

# **Town of East Hampton Town Hall & Memorial School Project Budget & Schedule Analysis**

East Hampton, CT

March 31, 2016



## Purpose of the Budget & Scope Analysis

- To review and analyze estimate of probable cost provided by Friar Associates
- Develop High-Low-Probable Budget Analysis
- Review schedule proposed by Friar Associates
- Develop realistic schedule(s) for project(s) that are associated with the High-Low-Probable Budgets



## Scope of Budget & Schedule Analysis

- Renovation and Addition to Memorial School
  - Renovation/addition to existing gym
  - Additions (14k SF & 34k SF options, depends on final Educational Specification)
  - Site modifications to improve safety
- Renovation of Existing Center School into Town Hall
  - No additions to building except sally port (Police Station) per the February 16, 2016 Working Group Meeting
  - House existing town hall departments and police station
  - If possible, house Board of Education, Probate Court and Social Services.
- Sale of Existing Town Hall





## Project Delivery Options

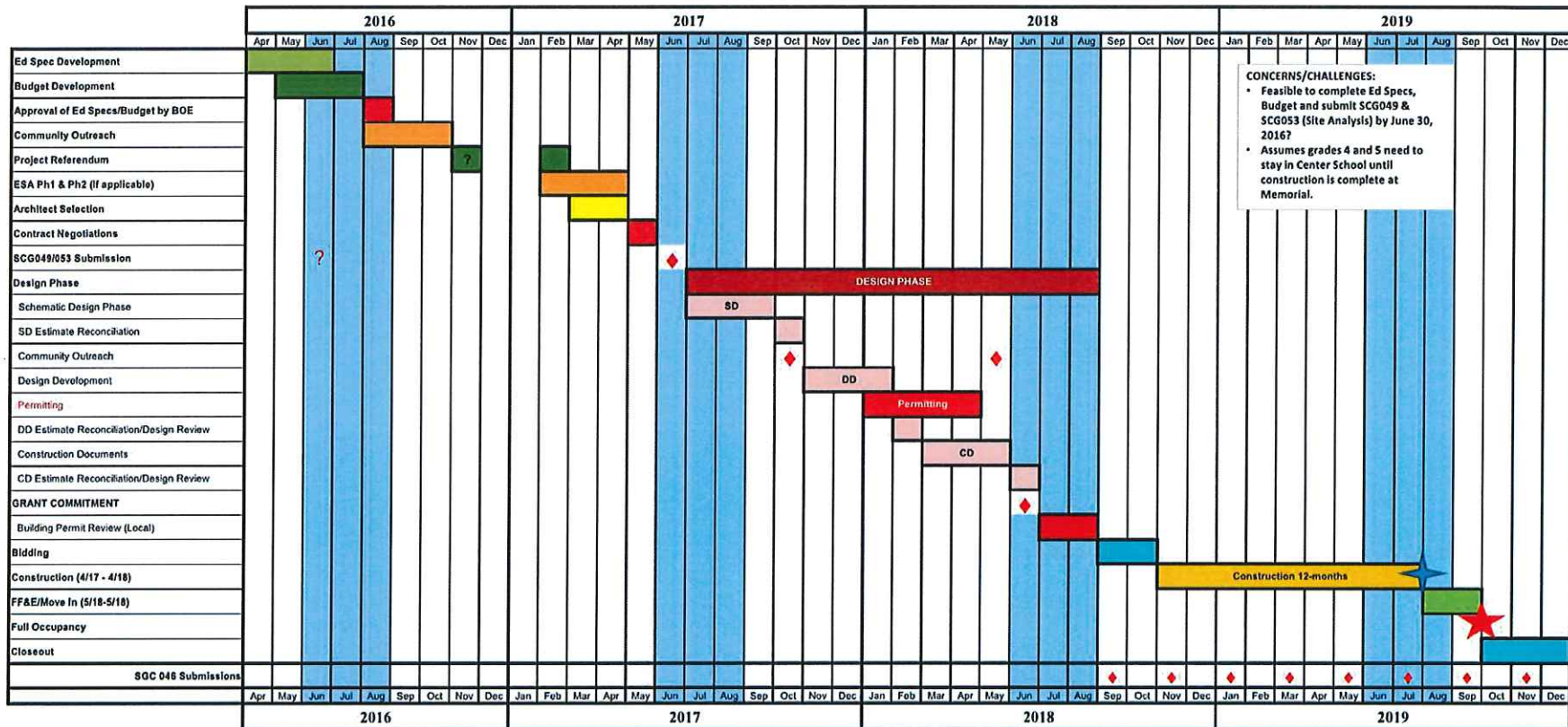
- Option 1: Proceed with both projects under one project
  - Phase 1 – Alterations/Additions to Memorial School
  - Phase 2 – Alterations/Sally Port addition to Center School
  - Phase 3 - Sale of Town Hall (and Board of Education, if applicable)
- Option 2: Concurrent projects on independent schedules
  - Assumption: Grades 4 & 5 can be absorbed into Memorial School and Middle School, respectively



