbers need to be evaluated each year. Recently the construction cost inflation factor has been 5-10% per year.



A. TOWN OFFICES:

The vault is getting overcrowded and additional space is needed for the Listers and their files, and the Selectmen's meeting room. We explored several options.

1. Move Town Offices to 2nd floor with storage space on 1/2 of first floor. (Renovation of the remainder of the 1st floor space could be used by the Historical Society or for rental space.)
2. New Town Offices on 2nd level above new Fire Station.
3. New Town Offices on new site (not yet selected).

Initial cost projections range from \$277,000 to \$535,000 for the town offices (plus the cost of land if it needs to be purchased and any site development costs).

B. FIRE DEPARTMENT:

The existing Fire Department building in the Village is too small and has many code deficiencies. Options reviewed were:

1. New Station on land owned by the Town in back of the existing Fire Station.
2. Combined building with Town Offices on same property.
3. Combined building with Town Offices and Town Meeting place on same property (may not be possible due to wastewater disposal requirements for 300 people).

Initial cost projections for the Fire Department are in the range of \$1 million to \$1.25 million, depending on the size and the septic requirements. It should be noted that wastewater capacity appears to be very limited on the land owned by the town between the existing fire station and the store. This will almost certainly limit the ability for a new Town Meeting space to be constructed on this site, and it may limit the community uses of a fire station.

C. ROAD DEPARTMENT:

The Road Department has several relatively small, short term needs, but has budgeted for these needs over the past several years and construction work is expected this year.



D. TOWN MEETING PLACE

The current Town Hall Meeting Place is becoming too small for Middlesex's growing population, people are standing around the edges and blocking exits. The number of people in the existing hall is causing a potentially unsafe condition (and exceeds the maximum occupant load of the building under the Building Code). Voting booths need to be accommodated in a more efficient arrangement. Options explored were:

1. Adapting the Rumney Gym for Town Meeting use; improving acoustics, adding bleacher seating, improving lighting for meetings. Its capacity is in the range of 300, compared to the capacity of the existing town hall at 170±.
2. Building a new space above a new Fire Station on the land owned by the Town to the East of the existing Fire Station and Town Hall property.
3. Building a new Town Meeting place on a new site (not a recommended option).

Initial cost projections range from \$70,000 to \$550,000 for the Town Meeting Hall component.

E. HISTORICAL SOCIETY:

The Middlesex Historical Society needs a permanent home for exhibits and displays, a work room, and archival-type storage space. We looked at:

1. New building. (no site selected)
2. Purchasing and renovating the Railroad Station in the Village.
3. Moving into the Town Hall, when or if the Town Meeting space or Town Offices move to a new location.

Initial cost projections range from \$90,000 to \$305,000.



MIDDLESEX TOWN OFFICES **A**



The Selectboard meeting room currently lacks privacy.



Storage is spilling out into workspace.



The vault is nearing capacity.

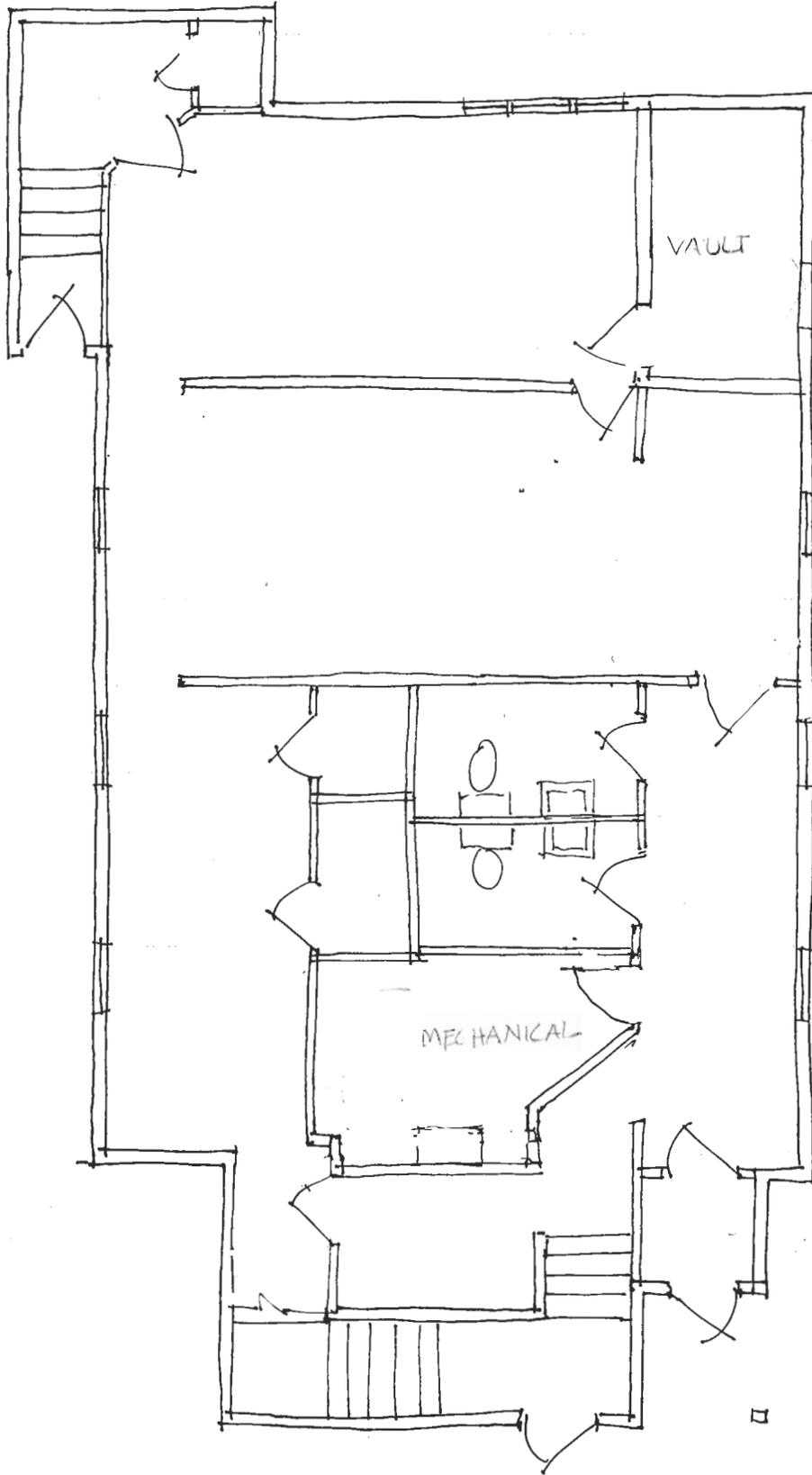
The early town offices are bursting at the seams. The vault space is overly crowded. The front office is crowded and provides no security or waiting area. The Selectboard meeting room is adequate in size, but is open to other functions and lacks privacy. Storage is a major need.

There options were explored for solving the space needs:

- A. New Town Offices
- B. Combining with a new Fire Station
- C. Moving into the second floor of the Town Hall.

Costs ranged from \$277,000 to \$534,000.





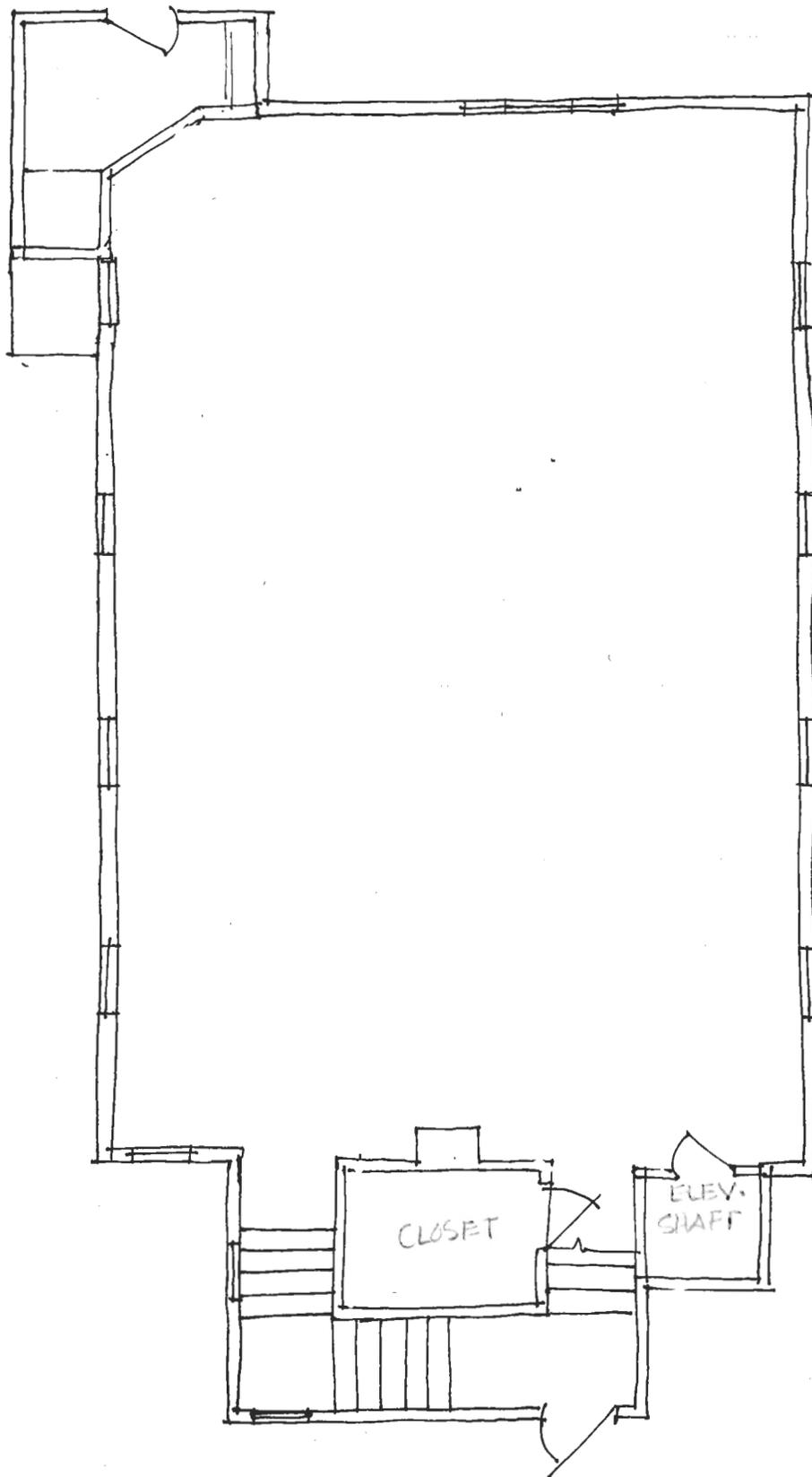
MIDDLESEX TOWN HALL

LOWER LEVEL

DATE 8.3.05

SCALE 1/3" = 1'-0"

REV.



