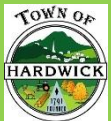


TOWN OF HARDWICK ESSENTIAL SERVICES

Community Outreach



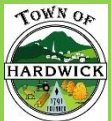
Town of Hardwick – Essential Services

Hardwick, Vermont
January 21, 2026



AGENDA

Introductions of Team	(All)	5 minutes
Project History and Overview	(Opie)	5-10 minutes
Current DPW Limitations	(Tom F)	5 minutes
Fire Department Situation	(Opie)	5 minutes
Rescue Operations + Limitations	(Rob/Tim)	5-8 minutes
Design Response	(Ashar)	10 minutes
Budget	(Ashar)	10 minutes
Funding/Regional Importance	(Alison)	2-3 minutes
Process + Schedule	(Ashar)	2-3 minutes
Questions	(Open)	30 minutes

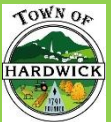


Town of Hardwick – Essential Services

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HARDWICK ESSENTIAL SERVICES

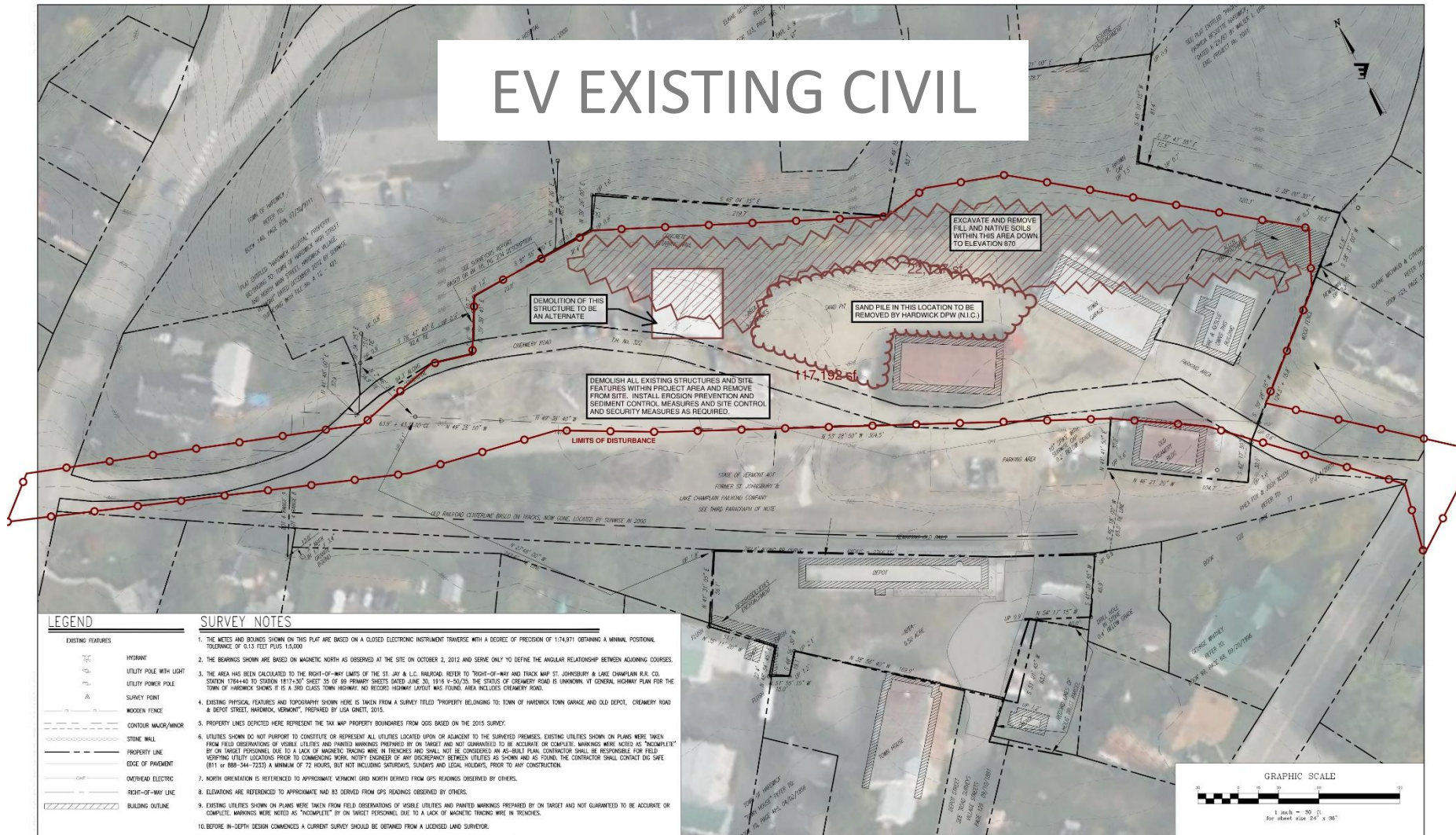


Town of Hardwick – Essential Services

Hardwick, Vermont
January 21, 2026



EV EXISTING CIVIL



LEGEND

EXISTING FEATURES	HYDRANT

SURVEY NOTES

1. THE METES AND BOUNDS SHOWN ON THIS PLAN ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A DEGREE OF PRECISION OF 1:74,971 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.13 FEET PLUS 15,000.
2. THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED AT THE SITE ON OCTOBER 2, 2012 AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN ADJOINING COURSES.
