



Option 1, Phased Cost Estimate

Town of Lee

Municipal Facility Needs Study

AG Architects Project No. 16-704

8 February 2017

Site Plan Option 1:



Town Hall Site, Expand/Renovate Town Hall 2-Stories, Combine and Expand/Renovate Library and Historical Society 2-Stories

Phase 1, Town Hall	Relocate Tool Shed	\$ 15,000 - \$20,000
	Town Hall New Construction, Elevator	\$ 998,800 - \$1,238,500
	Existing Town Hall: New Basement, Raise Building	\$ 169,800 - \$198,400
	Renovation/Meeting Space	\$ 255,900 - \$319,875
	Sitework (60%), Well, Septic, Parking	\$ 257,882 - \$305,665
	Phase 1, Town Hall Subtotal	\$ 1,697,382 - \$2,082,440
	Contingency 10%	\$ 169,738 - \$208,244
	Design Fees 10% + 2% Site Engineering	\$ 224,000 - \$275,000
Phase 2-1, Library and Historical Society	Relocate Existing Freight Depot	\$ 25,000 - \$35,000
	New Construction Wings 1, 2 Basement, Elevator	\$ 1,751,680 - \$2,172,900
	Library Sitework (40%)	\$ 110,000 - \$130,000
	Phase 2-1, Library/HS Subtotal	\$ 1,886,680 - \$2,337,900
	Contingency 10%	\$ 188,668 - \$233,790
	Design Fees 8% + 2% Site Engineering	\$ 207,000 - \$257,000
Phase 2-2, Library and Historical Society	Renovation Library	\$ 257,380 - \$333,080
	Phase 2-2, Library/HS Subtotal	\$ 257,380 - \$333,080
	Contingency 10%	\$ 25,738 - \$33,308
	Design Fees 10% + 2% Site Engineering	\$ 28,000 - \$37,000
Phase 3, Historical Society	Renovation Freight Depot	\$ 68,125 - \$81,750
	Phase 3, Historical Society Subtotal	\$ 68,125 - \$81,750
	Contingency 10%	\$ 6,813 - \$8,175
	Design Fees 10%	\$ 7,500 - \$9,000