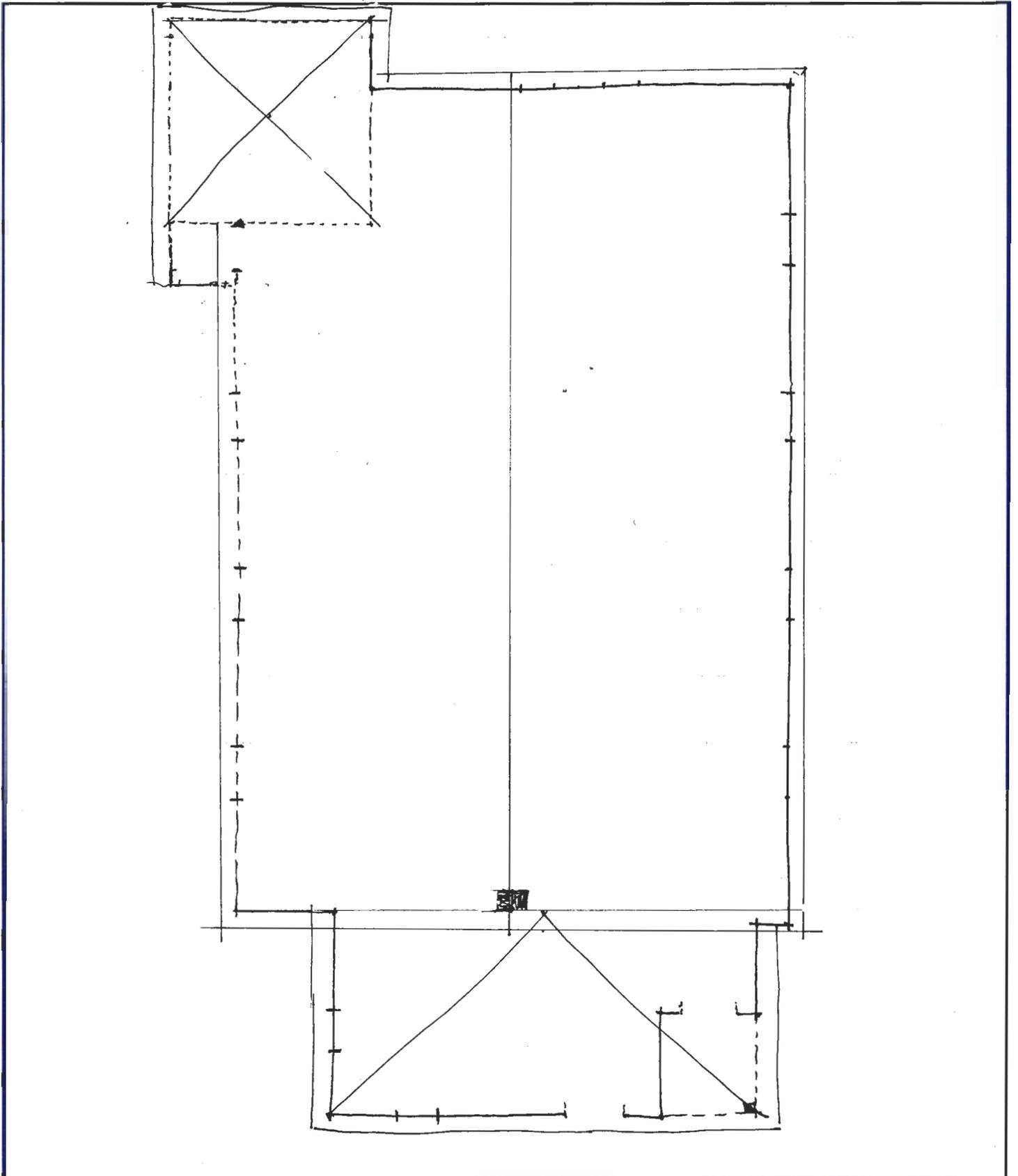
MIDDLESEX TOWN HALL

UPPER LEVEL

DATE 8-3-05

SCALE 1/8" = 1'-0"

REV.



ROOF PLAN, WINDOWS

AFTER MEASURING

DATE 8.3.05

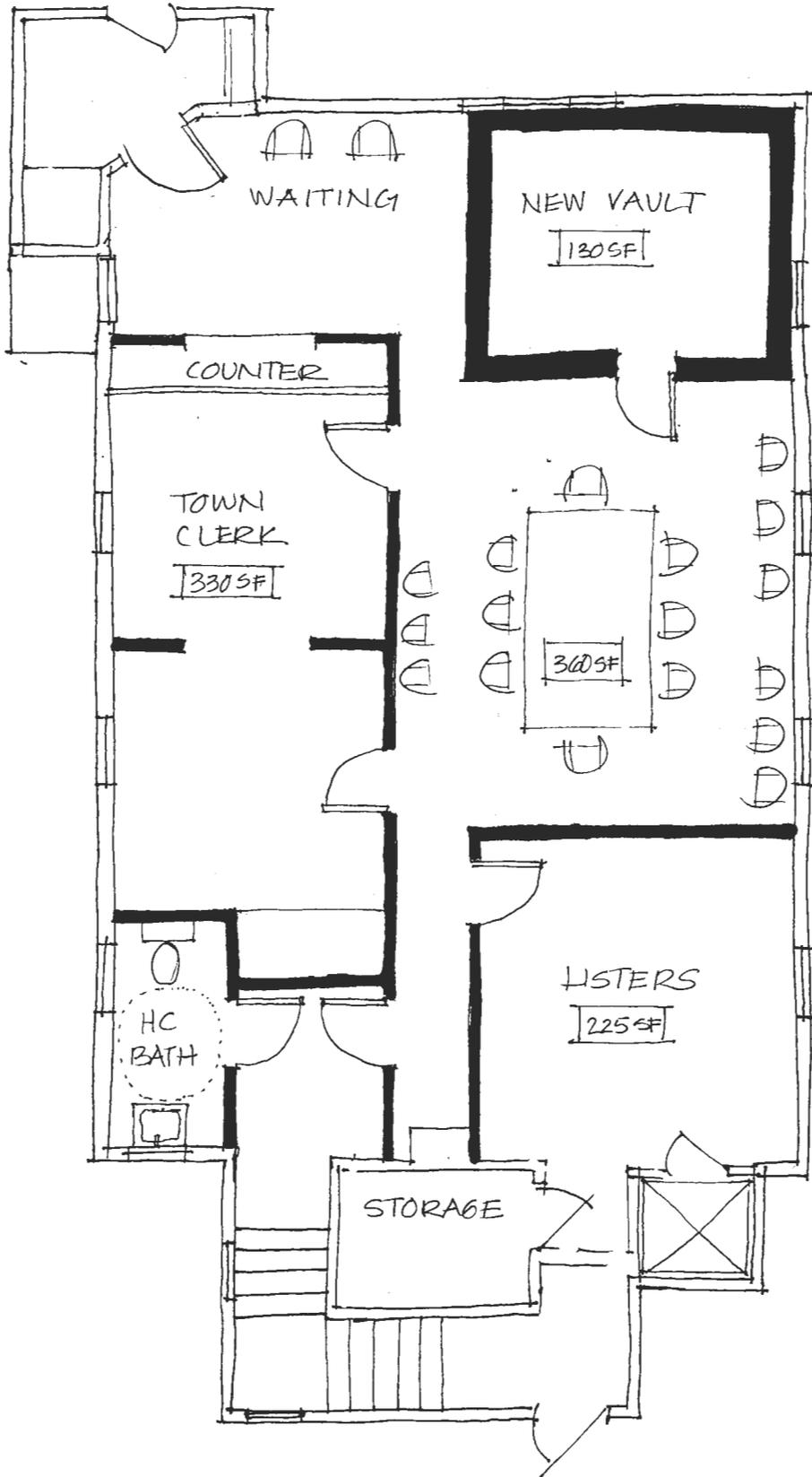
SCALE

REV.

PROGRAM OF SPACE NEEDS
Middlesex Municipal Facilities

Date November 22, 2004

| | | | | |
|--|---|--|-----|----------|
| | | | | |
| Town Offices | | | | |
| Town Clerk's Office | 4 day week currently | | 264 | 500 |
| | | | | |
| Lister's Office | Material is out of vault - space is too small | | | 200 |
| | | | | |
| Selectman's Office/ Small meeting room | | | | 400 |
| | | | | |
| Vault | Vault is too small | | 96 | 200 |
| | | | | |
| Work area | Work area with room for four attorneys - included in meeting room | | | |
| | | | | |
| Bathrooms | Single stall, Unisex, HC use | | | 150 |
| | | | | |
| Kitchenette | Makes more rentable for weddings/functions etc. | | | 80 |
| | | | | |
| Sub-Total | | | 360 | 1,530 |
| Halls, Walls Mechanical Spaces | 25-30% multiplier | | | 459 |
| Total | | | | 1,989 SF |
| | | | | |



UPPER LEVEL FLOOR PLAN

MIDDLESEX TOWN HALL
MIDDLESEX, VT

DATE 6.7.2006

SCALE 1/8" = 1'-0"

REV.



Existing Conditions & Code Conflicts

The existing station is too small fundamentally, but it has other code problems as well.

- The second floor is not structurally sound, and almost certainly does not meet the 40 lb/sf required floor load capacity.
- Second floor is not accessible and lacks fire egress.
- The wiring is outdated.
- The underground oil tank is out of compliance.
- Headroom is insufficient and the building is very inefficient energy-wise.

To renovate would mean tearing down most of what is there before you found any component worth adding to. As such it is assumed that it makes no sense to convert in this structure. Rather the team should see this as an opportunity to look at a new facility on this or other sites.

Options reviewed were:

1. New Station on land owned by the Town in back of the existing Fire Station.
2. Combined building with Town Offices on same property.
3. Combined building with Town Offices and Town Meeting Place on same property (may not be possible due to wastewater disposal requirements for 300 people).

