

**DRAFT - REVISION 3**

Richmond Town Hall PreBond Feasibility Scope - Full Scope

| HARD COSTS | CONSTRUCTION AND SITE (Hard Costs...)                      |                     | NOTES           |
|------------|--|---------------------|-----------------|
|            | Construction Estimate (Base)                               | \$7,331,346         |                 |
|            | Hazardous Materials Abatement                              | \$0                 |                 |
|            | <b>Construction Subtotal</b>                               | <b>\$7,331,346</b>  |                 |
|            | <b>SOFT COSTS (Fees, Owner Purchses, Insurances, etc.)</b> |                     |                 |
|            | CONTINGENCIES  |                     |                 |
|            | 5% DESIGN  | \$366,567           |                 |
|            | 5% BID   | \$366,567           |                 |
|            | 5% CONSTRUCTION  | \$366,567           |                 |
|            | <b>Contingency Subtotal</b>                                | <b>\$1,099,702</b>  |                 |
|            | FEES   |                     |                 |
|            | A/E Design Fees (7.5%)                                     | \$549,851           |                 |
|            | Permit Fees  |                     |                 |
|            | DPS Permit (0.008/\$1)                                     | \$58,651            |                 |
|            | Act 250 Permit   | \$0                 |                 |
|            | Zoning/Local   | \$100               |                 |
|            | W/W, Stormwater, Erosion Control                           | \$0                 |                 |
|            | Permitting Services re: Flood Plain                        | \$2,000             |                 |
|            | Hazardous Materials Consulting & Testing                   | \$2,000             |                 |
|            | Clerk of the Works*  | \$60,000            | owner to verify |
|            | Building Envelope Testing & Commissioning                  | \$10,000            |                 |
|            | Soil Borings   | \$5,000             |                 |
|            | Construction Testing Services                              | \$2,500             |                 |
|            | HVAC Commissioning   | \$0                 |                 |
|            | <b>Professional Fees &amp; Permits Subtotal</b>            | <b>\$690,102</b>    |                 |
|            | MISCELLANEOUS COSTS  |                     |                 |
|            | Bid Advertising*   | \$500               |                 |
|            | Printing/Postage*  | \$1,000             |                 |
|            | Moving/Storage Expenses*                                   | \$100,000           | owner to verify |
|            | Interim Financing*   | \$0                 | owner to verify |
|            | Builders Risk Insurance*                                   | \$5,000             | owner to verify |
|            | <b>Miscellaneous Costs Subtotal</b>                        | <b>\$106,500</b>    |                 |
|            | OWNER PURCHASES  |                     |                 |
|            | Solar*   | \$300,000           | Solar By Owner  |
|            | Exterior Signage   | \$20,000            | owner to verify |
|            | Furniture*   | \$25,000            | owner to verify |
|            | Phone System*  | \$0                 | owner to verify |
|            | Equipment (Specialty Items, Police, etc.)*                 | \$0                 | owner to verify |
|            | <b>Owner Purchses Subtotal</b>                             | <b>\$345,000</b>    |                 |
|            | <b>SOFT COST SUBTOTAL</b>                                  | <b>\$2,241,304</b>  | 31%             |
|            | <b>TOTAL PROJECT BUDGET (2023)</b>                         |                     |                 |
|            |  | <b>\$9,572,650</b>  |                 |
|            | INFLATION CONTINGENCY 7.5% (1 yr)                          |                     |                 |
|            |  | \$717,949           |                 |
|            | <b>PROJECTED COST INCLUDING 1YR INFLATION</b>              |                     |                 |
|            |  | <b>\$10,290,598</b> |                 |

\*Indicates budget items to be finalized/determined by Owner

**DRAFT - REVISION 4**

Richmond Town Hall PreBond Feasibility Scope - Full Scope

| HARD COSTS       | CONSTRUCTION AND SITE (Hard Costs...)                       |                    | NOTES           |
|------------------|---|--------------------|-----------------|
|                  | Construction Estimate (Base)                                | \$7,331,346        |                 |
|                  | Hazardous Materials Abatement                               | \$0                |                 |
|                  | <b>Construction Subtotal</b>                                | <b>\$7,331,346</b> |                 |
|                  | <b>SOFT COSTS (Fees, Owner Purchases, Insurances, etc.)</b> |                    |                 |
|                  | CONTINGENCIES   |                    |                 |
|                  | 5% DESIGN   | \$366,567          |                 |
|                  | 5% BID  | \$366,567          |                 |
|                  | 5% CONSTRUCTION   | \$366,567          |                 |
|                  | <b>CONTINGENCY SUBTOTAL</b>                                 | <b>\$1,099,702</b> |                 |
|                  | FEES  |                    |                 |
|                  | A/E Design Fees (7.5%)                                      | \$549,851          |                 |
|                  | Permit Fees   |                    |                 |
|                  | DPS Permit (0.008/\$1)                                      | \$58,651           |                 |
|                  | Act 250 Permit  | \$0                |                 |
|                  | Zoning/Local  | \$100              |                 |
|                  | W/W, Stormwater, Erosion Control                            | \$0                |                 |
|                  | Permitting Services re: Flood Plain                         | \$2,000            |                 |
|                  | Hazardous Materials Consulting & Testing                    | \$2,000            |                 |
|                  | Clerk of the Works*   | \$60,000           |                 |
|                  | Building Envelope Testing & Commissioning                   | \$10,000           |                 |
|                  | Soil Borings  | \$5,000            |                 |
|                  | Construction Testing Services                               | \$2,500            |                 |
|                  | HVAC Commissioning  | \$10,000           |                 |
|                  | <b>Professional Fees &amp; Permits Subtotal</b>             | <b>\$700,102</b>   |                 |
|                  | MISCELLANEOUS COSTS   |                    |                 |
|                  | Bid Advertising*  | \$500              |                 |
|                  | Printing/Postage*   | \$1,000            |                 |
|                  | Moving/Storage Expenses*                                    | \$100,000          | owner to verify |
|                  | Interim Financing*  | \$0                | owner to verify |
|                  | Builders Risk Insurance*                                    | \$5,000            | owner to verify |
|                  | <b>Miscellaneous Costs Subtotal</b>                         | <b>\$106,500</b>   |                 |
|                  | OWNER PURCHASES   |                    |                 |
|                  | Solar*  | \$0                | By Owner        |
|                  | Exterior Signage  | \$0                | By Owner        |
|                  | Furniture*  | \$0                | By Owner        |
|                  | Phone System*   | \$0                | By Owner        |
|                  | Equipment (Specialty Items, Police, etc.)*                  | \$0                | By Owner        |
|                  | <b>Owner Purchases Subtotal</b>                             | <b>\$0</b>         |                 |
|                  | <b>SOFT COST SUBTOTAL</b>                                   | <b>\$1,906,304</b> |                 |
|                  | <b>TOTAL PROJECT BUDGET (2023)</b>                          |                    |                 |
|                  |   | <b>\$9,237,650</b> |                 |
|                  | INFLATION 7.5% (1 yr)                                       |                    |                 |
|                  |   | \$692,824          |                 |
| <b>INFLATION</b> | <b>PROJECTED COST INCLUDING 1YR INFLATION</b>               | <b>\$9,930,473</b> |                 |

