



Moretown Town Office
Moretown, Vermont

SITE PHOTO ANALYSIS
April 23, 2013

MaclayArchitects

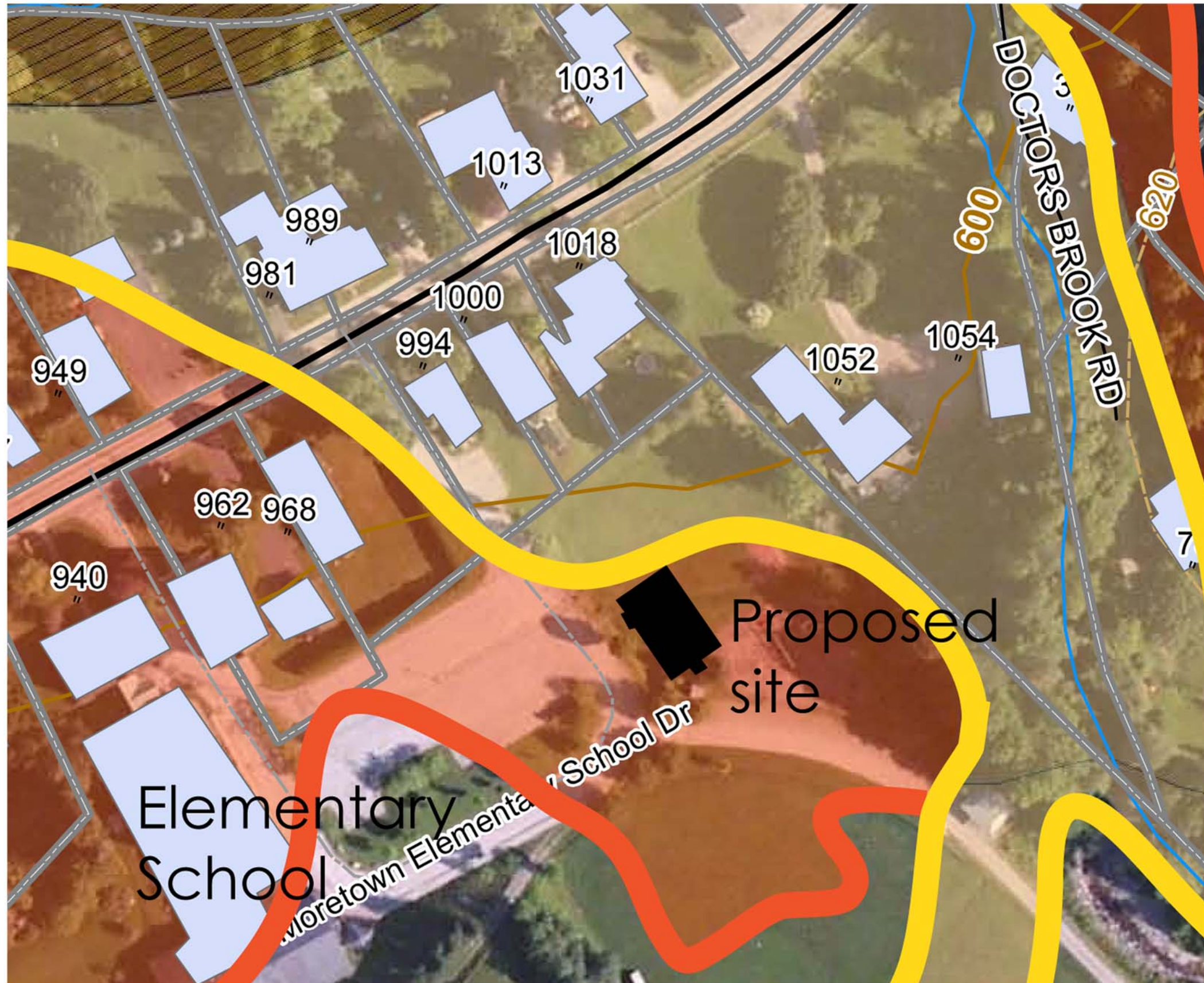


