



Option 5, Phased Cost Estimate

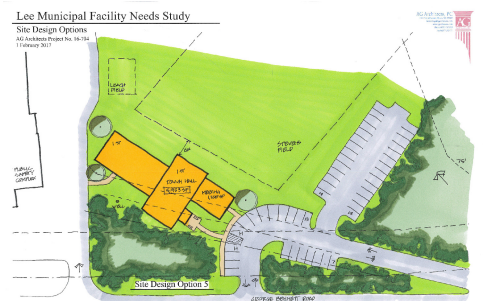
Town of Lee

Municipal Facility Needs Study

AG Architects Project No. 16-704

8 February 2017

Site Plan Option 5:



Stevens Field Site for New Town Hall, Library and Historical Society at Current Site, Construct New Town Hall 1-Story, Combine and Expand/Renovate Library and Historical Society 2-Stories with relocated previous Town Hall building

Phase 1, Town Hall	Town Hall New Construction	\$ 1,190,600 - 1,488,250
	Sitework Stevens Field, Well, Septic, Parking	\$ 276,475 - \$346,058
	Phase 1, Town Hall Subtotal	\$ 1,467,075 - \$1,834,308
	Contingency 10%	\$ 146,708 - \$183,431
	Design Fees 8% + 2% Site Engineering	\$ 161,000 - \$202,000
Phase 2, Library/HS	Relocate or Demolish Annex	\$ Included in Sitework
	Relocate Existing Town Hall Building, New Basement	\$ 174,800 - \$203,400
	Library/Historical Society Sitework, Well Septic, Parking	\$ 252,635 - \$318,305
	Phase 2, Library/HS Subtotal	\$ 427,435 - \$521,705
	Contingency 10%	\$ 42,743 - \$52,170
	Design Fees 10% + 3% Site Engineering	\$ 61,000 - 75,000
Phase 3, Library/HS	Relocate Freight Depot	\$ 25,000 - \$35,000
	New Construction Library/Historical Society, Bsmnt, Elevator	\$ 1,233,850 - \$1,526,000
	Renovation Library	\$257,380 - \$333,080
	Phase 3, Library/HS Subtotal	\$ 1,516,230 - \$1,894,080
	Contingency 10%	\$ 151,623 - \$189,408
	Design Fees 9% + 2% Site Engineering	\$ 183,000 - \$229,000
Phase 4, Historical Society	Renovation Old Town Hall for Historical Society	\$ 255,900 - \$319,875
	Renovation Freight Depot	\$ 68,125 - \$81,750
	Phase 4, HS Subtotal	\$ 324,025 - \$401,625
	Contingency 10%	\$ 32,402 - \$40,162
	Design Fees 12%	\$ 42,000 - \$58,000
Phase 5, Town Hall	Expand Town Hall Stevens Field for Meeting Space	\$ 240,000 - \$300,000
	Additional Sitework due to Phasing	\$ 50,000 - \$75,000
	Phase 5, Town Hall Subtotal	\$ 290,000 - \$375,000
	Contingency 10%	\$ 29,000 - \$37,500
	Design Fees 8% + 1% Site Engineering	\$ 29,000 - \$37,000