



Swanton Electric

Swanton Electric has been serving its customers since 1894. We serve customers in Swanton Village and parts of Swanton Town, Highgate and St. Albans Town. We are one of 14 municipal electric utilities in Vermont. Swanton Electric has some of the lowest rates in Vermont and has not had a rate increase since 2016. We are proud to serve our customers with 100% renewable electricity.





Swanton Village Electric Dept.

WELCOME!



Swanton Village Electric Dept.

The Project Team

- William Sheets, Village Manager
- Lynn Paradis, Asst. Village Manager
- Duane Couture, Electric Dept. Foreman
- Daren Plouff, Lineman
- Suzie Kelleher, Village Trustee
- David Winchester, Village President

The Design & Construction Team



Steve Roy
Vice President
Wiemann Lamphere



John Lamothe
Project Manager
Wiemann Lamphere



Mike Connor
Partner
Connor Contracting



Sean Connor
Project Manager
Connor Contracting



Chris Lynch
Project Manager
Connor Contracting



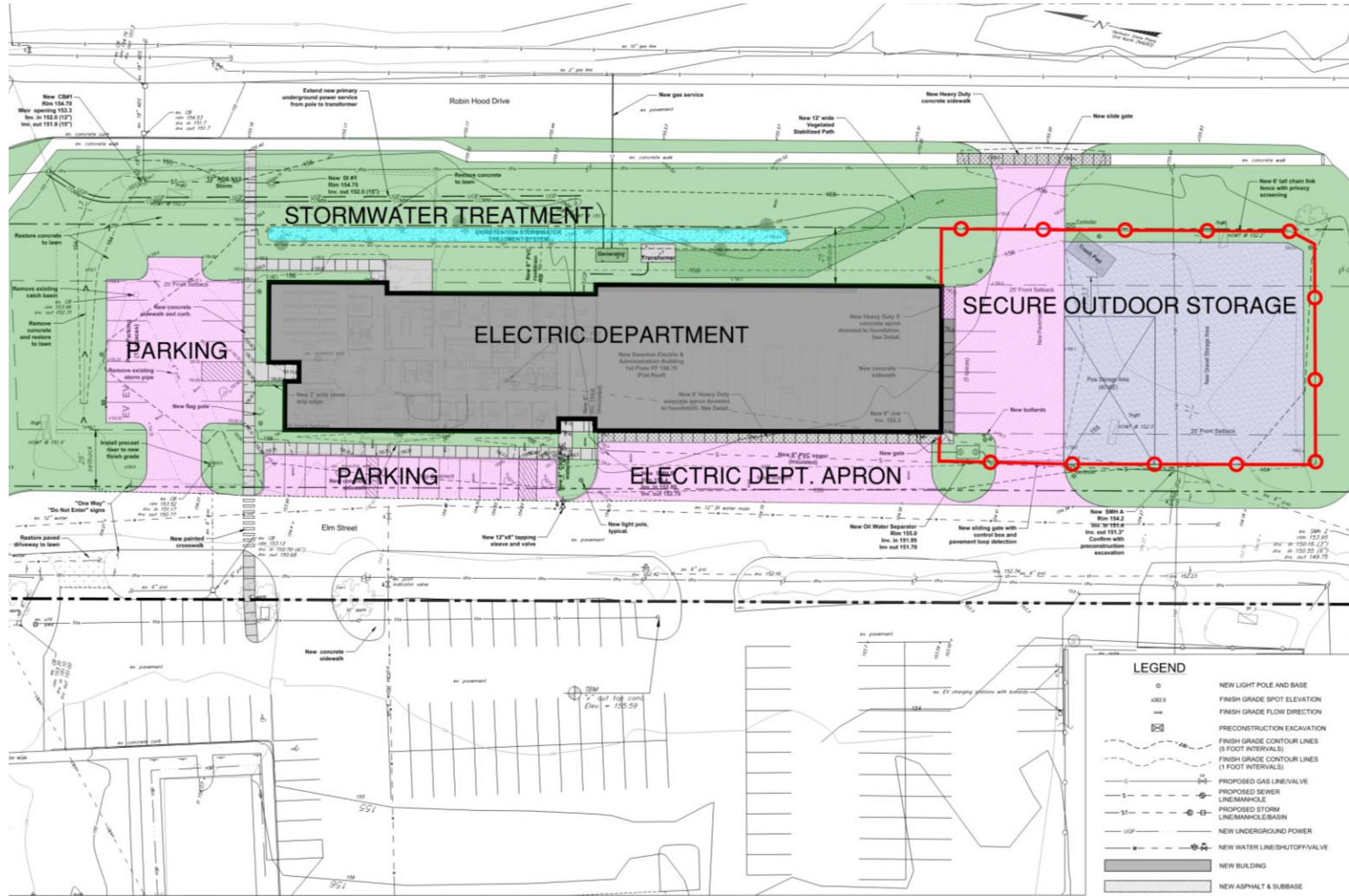
Swanton Village Electric Dept.



