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COE + COE ARCHITECTURE
www.coeandcoearchitecture.com

2342 Andersonville Road
West Glover VT 05875

Date:	January 5, 2026
Cost Estimate	Line Item Method
Owner:	Town of Lunenburg
Project:	Municipal Offices - ADA upgrade
Description:	Pre-Design
Reference Drawings:	Coe+Coe Architecture 1-5-27

Soft Costs		Interior	Front Entry	Side Entry	Total
Architect / Engineering	5%	$ 9,416	$ 1,910	$ 2,184	$ 13,510
Permits & Fees	1%	$ 1,883	$ 382	$ 437	$ 2,702
Sub-Total Soft Costs		**$ 11,300**	**$ 2,292**	**$ 2,620**	**$ 16,212**

Construction Costs

		Interior	Front Entry	Side Entry	Total
1 General Conditions	10.0%	$ 17,000	$ 3,500	$ 4,000	$ 24,500
2 Site	Excavations	$ -	$ 4,000	$ 2,000	$ 6,000
	Paving/Conc	$ -	$ 9,000	$ 600	$ 9,600
	Signage		$ 1,000	$ 200	$ 1,200
	Striping		$ 2,000		$ 2,000
	Handrails		$ 1,000	$ 1,000	$ 2,000
	Final Grade and Seed		$ 1,000	$ 250	$ 1,250
Existing Building	Demo and Prep Exterior	$ -	$ 2,000	$ 2,500	$ 4,500
	Demo and Prep Interior	$ 7,500			$ 7,500
	Cut and Patch	$ 7,500			$ 7,500
3 Concrete	Foundation	$ -	$ -	$ 2,000	$ 2,000
5 Wood and Plastic	Exterior Framing	$ -	$ -	$ 8,000	$ 8,000
	Interior Framing	$ 22,000	$ -	$ -	$ 22,000
	Finish Exterior Carpentry	$ -	$ 1,000	$ 4,000	$ 5,000
	Finish Interior Carpentry	$ 10,000	$ -	$ -	$ 10,000
6 Metals	MISC., bollards, grates, railings	$ -	$ 1,500	$ 3,000	$ 4,500
7 Thermal And Moisture					$ -
	Insulation	$ 500	$ -	$ -	$ 500
	roofing	$ -	$ -	$ 2,000	$ 2,000
	siding		$ -		$ -
8 Openings	WINDOWS	$ -	$ -	$ -	$ -
	DOORS	$ -	$ -	$ -	$ -
	INTERIOR DOORS	$ 4,000	$ -	$ -	$ 4,000
9 Finishes	Flooring	$ 5,000	$ -	$ -	$ 5,000
	Gypsum Bd.	$ 10,000	$ -	$ -	$ 10,000
	Exterior Paint	$ -	$ 1,000	$ 1,500	$ 2,500
	Interior Paint	$ 7,500	$ -	$ -	$ 7,500
10 Specialties	Bathroom Accessories	$ 2,500	$ -	$ -	$ 2,500
11 Conveyence	platform lift	$ 20,000			$ 20,000
15 HVAC/Plumb	Bathroom	$ 15,000			$ 15,000
16 Electrical	GENERAL	$ 10,000	$ 1,000	$ 1,000	$ 12,000
	LIGHTING ALLOWANCE	$ 1,000	$ 300	$ 300	$ 1,600
	Subtotal	**$ 139,500**	**$ 28,300**	**$ 32,350**	**$ 200,150**
Contractors O&P	15%	$ 20,925	$ 4,245	$ 4,853	$ 30,023
Contingency	20%	$ 27,900	$ 5,660	$ 6,470	$ 40,030
Sub-Total Construction		**$ 188,325**	**$ 38,205**	**$ 43,673**	**$ 270,203**

Total This Estimate	Interior	Front Entry	Side Entry	Total
Soft Costs + Construction Costs	**$ 199,625**	**$ 40,497**	**$ 46,293**	**$ 286,415**