

	Option 1 - Baseline Estimate	Option 2 - Library Site Scope Removed	Option 3 - Optional Site Work Removed	Option 4a - Reduced Scope	Option 4b - Reduced Scope	Option 5 - MEP Upgrades & Site Work Only	Option 6 - Site Work & Window Replacement Only	
HARD COST BREAKDOWN OF INCLUSIONS AND EXCLUSIONS								
GENERAL CONDITIONS	\$532,650	\$532,650	\$532,650	\$532,650	\$532,650	\$532,650	\$250,000	
SITE WORK								
MINIMUM SCOPE WORK	\$520,238	\$520,238	\$520,238	\$520,238	\$520,238	\$520,238	\$520,238	
OPTIONAL SCOPE WORK (PAVING, PARKING, SIDEWALKS, ETC)	\$537,955	\$537,955	\$0	\$0	\$0	\$537,955	\$537,955	
LIBRARY SCOPE	\$104,220	\$0	\$0	\$0	\$0	\$104,220	\$104,220	
STORY PAVILION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SUBTOTAL	\$1,162,413	\$1,058,193	\$520,238	\$520,238	\$520,238	\$1,162,413	\$1,162,413	
HISTORIC BUILDING & STAIRWELL								
INTERIOR RENOVATION	\$1,379,485	\$1,379,485	\$1,379,485	\$1,379,485	\$1,379,485	\$0	\$0	
STAIRWELL	\$372,416	\$372,416	\$372,416	\$372,416	\$372,416	\$0	\$0	
MEP UPGRADES	\$1,439,297	\$1,439,297	\$1,439,297	\$1,439,297	\$1,439,297	\$1,439,297	\$1,439,297	
WINDOW REPLACEMENT	\$405,470	\$405,470	\$405,470	\$405,470	\$0	\$405,470	\$405,470	
SUBTOTAL	\$3,596,668	\$3,596,668	\$3,596,668	\$3,596,668	\$3,191,198	\$1,844,767	\$405,470	
POST OFFICE								
MECHANICAL ROOM, SLAB, PIPE TRENCH, SPRINKLER	\$228,000	\$228,000	\$228,000	\$228,000	\$228,000	\$228,000	\$0	
MECHANICAL, ELECTRICAL, PLUMBING	\$326,000	\$326,000	\$326,000	\$326,000	\$326,000	\$326,000	\$0	
UPDATED ENVELOPE, ROOF REINFORCEMENT, FINISHES, NEW FLOOR PLAN	\$654,759	\$654,759	\$654,759	\$0	\$0	\$0	\$0	
ALLOWANCE FOR EXTERIOR WALL WORK	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$0	
SUBTOTAL	\$1,208,759	\$1,208,759	\$1,208,759	\$604,000	\$604,000	\$604,000	\$0	
CONSTRUCTION SUBTOTAL	\$6,500,490	\$6,396,270	\$5,858,315	\$5,253,556	\$4,848,086	\$4,143,830	\$1,817,883	
MARKUP, INSURANCE, BONDS, ETC	\$763,808	\$763,808	\$688,352	\$877,289	\$869,600	\$869,600	\$213,001	
CONSTRUCTION ESTIMATE	\$7,264,298	\$7,147,832	\$6,546,667	\$5,870,849	\$5,417,736	\$4,630,730	\$2,031,484	
HARD COSTS								
CONSTRUCTION AND SITE (Hard Costs...)								NOTES
Construction Estimate (Base)	\$7,264,298	\$7,147,832	\$6,546,667	\$5,870,849	\$5,417,736	\$4,630,730	\$2,031,484	
Construction Subtotal	\$7,264,298	\$7,147,832	\$6,546,668	\$5,870,849	\$5,417,736	\$4,630,731	\$2,031,486	
SOFT COSTS (Fees, Owner Purchases, Insurances, etc.)								
CONTINGENCIES								
5% DESIGN	\$363,215	\$357,392	\$327,333	\$293,542	\$270,887	\$231,537	\$101,574	
5% BID	\$363,215	\$357,392	\$327,333	\$293,542	\$270,887	\$231,537	\$101,574	
5% CONSTRUCTION	\$363,215	\$357,392	\$327,333	\$293,542	\$270,887	\$231,537	\$101,574	
CONTINGENCY SUBTOTAL	\$1,089,645	\$1,072,176	\$982,000	\$880,627	\$812,660	\$694,611	\$304,723	
FEES								
A/E Design Fees (7.5%)	\$544,822	\$536,087	\$491,000	\$440,314	\$406,330	\$347,305	\$152,361	
Permit Fees								
DPS Permit (0.008/\$1)	\$58,114	\$57,183	\$52,373	\$46,967	\$43,342	\$37,046	\$16,252	
Act 250 Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Zoning/Local	\$100	\$100	\$100	\$100	\$100	\$100	\$100	
W/W, Stormwater, Erosion Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Permitting Services re: Flood Plain	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Hazardous Materials Consulting & Testing	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Clerk of the Works*	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	
Building Envelope Testing & Commissioning	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
Soil Borings	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Construction Testing Services	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	
HVAC Commissioning	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
Professional Fees & Permits Subtotal	\$694,537	\$684,870	\$634,973	\$578,880	\$541,272	\$475,951	\$260,213	
MISCELLANEOUS COSTS								
Bid Advertising*	\$500	\$500	\$500	\$500	\$500	\$500	\$500	
Printing/Postage*	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
Moving/Storage Expenses/Relocation Costs*	\$100,000	\$100,000	\$100,000	\$50,000	\$50,000	\$25,000	\$5,000	owner to verify
Interim Financing*	\$0	\$0	\$0	\$0	\$0	\$0	\$0	owner to verify
Builders Risk Insurance*	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	owner to verify
Miscellaneous Costs Subtotal	\$106,500	\$106,500	\$106,500	\$56,500	\$56,500	\$31,500	\$11,500	
OWNER PURCHASES								
Solar*	\$0	\$0	\$0	\$0	\$0	\$0	\$0	By Owner
Exterior Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	By Owner
Furniture*	\$0	\$0	\$0	\$0	\$0	\$0	\$0	By Owner
Phone System*	\$0	\$0	\$0	\$0	\$0	\$0	\$0	By Owner
Equipment (Specialty Items, Police, etc.)*	\$0	\$0	\$0	\$0	\$0	\$0	\$0	By Owner
Owner Purchases Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SOFT COST SUBTOTAL	\$1,890,681	\$1,863,545	\$1,723,474	\$1,516,008	\$1,410,433	\$1,202,060	\$576,436	
INFLATION								
TOTAL PROJECT BUDGET (2023)	\$9,154,979	\$9,011,377	\$8,270,142	\$7,386,857	\$6,828,169	\$5,832,791	\$2,607,922	
INFLATION 7.5% (1 yr)	\$686,623	\$675,853	\$620,261	\$554,014	\$512,113	\$437,459	\$195,594	
PROJECTED COST INCLUDING 1YR INFLATION	\$9,841,602	\$9,687,230	\$8,890,402	\$7,940,871	\$7,340,281	\$6,270,251	\$2,803,517	

