

# Concerns/Opinions/Ideas From Public Meetings, Questionnaire & Follow Up

- Support for renovating church property
- Confusion around real costs and what are the accurate costs
- Concerns around increased size of town office from current office
- Neighbors expressed concerns about farmstand site
- Overall project cost
- Maintain historic character
- Concern about design compatibility
- Displacement of current tenants in church building



# Actions – Church Property Additional Feasibility Research

- Determining property costs
  - Negotiate with owner
  - Hire appraiser to provide appraisal
  - Hire attorney to secure purchase agreement
  - Additional septic research
- Refine building costs
  - Solicited ideas from church supporters
  - Modify plans to reduce square footage and costs
  - Incorporated historic preservation committee input
  - Prepared detailed design of building envelope for pricing
  - Identified all interior finishes & equipment for pricing
  - Mechanical HVAC recommendations provided by engineer
- Detailed cost estimate prepared by Erickson Consulting
- Further researched funding sources
  - Community block grant not available for town offices other than ADA upgrades and possibly disaster relief
  - Preservation grants unlikely to exceed \$20,000-\$30,000
  - No other foundations identified as viable funding sources
  - Local fund raising efforts



## Actions – Farmstand Site Additional Feasibility Research

- Reduced square footage by 800 square feet
- Substitute brick with clapboard siding
- Prepared detailed design of building envelope for pricing
- Identified all interior finishes & equipment for pricing
- Mechanical HVAC recommendations provided by engineer
- Detailed cost estimate prepared by Erickson Consulting
- Revised design to make more compatible with neighborhood



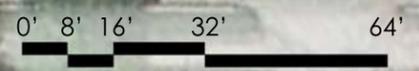




Waitsfield Town Offices  
Waitsfield, VT

METHODIST CHURCH  
November 1, 2012

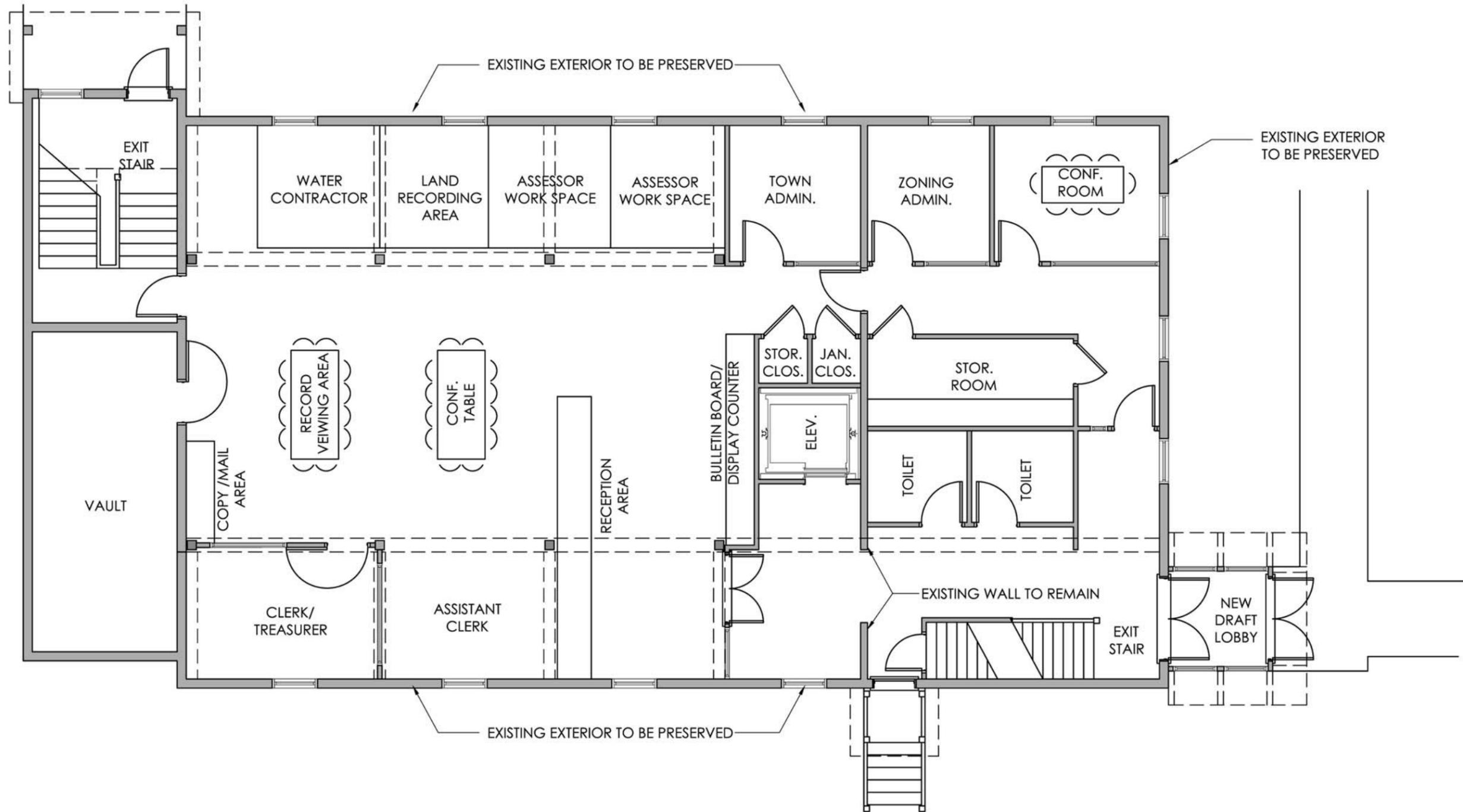
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Waitsfield Town Offices  
Waitsfield, VT

