

Town Hall Restoration and Retrofit Project

Introduction

The Panton Town Hall and environs is one of 2 municipal properties that the Town of Panton owns outright and that include structures, the other being the Town Garage that includes an historic schoolhouse and the town garage facilities.

The need has continued to mount to reinvest in the Town Hall to address both interior and exterior repairs, efficiency improvements and structural and restoration elements. The historic cupola needs to be returned to its rightful place atop the building. Accessibility has become a major issue, along with a number of energy and conservation measures to upgrade the town offices and meetings space for the long term. The time for action is now.

Overview and History

Built in 1858 as a church and meetinghouse, the building is listed in the Vermont State Register of Historic Places and is part of the Panton Village Historic District, also on the State Register. The building is Greek Revival style and noted for its central tower, belfry, porch and related details of that period. The Town took ownership of the building in the 1930s.

The central tower is what distinguishes this building. This building is the only public community building owned and used by the town and houses the town clerk's office in the lower level. The town had to address a leaking roof as part of the process of restoring the building for community use and as a result contractors removed the central tower (or cupola). Up to this point in time the town has not been able to afford the repair and re-mounting of the tower onto the roof.

In more recent times, the selectboard has also had to address a mold issue in the lower level office space. In the past year an issue with the town hall septic system has been satisfactorily addressed as well. A new parking lot has also been constructed to serve the facility.

The Town Hall Committee has taken the necessary steps to develop a plan for the future of this building and its role in the community. The project plan includes the following steps:

- Continue to work with our consultant in developing specifications for the restoration of the cupola, accessibility improvements, a proposed kitchen preparation space, restroom upgrades and other relevant elements related to building function and energy efficiency and conservation.
- Developing a funding plan (presented in this document) that includes grant applications and the allocation of identified resources and revenues to ensure project completion.
- Preparation of a specific scope of work for project implementation and initiating a bid and construction process for the identified project elements.
- Working with Green Mountain Power to identify energy efficiency improvements.

The Town Hall Committee was appointed by the Town Select Board about 6 years ago for the express purpose of addressing a number of pressing needs and issues related to the use and future of the Town Hall. Currently the Committee includes 2 selectboard members, the chair of the town planning commission, a citizen architect who is a native of Pantown and 2 residents. Norman LeBoeuf, of H.J. LeBoeuf and Sons has been retained by the town to assist with the planning, design and implementation of improvements.

Most recently, a survey response from almost half of Pantown households provided overwhelmingly positive support for the restoration of the historic cupola and improvements to the Town Hall to make it more usable year round for town events and other uses.

Proposed Project Elements and Preliminary Estimated Costs

At this point in time we have identified a number of specific improvements and estimated costs and are asking the taxpayers and residents of Pantown to support a plan for funding the overall project. The project scope and initial costs are as follow (Note that final designs and bids will determine actual costs, conservative estimates are provided here):

1. ADA* Ramp System	\$61,000.
2. Main Entrance and Stair System	\$32,500.
3. Town Office ADA Restroom and Mechanicals	\$10,000.
4. Main Level Kitchen Facility/ADA Restroom	\$40,800.
5. Electrical System/Improvements	\$ 5,000.
6. Exterior Building Envelope	\$ 8,800.
7. Interior Building Envelope	\$14,000.
8. Cupola Restoration**	<u>\$91,225.</u>
Total Estimated Cost for improvements:	\$263,325.

All told, it is possible that all project costs, including design and engineering fees will be in the range of \$300,000. To \$400,000 depending on final design, the selected improvements and contractor's bids.

*ADA stands for the Americans with Disabilities Act – a federal law that requires certain standards of accessibility for public facilities.

** This figure is based on structural improvements to the building roof that may not be required to the extent estimated. A \$25,000 grant (the application for which was prepared and submitted by a member of Town Hall Committee at no cost to the town) from the Walter Cerf Foundation was awarded to the Town in 2016 towards the restoration of the historic cupola.

Proposed Funding Approach for the Project

The Town Hall Committee and Selectboard are proposing to fund the project through several sources of funds and revenue, as follows ⁽¹⁾:

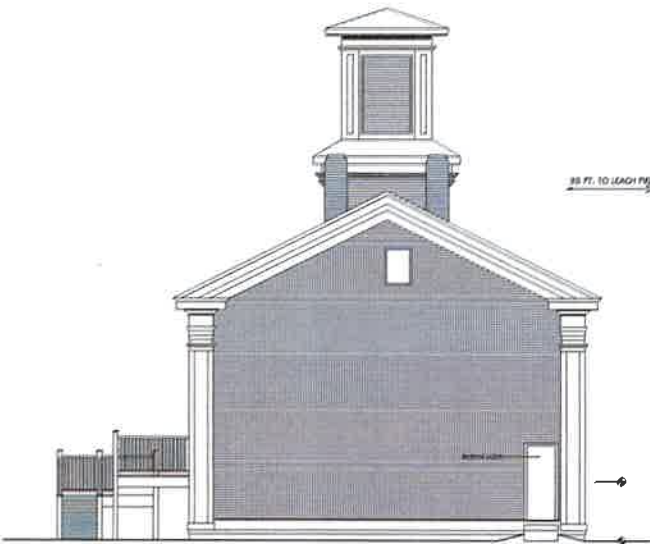
- 1) Over the last few years Panton taxpayers have approved a \$15,000. yearly allocation to forward work on the town hall. That request is in place for this year's budget as well.
- 2) We are requesting that voters approve the allocation of a \$15,000 provided by GMP to the town as part of the solar project mitigation measures to be applied to the town hall project.
- 3) The Town has in place the \$25,000 from the Cerf Foundation, which allocated solely toward the cupola restoration project.
- 4) Finally, the committee and selectboard are proposing to ask the voters to approve allocation of new revenues that the town has not had before, from the taxes generated by the new Panton Solar project on Panton Road, to pay back the costs incurred for the project. The estimated annual revenue from the project is \$23,775. Based on that number, and without any additional grants or funds, it would take about 20 years to complete the pay back for the project cost. This payback period could also be reduced if the project costs are less than what we have estimated at this time.