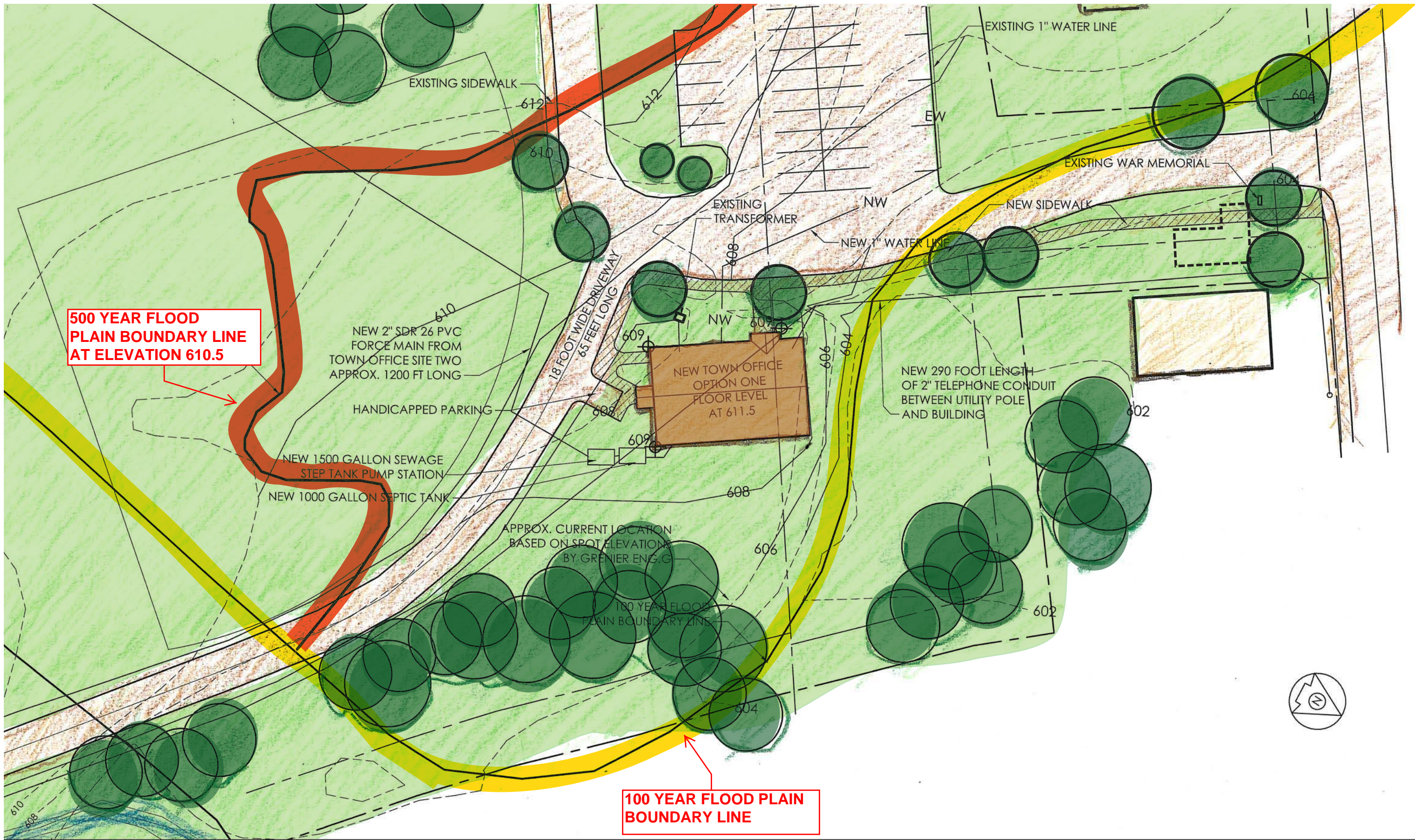
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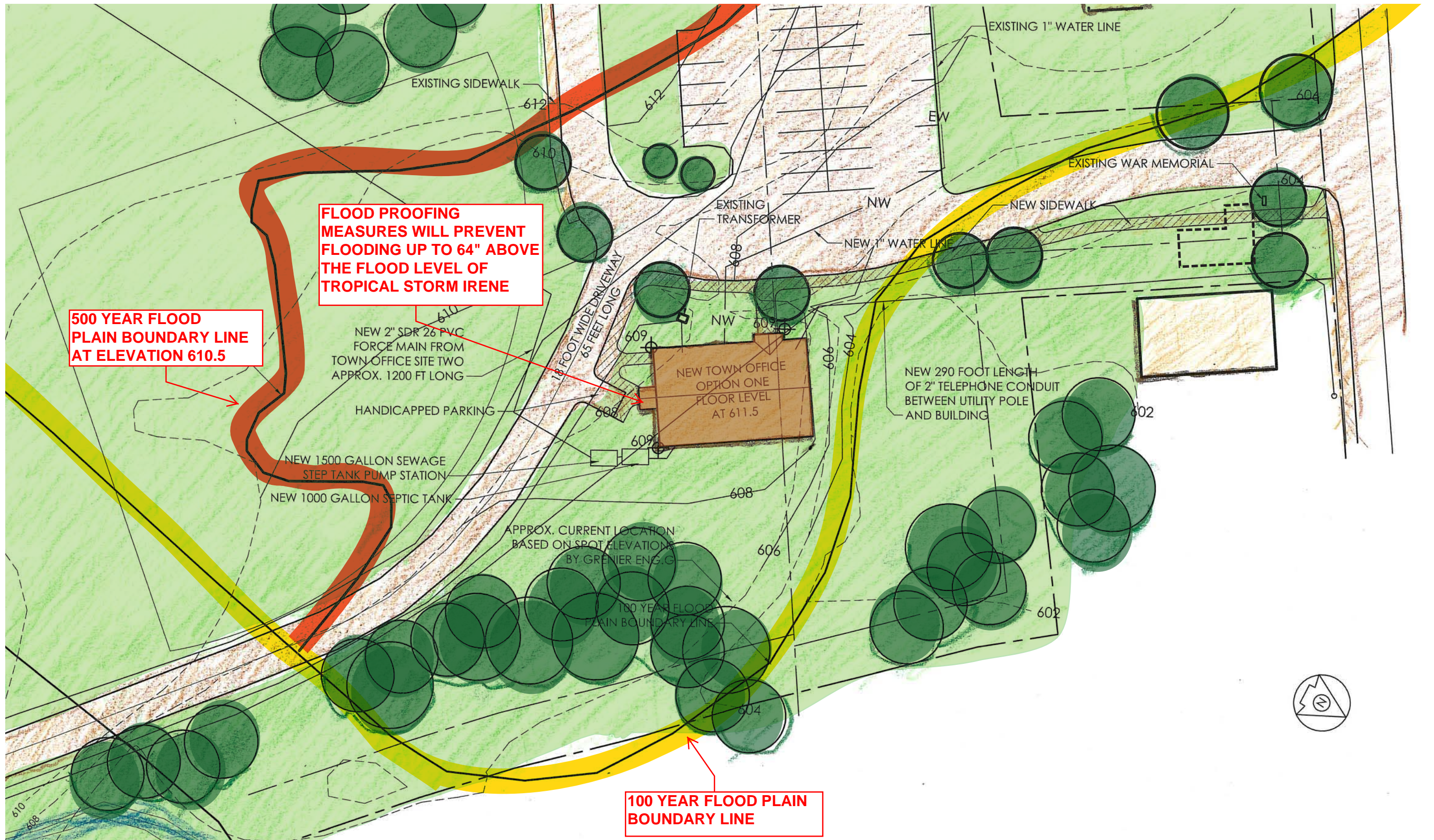