3. THE AREA HAS BEEN CALCULATED TO THE RIGHT-OF-WAY LIMITS OF THE ST. JAY & L.C. RAILROAD. REFER TO "RIGHT-OF-WAY AND TRACK MAP ST. JOHNSBURY & LAKE CHAMPLAIN R.R. CO. STATION 116+40 TO STATION 117+50" SHEET 23 OF 28 PRIMARY SHEETS DATED JUNE 30, 1918 & 20/25. THE STATUS OF CREAMERY ROAD IS UNKNOWN. VT GENERAL HIGHWAY PLAN FOR THE TOWN OF HARDWICK SHOWS IT IS A 3RD CLASS TOWN HIGHWAY. NO RECORDS HIGHWAY LAYOUT WAS FOUND. AREA BELONGS TO CREAMERY ROAD.
4. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE IS TAKEN FROM A SURVEY TITLED "PROPERTY BELONGING TO: TOWN OF HARDWICK TOWN GARAGE AND OLD DEPOT, CREAMERY ROAD & DEPOT STREET, HARDWICK, VERMONT", PREPARED BY LISA GINETT, 2015.
5. PROPERTY LINES DEPICTED HERE REPRESENT THE TAX MAP PROPERTY BOUNDARIES FROM QDS BASED ON THE 2015 SURVEY.
6. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PAINTED MARKINGS PREPARED BY ON TARGET AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. MARKINGS WERE NOTED AS "INCOMPLETE" BY ON TARGET PERSONNEL DUE TO A LACK OF MAGNETIC TRACING WIRE IN TRENCHES AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 800-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.
7. NORTH ORIENTATION IS REFERENCED TO APPROXIMATE VERMONT GRID NORTH DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
8. ELEVATIONS ARE REFERENCED TO APPROXIMATE NAD 83 DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
9. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PAINTED MARKINGS PREPARED BY ON TARGET AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. MARKINGS WERE NOTED AS "INCOMPLETE" BY ON TARGET PERSONNEL DUE TO A LACK OF MAGNETIC TRACING WIRE IN TRENCHES.
10. BEFORE IN-DEPTH DESIGN COMMENCES A CURRENT SURVEY SHOULD BE OBTAINED FROM A LICENSED LAND SURVEYOR.



