

Building Areas	Floor Level	Existing	Addition	Subtotals	
Building Areas in Gross Square Feet	Basement	7,375	292	7,667	
	First Floor	7,375	8,546	15,921	
	Second Floor	7,375	8,112	15,487	
	Totals	22,125	16,950	39,075	Total Gross SF Building Area

Budget Estimate (Building, Project & Soft Costs*)

Town Hall - Addition	SF Area or Units	Cost/SF or Unit Price	Basic Costs	10% Est Conting	Construction Cost Only	Soft Costs*	Subtotals	10% Project Contingency	Subtotals	Totals
Town Hall - Building Addition	16,950	\$215	\$3,644,250	\$364,430	\$4,008,680	\$601,300	\$4,609,980	\$461,000	\$5,070,980	
Town Hall - Addition										\$5,070,980

Town Hall - Existing Building	SF Area/ Imprvmnts	Cost/SF	Basic Costs	10% Est Conting	Construction Cost Only	Soft Costs*	Subtotals	10% Project Contingency	Subtotals	Totals
Basement, First Floor & Second Floor										
Stair Removal & Smoke Doors	Allowance		\$60,000	\$6,000	\$66,000	\$9,900	\$75,900	\$7,590	\$83,490	
First Floor										
Town Clerk Window Openings	Allowance		\$20,000	\$2,000	\$22,000	\$3,300	\$25,300	\$2,530	\$27,830	
Miscellaneous Building Improvements	Allowance		\$200,000	\$20,000	\$220,000	\$33,000	\$253,000	\$25,300	\$278,300	
Existing Town Hall Interior Space Improvements - Total			\$280,000	\$28,000	\$308,000	\$46,200	\$354,200	\$35,420	\$389,620	
Existing Town Hall Interior Space Improvements										\$389,620

Window and Entry Exterior Wall Replacement

Note: This estimate assumes all windows will be replaced with insulating sash matching existing window design & configuration.

Historical Units	31	\$3,000	\$93,000	\$9,300	\$102,300	\$15,350	\$117,650	\$11,770	\$129,420	
Conventional Units	21	\$1,500	\$31,500	\$3,150	\$34,650	\$5,200	\$39,850	\$3,990	\$43,840	
Basement Units	21	\$750	\$15,750	\$1,580	\$17,330	\$2,600	\$19,930	\$1,990	\$21,920	
Entry Doors	3	\$3,000	\$9,000	\$900	\$9,900	\$1,490	\$11,390	\$1,140	\$12,530	
Prime Entry Openings	1	\$30,000	\$30,000	\$3,000	\$33,000	\$4,950	\$37,950	\$3,800	\$41,750	
Secondary Entry Openings	3	\$15,000	\$45,000	\$4,500	\$49,500	\$7,430	\$56,930	\$5,690	\$62,620	
			\$224,250	\$22,430	\$246,680	\$37,020	\$283,700	\$28,380	\$312,080	
Window and Entry Exterior Wall Replacement										\$312,080
Town Hall - Existing Building										\$701,700

Other Construction & Project Costs	Allowance	Basic Costs	10% Est Conting	Construction Cost Only	Soft Costs*	Totals	10% Project Contingency	Subtotals	Totals	
Gura Bldg Demo	Allowance	\$75,000	\$7,500	\$82,500	\$12,380	\$94,880	\$9,490	\$104,370		
Hazardous Material	Allowance	\$210,000	\$21,000	\$231,000	\$34,650	\$265,650	\$26,570	\$292,220		
FF&E	Allowance	\$50,000	\$5,000	\$55,000	\$8,250	\$63,250	\$6,330	\$69,580		
Tele/Data	Allowance	\$75,000	\$7,500	\$82,500	\$12,380	\$94,880	\$9,490	\$104,370		
Parking Lot & Entry Bridge Development	Allowance	\$750,000	\$75,000	\$825,000	\$123,750	\$948,750	\$94,880	\$1,043,630		
			\$1,160,000	\$116,000	\$1,276,000	\$191,410	\$1,467,410	\$146,740	\$1,614,170	

Other Construction & Project Costs **\$1,614,170**

Total Conceptual Budget Estimate - Project Cost **\$7,386,850**

* Soft Costs: Cost for Design Services, Testing, Survey, Bidding, RFP, Inspections, Reproduction, Reimbursables, Etc. (15% Allowance)