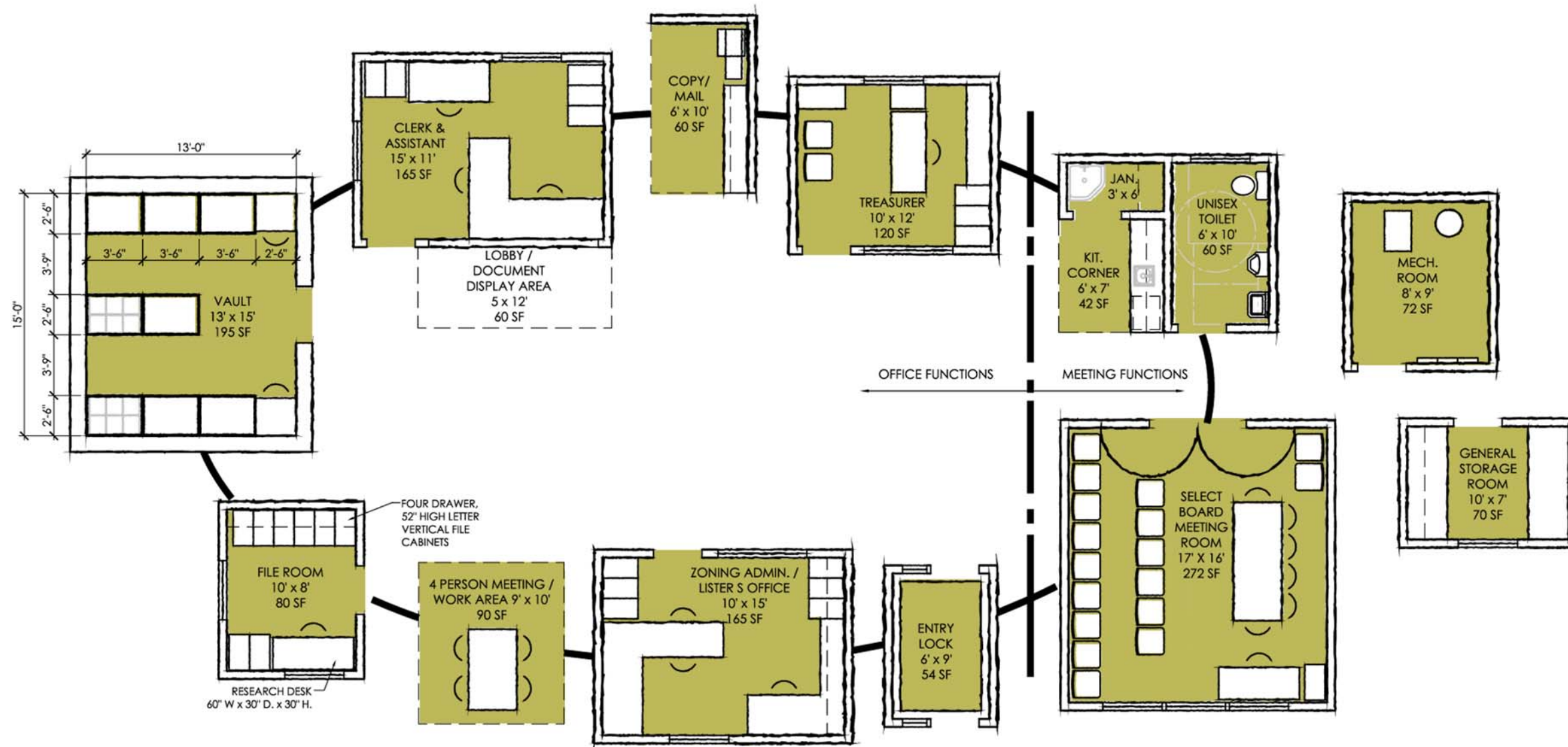
**500 YEAR FLOOD
PLAIN BOUNDARY LINE
AT ELEVATION 610.5**

**100 YEAR FLOOD PLAIN
BOUNDARY LINE**

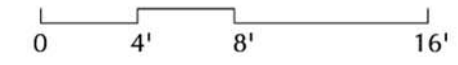


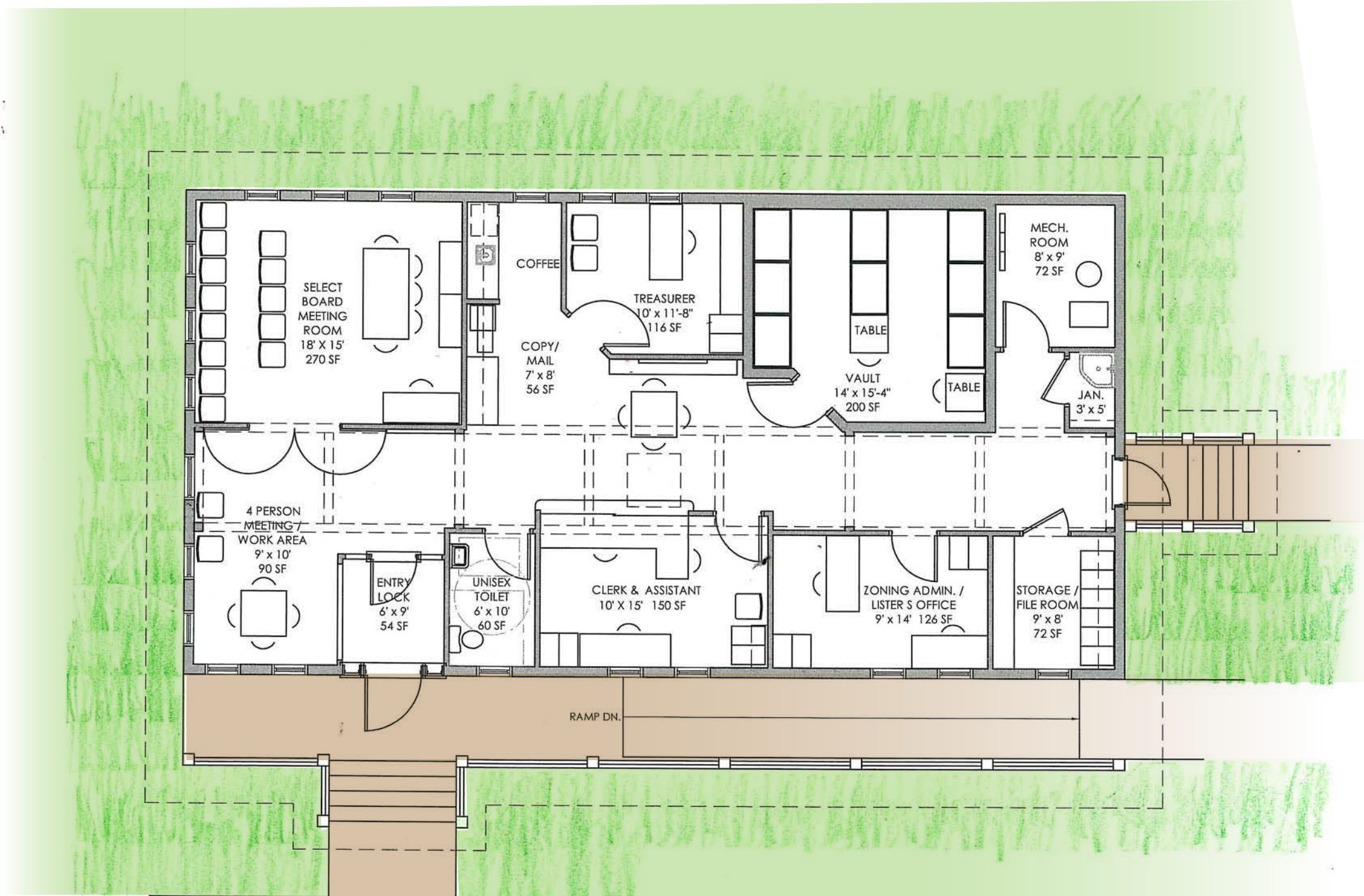
Moretown Town Office Space Program Comparison Chart - 4th Draft

| Function | Former Area | Proposed New Building Space Allocation | Notes |
|--|---------------|--|-------------------------|
| Front Office Area | 230 | 225 | |
| Clerk and Assistant | 165 | 150 | |
| Work and file area | 65 | 75 | |
| Back Office Area | 96 | 250 | |
| Treasurer | 96 | 120 | |
| Zoning Administrator/Lister | 0 | 130 | |
| 1st Lister's work area | 0 | 0 | |
| 2nd Lister's work area | 0 | 0 | |
| Other work area | 0 | 0 | |
| Meeting area | 241 | 360 | |
| 4 person meeting / work space | | 90 | |
| Selectboard room | 241 | 270 | |
| Bathrooms | 31 | 60 | |
| Unisex Public Toilet | 31 | 60 | |
| Unisex Public Toilet | | 0 | |
| Reception counter and document display area | 60 | 140 | |
| Storage | 100 | 147 | |
| Enclosed supply storage | 100 | 72 | |
| Mail processing area | | 30 | |
| Copier area with counter area | | 30 | |
| Janitor/cleaning closet | | 15 | |
| Draft lobby at main entrance | 0 | 54 | Required by energy code |
| Kitchen Corner | | 55 | |
| Net usable square feet without vault | 758 | 1291 | |
| Vault | 84 | 200 | |
| Vault work / research area | | 90 | |
| Utilities | 0 | 72 | |
| 20% Circulation and Wall Multiplier | 151.56 | 330.6 | |
| Stairs | | | |
| Lift or Elevator | | | |
| Vestibules | | | |
| Circulation and structure | | | |
| Total | 993.56 | 1983.6 | |