Initial cost projections for the Fire Department are in the range of \$1 million to \$1.25 million, depending on the size and the septic requirements. It should be noted that wastewater capacity appears to be very limited on the land owned by the town which is being considered. This will almost certainly limit the ability for a new Town Meeting space to be constructed on this site, and it may limit the community uses of a fire station.



PROGRAM OF SPACE NEEDS
Middlesex Fire Department

Date November 22, 2004

| SPACE/ACTIVITY | DESCRIPTION / REQUIREMENTS / REMARKS | ADJACENT TO | EXISTING AREA (SF) | PROPOSED AREA (SF) |
|-----------------------------------|--|-------------|--------------------|--------------------|
| Fire Department | | | | |
| Engine Space - Vehicles | 3 Bays, 2 deep, Space for 6 vehicles | | | 3,400 |
| Equipment Storage | Coats & boots (8X10), apparatus, maintenance, fluid storage, air pack storage (10X12) and first aid. | | | 320 |
| Small Meeting Room/ Training Room | | | | 300 |
| Small Bunk room | 1 bunk / 1 side | | | 130 |
| Radio Room / Office | | | | 200 |
| Kitchenette | Small | | | 50 |
| Bathroom w/ Shower | Single stall, unisex HC use | | | 100 |
| Emergency Generator | Disaster shelter | | | 100 |
| Air Compressor | | | | 50 |
| Sub-Total | | | 1,750 | 4,650 |
| Halls, Walls, Mechanical Space | 25-30% multiplier | | | 1,395 |
| Total | | | | 6,045 |
| | | | | |

PLANNING FOR THE NEXT FIVE YEARS

MIDDLESEX VOLUNTEER FIRE DEPARTMENT

February 10, 2002

OVERVIEW

In 2002 the Department continued expanding membership, and has focused on training and the maintenance of our aging vehicles, equipment, and firehouse. This work demonstrated the need to seriously address fundamental aspects of the department and institute a five year plan.

A core weakness in any volunteer organization is maintaining consistent, focused attention on the multitude of collateral items. This may be even more true for a fire department. We join to help our neighbors and fight fires. We volunteer our time to do this and to train to do the job well. With families, jobs, and other commitments, often there is little time left for quality maintenance, repairing equipment, managing all the nuts and bolts, and keeping up with the ever increasing required paperwork. We keep up through the extraordinary efforts of a number of our members.

However well we keep up, we have not had the ability to plan ahead and take advantage of more efficient systems except in little bits and spurts when there is an extra portion of energy. We have made plans for a new Village Station, a need recognized ten years ago. We have discussed options for upgrading our trucks and equipment. Our front line Engine is 26 years old and our second Engine 22 years old. We need a second Tanker for Station 2. We have identified and conceptualized a number of improvements we should make. We need to make it happen.

We are exploring raising funds for the Chief to set aside a portion of time from his usual employment to work on Department development. This will allow us to move forward on the core issues, develop more efficient systems, improve our Town fire insurance rating, and secure grant money to help upgrade our equipment and lessen the burden on taxpayers.

GOALS

Within the next five years we hope to achieve the following goals.

1. Build a new Village Station
2. Expand Station 2
3. Replace or recondition all trucks
4. Add a second Tanker and a Bucket Truck
5. Develop streamlined management systems and consistent record keeping

6. Improve Firefighter level of certification
7. Institute a training program and standards to meet ISO and State requirements
8. Improve retention of members and daytime coverage
9. Have dry hydrants at each water site
- 10.. Expand Department income

CAPITAL ITEMS

Village Station

Since newer trucks will not fit in the old station, a converted schoolhouse, and any building inspector would condemn it, building a new Village Station is a key to our future.

We are aware of one plan which would include a new station as part of a new Town Hall. There are concerns about this plan. The major concerns are adequate water to fill trucks, diesel fume management, parking for responding firefighters, and the loss of that parking and egress for the trucks during events at the Town Hall.

Whatever the eventual plan is, a new station is the first priority of the Department. The present building is unsafe, inefficient, and hinders our operations.

Station 2

As the Town has grown, Station 2 has provided an immeasurably reduced response time. Presently an Engine and the Brush Truck are squeezed into one bay. To improve our operation we need a second Tanker at Station 2. We will need the entire building as soon as possible. We will also need to bring water into the building.

Vehicles

Engine 1 is 26 years old and has serious rust problems. The rehab done some years back was very poorly done. This truck needs to be replaced or refurbished again by a competent company. If refurbished it will also need an upgrade of its equipment, like ladders, and the installation of a foam system.

Engine 2, our mini pumper, is 21 years old. We have spend significant amounts in the past two years repairing this truck. It is quite serviceable, but we need a larger truck at Station 2. We will replace Engine 2 with a larger truck and convert the mini pumper to a Brush/Relay Pumper.

Tanker one is 17 years old. During our last repair we had to have some of the replacement parts made. The water tank is likely to rupture at any time. We also need a second Tanker at Station 2. We need to replace Tanker 1 and add a second Tanker. Within five years we hope to have both Tankers be vacuum tankers, but our immediate need is for two serviceable tankers.

The Rescue, after repairs were made, is serviceable. It will, however, need to be replaced before the five years are up.

Our present Brush Truck, a pickup, will be replaced by the mini pumper.

We will add a Bucket Truck, similar to those used by the phone company. We do not have a Ladder Truck, and this unit will fill some of those needs for quicker roof ventilation and upper level access and rescue.

MANAGEMENT

We are all volunteers; we do what we can when we can. We join to fight fires. We are faced with volumes of paperwork. We have not made the required filings to the State after each fire. Someone began doing this but no longer had the time. Training records are simply a list of who trained and what the subject was. They are not in any one place or organized in any way. We do our best to keep track of gear and equipment, the record keeping system is marginal. We have struggled to have a purchasing system, but it always breaks down because there is no management oversight.

Without these records we would simply be a victim in any law suit. Not making the State filings can result in a fine. We have no documentation to support a change in our ISO rating.

We need to immediately rectify this situation. We have purchased a new computer, so we have the tools we need. In the long term, we will need the services of a paid Administrative Assistant who will enter data and oversee the management systems.

MEMBERSHIP, TRAINING AND STANDARDS

We have some highly trained and experienced members. We also have people with limited or no experience and training. We have people who just want to be involved.

Within five years a core group of members will be trained to the new Level 1 certification. All members who will be involved on the fireground will have passed our in-house certification. All members will be trained yearly to the State and ISO recurrency standards.

COVERAGE AND RETENTION

These two items are problematic for most volunteer departments. Some people are very committed, others not. Some people have time to spare, others very little. Coverage during normal work hours is a function of work schedules, the ability to leave work, and the distance of one's work site from town.

Most departments now pay their members a stipend for attendance at training and an hourly fee for fire calls. This change seems to have improved coverage and retention for those departments. Within five years we will institute this type of system. As the town grows, we may need to consider paying two people to be on call during normal work hours.

DRY HYDRANTS

Water supply is the most critical item in fighting fires. Dry hydrants at our water sites will greatly increase out time and efficiency at getting water to a fire. Dry hydrants are also a key item necessary to improving our ISO rating.

INCOME

It is clear all of the items outlined above will cost money. Our present budget, nor the funds we have raised will cover these items. Few Departments in the local area have a budget as low as ours. For example, East Montpelier spends \$130,000.

When we consider the cost of Fire and EMS coverage, it is smart to do a cost benefit analysis. However, factored in must be the cost of peace of mind. You may never have the need to call the Department, but you do not know that. There is a cost associated with standing by. If you divide our budget by our number of calls, each call costs about \$300. There is some value in knowing that, but like insurance, having the coverage you may need makes tremendous sense.

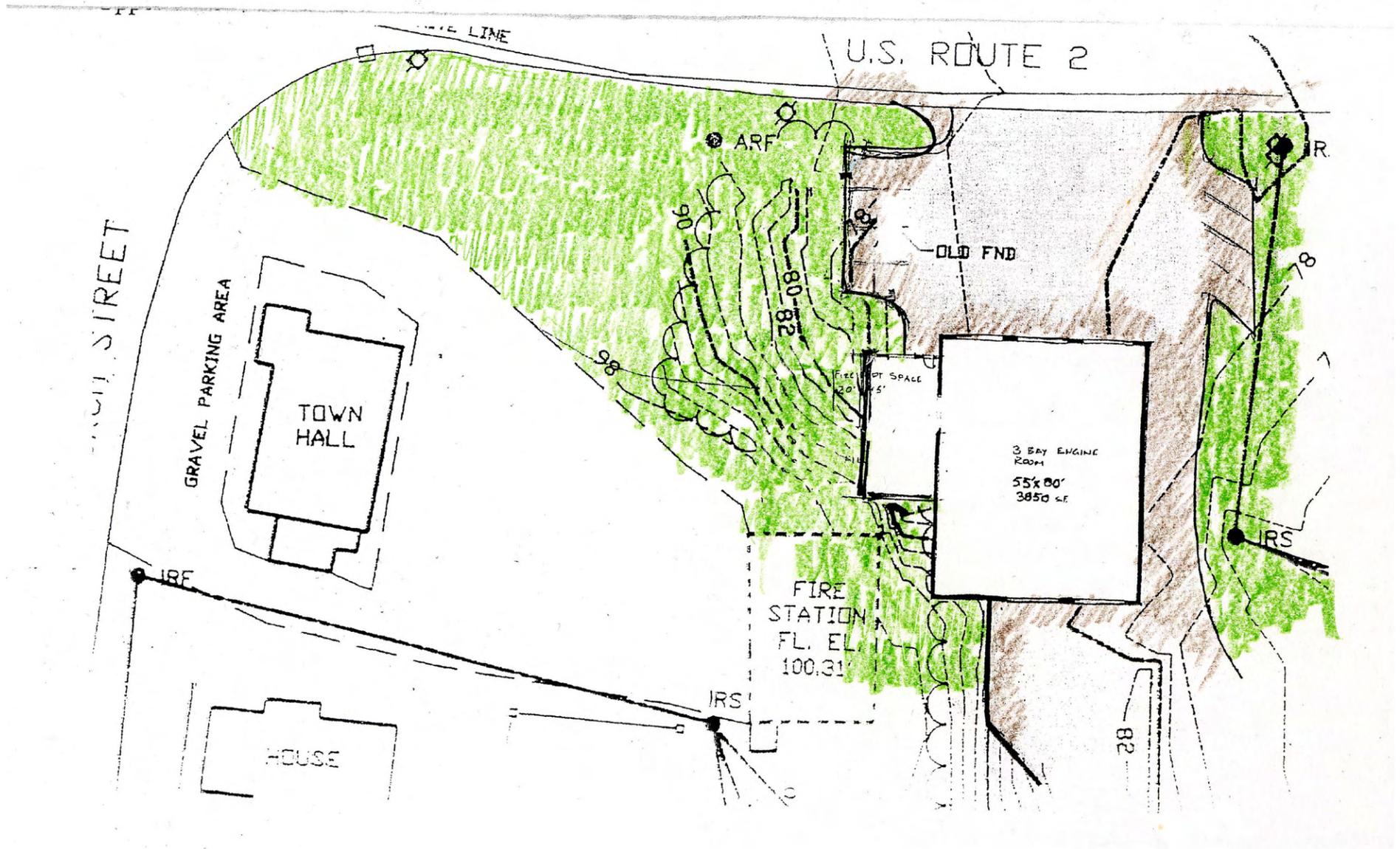
Within five years we will likely see an increase in the Town's share of the Department's budget. Our goal is to limit this increase as much as possible. Many of the needs expressed above are short-term. We intend to increase our fundraising and enter into serious grant writing. We also intend to begin billing for calls when we can. The largest number of our calls are for accidents on the interstate, and many of those calls can be billed to insurance companies. We presently bill for filling swimming pools, and that type of activity could be increased.

