



State of Vermont

Department of Buildings & General Services
Agency of Administration

Facilities Division
Two Aiken Avenue

MEMO:

To: Members of the Committee:
Senator Phil Scott
Senator Richard Mazza - __
Senator George Coppenrath
Representative. Alice Emmons
Representative. Daryl Pillsbury
Representative Warren Kitzmiller
Kermit Spaulding, Sergeant At Arms
Eugenia Robbins, Friends of State House
Heather Shouldice, Chair, Capitol Complex Commission
David Donath, Chair, Advisory Council on Historic Preservation
Commissioner Tasha Wallis

From: Tricia Harper, Architect, Project Manager *PH*

Date: January 13, 2006

Subject: Preliminary Construction Cost Estimate as Requested by the Committee
for the State House Expansion & Renovations Options

The State House base estimate numbers are taken from Finegold Alexander + Associates (FAA), estimating consultant Hanscomb Inc., Construction Cost Summary report of March of 2002 for the State House Expansion and Renovation.

The figures below reflect a construction contingency/escalation increase of 32%. A factor of 1.32 has been multiplied into FAA 2002 Cost Summary square footage number. To date, construction costs have escalated approximately 12% since the completion of the 2002 Cost Summary Report. (The 12% cost escalation number was calculated from RS Means Cost Data.) Assuming a theoretical construction date of 2009, construction costs are projected to escalate 20%, bringing the total square footage construction cost increase to 32% (or 1.32) from our base estimate number of 2002.

2002 estimate for renovation of existing space	= \$83 per sf. x 1.32 (C/E) = \$110 sf
2002 estimate for addition on top of existing structure	= \$270 per sf x 1.32 (C/E) = \$356 sf

Preliminary Cost Estimate for Drawings A-1, A-2, & A-3 of 1/13/06 :

Existing House Committee Rm. Renovations:

Scope of work includes renovation of annex committee rooms (30's & 40's) into larger meeting rooms with mechanical upgrades to the heating & ventilating systems:

11,500 x \$110 sf = \$1,250,000

TOTAL =\$1,250,000

Addition of 3rd Floor Cafeteria & Renovation of 2nd Floor for House Committee Rooms:

Renovate existing cafeteria kitchen & dining area for new house committee rooms.

8,542 sf x \$110 sf = \$940,000

Construct new 3rd floor above existing cafeteria. At 3rd floor construct new expanded kitchen & dining space. Provide dividers in new cafeteria to allow for off-hours dining area to be divided for meeting space.

9,000 sf x \$356 sf = \$3,200,000

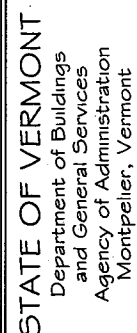
Kitchen Fit-Up = \$250,000

Construct new fire egress stair at east side of cafeteria. 750sf x \$356 sf = \$240,000

Construct new circulation stair connecting new 3rd flr to 2nd to Mezz. to 1st floor
Allowing for kitchen stair to be used as service stair 112sf x 3flrs x \$356 = \$120,000