\*Indicates budget items to be finalized/determined by Owner

move to "0" by owner -  
separate  
budget/coordination with  
lease agreement

# VE OPTION DRAFT

Richmond Town Hall PreBond Feasibility Scope - Full Scope

| HARD COSTS | CONSTRUCTION AND SITE (Hard Costs...)                       |                    | NOTES           |
|------------|---|--------------------|-----------------|
|            | Construction Estimate (Base)                                | \$6,564,825        |                 |
|            | Hazardous Materials Abatement                               | \$0                |                 |
|            | <b>Construction Subtotal</b>                                | <b>\$6,564,825</b> |                 |
|            | <b>SOFT COSTS (Fees, Owner Purchases, Insurances, etc.)</b> |                    |                 |
|            | CONTINGENCIES   |                    |                 |
|            | 5% DESIGN   | \$328,241          |                 |
|            | 5% BID  | \$328,241          |                 |
|            | 5% CONSTRUCTION   | \$328,241          |                 |
|            | <b>CONTINGENCY SUBTOTAL</b>                                 | <b>\$984,724</b>   |                 |
|            | FEES  |                    |                 |
|            | A/E Design Fees (7.5%)                                      | \$492,362          |                 |
|            | Permit Fees   |                    |                 |
|            | DPS Permit (0.008/\$1)                                      | \$52,519           |                 |
|            | Act 250 Permit  | \$0                |                 |
|            | Zoning/Local  | \$100              |                 |
|            | W/W, Stormwater, Erosion Control                            | \$0                |                 |
|            | Permitting Services re: Flood Plain                         | \$2,000            |                 |
|            | Hazardous Materials Consulting & Testing                    | \$2,000            |                 |
|            | Clerk of the Works*   | \$60,000           |                 |
|            | Building Envelope Testing & Commissioning                   | \$10,000           |                 |
|            | Soil Borings  | \$5,000            |                 |
|            | Construction Testing Services                               | \$2,500            |                 |
|            | HVAC Commissioning  | \$10,000           |                 |
|            | <b>Professional Fees &amp; Permits Subtotal</b>             | <b>\$636,480</b>   |                 |
|            | MISCELLANEOUS COSTS   |                    |                 |
|            | Bid Advertising*  | \$500              |                 |
|            | Printing/Postage*   | \$1,000            |                 |
|            | Moving/Storage Expenses*                                    | \$100,000          | owner to verify |
|            | Interim Financing*  | \$0                | owner to verify |
|            | Builders Risk Insurance*                                    | \$5,000            | owner to verify |
|            | <b>Miscellaneous Costs Subtotal</b>                         | <b>\$106,500</b>   |                 |
|            | OWNER PURCHASES   |                    |                 |
|            | Solar*  | \$0                | By Owner        |
|            | Exterior Signage  | \$0                | By Owner        |
|            | Story Pavilion Allowance                                    | \$0                | By Owner        |
|            | Furniture*  | \$0                | By Owner        |
|            | Phone System*   | \$0                | By Owner        |
|            | Equipment (Specialty Items, Police, etc.)*                  | \$0                | By Owner        |
|            | <b>Owner Purchases Subtotal</b>                             | <b>\$0</b>         |                 |
|            | <b>SOFT COST SUBTOTAL</b>                                   | <b>\$1,727,704</b> |                 |
|            | <b>TOTAL PROJECT BUDGET (2023)</b>                          |                    |                 |
|            |   | <b>\$8,292,529</b> |                 |
|            | INFLATION 7.5% (1 yr)                                       | \$621,940          |                 |
|            |   | <b>\$8,914,469</b> |                 |

This option takes out all site work except for the must do areas of work including some allowances for modifications to existing paved areas near post office and stormwater area

This option removes all solar scope and places it on the responsibility of the owner. Electric would be prepped to the PO and Historic Building roofs for future installation