



Project Budget Phase Breakdown
Dorothy Alling Memorial Library
Williston, Vermont
April 6, 2026

| CONSTRUCTION AND SITE (Hard Costs...) | | | Estimate | % of Hard Costs | % of Project Budget | |
|--|--------------------|-----------|---------------------|-----------------|---------------------|--|
| Addition (Phase 1) | | | \$6,555,681 | 49.65% | 45.36% | @11,567 sf = \$567/sf |
| Includes (Partial breakdown) | Concrete | \$219,160 | | | | Foundations, frost walls, slabs |
| | Masonry | \$308,011 | | | | Elevator shaft, stairways, brick veneer |
| | Steel | \$466,828 | | | | Framing, stairs |
| | Carpentry | \$880,184 | | | | Wall and roof framing, siding |
| | Thermal Protection | \$365,883 | | | | Insulation, roofing |
| | Doors & Windows | \$494,235 | | | | |
| | Finishes | \$497,880 | | | | Drywall, ceilings, flooring, painting |
| | Elevator | \$138,600 | | | | |
| | Sprinkler System | \$81,727 | | | | |
| | Plumbing | \$149,625 | | | | |
| | HVAC | \$971,628 | | | | |
| | Electrical | \$378,664 | | | | Power, fire alarm - No Security System |
| Building Renovation (Phase 2) | | | \$2,630,511 | 19.92% | 18.20% | HVAC, finishes, sprinkler, envelope, lighting, fire alarm @9,300 sf = \$283/sf |
| Furnishings and Equipment (Phases 1 & 2) | | | \$220,500 | 1.67% | 1.53% | |
| Library Sitework (Phase 1) | | | \$1,669,348 | 12.64% | 11.55% | Parking lot, Landscaping |
| Town Green Rejuvenation (Phase 1) | | | \$896,577 | 6.79% | 6.20% | Paths, performance space, landscaping |
| Construction Subtotal | | | \$11,972,617 | | | |
| Contingency | | | \$1,197,262 | 9.07% | 8.28% | 10% of construction cost |
| Asbestos abatement (Phase 2) | | | \$35,000 | 0.27% | 0.24% | |
| Hard Cost Subtotal | | | \$13,204,879 | | | |
| | | | | 100% | | |
| Soft Costs | | | | | | |
| Professional Fees | | | \$860,000 | | | Architectural, engineering, hazmat, geotech |
| Permit Fees | | | \$105,000 | | | Fire Safety, stormwater, local |
| Clerk of the Works | | | \$130,000 | | | |
| Miscellaneous Expenses | | | \$37,000 | | | Moving, storage, printing |
| Construction Testing Services | | | \$26,000 | | | Soils, concrete, steel connections |
| Site Investigations | | | \$24,000 | | | Surveying, soil borings |
| Builders' Risk Insurance | | | \$65,000 | | | |
| Soft Costs Subtotal | | | \$1,247,000 | 9.44% | 8.63% | |
| | | | | | 100% | |
| TOTAL PROJECT BUDGET | | | \$14,451,879 | | | |