TOWN OF HARDWICK ESSENTIAL SERVICES

Community Outreach

1

AGENDA

1. Welcome & Opening Remarks — Town Manager (Partner Introductions)	5 minutes
2. Project Background — How We Got Here	10 minutes
3. Project Overview & Proposed Development	15 mins.
4. Project Costs & Funding Opportunities	15 mins.
5. Community Discussion & Questions	30 minutes
6. Next Steps	5 mins.
7. Closing Remarks	2-3 minutes

Total Time : 1 hr 20 mins +/-

2

HARDWICK ESSENTIAL SERVICES

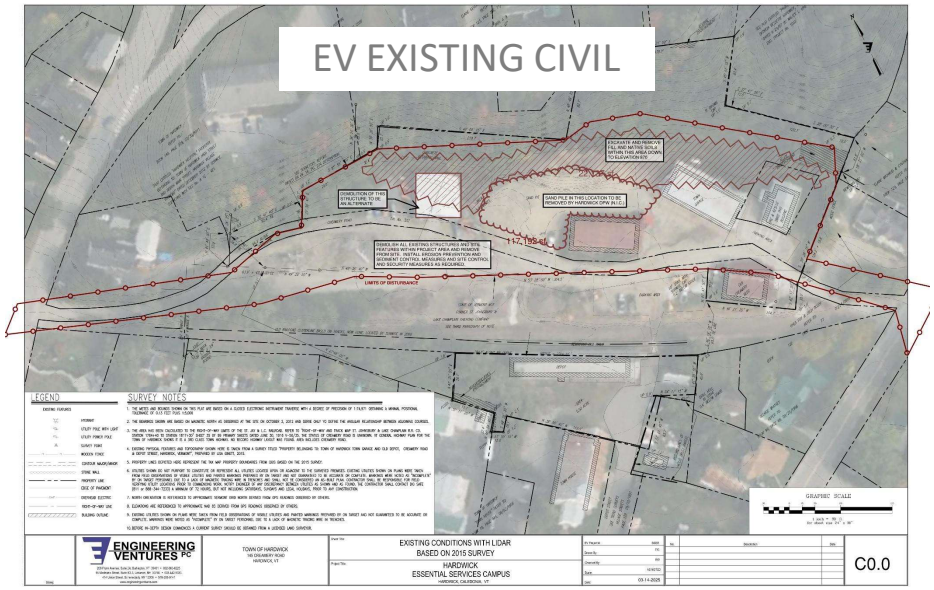


Town of Hardwick – Essential Services
Hardwick, Vermont
January 21, 2026

VERMONT INTEGRATED ARCHITECTURE, PC

3

EV EXISTING CIVIL



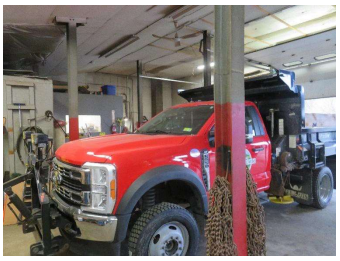
Town of Hardwick – Essential Services
Hardwick, Vermont
January 21, 2026

VERMONT INTEGRATED ARCHITECTURE, PC

4

HARDWICK D.P.W.











5

HARDWICK D.P.W.

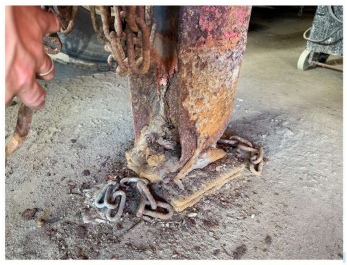
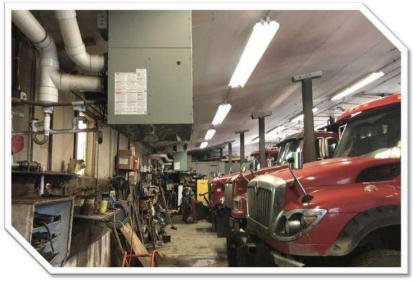


Figure 5: Steel Corrosion and Impact Warping at Base of Interior Steel Column



6

HARDWICK D.P.W.







Left: Wall damage adjacent to main entry door.
Middle: Gap in wall covering at rear of building behind breakroom.
Right: Gratuitous wall opening at north side of building.