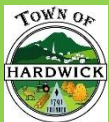
TOWN OF HARDWICK
145 CREAMERY ROAD
HARDWICK, VT

Sheet Title
EXISTING CONDITIONS WITH LIDAR
BASED ON 2015 SURVEY

Project Title
HARDWICK
ESSENTIAL SERVICES CAMPUS
HARDWICK, CALEDONIA, VT

REV	Project #	DATE	No.	Description	Date
1	2015	2015	1	EXISTING CONDITIONS WITH LIDAR	2015
2	2015	2015	2	EXISTING CONDITIONS WITH LIDAR	2015
3	2015	2015	3	EXISTING CONDITIONS WITH LIDAR	2015
4	2015	2015	4	EXISTING CONDITIONS WITH LIDAR	2015
5	2015	2015	5	EXISTING CONDITIONS WITH LIDAR	2015
6	2015	2015	6	EXISTING CONDITIONS WITH LIDAR	2015
7	2015	2015	7	EXISTING CONDITIONS WITH LIDAR	2015
8	2015	2015	8	EXISTING CONDITIONS WITH LIDAR	2015
9	2015	2015	9	EXISTING CONDITIONS WITH LIDAR	2015
10	2015	2015	10	EXISTING CONDITIONS WITH LIDAR	2015

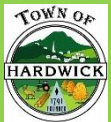
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HARDWICK D.P.W.



Town of Hardwick – Essential Services

Hardwick, Vermont

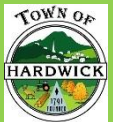
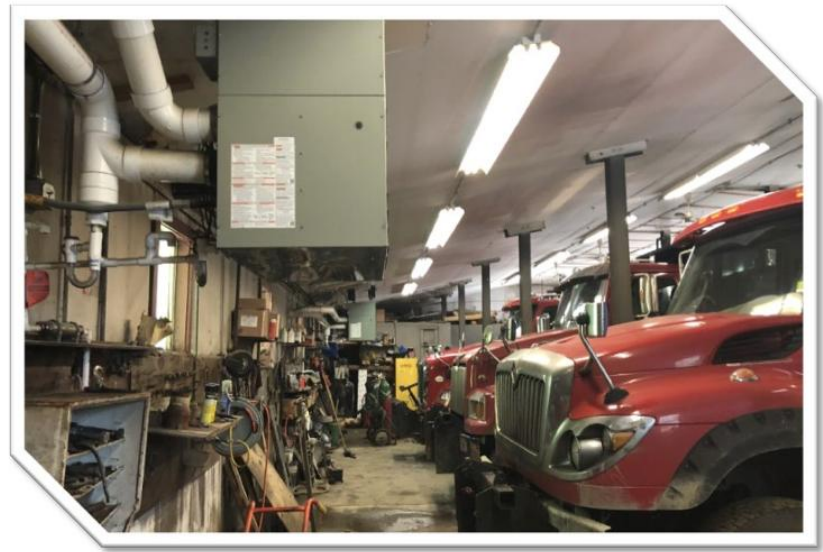
January 21, 2026



HARDWICK D.P.W.



Figure 5: Steel Corrosion and Impact Warping at Base of Interior Steel Column



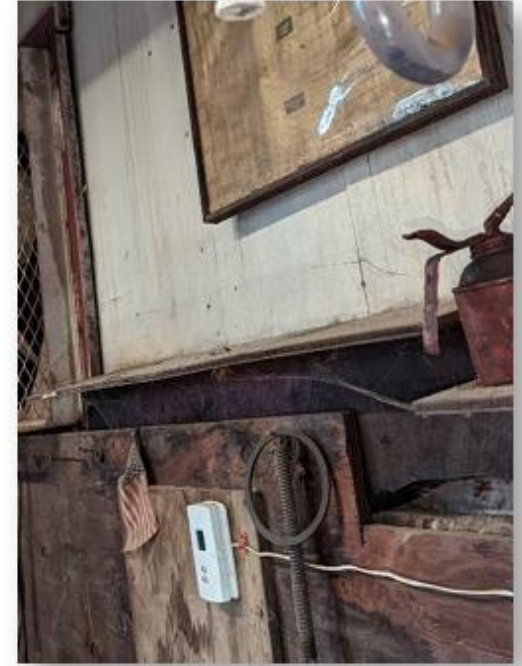
Town of Hardwick – Essential Services

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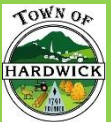
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HARDWICK D.P.W.