EXISTING AERIAL VIEW OF PROJECT SITE



Swanton Village Electric Dept.



PROPOSED PROJECT SITE PLAN



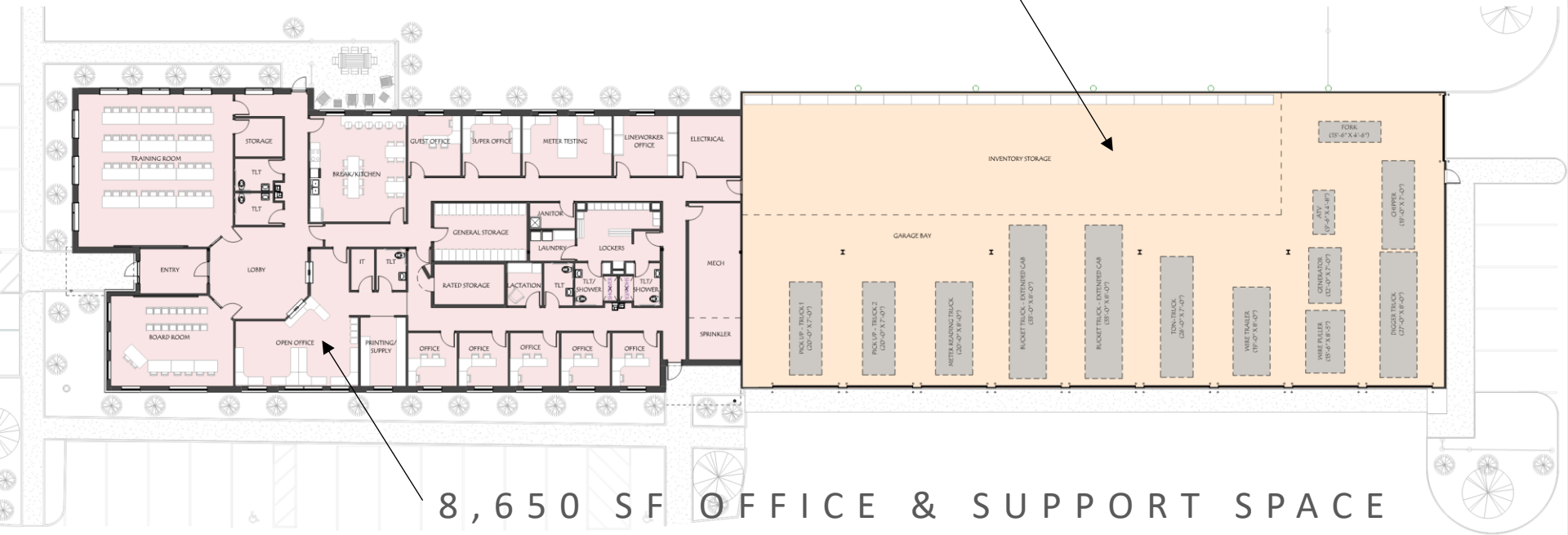
Swanton Village Electric Dept.

