



Village of Sussex

Sussex Civic Campus Study

December 30, 2014 | Final Report

Kahler Slater
experience design

“The Civic Center is many things for our community. It honors the past with the veteran monument and our memorial trees and honoring the past is very important to our community. The building is designed for today by using brick and lannon stone, which put Sussex on the map and also prepares us for the future as there is plenty of room for children to grow and play.”

Pat Tetzlaff, Chair of Civic Advisory Committee.

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 - Joe Pepitone
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Special Thanks

2010-2011 Village Hall Facility Study Group

EXECUTIVE SUMMARY

In 2014, the Village Board appointed a diverse group of citizens and business owners, the Civic Campus Advisory Committee (CCAC), to advise the Village Board on the Civic Campus project. The project was built off of the findings from the Citizen Village Hall Facility Study Group Report from 2011. The executive summary of which is attached in the appendix. The Civic Campus project is about meeting the needs of the community to have a place to gather and grow in the heart of Sussex. The Committee used a deliberative process to explore the design and space needs of various community groups interested in considering co-locating their operation on the Civic Campus. In particular the Committee ensured that the project meets the 9 specific recommendations from the 2011 report. The citizens worked through design iterations to reach a design that functions and fits the character of Sussex. In particular the CCAC made design adjustments to respond to citizen requests by protecting the existing playground and memorial trees. After 6 months of reviewing the project, the Committee has sufficiently explored the Civic Campus and its impact on the community. The project provides space for the administrative offices of the Village and allows the Village to consolidate its operations for Parks and Recreation into the Civic Building. The project provides for growth in Senior and Recreation programming and enables the Library to meet the growing needs of the community. The project provides space for the following non-profits: Chamber of Commerce, Sussex Area Outreach Services, Sussex-Lisbon Area Historic Society, Sussex Veterans of Foreign Wars and storage for the Volunteer Organization of Women in Sussex (VOWS). The Civic Building also provides meeting spaces for residents and other community groups. This project would enhance and add to the green space that currently exists in Weyer Park creating



opportunities for the many varied users of the site today and into the future. Significant effort should be made to buffer and screen adjoining residents from the changes at the site. There is a great opportunity to use these park spaces for the memorials: trees, benches, pavers, veteran's monument, etc. and to bring these areas increased vibrancy in conjunction with the reconstruction of Main Street. The park improvements have a designated funding source and the Park and Recreation Board should finalize the design for these spaces in keeping with the intent of this report.

Based upon the construction and design estimates, the Village would have a net borrowing of around \$5.9 million for this project. That is less than the \$6.9 million estimate in the adopted Capital Improvement Plan (C.I.P). The Civic Campus Building project construction costs are estimated at just over \$11 million. The non-Village users would contribute for their space costs and funding sources have been identified with them to cover those costs. There are soft costs (Architecture and Engineering Fees, furniture, fixtures, and equipment) of about \$1.1 million for the project. Those soft costs are already funded and allocated from designated funds as the Village Board has been preparing for this project since the 2011 citizen report directed the project be included in the Village's C.I.P. Additional designated funds and Park Impact Fees specifically collected for the Parks and Recreation spaces in the building bring the estimated

net Village borrowing to the \$5.9 million amount. These estimates also have a contingency amount built into them so the project costs could be lower. Of note the Committee wants to highlight that the cost estimate includes about 6,000 sq. ft. of basement, which is sufficient for the work plan. Storage is always at a premium and long term the Committee recommends the Village Board strongly look at building the basement at 12,000 sq. ft., which would add an estimated \$540,000 to the cost of the project.

The Civic Advisory Committee recommends that the Village Board proceed with the Civic Campus Project as outlined by this report. The investment made by the community in the late 1980's into the current Village Hall bought the community three decades of service, and this project is designed to support the community over the next 50 years. The project is set to reflect and highlight the spirit of our community and be relevant for generations to come. The Civic Campus project is reflective of the Village's focus on partnerships by building spaces where the community can grow together. The project budget has a lower borrowing amount than anticipated in the C.I.P and has addressed the 9 recommendations from the previous citizen committee workgroup. Sussex will be well served to proceed with the Civic Campus project at this time. Further the Village should move with diligence on this project as construction costs will only climb in the future.



A Sussex Civic Center

B Weyer Park

E Main Street

C 200 Car Parking Lot

F War Memorial

D Pauline Haass Public Library

G Existing Playground

Aerial showing scope of the study

THE NEED

In 2011 the Village Board directed a group of citizens and business owners to explore what to do about the Village Hall facilities, which were facing significant future repair costs as well as a lack of usable space. That group explored 14 different options comparing those options against 9 objectives. The objectives were:

1. Identify and grow our Downtown
2. Space for existing, Village needs only
3. Campus setting
4. Access/Transportation
5. Historical sensitivity
6. Joint facilities, external
7. Building aesthetics
8. Joint facilities, Village only
9. Tax impact

