

**JONATHAN TRUMBULL LIBRARY - RENOVATIONS & EXPANSION**  
**580 EXETER ROAD, LEBANON, CT**  
**BUILDING PROGRAM BUDGET SUMMARY**

<u>LINE #</u>	<u>CONSTRUCTION HARD COSTS</u>	<u>BUDGET</u>	
1	GENERAL CONTRACTOR BID	\$ 3,395,822.00	J/H Estimate 2/24/20
2	FURNISHINGS	\$ 50,000.00	Bld Comm. Mtg of 3/12/20
3	TELEPHONE & DATA	\$ 35,000.00	
4	STORM WATER SYSTEMS ALLOW	<u>\$ 250,000.00</u>	ALLOWANCE
5	<b>SUBTOTAL</b>	<b>\$ 3,730,822.00</b>	
6			
7	GENERAL CONDITIONS 9%	\$ 335,773.98	
8	OVERHEAD/PROFIT 6%	\$ 223,849.32	
9	BOND COST 1.50%	\$ 55,962.33	
10	PERMIT	<u>\$ -</u>	
11	<b>SUBTOTAL</b>	<b>\$ 4,346,407.63</b>	
12			
13	<b>CONSTRUCTION PHASE CONTINGENCY</b>	\$ 434,640.76	
14			
15	<b><u>PROJECT TOTAL HARD COSTS</u></b>	<b>\$ 4,781,048.39</b>	
16			
17			
18	<b><u>DESIGN PHASE SOFT COSTS</u></b>		
19			
20	ARCHITECTURAL DESIGN-SCHEMATIC DESIGN	\$ 18,000.00	COMPLETED
21	ARCHITECTURAL DESIGN	\$ 310,000.00	JACUNSKI/HUMES
22	SITE ENGINEERING DESIGN	\$ 30,000.00	MEGSON, HEAGLE & FRIEND
23	LEGAL/BONDING	\$ 60,000.00	TOWN OF LEBANON
24	PRINTING COSTS	\$ 2,500.00	
25	FFE/TECHNOLOGY	\$ 5,000.00	TBD
26	GEOTECHNICAL & BORINGS ALLOW	\$ 8,000.00	TBD
27	SURVEY ALLOW	\$ -	Completed
28	HAZARDOUS MATERIAL SURVEY ALLOW	\$ 3,000.00	TBD
29	HAZMAT CONTRACTOR ALLOW	\$ 100,000.00	TBD
30	CONSTRUCTION TEST AGENCY ALLOW	\$ 20,000.00	TBD
31	PROJECT MANAGER SERVICES	\$ 120,000.00	TBD
32	RELOCATION SERVICES	<u>\$ 100,000.00</u>	TBD
33	<b>SUBTOTAL</b>	<b>\$ 776,500.00</b>	
34			
35	<b>DESIGN PHASE CONTINGENCY</b>	<b>\$ 78,600.00</b>	
36			
37	<b>PROJECT TOTAL SOFT COSTS</b>	<b>\$ 855,100.00</b>	\$ -
38			
39	<b>PROGRAM OF HARD AND SOFT COSTS</b>	<b>\$ 5,636,148.39</b>	
40			
41	<b>ACTUAL COSTS TO DATE</b>	<b><u>\$ 89,403.00</u></b>	
42			
43	<b><u>SUBTOTAL AMOUNT</u></b>	<b>\$ 5,725,551.39</b>	
44			

45	REFERNDUM APPROVED AMOUNT	\$ 5,875,000.00
46		
47	OWNERS PROJECT CONTINGENCY	\$ 149,448.61
48		
49	UPDATED 3/4/2020	<u>JRR</u>
	3/10/2020	
	3/13/2020	

**From:** Kevin Cwikla <kcwikla@lebanonct.gov>

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**Cc:** Kathleen Smith <ksmith@lebanonct.gov>; Glen Coutu <gcoutu@lebanonct.gov>; Catherine Marrion <camarrion@wallersmithpalmer.com>

**Subject:** Library

**Date:** Fri, Mar 13, 2020 5:15 pm

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Dear Jim and the Library Building Committee,

Per ongoing negotiations with the church, we have hit an impasse. Below we have included three bullets that came from our counsel. After you have an opportunity to review these, the Board of Selectmen would like to schedule a meeting with you and the Library Building Committee.

- The AG unilaterally contacted SHPO in connection with the Church's demands and was told that SHPO will challenge both the Library Building Committee and the Church's plans to add parking to the Green.
- SHPO believes that any additional parking on the Green is "destruction of a public resource" and a violation of the town and church's obligations connected to the National Register of Historic Places.
- In order to avoid the waste of municipal funds dedicated to the Library project, the Library Building Committee needs to submit the plans they have to SHPO right away. All the time and money being spent avoiding SHPO review is detrimental to both projects and the Town.

It is a recommendation from our counsel that the Library Building Committee submit its current plans to SHPO for review.

Please contact my office to schedule.

In kind regards,

Kevin