

Detailed Library, Town Hall and Municipal Campus Project Deliverables and Costs as of 10/17/2017

The information below is derived from the cost estimates that the architects used to develop a project budget. It is preliminary and, as with any project, some items will change depending on the cost of construction when ground is broken, but it is the best estimate available at this time. The construction management firm hired to manage the project should it move forward (Neagley & Chase) is going over these numbers currently and will have an updated estimate very soon. Their bottom line looks very close to original projections at this point. Note that there is a 15% contingency included in the budget to address any unanticipated costs, and any donations received for the project will reduce the total amount bonded. – *Kevin Unrath, Library Director*

New Construction (Library & surrounding site) \$3,922,566

The proposed project includes the removal of the back, single-story existing library and connector. A new finished library building will have:

Main Floor:	6,283 gsf
Upper Floor:	5,670 gsf
TOTAL	11,953 gsf

Additionally, there will be an unfinished lower level of approximately 5000gsf available for storage, mechanical systems, and future expansion. The new construction will include the following features:

- New, energy-efficient, sustainably-designed structure and building mechanical and electrical systems
- Accessible, adaptable library that will last for generations
- A variety of flexible library spaces for quiet activity, community areas, and a ground-level youth area
- ADA-compliant elevator (which will also make the town hall accessible)
- Collections space for the Historical Society

Sitework (Municipal Campus) \$419,490

Includes all sitework to achieve renovations, additions and new buildings, including:

- Paved Parking and Drives.
- Concrete paved walks and entry areas.
- Landscaping to screen new project from south neighbors and to enhance site and entrances.
- New utility connections – water line sized for fire protection, new sewer connection, new electrical service, new tel-data connection.
- New stormwater treatment, including rain gardens along parking areas and structures as shown on site plan.
- Excavations for new concrete foundations.
- A left turn exit lane onto Shelburne Road.
- Reworking (substantial improvements) to communications and alarm systems shared by library and Fire Dept.
- Re-grading and reinforcement of the apron area in front of the fire station.
- Better organized and allocated parking.

Renovations Hist. Town Hall \$498,400

The project includes selective work in portions of the Historic Town Hall. The Historic Town hall will see the removal and reconstruction of the front steps and railings as well as repairs to the column bases.

Selective work inside the Historic Town Hall would include:

- Addressing years of deferred maintenance.
- New Heating System (shared with the library)
- Electrical wiring and devices, except for fixtures contributing to historic character
- Interior finishes to be repaired and refinished as necessary, including repair of historic plaster ceiling above the balcony.
- Stabilization of the cupola.
- All windows on the main level shall be restored (scraped, reglazed, and painted). (Windows in the basement will be replaced as necessary.)
- Perimeter drainage and waterproofing at Historic Town Hall.

Contingency & Insurance \$767,212

This is a percentage of the contract value set aside for unpredictable changes in the scope of the work (in this case, 15%) as well as overall insurance to be carried for the project.

Total Construction Cost \$5,607,668

This is the total of the above four categories, Library, Site Work/Municipal Campus, Town Hall, and Contingency/Insurance.

Other Owners Costs \$334,797

This is for fixtures, furnishings and equipment for the new library and renovated town hall space, as well as the cost to move the library temporarily during construction and then move them back into the new space.

Soft Costs \$611,925

This is the cost for architectural design, engineering, construction management firm preconstruction services, and clerk of the works.

Total Project Budget \$ 6,554,390

This is the total of all the costs associated with the project.