

Rutland Town Hall-Garage Project Timeline

2013-2014 2014	Strand/Angus Young Project Special Town Meeting, project failed
September 2022 project	Supervisor Porter and Williams restart
October 2022	Initial discussion with Keller, Town of Union
October-Dec. 2022	Needs analysis, design
December 2022	Construction agreement negotiation
January 2023	Full stop by Chair Zentner, requested RFP
April 2023 developed	New Building Committee formed, RFP
May 2023	RFP distributed to 40 recipients
June 2023	RFP responses received
June 2023	Shortlist of 3 responses chosen
July 2023	Interviews with 3 firms
August 2023	Project awarded to National Construction
August-Sept. 2023	Needs analysis, preliminary design process
September 14, 2023	Public Meet and Greet
October-Nov. 2023	Needs analysis, design refinement, budget
November 16, 2023	Public Meeting Design and Budget presentation
December 5, 2023 Approval	Special Town Meeting, Voter Project

Town of *Rutland*

New Town Hall/Garage Building Budget Summary

Item	Budget Estimate
New Steel Engineered Building	\$1,517,673
Parking Lot	\$89,700
Architect and Engineering Fees	\$80,475
Site Improvements / Earthwork	\$272,600
Landscaping	\$11,100
Well / Septic	\$116,550
Exterior Lighting	\$30,000
Building Permit	\$3,885
Building Security / Fire Alarm	\$14,650
Furniture, tables, chairs	\$10,000
Audio-Visual equipment, meeting room	\$10,000
Project contingency	\$50,000
Project Cost	\$2,206,633
Town ARPA and Capital Reserve Funds Allocated	\$250,000
Project Borrowing Required	\$1,956,633
Alternates (not included in Total Project)	
#1 - Supply and install 2-ton jib crane (foundation/mount included with base project)	\$47,000
#2 - Add audio-visual equipment for garage	\$10,000
#3 - Add additional masonry at entry	\$11,250
#4 - Add 2 (two) Cupolas on roof	\$5,750
#5 - Add mezzanine at garage office/toilet room	\$39,500



Rutland Town Hall-Garage Project History

2014 Angus Young Plan A

Building, 4,093 GSF	885,954
Improvements	141,650
Total	\$1,027,604

\$ Per GSF: \$251

2014 Angus Young Plan B

Building, 3,361 GSF	759,689
Improvements	141,650
Total	\$901,339

\$ Per GSF: \$268

2014 Angus Young Plan C

Building, 3,230 GSF	690,331
Improvements	141,650
Total	\$831,981

\$ Per GSF: \$258

2022 Keller

Building/Garage, 8,820 GSF	
Improvements	
Total (estimate)	\$2,500,000

\$ Per GSF: \$283

2023 National

Building/Garage, 8,300 GSF	1,806,383
Improvements	400,250
Total	\$2,206,000
Town Reserves	(\$250,000)
Borrowing	\$1,956,000

\$ Per GSF: \$265

Rutland Town Hall-Garage Property Tax Impact

Rutland New Garage/Town Hall – Rutland Mill Rate-Property Tax Impact						
Town of Rutland 2023 Mill Rate:						
Total Assessed value:						
Interest rate:	6.25%	20 Year Amortization			Per 100,000 Assessment	
Project	Monthly	Annual			Annual	Monthly
Cost	Payment	Payment	Tax Impact	Mill Rate	Tax	Tax
\$1,956,000	\$14,297	\$171,564	0.0004419916	0.4419916421	\$44.20	\$3.68

Rutland Town Hall-Garage Project

Alternate Possible Funding

T-Mobile Hometown Grant

- **What kinds of projects will T-Mobile fund?**
 - We'll help fund projects that foster local connections, like technology upgrades, outdoor spaces, the arts, and community centers.
- **What is needed to apply for a grant?**
 - T-Mobile awards up to \$50,000 for shovel-ready projects. Applicant's proposal must include plans, budget, timeline, anticipated impact, and up to five letters of support.
- **Who can request a grant?**
 - Elected officials, town managers/employees, tribal leaders, or nonprofit community leaders from small towns with population less than 50,000 can apply.

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Alternate Possible Funding

State of Wisconsin Grants for Local Projects:

Non-State Grant Program Overview:

- Welcome to the Grants for Local Projects program, a transformative initiative dedicated to supporting non-state organizations in their pursuit of construction projects with a statewide public purpose. We are excited to collaborate with you to create a positive impact in communities across Wisconsin.
- **Program Details:**
 - The program was established by 2023 Wisconsin Act 19, which provides:
- **Purpose:**
 - The program offers funding to non-state organizations for construction projects that benefit the broader public.
- **Match Requirement:**
 - To be eligible for a grant, non-state organizations must secure funding from non-state revenue sources covering at least half of the total project cost.
- **Accountability:**
 - If a grant-funded project deviates from its public purpose, the state will retain ownership interest in the space equivalent to the grant amount.
- **Logistics:**
 - The Department of Administration will review and approve construction project plans before a grant is awarded by the Building Commission. Upon award and a fully executed grant agreement, the Department of Administration will disburse the grant funds as a proportional share of actual costs (i.e., reimbursements) for design and construction expenses.

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Alternate Possible Funding

State of Wisconsin Community Block Grants

CDBG - Public Facilities Program (PF)

- Public Facility funds help support infrastructure and facility projects for communities. Examples of eligible projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, and community centers. Grants are limited to projects that, if implemented, meet a CDBG National Objective.
- **How to Apply**
 - CDBG-PF funds are awarded through an annual **competitive** process. Application materials and submission instructions should be carefully reviewed prior to applying for CDBG-PF funds.
- **Review Process**
 - For each Grant Application received on or before the Application Submission Deadline, DOA reviews, scores, & ranks the Applications based on a pre-approved list of scoring criteria. Successful Applications must meet a CDBG National Objective (in accordance with HUD program regulations). Applications that earn enough points in the review process will be awarded State CDBG-PF funds.
- **Award Process**
 - Communities with successful applications (that have met the threshold requirements for funding) are announced and each community receives an award letter which documents the next steps required to accept & execute a Grant Agreement (i.e. contract) with the State of Wisconsin.