

**REVISION 5**

Option 1 - Baseline Estimate

HARD COST BREAKDOWN OF INCLUSIONS AND EXCLUSIONS			
GENERAL CONDITIONS		\$532,650	
SITE WORK			
	MINIMUM SCOPE WORK	\$520,238	
	OPTIONAL SCOPE WORK (PAVING, PARKING, SIDEWALKS, ETC)	\$537,955	
	LIBRARY SCOPE	\$104,220	
	STORY PAVILION	\$0	
	<b>SUBTOTAL</b>	<b>\$1,162,413</b>	
HISTORIC BUILDING & STAIRWELL			
	INTERIOR RENOVATION	\$1,379,485	
	STAIRWELL	\$372,416	
	MEP UPGRADES	\$1,439,297	
	WINDOW REPLACEMENT	\$405,470	
	<b>SUBTOTAL</b>	<b>\$3,596,668</b>	
POST OFFICE			
	MECHANICAL ROOM, SLAB, PIPE TRENCH, SPRINKLER	\$228,000	
	MECHANICAL, ELECTRICAL, PLUMBING	\$326,000	
	UPDATED ENVELOPE, ROOF REINFORCEMENT, FINISHES, NEW FLOOR PLAN	\$654,759	
	ALLOWANCE FOR EXTERIOR WALL WORK	\$0	
	<b>SUBTOTAL</b>	<b>\$1,208,759</b>	
	<b>CONSTRUCTION SUBTOTAL</b>	<b>\$6,500,490</b>	
	MARKUP, INSURANCE, BONDS, ETC	\$763,808	
	<b>CONSTRUCTION ESTIMATE</b>	<b>\$7,264,298</b>	
<b>HARD COSTS</b>			
<b>CONSTRUCTION AND SITE (Hard Costs...)</b>			<b>NOTES</b>
	Construction Estimate (Base)	\$7,264,298	
	Hazardous Materials Abatement	\$0	
	<b>Construction Subtotal</b>	<b>\$7,264,298</b>	
<b>SOFT COSTS</b>			
<b>SOFT COSTS (Fees, Owner Purchases, Insurances, etc.)</b>			
CONTINGENCIES			
	5% DESIGN	\$363,215	
	5% BID	\$363,215	
	5% CONSTRUCTION	\$363,215	
	<b>CONTINGENCY SUBTOTAL</b>	<b>\$1,089,645</b>	
FEES			
	A/E Design Fees (7.5%)	\$544,822	
	Permit Fees		
	DPS Permit (0.008/\$1)	\$58,114	
	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>\$694,537</b>	
MISCELLANEOUS COSTS			
	Bid Advertising*	\$500	
	Printing/Postage*	\$1,000	
	Moving/Storage Expenses/Relocation Costs*	\$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 Purchses Subtotal</b>	<b>\$0</b>	
	<b>SOFT COST SUBTOTAL</b>	<b>\$1,890,681</b>	
<b>INFLATION</b>			
<b>TOTAL PROJECT BUDGET (2023)</b>		<b>\$9,154,979</b>	
	INFLATION 7.5% (1 yr)	\$686,623	
<b>PROJECTED COST INCLUDING 1YR INFLATION</b>		<b>\$9,841,602</b>	