

HIGHGATE CORNERS

Preliminary Cost Summary December 2018 Conceptual Estimate

Items	Concept A	Concept B	Concept C
Demolition	\$130,000.00	\$130,000.00	\$130,000.00
Site	\$482,690.00	\$453,619.00	\$361,792.00
MEP Services	\$85,000.00	\$85,000.00	\$85,000.00
Building	\$3,521,635.00	\$4,176,106.00	\$4,075,708.00
Contractor	\$1,751,019.88	\$2,010,560.88	\$1,930,787.50
Professional Fee	\$597,034.49	\$685,528.59	\$658,328.75
Owner's Fee	\$337,376.38	\$385,826.90	\$370,934.99
TOTAL PROJECT COST=	\$6,904,756	\$7,926,641	\$7,612,551

HIGHGATE CORNERS
December 2018 Conceptual Estimate

A CONCEPT

DIVISION TYPE:	DESCRIPTION:	CONSTRUCTION TYPE/GENERAL COMMENTS:	AMOUNT (\$F unless noted):	SQUARE FOOT COSTS (\$F unless notes):	SPECIAL AMOUNTS	TOTAL COST
Demolition and Remediation						
	House Demolition	Assumes hazardous materials, Clean Site			\$100,000	\$100,000
	Soils Remediation	Assumes hazardous materials, Clean Site			\$30,000	\$30,000
						demo subtotal= \$130,000
Site Work and Earthworks						
	Gravel and Fill	General Fill, 12" deep	5,000.00	\$8.00	Cubic Yard	\$40,000
	Parking Lot and Drive	Asphalt on gravel and sand base	32,359.00	\$2.00		\$64,718
	Curbs	Concrete	2,056.00	\$30.00	Linear Ft	\$61,680
	Sidewalks	Concrete on gavel base	5,394.00	\$8.00		\$43,152
	Street Lamps	Concrete Base, Pole, Lamp	15.00	\$3,500.00	\$3500/Light Pole	\$52,500
	Pavers	Concrete on gavel base	10,726.00	\$15.00		\$160,890
	Landscaping	Grass	5,000.00	\$0.25	\$2500/door installed	\$1,250
	Tree	6" RD Trees	21.00	\$2,500.00	\$2500/Tree	\$52,500
	Bollards	Decorative	8.00	\$500.00	\$500/Bollard	\$4,000
	Benches	Decorative	2.00	\$1,000.00	\$1000/Bench	\$2,000
						site subtotal= \$482,690
MEP+ FP Services						
	Water Service	Water Supply from St Armand St, Underground pipe	200.00	LF	\$100.00 /LF	\$20,000
	Sewer Service	Underground Tank			\$20,000	\$20,000
	Gas Service	Underground Propone Tank			\$15,000	\$15,000
	Electrical Service	Electrical Service to Buildings, Overhead + Transformer	200.00	LF	\$150.00	\$30,000
						services subtotal= \$85,000
Building						
	Library/Community Center		6,485.00	\$211.31	Assumes a \$250/SF Total Cost	\$1,370,334
	Retail Building		11,547.00	\$186.31	Assumes a \$225/SF Total Cost	\$2,151,301
			subtotal= 18,032.00	AVG S/F= \$198.81		Building Subtotal: \$3,521,635
						Site Costs/SF (includes Demo)= \$38.69
						Site Subtotal: \$697,690
						Building + Site Subtotal: \$4,219,325.00
Constructor Fees						
	General Requirements				10% of Building Subtotal	\$421,933
	Overhead				5% of Building Subtotal	\$210,966
	Profit				10% of Building Subtotal	\$421,933
						GC Gen Requirements and Fees \$1,054,831
						P&P Bond \$63,290
						Contingency 15% \$632,899
						Subtotal= \$1,751,020
COST/SF	\$195.30					TOTAL CONSTRUCTION BUDGET: \$5,970,345
Professional Fees: (Not Included in Construction Budget)						
	Architectural Services and Engineering Services					\$597,034
						Professional Fees Subtotal: \$597,034
Owners Cost: (Not Included in Construction Budget)						
	Building Permit Fees					\$0
	Owners Contingency (5%)					\$298,517
	Furnishings					\$0
	Act 250 Permit Application Fee					\$28,359
	Builders Risk Insurance					\$5,000
	City Permits					\$0
	Signage					\$500
	Testing(Soils, Concrete)					\$5,000
						Owners Cost Subtotal \$337,376
						Construction Budget \$5,970,345
						Professional Fees \$597,034
						Owners Cost \$337,376
						TOTAL PROJECT BUDGET for CONCEPT A = \$6,904,756