7

HARDWICK D.P.W.





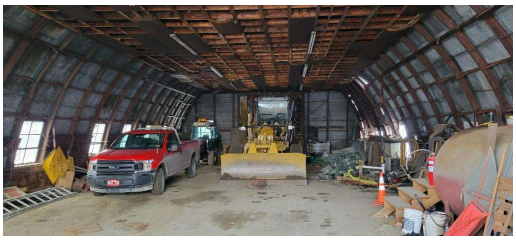


Left: Rust and corrosion observed at the base of a steel structural column in the truck bay.
Middle: Encroaching water table conditions at the rear of the building.
Right: Retrofit exhaust fan in existing window frame. Plywood backdraft damper visible to right of middle photo.

8

QUONSET HUT

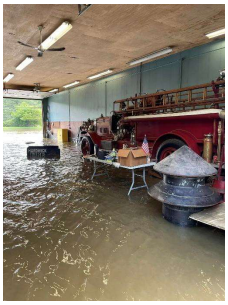




9

HARDWICK FIRE DEPARTMENT











10

HARDWICK RESCUE



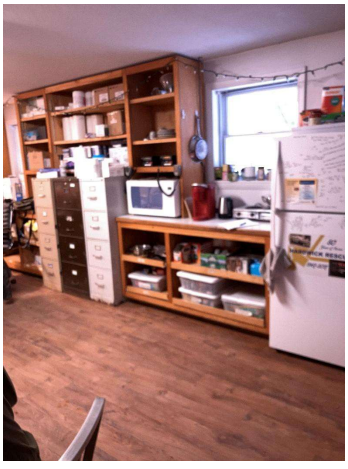




11

HARDWICK RESCUE





12

ML1

PROGRAM - DPW

DPW Program	Existing		Proposed	Concept A	Notes
1 Public Works Program Areas					
a. Vehicle Storage Bays	3200 sf.	Currently in 1972	4500 sf.	0 sf.	18' x 50' - 5 bays
b. Work Bench	100 sf.	Currently in 1973	400 sf.	0 sf.	
c. Tool Crib	100 sf.	Currently in 1974	200 sf.	0 sf.	
d. Large Parts & Equipment Storage	100 sf.	Currently in 1975	200 sf.	0 sf.	
e. HAZMAT Storage	0 sf.	Currently in 1976	50 sf.	0 sf.	
f. Office	100 sf.	Currently in 1977	180 sf.	0 sf.	
Break Room	160		180		
g. Water Department Storage	624 sf.	Currently in Creamery	624 sf.	0 sf.	hydrants, valves, pipe, etc - maybe at sewer plant
h. Salt Storage	624 sf.	Currently in Creamery	624 sf.	0 sf.	Want more salt storage, not in creamery building, could it be
Sand Storage -					Probably separate building, in ROW???
i. Sign Storage	624 sf.	Currently in Creamery	250 sf.	0 sf.	Could use shelving
j. Grader Storage	1600 sf.	Currently in Quonset	1600 sf.	0 sf.	Could this be in heated?
k. General Storage	1600 sf.	Currently in Quonset	1600 sf.	0 sf.	2 pickup trucks in here
l. Loader Storage	1000 sf.	Currently in Cold Storage	1000 sf.	0 sf.	Could this be in heated?
m. Cold Storage	2600 sf.	Currently in Cold Storage	2200 sf.	0 sf.	Sewer Dept, F-150, Spare Parts, Snowmobile
n. DPW Toilet	50 sf.		100 sf.		
o.					
Subtotal 1972 Garage	3600				
Subtotal Creamery	1872				
Subtotal Quonset	3200				
Subtotal Cold Storage	2160				
Total DPW Spaces (Net SF)	10832 sf.		13708 sf.	0 sf.	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 10%			0% 0		
Total DPW Space (Gross SF)	10832 gsf		**13,708** gsf		

SUMMARY:

10,832 SF EXISTING IN MULTIPLE BUILDINGS

13,708 SF PROGRAM (27% Growth)