MAKING IT HAPPEN

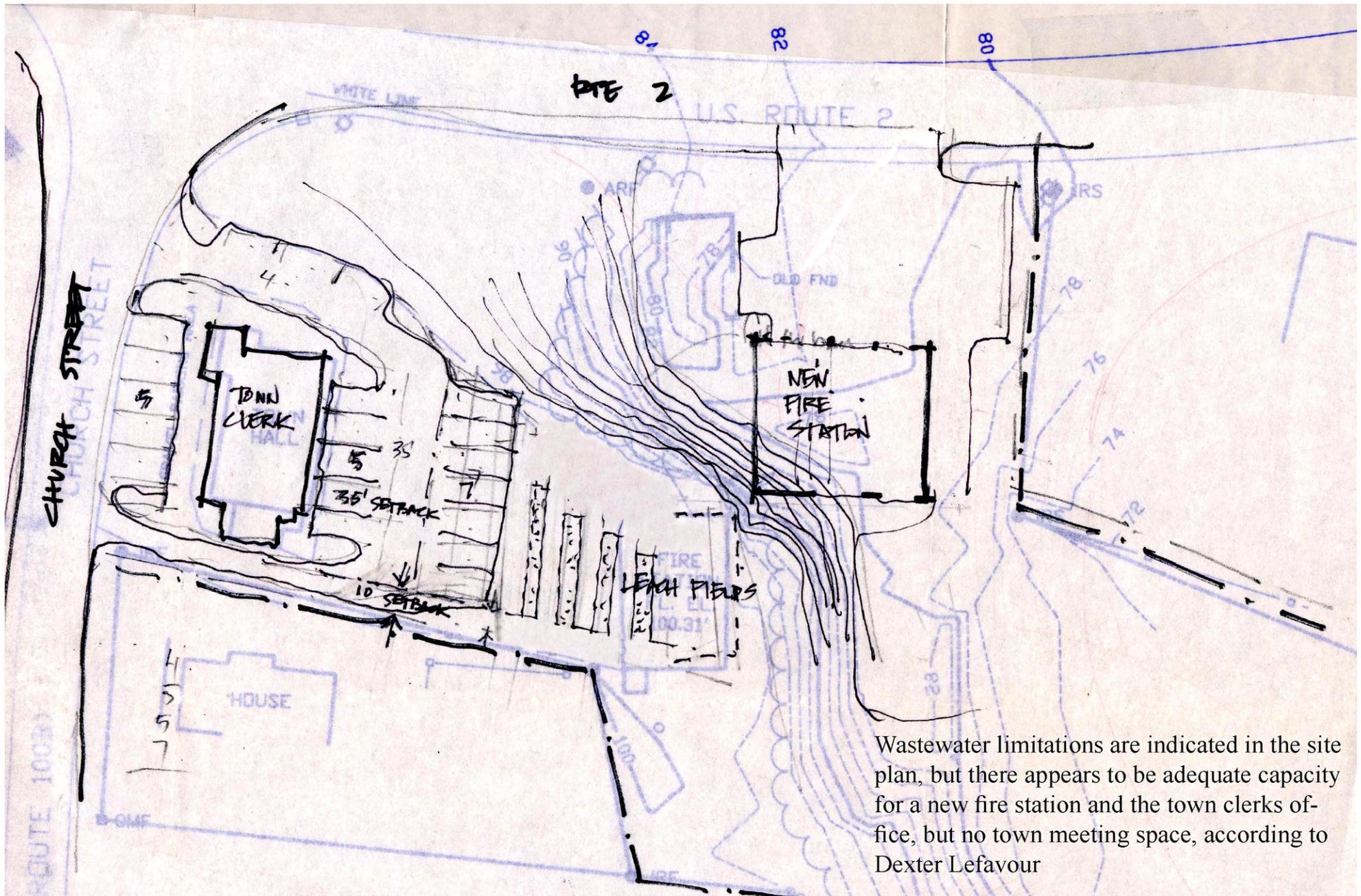
It is good to have a plan, and this document outlines many of the steps we need to take. Many items addressed are immediate needs, immediate to a large extent because there has been limited planning in the past. Many of the items have been discussed in the past, some brought up every year, but no one has been able to put in the consistent time and energy to make it happen.

We can meet all of our goals, meet our immediate needs more rapidly, save the Town money, and save residents money with a reduction of our ISO rating by paying a person to make it happen. There is a need for consistent, focused attention on these matters. This will not be a long term position, but will enable the Department to meet the goals and institute systems so that an Administrative Assistant can handle the management needs. Writing grants could save us a tremendous amount on vehicles and equipment. The logical person to do this is the Chief. Funds for this position will be raised through grants, but seed money will be needed to get the ball rolling. There are community development grants we can apply for. These will give the Chief

time to put management systems in place and enable him to seek other grants for vehicles, equipment and infrastructure, and to manage the acquisitions and infrastructure projects. \$6000 will be needed to begin this process.

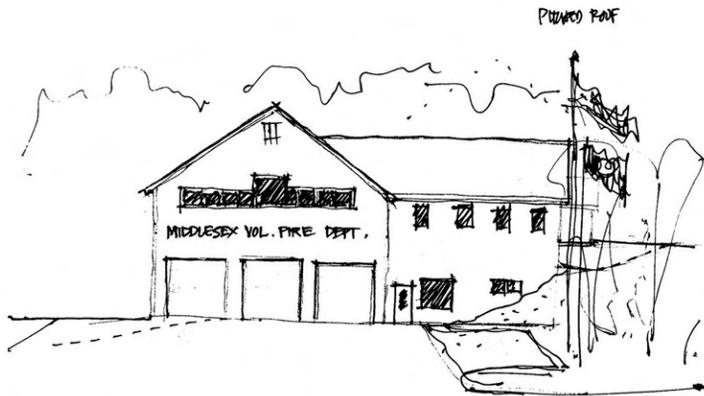


MIDDLESEX FIRE STATION & TOWN HALL

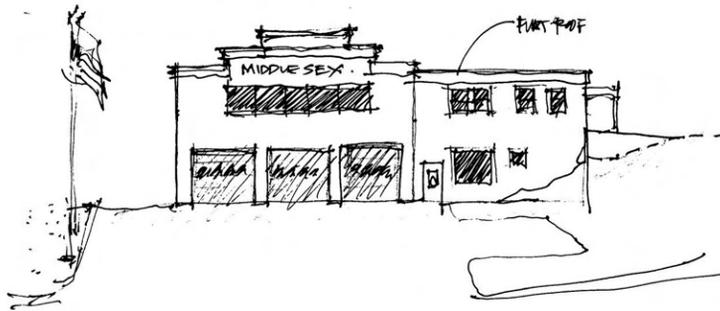


Wastewater limitations are indicated in the site plan, but there appears to be adequate capacity for a new fire station and the town clerks office, but no town meeting space, according to Dexter Lefavour

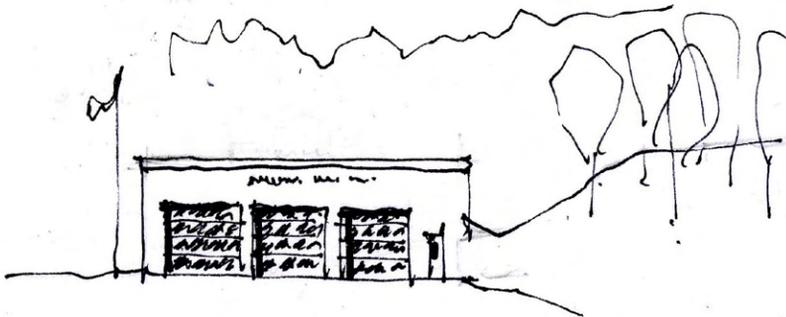
MIDDLESEX FIRE STATION & TOWN HALL



Two Story Option
VIEW FROM ROUTE 2



Two Story Option
VIEW FROM ROUTE 2



One Story Option



One Story Option



Bennington Fire Station with community hall above (an all volunteer force)