SITE PLAN - METHODIST CHURCH SITE  
January 15, 2013

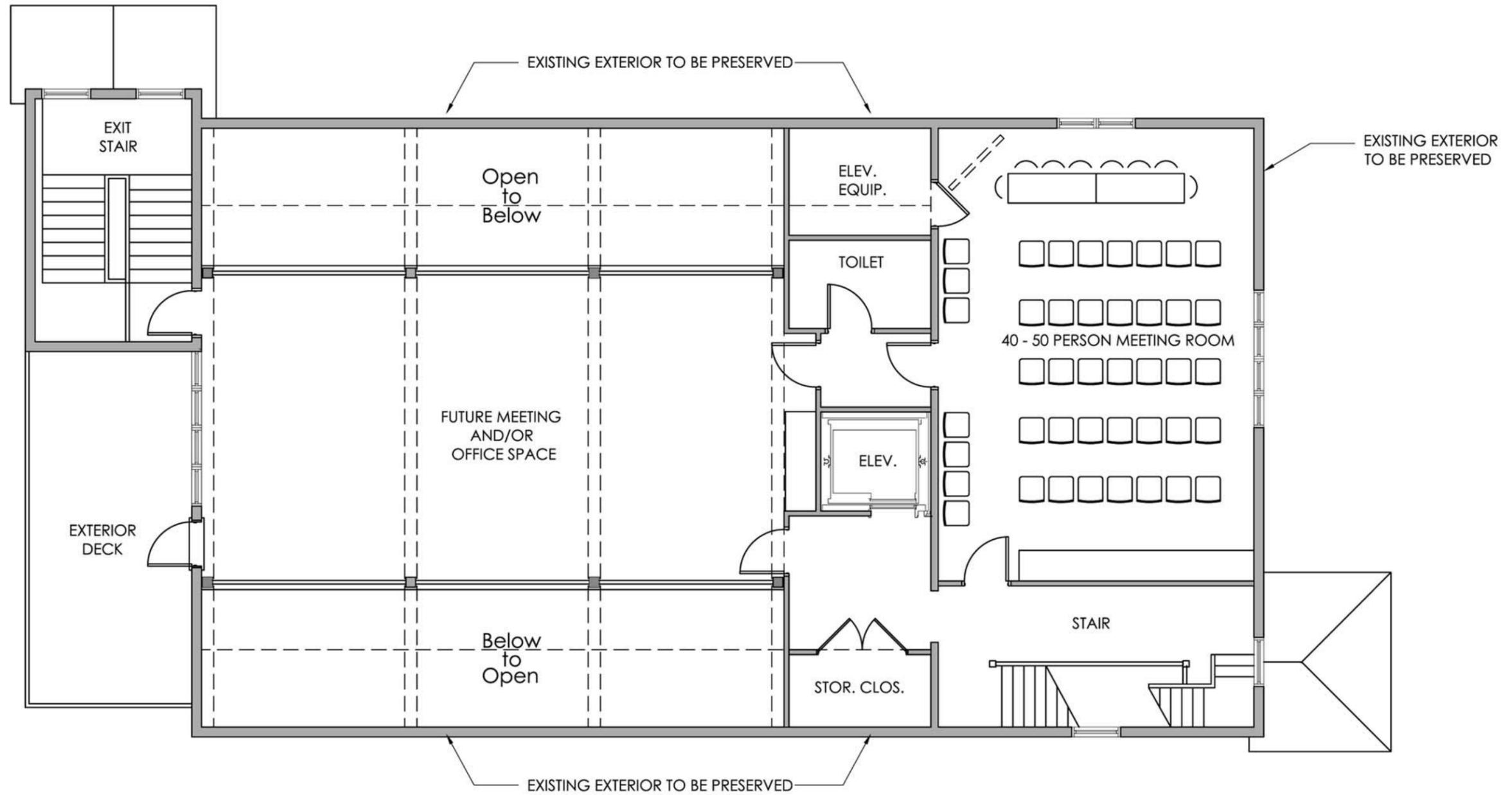
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PROPOSED 1ST FLOOR PLAN  
3621 GSF

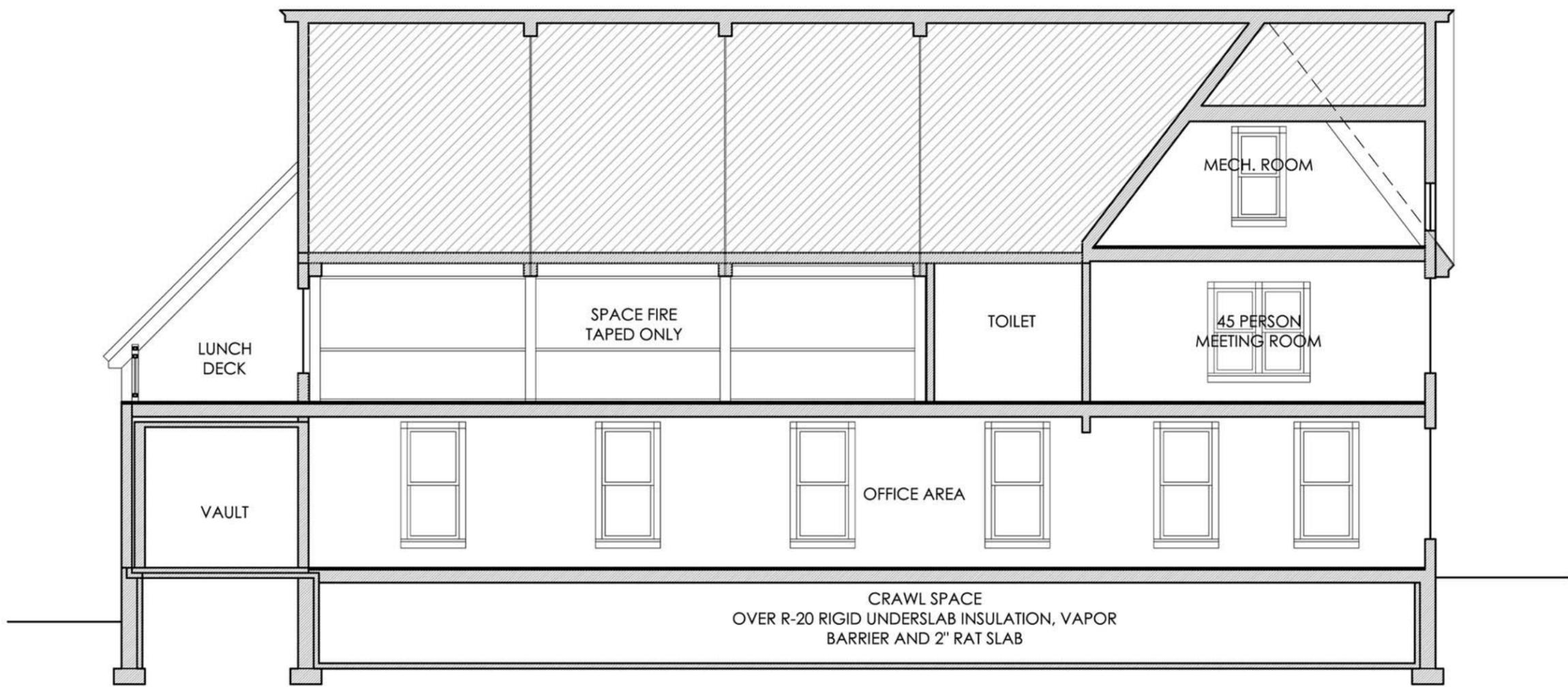
TOTAL BUILDING AREA  
6019 GSF ON 1ST AND SECOND FLOOR OF WHICH  
5135 SF IS FINISHED AND 884 SF IS UNFINISHED  
NOTE: 3RD FLOOR MECHANICAL ROOM IS 684 SF

