

Town Hall Preliminary Cost Estimate**03 September 2004**

Space	Square Feet	Total
Current S.F. of Town Hall Facility	10,300 s.f.	
Renovation of Existing Town Hall Annex	10,300 s.f. x 105 s.f.	\$1,081,500
Renovation of Existing Police Area To New Town Hall Space	8675 x 135/ s.f.	\$1,171,125
Sub-Total Interior Renovation work		\$2,252,625.00
New Roof (EPDM)	13,260 x 8.5/s.f.	112,710.00
New Roof (Asphalt Shingle)	4682 x 7.5 s.f.	35,115.00
New Boiler System as quoted by (Summit Heavy Service Work)		77,410.00
Exterior Repointing of Masonry (Lump Sum)		35,000.00
Sitework, i.e., ramps, walls, rails		103,700.00
Asbestos Abatement of Floor Tiles, Pipes & Mastic		
Consultant Services		\$13,000
Abestos Removal		75,000.00
Sub Total		\$2,704,560
Soft Cost		
Contingency (8%)		216,365.00
Furniture Fixture Equipment (8%)		216,365.00
A/E Fees (8.5%)		248,279.00
Total (Hard & Soft Cost)		\$3,385,569
Inflation Factor (6%) / Yr.		\$203,134