Bennington Fire Station



Montpelier voted twice against moving the fire station out of the town center



Instead they renovated the existing building



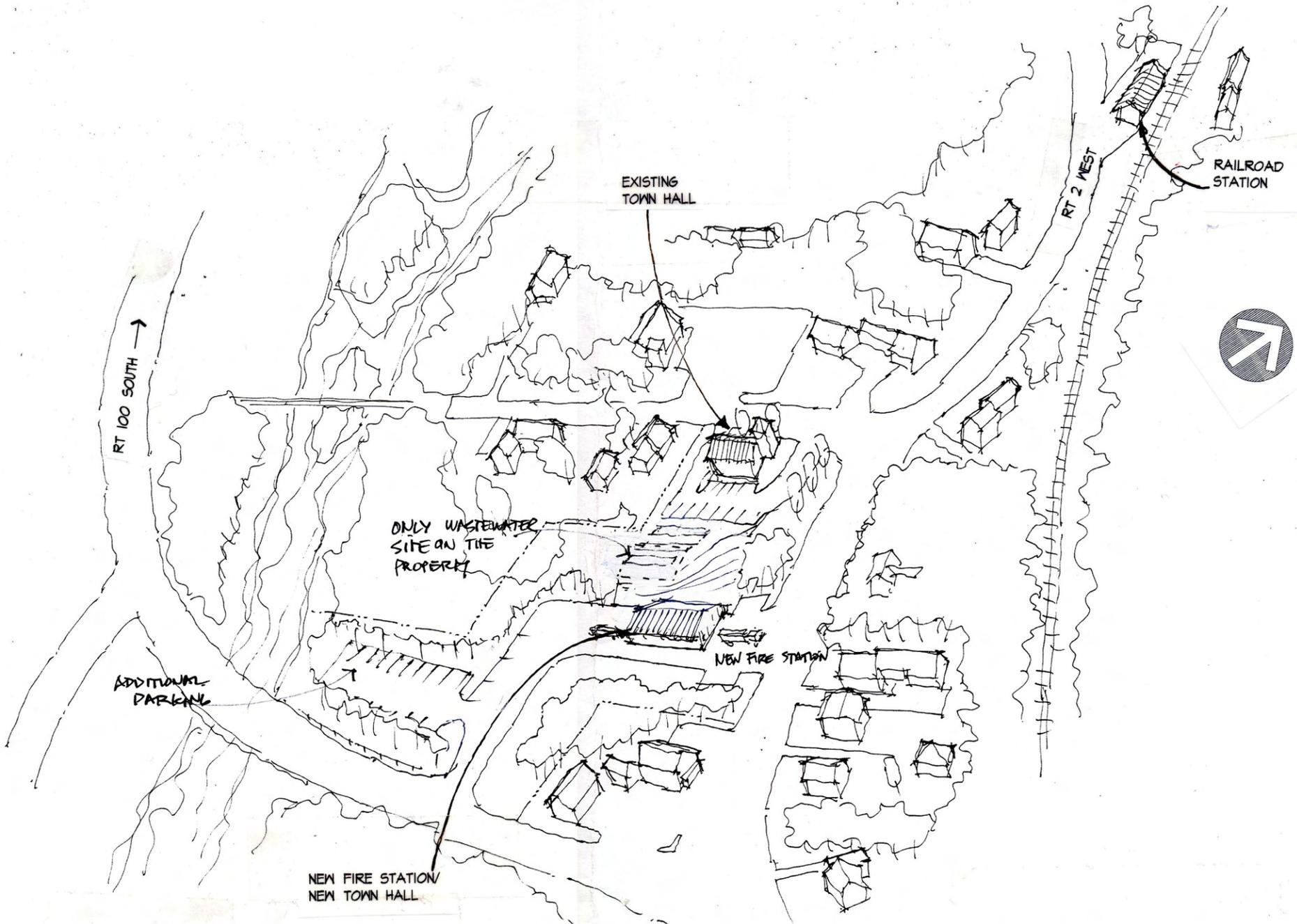
Northfield constructed a new fire station in the town center

VERY PRELIMINARY CONCEPTS
MIDDLESEX FIRE STATION AND TOWN HALL



Town owned land. Use may be limited by wastewater treatment.





MIDDLESEX FIRE STATION & TOWN HALL

Lefavour P.C.

Engineering and Environmental Services
42 Dolan Road
Middlesex, Vermont
Ph: 802-224-8080; fx: 802-223-8272; e: LefavourVT@aol.com

February 21, 2006

Peter Hood, Selectboard Chair
TOWN OF MIDDLESEX
5 Church Street
Middlesex, Vermont 05602

Dear Peter:

On May 4, 2005, we observed the excavation of test pits on land around the Town Hall in Middlesex. Mr. Robert Pelosi, VTDEC Assistant Regional Engineer was present during the test pit work. The test pits were excavated by Gary Lamel using the Town's backhoe. Our test pit logs are attached. It was noted that the existing water supply well probably required a permit when it was installed, but no record of this could be found. This is a violation of State law, which can be remedied administratively if the well is in reasonable compliance with the current Environmental Protection Rules.

A total of four test pits were excavated, three in the Town Hall Parking lot and one in the low are between the fire station and Route 100B. Soils suitable for a conventional in-ground wastewater disposal system were found to exist beneath the parking lot only. The estimated seasonal high water table in the area below the fire station is too high to allow any type of wastewater disposal system. No other areas were considered due to site restrictions (i.e. setbacks to property lines, steep slopes, etc.).

It would be necessary to abandon much of the parking area and relocate the well for the Town Hall, in order to use this area for wastewater disposal. We believe the entire area could provide up to 5,000 gallons of wastewater disposal capacity. The proposed use of the Town Hall for 300 seats and 6 employees, would generate flows of 1,590 gpd (300 seats assembly area @ 5 gpd = 1,500 gpd, 6 employees @ 15 gpd= 90 gpd).

Our estimate of the construction cost for the 1,590 gallon per day system is \$10,000. It would require a pumping station, 2,500 gallon septic tank, and an absorption trench disposal field. Budget \$6,000 for replacement of the water supply well.

Our fee is \$1,350 to complete the design of the system. Our fee does not include permit fees or our services during construction (i.e. staking and inspecting the system), for which we suggest you budget \$150-250.

Lefavour P.C.

Engineering and Environmental Services
42 Dolan Road
Middlesex, Vermont
Ph: 802-224-8080; fx: 802-223-6272; e: LefavourVT@aol.com

Town of Middlesex

Test Pit Logs May 4, 2005

Test Pit No. 1

0-12" Fill
12-32" Sandy loam
32-50" Gravel
50-82" Coarse sand

No ledge or mottles encountered

Test Pit No. 2

Crushed stone @ 2'

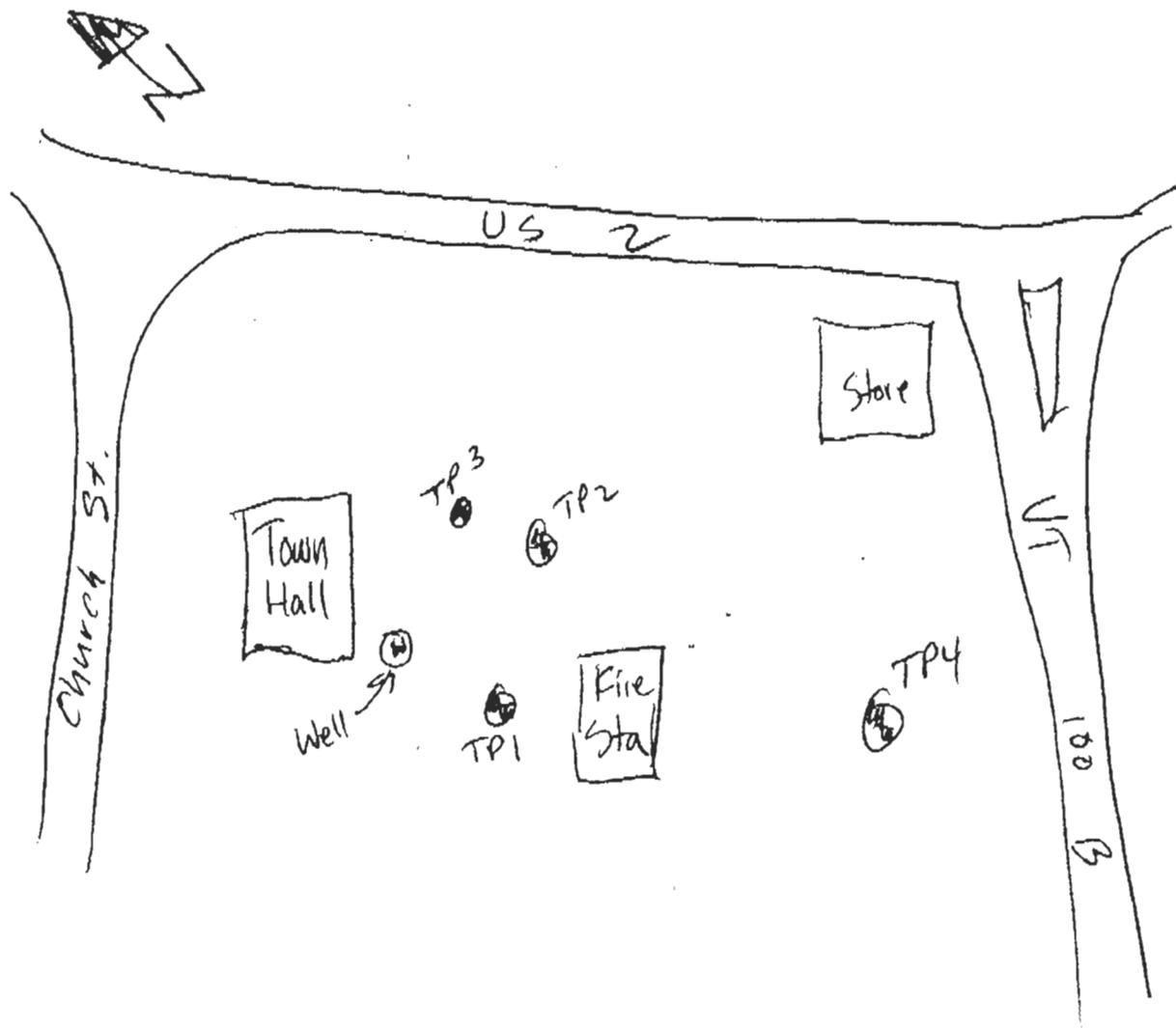
Test Pit No. 3

Precast concrete @ 5'

Test Pit No. 4

0-32" Fill
32-44" Orange brown silty sand
44-54" Gray mottled silty sand

Mottles @ 44"



Sketch Location of Test Pits

Not to Scale

Lefavour P.C.

Middlesex, Vermont



Town Garage



2005



2006

The Middlesex Road Department has expressed minimal new building needs for the near future.

A new sand storage shed was feared to be mandated but reportedly the requirements for such a structure have been lifted.

The Road Department has budgeted some money for renovations, and cooperation with the Fire Department has resulted in a sharing of the Shady Rill Fire Department building.



The existing Town Hall is becoming increasingly crowded at Town Meeting time. The voting booths in the room make the situation even worse.

The public safety division rules, using the Life Safety Code, rate the capacity at 170± (without the voting booths). With people standing in the exits, it is not a safe situation.

The difficulty in looking for a bigger space is that buildings cost just as much if it is used once per year than if it is used all year long. Septic requirements are similar; you have to design assuming the building is used to capacity on a constant basis.

As a result it will not be inexpensive to build a new meeting space.