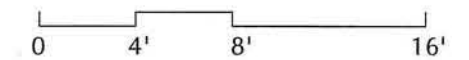


OFFICE FUNCTIONS MEETING FUNCTIONS





PROPOSED FLOOR PLAN
1984 GSF





Moretown Town Office
Moretown, Vermont

BUILDING ELEVATION FROM PARKING
June 4, 2013

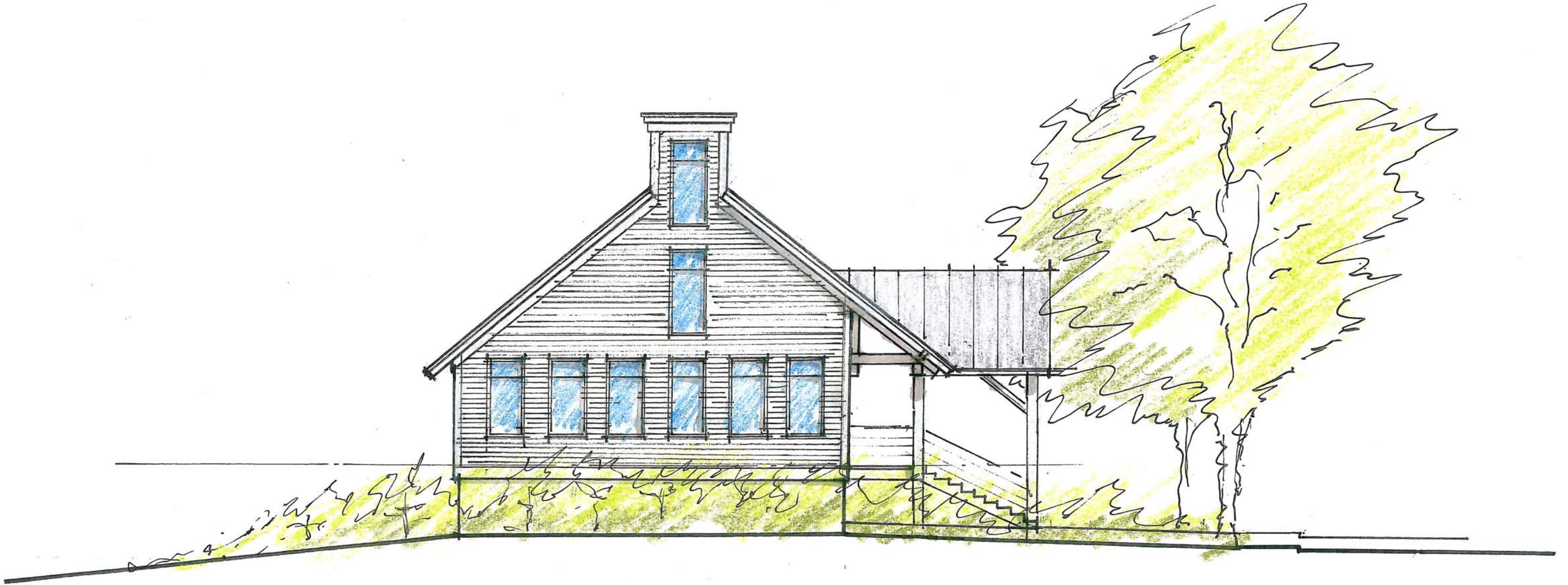
MaclayArchitects



Moretown Town Office
Moretown, Vermont

BUILDING ELEVATION FROM PARKING
May 17, 2013

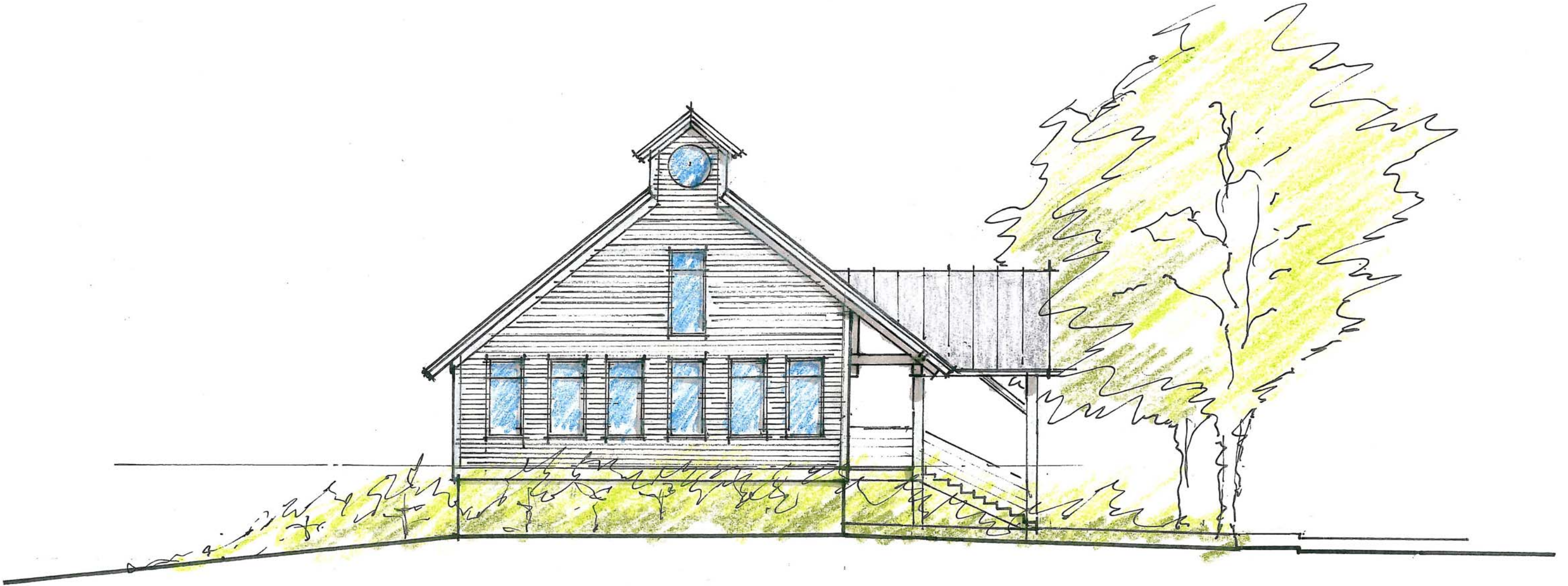
MaclayArchitects



Moretown Town Office
Moretown, Vermont

BUILDING ELEVATION FROM MAIN STREET
June 4, 2013

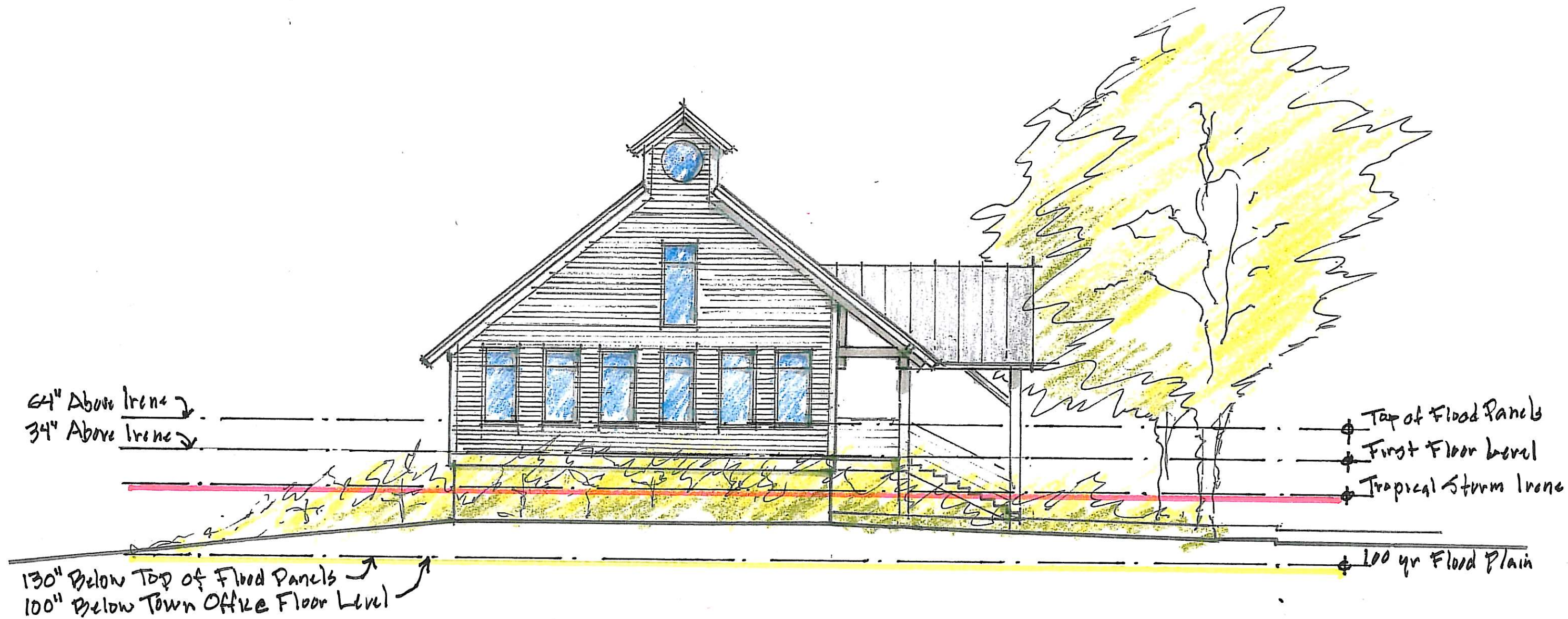
MaclayArchitects



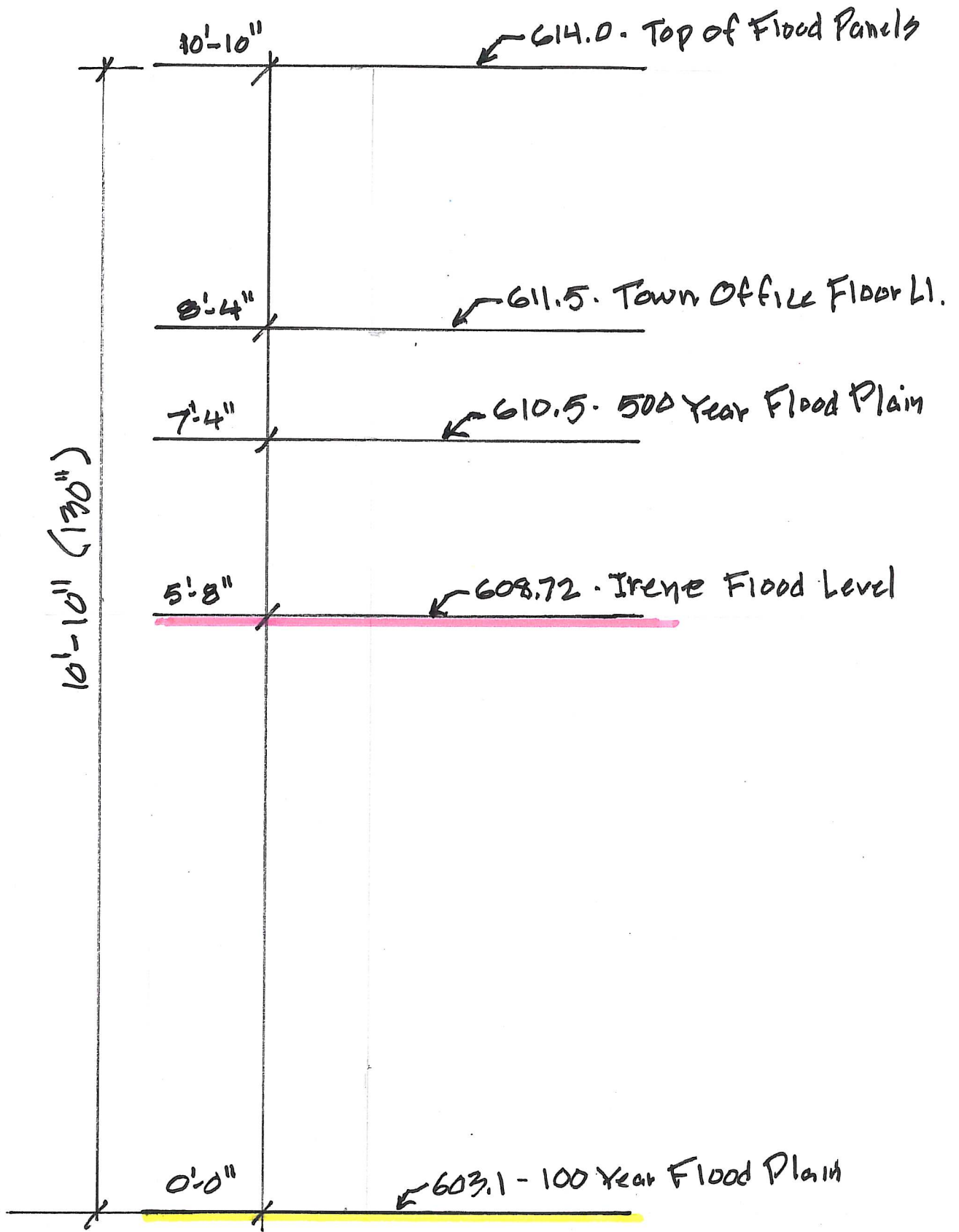
Moretown Town Office
Moretown, Vermont

BUILDING ELEVATION FROM MAIN STREET
May 17, 2013

MaclayArchitects









| Item | Description | Takeoff Qty | Total | |
|--------------------|---|-------------|-----------|--------------|
| | | | Unit Cost | Amount |
| 03 CONCRETE | | | | |
| <hr/> | | | | |
| 03-05-13.00 | Basic Concrete Materials | | | |
| <hr/> | | | | |
| 03-05-13.25 | <i>Aggregate</i> | | | |
| 0950 | Aggregate, sand, washed, for concrete, loaded at the pit, prices per C.Y., includes material only | 11.684 cy | 25.50 /cy | 298 |
| 1050 | Aggregate, stone, 3/4" to 1-1/2", prices per C.Y., includes material only | 34.91 cy | 40.50 /cy | 1,414 |
| | <i>Aggregate</i> | | | 1,712 |
| 03-05-13.80 | <i>Waterproofing And Dampproofing</i> | | | |
| n | 1200 Underslab vapor barrier, visqueen membrane to 6 mil | 1,892.82 sf | 0.14 /sf | 262 |
| | <i>Waterproofing And Dampproofing</i> 4.09 Labor hours | | | 262 |
| | Basic Concrete Materials | | | 1,973 |
| | 4.09 Labor hours | | | |
| 03-11-13.00 | Structural Cast-In-Place Concrete Forming | | | |
| <hr/> | | | | |
| 03-11-13.35 | <i>Forms In Place, Elevated Slabs</i> | | | |
| 2150 | C.I.P. concrete forms, elevated slab, flat slab with drop panels, to 15' high, 4 use, includes shoring, erecting, bracing, stripping and cleaning | 235.920 sf | 9.11 /sf | 2,149 |
