

Waitsfield Town Office Feasibility Study

New Town Office Project Budget Without Library Renovation Costs						
Development Costs	Wait House Site	Flemer/Compere Lot 5 (Farm Stand)	Flemer/Compere Lot 3 (Barn Lot)	MRG Parcel on West Side of Slow Road*	TD Bank North Parcel on North Side of Slow Road*	MRG Parcel between Shaws and Post Office*
Building	\$ 990,000	\$ 990,000	\$ 990,000	\$ 990,000	\$ 990,000	\$ 990,000
Vault	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Parking, sidewalks and landscaping	\$ 150,000	\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 50,000
Other roads or drives or fill	\$ 5,000	\$ -	\$ 20,000	\$ -	\$ 40,000	\$ -
Septic	\$ 40,000	\$ 15,000	\$ 20,000	\$ 60,000	\$ 60,000	\$ 10,000
Power	\$ 5,000	\$ 5,000	\$ 16,000	\$ 5,000	\$ 5,000	\$ 5,000
Water	\$ 3,000	\$ 3,000	\$ 16,000	\$ 3,000	\$ 3,000	\$ 3,000
15% Estimating Contingency	\$ 190,200	\$ 178,200	\$ 193,050	\$ 184,950	\$ 190,950	\$ 169,950
Legal costs for easements and bonding	\$ 5,000	\$ 3,500	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000
Purchase cost	\$ -	TBA	TBA	TBA	TBA	TBA
Contingency for uncertain costs				\$ 21,000	\$ 21,000	\$ 16,000
Subtotal	\$ 1,463,200	\$ 1,469,700	\$ 1,710,050	\$ 1,598,950	\$ 1,644,950	\$ 1,478,950
Architectural, structural, mechanical and electrical engineering services	\$ 106,920	\$ 106,920	\$ 106,920	\$ 106,920	\$ 106,920	\$ 106,920
Wetlands and other site feasibility assessments	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000
Civil engineering services	\$ 11,100	\$ 9,500	\$ 11,300	\$ 10,000	\$ 10,000	\$ 10,000
Performance bonding	\$ 21,522	\$ 21,606	\$ 24,731	\$ 23,286	\$ 23,884	\$ 21,726
Additional office tables, chairs and cabinets	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Additional conference tables and chairs	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500
Owner Representation 2 days per week for 9 months	\$ 31,198	\$ 31,198	\$ 31,198	\$ 31,198	\$ 31,198	\$ 31,198
Total project cost for town offices	\$ 1,646,939	\$ 1,651,924	\$ 1,897,198	\$ 1,793,354	\$ 1,839,952	\$ 1,666,794
	Least expensive	\$ 4,985	\$ 250,259	\$ 146,415	\$ 193,013	\$ 19,855

* The land acquisition costs, wetland mitigation cost, high water table mitigation costs and sewage disposal cost for the Irasville parcels are very preliminary and as such a 10% contingency has been added to the septic and purchase price budgets

Library Renovation Budget	
Selective demolition	\$ 9,000
Structural modifications	\$ 15,000
New restrooms	\$ 20,000
New power, lighting, and interior finishes at lower level	\$ 64,000
New 2 stop elevator	\$ 60,000
New accessible walkways	\$ 15,000
15% Estimating Contingency	\$ 26,100
Total library renovation costs	\$ 209,100
A/E services	\$ 31,365
Performance bonding	\$ 5,637
Total project cost for library	\$ 246,102

The above library budget does not include furnishings or any improvement to the sewage disposal system

Note: Availability and cost (if any) to acquire the three sites in Irasville still needs to be confirmed. McLain has given us a \$2,300 cost estimate to do wetlands analysis and permitting, but no budget for wetland mitigation.