

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	
	Construction Subtotal	\$7,331,346	
	SOFT COSTS (Fees, Owner Purchases, Insurances, etc.)		
	CONTINGENCIES		
	5% DESIGN	\$366,567	
	5% BID	\$366,567	
	5% CONSTRUCTION	\$366,567	
	Contingency Subtotal	\$1,099,702	
	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	
	Professional Fees & Permits Subtotal	\$690,102	
	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
	Miscellaneous Costs Subtotal	\$106,500	
	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
	Owner Purchses Subtotal	\$345,000	
	SOFT COST SUBTOTAL	\$2,241,304	31%
	TOTAL PROJECT BUDGET (2023)		
		\$9,572,650	
	INFLATION CONTINGENCY 7.5% (1 yr)		
		\$717,949	
	PROJECTED COST INCLUDING 1YR INFLATION		
		\$10,290,598	

*Indicates budget items to be finalized/determined by Owner