# Option 1: Project Schedule (Memorial School 1<sup>st</sup>)

Town of East Hampton  
Memorial School Alteration/Addition project  
PROJECT SCHEDULE  
March 31, 2016

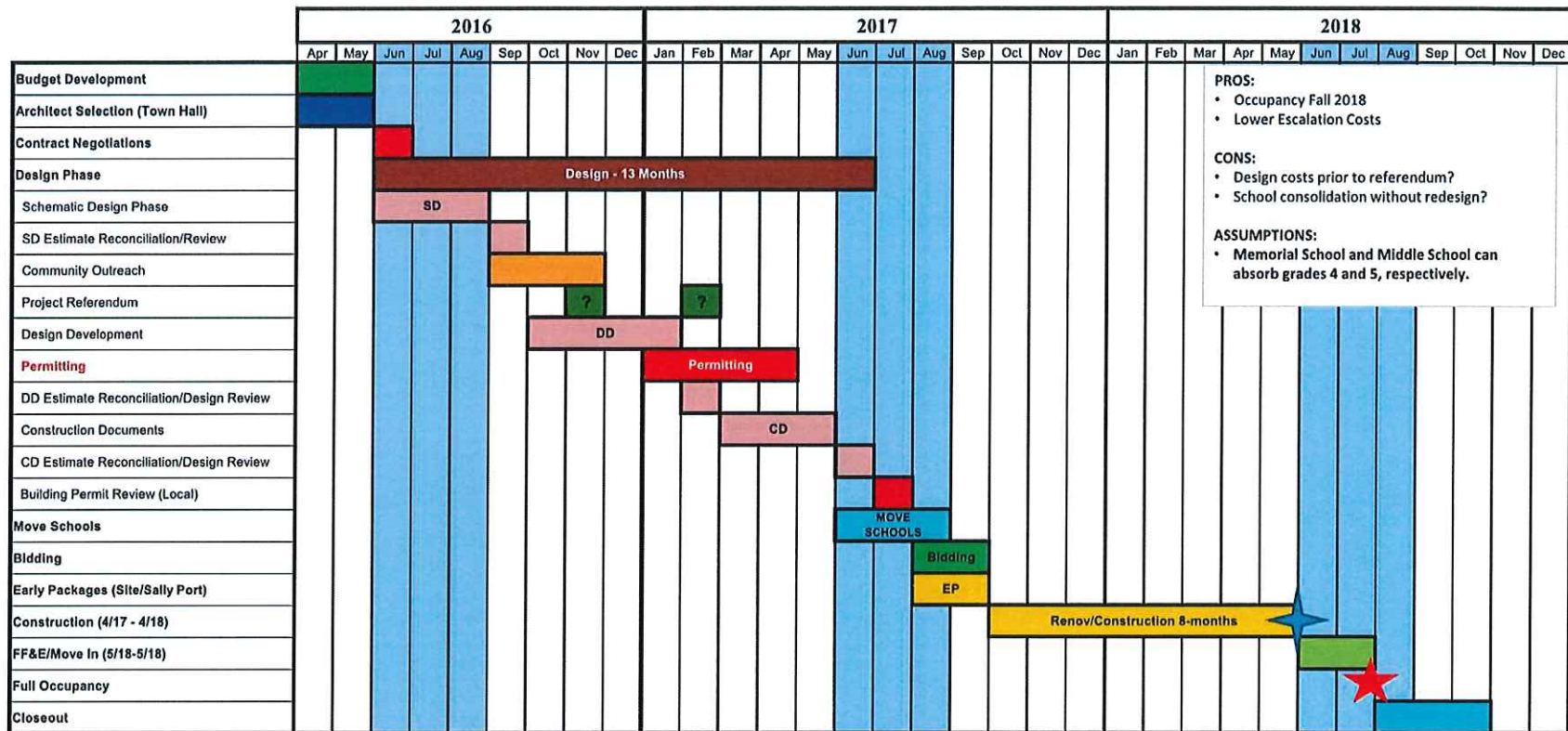
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# Option 2: Concurrent Project Schedule

