



# Wheelock Town Hall: Accessible For All

 <b>OPTION ONE</b>	<b>WHEELOCK TOWN HALL CONCEPTUAL DESIGNS</b>  <b>PRELIMINARY BUDGET ESTIMATES</b>	 <b>OPTION TWO</b>
20' x 30' two story rear addition to Town Hall to accommodate LIFT and two handicap accessible bathrooms, re-establish code compliant kitchen, accessible walkway and entrance in new addition, replacement of front steps, and electrical upgrade.	<b>DESCRIPTION</b>	37'x 43' side addition to accommodate all building functions on a single level; provides for two handicap accessible restrooms and kitchen. Combination walkway/ramp provides accessible entry to town hall and town office space. Heating & electrical system improvements.
<b>\$32,910</b> Assumes 3 months of work.	<b>GENERAL</b> Includes permitting costs, project management, job-site supervision, debris removal, etc.	<b>\$46,740</b> Assumes 4 months of work.
<b>\$92,000</b> Accessible parking and sidewalk to entrance, replacement septic, updated electrical service only	<b>SITE WORK</b>	<b>\$205,500</b> Parking, driveway, sidewalk, landscaping, septic and electrical service improvements
<b>\$397,500</b> 20'x30' addition for lift and accessible restrooms only	<b>NEW CONSTRUCTION</b> Based on a cost of \$300 to \$325 per square foot.	<b>\$568,700</b> 37'x43' addition only, no expansion of meeting space
<b>\$135,500</b> Repair front exterior stairs. Also includes improvements to windows, heating system, lower level office space and Town Hall (painting, flooring, etc.)	<b>RENOVATION</b>	<b>\$186,250</b> Heating system improvements and vault modification. Also includes improvements to windows & Town Hall (painting, flooring, etc.), lower level conversion to storage space.
<b>\$109,480</b>	<b>CONTINGENCY:</b> 20% of project cost	<b>\$173,190</b>
<b>\$212,700</b>	<b>OTHER COSTS:</b> 32% of project cost Architect, civil engineer, structural, mechanical, electrical, plumbing design services from Design Development through Construction Drawings.	<b>\$335,020</b>
<b>OPTION ONE: \$980,090</b>	<b>TOTAL</b>	<b>OPTION TWO: \$1,515,400</b>

The option information above was produced in part by funding from the Municipal Planning Grant program, administered by the Vermont Department of Housing and Community Development

## 30 YEAR LOAN (Bond Bank) Est. 2.86% Interest Rate

## FOR PROPERTY WITH A GRAND LIST VALUE OF:

IF WHEELOCK BORROWS	ANNUAL PRINCIPAL PAYMENT	\$100,000	\$150,000	\$200,000	\$250,000	\$350,000
		ESTIMATED INCREASE IN TAXES STARTING IN 2023:				
\$900,000	\$30,000	34	51	68	85	119
\$1,000,000	\$33,333	43	64	86	107	150
\$1,200,000	\$40,000	61	91	122	152	213
\$1,500,000	\$50,000	88	132	176	220	308

PAYMENTS = PRINCIPAL + INTEREST ON THE OUTSTANDING BALANCE OF THE LOAN,  
SO THE PAYMENTS ACTUALLY GO DOWN EACH YEAR.

Property taxes in Vermont are partly **based on income**; people with low income receive tax credits.  
The estimates above are not based on income.

# The Time for Action is Now

## Why do this project?

Pressure from the U.S. Department of Justice is not the real reason, but it is a strong incentive to address the accessibility issues of our Town Hall.

### The real reason to do this project is because it is for all of us.

Including our many friends, family, neighbors and fellow citizens who can't fully use the facility. They are excluded from participating in town government and many are understandably not happy about it. An accident or disability can strike any of us at any time and at any age.

## Are these the best proposals?

The best we have now. These options are very similar to many of the designs developed since 2006.

Your Town Hall Accessibility Committee members have sticker shock too. Labor and material costs keep increasing every year, and we must use architects who will ensure the project is code compliant.

**Revitalizing our historic building, however, makes us eligible for grant funding that we would not get for new construction.**

## 2020 Tax Facts\*

573 "Taxable" Parcels  
251 House Sites  
170 Receive Education Tax Credits  
47 Receive Municipal Tax Credits  
16 Exempt Parcels

\* Vermont Tax Department

## Median\* Wheelock House Value

\$157,800 (2020 U.S. Census)

"Median" is the middle value of all the existing house values.

The **2020 Settlement Agreement**, signed by the Selectboard with the **U.S. Department of Justice**, commits us to address violations of Title II of the Americans with Disabilities Act because our town hall is not accessible to all. The agreement states specific deadlines for the town to meet these accessibility goals or risk costly civil action.

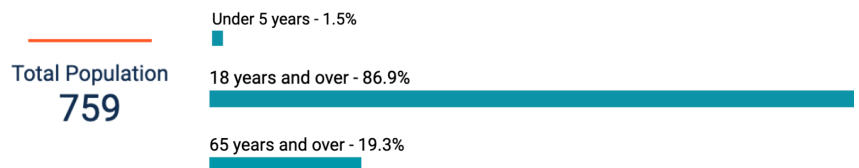
✓ 12/31/2021	Selectboard submitted the Town Hall Accessibility Proposal (2 options) to the DOJ
→ 3/31/2022	<b>Voters choose one option to further develop</b> (Or on Town Meeting Day)
8/31/2022	Construction bid documents are completed and the project is put out to bid
12/5/2022	Propose a bond vote to fund the project based on bids and secured grant funding
7/31/2023	Begin construction



The 2022 Town Meeting Warning has two articles, each asking voters to vote YES or NO on their preference for both design options (see side 1).

In January of 2021 the Selectboard appointed a **Town Hall Accessibility Project Committee of volunteer citizens** to assist in developing these options. The Selectboard sought grants which enabled the committee to work with technical consultants and engage our community in the process. The Town Report booklet includes the committee's report with project details. It is available at Town Hall or on the town website: <https://townofwheelockvt.org/town-docs/>

## Who Lives in Wheelock? (2020 U.S. Census)



### Income and Earnings

**\$66,875** +/- \$14,468

Median Household Income in Wheelock town, Caledonia County, Vermont

**\$50,563** +/- \$2,497

Median Household Income in Caledonia County, Vermont

### Employment and Labor

**59.6%** +/- 8.5%

Employment Rate in Wheelock town, Caledonia County, Vermont

**59.2%** +/- 1.9%

Employment Rate in Caledonia County, Vermont

### Poverty

**11.3%** +/- 4.1%

Poverty, All people in Wheelock town, Caledonia County, Vermont

**12.6%** +/- 1.7%

Poverty, All people in Caledonia County, Vermont