TOTAL \$4,750,000

GRAND TOTAL: \$6,000,000

STATE HOUSE EXPANSION
AND RENOVATION PROJECT
FIRST FLOOR

REVISIONS

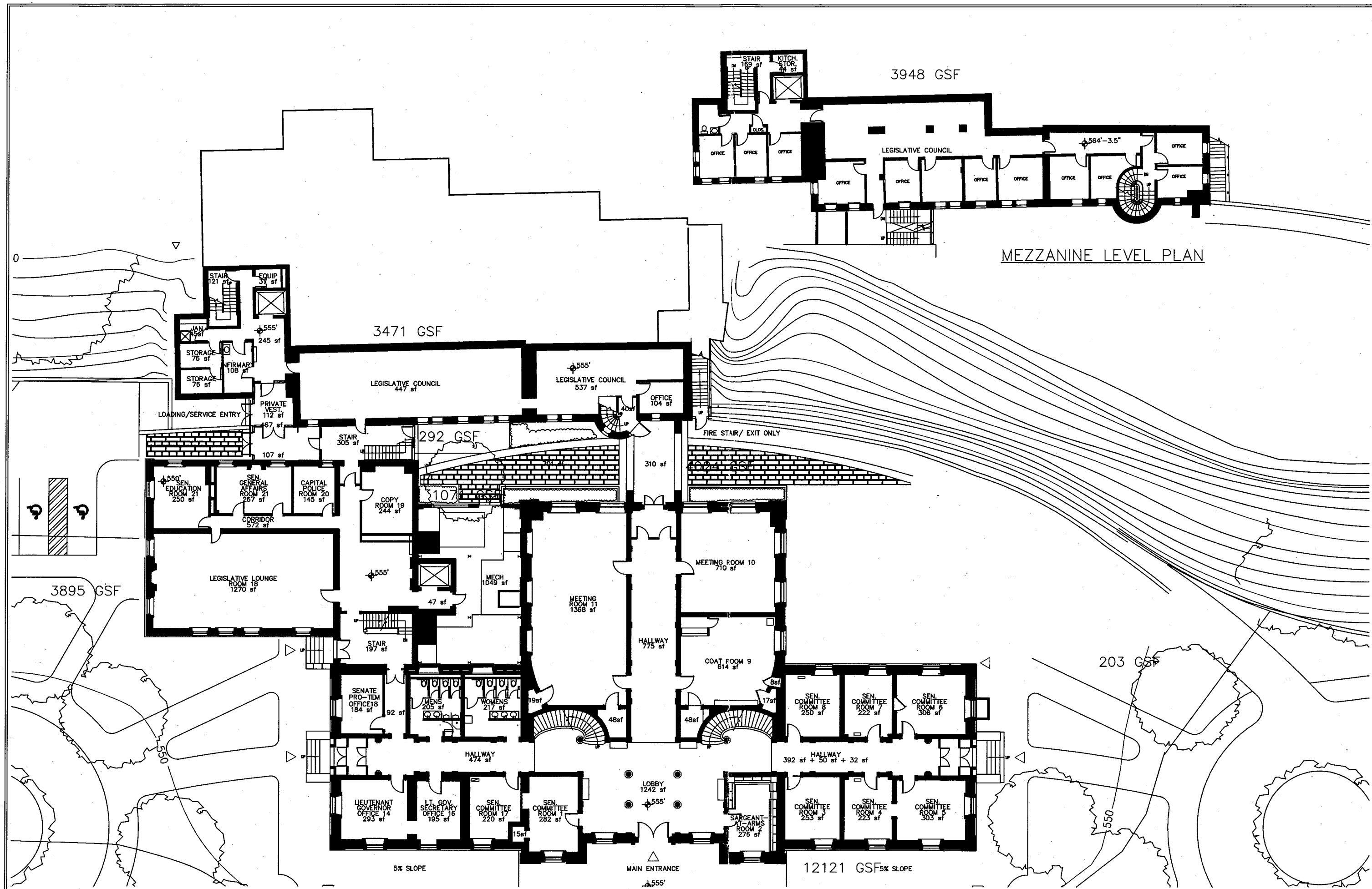