9,725 SF VEHICLE & EQUIPMENT STORAGE

8,650 SF OFFICE & SUPPORT SPACE

18,375 TOTAL SQUARE FOOTAGE

PROPOSED OVERALL FLOOR PLAN





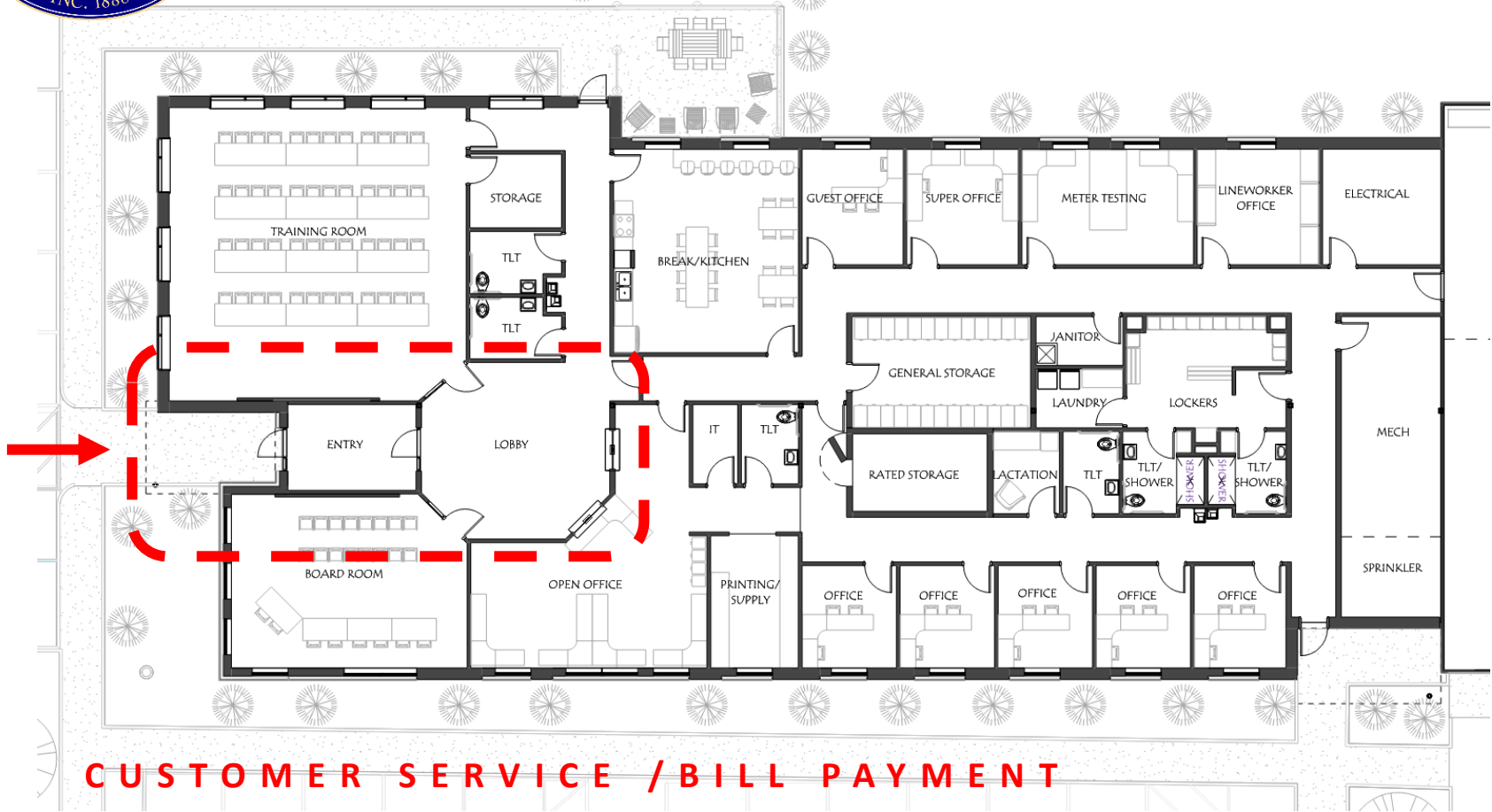
Swanton Village Electric Dept.