*Left: Wall damage adjacent to main entry door.
Middle: Gap in wall covering at rear of building behind breakroom.
Right: Gratuitous wall opening at north side of building.*



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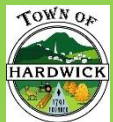
HARDWICK D.P.W.



Left: Rust and corrosion observed at the base of a steel structural column in the truck bay.

Middle: Encroaching water table conditions at the rear of the building.

Right: Retrofit exhaust fan in existing window frame. Plywood backdraft damper visible to right of middle photo.

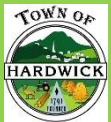


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QUONSET HUT



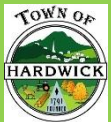
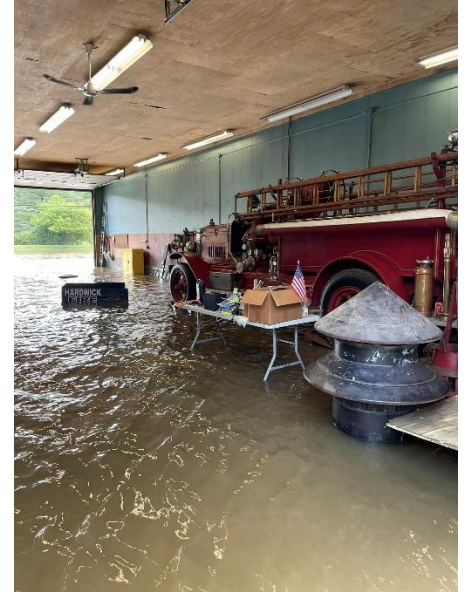
Town of Hardwick – Essential Services

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HARDWICK FIRE DEPARTMENT



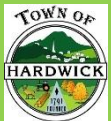
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HARDWICK RESCUE

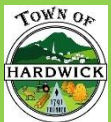
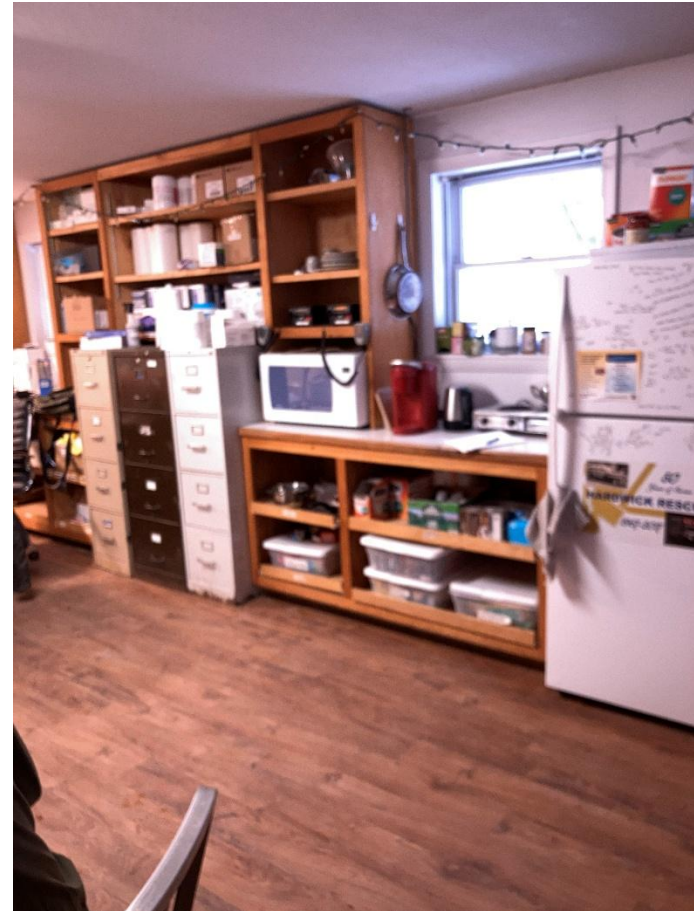