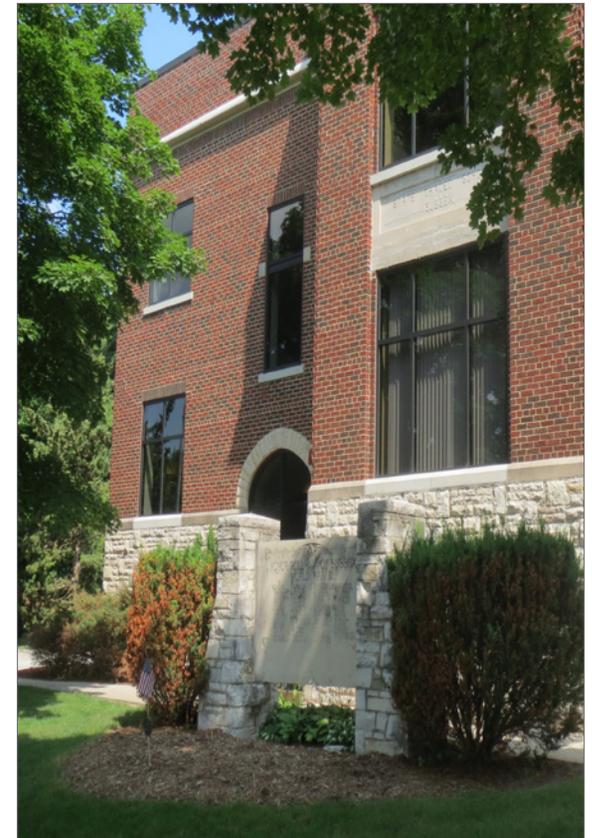
This allowed the citizen group to narrow the options to 4, a new building on the existing site, remodel and expand the existing structure, add a new addition at the Public Safety Building, and add a building at the community center site. The group explored those 4 options extensively. After 10 months of work, the group concluded that a new Village Hall was needed and that the facility should be part of an updated civic campus at the current location on Main Street. The building should meet modern needs and be capable of serving the community for the next 50 plus years and the Village should not lose momentum on this endeavor.

The overriding theme the group generated was that the Village needed a cultural gathering place, a place for the community to call its own and reflect the desires of multiple generations of residents. They summarized this recommendation with 9 specific recommendations:

- The Village Hall should remain located at the Civic Campus in partnership with the Library.
- The new building site plan should consider how the removal of the old building will impact Main Street and help create a campus setting.
- The Civic Campus should be redesigned in conjunction with the Main Street process to promote a gathering location for the community.
- A relocation of other “community” buildings that fit that civic campus mission should be planned for inclusion at this location to make strong use of available land, allow for the vitality of the campus area, utilize the synergies of shared parking and infrastructure, and free up other commercial spaces for economic growth.
- A connection with an expanded Library and a new approximately 20,000 square foot Village Hall should be designed in partnership with the Library Board. This size is based on the recommendation of the 03 June 2010 Sussex Village Hall Study Feasibility Report (see Exhibit A), which anticipated full build out of the community over the next decade.
- Any new facility should have vestiges of the old structure in the architecture to tie the history of the community with the progress of tomorrow.
- The Village Board should examine this project for inclusion in the next Capital Improvement Plan so as to not lose momentum on the project or worse yet have to study the issue once again in 10 years. The Village Board should also immediately proceed with the next steps.
- The Village Board should not put any money into the existing structure except what it

must to get to the new facility.

- The group gave the current building exhaustive consideration and unanimously the decision was to eliminate any expansion or remodel to the current Village Hall. Expanding the Village Hall would not resolve the problems such as security, meeting room facilities, easier accessibility for the elderly and disabled and an addition would be just as expensive as new construction without allowing for the full flexibility of design to accomplish the larger goals of the community.



In ruling out the Current Village Hall option the group explored the following initial challenges:

- No legal handicap entrance or restrooms.
- Foundation damage in southwest corner of the building.
- Roof needs to be completely replaced.
- Poor building security – multiple unsupervised entrances/exits.
- Northern facing stairs that are dangerous during inclement weather.
- Small, poorly configured public waiting areas and Village Board room.
- Small work areas that lack flexibility.
- Exterior walls are not insulated.
- Inadequate space to store public records the Village is required to keep by state law.
- Costly aging building systems in need of replacement.
- Not enough space to conduct business, with about one-third of the building being hallways and stairwells.

COSTS

Civic Campus Building Project Estimated Costs

The Building Construction	\$10,174,671
Site Development w/blasting	<u>\$828,051</u>
Civic Center Construction Total	\$11,002,722

A&E Fees	\$787,600
FF&E	<u>\$300,000</u>
Soft Costs	\$1,087,600

Civic Center Construction and Soft Costs	\$12,090,322
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Other Users	\$2,981,924
Designated Capital Project Funds	<u>\$3,207,655</u>
Net to Village (Borrow)	\$5,900,743

Notes: A&E means Architectural and Engineering Fees. These fees are typically 6-8% of the construction costs. FF&E is furniture, fixtures, and equipment, which are generally moved into the building after construction and are specific to the business operations. These non-construction costs are often referred to as soft costs. The soft costs are estimates based upon standard industry practices.