PROPOSED OFFICE FLOOR PLAN



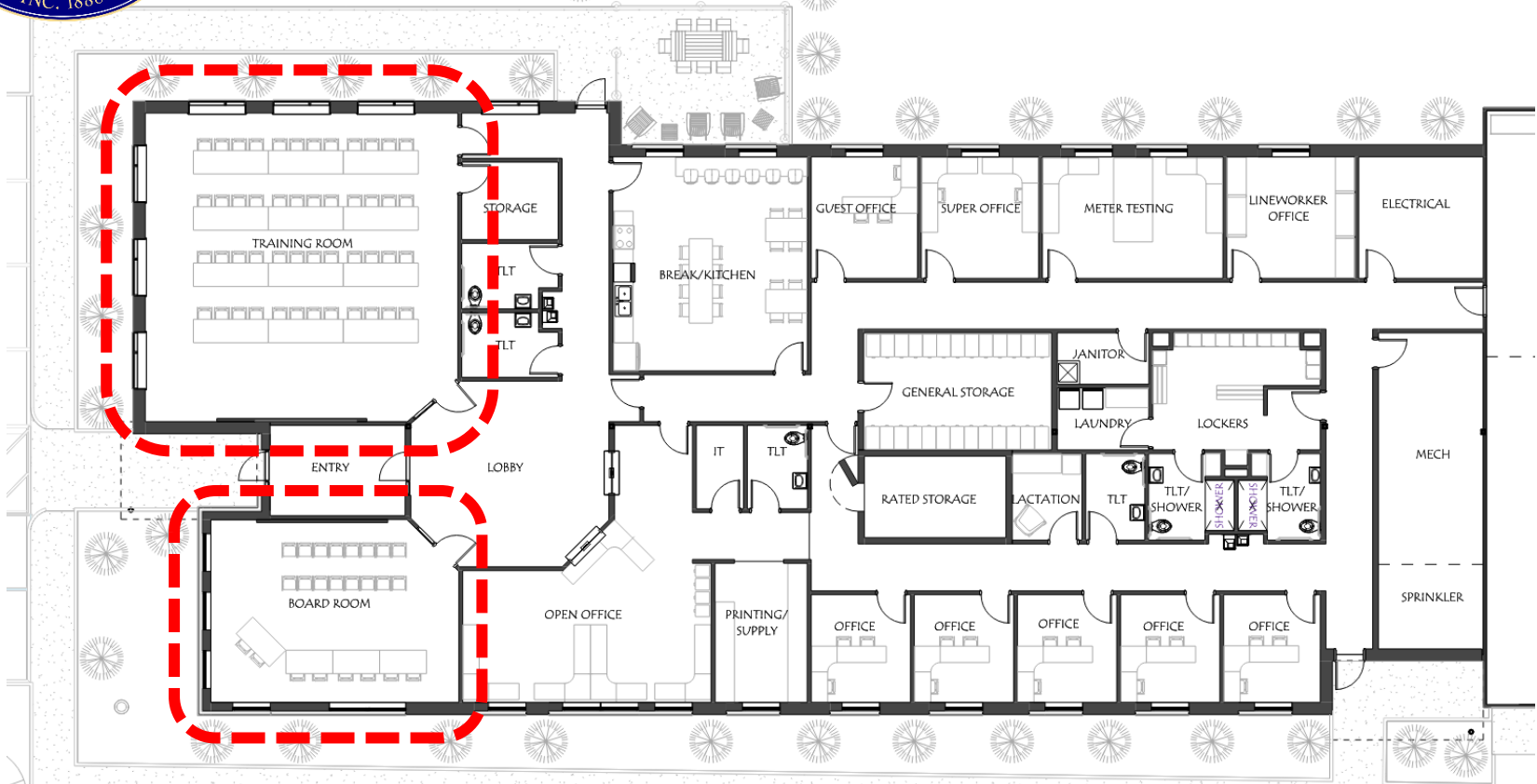
Swanton Village Electric Dept.



PROPOSED OFFICE FLOOR PLAN



Swanton Village Electric Dept.