Town of Hardwick – Essential Services

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HARDWICK RESCUE



Town of Hardwick – Essential Services

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PROGRAM - DPW

DPW Program	Existing		Proposed	Concept A	Notes
1 Public Works Program Areas					
a. Vehicle Storage Bays	3200 sf.	Currently in 1972	4500 sf.	0 sf.	18' x 50' - 5 bays
b. Work Bench	100 sf.	Currently in 1973	400 sf.	0 sf.	
c. Tool Crib	100 sf.	Currently in 1974	200 sf.	0 sf.	
d. Large Parts & Equipment Storage	100 sf.	Currently in 1975	200 sf.	0 sf.	
e. HAZMAT Storage	0 sf.	Currently in 1976	50 sf.	0 sf.	
f. Office	100 sf.	Currently in 1977	180 sf.	0 sf.	
Break Room	160		180		
g. Water Department Storage	624 sf.	Currently in Creamery	624 sf.	0 sf.	hydrants, valves, pipe, etc - maybe at sewer plant
h. Salt Storage	624 sf.	Currently in Creamery	624 sf.	0 sf.	Want more salt storage, not in creamery building, could it be
Sand Storage -					Probably separate building, in ROW???
i. Sign Storage	624 sf.	Currently in Creamery	250 sf.	0 sf.	Could use shelving
j. Grader Storage	1600 sf.	Currently in Quonset	1600 sf.	0 sf.	Could this be in heated?
k. General Storage	1600 sf.	Currently in Quonset	1600 sf.	0 sf.	2 pickup trucks in here
l. Loader Storage	1000 sf.	Currently in Cold Storage	1000 sf.	0 sf.	Could this be in heated?
m. Cold Storage	2600 sf.	Currently in Cold Storage	2200 sf.	0 sf.	Sewer Dept, F-150, Spare Parts, Snowmobile
n. DPW Toilet	50 sf.		100 sf.		
o.					
Subtotal 1972 Garage	3600				
Subtotal Creamery	1872				
Subtotal Quonset	3200				
Subtotal Cold Storage	2160				
Total DPW Spaces (Net SF)	10832 sf.		13708 sf.	0 sf.	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 10%					
		0%	0		
Total DPW Space (Gross SF)	10832 gsf		13,708 gsf		

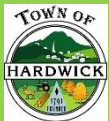
SUMMARY:

10,832 SF EXISTING IN MULTIPLE BUILDINGS

13,708 SF PROGRAM (27% Growth)

11,035 NEW SF PROPOSED + 1,872 CREAMERY = 12,907 SF

8,775 NEW ALTERNATE SF + 2,160 COLD + 1,872 CREAMERY = 12,807 SF (18% Growth)



Town of Hardwick – Essential Services

Hardwick, Vermont

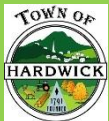
January 21, 2026



PROGRAM - RESCUE

RESCUE Program	Existing		Proposed	Concept A	Notes
2 Hardwick Rescue Program Areas					
a. Ambulance Bays	756 sf.	upstairs	1680 sf.	0 sf.	16' x 35' - 3 bays
b. Tire and Tool Storage	50 sf.		100 sf.	0 sf.	
c. Medical Supply Storage	in item f sf.		110 sf.	0 sf.	locate at the back of the bay, for restocking rigs
d. General EMT Storage	60 sf.		150 sf.	0 sf.	
e. Radio and Charging Area	in item f sf.		30 sf.	0 sf.	
f. Offices	442 sf.		300 sf.	0 sf.	2 at 90, 1 at 120
g. Member Lockers	in item f sf.		80 sf.	0 sf.	
h. EMT Toilet	40 sf.		100 sf.	0 sf.	
i. Bunk Rooms	470		see shared		Proximal to rescue bays
Kitchenette	in item f		see shared		Could this be in a location that feels like it's in Rescue?
Washer Dryer					Back of bay
Decon shower					Back of bay
j.					these are
Total DPW Spaces (Net SF)	1818 sf.		2550 sf.	0 sf.	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 15% 15% 383					
Total RESCUE Space (Gross SF)	2200 gsf		2,933 gsf		33% Growth

SUMMARY:
 2,200 SF EXISTING
 2,933 SF PROGRAM (PLUS SHARED)
 6,790 NEW SF PROPOSED (INCL. SHARED)
 5,980 NEW SF ALTERNATE



