

COMMON SCHOOL RESTORATION FEASIBILITY PROJECT

TONIGHT'S AGENDA

1. **WELCOME!** Sign-in, review project boards, visit photo table, get some dessert, and chat with your neighbors!
2. Presentation of project and plans by GVV, NRPC and CSWG
3. Q&A
4. Complete the survey, more dessert, chat with neighbors, tour the school!
5. Safe trip home



Presented by: Common School Working Group

Support from:



INTRODUCTION

PURPOSE: Assess the feasibility of restoring the common school to meet a variety of community needs and to maintain an important historic landmark building in Fairfield Center.

FUNDING: Municipal Planning Grant from Agency of Commerce and Community Development

SCOPE OF WORK: Develop program for use of building, develop schematic designs and cost estimates, engage with the community, development implementation and funding plan for next steps

TIMELINE:



PROJECT HISTORY

1. Overview of History of Common School

- Originally built in 1807 as Community Hall/Town House, then used as schoolhouse.
- Moved from where FCS is today to current location in 1936.
- Used by school district in various capacities until 2021

2. Impetus for Current Phase of Project - The Selectboard is looking for answers on what to do with the Common School since it is underused and has very high heating costs

- Review options for the highest and best use of the property for the community
- Community interest to consider the feasibility of restoration.
- Without a viable plan for restoring the building for a beneficial community use, demolition will be considered.

3. Common School Working Group (CSWG) formed in 2023

- Initially, the Committee met roughly on a quarterly basis over 2023 and 2024 with roughly 14 community members
- Completed an analysis of community needs and potential uses
- Application to the Village Trust Initiative and Municipal Planning Grant program
- Today, membership of CSWP has 8 members that meet monthly:
- Julie Wolcott, Mary Schreindorfer, Jeanne Hopkins, Sorel Chaput, Bridget Howrigan-Rivet, Greta Brunswick, Kristen Hughes, Ron Bocash/Cathy Ainsworth



BUILDING ASSESSMENTS AND PLANS

1. Ongoing maintenance.
2. 1999 Structural Assessment by Engineering Ventures.
3. 2020 ADA Evaluation & recommendations by William Gallup. (Preservation Trust of Vermont funding)
4. 2023 Energy Audit by Energy Co-Op of Vermont. (Efficiency VT funding)
5. 2025 Municipal Planning Grant awarded to pursue feasibility of renovation of the building. (VT ACCD funding)
 - Hired GVV Architects to help graphically show full use of all three levels of the existing building.
 - Coordinated with Henry Erickson to estimate the cost of construction.
 - Engaging with the community



IDENTIFYING COMMUNITY NEEDS

Common School Working Group assessed community needs suited to the Common School:

1. After-school program near Fairfield Center School and potential for child care
 - Ideal space for Black Creek After School Program to use
2. Multi-purpose community space for classes, meetings, assemblies, etc.
 - Appropriate for municipal and community use, local organizations and businesses, individuals
 - Larger more open space than currently available in town (~ 90 people)
3. Recreation programming, team changing and meeting rooms.
 - Will involve coordination with school athletic programs, after school program and recreation commission
4. Income-generating uses
 - Apartments
 - Office space for rent

Please let us know what you think of this plan by completing this quick survey:

https://www.surveymonkey.com/r/common_school

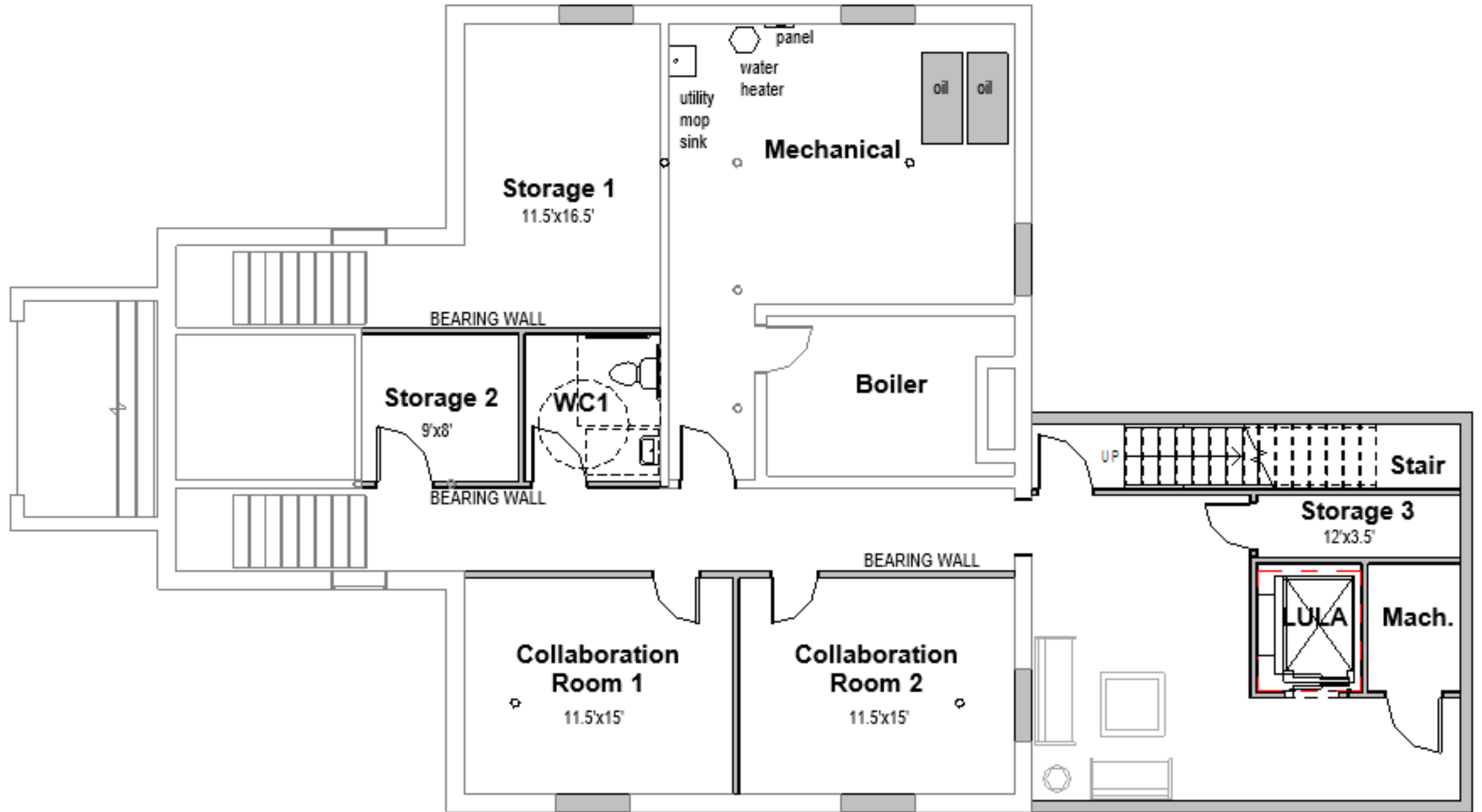
**WHAT DO YOU THINK?
QUESTIONS/COMMENTS?**



