



# Option 2D, Phased Cost Estimate

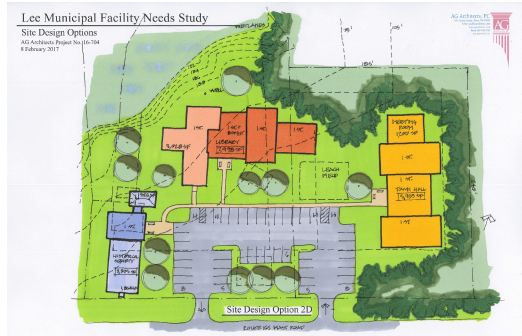
## Town of Lee

## Municipal Facility Needs Study

AG Architects Project No. 16-704

8 February 2017

### Site Plan Option 2D:



Town Hall Site with Church Property, New Town Hall 1-Story, Expand/Renovate Library 1-Story, and Relocate/Expand Historical Society into current Town Hall

<b>Phase 1, Town Hall</b>	Purchase Church Property	\$ 75,000 - \$150,000
	Town Hall New Construction	\$ 1,190,600 - \$1,488,250
	Town Hall Sitework (60%), Well, Septic, Parking	\$ 300,515 - \$350,890
	<b>Phase 1, Town Hall Subtotal</b>	<b>\$ 1,566,115 - \$1,989,140</b>
	Contingency 10%	\$ 156,612 - \$198,914
	Design Fees 8% + 2% Site Engineering	\$ 172,270 - \$218,805
<b>Phase 2-1, Library</b>	Relocate or Demolish Tool Shed	\$ 15,000 - \$20,000
	Relocate Existing Freight Depot	\$ 25,000 - \$35,000
	New Construction Wing 1, Basement, Elevator	\$ 546,400 - \$657,000
	Library Sitework (40%)	\$ 140,000 - \$160,000
	<b>Phase 2-1, Library Subtotal</b>	<b>\$ 726,400 - \$872,000</b>
	Contingency 10%	\$ 72,640 - \$87,200
	Design Fees 9% + 2% Site Engineering	\$ 88,000 - \$96,000
<b>Phase 2-2, Library</b>	New Construction Wings 2, 3	\$ 642,000 - \$802,500
	Renovation	\$ 257,380 - \$333,080
	Additional Sitework Due to Phasing	\$ 100,000 - \$150,000
	<b>Phase 2-2, Library Subtotal</b>	<b>\$ 999,380 - \$1,285,580</b>
	Contingency 10%	\$ 99,938 - \$128,558
	Design Fees 10% + 2% Site Engineering	\$ 132,000 - \$170,000
<b>Phase 3, Historical Society</b>	New Construction, Basement	\$ 308,990 - \$378,950
	Existing Town Hall: New Basement, Raise Building	\$ 169,800 - \$198,400
	Renovation Freight Depot	\$ 68,125 - \$81,750
	Renovation/Display Space	\$ 186,400 - \$233,000
	Additional Sitework Due to Phasing	\$ 75,000 - \$100,000
	<b>Phase 3 Historical Society Subtotal</b>	<b>\$ 848,315 - \$992,100</b>
	Contingency 10%	\$ 84,831 - \$99,210
	Design Fees 12% + 2% Site Engineering	\$ 130,640 - \$153,000