| 7000 | C.I.P. concrete forms, elevated slab, edge forms, to 6" high, 4 use, includes shoring, erecting, bracing, stripping and cleaning | 62.00 lf | 5.684 /lf | 352 |
| | <i>Forms In Place, Elevated Slabs</i> 33.05 Labor hours | | | 2,501 |
| | Structural Cast-In-Place Concrete Forming | | | 2,501 |
| | 33.05 Labor hours | | | |
| 03-15-05.00 | Concrete Forming Accessories | | | |
| <hr/> | | | | |
| 03-15-05.25 | <i>Expansion Joints</i> | | | |
| n | 5500 Sawcut control joints, slab on grade | 139.00 lf | 1.012 /lf | 141 |
| | <i>Expansion Joints</i> 1.39 Labor hours 2.09 Equipment hours | | | 141 |
| 03-15-05.70 | <i>Shores</i> | | | |
| 1550 | Shores, reshoring at elevated decks, allow | 58.98 sf | 1.603 /sf | 95 |
| | <i>Shores</i> 0.90 Labor hours | | | 95 |
| | Concrete Forming Accessories | | | 235 |
| | 2.29 Labor hours 2.09 Equipment hours | | | |
| 03-21-05.00 | Reinforcing Steel Accessories | | | |
| <hr/> | | | | |
| 03-21-10.60 | <i>Reinforcing In Place</i> | | | |

| Item | Description | Takeoff Qty | Unit Cost | Total | |
|--------------------|--|-------------|---------------|--------|--------------|
| | | | | Amount | |
| 03-21-10.60 | <i>Reinforcing In Place</i> | | | | |
| 0400 | Reinforcing Steel, in place, elevated slabs, #4 to #7, A615, grade 60, incl labor for accessories, excl material for accessories | 0.83 ton | 2,315.00 /ton | 1,912 | |
| 2005 | Reinforcing in place, unloading & sorting, add to above - slabs | 0.49 ton | 50.50 /ton | 24 | |
| 2050 | Reinforcing in place, unloading & sorting, add to above - decks | 0.83 ton | 64.65 /ton | 53 | |
| 2220 | Reinforcing steel, crane cost for handling, maximum, add | 0.83 ton | 183.37 /ton | 151 | |
| | <i>Reinforcing In Place</i> | | | | 2,142 |
| | 14.803 Labor hours | | | | |
| | 0.294 Equipment hours | | | | |
| | Reinforcing Steel Accessories | | | | 2,142 |
