

Waitsfield Town Office - Comparison of Development Costs Between Farm Stand and Church Sites

New Town Office Project Budget Without Library Renovation Costs			
Development Costs	Flemer/Compere Lot 5 (Farm Stand Site)	Methodist Church - Maclay Architects Recommended Design	Methodist Church - Strauss Architects Recommended Design
Base Building and Site Construction Costs without estimating contingency	Estimate by Erickson Consulting \$ 790,429	Estimate by Erickson Consulting \$ 892,489	Estimate by Erickson Consulting \$ 788,390
Recommended estimating contingency	Estimate by Erickson Consulting \$ 117,815	Estimate by Erickson Consulting \$ 133,027	Estimate by Erickson Consulting \$ 117,511
Legal costs for easements and/or options to purchase	Allow \$ 3,500	Allow \$ 5,000	Allow \$ 5,000
Purchase cost	Fixed \$ 100,000	Fixed \$ 450,000	Fixed \$ 450,000
	Subtotal \$ 1,011,744	Subtotal \$ 1,480,516	Subtotal \$ 1,360,901
Architectural, structural, mechanical and electrical engineering services	Approximately 9% of the construction costs \$ 71,139	Approximately 9% of the construction costs \$ 92,296	Approximately 9% of the construction costs \$ 81,531
Civil engineering services	\$ 9,500	\$ 9,500	\$ 9,500
Performance bonding	Allow \$ 14,307	Allow \$ 15,832	Allow \$ 14,277
Tenant relocation costs	Allow \$ -	Allow \$ 80,000	Allow \$ 80,000
Owner Representation 2 days per week for 9 months	Allow \$ 31,198	Allow \$ 31,198	Allow \$ 31,198
Total project cost for town offices	\$ 1,137,887	\$ 1,709,342	\$ 1,577,406
Difference in development cost between Farm Stand Site and Methodist Church Site	\$ (439,519)	\$ 571,454	\$ 439,519
Recommended additional work that Maclay Architects would suggest that the Town include in the Project Budget			
Additional cost for high energy performing envelope	Estimate by Erickson Consulting \$ 53,900	Estimate by Erickson Consulting \$ 31,395	Estimate by Erickson Consulting N/A
Additional cost to pave parking lot and driveway	Estimate by Erickson Consulting \$ 12,000	Estimate by Erickson Consulting \$ 7,410	Estimate by Erickson Consulting \$ 5,620
Additional cost to replace wood flooring in lieu of just refinishing existing flooring	Estimate by Erickson Consulting N/A	Estimate by Erickson Consulting \$ 7,700	Estimate by Erickson Consulting \$ 12,200
Subtotal of additional recommended budget items	\$ 65,900	\$ 46,505	\$ 17,820
Total recommended project budget	\$ 1,203,787	\$ 1,755,847	\$ 1,595,226
Grants available to offset project costs	\$ 750,000	Yet to be determined	Yet to be determined
Maximum amount needed to be bonded	\$ 453,787	\$ 1,755,847	\$ 1,595,226