Once we have completed the detailed designs and have the most accurate and reliable estimate of the project costs, the intent is to come back to the voters, potentially in a special town meeting, to approve the specific allocation of these funds, to be defrayed by the revenue of the solar project.

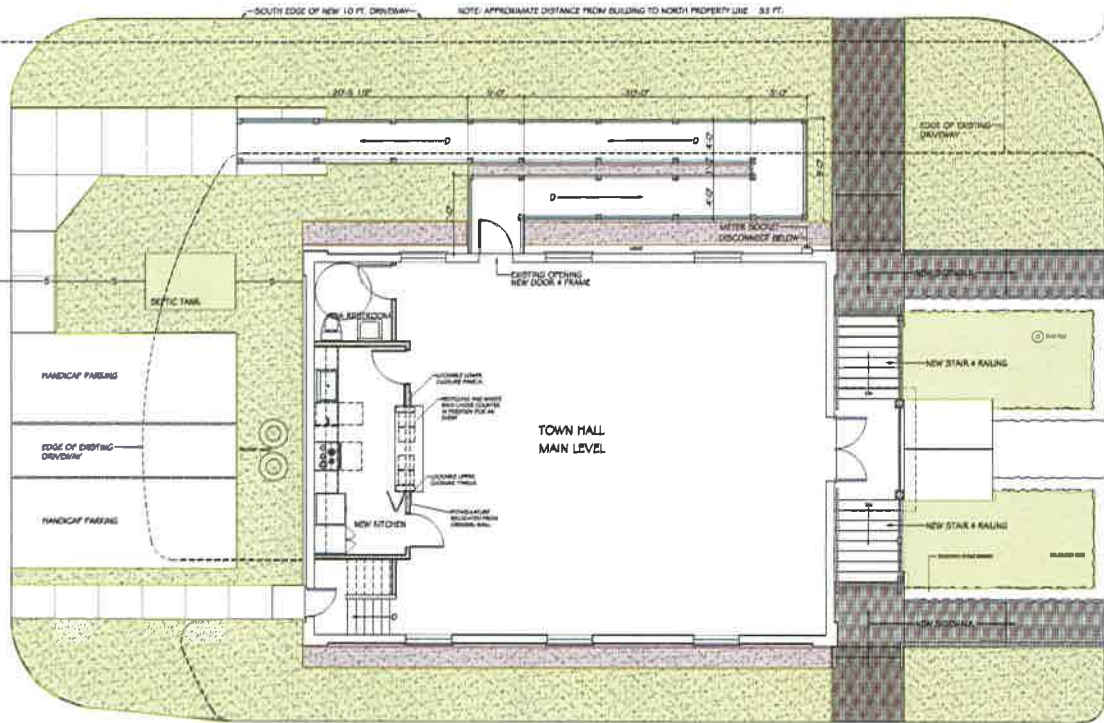
Thank you for your input and support of this important initiative for the Town of Panton's future.

If you have questions or comments please feel free to contact the Town Hall Committee Chair, David Raphael, 802-475-2411 or at davidr@landworksvt.com.

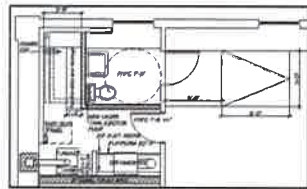
⁽¹⁾ Note that the town is also planning to apply for grant monies from a state program designed to fund accessibility improvements for public buildings.



WEST ELEVATION
NOV 2017



EAST ELEVATION
NOV 2017



PROPOSED TOWN CLERK, WIC & MECH. ROOM
NOV 2017



NORTH ELEVATION
NOV 2017

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H. J. Lufford & Sons, Inc.
Contractors: Builders Architects
100 Main Street, North Ferrisburgh, Vermont 05701
Phone: 802-895-4444 Fax: 802-895-4444

Date	Revisions

Plot Date: 8/28/17
Doc. Date: 8/28/2017
Scale: 8/16" = 1'-0"
Drawn: TCM/CF
Checked: M.H.L.

PANTON TOWN HALL
JERSEY STREET
PANTON, VERMONT
DESIGN DRAWINGS

A2