

April 7, 2107

Dear Committee

Earlier today I sent Kathleen Ramsay an email in which I wrote “Since I reported the recommendations of the Library Building Committee to the Selectboard, I have received several questions and assertions about how much it cost to build the new municipal building. I know that the Town did not fund most of the cost, but I would like to be able to tell interested citizens how much it cost — regardless of whom paid for it — to design, construct, and furnish the municipal building.

Can you help me get those figures, please?”

Since you may also hear from local individuals that \$10,000,000 is a lot to spend on the library — especially because the cost of building the new municipal building plus the new gymnasium was much less, I thought you’d like to know the facts.

Here’s what Kathleen emailed me this afternoon in response to my inquiry:

“John,

“We still have a few minor outstanding items (probably \$20,000 or so).

“Total Construction Cost & Professional Fees \$3,519,809

“Total Owner/Other Costs (including Furniture), etc: \$232,005

“Total Project Budget: \$3,751,814.

“Please let me know if you need any additional information about the Town Offices “Building Project.” I then asked her the square footage of the municipal building, and she replied 9,650.

So let’s estimate the final cost of the municipal building will be \$3,770,000. That means the cost per square foot is \$390.67.

The Ilsley project envisions restoring all 8392 square feet of our 1924 building plus the construction of a new building of 14,400 square feet plus a 5320 square foot basement (for mechanicals and storage), which is a total of 28,112 square feet. The current estimate for this work is \$10,100,000 (including a 15% contingency), which is \$359.28 per foot.

Even if we add \$400,000 for furniture and miscellaneous soft costs to our estimate — bringing it to \$10,500,00 -- our square foot cost would rise to \$373.35/foot. That’s still 4.4% less per foot than the new municipal building.

Have a god weekend,