Town of East Hampton  
Town Hall Relocation Project  
PROJECT SCHEDULE  
March 31, 2016

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## Pros/Cons of Schedules

- Option 1: Both Projects under one linear schedule
  - Pros
    - Grades 4 & 5 stay at Center School until Memorial School is complete
  - Cons
    - Center School renovation costs increase due to extension of schedule and ultimate escalation costs
    - Town departments and police station remain in current location for 4 more years
- Option 2: Concurrent projects on separate schedules
  - Pros
    - Projects are independent of one another
    - Town Hall project can be fast tracked and completed by Fall 2018
    - Sale of Town Hall property faster
    - Less escalation cost to Town Hall project
  - Cons
    - Unknown if efficiencies exist in Memorial and Middle Schools



## Budget Analysis Assumptions/Clarifications

- Memorial School:
  - Factored Friar's SF by 1.05 to account for exterior walls (building area vs. GSF)
  - Budgeted for both 14k SF addition and 34k SF addition
- Town Hall:
  - Did not apply additions for police and BOE
  - Did not include site development for police and BOE, nor FF&E that Friar included





# Budget Analysis – Memorial School (14k SF Addition)

## East Hampton, CT (Town of) Town Hall Relocation

Total Project Budget (Memorial School Additions and Renovations)  
3/31/16

	Probable Budget	Delta	Friar Budget
	3/31/2016		7/10/2015
\$(000) except \$/GSF			
New Construction GSF	14,700	700	14,000
Renovation GSF	6,232	297	5,935
<b>Total GSF</b>	<b>20,932</b>	<b>997</b>	<b>19,935</b>
New Construction \$/GSF	\$ 325.00	\$ -	\$ 325.00
Renovation \$/GSF	\$ 300.00	\$ (25.00)	\$ 325.00
Total Construction w/ site \$/GSF	\$ 364.14	\$ (4.75)	\$ 368.89
<b>Total Project \$/GSF</b>	<b>\$ 551.61</b>	<b>\$ 129.27</b>	<b>\$ 422.34</b>
<b>I. Building Construction</b>			
A. New Building Construction	\$ 4,777.5	\$ 227.5	\$ 4,550.0
B. Existing Building Renovations	\$ 1,869.5	\$ (59.4)	\$ 1,928.9
<b>Total Building Construction</b>	<b>6,647.0</b>	<b>\$ 168.1</b>	<b>6,478.9</b>
<b>II. Related Construction</b>			
A. Sitework	875.0	0.0	875.0
1. Site Prop.	incl. w/ site	0.0	assumed w/ site
2. Drives, Paths & Plazas	incl. w/ site	0.0	assumed w/ site
3. Parking	incl. w/ site	0.0	assumed w/ site
4. Site Improvements	incl. w/ site	0.0	assumed w/ site
5. Landscape & Planting	incl. w/ site	0.0	assumed w/ site
6. Building Demolition	not included	0.0	??
7. Athletic Fields	not included	0.0	??
8. Wetlands Mitigation	not included	0.0	??
B. Site Utility Systems			
1. Water & Fire Protection	not included	0.0	assumed w/ site
2. Sanitary Sewer	not included	0.0	assumed w/ site
3. Storm Sewer	incl. w/ site	0.0	assumed w/ site
4. Electric	incl. w/ site	0.0	assumed w/ site
5. Data & Communications	not included	0.0	assumed w/ site
6. Site Lighting	incl. w/ site	0.0	assumed w/ site
7. Gas	not included	0.0	??
8. Steam	not included	0.0	??
9. Chilled Water	not included	0.0	??
C. Hazardous Materials	100.0	100.0	not included
<b>Total Related Construction</b>	<b>975.0</b>	<b>100.0</b>	<b>875.0</b>
<b>Total Construction</b>	<b>\$ 7,622.0</b>	<b>\$ 268.1</b>	<b>\$ 7,353.9</b>
<b>III. Furniture, Fixtures &amp; Equipment (FF&amp;E)</b>			
A. Loose Furnishings	275.0	(25.0)	300.0
B. Program Related Equipment	inc. w/ above	0.0	assumed w/ above
C. Data Equipment	inc. w/ above	0.0	assumed w/ above
D. Telecommunications Equipment	inc. w/ above	0.0	assumed w/ above
E. Audio/Visual Equipment	inc. w/ above	0.0	assumed w/ above
F. Specialty Signage	inc. w/ above	0.0	assumed w/ above
<b>Total FF &amp; E</b>	<b>275.0</b>	<b>(25.0)</b>	<b>300.0</b>