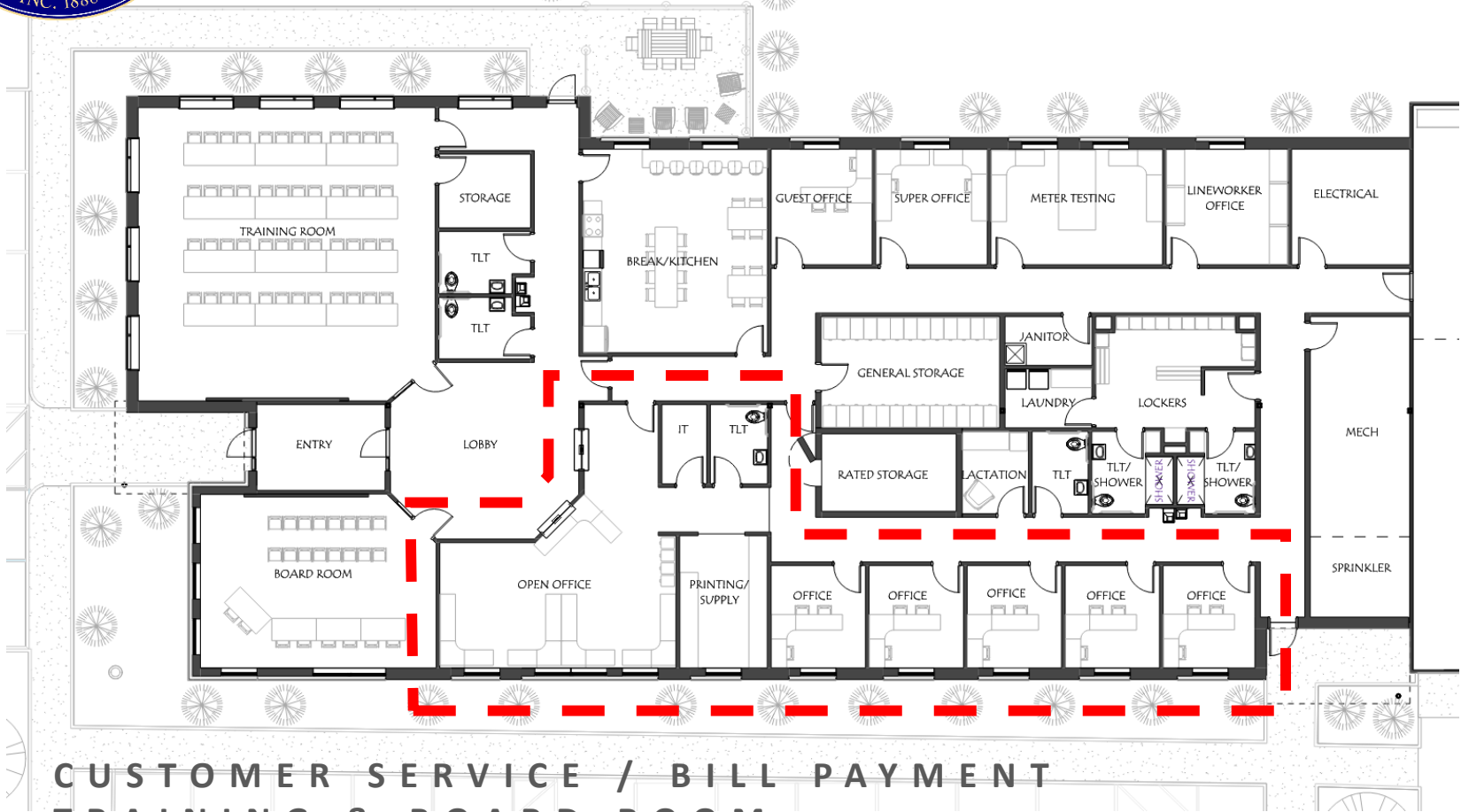


CUSTOMER SERVICE / BILL PAYMENT
TRAINING & BOARD ROOM

PROPOSED OFFICE FLOOR PLAN



Swanton Village Electric Dept.