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B CONCEPT

DIVISION TYPE:	DESCRIPTION:	CONSTRUCTION TYPE/GENERAL COMMENTS:	AMOUNT (SF unless noted):	SQUARE FOOT COSTS (SF unless notes):	SPECIAL AMOUNTS	TOTAL COST
Demolition and Remediation						
	House Demolition	Assumes hazardous materials, Clean Site			\$100,000	\$100,000
	Soils Remediation	Assumes hazardous materials, Clean Site			\$30,000	\$30,000
						demo subtotal= \$130,000
Site Work and Earthworks						
	Gravel and Fill	General Fill, 12" deep	5,000.00	\$8.00	Cubic Yard	\$40,000
	Parking Lot and Drive	Asphalt on gravel and sand base	42,731.00	\$2.00		\$85,462
	Curbs	Concrete	2,649.00	\$30.00	Linear Ft	\$79,470
	Sidewalks	Concrete on gavel base	1,869.00	\$8.00		\$14,952
	Street Lamps	Concrete Base, Pole, Lamp	15.00	\$3,500.00	\$3500/Light Pole	\$52,500
	Pavers	Concrete on gavel base	7,099.00	\$15.00		\$106,485
	Landscaping	Grass	5,000.00	\$0.25	\$2500/door installed	\$1,250
	Tree	6" RD Trees	27.00	\$2,500.00	\$2500/Tree	\$67,500
	Bollards	Decorative	8.00	\$500.00	\$500/Bollard	\$4,000
	Benches	Decorative	2.00	\$1,000.00	\$1000/Bench	\$2,000
						site subtotal= \$453,619
MEP+ FP Services						
	Water Service	Water Supply from St Armand St, Underground pipe	200.00	LF	\$100.00 /LF	\$20,000
	Sewer Service	Underground Tank			\$20,000	\$20,000
	Gas Service	Underground Propone Tank			\$15,000	\$15,000
	Electrical Service	Electrical Service to Buildings, Overhead + Transformer	200.00	LF	\$150.00	\$30,000
						services subtotal= \$85,000
Building						
	Library/Community Center		6,904.00	\$217.80	Assumes a \$250/SF Total Cost	\$1,503,696
	Retail Building		13,861.00	\$192.80	Assumes a \$225/SF Total Cost	\$2,672,410
			subtotal= 20,765.00	AVG S/F= \$205.30		Building Subtotal: \$4,176,106
						Site Costs/SF (includes Demo)= \$32.20
						Site Subtotal: \$668,619
						Building + Site Subtotal: \$4,844,725.00
Constructor Fees						
	General Requirements				10% of Building Subtotal	\$484,473
	Overhead				5% of Building Subtotal	\$242,236
	Profit				10% of Building Subtotal	\$484,473
						GC Gen Requirements and Fees \$1,211,181
						P&P Bond \$72,671
						Contingency 15% \$726,709
						Subtotal= \$2,010,561
COST/SF	\$201.11					TOTAL CONSTRUCTION BUDGET: \$6,855,286
Professional Fees: (Not Included in Construction Budget)						
	Architectural Services and Engineering Services					\$685,529
						Professional Fees Subtotal: \$685,529
Owners Cost: (Not Included in Construction Budget)						
	Building Permit Fees					\$0
	Owners Contingency (5%)					\$342,764
	Furnishings					\$0
	Act 250 Permit Application Fee					\$32,563
	Builders Risk Insurance					\$5,000
	City Permits					\$0
	Signage					\$500
	Testing(Soils, Concrete)					\$5,000
						Owners Cost Subtotal \$385,827
						Construction Budget \$6,855,286
						Professional Fees \$685,529
						Owners Cost \$385,827
						TOTAL PROJECT BUDGET for CONCEPT B = \$7,926,641