11,035 NEW SF PROPOSED + 1,872 CREAMERY = 12,907 SF

13

ML1

PROGRAM - RESCUE

RESCUE Program	Existing		Proposed	Concept A	Notes
2 Hardwick Rescue Program Areas					
a. Ambulance Bays	756 sf.		1680 sf.	0 sf.	16' x 35' - 3 bays
b. Tire and Tool Storage	50 sf.		100 sf.	0 sf.	
c. Medical Supply Storage	in item f sf.		110 sf.	0 sf.	**locate at the back of the bay, for restocking rigs**
d. General EMT Storage	60 sf.	upstairs	150 sf.	0 sf.	
e. Radio and Charging Area	in item f sf.		30 sf.	0 sf.	
f. Offices	442 sf.		300 sf.	0 sf.	2 at 90, 1 at 120
g. Member Lockers	in item f sf.		80 sf.	0 sf.	
h. EMT Toilet	40 sf.		100 sf.	0 sf.	
i. Bunk Rooms	470		see shared		Proximal to rescue bays
Kitchenette	in item f		see shared		Could this be in a location that feels like it's in Rescue?
Washer Dryer					Back of bay
Decon shower					Back of bay
j.					these are
Total DPW Spaces (Net SF)	1818 sf.		2550 sf.	0 sf.	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 15%			15% 383		
Total RESCUE Space (Gross SF)	2200 gsf		**2,933** gsf	33% Growth	

SUMMARY:

2,200 SF EXISTING

2,933 SF PROGRAM (PLUS SHARED)

6,790 NEW SF PROPOSED (INCL. SHARED)

14

Slide 13

ML1 These slides are hard to read and should be deleted
Michael Lew-Smith, 2026-10-06T20:41:50.040

Slide 14

ML1 These slides are hard to read and should be deleted
Michael Lew-Smith, 2026-10-06T20:42:00.677

ML1

PROGRAM – FIRE DEPT

Fire Department Program	Existing	Proposed	Concept A	Notes
3 FD Program Areas				
a. Apparatus Bays	1 sf.	4800 sf.	**0 sf.**	16' x 50' - 6 bays
b. DECON Room + Laundry	1 sf.	200 sf.	**0 sf.**	
c. Turnout Gear (30 lockers)	1 sf.	300 sf.	**0 sf.**	
d. SCBA Storage and Filling	1 sf.	900 sf.	**0 sf.**	
e. General Storage	1 sf.	400 sf.	**0 sf.**	
f. Radio and Charging Area	1 sf.	80 sf.	**0 sf.**	
Emergency Response Equipment		250 sf.		Shelter and Supplies -
g. Chief Office	1 sf.	140 sf.	**0 sf.**	
h. Shared Office for Commissioners	1 sf.	200 sf.	**0 sf.**	
h. Commissioners Records	1 sf.	50 sf.	**0 sf.**	
i. FD Toilet	1 sf.	100 sf.	**0 sf.**	
j.				
k.				
Total DPW Spaces (Net SF)	10 sf.	7420 sf.	**0 sf.**	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 12%		12% 890		
Total FD Space (Gross SF)	4900 gsf	**8,310** gsf	70% Growth	

SUMMARY:

5,880 SF EXISTING

8,310 SF PROGRAM (41% Growth)

7,920 NEW SF PROPOSED

15

ML1

PROGRAM – SHARED

Shared Program	Existing	Proposed	Concept A	Notes
4.1 Vehicle Spaces				
a. Wash Bay	0 sf.	720 sf.	**0 sf.**	18' x 40' - 1 bay
b. Vehicle Service Bay	0 sf.	1000 sf.	**0 sf.**	20' x 50' - 1 bay
c. Small Parts Room/Caretaker (Mechanic)	0 sf.	200 sf.	**0 sf.**	lockable
Fuel Storage shared Rescue, FD, DPW, Electric Dept				probably exterior, covered, with containment
d. Motor Oil Dispensing System in Shared Vehicle S	0 sf.	0 sf.	**0 sf.**	Included in bays
4.2 People Spaces				
e. Training Room	0 sf.	800 sf.	**0 sf.**	Dividable into 2
f. Training Room Kitchenette	0 sf.	50 sf.	**1 sf.**	
g. Training Room Storage - General	0 sf.	50 sf.	**2 sf.**	
h. Training Room Storage - DPW	0 sf.	100 sf.	**3 sf.**	
i. Training Room Storage - EMT	0 sf.	100 sf.	**4 sf.**	
j. Training Room Storage - FD	0 sf.	100 sf.	**5 sf.**	
k. Public Toilets - adjacent to Training	0 sf.	200 sf.	**6 sf.**	
l. Break Room/Day Room	0 sf.	250 sf.	**7 sf.**	
m. Kitchen	0 sf.	150 sf.	**8 sf.**	
n. Overnight Dorm Rooms	0 sf.	500 sf.	**9 sf.**	5 at 100 SF
o. Dorm Bathroom with Shower	0 sf.	110 sf.	**10 sf.**	
p. Shower Room (Unisex)	0 sf.	80 sf.	**11 sf.**	
q. Laundry and Cleaning	0 sf.	120 sf.	**12 sf.**	
r. Janitor's Closet	0 sf.	60 sf.	**13 sf.**	
s.				
Total Semi-Public Spaces (Net)	0 sf.	4590 sf.	**91 sf.**	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 18%		18% 826		
Total Shared Space (Gross SF)	10 gsf	**5,416** gsf	N/A % Growth	