Other User Costs

Sussex Outreach Services space would be about \$1.4 million

Sussex Lisbon Area Historical Society space would be about \$1.08 million

The VFW space would be about \$441,000

The Sussex Area Chamber of Commerce space would be about \$61,000

Funding sources for these non-profits have been identified to address their space costs.

The Village Board has been setting money aside for several years to pay for improvements to our park system, such as new playgrounds, landscaping and paths. This pay-as-you-go plan was adopted by the Board to eliminate the need to borrow money for improvements to the park system, effectively reducing the cost to do so by eliminating interest payments. Those funds have been set aside to address the needs for Weyer Park in conjunction with the Civic Campus Building project.



Sussex Civic Center — Aerial View



Building Program

ASSIGNABLE SPACE		EXISTING				PROPOSED					NOTES
UNIT NO.	UNIT	ASF / SPACE	NO. OF SPACES	TOTAL ASF	CURRENT LOCATION	NO. OF OCCUP.	ASF / OCCUP.	ASF / SPACE	NO. OF SPACES	TOTAL ASF	NOTES
1 PUBLIC / SHARED SPACE											
1.01	Vestibule							160	2	320	Metal drainage grates
1.02	Lobby / Lounge							2,000	1	2,000	Includes display and brochure area
1.03	Special Event Concessions							180	1	180	Equipment TBD
1.04	Special Event Concessions - Storage							80	1	80	Adjacent to Concessions but accessed from hallway. Lockable.
1.05	Special Events - Women's Restroom							300	1	300	Restrooms for special events in Weyer Park
1.06	Special Events - Men's Restroom							240	1	240	Restrooms for special events in Weyer Park
1.07	Special Events - Storage							100	1	100	For special events equipment to be located near Weyer Park
1.08	Meeting/Conference Room					25	20	500	1	500	Available for public, library, administration and other use.
TOTAL DEPARTMENT ASSIGNABLE SF:			0	0				Total Department ASF:	9	3,720	
										Departmental Grossing Factor	20%
										Departmental Grossing SF	744
										Shared / Public Spaces Total GSF	4,464
										83.3%	Efficiency Factor

2 ONE STOP AREA											
2.01	Reception Area							100	1	100	
2.02	One Stop/Information Desk							250	1	250	Easily visible from Main Entrance Lobby
2.03	One Stop Workroom/Storage							150	1	150	
2.04	Public Conference Room							360	1	360	Shared with library functions
2.05	Mail Area							40	1	40	Can be within or adjacent to Work Room
2.06	Office - Clerk Treasurer					1		120	1	120	Should be adjacent to One Stop Desk area
2.07	Open Office Area					1	64	64	2	128	Just outside of the Clerk Treasurer's Office
2.08	Clerk Treasurer Files/Storage							80	1	80	Adjacent to Open Office Area
TOTAL DEPARTMENT ASSIGNABLE SF:			0	0				Total Department ASF:	9	1,228	
										Departmental Grossing Factor	25%
										Departmental Grossing SF	307
										One Stop Area Total GSF	1,535
										80.0%	Efficiency Factor

3 VETERANS OF FOREIGN WARS (VFW - Post 6377 Horne-Mudlitz)											
3.01	Social Room	832	1	832	VFW - 1st Level			900	1	900	Used for social events (cards, gatherings, etc.). Includes bar area with back sink
3.02	Office	182	1	182	VFW - 1st Level			120	1	120	
3.03	Office - Auxiliary	182	1	182	VFW - 1st Level			120	1	120	
3.04	Office - Storage	30	1	30	VFW - 1st Level			50	1	50	To include lockable space for gun safe/locker
3.05	Meeting Room	1,053	1	1,053	VFW - 1st Level			1,000	0	0	Usually about 40 members but could host District meetings that would require (2) meeting spaces for 100 each - Share Board Room
3.06	General Storage	500	1	500	VFW - 2nd Level			150	1	150	Some larger items could be stored off site. Will not need to store wheelchairs, walkers, etc. that they currently do Other notes: - Would like to have access to larger meeting/social hall space for Tiddlywinks Tourney and Christmas Party - Would like to access to windows for daylight and views - Would like adjacent Janitor's Closet with slop sink - Currently meeting room is shared with Boy/Girl Scouts
TOTAL DEPARTMENT ASSIGNABLE SF:		6	2,779					Total Department ASF:	5	1,340	
										Departmental Grossing Factor	25%
										Departmental Grossing SF	335
										VFW Total GSF	1,675
										80.0%	Efficiency Factor