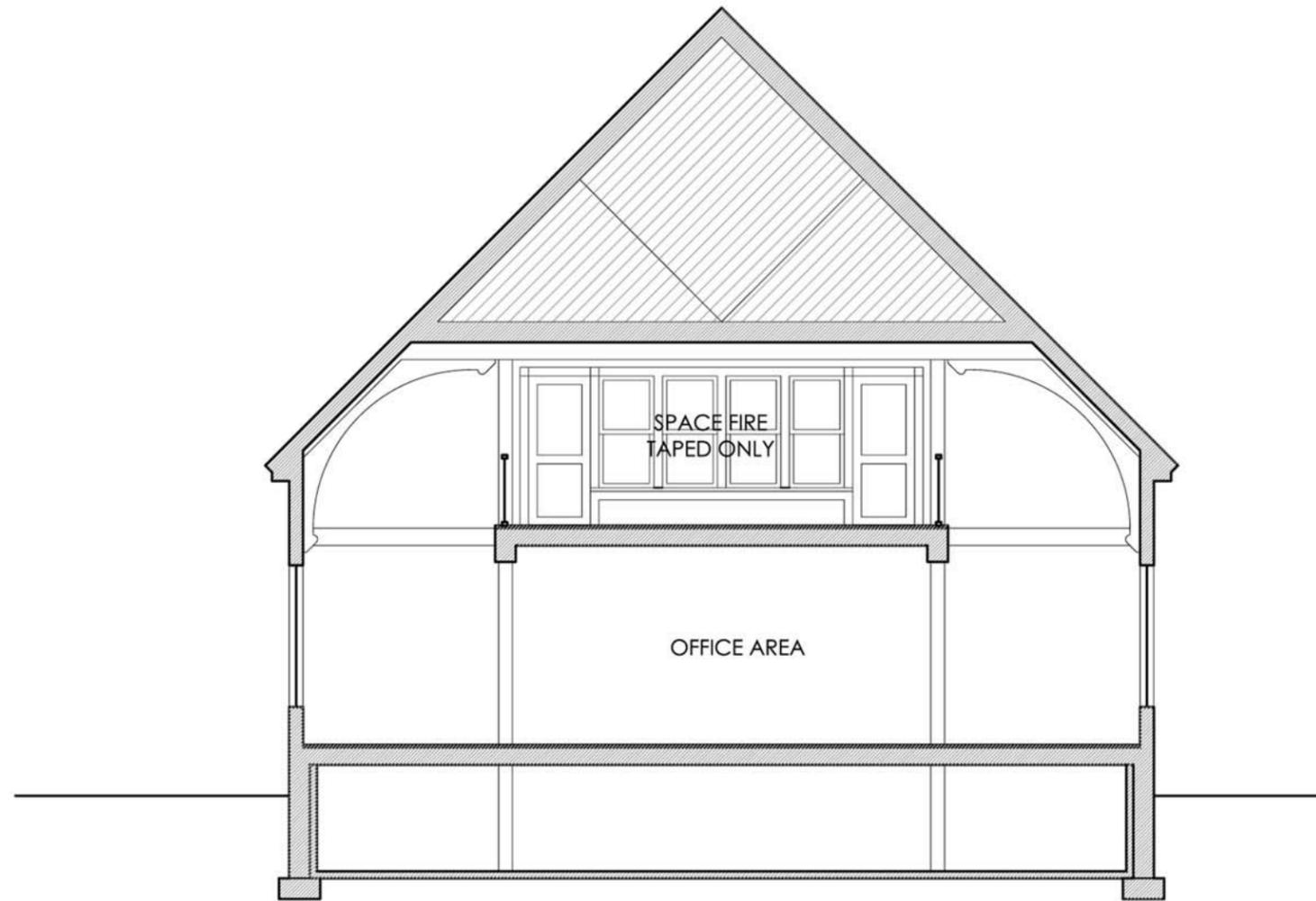


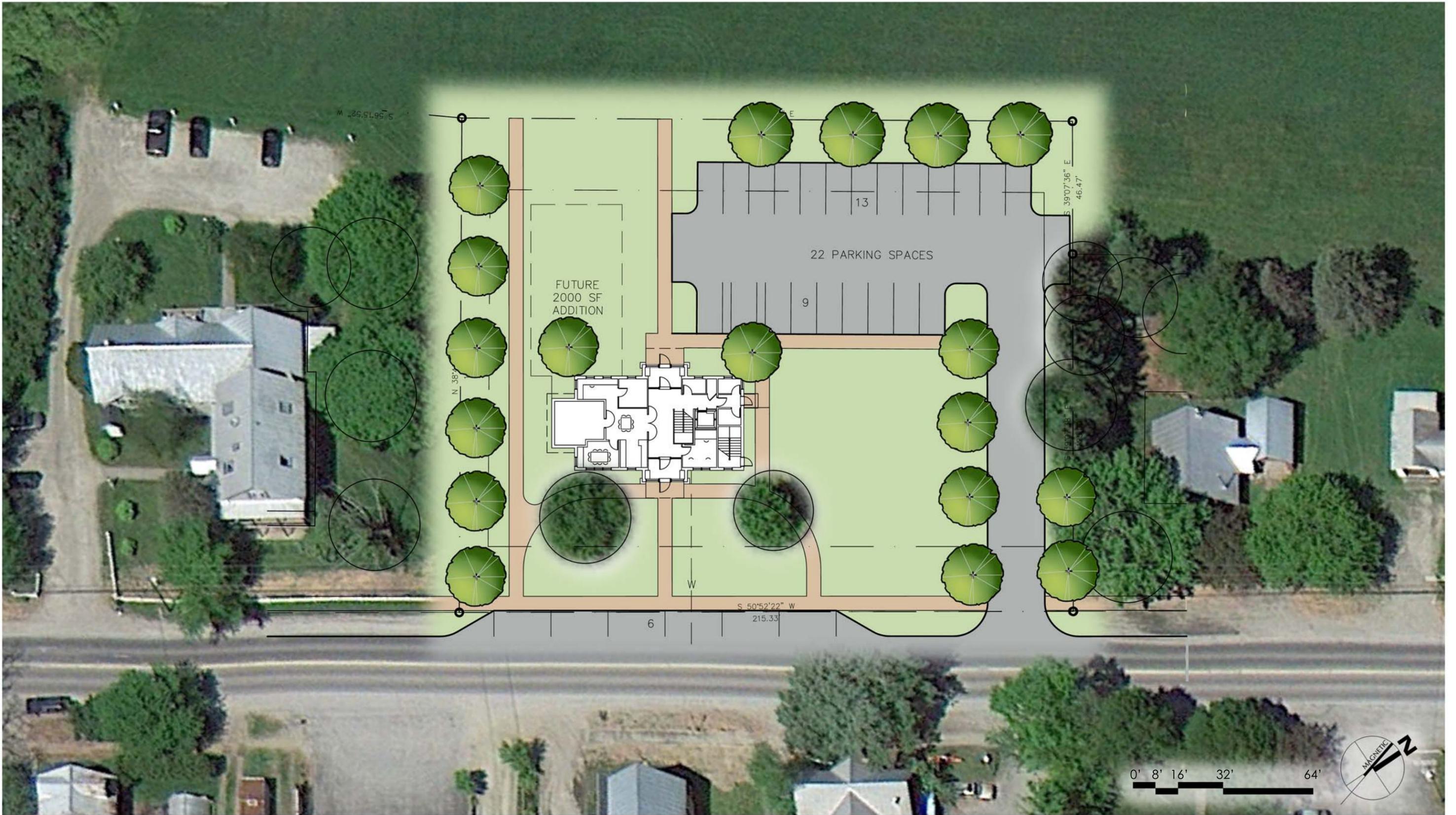


PROPOSED 2nd FLOOR PLAN  
 2398 GSF OF WHICH 884 SF IS UNFINISHED MEZZANINE  
 NOTE: 3RD FLOOR MECHANICAL ROOM IS 684 SF





