

Waitsfield Town Office Feasibility Study

New Town Office Project Budget Without Library Renovation Costs				
Development Costs	Flemer/Compere Lot 5 (Farm Stand Site)		Methodist Church 4276 Main Street	
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
Total project cost for town offices		\$ 1,632,422		\$ 2,402,026
Difference in development cost between Farm Stand Site and Methodist Church Site				\$ 769,604