ASSIGNABLE SPACE		EXISTING			PROPOSED					NOTES	
UNIT NO.	UNIT	ASF / SPACE	NO. OF SPACES	TOTAL ASF	CURRENT LOCATION	NO. OF OCCUP.	ASF / OCCUP.	ASF / SPACE	NO. OF SPACES	TOTAL ASF	NOTES
4	PARKS/REC & SENIOR CENTER										
4.01	Large Multi-Purpose Room					250	15	3,750	1	3,750	Dividable. Adjacent to kitchen. For 200 people. Used for activities such as daily meals, yoga classes, pickle ball, youth activities, etc. (Pickleball Court dimensions: 20'W x 44'L). This space will also be used for the Library with larger public groups/programs.
4.02	Craft Room					25	20	500	1	500	For 25-30 people
4.03	Office - County Workstation							80	1	80	
4.04	Kitchen							300	1	300	Operating very similar to what they have today at the Senior Center except slightly more square footage. Coiling shutter at counter to Large Multi-Purpose Room
4.05	Events Storage / Staging Area							250	1	250	Permanent and temporary storage with floor area for staging
4.06	Storage							150	2	300	Adjacent to MP room. For tables & chairs, for board games, etc.
4.07	Senior Lounge / Social Area							300	1	300	Soft seating, fire place, natural light, adjacent to MP room
TOTAL DEPARTMENT ASSIGNABLE SF:			0	0		Total Department ASF:			8	5,480	

Departmental Grossing Factor 20%
 Departmental Grossing SF 1,096
Parks/Rec/Senior Center Total GSF 6,576
 83.3% Efficiency Factor

5.01	Waiting Area	50	1	50		10	15	150	1	150	Need adjacent waiting/queuing space for 30 people. This could be a large adjacent meeting room.
5.02	Reception Counter							50	1	50	Adjacent to Waiting Area.
5.03	Retail Space	300	1	300				600	1	600	Clothing on racks and shelves. Housewares on shelving. Customers can peruse independently.
5.04	Grocery/Food Shelving	600	1	600				1,000	1	1,000	Grocery store aisle-like space wrapping around Stock Room
5.05	Cold/Frozen Foods	50	2	100				200	1	200	Adjacent to Food Racks
5.06	Stock Room	100	1	100				600	1	600	Shelving for excess grocery stock that will eventually move to Grocery shelves
5.07	Sorting/Staging Room (Food & Retail)	0	0	0				500	1	500	
5.08	Intake Room (Donations)	80	1	80				150	1	150	Truck deliveries are envisioned to come off of Main Street. It's the Village's intention to minimize truck traffic in the parking lot area.
5.09	Office - Executive Director	160	1	160				120	1	120	
5.10	Office - Office Manager	140	1	140				120	1	120	
5.11	Office - Case Manager	180	1	180				100	1	100	Adjacent to reception/waiting area. Case Manager will meet with clients in his/her office OR in an adjacent meeting room if available.
5.12	Volunteer Shared Space	80	1	80		4	30	120	1	120	Counter space for volunteers. Lockable cabinets/drawers.
5.13	Office Supply Closet	10	1	10				20	1	20	
5.14	Work Room	80	1	80				120	1	120	Copier, shredder, shared printer
5.15	Meeting Room	180	1	180				120	1	120	Could be adjacent to Case Manager's office near meeting room. Acoustic separation.
5.16	Storage	150	1	150	Basement of House			500	1	500	
5.17	Kitchenette / Nutrition Room /Break Room	100	1	100				0	0	0	Nutrition group (8-12 people) meets monthly. Shared space with administration area.
TOTAL DEPARTMENT ASSIGNABLE SF:			15	2,310		Total Department ASF:			16	4,470	

Departmental Grossing Factor 15%
 Departmental Grossing SF 671
S.O.S. Total GSF 5,141
 87.0% Efficiency Factor

BUILDING PROGRAM

ASSIGNABLE SPACE		EXISTING			PROPOSED					NOTES	
UNIT NO.	UNIT	ASF / SPACE	NO. OF SPACES	TOTAL ASF	CURRENT LOCATION	NO. OF OCCUP.	ASF / OCCUP.	ASF / SPACE	NO. OF SPACES	TOTAL ASF	NOTES
6	CHAMBER OF COMMERCE										
6.01	Resource Center		1	200				100	1	100	Open to Open Office Area
6.02	Open Office Area							150	1	150	
6.03	Storage							64	1	64	
TOTAL DEPARTMENT ASSIGNABLE SF:			1	200				Total Department ASF:	3	314	

Departmental Grossing Factor 10%
 Departmental Grossing SF 31

Chamber of Commerce Total GSF 345

90.9% Efficiency Factor

7	LIBRARY										
7.01	Multi-Purpose Room (Medium)		1	1,000		125	15	1,875	1	1,875	Dividable, for 125 people, adjacent to Park and Rec kitchen
7.02	Multi-Purpose Room Storage							200	1	200	
7.03	Conference/Meeting Room					20	20	400	0	0	Included in Public/Shared Space above
7.04	Conference/Meeting Room Storage							30	1	30	
7.05	Office - Director							200	1	200	
7.06	Offices - Asst. Director & Children's Mgr.							150	2	300	Assistant Director & Children's Manager
7.07	Office - Children's Staff (Shared)							90	2	180	One room with open office furniture
7.08	Office - Reference Staff (Shared)							60	3	180	One room with open office furniture
7.09	Work Room							150	1	150	
7.10	Kitchenette/Lunch Room							150	0	0	Shared with Village Administration
7.11	Mail Area							40	1	40	(35) 12"x12" cubbies
7.12	Coat Closet							15	1	15	
7.13	Material Processing Room							1,400	0	0	Addition to Library
TOTAL DEPARTMENT ASSIGNABLE SF:			1	1,000				Total Department ASF:	14	3,170	