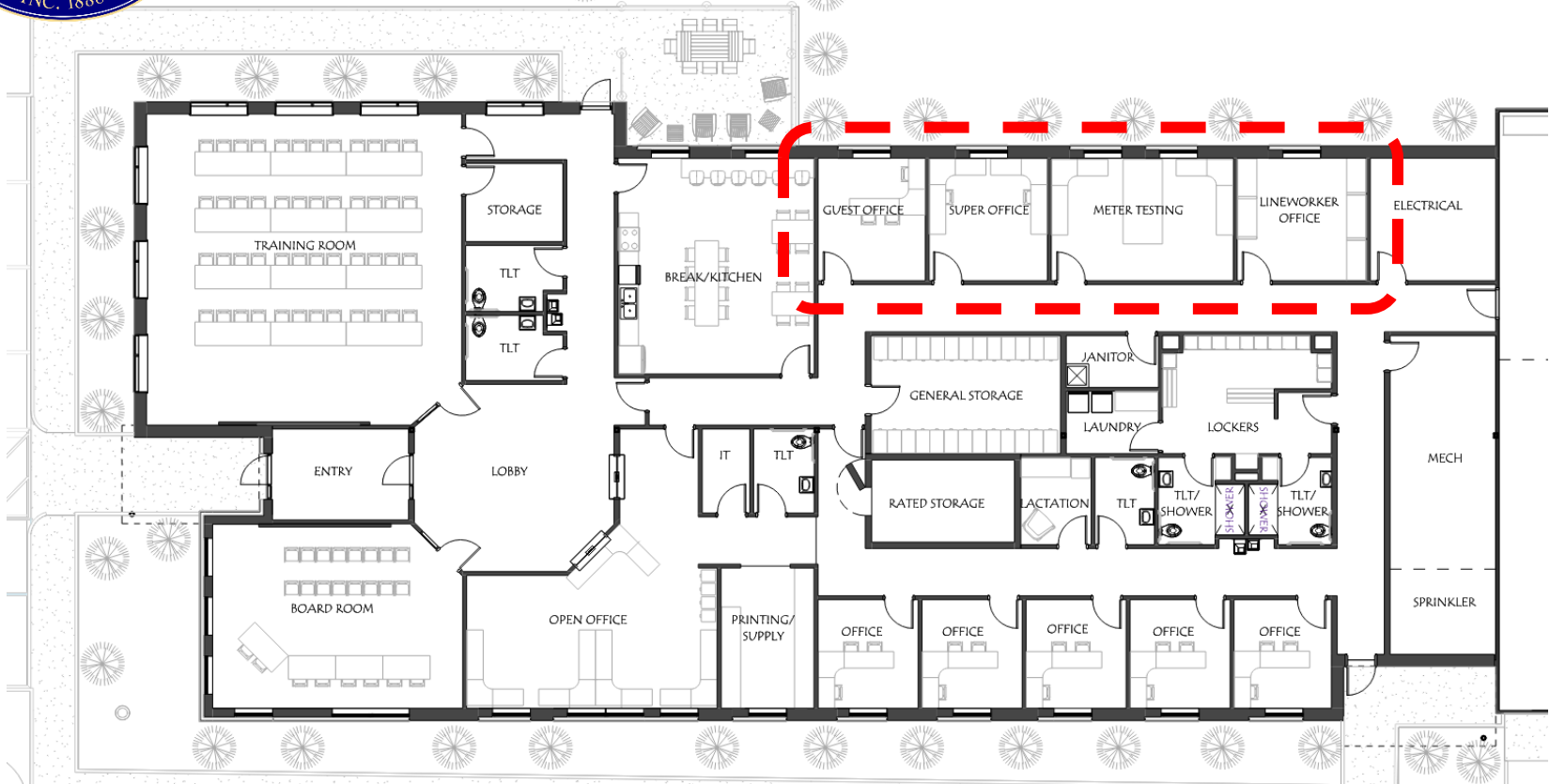


CUSTOMER SERVICE / BILL PAYMENT
TRAINING & BOARD ROOM
VILLAGE OFFICES

PROPOSED OFFICE FLOOR PLAN



Swanton Village Electric Dept.

