

HAGUE 2024 COMPREHENSIVE PLAN UPDATE

ADVISORY COMMITTEE #8 - 3.12.25 MEETING SUMMARY

In Attendance: Chris Richards, Sally Delarm Rypkema, Josh Patchett, Tracey Clothier, Emily Gasperetti, Desiree LaPointe, Ethan Gaddy (Warren County Planning by Zoom). Members of the public: Mike and Peggy.

1. New Welcome Center Cost Estimate

Emily Gasperetti from JMZ provided an explanation of the Estimate of Probable Cost for the Welcome Center. Construction costs were developed by a professional cost estimating company. The estimate reflects JMZ's professional opinion of what it may cost the Town to fully execute the entire project. It is based on a new building of approximately 2,650sf and a cost of \$460 per square foot. The attached performance porch area is 850sf with a cost of \$75 per square foot. The estimated cost of \$1,882,800 reflects labor and materials (in today's dollars) and does not include the general conditions, overhead, etc.

Additional costs in the amount of \$862,900 were estimated for General Conditions, Overhead and Profit, Design/Construction Contingency, and 1-year Escalation costs. Soft costs are estimated to total \$549,000 and include architectural and engineering fees, soil, hazardous waste, and underground utility investigations, project management, and interior design and furniture. The total project costs are therefore \$3.3 million. Demolition of the existing building is not included.

2. Committee Comments:

- a. Costs seem unusually high. Discussion about Bolton's costs for their Youth Center and restrooms etc. which were estimated at \$4.4 million for a larger building in Veterans Park. Consider getting a second opinion for an estimate.
- b. To address the cost the Committee can consider cutting down the size and function of the proposed building; or renovate the existing building and construct a stand-alone performance pavilion.
- c. The next step is to seek funding to pay for the costs associated with architectural design and engineering fees that will result in construction drawings, detailed cost estimates, and bid processes. This is estimated at \$170,000 and is included in the total project costs.
- d. There were several ideas discussed including the potential use of occupancy tax.
- e. There are also several new grant programs to investigate. One good prospect is the NY Brick New York Building Recreational Infrastructure for Communities, Kids and Seniors (NY BRICKS) Initiative due April 16, 2025. NY BRICKS is a new competitive capital program to promote physical health, mental well-being, and community connections for youth and older adults across the state. NY BRICKS grants can be used to fund the design, construction, and renovation of community centers across the State, along with other related capital expenses, including but not limited to, site infrastructure, land acquisition, and other features that create value for local communities.

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3. **Community Survey:** Tracey reviewed the preliminary results of the survey. 265 responses were received (95 electronic). The paper copies are being compiled over the next week or so. A complete report on the survey will be completed in the coming days. Survey Responses to Date show:

- 37% optimistic about the future; 40% stay the same; 19% pessimistic about the future
- 86% plan to remain in Hague next 5 years
- 16% would recommend Hague to friends
- 58% satisfied with town government performance
- 72% feel property taxes are a very high or high level of concern
- 82% are Hague residents
- 44% are year-round residents
- 85% do not have any children living with them
- 83% are over the age of 55
- 55% are retired

4. **Public Comments:** None.

5. **Public Meeting Date**

The date for the public meeting is set for Tuesday, May 20, 2025 @ 6:00pm. A presentation will be given followed by participants visiting and commenting on posters. The presentation will be on the website.

6. **Next Steps**

The next committee meeting has not yet been scheduled. Tracey will develop the draft of the Comprehensive Plan Update based on Committee input since September 2024. Projects for consideration in the Plan will include the following. Other suggestions for other considerations are welcome.

- Visitor Center Replacement
- Highway Garage Replacement
- Community Center Building Improvements and Grounds Master Plan
- Hague Museum Improvements
- Climate Resiliency Plan
- Updated Playground
- Launch Site Dredge Project
- Hague Brook Restoration and Delta Improvements
- Townwide Stormwater Mapping & Retrofit Improvements
- Visitor Itineraries and Trail Challenge Program
- Route 9N Off-road Trail
- Lake George Environmental Center
- Signage Improvement Plan
- Public Dock Extension