Options explored:

- A. New Town Meeting Place (on a new site).
- B. New Town Meeting Place over a new Fire Station.
- C. Renovating the Rumney gym to make it more suitable for town meeting use.
- D. Permanent Bleacher Seating Addition (to create permanent seating for not only improving viewing and sight lines for town meeting, but for basketball games, theater productions, etc. An addition to the east was explored and estimated.)

Costs range from \$70,000 (to renovate the Rumney gym) to \$550,000 for a separate new Town Office .



PROGRAM OF SPACE NEEDS
 Middlesex Town Meeting Space

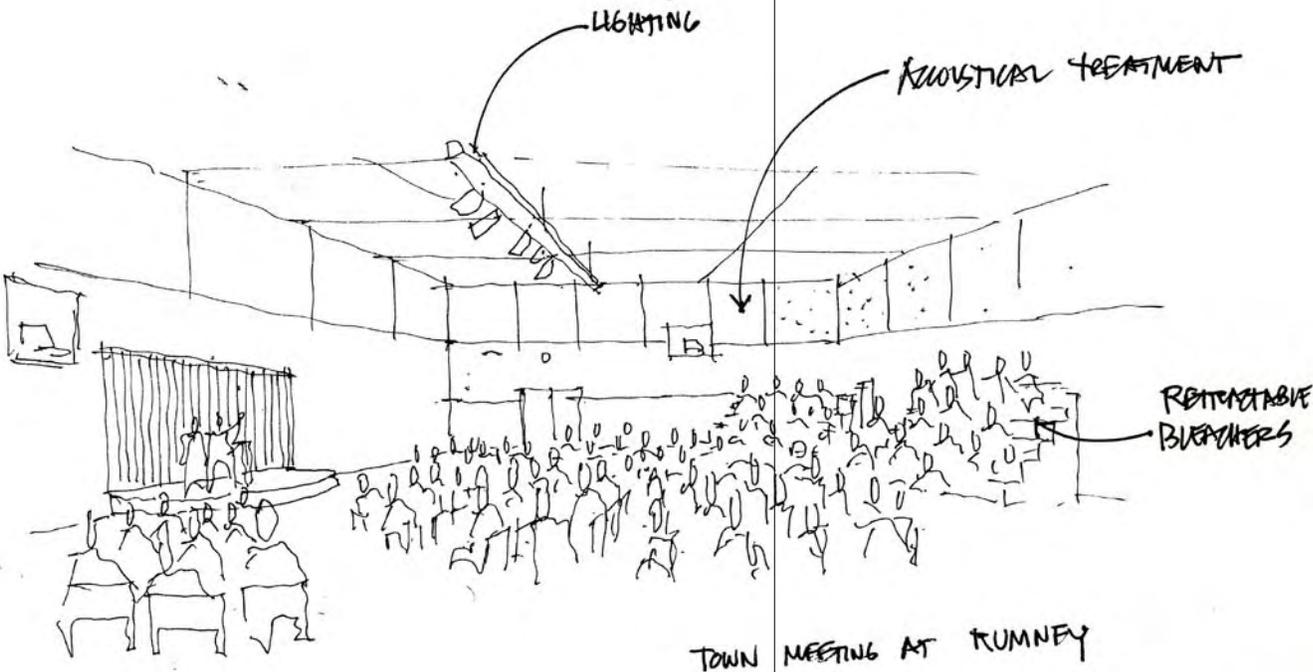
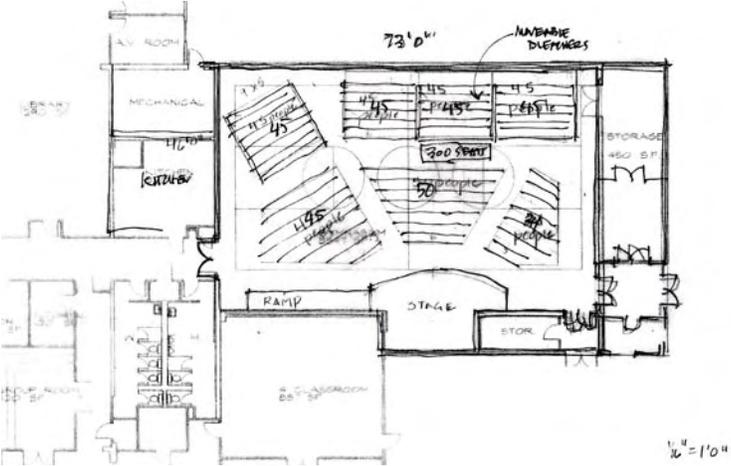
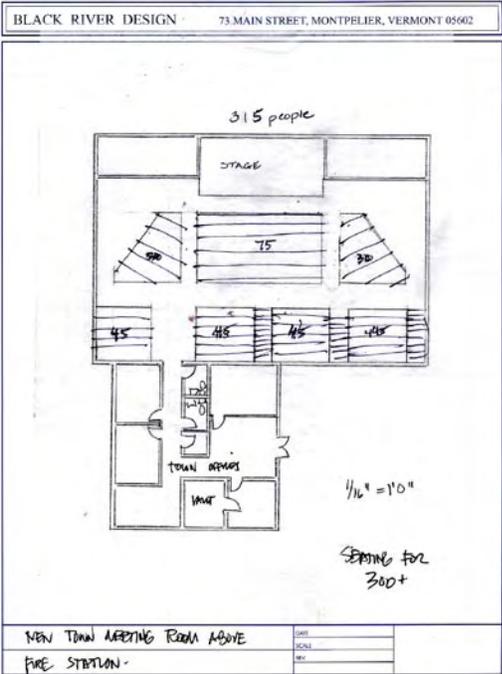
Date November 22, 2004

| Town Hall | | | | |
|--------------|---|--|-------|----------|
| Meeting Room | Too small as is - infrequent daytime meeting use. Capacity (Life Safety Code) $1200/7 = 171$ people - future capacity projected = 300 | | 1,200 | 2,100 |
| | | | | 300 |
| | | | | 2,400 SF |

RUMNEY GYM RENOVATION COST ESTIMATE

Renovating the Gym at Rumney to provide a quality town meeting hall

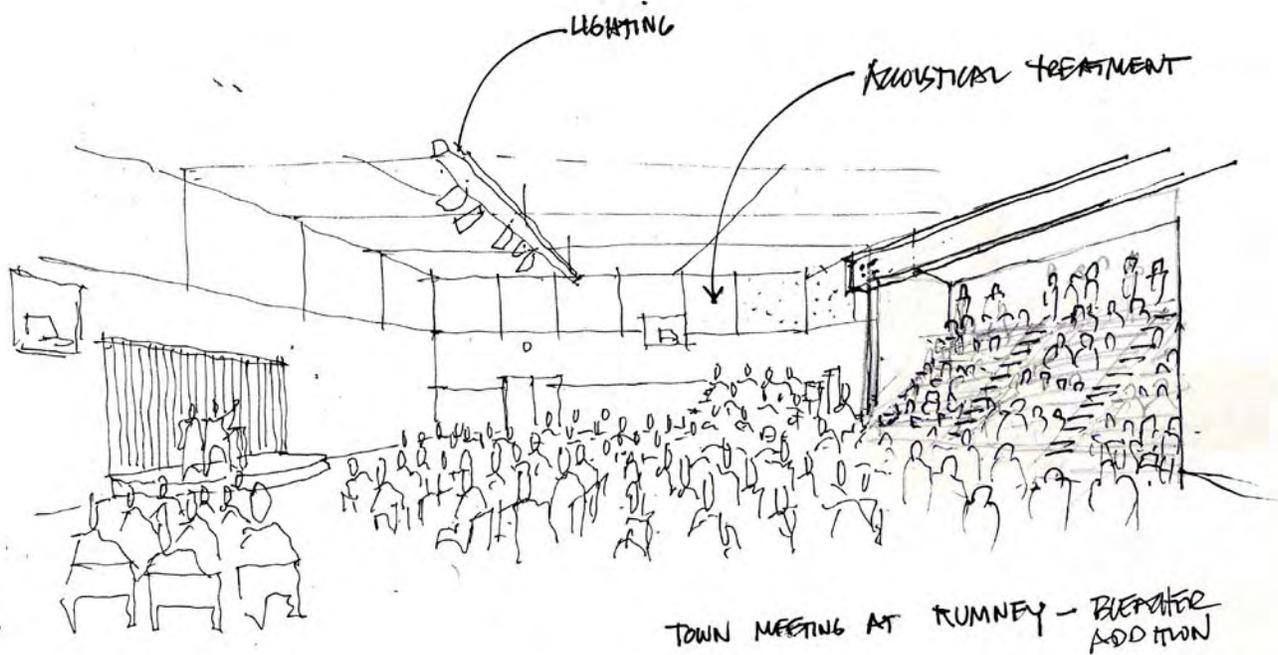
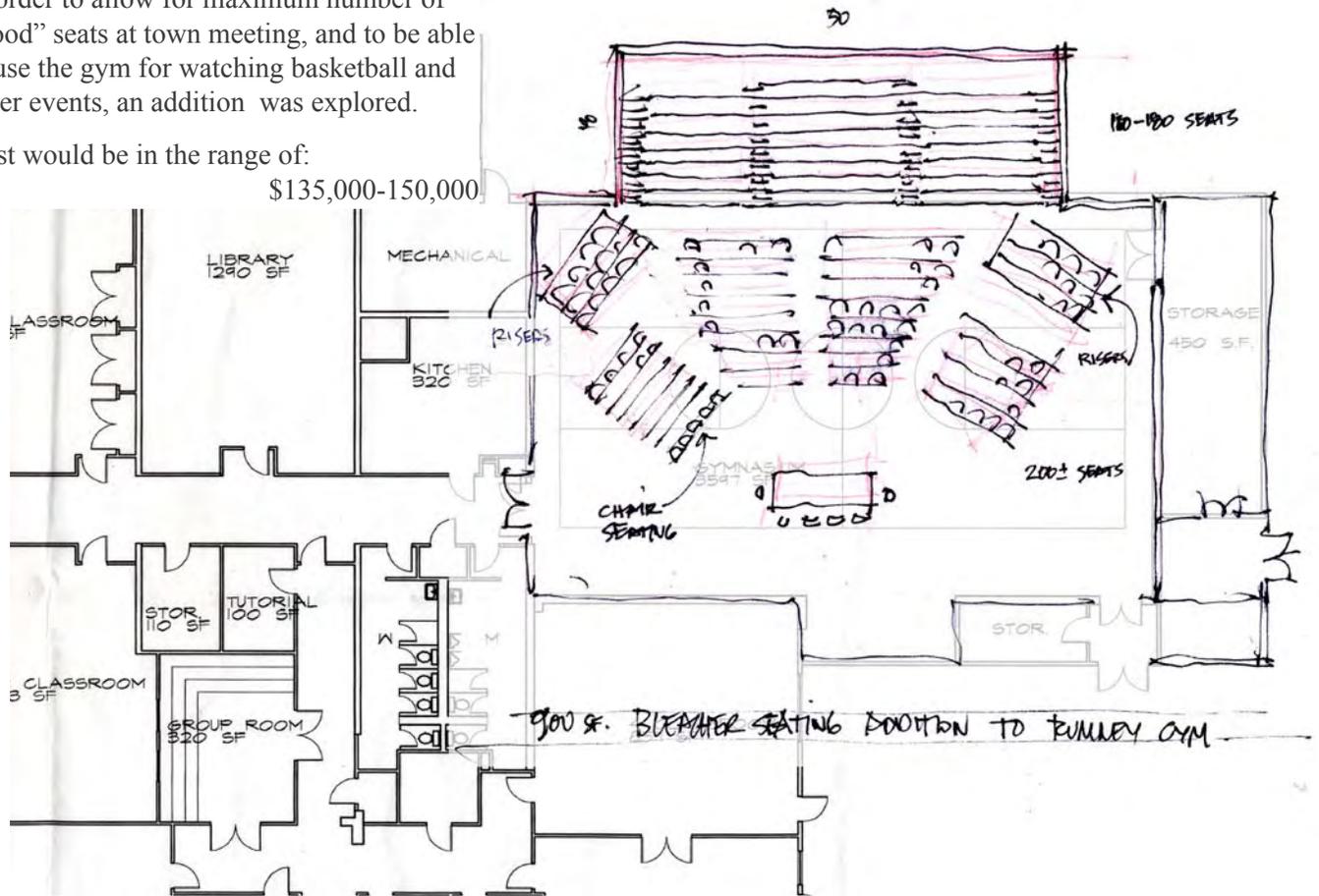
- 1. Seating Capacity 270-300+
 - 2. Cost to improve acoustics
 - Sound absorbing material to improve acoustics \$10,000
 - Baffles above seating \$5,000
 - \$15,000
 - Other potential improvements \$10,000
 - House Lights, Theatre Lighting for Selectboard table \$15,000
 - Bleachers \$15,000
- Total Cost \$15,000 - \$55,000
- Contingency 20% \$3,000 - \$11,000

