



Option 2, Phased Cost Estimate

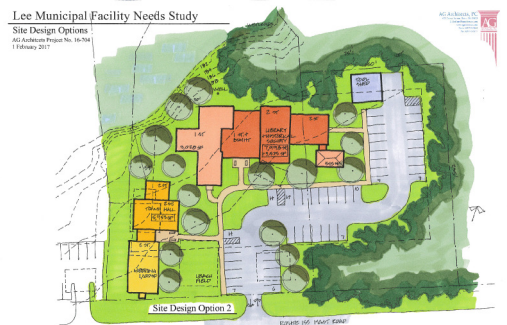
Town of Lee

Municipal Facility Needs Study

AG Architects Project No. 16-704

8 February 2017

Site Plan Option 2:



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

Phase 1, Town Hall	Purchase Church Property	\$ 75,000 - \$150,000
	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	\$ 280,303 - \$332,682
	Phase 1, Town Hall Subtotal	\$ 1,794,803 - \$2,259,457
	Contingency 10%	\$ 179,480 - \$225,945
	Design Fees 10% + 2% Site Engineering	\$ 237,000 - \$298,000
Phase 2-1, Library and Historical Society	Relocate Existing Freight Depot	\$ 25,000 - \$35,000
	New Construction Wings 1, 2 Basement, Elevator	\$ 1,284,400 - \$1,584,500
	Library Sitework (40%)	\$ 120,000 - \$140,000
	Phase 2-1, Library/HS Subtotal	\$ 1,429,400 - \$1,759,000
	Contingency 10%	\$ 142,940 - \$175,900
Phase 2-2, Library and Historical Society	New Construction Wing 3	\$ 512,000 - \$640,000
	Renovation Library	\$ 257,380 - \$333,080
	Renovation Freight Depot	\$ 68,125 - \$81,750
	Additional Sitework Due to Phasing	\$ 75,000 - \$125,000
	Phase 2-2, Library/HS Subtotal	\$ 912,505 - \$1,179,830
	Contingency 10%	\$ 91,250 - \$117,983
	Design Fees 10% + 2% Site Engineering	\$ 120,000 - \$156,000