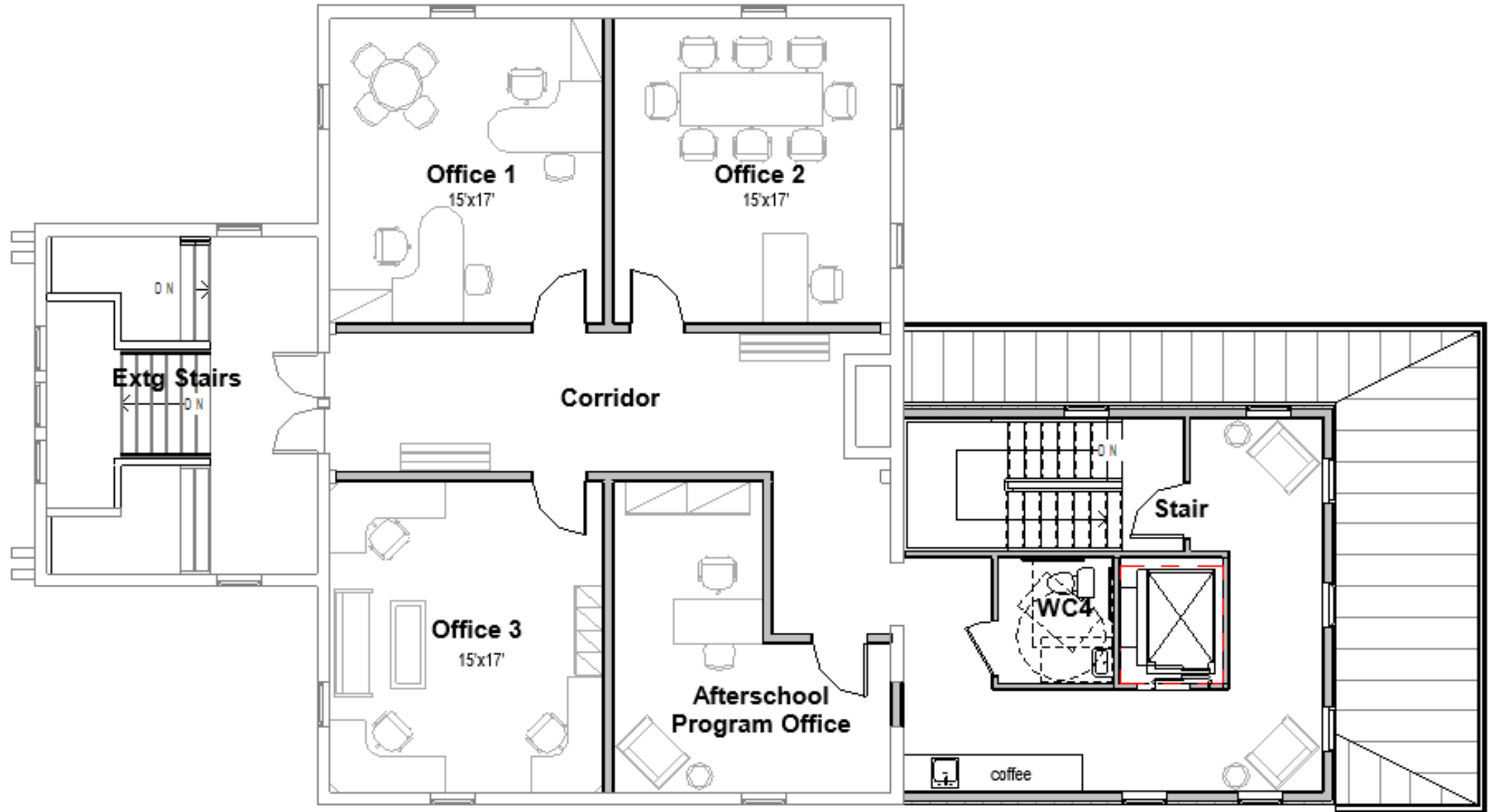
BUILDING USE OPTIONS

1. The CSWG and GVV came up with 2 options to present to the public.
2. The options are nearly identical at the lower level and first floor in terms of layout and use.
 - Lower level addresses Recreational Use needs.
 - First floor addressed Community use needs and after-school programming needs.
3. The second floor addresses community need and income generating need via two options:
 - Commercial rental space = max 4 offices spaces with shared amenities
 - Residential rental space = (2) 700sf 1-br units.