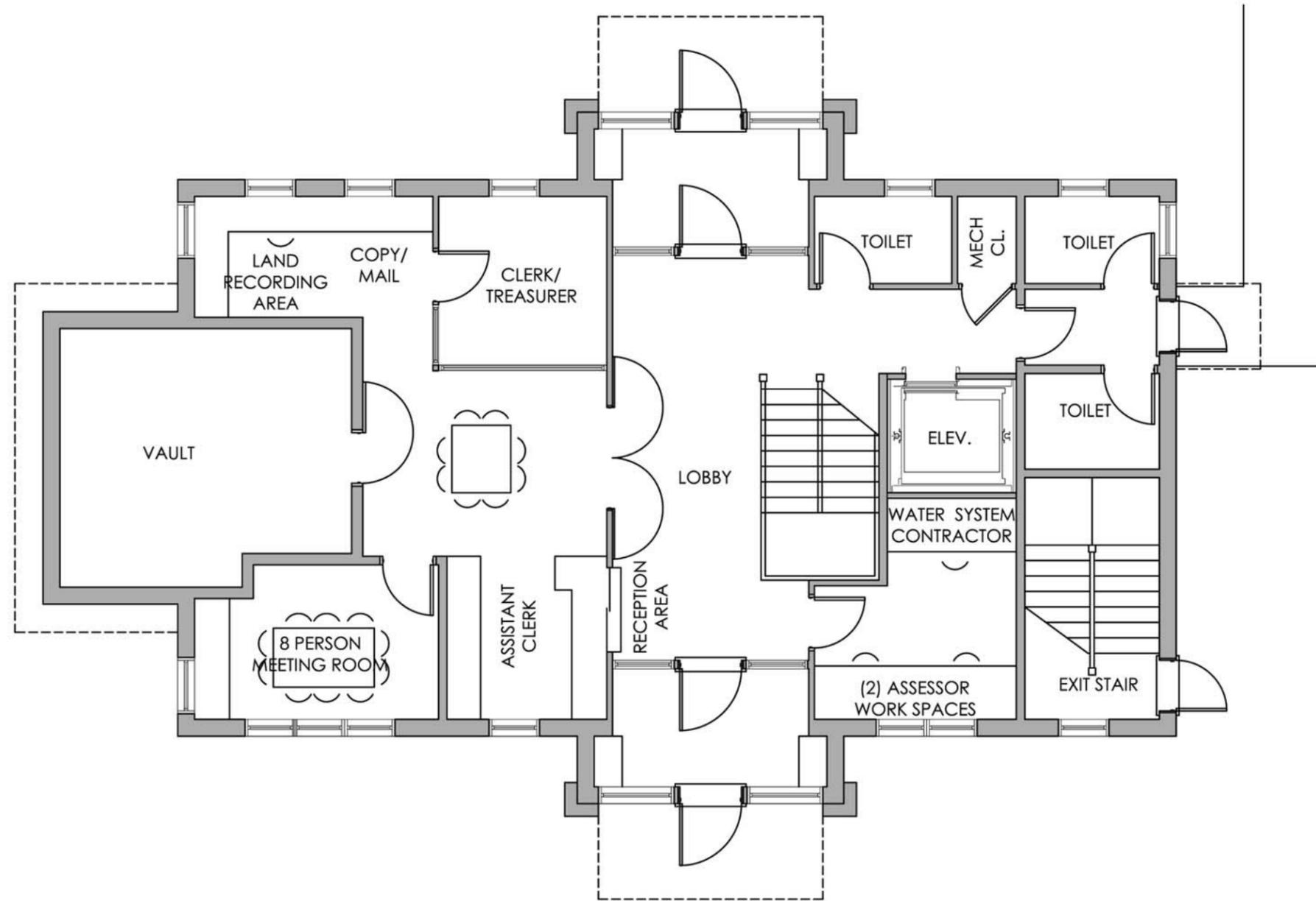




Waitsfield Town Offices  
 Waitsfield, VT

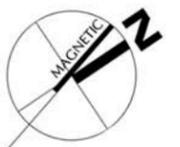
SITE PLAN - FARMSTAND SITE  
 January 15, 2013