SUMMARY:

0 SF EXISTING

5,416 SF PROGRAM

1,970 NEW SF PROPOSED (See Rescue)

16

Slide 15

ML1 These slides are hard to read and should be deleted
Michael Lew-Smith, 2026-10-06T20:42:21.875

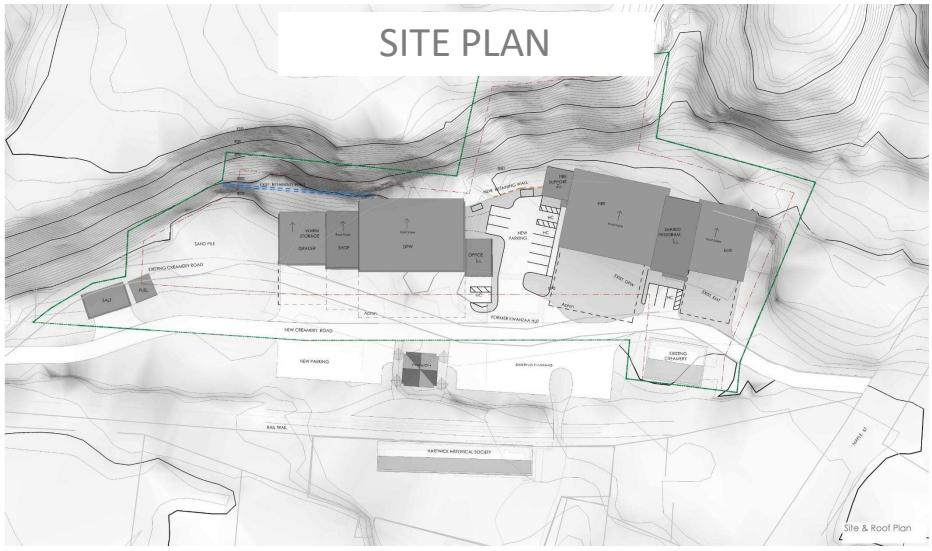
Slide 16

ML1 These slides are hard to read and should be deleted
Michael Lew-Smith, 2026-10-06T20:42:27.971

