



## Moretown Town Office Planning Committee

### Town Office Site Options Cost Comparison Conceptual Estimates of Probable Cost

2-Nov-12

|  | Playground Site  | Adjacent Tennis Court Site | Old School Building | Kingsbury Site   | Existing Town Office | Kaiser Drive Building | Kaiser Drive Site |
|--|------------------|----------------------------|---------------------|------------------|----------------------|-----------------------|-------------------|
| <b>New Building/Addition</b>                     | \$440,000        | \$440,000                  | N/A                 | \$440,000        | \$160,000            | N/A                   | \$440,000         |
| <b>Renovate Existing Building</b>                | N/A              | N/A                        | \$423,500           | N/A              | \$387,527            | \$83,500              | N/A               |
| <b>Demolition Existing Building</b>              | N/A              | N/A                        | N/A                 | N/A              | N/A                  | N/A                   | N/A               |
| <b>Vault 200 sf</b>                              | Included         | Included                   | \$42,000            | Included         | \$42,000             | \$42,000              | Included          |
| <b>Elevator</b>                                  | N/A              | N/A                        | \$85,000            | N/A              | Included             | N/A                   | N/A               |
| <b>Earth Work</b>                                | \$35,200         | \$46,188                   | N/A                 | \$85,718         | \$32,000             | N/A                   | \$46,100          |
| <b>Walks/Drives/Site Lighting</b>                | \$86,350         | \$130,500                  | N/A                 | \$51,397         | \$21,000             | N/A                   | \$76,300          |
| <b>Lawns &amp; Plantings</b>                     | \$21,650         | \$28,406                   | N/A                 | \$35,000         | \$5,000              | N/A                   | \$29,000          |
| <b>Water</b>                                     | \$11,800         | \$15,000                   | N/A                 | \$5,800          | \$1,500              | N/A                   | \$15,000          |
| <b>Septic/Sewer</b>                              | \$24,960         | \$38,400                   | N/A                 | \$38,400         | \$1,500              | N/A                   | \$38,400          |
| <b>Electrical Service (primary or secondary)</b> | \$4,800          | \$23,275                   | N/A                 | \$11,000         | N/A                  | N/A                   | \$14,370          |
| <b>Propane Service</b>                           | \$8,000          | \$8,000                    | N/A                 | \$8,000          | N/A                  | N/A                   | \$8,000           |
| <b>School Addition/Playground Offset</b>         | \$25,000         | N/A                        | \$750,000           | N/A              | N/A                  | N/A                   | N/A               |
| <b>25 Year Lease Cost</b>                        | N/A              | N/A                        | N/A                 | N/A              | N/A                  | \$600,000             | N/A               |
| <b>Subtotal</b>                                  | <b>\$632,760</b> | <b>\$729,769</b>           | <b>\$1,300,500</b>  | <b>\$675,315</b> | <b>\$650,527</b>     | <b>\$725,500</b>      | <b>\$667,170</b>  |
| <b>Owner Soft Costs 25%</b>                      | <b>\$158,190</b> | <b>\$182,442</b>           | <b>\$325,125</b>    | <b>\$168,829</b> | <b>\$162,632</b>     | <b>\$31,375</b>       | <b>\$166,793</b>  |
| <b>Total Cost *</b>                              | <b>\$790,950</b> | <b>\$912,211</b>           | <b>\$1,625,625</b>  | <b>\$844,144</b> | <b>\$813,159</b>     | <b>\$756,875</b>      | <b>\$833,963</b>  |

\* Budgets do not include land acquisition, financing, grants etc.