| | 14.803 Labor hours | | | | |
| | 0.294 Equipment hours | | | | |
| 03-22-00.00 | Fabric And Grid Reinforcing | | | | |
| 03-22-05.50 | <i>Welded Wire Fabric</i> | | | | |
| 0600 | Welded wire fabric, sheets, 4 x 4 - W2.1 x W2.1 (8 x 8) 44 lb. per C.S.F., A185, incl labor for accessories, excl material for accessories | 22.044 csf | 72.00 /csf | 1,587 | |
| | <i>Welded Wire Fabric</i> | | | | 1,587 |
| | 12.162 Labor hours | | | | |
| | Fabric And Grid Reinforcing | | | | 1,587 |
| | 12.162 Labor hours | | | | |
| 03-30-00.00 | Cast-In-Place Concrete | | | | |
| 03-30-53.40 | <i>Concrete In Place</i> | | | | |
| n 3920 | Struct concrete,place,continuous strip footing (3000 psi),18"wd x 9"deep,reinforced,includes forms,reinforcing steel,concrete,placing and finishing | 3.41 cy | 370.002 /cy | 1,261 | |
| n 3935 | Struct concrete,place,continuous strip footing (3000 psi),24"wd x 12"deep,unreinforced,includes forms,reinforcing steel,concrete,placing and finishing | 24.27 cy | 240.00 /cy | 5,825 | |
| n 4200 | Structural concrete,place,free-standing wall (3000 psi),8"thick x 8'high,includes forms(4 uses),reinforcing steel,concrete,placing and finishing | 54.374 cy | 495.00 /cy | 26,915 | |
| n 4250 | Structural concrete,place,free-standing wall (3000 psi),8"thick x 14'high,includes forms(4 uses),reinforcing steel,concrete,placing and finishing | 5.82 cy | 745.00 /cy | 4,333 | |
| n 6850 | Strt concrete,place,stairs (3500 psi),3'-6"wd,cast grnd,includes forms(4 us),reinforcing steel,concrete,placing and finishing,excludes safety treads | 67.50 nose | 30.50 /nose | 2,059 | |
| 7050 | Structural concrete, in place, stair landing (3500 psi), cast on ground, includes forms(4 uses), reinforcing steel, concrete, placing and finishing | 20.00 sf | 10.50 /sf | 210 | |
| | <i>Concrete In Place</i> | | | | 40,602 |
| | 361.163 Labor hours | | | | |
| | 31.362 Equipment hours | | | | |