## East Hampton, CT (Town of) Town Hall Relocation

Total Project Budget (Memorial School Additions and Renovations)  
3/31/16

	Probable Budget	Delta	Friar Budget
	3/31/2016		7/10/2015
\$(000) except \$/GSF			
<b>IV. Fees and Expenses</b>			
A. Fees			0.0
1. Existing Conditions & Space Program			0.0
2. Architect	513.3	513.3	w/ construction
a. Structural Eng.	w/ architect	0.0	w/ construction
b. MEP Eng.	w/ architect	0.0	w/ construction
c. Civil Eng.	w/ architect	0.0	w/ construction
d. Landscape Arch.	w/ architect	0.0	w/ construction
e. Interior/Furniture Designer	w/ architect	0.0	w/ construction
f. Code	w/ architect	0.0	w/ construction
g. Lighting	w/ architect	0.0	w/ construction
h. Acoustical	w/ architect	0.0	w/ construction
i. Signage	w/ architect	0.0	w/ construction
j. Referendum Services	w/ architect	0.0	w/ construction
k. LEED Designer	w/ architect	0.0	w/ construction
3. Special Consultants			
a. Haz. Mat. Consultant	35.0	35.0	w/ construction
b. Audio/Visual	w/ architect	0.0	w/ construction
c. Computer/Info. Systems	w/ architect	0.0	w/ construction
d. Geo-Tech	5.0	5.0	w/ construction
e. Traffic	not included	0.0	w/ construction
f. Ecologist/Soil Sample	5.0	5.0	w/ construction
g. Peer Reviews	5.0	5.0	w/ construction
h. Green Building Consultant	w/ architect	0.0	w/ construction
4. Project Management	300.0	300.0	w/ construction
5. Building Commissioning	25.0	25.0	w/ construction
6. Owner's Cost Estimator	35.0	35.0	w/ construction
7. Owner's Legal Fees	15.0	15.0	w/ construction
8. Site Survey	15.0	15.0	w/ construction
9. Utility Assessment	5.0	5.0	w/ construction
<b>Sub-total Fees</b>	<b>958.3</b>	<b>958.3</b>	<b>-</b>
B. Expenses			
1. Owner's Insurance	10.2	10.2	w/ construction
2. Permits	1.8	1.8	w/ construction
3. Printing	10.0	10.0	w/ construction
4. Construction Utilities Use	80.0	80.0	w/ construction
5. Site Borings	w/ geotech	0.0	w/ construction
6. Materials Testing	80.0	80.0	w/ construction
7. Special Inspections	18.0	18.0	w/ construction
8. Consultant Reimbursables	45.0	45.0	w/ construction
9. Moving/Relocation	175.0	175.0	w/ construction
10. Physical Plant Expenses	5.0	5.0	w/ construction
11. Misc. Expenses	15.0	15.0	w/ construction
12. Advertising	2.5	2.5	w/ construction
13. Temporary Space/Operations	N/A	0.0	w/ construction
14. Financing Costs/Bond Origination	150.0	150.0	w/ construction
15. Site Acquisition	51.0	51.0	N/A
<b>Sub-total Expenses</b>	<b>643.4</b>	<b>643.4</b>	<b>-</b>
<b>Total Fees and Expenses</b>	<b>1,601.7</b>	<b>1,601.7</b>	<b>-</b>
<b>V. Contingency</b>			
A. Construction	338.5	338.5	not included
B. Owner's Project	427.4	427.4	not included
<b>Total Contingency</b>	<b>765.9</b>	<b>765.9</b>	<b>-</b>
<b>VI. Inflation - 2019 Construction (3yr)</b>	<b>1,281.7</b>	<b>516.3</b>	<b>765.4</b>
<b>Total Project</b>	<b>\$ 11,546.3</b>	<b>\$ 3,127.0</b>	<b>\$ 8,419.3</b>

# Budget Analysis – Memorial School (14k SF Addition)

## East Hampton, CT (Town of) Town Hall Relocation

Total Project Budget (Memorial School Additions and Renovations, 14k SF)

