



Shelburne Public Library & Historic Town Hall

Conceptual Total Project Budget Worksheet

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DRAFT

BUILDING PROGRAM AREAS:

New Library Spaces	11,953 sqft.	
Old Town Hall	6,230 sqft.	
Total Program Area	18,183 sqft.	

TOTAL BUILDING AREA 18,183 sqft.

CONSTRUCTION COST:

New Construction - New Library	\$3,384,020	
(4,000 SF) New Library Green Roof (allowance)	\$80,000	20 \$/SF
Site Construction - Building and Surrounding Site	\$383,546	
Site Construction-Campus Improvements	\$419,490	
(3,800 SF) Renovations - Old Town Hall	\$498,400	80 \$/SF
Demolition - Old Library	\$75,000	
Total Construction Cost Without Contingency	\$4,840,456	
Construction Contingency (on Construction)	15 %	\$726,068
Contractor Insurance	0.85 %	\$41,144 assumes P&P Bond

TOTAL CONSTRUCTION COST WITH CONTINGENCY \$5,607,668

DESIGN PROFESSIONAL FEES

Architecture + Permitting	\$280,383	5.0 %
MEP Engineering	\$168,230	3.0 %
Structural Engineering	\$56,077	1.0 %
Civil Engineering + Permitting	\$70,096	1.25 %
Estimating	\$8,000	
Design Contingency - 5 %	\$29,139	

TOTAL DESIGN PROFESSIONAL FEES \$611,925

OTHER/ OWNER COSTS

Land Acquisition	\$0
Geotechnical Engineering	\$7,500
Boundary/Topographic Survey	\$3,500
Hazardous Material Assessment and Abatement	\$8,000
Financing/Bond Counsel	\$2,000
Printing and Reproduction	\$4,500
Legal	\$10,000
Grant and Fundraising Consultant	\$15,000
Clerk of The Works	\$25,000
Independent Testing Inspection (Concrete, Air Sealing)	\$12,000
Commissioning - MEP Systems	\$22,000
Commissioning - Building Envelope	\$10,000
Payment and Performance Bond	in construction cost
Public Notices	\$2,500
Builder's Risk Insurance	\$7,500
Permit Fees: Division of Fire Safety	\$44,861
Utility Charges & Fees:	\$8,000
Security and CCTV System	\$0
Telephone System (Handsets and Hardware)	\$0
Data System - Cabling	\$7,500
Audio - Visual Equipment	\$12,000
Moving, Storage & Miscellaneous Expenses	\$15,000
Temporary Offices	\$0
Emergency Generator	\$0
Furniture, Fixtures and Equipment	\$75,000
Window Treatment	\$7,500
Signage	\$5,000
Water Flow and Pressure for Fire Protection System	\$0
Sub-total Owner's Costs:	\$304,361
Owner Contingency 10% of Owner's Costs	10 % \$30,436

TOTAL OWNER COSTS \$334,797

TOTAL PROJECT BUDGET \$6,554,391

POSSIBLE FUNDING SOURCES

	Amount	Probability
Bond - Town of Shelburne		
Vermont Community Development Block Grant	\$0	50%
Library Fundrasing	\$0	50%
State Library Planning Grant	\$0	50%
Efficiency Vermont Incentive	\$0	80%
Cultural Facilities Grant	\$0	50%
Transportation Grants??	\$0	
Subtotal		\$0

OTHER FUNDING SOURCES

Historic Preservation Tax Credits	\$0
???????????	\$0
	\$0

TOTAL PROJECT BUDGET \$6,554,391

New Library Only

\$3,384,020	
\$80,000	
\$287,660	
\$209,745	
\$3,961,425	
\$594,214	
\$33,672	
\$4,589,310	
\$384 / SF	
Town Hall	
\$1,018,358	
\$163 / SF	
82% Library	
18% Town Hall	
\$111,126	\$500,799
	10.9%
\$28,042	\$306,755
\$1,157,526	\$5,396,865