Departmental Grossing Factor 10%
 Departmental Grossing SF 317

Library Total GSF 3,487

90.9% Efficiency Factor

8	HISTORICAL SOCIETY										
8.01	Reception	40	1	40	Hist. Soc - 1st Level			80	1	80	
8.02	Museum/Display	1,700	1	1,700	Hist. Soc - 1st Level			2,400	1	2,400	
8.03	Archives/Exhibit Storage	400	1	400	Hist. Soc - 1st & Basement			900	1	900	Temperature and humidity controls
8.04	Work Space	80	1	80	Hist. Soc - Basement			150	1	150	Could be within or adjacent to Archives. Work table for shrink wrapping exhibits, cleaning, minor restoration, etc.
8.05	Curator/Volunteer Office			0				100	1	100	Lockable. Adjacent to reception area. Shared office for curator and volunteer docents.
8.06	General Storage	100	1	100	Hist. Soc - Basement			100	1	100	
TOTAL DEPARTMENT ASSIGNABLE SF:			5	2,320				Total Department ASF:	6	3,730	

Departmental Grossing Factor 10%
 Departmental Grossing SF 373

Historical Society Total GSF 4,103

90.9% Efficiency Factor

ASSIGNABLE SPACE		EXISTING				PROPOSED					NOTES
UNIT NO.	UNIT	ASF / SPACE	NO. OF SPACES	TOTAL ASF	CURRENT LOCATION	NO. OF OCCUP.	ASF / OCCUP.	ASF / SPACE	NO. OF SPACES	TOTAL ASF	NOTES
9	VILLAGE ADMINISTRATION										
9	Shared Space										
9.01	Welcome Desk							150	1	150	
9.02	Open Office Area					1	64	64	2	128	Adjacent to reception area
9.03	Work Room							200	1	200	
9.04	Office - Administrative Assistant							100	2	200	Assisting all staff within admin suite
9.05	Conference Room					15	15	225	1	225	
9.06	Board Room - Seating Area					125	15	1,875	1	1,875	Maybe this space could be shared with Library Multi-Purpose Room?
9.07	Board Room - Front Table Area							350	1	350	Long permanent table with seating for 7 Village Board members and side table for 3 Administrators
9.08	Break Room / Kitchenette							300	1	300	Refrigerator, microwave, coffee maker, dishwasher, two-compartment sink, upper/lower cabinets. 2-3 smaller tables.
9.09	IT Office & Server Room							200	1	200	Lockable. Could be one space or two. Not a full time position currently
9.10	Men's Restroom							150	1	150	
9.11	Women's Restroom							200	1	200	Lockable. Could be one space or two. Not a full time position currently
	TOTAL SUITE AREA:		0	0					13	3,978	
9.1	Administrator Suite										
8.10	Office - Village Administrator							200	1	200	Small meeting space within office
8.11	Office - Assistant Village Administrator							200	1	200	Small meeting space within office
8.12	Administrator Conference Room					15	15	225	1	225	
	TOTAL SUITE AREA:		0	0					3	625	
8.2	Planning and Development Suite										Adjacent to Public Works
8.20	Office - Building Inspector							150	1	150	
8.21	Office - Zoning Administrator							120	1	120	
8.22	Open Office Area					1	64	64	2	128	
8.23	Storage / Files							150	1	150	
8.24	Archival Storage							200	1	200	Could be one room with Public Works Archives
8.25	Conference Room					25	15	375	1	375	Shared with Public Works
	TOTAL SUITE AREA:		0	0					7	1,123	
8.3	Finance Suite										Potentially whole suite is lockable
8.30	Office - Director							150	1	150	Lockable
8.31	Office - Assistant Director							120	1	120	
8.32	Open Office Area					1	64	64	2	128	
8.33	Storage / Files							150	1	150	Lockable
8.34	Archival Storage							135	1	135	
	TOTAL SUITE AREA:		0	0					6	683	
8.4	Public Works / Engineering Suite										Adjacent to Planning & Dev.
8.40	Office - Director							150	1	150	
8.41	Office - Engineer							120	1	120	
8.42	Open Office Area					1	64	64	2	128	
8.43	Storage / Files / Plan Area							250	1	250	
8.44	Archival Storage							200	1	200	Could be one room with Planning & Dev. Archives
	TOTAL SUITE AREA:		0	0					6	848	

ASSIGNABLE SPACE		EXISTING				PROPOSED					NOTES
UNIT NO.	UNIT	ASF / SPACE	NO. OF SPACES	TOTAL ASF	CURRENT LOCATION	NO. OF OCCUP.	ASF / OCCUP.	ASF / SPACE	NO. OF SPACES	TOTAL ASF	NOTES
8.5	Recreation										
8.50	Office - Director							150	1	150	
8.51	Office - Rec Coordinator							120	1	120	
8.52	Open Office Area					1	64	64	3	192	Senior Coordinator, Special Events Coordinator & Intern
8.53	Storage / Files / Equipment							250	1	250	
8.54	Archival Storage							100	1	100	
8.55										0	
TOTAL SUITE AREA:			0	0					7	812	
TOTAL DEPARTMENT ASSIGNABLE SF:			0	0				Total Department ASF:	42	8,069	