3/31/16

	Probable Budget	Delta	Friar Budget
	3/31/2016		7/10/2015
\$(000) except \$/GSF			
New Construction GSF	14,700	700	14,000
Renovation GSF	6,232	297	5,935
<b>Total GSF</b>	<b>20,932</b>	<b>997</b>	<b>19,935</b>
New Construction \$/GSF	\$ 325.00	\$ -	\$ 325.00
Renovation \$/GSF	\$ 300.00	\$ (25.00)	\$ 325.00
Total Construction w/ site \$/GSF	\$ 364.14	\$ (4.75)	\$ 368.89
<b>Total Project \$/GSF</b>	<b>\$ 551.61</b>	<b>\$ 129.27</b>	<b>\$ 422.34</b>
<b>I. Building Construction</b>			
<b>Total Building Construction</b>	<b>6,647.0</b>	<b>\$ 168.1</b>	<b>6,478.9</b>
<b>II. Related Construction</b>			
<b>Total Related Construction</b>	<b>975.0</b>	<b>100.0</b>	<b>875.0</b>
<b>Total Construction</b>	<b>\$ 7,622.0</b>	<b>268.1</b>	<b>\$ 7,353.9</b>
<b>III. Furniture, Fixtures &amp; Equipment (FF&amp;E)</b>		0.0	
<b>Total FF &amp; E</b>	<b>275.0</b>	<b>(25.0)</b>	<b>300.0</b>
<b>IV. Fees and Expenses</b>		0.0	
Sub-total Expenses	643.4	643.4	-
<b>Total Fees and Expenses</b>	<b>1,601.7</b>	<b>1,601.7</b>	<b>-</b>
<b>V. Contingency</b>			
A. Construction	338.5	338.5	not included
B. Owner's Project	427.4	427.4	not included
<b>Total Contingency</b>	<b>765.9</b>	<b>765.9</b>	<b>-</b>
<b>VI. Inflation - 2019 Construction (3yr)</b>	<b>1,281.7</b>	<b>516.3</b>	<b>765.4</b>
<b>Total Project</b>	<b>\$ 11,546.3</b>	<b>\$ 3,127.0</b>	<b>\$ 8,419.3</b>

# Budget Analysis – Memorial School (34k SF Addition)

East Hampton, CT (Town of)  
Town Hall Relocation  
Total Project Budget (Memorial School Additions and Renovations)  
3/31/16

	Probable Budget
	3/31/2016
\$(000) except \$/GSF	
New Construction GSF	35,700
Renovation GSF	6,232
<b>Total GSF</b>	<b>41,932</b>
New Construction \$/GSF	\$ 325.00
Renovation \$/GSF	\$ 300.00
Total Construction w/ site \$/GSF	\$ 344.54
<b>Total Project \$/GSF</b>	<b>\$ 470.35</b>
<b>I. Building Construction</b>	
A. New Building Construction	\$ 11,602.5
B. Existing Building Renovations	\$ 1,869.5
<b>Total Building Construction</b>	<b>13,472.0</b>
<b>II. Related Construction</b>	
A. Sitework	875.0
1 Site Prep	Incl. w/ site
2 Drives, Paths & Plazas	Incl. w/ site
3 Parking	Incl. w/ site
4 Site Improvements	Incl. w/ site
5 Landscape & Planting	Incl. w/ site
6 Building Demolition	not included
7 Athletic Fields	not included
8 Wetlands Mitigation	not included
B. Site Utility Systems	
1 Water & Fire Protection	not included
2 Sanitary Sewer	not included
3 Storm Sewer	Incl. w/ site
4 Electric	Incl. w/ site
5 Data & Communications	not included
6 Site Lighting	Incl. w/ site
7 Gas	not included
8 Steam	not included
9 Chilled Water	not included
C. Hazardous Materials	100.0
<b>Total Related Construction</b>	<b>975.0</b>
<b>Total Construction</b>	<b>\$ 14,447.0</b>
<b>III. Furniture, Fixtures &amp; Equipment (FF&amp;E)</b>	
A. Loose Furnishings	275.0
B. Program Related Equipment	Incl. w/ above
C. Data Equipment	Incl. w/ above
D. Telecommunications Equipment	Incl. w/ above
E. Audio/Visual Equipment	Incl. w/ above
F. Specialty Signage	Incl. w/ above
<b>Total FF &amp; E</b>	<b>275.0</b>

