BLACK RIVER DESIGN
ARCHITECTS

Colchester School District
Renovation Project Budget
August 2024

	PPS	UMS	CMS	MBS	CHS	Total
CONSTRUCTION AND SITE (Hard Costs...)	2026	2027	2028	2028	2028	
Construction costs	$24,133,200	$23,974,335	$38,542,570	$6,835,500	$2,850,000	$96,335,605
10% Standard AoE contingency	$2,413,320	$2,397,434	$3,854,257	$683,550	$285,000	$9,633,561
Asbestos abatement	$30,000	$30,000	$50,000	$15,000	$0	$125,000
Construction Subtotal	**$26,576,520**	**$26,401,769**	**$42,446,828**	**$7,534,050**	**$3,135,000**	**$106,094,166**
OTHER PROJECT EXPENSES (Soft Costs...)						
Permit Fees (Fire Safety/Act 250)	$185,000	$185,000	$210,000	$60,272	$22,800	$663,072
Professional Fees (Design, Engineering, Clerk, Legal)	$1,887,500	$1,912,500	$2,692,500	$405,000	$263,500	$7,161,000
Construction Fees (Cx, Surveying, Testing)	$35,000	$35,000	$47,500	$15,000	$0	$132,500
Miscellaneous costs (Printing, Moving, Storage, Insurance)	$131,000	$131,000	$238,500	$30,000	$18,750	$549,250
Owner Purchases (Furniture, Equipment)	$100,000	$100,000	$200,000	$0	$0	$400,000
TOTAL PROJECT BUDGET	**$28,915,020**	**$28,765,269**	**$45,835,328**	**$8,044,322**	**$3,440,050**	**$114,999,989**