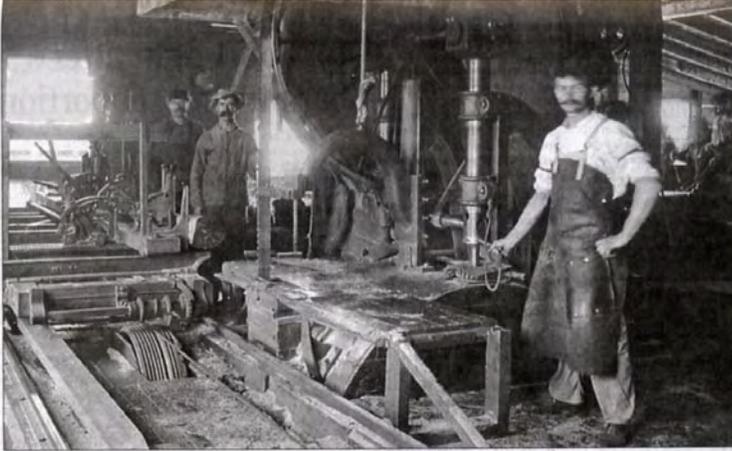


RUMNEY GYM RENOVATION COST ESTIMATE

In order to allow for maximum number of "good" seats at town meeting, and to be able to use the gym for watching basketball and other events, an addition was explored.

Cost would be in the range of:
\$135,000-150,000





The C.C. Putnam & Son sawmill in the late 1800s.

It's time for history

After 13 years of work, authors publish book about Middlesex

By J.C. Myers
TIMES ARGUS STAFF

MIDDLESEX - At the town meeting in 1870, voters didn't have to face increasing school tax rates because of rising property values, but they did vote "to allocate 50 cents on the dollar of the Grand List" to raise \$3,000 dollars to fix roads and bridges that had washed out in a flood of 1869.



That story and many others are contained in a new history of the town of Middlesex that is fresh from the printers - just in time for this year's

Town Meeting Day.

"The town is 243 years old and has never had its history written. It was time," said co-author Sarah Seidman.

After 13 years of research and writing, Seidman and her co-author Patricia Wiley are seeing their thousands of hours of labor come to fruition in their book, "Middlesex in the Making," printed by L. Brown and Sons of Barre. The 254-page volume, which has more than 200 photographs from the small town, is a combination of well-documented historical narrative, and a record of the reminiscences of more than 70 long-time Middlesex residents.

"This is a lively document with many wonderful, interesting stories," said Seidman. Far from being a dry historical text, they filled the book with amusing anecdotes, quirky facts, and the fascinating memories of old-time Vermonters, all in a visually interesting format where the main narrative is interspersed with photos, maps and side-bars.

Here, readers learn how Mt. Hunger got its name, where the main center of Middlesex village used to be before the 1927



Callista Newhall, above, looks at the construction of Interstate 89, which destroyed much of her family's farmland. For years she refused to cash her payment from the government to ensure they couldn't "close the books" on this chapter of her life. Left, Ephraim "Eph" Hill at his home near Putnamville in the early 1930s.

flood, what happened to the village of Wrightsville, and why Interstate 89 changed Middlesex forever.

One account describes "Crazy" Chase, the dance-hall musician who could play any song ever written after hearing it just

(See History, Page A6)

The Middlesex Historical Society has no space that they can call their own.

They need space for the exhibits and storage of historical artifacts that they have been collecting, and work space dedicated for historical society materials.

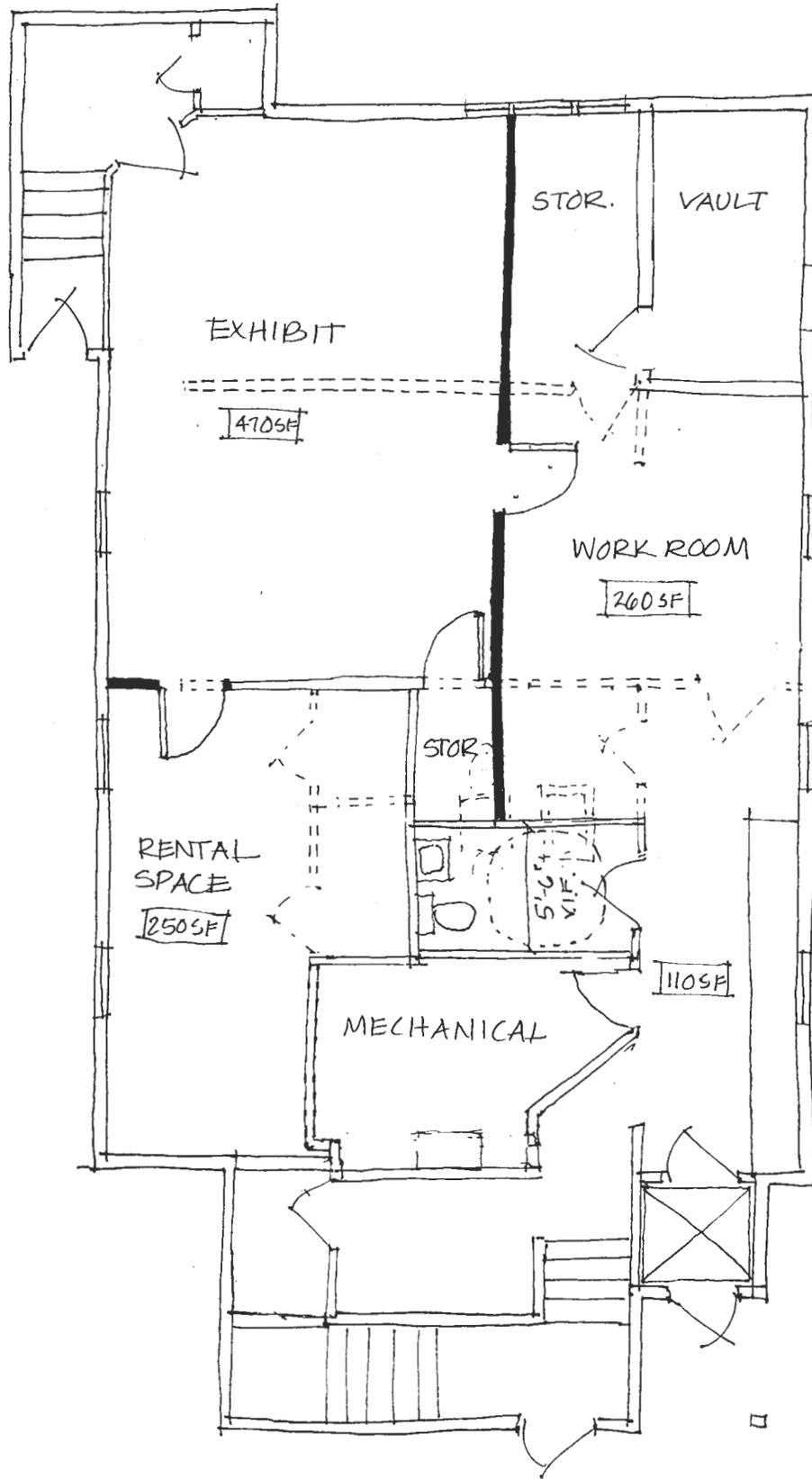
Ideally these spaces would be environmentally controlled, so that these materials and artifacts are in archival space, to insure that they will be around years from now.

Options explored:

1. New Building (no site selected)
2. Purchasing and renovation the railroad station in the village
3. Moving into Town Hall, when or if the Town Meeting Space or Town Offices move to a new location

The Middlesex Historical Society explored the option of fixing up the Railroad Station. Costs were in the range of \$300,000. It needs lots and lots of work and has some challenges that may be difficult to solve; septic, ownership, etc.





LOWER LEVEL FLOOR PLAN

DATE 6.7.2006

SCALE 1/8" = 1'-0"

REV.