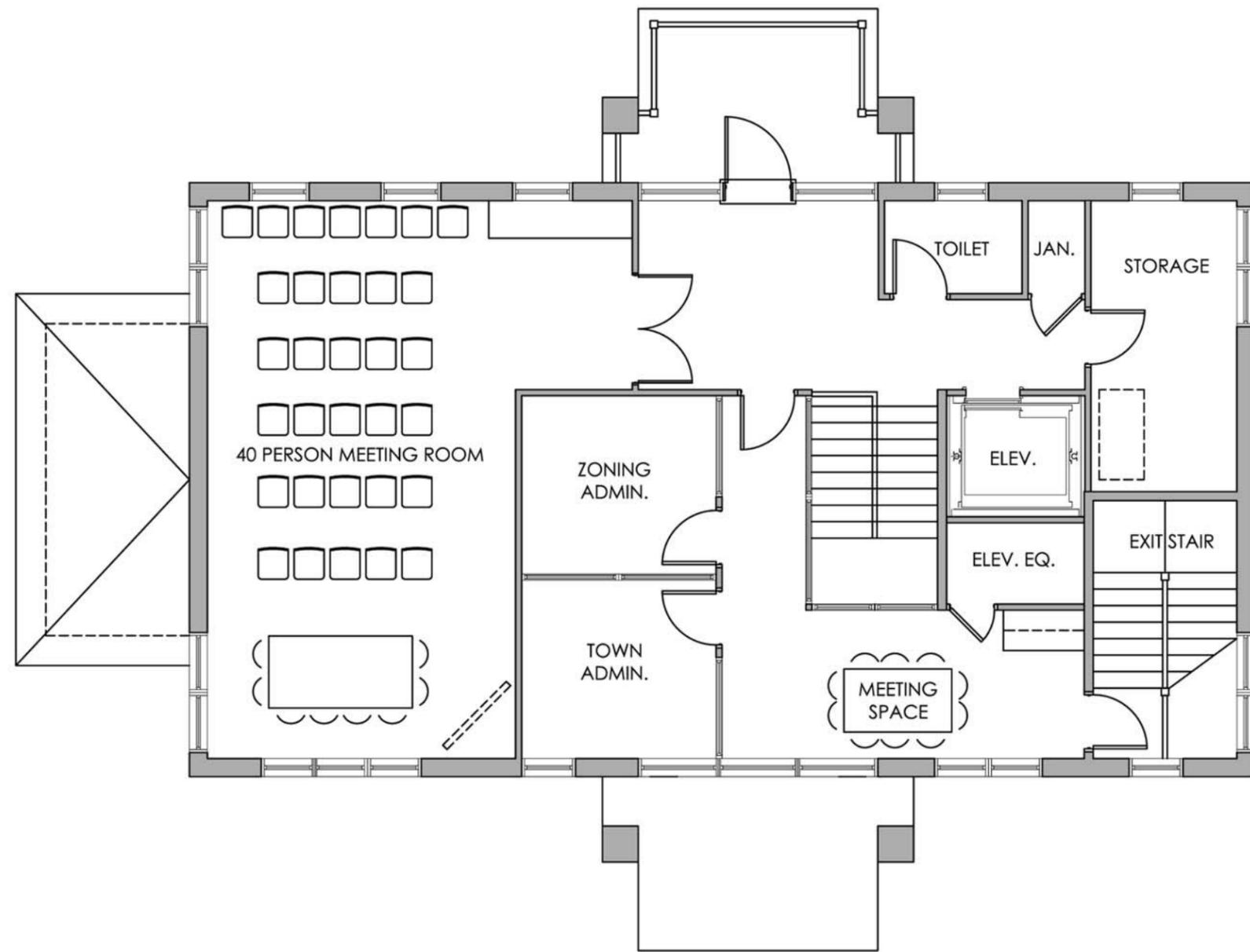
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PROPOSED 1ST FLOOR PLAN  
2223 GSF

TOTAL BUILDING AREA  
3985 GSF





PROPOSED 2nd FLOOR PLAN  
1762 GSF





## NEW TOWN OFFICE DESIGN GUIDELINES:

1. SCALE / MASSING / MATERIALS SHOULD BE SIMILAR TO THE HISTORIC DISTRICT BUILDINGS.

2 - CIVIC CHARACTER WITH PROMINENT ENTRANCE, SYMMETRICAL FORM, PREDOMINANTLY HIP ROOFED.

3 - SHOULD PROVIDE A CONNECTIVITY TO THE RECREATION FIELD FROM MAIN STREET.

4 - DETAILING SHOULD BE SIMILAR BUT DISTINCT AND COMPATIBLE WITH HISTORIC DETAILING.





0' 8' 16' 32' 64'



0' 4' 8' 16' 32'



0' 2' 4' 8' 16'



Waitsfield Town Offices  
Waitsfield, VT

ELEVATION OPTIONS  
January 16, 2013

MaclayArchitects

Waitsfield Town Office Space Program Comparison Between Existing and Proposed in New Building

Function	Existing Area	Current Program	Room size	Difference	Notes
<b>Office area</b>	522	560		38	New building has 7.3% more office area or 38 SF
Clerk/Treasurer			100		
Assistant Clerk			90		
Town Administrator			90		
Zoning Administrator			90		
1st Assessor work area			45		
2nd Assessor work area			45		
Land recording area			55		
Water system contractor			45		
<b>Vault</b>	72	253	253	181	Current vault extremely small
<b>Vault work area</b>		160	160	160	Current office has no dedicated work area
<b>Meeting area</b>	360	749		389	Current Town Office has limited meeting space
6 person meeting space			93		
8 person meeting space			126		
35-40 person meeting space			530		
<b>Bathrooms</b>	52	172		120	Current Town Office has inadequate, non -ADA, toilets
Unisex Public Toilet Accessed from Exterior			43		
Unisex Public Toilet Accessed from Exterior			43		
Unisex Public Toilet near large meeting room			43		
Unisex staff toilet			43		
<b>Reception counter and document display area</b>	54	110	110	56	
<b>Storage</b>	77.5	207		130	Currently storage is mostly off-site
Enclosed supply storage			131		
Mail processing area			30		
Copier area with counter area			30		
Janitor/cleaning closet			16		
<b>Kitchen Corner</b>		50	50	50	
<b>Utilities</b>	65	55	55	-10	
<b>Circulation, Structure, Stairs, Elevator and Vestibules</b>		1669			
Stairs			190	190	
Elevator			100	100	
Vestibules			178	178	
Circulation and structure	408.5		1201	1261	25% for existing versus 30% for new
<b>Total</b>	<b>1611</b>	<b>3985</b>	<b>3985</b>	<b>2374</b>	

Waitsfield Town Office Space Program Comparison Between Existing and Proposed Renovated Church Building without 830 SF of Unfinished 2nd Floor Area