SITE

17

SITE PLAN



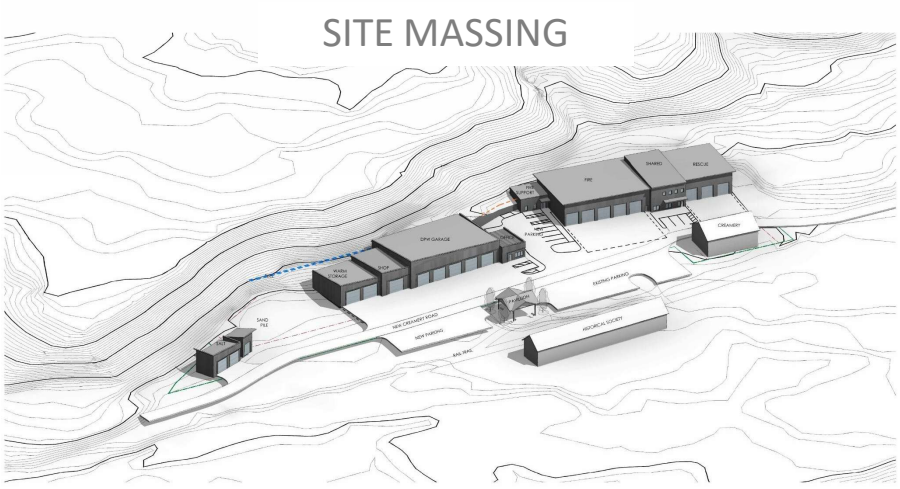
18

PROGRAM ORGANIZATION



19

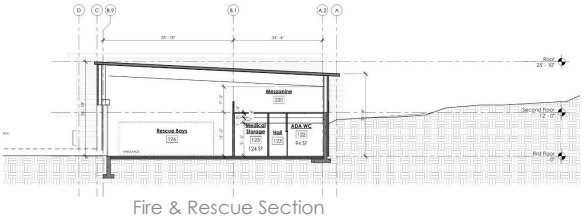
SITE MASSING



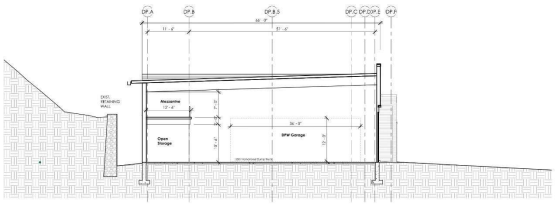
Option A

20

ARCHITECTURAL SECTIONS



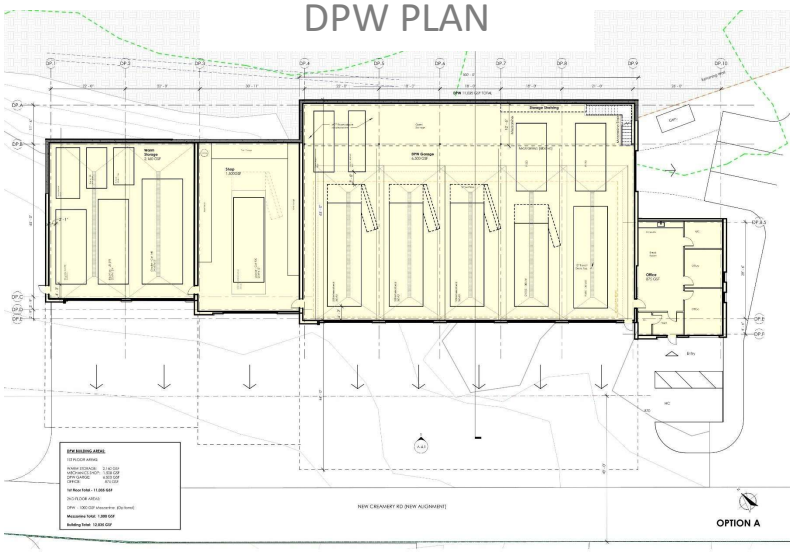
Fire & Rescue Section



DPW Section

FLOOR PLANS

DPW PLAN



Town of Hardwick – Essential Services
Hardwick, Vermont
October 22, 2026

23

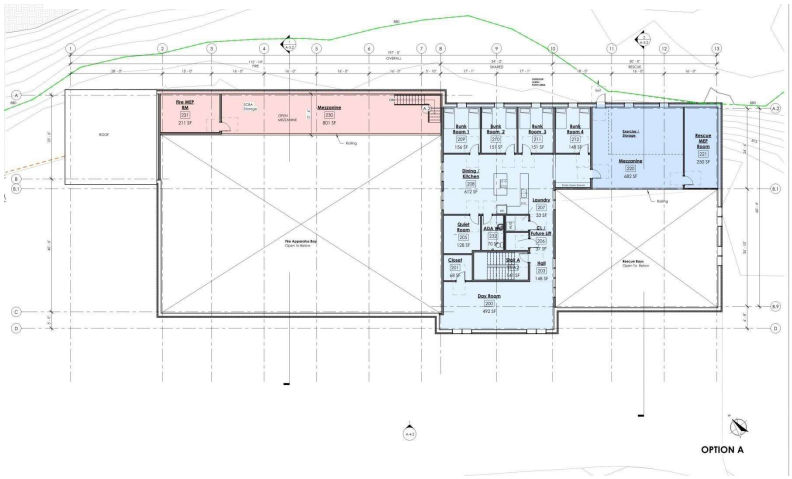
FIRE & RESCUE - FIRST FLOOR



Town of Hardwick – Essential Services
Hardwick, Vermont
October 22, 2026

24

FIRE & RESCUE - SECOND FLOOR



25

IMAGES

26

DPW - RENDERING LOOKING EAST



27

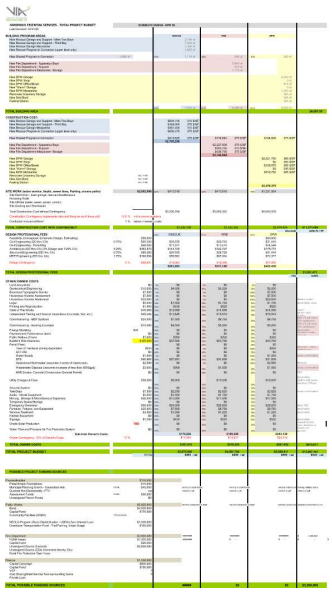
FIRE & RESCUE - RENDERING LOOKING WEST



28

BUDGET

29



30

SITE WORK (water service, Septic, sewer lines, Parking, access paths)		$2,052,590		70 $/SF
Site Demolition - town garage, rescue,miscellaneous				(bldg)
Retaining Walls				
Site Utilities (water, sewer, power, comm)				
Site Grading and Stormwater				
Total Construction Cost without Contingency		$12,992,565		
Construction Contingency (represents risks and thing we don't know yet)	10.0 %	incl in above numbers		
Contractor Insurance/Bond	1 %	below in owner's costs		
TOTAL CONSTRUCTION COST WITH CONTINGENCY				$12,992,565
		(blended)		$446.10 / SF
DESIGN PROFESSIONAL FEES				
Feasibility (Conceptual, Schematic Design, Estimating)		$80,000	(this phase)	
Civil Engineering (DD thru CA)	0.75%	$97,444		
Civil Engineering - Permitting		$40,000	T&M Allowance	
Architecture (DD thru CA) (3% Design and 1.25% CA)	4.25%	$552,184		
Structural Engineering (DD thru CA)	0.75%	$97,444		