Departmental Grossing Factor 20%
 Departmental Grossing SF 1,614

Village Administration Total GSF 9,683

83.3% Efficiency Factor

10 BUILDING SUPPORT											
9.01	Loading Area/Room							200	1	200	
9.02	General Building Storage							100	2	200	Distributed through building
9.03	Building Maintenance Office							100	1	100	Adjacent to Loading Area
9.04	Building Maintenance Shop							150	1	150	
9.05	Trash/Recycling Room							150	1	150	Adjacent to Loading Area
TOTAL DEPARTMENT ASSIGNABLE SF:			0	0				Total Department ASF:	6	800	

Departmental Grossing Factor 10%
 Departmental Grossing SF 80

Building Support Total GSF 880

90.9% Efficiency Factor

VILLAGE HALL DEPARTMENT SF TOTALS:		EXISTING				PROPOSED					NOTES
		TOTAL ASF	CURRENT LOCATION			TOTAL ASF					
1	PUBLIC / SHARED SPACE		0	Village Hall						4,464	
2	ONE STOP AREA		0	Village Hall						1,535	
3	VFW		2,779	Hwy 74 / Waukesha Ave.						1,675	
4	PARKS/REC & SENIOR CENTER		0	Maple St. Facility						6,576	
5	SUSSEX OUTREACH SERVICES (S.O.S)		2,310	Silver Spring Drive						5,141	
6	CHAMBER OF COMMERCE		200	Village Hall						345	
7	LIBRARY		1,000	Pauline Haas Library						3,487	
8	HISTORICAL SOCIETY		2,320	Main Street						4,103	
9	VILLAGE ADMINISTRATION		0	Village Hall						9,683	
10	BUILDING SUPPORT		0	Village Hall						880	

8,609

TOTAL DEPARTMENT SF: 37,889

Building Grossing Factor 26%

Building Grossing Factor 9,851

VILLAGE HALL TOTAL GSF 47,740

59.9% Efficiency Factor (Total Department ASF / Village Hall Total GSF)

Walls, corridors, shafts, elevators, restrooms, mechanical rooms, janitor's closets, etc.