Function	Existing Area	Current Program	Room size	Difference	Notes
<b>Office area</b>	522	760		238	New building has 46 % more office area or 238 SF
Clerk/Treasurer			133		
Assistant Clerk			122		
Town Administrator			95		
Zoning Administrator			90		
1st Assessor work area			85		
2nd Assessor work area			80		
Land recording area			75		
Water system contractor			80		
<b>Vault</b>	72	251	251	179	Current vault extremely small
<b>Vault work area</b>		175	175	175	Current office has no dedicated work area
<b>Meeting area</b>	360	917		557	Current Town Office has limited meeting space
6 person meeting space			121		
8 person meeting space			135		
45-55 person meeting space			661		
<b>Bathrooms</b>	52	158		106	Current Town Office has inadequate, non -ADA, toilets
Unisex Public Toilet Accessed from Exterior			50		
Unisex Public Toilet Accessed from Exterior			50		
Unisex Public Toilet near large meeting room			58		
<b>Reception counter and document display area</b>	54	175	175	121	
<b>Storage</b>	77.5	237		159.5	Currently storage is mostly off-site
Enclosed supply storage			157		
Mail processing area			34		
Copier area with counter area			34		
Janitor/cleaning closet			12		
<b>Kitchen Corner</b>		50	50	50	
<b>Utilities</b>	65	70	70	5	
<b>Circulation, Structure, Stairs, Elevator and Vestibules</b>		2397			
Stairs			224	224	
Elevator			100	100	
Vestibules			178	178	
Circulation and structure	408.5		1895	1487	25% for existing versus 37% for renovated building
<b>Total</b>	<b>1611</b>	<b>5190</b>	<b>5190</b>	<b>3579</b>	



Description	Quantity	Unit Cost	Total	
			Amount	
<b>03 CONCRETE</b>				
03-05-13.00				1,705
03-11-13.00				5,800
03-15-05.00				217
03-21-05.00				109
03-22-00.00				1,371
03-30-00.00				64,180
03-31-05.00				6,976
03-35-29.00				3,020
03-39-00.00				371
<b>03 CONCRETE</b>				<b>83,748</b>
715.614	Labor hours			
64.98	Equipment hours			
<b>06 WOOD &amp; PLASTICS</b>				
06-05-00.00				2,100
06-05-23.00				8,171
06-11-00.00				46,030
06-16-00.00				3,552
06-16-36.00				10,634
06-17-00.00				6,220
06-17-53.00				8,859
06-18-00.00				6,643
06-22-13.00				20,201
06-25-26.00				17,048
06-43-13.00				4,797
06-43-16.00				4,910
<b>06 WOOD &amp; PLASTICS</b>				<b>139,166</b>
903.911	Labor hours			
10.282	Equipment hours			
<b>07 THERMAL PROTECTION</b>				
07-05-00.00				21,844
07-21-13.00				3,159
07-21-16.00				2,743
07-21-26.00				4,832
07-26-00.00				3,221
07-31-00.00				10,669
07-31-19.00				2,363
07-46-46.00				21,227
07-53-23.00				4,238
07-61-00.00				2,417
07-65-00.00				1,821
07-71-29.00				1,013
07-71-43.00				1,799
07-72-26.00				1,885
07-72-73.00				270
<b>07 THERMAL PROTECTION</b>				<b>83,501</b>
440.731	Labor hours			
24.411	Equipment hours			
<b>08 DOORS &amp; WINDOWS</b>				
08-05-00.00				60,588
08-14-00.00				9,375
08-34-59.00				5,075
08-52-13.00				52,780

Description	Quantity	Unit Cost	Total	
				Amount
<b>08 DOORS &amp; WINDOWS</b>				<b>127,818</b>
	22.933	Labor hours		
<b>09 FINISHES</b>				
09-29-00.00		Gypsum Board		25,475
09-30-13.00		Ceramic Tiling		2,742
09-51-23.00		Acoustical Tile Ceilings		4,652
09-63-00.00		Masonry Flooring		8,651
09-65-13.00		Resilient Base And Accessories		4,434
09-65-16.00		Resilient Sheet Flooring		4,154
09-66-13.00		Portland Cement Terrazzo Flooring		1,541
09-68-13.00		Tile Carpeting		10,189
09-91-13.00		Exterior Painting		2,690
09-91-23.00		Interior Painting		15,974
<b>09 FINISHES</b>				<b>80,503</b>
	804.13	Labor hours		
<b>10 BUILDING SPECIALTIES</b>				
10-14-53.00		Traffic Signage		293
10-28-00.00		Toilet, Bath, And Laundry Accessories		3,976
10-44-00.00		Fire Protection Specialties		988
10-44-16.00		Fire Extinguishers		326
<b>10 BUILDING SPECIALTIES</b>				<b>5,583</b>
	24.422	Labor hours		
	0.62	Equipment hours		
<b>11 EQUIPMENT</b>				
11-33-00.00		Retractable Stairs		3,210
11-52-00.00		Audio-Visual Equipment		2,225
<b>11 EQUIPMENT</b>				<b>5,435</b>
	20.00	Labor hours		
<b>12 FURNISHINGS</b>				
12-24-00.00		Window Shades		5,626
12-32-23.00		Hardwood Casework		6,100
12-36-23.00		Plastic Countertops		12,350
<b>12 FURNISHINGS</b>				<b>24,076</b>
	7.15	Labor hours		
<b>14 VERTICAL TRANSPORTATION</b>				
14-24-23.00		Hydraulic Passenger Elevators		76,300
14-27-00.00		Custom Elevator Cabs And Doors		3,583
14-28-00.00		Elevator Equipment And Controls		3,950
<b>14 VERTICAL TRANSPORTATION</b>				<b>83,833</b>
	160.00	Labor hours		
<b>21 FIRE SUPPRESSION</b>				
21-05-00.00		Common Work Results For Fire Suppression		24,710
<b>21 FIRE SUPPRESSION</b>				<b>24,710</b>
<b>22 PLUMBING</b>				
22-05-00.00		Common Work Results For Plumbing		22,500
<b>22 PLUMBING</b>				<b>22,500</b>
<b>23 HVAC</b>				
23-05-00.00		Common Work Results For HVAC		100,000

Description	Quantity	Unit Cost	Total	
				Amount
<b>23 HVAC</b>				<b>100,000</b>
<b>26 ELECTRICAL</b>				
26-05-00.00	Common Work Results For Electrical			64,000
<b>26 ELECTRICAL</b>				<b>64,000</b>
<b>31 EARTHWORK</b>				
01-54-36.00	Equipment Mobilization			5,904
02-43-00.00	Structure Moving			3,000
31-22-00.00	Grading			1,664
31-23-16.00	Excavation			3,491
31-23-23.00	Fill			2,009
<b>31 EARTHWORK</b>				<b>16,068</b>
101.86	Labor hours			
129.07	Equipment hours			
<b>32 EXTERIOR IMPROVEMENTS</b>				
32-06-00.00	Schedules For Exterior Improvements			21,504
32-11-00.00	Base Courses			18,741
32-11-26.00	Asphaltic Base Courses			1,549
32-12-16.00	Asphalt Paving			16,431
32-16-13.00	Curbs And Gutters			2,458
32-17-23.00	Pavement Markings			180
32-40-00.00	Landscaping			7,200
32-91-19.00	Landscape Grading			3,910
32-92-00.00	Turf And Grasses			7,574
<b>32 EXTERIOR IMPROVEMENTS</b>				<b>79,548</b>
417.562	Labor hours			
91.012	Equipment hours			
<b>33 UTILITIES</b>				
33-11-13.00	Public Water Utility Distribution Piping			9,025
33-36-00.00	Utility Septic Tanks			15,000
33-71-19.00	Electrical Underground Ducts And Manholes			8,000
<b>33 UTILITIES</b>				<b>32,025</b>