East Hampton, CT (Town of)  
Town Hall Relocation  
Total Project Budget (Memorial School Additions and Renovations)  
3/31/16

	Probable Budget
	3/31/2016
\$(000) except \$/GSF	
<b>IV. Fees and Expenses</b>	
A. Fees	
1 Existing Conditions & Space Program	
2 Architect	956.9
a Structural Eng.	w/ architect
b MEP Eng.	w/ architect
c Civil Eng.	w/ architect
d Landscape Arch.	w/ architect
e Interior/Furniture Designer	w/ architect
f Code	w/ architect
g Lighting	w/ architect
h Acoustical	w/ architect
i Signage	w/ architect
j Referendum Services	w/ architect
k LEED Designer	w/ architect
3 Special Consultants	
a Haz. Mat. Consultant	35.0
b Audio/Visual	w/ architect
c Computer/Info. Systems	w/ architect
d Geo-Tech	5.0
e Traffic	not included
f Ecologist/Soil Sample	5.0
g Peer Reviews	5.0
h Green Building Consultant	w/ architect
4 Project Management	300.0
5 Building Commissioning	25.0
6 Owner's Cost Estimator	35.0
7 Owner's Legal Fees	15.0
8 Site Survey	15.0
9 Utility Assessment	5.0
<b>Sub-total Fees</b>	<b>1,401.9</b>
B. Expenses	
1 Owner's Insurance	10.2
2 Permits	1.8
3 Printing	10.0
4 Construction Utilities Use	80.0
5 Site Borings	w/ geotech
6 Materials Testing	80.0
7 Special Inspections	18.0
8 Consultant Reimbursables	45.0
9 Moving/Relocation	175.0
10 Physical Plant Expenses	5.0
11 Misc. Expenses	15.0
12 Advertising	2.5
13 Temporary Space/Operations	N/A
14 Financing Costs/Bond Origination	150.0
15 Site Acquisition	51.0
<b>Sub-total Expenses</b>	<b>643.4</b>
<b>Total Fees and Expenses</b>	<b>2,045.3</b>
<b>V. Contingency</b>	
A. Construction	338.5
B. Owner's Project	427.4
<b>Total Contingency</b>	<b>765.9</b>
<b>VI. Inflation - 2019 Construction (3yr)</b>	<b>2,189.3</b>
<b>Total Project</b>	<b>\$ 19,722.5</b>



# Budget Analysis – Memorial School (34k SF Addition)

## East Hampton, CT (Town of) Town Hall Relocation

### Total Project Budget (Memorial School Additions and Renovations)

3/31/16

	Probable Budget
	3/31/2016
\$(000) except \$/GSF	
New Construction GSF	35,700
Renovation GSF	6,232
<b>Total GSF</b>	<b>41,932</b>
New Construction \$/GSF	\$ 325.00
Renovation \$/GSF	\$ 300.00
Total Construction w/ site \$/GSF	\$ 344.54
<b>Total Project \$/GSF</b>	<b>\$ 470.35</b>
<b>I. Building Construction</b>	
<b>Total Building Construction</b>	<b>13,472.0</b>
<b>II. Related Construction</b>	
<b>Total Related Construction</b>	<b>975.0</b>
<b>Total Construction</b>	<b>\$ 14,447.0</b>
<b>III. Furniture, Fixtures &amp; Equipment (FF&amp;E)</b>	
<b>Total FF &amp; E</b>	<b>275.0</b>
<b>IV. Fees and Expenses</b>	
Sub-total Expenses	643.4
<b>Total Fees and Expenses</b>	<b>2,045.3</b>
<b>V. Contingency</b>	
A. Construction	338.5
B. Owner's Project	427.4
<b>Total Contingency</b>	<b>765.9</b>
<b>VI. Inflation - 2019 Construction (3yr)</b>	<b>2,189.3</b>
<b>Total Project</b>	<b>\$ 19,722.5</b>



East Hampton, CT (Town of)  
Town Hall Relocation  
Total Project Budget (Town Hall to Center School Only)  
3/31/16