MEP Engineering (DD thru CA)	1.75%	$227,370		
Design Contingency	5 %	$54,722	All CA based on concurrent construction	
TOTAL DESIGN PROFESSIONAL FEES				$1,149,164
		FEE		8.84%

Construction Costs (Hard) = 29,125 GSF Facility , $13 M

31

Town of Hardwick Zoning Application		$250	(estimate - needs confirmation)	
ACT 250		$0		
Water Supply		$1,000	needs confirmation	
DFS		$103,941		
Operational Stormwater (assumes 3 acres of imprevious)		$2,580	860/acre	
Wastewater Disposal (assumes increase of less than 6500gpd)		$3,000	needs confirmation	
ANR Erosion Controls (Construction General Permit)		$0	TBD	
Utility Charges & Fees:		$20,000	placeholder, confirm with scope, assumes 3 Phase	
Security System		$0		
Tele/Data		$7,500	needs confirmation	
Audio - Visual Equipment		$5,000		
Moving, Storage & Miscellaneous Expenses		$50,000		
Temporary Space/Storage		$0		
Emergency Generator		$80,000	Need TBD	
Furniture, Fixtures, and Equipment		$25,000	placeholder	
Window Treatment		$3,500	placeholder	
Kitchen Equipment		$0		
Signage		$1,500	placeholder	
Onsite Solar Production		TBD	needed for Net Zero; depends on procurement method	
Water Flow and Pressure for Fire Protection System		$0	assume no sprinkler	
Sub-total Owner's Costs:				$622,741
Owner Contingency 10% of Owner's Costs	10 %	$62,274		
TOTAL OWNER COSTS				$685,015
TOTAL PROJECT BUDGET				$14,826,744
		TOTAL		$509 / SF

Total Costs (Hard & Soft) = 29,125 GSF Facility , $14.8 M

32

BUDGET SUMMARY

ORIGINAL DESIGN	29,125 SF
Construction Cost	$13.0 Million
Total Project Budget	**$14.8 Million**

QUESTIONS/DISCUSSION

END