MIDDLESEX TOWN HALL
MIDDLESEX, VT

2A. SITE ANALYSIS

1. LOCATION

The site is very prominent for its small size, located on the outside of a curve in Rte. 2 Middlesex Village to the north of Route 2. It was constructed in 1918 after the original station burned in 1917. The old station was located on the other side of the tracks.

2. POSSIBLE SITE CONSTRAINTS

Parking will be a potential problem due to the small site. It is not too far from Bridge St., however, so there is overflow parking within walking distance.

Wastewater disposal will potentially be a hurdle as well, although preliminary indications from Dexter Lefavour, Civil Engineer, point to the potential to grandfather the existing system, assuming limited use of the building.

3. ACCESSIBILITY

Making buildings accessible to the handicapped is almost always a requirement of any renovation. The lowering of the East end of the building creates a step in floor level. Therefore a ramp (or raising of the floor to its original level and a raising of the grade on the exterior) will almost certainly be necessary.



View traveling west on route 2



Small area for parking



East end where new loading door has been added



TOWN HALL BUILDING DEMOLITION OPTION **F**



The options of tearing down the existing Town Hall, presuming that the land it is sitting on is more valuable for parking or a new building than it is in its current condition, was considered.

If the basis of this option was purely economic, it is possible that this solution makes the most sense. However, this building has contributed to the history of Middlesex and, being older than 50 years, it could qualify for nomination to the National Register of Historic Sites.

As such, much discussion would have to take place in order to weigh the pros and cons of any proposal that would involve tearing down the building. Because there are potential alternate uses for this building, even if it is no longer used as a town gather space, it seems more reasonable to consider an adaptive reuse of this building.



BASIS OF COST ESTIMATES

In reviewing the building needs of the Town of Middlesex, it needs to be said that any building solution is highly dependant on the needs of each Town Department, and if something changes in the operation (the Fire Department no longer provides EMT services for example) the space needs change as well. We have based our projections of how big a building is required on the needs expressed by the people in the various departments. These are quantified in our Program of Space Needs for each Department. Clearly, if these needs are reduced or enlarged, the building solution will be smaller or larger and costs will be have to be adjusted accordingly.

SQ. FT. COSTS

At this preliminary stage, it is appropriate to use an admittedly crude method of cost projecting. Being more precise about costs can only be achieved when the projects, their construction methods, material and finishings are better defined.

Cost estimating is a difficult task, especially looking far out into the future. The costs stated here are almost surely off to some degree, but they should show the comparative costs of various solutions quite well. If one building solution is less expensive today, it will probably be less expensive in five years.

SCENARIO A

- New Fire Station
- New Town Offices
- New Town Meeting Space
- New Historical Society
- Added bay at Town Garage

\$2,737,250

SCENARIO B

Same as A except Town Offices and Town Meeting Space are incorporated as part of a new Fire Station, Historical Society moves into Town Hall

\$2,197,750

SCENARIO C

Same as option B except Town Offices move into second floor of Town Hall. Rumney Gym is renovated for Town Meeting use and the Historical Society moves into the Town Hall as well

\$1,892,750



Town of Middlesex
Rough Cost Projection of all Municipal Needs
Report 1-29-05

| | Scenario A | Scenario B | Scenario C |
|--|--------------------|---------------------|--|
| 1. Fire Department | | | |
| A. New Fire Station | | | |
| -6,045 x \$150/sf | \$906,750 | \$906,750 | \$906,750 |
| + Site costs/Utilities + design/ engineering | 150,000 | 150,000 | 150,000 |
| + contingency | 200,000 | 200,000 | 200,000 |
| Sub Total | \$1,256,750 | \$1,256,750 | \$1,256,750 |
| A1-Renovating of Shady Rill Garage | | | |
| 2 Bays - renovate | | | |
| Sub Total | (\$25,000) | (\$25,000) | (\$25,000) |
| 2. New Town Offices | | | |
| A. New - 2,030 x \$150/sf | \$304,500 | | |
| (above fire station) | | \$270,000 | |
| + Site costs/utilities/land + design/engineering | \$150,000 | \$20,000 | |
| + contingency | \$80,000 | \$30,000 | |
| Sub Total | \$534,500 | \$320,000 | |
| B. Move to upstairs of existing Town Hall | | | |
| - 1900 x \$75/sf | | | \$142,500 |
| + 1/2 of downstairs = 1100 x 75 | | | \$82,500 |
| + Site costs/utilities/land + design/engineering | | | \$22,000 |
| + contingency | | | \$30,000 |
| Sub Total | | | \$277,000 |
| 3. Town Hall/Meeting Room with Kitchen | | | |
| A. New - 2,400 x \$150/sf | \$360,000 | | |
| + Site costs/utilities + design/engineering | +land \$100,000 | | |
| + contingency | \$90,000 | | |
| Sub Total | \$550,000 | | |
| B. 2nd Floor of Fire Station | | | |
| 2,400 x \$125/sf | | \$300,000 | |
| + Site costs/utilities + design/engineering | | \$45,000 | |
| + contingency | | \$60,000 | |
| Sub Total | | \$405,000 | |
| C. Renovate gym at Rumney | | | \$15-\$55,000 + storage; see breakdown |
| + design/engineering | | | \$5,000 |
| + contingency | | | \$10,000 |
| Sub Total | | | \$15-\$170,000 |
| C Bleacher Addition at Rumney | | \$120,000-\$140,000 | |
| 4. Historical Society | | | |
| A. New - 1,170 x \$150/sf | \$175,000 | | |
| + land/sitework - parking, utilities | \$70,000 | | |
| - design, wastewater engineering | \$20,000 | | |
| + contingency (20%) | \$35,000 | | |
| Sub Total | \$300,000 | | |
| B. Renovation of old Railroad Station | (\$200,000) | \$200,000 | demolishing town hall |
| + Site costs/utilities/land + design/engineering | \$65,000 | | |
| + contingency | \$40,000 | | |
| Sub Total | (\$305,000) | | |
| C. Move into Town Hall 1700 x \$50/sf | | \$85,000 | |

square foot basis for estimates should be adjusted for inflation after 2005

Town of Middlesex
Rough Cost Projection of all Municipal Needs
Report 1-29-05

| | | | |
|---|--------------------|--------------------|--------------------|
| + utilities + design/engineering | | \$15,000 | |
| + contingency | | \$20,000 | |
| Sub Total | | \$120,000 | |
| D. Move into portion of Town Hall - (1170/sf in 1st floor Town Hall) | | | \$58,000 |
| 1170 x \$50/sf | | | |
| + Site costs/utilities/land + design/engineering | | | \$15,000 |
| + contingency | | | \$20,000 |
| Sub Total | | | \$93,000 |
| 5. Road Department | | | |
| A. Salt Shed | | | |
| Sub Total | | | |
| B. Renovate Fire Station Bay (1 Bay) | | | |
| Sub Total | | | |
| C. Add Bay (50x20=1000/sf) x \$80/sf | \$80,000 | \$80,000 | \$80,000 |
| + Site costs/utilities + design/engineering | \$8,000 | \$8,000 | \$8,000 |
| + contingency | \$8,000 | \$8,000 | \$8,000 |
| Sub Total | \$96,000 | \$96,000 | \$96,000 |
| TOTAL | \$2,737,250 | \$2,327,750 | \$1,892,750 |

Scenario A \$2,737,250
New Fire Station
New Town Offices
New Town Meeting Space
New Historical Society
Added Bay at Town Garage

Scenario B \$2,197,750
Same as A except Town Offices and Town Meeting Space are incorporated as part of a new Fire Station, Historical Society moves into Town Hall

Scenario C \$1,892,750
Same as option B except Town Offices move into second floor of Town Hall. Rumney Gym is renovated for Town Meeting use and the Historical Society moves into the Town Hall as well.

SITE LIMITATIONS

The three largest town facilities (other than the school) are the Town Offices, Town Meeting Place, and Fire Department. They are all located in Middlesex Village. The principal limitation factors on any expansion or new construction for all these functions are aspects outside the buildings themselves; wastewater treatment capacity and parking. Some aspects of building development can be resolved by spending more money, but parking requires flat land, and septic requires suitable permeable soils. Both are scarce in the village, and these will probably be the hardest aspects to solve.

OPPORTUNITIES FOR SHARING

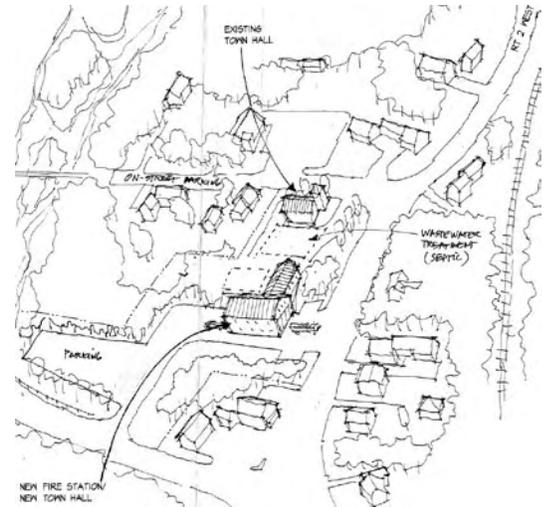
The clearest opportunity for long term savings to the town are to plan for facilities which can provide for a wide variety of uses. The possibility that seemed most worth pursuing as a result of meetings with the various groups, is shared meeting space. The Fire Department, the Town Selectboard, the Planning Commission, and the Historical Society all have needs for meeting space periodically, and of course the Town Meeting Place has a need for a larger space than they have now, even though it is infrequent. Therefore, there is an opportunity for avoiding duplications of meeting space, but that will require careful planning. The opportunities for cost savings are obvious.

Discussion should continue on the needs of each department, as well as the opportunities for sharing space between departments. Both have a direct impact on costs. Although the cost estimates included in this report are necessarily rough at this phase of discussions, they should be useful in helping the community balance needs with the associated costs of the options available to the Town for solving these needs. It will not be an easy process.

The town should be commended for taking the step of looking at all the facility needs and for taking a long range view. Too often we see communities construct one building at a time without considering either the opportunities to create a town center or the opportunity for shared use. Creating spaces that can accommodate a variety of uses by the community is the surest way to realize construction cost savings and long term operational savings.

Hopefully this report will be of assistance when Middlesex investigates the broader planning goals for the following topics:

- village center commercial and other development
- municipal wastewater system feasibility
- fire and rescue needs
- the school as a community center
- updating the zoning plan





Middlesex Village





Middlesex Village





Shady Rill





Shady Hill

