

Town of Warren, Vermont  
PO Box 337  
Warren, VT 05674



Town of Warren, Vermont

## BOND VOTE

### Informational Meetings

Oct. 7 – 5:30 PM

Oct. 30 – 5:30 PM

Town Hall Building

Top Floor



Scan for more information

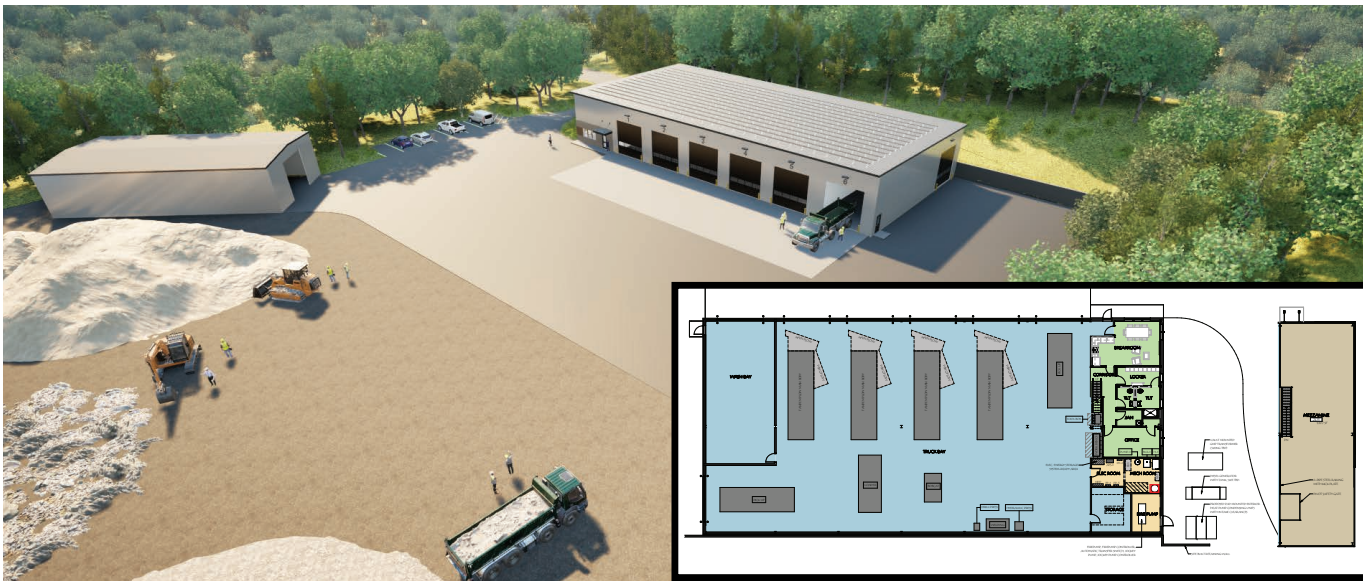
## ANTICIPATED COSTS

Base Construction Costs: \$5,771,544  
Site Work Costs: \$1,623,981  
Salt Shed Costs: \$460,534  
Alternates & Contingency: \$709,159  
Owner Soft Costs & Alternates: \$1,039,620

## TAX IMPACT

The tax impact of the bond would equal 1.24 cents per \$100,000 in bond expense. Based on a 30-year bond the estimated rate increase will be 6.94 cents.

| HOME VALUE | ESTIMATED AVERAGE TAX INCREASE |
|------------|--------------------------------|
| \$100,000  | \$69.40                        |
| \$300,000  | \$208.20                       |
| \$500,000  | \$347.00                       |



# PROJECT DETAILS

## What:

A basic 12,210 SF steel building, 1,825 SF mezzanine & salt shed built on town land. The building includes:

- Five truck bays to house our plow trucks
- Equipment storage & maintenance areas
- Office space, break room, lockers & bathrooms
- Wash bay to protect our equipment investment
- Durable, energy-efficient design built to last generations
- Accommodations for our road crew's needs and materials in one town-owned location

## Why:

Our current garage is failing & unsafe:

- Buildings are well beyond their useful life
- Workplace is unhealthy with mold, poor lighting, and water leaking through electrical outlets
- Inadequate space means decreased efficiency and increased safety risks
- Inability to house and maintain over \$4M of equipment

## How:

- Through the hard work of a subcommittee and the backing of the selectboard, planning commission and road crews, we have been engaging in the design process with Wiemann Lamphere Architects
- We hired a Construction Manager (ReArch Construction) to achieve a budget the townspeople can support through a diligent design process and value engineering
- After a successful bond vote, the CM will bid out the project to subcontractors with a desired project completion of early winter 2026

## Safety:

- Moves truck traffic out of the village and away from the school and pedestrians
- Relocates truck trips to safer/better intersection
- Net positive safety for the community

## OUR MISSION

To build a new garage that addresses the urgent safety needs of our current facility, protects our equipment investment, and uses town-owned land responsibly.

After decades of searching for alternatives, this is our best option to serve Warren residents for many generations.

## ABOUT THE LOCATION

### Vaughn Brown Road Parcel

- Town owned land since 1986.
- Currently using it for material storage.
- The town has been actively searching for viable alternative sites since early 2000s with no success.
- This location meets virtually all of the town's needs & does not require the purchase of land or taking possession through eminent domain.

### Why not just fix the current location?

- Site is too small for current & future needs.
- Rebuilding on this site would require expensive temporary facilities during construction
- Does nothing to address safety concerns in densely populated village.

## PROJECT TEAM