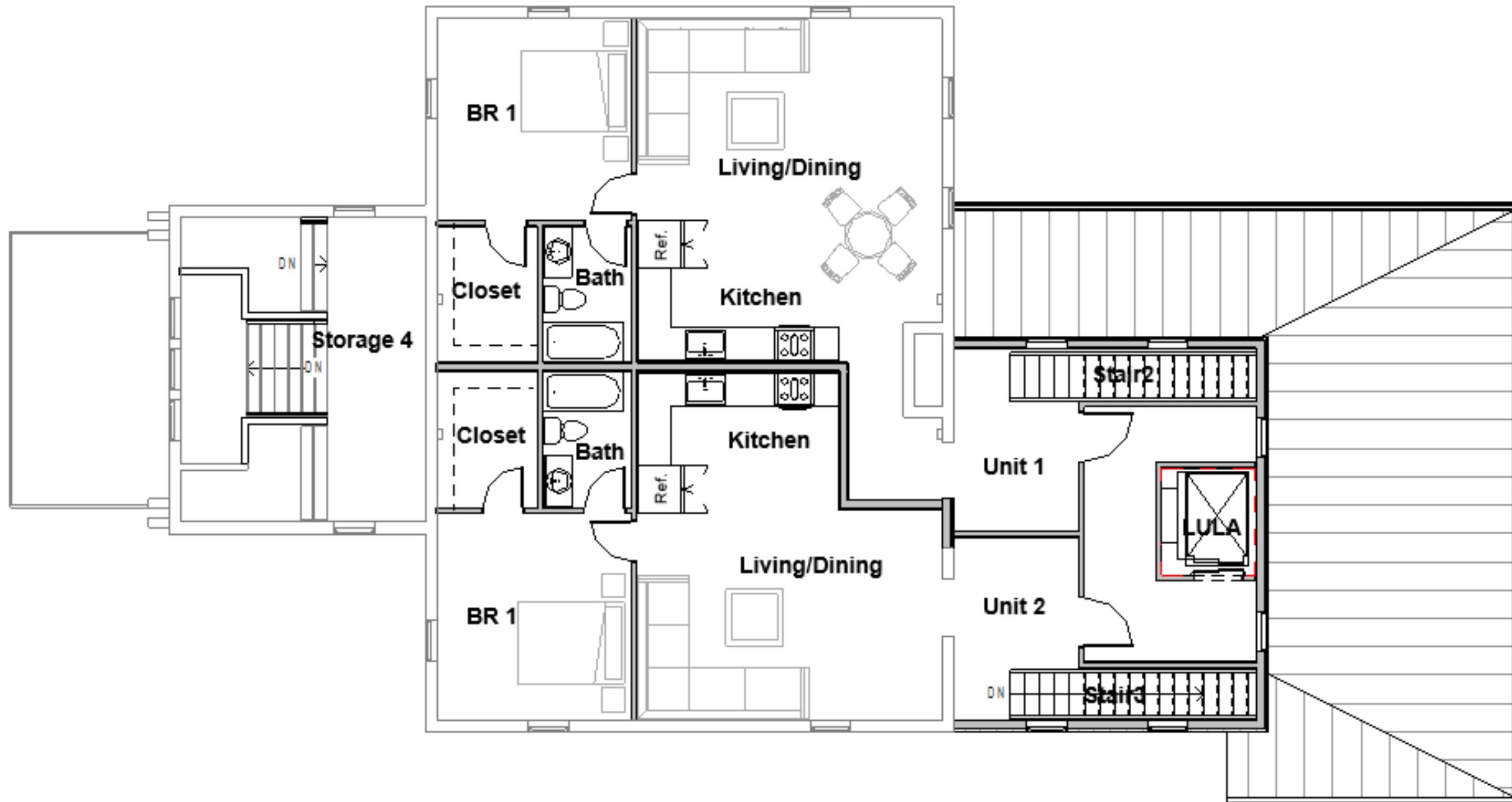
LOWER LEVEL



SECOND FLOOR OPT. 1



SECOND FLOOR OPT.2



ELEVATIONS OPT. 1



E East Elevation
1/16" = 1'-0"



S South Elevation
1/16" = 1'-0"



W West Elevation
1/16" = 1'-0"



N North Elevation
1/16" = 1'-0"

ELEVATIONS OPT. 2



E East Elevation
 $1/16" = 1'-0"$



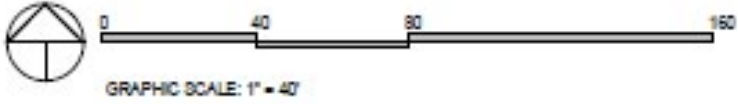
S South Elevation
 $1/16" = 1'-0"$



W West Elevation
 $1/16" = 1'-0"$



N North Elevation
 $1/16" = 1'-0"$



SITE PLAN



Site plan notes:

- Change in circulation – eliminates loop
- Defines parking spaces
- South facing entrance adds connection to fields and library
- Grade change to allow ground floor access and improved site drainage



