

Project Budget Phase Breakdown
Dorothy Alling Memorial Library
Williston, Vermont
for July 29, 2026 Selectboard Meeting

CONSTRUCTION AND SITE (Hard Costs...)			Estimate	% of Hard Costs	% of Project Budget	
Addition (Phase 1)			\$3,416,303	38.65%	34.59%	@6,700 sf = \$509/sf, 7,900 sf = \$432/SF
Includes (Partial breakdown)	Concrete	\$142,040				Foundations, frost walls, slabs
	Masonry	\$0				
	Steel	\$53,000				Floor over basement, columns
	Carpentry	\$547,131				Wall and roof framing, siding, roofing, etc.
	Thermal Protection	\$265,650				Wall and roof insulation, air/vapor barriers, etc.
	Doors & Windows	\$211,560				
	Finishes	\$291,020				Drywall, ceilings, flooring, painting, trim, cabinetry
	Elevator	\$0				
	Sprinkler System	\$58,000				
	Plumbing	\$65,300				
	HVAC	\$540,000				Air-source heat pump system w/HRUs for ventilation
	Electrical	\$235,750				Power, lighting, tel/data, fire alarm - No Security System
Building Renovation (Phase 2)			\$2,856,631	32.32%	28.93%	HVAC, finishes, sprinkler, envelope, lighting, fire alarm @ 9,300 sf = \$307/sf
Library Sitework (Phase 1 & 2)			\$1,219,458	13.80%	12.35%	Excavation, underground site utilities, Library Lane rework, landscaping, etc.
Construction Subtotal			\$7,492,392			17,200 sf = \$435/SF including site costs (\$364/SF w/o site)
5% Inflation to 2027			\$374,620	4.24%	3.79%	
REVISED Construction Subtotal			\$7,867,012			
Contingency			\$786,701	8.90%	7.97%	10% of construction cost
Furnishings and Equipment (Phases 1 & 2)			\$110,000	1.24%	1.11%	
Landscaping Allowance			\$40,000	0.45%	0.41%	for rework of existing entry area
Asbestos abatement (Phase 2)			\$35,000	0.40%	0.35%	
Hard Cost Subtotal			\$8,838,713	100%		
Soft Costs						
Professional Fees			\$650,000			Arch, engineering, 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
Site Investigations			\$24,000			Surveying, soil borings
Builders' Risk Insurance			\$65,000			
Soft Costs Subtotal			\$1,037,000	11.73%	10.50%	
				100%		
TOTAL PROJECT BUDGET			\$9,875,713			(\$344,255) savings from 7.07.26 budget