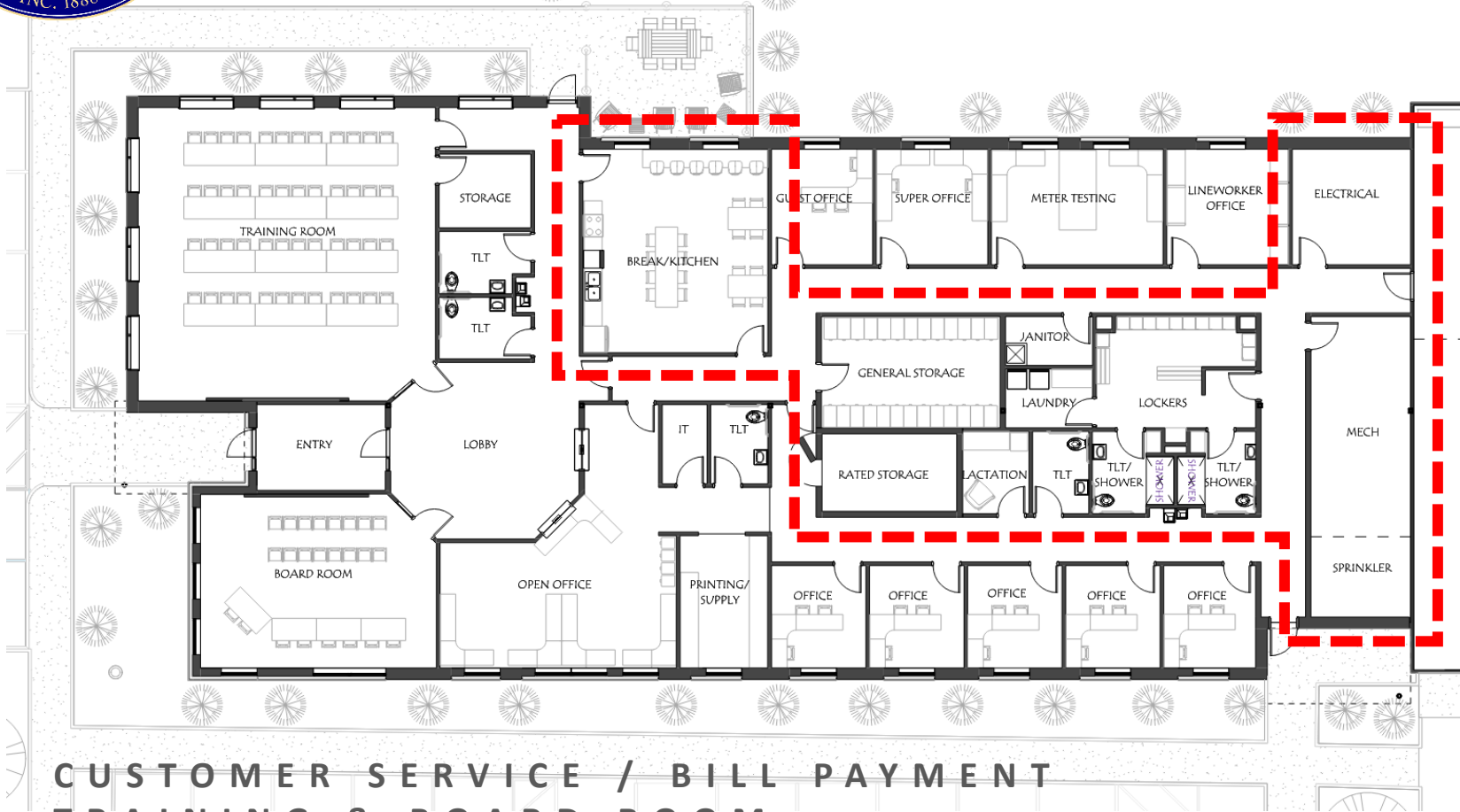


CUSTOMER SERVICE / BILL PAYMENT
TRAINING & BOARD ROOM
VILLAGE OFFICES
ELECTRIC DEPARTMENT STAFF

PROPOSED OFFICE FLOOR PLAN



Swanton Village Electric Dept.



CUSTOMER SERVICE / BILL PAYMENT

TRAINING & BOARD ROOM

VILLAGE OFFICES

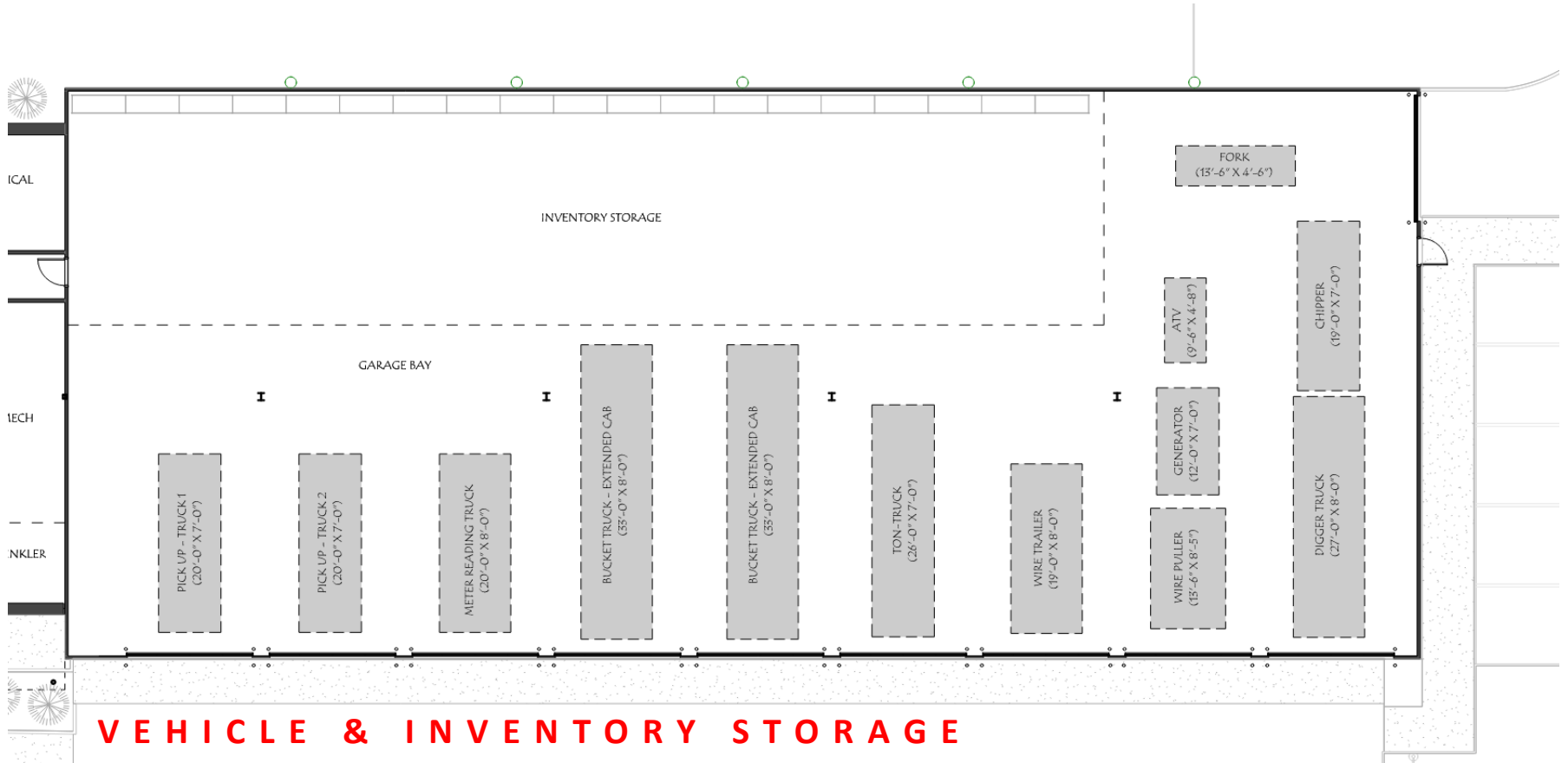
ELECTRIC DEPARTMENT STAFF

BREAK SPACE / MECHANICAL / STORAGE / TOILETS

PROPOSED OFFICE FLOOR PLAN



Swanton Village Electric Dept.