Conceptual Design



A Sussex Civic Center

B Weyer Park

E Main Street

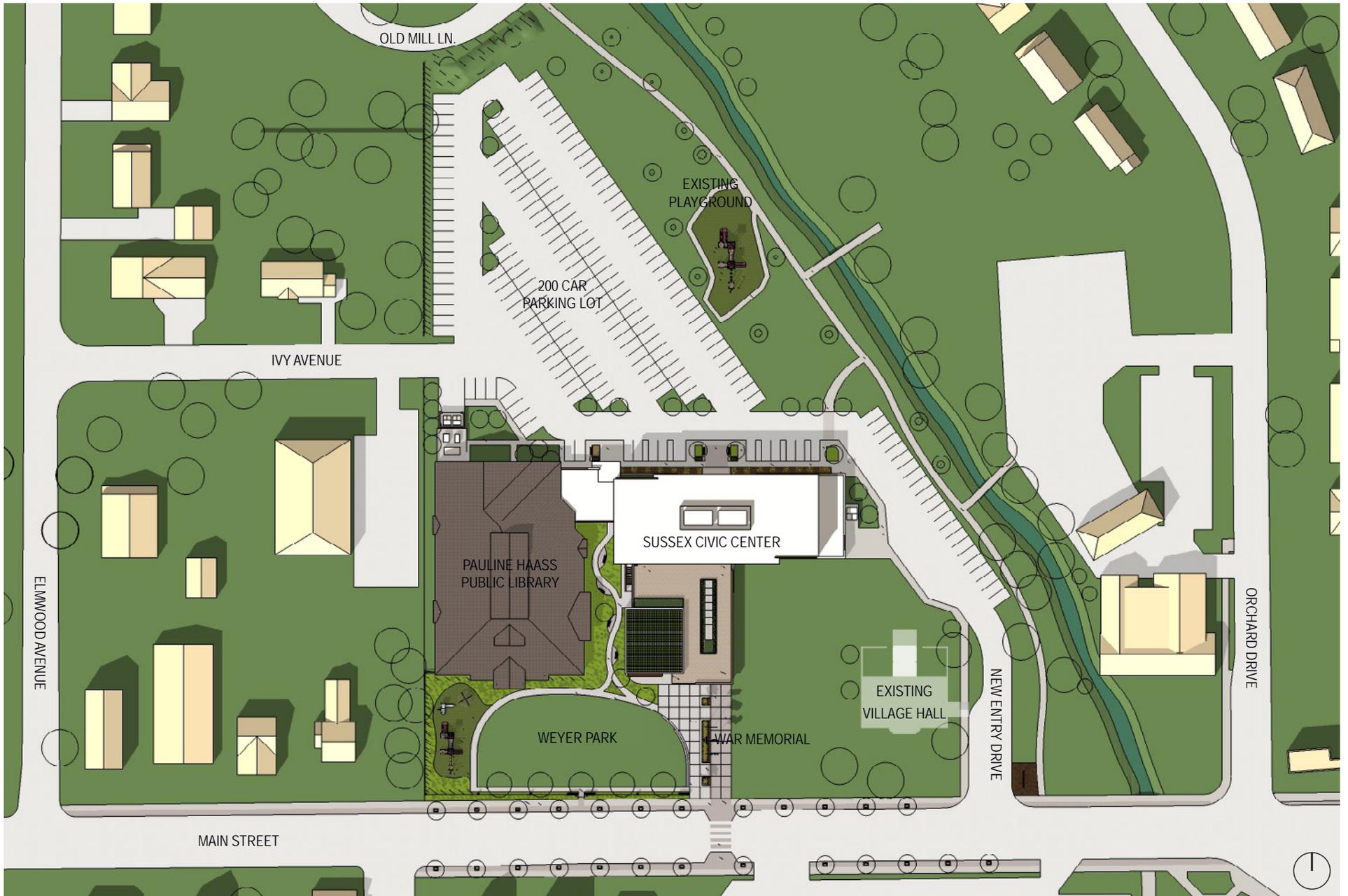
C 200 Car Parking Lot

F War Memorial

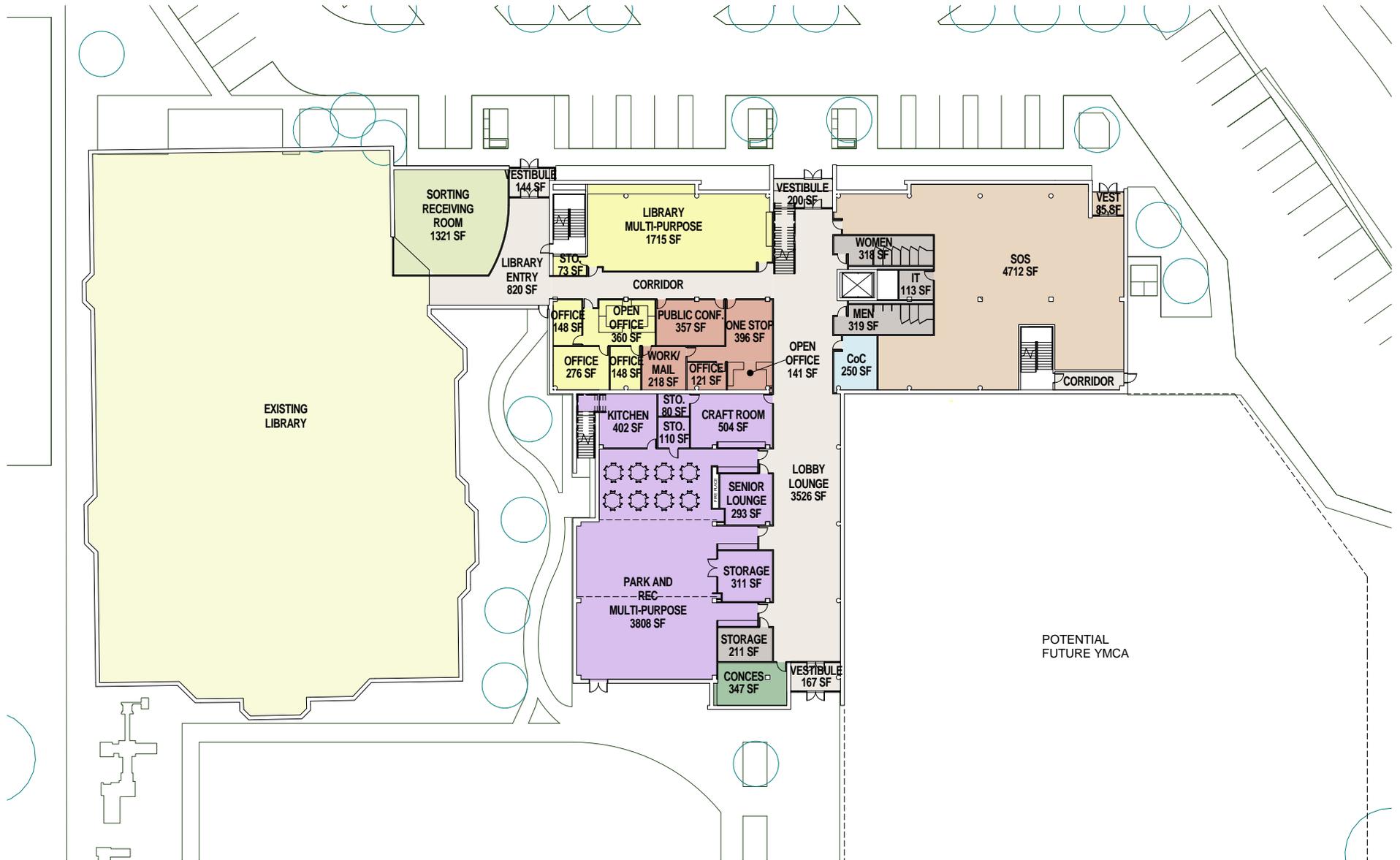
D Pauline Haass Public Library

G Existing Playground

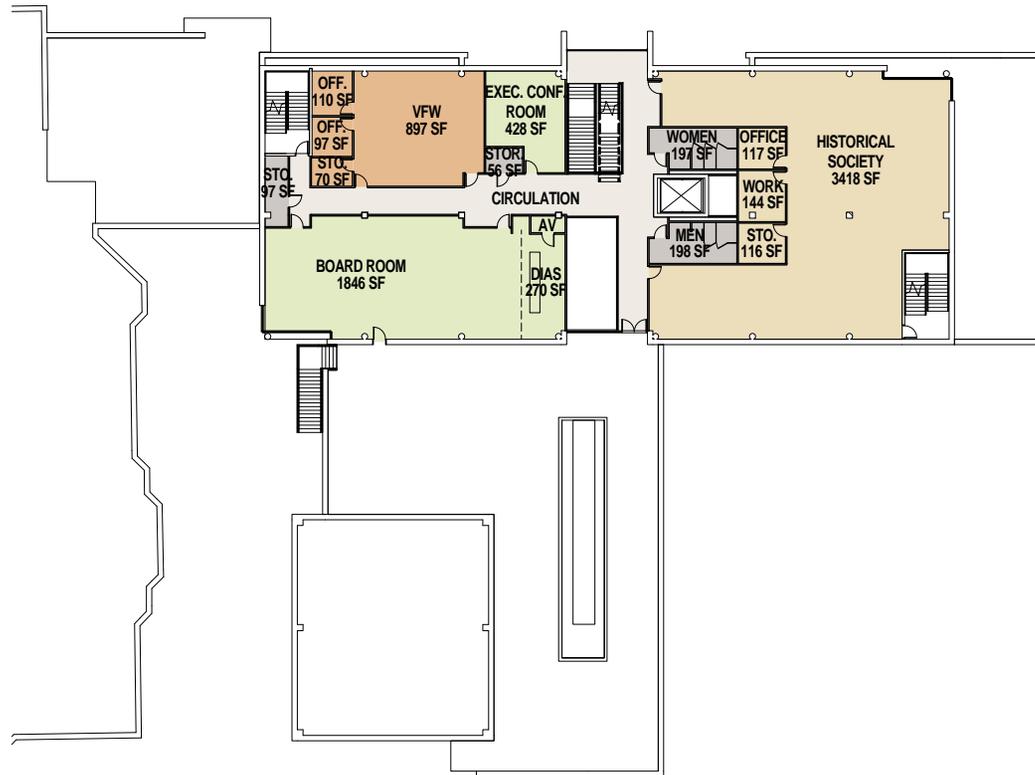
Aerial showing scope of the study



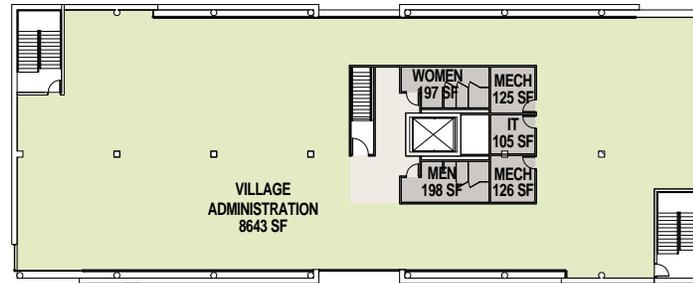
Site Plan



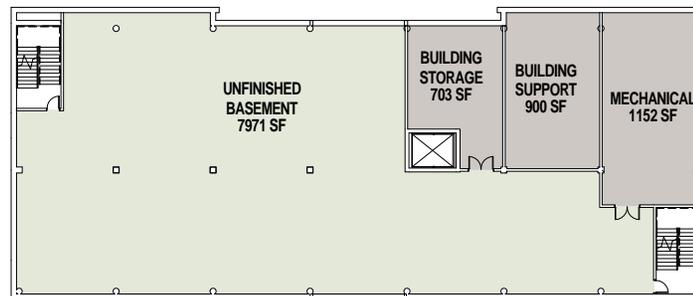
Sussex Civic Center — First Floor Plan



Sussex Civic Center — Second Floor Plan



Sussex Civic Center — Third Floor Plan



Sussex Civic Center — Basement Floor Plan



Sussex Civic Center — Aerial View



Sussex Civic Center South Entry - Weyer Park



SOS Entry



Pauline Haass Public Library Entry



Sussex Civic Center North Entry



Open Stair and One Stop



Main Lounge and Senior Center Multi-Purpose Entry

APPENDIX

See included DVD for the following information:

PRESENTATIONS/ MEETING HAND-OUTS

BUILDING PROGRAM

CONCEPTUAL DESIGN

- Floor Plans
- Renderings
- Fly-through Animations
- Weyer Park Design

CONSTRUCTION COST ESTIMATE