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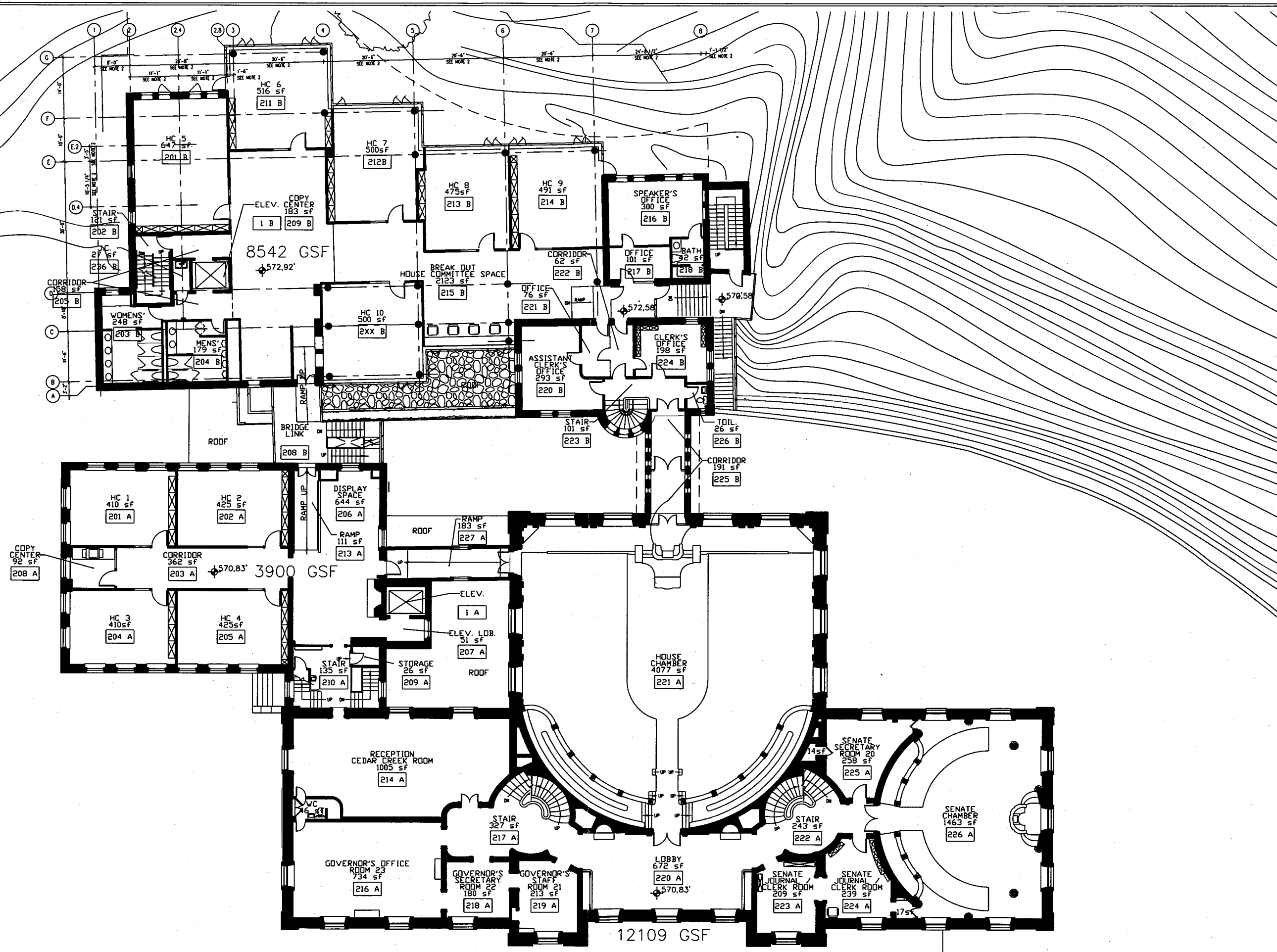
STATE HOUSE
EXPANSION AND
RENOVATION
PROJECT