Total Project Budget (Town Hall to Center School Only)		East Hampton, CT (Town of Town Hall Relocation Total Project Budget (Town Hall to Center School Only)	
3/31/16		3/31/16	
Probable Budget		Probable Budget	
\$ (000) except \$/GSF		\$ (000) except \$/GSF	
3/31/2016		3/31/2016	
New Construction GSF	543	IV. Fees and Expenses	
Renovation GSF	43,400	A. Fees	
<b>Total GSF</b>	<b>43,943</b>	1 Existing Conditions & Space Program	
New Construction \$/GSF	\$ 375.00	2 Architect	1,181.9
Renovation \$/GSF	\$ 350.00	a Structural Eng.	w/ architect
Total Construction w/ site \$/GSF	\$ 362.26	b MEP Eng.	w/ architect
<b>Total Project \$/GSF</b>	<b>\$ 524.40</b>	c Civil Eng.	w/ architect
		d Landscape Arch.	w/ architect
		e Interior/Furniture Designer	w/ architect
		f Code	w/ architect
		g Lighting	w/ architect
		h Acoustical	w/ architect
		i Signage	w/ architect
		j Referendum Services	w/ architect
		k LEED Designer	w/ architect
		3 Special Consultants	
		a Haz. Mat. Consultant	85.0
		b Audio/Visual	w/ architect
		c Computer/Info. Systems	w/ architect
		d Geo-Tech	5.0
		e Traffic	15.0
		f Ecologist/Soil Sample	5.0
		g Peer Reviews	2.5
		h Green Building Consultant	w/ architect
		4 Project Management	325.0
		5 Building Commissioning	45.0
		6 Owner's Cost Estimator	30.0
		7 Owner's Legal Fees	50.0
		8 Site Survey	20.0
		9 Utility Assessment	25.0
		<b>Sub-total Fees</b>	<b>1,789.4</b>
		B. Expenses	
		1 Owner's Insurance	22.5
		2 Permits	3.9
		3 Printing	10.0
		4 Construction Utilities Use	80.0
		5 Site Borings	w/ geotech
		6 Materials Testing	8.0
		7 Special Inspections	18.0
		8 Consultant Reimbursables	45.0
		9 Moving/Relocation	175.0
		10 Physical Plant Expenses	5.0
		11 Misc. Expenses	15.0
		12 Advertising	2.5
		13 Temporary Space/Operations	N/A
		14 Financing Costs/Bond Origination	150.0
		15 Site Acquisition	51.0
		16 Sale of Town Hall	(1,000.0)
		<b>Sub-total Expenses</b>	<b>(342.0)</b>
		<b>Total Fees and Expenses</b>	<b>1,447.4</b>
I. <u>Building Construction</u>			
A. New Building Construction	\$ 203.6		
B. Existing Building Renovations	\$ 15,190.8		
<b>Total Building Construction</b>	<b>15,393.6</b>		
II. <u>Related Construction</u>			
A. Sitework	125.0		
1 Site Prep.	incl. w/ site		
2 Drives, Paths & Plazas	incl. w/ site		
3 Parking	incl. w/ site		
4 Site Improvements	incl. w/ site		
5 Landscape & Planning	incl. w/ site		
6 Building Demolition	not included		
7 Athletic Fields	not included		
8 Wetlands Mitigation	not included		
B. Site Utility Systems			
1 Water & Fire Protection	75.0		
2 Sanitary Sewer	25.0		
3 Storm Sewer	25.0		
4 Electric	25.0		
5 Data & Communications	not included		
6 Site Lighting	150.0		
7 Gas	not included		
8 Steam	not included		
9 Chilled Water	not included		
C. Hazardous Materials	100.0		
<b>Total Related Construction</b>	<b>525.0</b>		
<b>Total Construction</b>	<b>\$ 15,918.6</b>		
III. <u>Furniture, Fixtures &amp; Equipment (FF&amp;E)</u>			
A. Loose Furnishings	2,000.0		
B. Program Related Equipment	incl. above		
C. Data Equipment	incl. above		
D. Telecommunications Equipment	265.0		
E. Audio/Visual Equipment	incl. above		
F. Specialty Signage	incl. above		
<b>Total FF &amp; E</b>	<b>2,265.0</b>		

East Hampton, CT (Town of)				
Town Hall Relocation				
Total Project Budget (Town Hall to Center School Only)				
3/31/16		Probable Budget	Delta	Friar Budget
\$(000) except \$/GSF		3/31/2016		7/10/2015
V.	Contingency			
A.	Construction	752.8	753	not included
B.	Owner's Project	921.6	922	not included
	Total Contingency	1,674.4	1,674	not included
VI.	Inflation - 2018 Construction (2yr)	1,738.5	772	966.5
	Total Project	\$ 23,043.9	\$ 10,227.5	\$ 12,816.4
VI.	Inflation - 2020 Construction (4yr)	\$ 3,373.1	1,243	2,130.1
	Total Project	\$ 24,678.5	\$ 10,699.9	\$ 13,978.6
	Additional Cost to Wall for School Project	\$ 1,634.6	\$	\$ 1,163.2