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C CONCEPT

DIVISION TYPE:	DESCRIPTION:	CONSTRUCTION TYPE/GENERAL COMMENTS:	AMOUNT (\$F unless noted):	SQUARE FOOT COSTS (\$F unless notes):	SPECIAL AMOUNTS	TOTAL COST
Demolition and Remediation						
	House Demolition	Assumes hazardous materials, Clean Site			\$100,000	\$100,000
	Soils Remediation	Assumes hazardous materials, Clean Site			\$30,000	\$30,000
						demo subtotal= \$130,000
Site Work and Earthworks						
	Gravel and Fill	General Fill, 12" deep	5,000.00	\$8.00	Cubic Yard	\$40,000
	Parking Lot and Drive	Asphalt on gravel and sand base	28,541.00	\$2.00		\$57,082
	Curbs	Concrete	1,431.00	\$30.00	Linear Ft	\$42,930
	Sidewalks	Concrete on gavel base	4,810.00	\$8.00		\$38,480
	Street Lamps	Concrete Base, Pole, Lamp	15.00	\$3,500.00	\$3500/Light Pole	\$52,500
	Pavers	Concrete on gavel base	5,570.00	\$15.00		\$83,550
	Landscaping	Grass	5,000.00	\$0.25	\$2500/door installed	\$1,250
	Tree	6" RD Trees	16.00	\$2,500.00	\$2500/Tree	\$40,000
	Bollards	Decorative	8.00	\$500.00	\$500/Bollard	\$4,000
	Benches	Decorative	2.00	\$1,000.00	\$1000/Bench	\$2,000
						site subtotal= \$361,792
MEP+ FP Services						
	Water Service	Water Supply from St Armand St, Underground pipe	200.00	LF	\$100.00 /LF	\$20,000
	Sewer Service	Underground Tank			\$20,000	\$20,000
	Gas Service	Underground Propone Tank			\$15,000	\$15,000
	Electrical Service	Electrical Service to Buildings, Overhead + Transformer	200.00	LF	\$150.00	\$30,000
						services subtotal= \$85,000
Building						
	Library/Community Center		6,550.00	\$221.09		\$1,448,127
	Retail Building		13,400.00	\$196.09		\$2,627,581
			subtotal= 19,950.00	AVG S/F= \$208.59		
		Site Costs/SF (includes Demo)= \$28.91				
						Building Subtotal: \$4,075,708
						Site Subtotal: \$576,792
						Building + Site Subtotal: \$4,652,500.00
Constructor Fees						
	General Requirements				10% of Building Subtotal	\$465,250
	Overhead				5% of Building Subtotal	\$232,625
	Profit				10% of Building Subtotal	\$465,250
						GC Gen Requirements and Fees \$1,163,125
						P&P Bond \$69,788
						Contingency 15% \$697,875
						Subtotal= \$1,930,788
COST/SF	\$204.30					TOTAL CONSTRUCTION BUDGET: \$6,583,288
Professional Fees: (Not Included in Construction Budget)						
	Architectural Services and Engineering Services					\$658,329
						Professional Fees Subtotal: \$658,329
Owners Cost: (Not Included in Construction Budget)						
	Building Permit Fees					\$0
	Owners Contingency (5%)					\$329,164
	Furnishings					\$0
	Act 250 Permit Application Fee					\$31,271
	Builders Risk Insurance					\$5,000
	City Permits					\$0
	Signage					\$500
	Testing(Soils, Concrete)					\$5,000
						Owners Cost Subtotal \$370,935
						Construction Budget \$6,583,288
						Professional Fees \$658,329
						Owners Cost \$370,935
						TOTAL PROJECT BUDGET for CONCEPT C = \$7,612,551