### Estimate Totals

Description	Amount	Totals	Rate
Labor	233,447		hrs
Material	277,779		
Subcontract	437,447		
Equipment	16,890		hrs
Other	6,950		
	<b>972,513</b>	<b>972,513</b>	
Prime Contractor's G.C.'s	116,702		12.000 %
	<b>116,702</b>	<b>1,089,215</b>	
Prime Contractor's Fee	32,676		3.000 %
	<b>32,676</b>	<b>1,121,891</b>	
Design/Trade Contingency	168,284		15.000 %
	<b>168,284</b>	<b>1,290,175</b>	
Bonds and Insurance	7,135		0.550 %
	<b>7,135</b>	<b>1,297,310</b>	
<b>Total</b>		<b>1,297,310</b>	



Description	Quantity	Unit Cost	Total	
			Amount	
<b>02 SITEWORK &amp; DEMOLITION</b>				
02-41-16.00				35,572
02-41-19.00				16,200
02-43-00.00				32,742
<b>02 SITEWORK &amp; DEMOLITION</b>				<b>84,515</b>
910.20	Labor hours			
336.50	Equipment hours			
<b>03 CONCRETE</b>				
03-05-13.00				2,814
03-11-13.00				1,533
03-15-05.00				219
03-21-05.00				714
03-22-00.00				1,940
03-30-00.00				57,789
03-31-05.00				4,122
03-35-29.00				6,860
03-39-00.00				612
<b>03 CONCRETE</b>				<b>76,602</b>
634.85	Labor hours			
62.86	Equipment hours			
<b>06 WOOD &amp; PLASTICS</b>				
06-05-00.00				40,300
06-05-23.00				7,753
06-11-00.00				27,146
06-13-00.00				4,386
06-16-00.00				2,405
06-16-36.00				1,893
06-17-00.00				7,138
06-18-00.00				11,515
06-22-13.00				9,494
06-25-26.00				47,638
06-26-00.00				14,102
06-43-13.00				3,927
06-43-16.00				10,600
<b>06 WOOD &amp; PLASTICS</b>				<b>188,298</b>
839.75	Labor hours			
1.50	Equipment hours			
<b>07 THERMAL PROTECTION</b>				
07-05-00.00				3,837
07-21-13.00				6,774
07-21-16.00				3,757
07-21-26.00				3,521
07-21-29.00				27,824
07-26-00.00				715
07-31-26.00				10,247
07-46-46.00				4,264
07-53-23.00				1,950
07-61-00.00				1,980
<b>07 THERMAL PROTECTION</b>				<b>64,869</b>
155.853	Labor hours			
17.79	Equipment hours			
<b>08 DOORS &amp; WINDOWS</b>				
08-05-00.00				52,391
08-14-00.00				15,625
08-34-59.00				5,075

Description	Quantity	Unit Cost	Total	
				Amount
08-52-00.00	Wood Windows			70,700
08-52-13.00	Metal-Clad Wood Windows			15,428
<b>08 DOORS &amp; WINDOWS</b>				<b>159,219</b>
45.333	Labor hours			
<b>09 FINISHES</b>				
09-05-05.00	Selective Finishes Demolition			23,384
09-29-00.00	Gypsum Board			20,173
09-30-13.00	Ceramic Tiling			2,444
09-51-23.00	Acoustical Tile Ceilings			12,133
09-64-29.00	Wood Strip And Plank Flooring			26,586
09-65-13.00	Resilient Base And Accessories			1,660
09-65-16.00	Resilient Sheet Flooring			6,189
09-66-13.00	Portland Cement Terrazzo Flooring			1,386
09-68-13.00	Tile Carpeting			3,791
09-91-03.00	Paint Restoration			5,826
09-91-13.00	Exterior Painting			9,237
09-91-23.00	Interior Painting			18,620
<b>09 FINISHES</b>				<b>131,428</b>
1,462.03	Labor hours			
<b>10 BUILDING SPECIALTIES</b>				
10-14-53.00	Traffic Signage			586
10-28-00.00	Toilet, Bath, And Laundry Accessories			2,982
10-44-00.00	Fire Protection Specialties			988
10-44-16.00	Fire Extinguishers			326
<b>10 BUILDING SPECIALTIES</b>				<b>4,882</b>
21.86	Labor hours			
1.234	Equipment hours			
<b>11 EQUIPMENT</b>				
11-52-00.00	Audio-Visual Equipment			2,225
<b>11 EQUIPMENT</b>				<b>2,225</b>
4.00	Labor hours			
<b>12 FURNISHINGS</b>				
12-24-00.00	Window Shades			4,412
12-32-23.00	Hardwood Casework			23,139
<b>12 FURNISHINGS</b>				<b>27,551</b>
5.61	Labor hours			
<b>14 VERTICAL TRANSPORTATION</b>				
14-24-23.00	Hydraulic Passenger Elevators			76,300
14-27-00.00	Custom Elevator Cabs And Doors			3,583
14-28-00.00	Elevator Equipment And Controls			3,950
<b>14 VERTICAL TRANSPORTATION</b>				<b>83,833</b>
160.00	Labor hours			
<b>21 FIRE SUPPRESSION</b>				
21-05-00.00	Common Work Results For Fire Suppression			46,985
<b>21 FIRE SUPPRESSION</b>				<b>46,985</b>
<b>22 PLUMBING</b>				
22-05-00.00	Common Work Results For Plumbing			20,000