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ESTIMATED PROJECT COST	\$ 9,841,602	\$ 9,687,230	\$ 8,890,402	\$ 7,940,871	\$ 7,340,281	\$ 6,270,251	\$ 2,803,517
Potential Savings	\$ -	\$ 154,000	\$ 951,000	\$ 1,901,000	\$ 2,501,000	\$ 3,571,000	\$ 7,038,000
Potential Reduction %	0%	2%	10%	19%	25%	36%	72%
Tax Impact Comparison*	?	?	?	?	?	?	?

General Notes:

- All options exclude solar cost
- Only options 1, 2, and 3 would allow for fully solar installation on post office roof. Option 5 could expand scope to include roof reinforcement needed for future solar, but this is significantly more intrusive and would incur more costs than just the roof reinforcement line item
- Story pavilion is not priced in any option
- Breakout options (e.g. Library scope) is intended to identify portions of work that may be funded by other sources and help reduce bond amount. Owner needs to verify bond requirements and whether proposed funding can be accounted for in price reductions. Option 2 is intended to reflect this, but the library scope is intended to remain in the project.
- Owner needs to verify all miscellaneous costs

Option 1 – Baseline Estimate

- Estimate has removed all owner purchases from soft costs including solar scope. This will be done as a separate contract
- Owner needs to verify miscellaneous costs such as storage, moving, and temporary tenant relocation costs

Option 2 – Library Site Scope Broken Out

- All work aligns with the baseline estimate scope except scope of site work at library has been removed from baseline. The assumption is the scope remains in the project but is funded separately.
- To remove it entirely would require site plan modification to ensure proposed site plan doesn't conflict with existing library access

Option 3 – Optional Site Work Removed Except Minimum Required Work

- All work aligns with the baseline estimate scope. Minimum site work scope related to historic building/post office connections and other must dos are included. All other modifications to the site have been fully removed from the project.

Option 4a – Reduced Scope

- Site work
 - o Minimal required work. All modification to the parking, green space, improved access to library, and other site related work have been removed
- Historic Building
 - o Window Replacement has been removed from scope and can be phased.
- Post Office
 - o Scope includes required work at pipe trench, mechanical room, and other MEP items
 - o Includes roof replacement
 - o Excludes any modification to the exterior walls
 - o No modification to interior layout
 - o No structural improvements

Option 4b – Reduced Scope

- Aligns with 4a, removes window replacement scope from work

Option 5 – MEP Upgrades and Site Work Only

- Full Site work is provided in scope
- MEP upgrades of historic building and post office
- No modification to any floor plan except at Post office for mechanical room relocation
- Post Office trench work and mechanical room work is included in scope as a necessary amount of work
- Window replacement at historic building is included

Option 6 – Site Work & Window Replacement Only

- Full site work is provided in scope
- Window replacement
- Otherwise no other work is done. Assumption is no work on historic building needed, including stair tower based on limiting work to below "Substantial Improvement"