PROPOSED GARAGE FLOOR PLAN



Swanton Village Electric Dept.



BIRDS EYE VIEW OF PROJECT



Swanton Village Electric Dept.



V I E W O F M A I N E N T R A N C E F R O M P A R K I N G



Swanton Village Electric Dept.



V I E W O F O F F I C E F R O M E L M S T R E E T



Swanton Village Electric Dept.

- CONNOR CONTRACTING HAS DEVELOPED DETAILED COST INFORMATION FOR THE PROPOSED DESIGN.





Swanton Village Electric Dept.

Swanton Village Electric Department

1 story Administrative & Storage Space

18,375	Conceptual Estimate	Notes
Division 1 through 16	\$6,153,686	\$335
Subtotal CONSTRUCTION COSTS	\$6,153,686	
CM Estimating Contingency	\$615,369	10% contingency
CM Fee	\$152,304	2.25%
P&P Bond	\$74,059	1.07%
Subtotal Hard Costs	\$6,995,417	\$381
Builders Risk Insurance	\$30,000	
Property remediation	\$356,305	estimate from KAS
Moving costs / temporary location	\$25,000	allowance
Architecture & Engineering	\$330,245	approximate value
Envelope & MEP Cx	\$40,000	allowance
Owner's Contingency	\$349,771	based on 5% of hard cost
Furniture Fixtures and Equipment	\$73,500	\$4 per square foot allowance
Tel / Data wiring / IT equipment	\$20,000	
Local Permit	\$500	
Water / sewer impact fees	\$500	
Act 250 Application (If required)	\$0	not required for site
Erosion Control Application	\$500	
Fire Safety Permit	\$55,963	.08% of hard costs
Legal Expenses	\$12,000	allowance
Testing and Inspection (conc/soil)	\$24,000	allowance
Utility tie-ins / connections	\$10,000	allowance
Garage racking	\$30,000	
Subtotal Soft Costs	\$1,328,284	\$72
		\$453
	\$8,323,701	TOTAL SVED PROJECT COST

CONSTRUCTION COST: \$6,995,417

OWNER/OTHER COST: \$1,328,284

TOTAL PROJECT COST: \$8,323,701



Swanton Village Electric Dept.

124 First Street Proposed Electric Building

Estimated incremental revenue requirement and short term rate impact of financing

<u>Investment to be financed:</u>	\$ 8,300,000
Term - years	30
Bond rate	4.37%
Depreciation Rate	3.0%

Incremental Revenue Requirement:

	<u>First full year</u>
Annual Interest Expense	\$ 362,710
Depreciation Expense	\$ 249,000
TIER Impact (additional net income in rates)	\$ 362,710
Total Incremental annual Revenue Requirement	<hr/> \$ 974,420
Base Retail Revenue (2024)	\$6,807,330.00
Rated Impact	14.3%



Swanton Village Electric Dept.

Bond Impact on Rates

Residential			
600 kWh	Current	Increase	New Bill
Customer Charge	6.85	0.98	7.83
kWh	72.80	10.41	83.21
	<u>79.65</u>	<u>11.39</u>	<u>91.04</u>
Increase per Year		136.68	
Increase per Day		0.37	

Residential			
1000 kWh	Current	Increase	New Bill
Customer Charge	6.85	0.98	7.83
kWh	121.33	17.35	138.68
	<u>128.18</u>	<u>18.33</u>	<u>146.51</u>
Increase per Year		219.96	
Increase per Day		0.60	

Commercial			
600 kWh	Current	Increase	New Bill
Customer Charge	7.92	1.13	9.05
kWh	83.61	11.96	95.57
	<u>91.53</u>	<u>13.09</u>	<u>104.62</u>
Increase per Year		157.07	
Increase per Day		0.43	

Commercial			
1000 kWh	Current	Increase	New Bill
Customer Charge	7.92	1.13	9.05
kWh	139.35	19.93	159.28
	<u>147.27</u>	<u>21.06</u>	<u>168.33</u>
Increase per Year		252.72	
Increase per Day		0.69	



QUESTIONS?