Description	Quantity	Unit Cost	Total	
				Amount
<b>22 PLUMBING</b>				<b>20,000</b>
<b>23 HVAC</b>				
23-05-00.00	Common Work Results For HVAC			150,500
<b>23 HVAC</b>				<b>150,500</b>
<b>26 ELECTRICAL</b>				
26-05-00.00	Common Work Results For Electrical			96,320
<b>26 ELECTRICAL</b>				<b>96,320</b>
<b>31 EARTHWORK</b>				
01-54-36.00	Equipment Mobilization			5,904
31-05-00.00	Common Work Results For Earthwork			36,964
31-13-13.00	Selective Tree And Shrub Removal			1,172
31-22-00.00	Grading			1,383
31-23-16.00	Excavation			398
31-23-23.00	Fill			1,860
<b>31 EARTHWORK</b>				<b>47,681</b>
150.76	Labor hours			
180.624	Equipment hours			
<b>32 EXTERIOR IMPROVEMENTS</b>				
32-06-00.00	Schedules For Exterior Improvements			11,116
32-11-00.00	Base Courses			9,732
32-11-26.00	Asphaltic Base Courses			976
32-12-16.00	Asphalt Paving			10,410
32-17-23.00	Pavement Markings			100
32-40-00.00	Landscaping			7,200
32-91-19.00	Landscape Grading			2,088
32-92-00.00	Turf And Grasses			6,754
<b>32 EXTERIOR IMPROVEMENTS</b>				<b>48,376</b>
244.37	Labor hours			
59.521	Equipment hours			
<b>33 UTILITIES</b>				
33-11-13.00	Public Water Utility Distribution Piping			6,840
33-36-00.00	Utility Septic Tanks			15,000
33-71-19.00	Electrical Underground Ducts And Manholes			8,000
<b>33 UTILITIES</b>				<b>29,840</b>

## Estimate Totals

Description	Amount	Totals	Rate
Labor	285,847		
Material	317,506		
Subcontract	618,743		
Equipment	37,078		
Other	3,950		
	<b>1,263,124</b>	<b>1,263,124</b>	
Prime Contractor's G.C.'s	151,575		12.000 %
	<b>151,575</b>	<b>1,414,699</b>	
Prime Contractor's Fee	42,441		3.000 %
	<b>42,441</b>	<b>1,457,140</b>	
		<b>1,457,140</b>	
Design/Trade Contingency	218,571		15.000 %
	<b>218,571</b>	<b>1,675,711</b>	
		<b>1,675,711</b>	
Bonds and Insurance	9,267		0.550 %
<b>Total</b>		<b>1,684,978</b>	

Analysis of Cost Estimates for Waitsfield Town Office Options

Division	New Building		Methodist Church	
	Subtotal	Cost / SF	Subtotal	Cost / SF
02 Demolition			\$ 84,515	\$ 14.04
03 Concrete	\$ 83,748	\$ 20.94	\$ 76,602	\$ 12.72
06 Wood & Plastics	\$ 139,166	\$ 34.79	\$ 188,298	\$ 31.28
07 Thermal Protection	\$ 83,501	\$ 20.88	\$ 64,869	\$ 10.78
08 Doors & Windows	\$ 127,818	\$ 31.95	\$ 159,219	\$ 26.45
09 Finishes	\$ 80,503	\$ 20.13	\$ 131,428	\$ 21.83
10 Building Specialties	\$ 5,583	\$ 1.40	\$ 4,882	\$ 0.81
11 Equipment	\$ 5,435	\$ 1.36	\$ 2,225	\$ 0.37
12 Furnishings	\$ 24,076	\$ 6.02	\$ 27,551	\$ 4.58
14 Vertical Transportation	\$ 83,833	\$ 20.96	\$ 83,833	\$ 13.93
21 Fire Suppression	\$ 24,710	\$ 6.18	\$ 46,985	\$ 7.80
22 Plumbing	\$ 22,500	\$ 5.63	\$ 20,000	\$ 3.32
23 HVAC	\$ 100,000	\$ 25.00	\$ 150,500	\$ 25.00
26 Electrical	\$ 64,000	\$ 16.00	\$ 96,320	\$ 16.00
31 Earthwork	\$ 16,068	\$ 4.02	\$ 47,681	\$ 7.92
32 Exterior Improvements	\$ 79,548	\$ 19.89	\$ 48,376	\$ 8.04
33 Utilities	\$ 32,025	\$ 8.01	\$ 29,840	\$ 4.96
Subtotal for all Divisions	\$ 972,514	\$ 243.13	\$ 1,263,124	\$ 209.82
Prime Contractor's G.C.s	\$ 116,702	\$ 29.18	\$ 151,575	\$ 25.18
Prime Contractor's Fee	\$ 32,676	\$ 8.17	\$ 42,441	\$ 7.05
Estimating Contingency	\$ 168,284	\$ 42.07	\$ 218,571	\$ 36.31
Bonds & Insurance	\$ 7,135	\$ 1.78	\$ 9,267	\$ 1.54
<b>Total for Base Building Option</b>	<b>\$ 1,297,311</b>	<b>\$ 324.33</b>	<b>\$ 1,684,978</b>	<b>\$ 279.90</b>
Add for micro-load detailing	\$ 67,727		\$ 41,068	
<b>Total for Micro-load Option</b>	<b>\$ 1,365,038</b>	<b>\$ 341.26</b>	<b>\$ 1,726,046</b>	<b>\$ 286.72</b>
Deduct for leaving second floor of church unfinished and not			\$ (162,240)	

## Waitsfield Town Office Feasibility Study

<b>New Town Office Project Budget Without Library Renovation Costs</b>				
<b>Development Costs</b>	<b>Flemer/Compere Lot 5 (Farm Stand Site)</b>		<b>Methodist Church 4276 Main Street</b>	
Base Building and Site Construction Costs	Estimate by Erickson Consulting	\$ 1,297,310	Estimate by Erickson Consulting	\$ 1,684,978
Additional cost for high energy performing envelope	Estimate by Erickson Consulting	\$ 67,727	Estimate by Erickson Consulting	\$ 41,068
Legal costs for easements and/or options to purchase	Allow	\$ 3,500	Allow	\$ 5,000
Purchase cost	Fixed	\$ 100,000	Price sought by Owner. Town is having property appraised.	\$ 450,000
	Subtotal	\$ 1,468,537	Subtotal	\$ 2,181,046
Architectural, structural, mechanical and electrical engineering services	Approximately 8% of the construction costs	\$ 102,942	Approximately 9% of the construction costs	\$ 155,344
Civil engineering services		\$ 9,500		\$ 9,500
Performance bonding	Allow	\$ 20,245.48	Allow	\$ 24,939
Owner Representation 2 days per week for 9 months	Allow	\$ 31,198	Allow	\$ 31,198
<b>Total project cost for town offices</b>		<b>\$ 1,632,422</b>		<b>\$ 2,402,026</b>
Difference in development cost between Farm Stand Site and Methodist Church Site				\$ 769,604