FIRST
FLOOR

A-1

1 OF 3





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Montpelier, Vermont

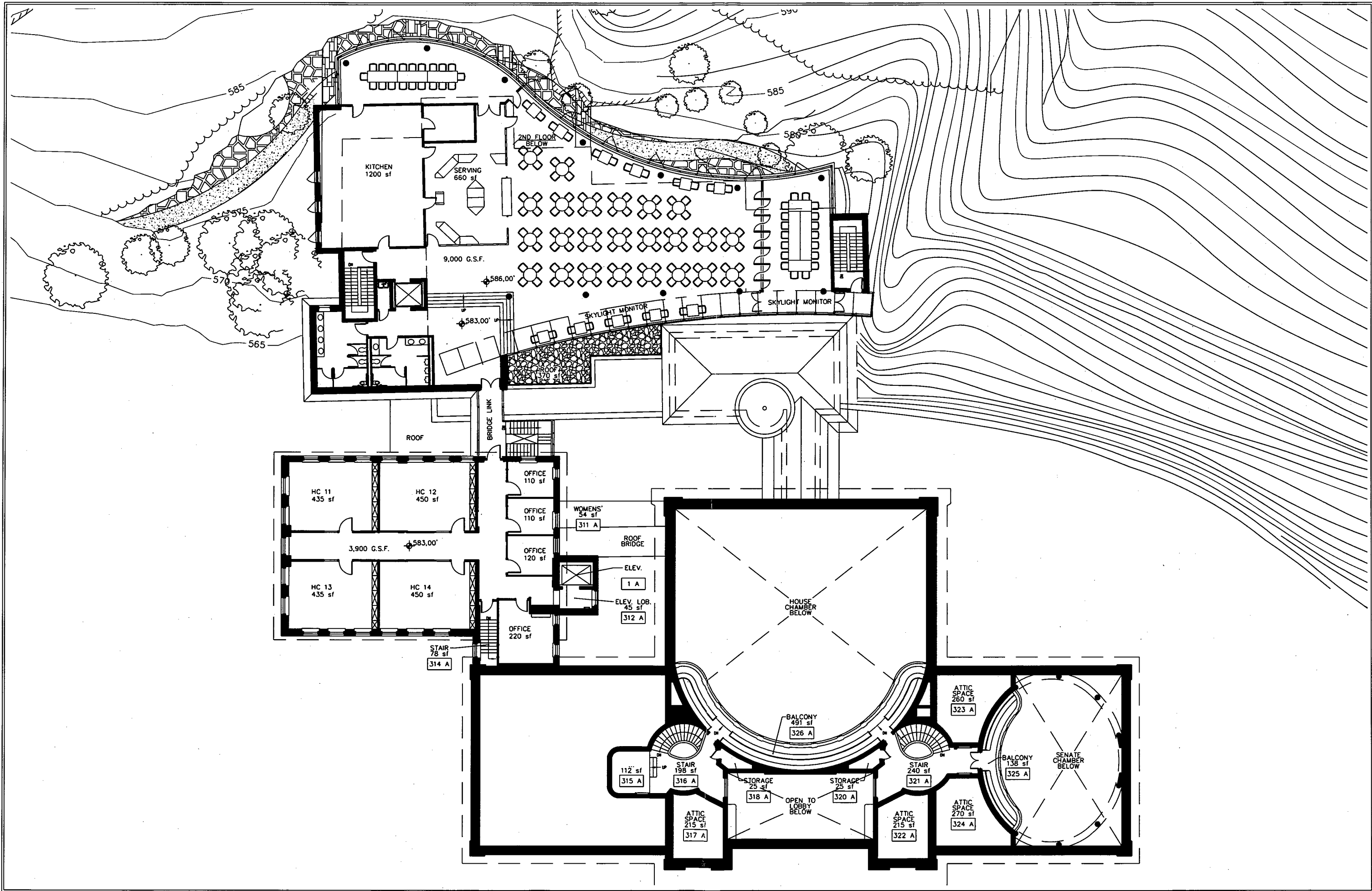


STATE HOUSE EXPANSION
AND RENOVATION PROJECT
SECOND FLOOR

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STATE HOUSE
EXPANSION AND
RENOVATION
PROJECT
SECOND
FLOOR



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VERMONT

STATE HOUSE EXPANSION
AND RENOVATION PROJECT
THIRD FLOOR

MONTPELIER

REVISIONS

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STATE HOUSE
EXPANSION AND
RENOVATION
PROJECT
THIRD FLOOR

A-3

3 OF 3