

Option	Building	Description	Existing GSF	Demolished*		Renovated**		New Construction***		Total		Additional Site Acquisition Costs
				GSF	Cost	GSF	Cost	GSF	Cost	GSF	Cost	
1a	Ledyard Center School	Renovate existing building with addition	47,420	-	\$0	47,420	\$7,113,000	6,436	\$1,351,560	53,856	\$8,464,560	none
1b	Ledyard Center School	Demolish and build new school on site	47,420	(47,420)	\$758,720	-		53,856	\$11,309,760	53,856	\$12,068,480	none
1c1	Ledyard Center School	Renovate as municipal center, relocate Town Hall and Police - redistrict and build addition at Gallup Hill	47,420	-	\$0	47,420	\$9,484,000	45,403	\$9,534,630	92,823	\$19,018,630	potentially
1c2	Ledyard Center School	Renovate as municipal center, relocate Town Hall and Police - building new school on different site	47,420	-	\$0	47,420	\$9,484,000	53,856	\$11,309,760	101,276	\$20,793,760	none
2a	Town Hall	Renovate existing building with addition	14,971	(2,250)	\$36,000	12,381	\$2,228,580	11,166	\$2,903,160	23,547	\$5,167,740	none
2b	Town Hall	New building behind former fire station	14,971	(14,631)	\$234,096	-		23,547	\$6,122,220	23,547	\$6,356,316	none
2c	Town Hall	Relocated to Ledyard Center School with Police Dept.	14,971					See Options 1b1 and 1b2				
3a	Police Station	Addition to existing building	6,328	-	\$0	6,328	\$1,645,280	1,745	\$366,450	8,073	\$2,011,730	none
3b	Police Station	New building on site	6,328	(6,328)	\$101,248	-		8,073	\$2,421,900	8,073	\$2,523,148	none
3c	Police Station	Relocated to Ledyard Center School with Town Hall	6,328					See Options 1b1 and 1b2				
4a	Bill Library	Use previous Library plan, adjust for 2011 space guidelines	10,858	-	\$0	10,858	\$1,628,700	15,731	\$4,719,300	26,589	\$6,348,000	none
5a1	Ledyard Middle School	Renovate existing building with no open classrooms and addition	75,600	-	\$0	75,600	\$13,608,000	21,500	\$5,590,000	97,100	\$19,198,000	none
5a2	Ledyard Middle School	Renovate existing building with no open classrooms, add 6th grade wing and science rooms	75,600	-	\$0	75,600	\$13,608,000	33,500	\$8,710,000	109,100	\$22,318,000	none
5b1	Ledyard Middle School	New building on site - 7th and 8th grades only	75,600	(75,600)	\$1,209,600	-		75,600	\$19,656,000	75,600	\$20,865,600	none
5b2	Ledyard Middle School	New building on site - 6th, 7th and 8th grades	75,600	(75,600)	\$1,209,600	-		88,040	\$22,890,400	88,040	\$24,100,000	none

*Assumes \$16/SF

**Assumes the following cost per square foot values. It should be noted that the cost estimates in this report account for the value of the structures only (bricks and sticks) and do not represent total project cost. Project costs associated with land acquisition, site investigation or infrastructure development are also not included. Without in depth site investigation, a generic estimate of these costs is unreliable. The total project cost could vary in the range of thirty to forty percent plus additional costs due to site and infrastructure.

Elementary School - \$150/SF

Middle School - \$180/SF

Municipal Offices - \$180

Municipal Library - \$150

Police Station - \$260

***Assumes the following cost per square foot values (to be verified by Ledyard):

Elementary School - \$210/SF

Middle School - \$260/SF

High School - \$260/SF

Municipal Offices - \$260

Municipal Library - \$210

Police Station - \$300