| Item | Description | Takeoff Qty | Unit Cost | Total | |
|--------------------|---|-------------|-----------|--------|---------------|
| | | | | Amount | |
| | <i>Septic Tanks</i> | | | | 24,614 |
| | 23.50 Labor hours | | | | |
| | 1.30 Equipment hours | | | | |
| | Utility Septic Tanks | | | | 24,614 |
| | 23.50 Labor hours | | | | |
| | 1.30 Equipment hours | | | | |
| 33-71-19.00 | Electrical Underground Ducts And Manholes | | | | |
| 33-71-19.17 | <i>Electric And Telephone Underground</i> | | | | |
| n | 5000 Elctrcl undgrn ducts and manhols,undgrn duct banks ready for concrete fill,pvc,type eb,2 @ 3"dm,includes excavation,backfill | 15.00 lf | 32.17 /lf | | 483 |
| n | 6200 Electrical underground ducts and manholes,underground duct banks,rigid galv steel,2 @ 2"diam,includes excavation,backfill | 290.00 lf | 27.34 /lf | | 7,927 |
| | <i>Electric And Telephone Underground</i> | | | | 8,410 |
| | 26.98 Labor hours | | | | |
| | Electrical Underground Ducts And Manholes | | | | 8,410 |
| | 26.98 Labor hours | | | | |
| | 33 UTILITIES | | | | 45,886 |
| | 83.86 Labor hours | | | | |
| | 3.22 Equipment hours | | | | |

Estimate Totals

| Description | Amount | Totals | Rate |
|---------------------------|-------------------|----------------|----------|
| Labor | 163,988 | | |
| Material | 231,759 | | |
| Subcontract | 171,967 | | |
| Equipment | 18,452 | | |
| Other | <u> </u> | | |
| | 586,166 | 586,166 | |
| Prime Contractor's G.C.'s | <u>70,340</u> | | 12.000 % |
| | 70,340 | 656,506 | |
| | | 656,506 | |
| Prime Contractor's Fee | <u>19,695</u> | | 3.000 % |
| | 19,695 | 676,201 | |
| Design/Trade Contingency | <u>67,620</u> | | 10.000 % |
| | 67,620 | 743,821 | |
| Total | | 743,821 | |

\$743,821 Total
\$202,298 in site and utility costs
\$541,523 in building costs

**Moretown Town Office Soft Costs
Bond Vote Budget**

Date: 28-Oct-13

Project Construction Costs **\$743,821**

Owner Costs **\$121,465**

Furnishings Fixtures & Equipment **\$2,500**

Tel systems \$1,000
IT equipment/systems \$1,500

Design and Consultant Costs **\$71,600**

Architect Phase I \$14,900
Architect Phase II \$44,500
Reimbursables (estimate) \$3,200
 Civil included
 Structural included
 Mechanical included
 Electrical included
CM/Cost Consultant (estimate) \$9,000

Administrative: **\$33,060**

Legal
Accounting
Insurance & Bonding \$6,560
Owners Rep/Project Mmanager Estimate \$26,500

Property: **\$4,000**

Bonds & Assessments
Topographic/Boundary/Aerial Survey
Environmental Impact Statements \$4,000

Financing **\$500**

Bonding \$500

Permits & Fees: **\$6,805**

L&I VT \$3,700
ANR Water/Waste Water Permits \$745
Local zoning \$360
Utility Fees \$2,000

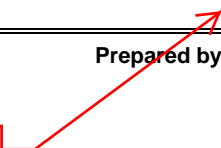
Moving Costs **\$3,000**

Movers \$3,000

Total Project Budget **\$865,286**

Prepared by Erickson Consulting

\$865,286
Total Estimated
Project Cost



New Moretown Town Office Funding Sources

| | | |
|--|------------------|---------------|
| Borrowing | \$40,000 | 4.6% |
| Insurance Settlement & Other Reserves | \$134,000 | 15.3% |
| Grant | \$700,000 | 80.1% |
| Total Funding | \$874,000 | 100.0% |

| | |
|-----------------------|------------------|
| Project Budget | \$865,286 |
|-----------------------|------------------|