**WHAT DO YOU THINK?
QUESTIONS/COMMENTS?**



REQUIRED BUILDING IMPROVEMENTS

Regardless of use, there are base level improvements necessary to minimize maintenance costs, ensure structural integrity and enable building access for all:

1. ADA Accessibility Upgrades
2. Insulation and air sealing
3. Site grading
4. New septic system



PRELIMINARY BUDGETS

1. Commercial Option = \$2,006,106
2. Residential Option = \$2,072,451

Takeaways:

1. The estimate is COMPREHENSIVE and includes 15% contingency and escalation.
2. There will be a cost regardless.
3. Demolition and disposal ~\$150,000 and more for remediation of vermiculite, and lead/asbestos.
4. New construction would add to this cost if it were to be pursued.

Item	COMMERCIAL OPTION			RESIDENTIAL OPTION		
	SF	Total	\$/SF	SF	Total	\$/SF
Plumbing	6,948	\$75,670	\$10.89	7,123	\$101,050	\$14.19
HVAC	6,948	\$398,956	\$57.42	7,123	\$389,341	\$54.66
Electrical	6,948	\$238,108	\$34.27	7,123	\$226,959	\$31.86
Site Prep - Earthwork, Landscape, Utilities	6,948	\$65,288	\$9.40	7,123	\$67,502	\$9.48
Building Site Prep, Demo, Concrete, Masonry, Steel Framing, Siding and Framing, Flooring, Stairs, Etc.)	6,948	\$192,515	\$27.71	7,123	\$161,759	\$22.71
Insulation and Roofing	6,948	\$66,651	\$9.59	7,123	\$85,207	\$11.96
Door and Windows	6,948	\$75,488	\$10.86	7,123	\$83,772	\$11.76
Finishes	6,948	\$174,586	\$25.13	7,123	\$176,468	\$24.77
Other Finish (bathroom, appliances, counters, etc.)	6,948	\$19,037	\$2.74	7,123	\$61,741	\$8.67
LULA Lift	6,948	\$130,000	\$18.71	7,123	\$130,000	\$18.25
SUBTOTAL	6,948	\$1,436,299	\$206.72	7,123	\$1,483,800	\$208.31
Prime Contractor GCs & GRs (9%)		\$129,267			\$133,542	
Prime Contractor Fee (5%)		\$78,278			\$80,867	
Contingency (15%)		\$246,576			\$254,731	
Bond and Insurance (1.055%)		\$20,157			\$20,823	
TOTAL	6,948	\$1,910,577	\$274.98	7,123	\$1,973,763	\$277.10
<i>With 5% Escalation</i>	<i>6,948</i>	<i>\$2,006,106</i>	<i>\$288.73</i>	<i>7,123</i>	<i>\$2,072,451</i>	<i>\$290.95</i>

FUNDING RESOURCES

Community capital projects are possible!

The Town/Community CAN do this!

Things the Town can do to be ready for fundraising and grants:

1. Maintain and grow an active Common School Working Group.
2. Agree upon a community supported plan.
3. Re-create a capital reserve fund that can serve as match for future grants or bond payment.
4. Learn about and build capacity and momentum for a local capital campaign and/or crowdfunding.
5. Consider alternative ownership and management structures – long term lease to Community Center and/or contract for property management.

Federal/State Grant Sources:

- Northern Border Regional Commission (NBRC) \$500,000
- Vermont Community Development Program (VCDP) \$500,000
- ACCD Historic Preservation Grant \$20,000
- VHCB Historic Preservation Grant (Vermont Housing Conservation Board)
- Paul Bruhn Historic Preservation Grant (Preservation Trust of Vermont) \$100,000

Potential Low-Interest Loans:

- USDA Rural Development
- VT Bond Bank

Foundation: Research needed

Next steps

1. Debrief and Assess Community Interest and Support
2. Finalize Schematic Design and Complete Implementation/Fundraising Plan
3. Evaluate Feasibility of Moving Forward with Selectboard
4. Maintain momentum through continued CSWG meetings and work

CSWG needs your support!



THANK YOU!!

Don't forget:

- Sign In
- Complete the survey -
- Tour the building tonight
- Stay involved!

https://www.surveymonkey.com/r/common_school

<https://fairfieldvermont.us/common-school-work-group>