# Budget Analysis – Town Hall

East Hampton, CT (Town of)

Town Hall Relocation

Total Project Budget (Town Hall to Center School Only)

3/31/16

	Probable Budget	Delta	Friar Budget
	3/31/2016		7/10/2015
<i>\$(000) except \$/GSF</i>			
New Construction GSF	543		543
Renovation GSF	43,400		43,400
<b>Total GSF</b>	<b>43,943</b>		<b>43,943</b>
New Construction \$/GSF	\$ 375.00	\$ 50.00	\$ 325.00
Renovation \$/GSF	\$ 350.00	\$ 125.00	\$ 225.00
Total Construction w/ site \$/GSF	\$ 362.26	\$ 128.08	\$ 234.18
<b>Total Project \$/GSF</b>	<b>\$ 524.40</b>	<b>\$ 232.74</b>	<b>\$ 291.66</b>
<b>I. Building Construction</b>			
<b>Total Building Construction</b>	<b>15,393.6</b>		<b>9,941.5</b>
<b>II. Related Construction</b>			
<b>Total Related Construction</b>	<b>525.0</b>	<b>176.0</b>	<b>349.0</b>
<b>Total Construction</b>	<b>\$ 15,918.6</b>	<b>5,628</b>	<b>\$ 10,290.5</b>
<b>III. Furniture, Fixtures &amp; Equipment (FF&amp;E)</b>			
<b>Total FF &amp; E</b>	<b>2,265.0</b>	<b>\$ 15.0</b>	<b>2,250.0</b>
<b>IV. Fees and Expenses</b>			
<b>Total Fees and Expenses</b>	<b>1,447.4</b>	<b>2,138.4</b>	<b>(691.0)</b>
<b>V. Contingency</b>			
A. Construction	752.8	753	not included
B. Owner's Project	921.6	922	not included
<b>Total Contingency</b>	<b>1,674.4</b>	<b>1,674</b>	<b>not included</b>
<b>VI. Inflation - 2018 Construction (2yr)</b>	<b>1,738.5</b>	<b>772</b>	<b>966.9</b>
<b>Total Project</b>	<b>\$ 23,043.9</b>	<b>\$ 10,227.5</b>	<b>\$ 12,816.4</b>
<b>VI. Inflation - 2020 Construction (4yr)</b>	<b>3,373.1</b>	<b>1,243</b>	<b>2,130.1</b>
<b>Total Project</b>	<b>\$ 24,678.5</b>	<b>\$ 10,698.9</b>	<b>\$ 13,979.6</b>
<b>Additional Cost to Wait for School Project</b>	<b>\$ 1,634.6</b>	<b>\$</b>	<b>\$ 1,163.2</b>



## Budget Analysis – Summary

### OPTION 1A - PROCEED WITH BOTH PROJECTS AS ONE PROJECT

Memorial School Total Project Budget (14k SF Addition)	\$11,546,265
Town Hall Renovations Total Project Budget	\$24,678,514
<b>OPTION 1A - TOTAL PROJECT BUDGET</b>	<b>\$36,224,779</b>

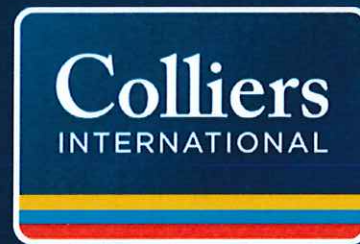
### OPTION 1B - PROCEED WITH BOTH PROJECTS AS ONE PROJECT

Memorial School Total Project Budget (34k SF Addition)	\$19,722,490
Town Hall Renovations Total Project Budget	\$24,678,514
<b>OPTION 1B - TOTAL PROJECT BUDGET</b>	<b>\$44,401,004</b>

### OPTION 2 - PROCEED WITH TOWN HALL IMMEDIATELY (MEMORIAL SCHOOL OPTIONS SAME)

Town Hall Renovations Total Project Budget (Early Completion)	\$23,043,914
<b>OPTION 2 - TOTAL PROJECT BUDGET</b>	<b>\$23,043,914</b>





Accelerating success.