Town of Hardwick – Essential Services

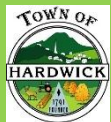
Hardwick, Vermont
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PROGRAM – FIRE DEPT

Fire Department Program	Existing	Proposed	Concept A	Notes
3 FD Program Areas				
a. Apparatus Bays	1 sf.	4800 sf.	0 sf.	16' x 50' - 6 bays
b. DECON Room + Laundry	1 sf.	200 sf.	0 sf.	
c. Turnout Gear (30 lockers)	1 sf.	300 sf.	0 sf.	
d. SCBA Storage and Filling	1 sf.	900 sf.	0 sf.	
e. General Storage	1 sf.	400 sf.	0 sf.	
f. Radio and Charging Area	1 sf.	80 sf.	0 sf.	
Emergency Response Equipment		250 sf.		Shelter and Supplies -
g. Chief Office	1 sf.	140 sf.	0 sf.	
h. Shared Office for Commissioners	1 sf.	200 sf.	0 sf.	
h. Commissioners Records	1 sf.	50 sf.	0 sf.	
i. FD Toilet	1 sf.	100 sf.	0 sf.	
j.				
k.				
Total DPW Spaces (Net SF)	10 sf.	7420 sf.	0 sf.	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 12%				
		12%		890
Total FD Space (Gross SF)	4900 gsf	8,310 gsf		70% Growth

SUMMARY:
 5,880 SF EXISTING
 8,310 SF PROGRAM (41% Growth)
 7,920 NEW SF PROPOSED
 7,780 NEW SF ALTERNATE (24% Growth)



Town of Hardwick – Essential Services

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PROGRAM – SHARED

Shared Program	Existing	Proposed	Concept A	Notes
4.1 Vehicle Spaces				
a. Wash Bay	0 sf.	720 sf.	0 sf.	18' x 40' - 1 bay
b. Vehicle Service Bay	0 sf.	1000 sf.	0 sf.	20' x 50' - 1 bay
c. Small Parts Room/Caretaker (Mechanic)	0 sf.	200 sf.	0 sf.	lockable
Fuel Storage shared Rescue, FD, DPW, Electric Dept				probably exterior, covered, with containment
d. Motor Oil Dispensing System in Shared Vehicle S	0 sf.	0 sf.	0 sf.	Included in bays
4.2 People Spaces				
e. Training Room	0 sf.	800 sf.	0 sf.	Dividable into 2
f. Training Room Kitchenette	0 sf.	50 sf.	1 sf.	
g. Training Room Storage - General	0 sf.	50 sf.	2 sf.	
h. Training Room Storage - DPW	0 sf.	100 sf.	3 sf.	
i. Training Room Storage - EMT	0 sf.	100 sf.	4 sf.	
j. Training Room Storage - FD	0 sf.	100 sf.	5 sf.	
k. Public Toilets - adjacent to Training	0 sf.	200 sf.	6 sf.	
l. Break Room/Day Room	0 sf.	250 sf.	7 sf.	
m. Kitchen	0 sf.	150 sf.	8 sf.	
n. Overnight Dorm Rooms	0 sf.	500 sf.	9 sf.	5 at 100 SF
o. Dorm Bathroom with Shower	0 sf.	110 sf.	10 sf.	
p. Shower Room (Unisex)	0 sf.	80 sf.	11 sf.	
q. Laundry and Cleaning	0 sf.	120 sf.	12 sf.	
r. Janitor's Closet	0 sf.	60 sf.	13 sf.	
s.				
Total Semi-Public Spaces (Net)	0 sf.	4590 sf.	91 sf.	
net-to-gross: 6% on vehicle spaces, 20% on personnel spaces: USE 18%				
		18%	826	
Total Shared Space (Gross SF)	10 gsf	5,416 gsf		N/A % Growth

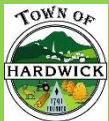
SUMMARY:

0 SF EXISTING

5,416 SF PROGRAM

1,970 NEW SF PROPOSED (See Rescue)

1,335 NEW SF REDUCED



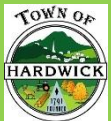
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SITE

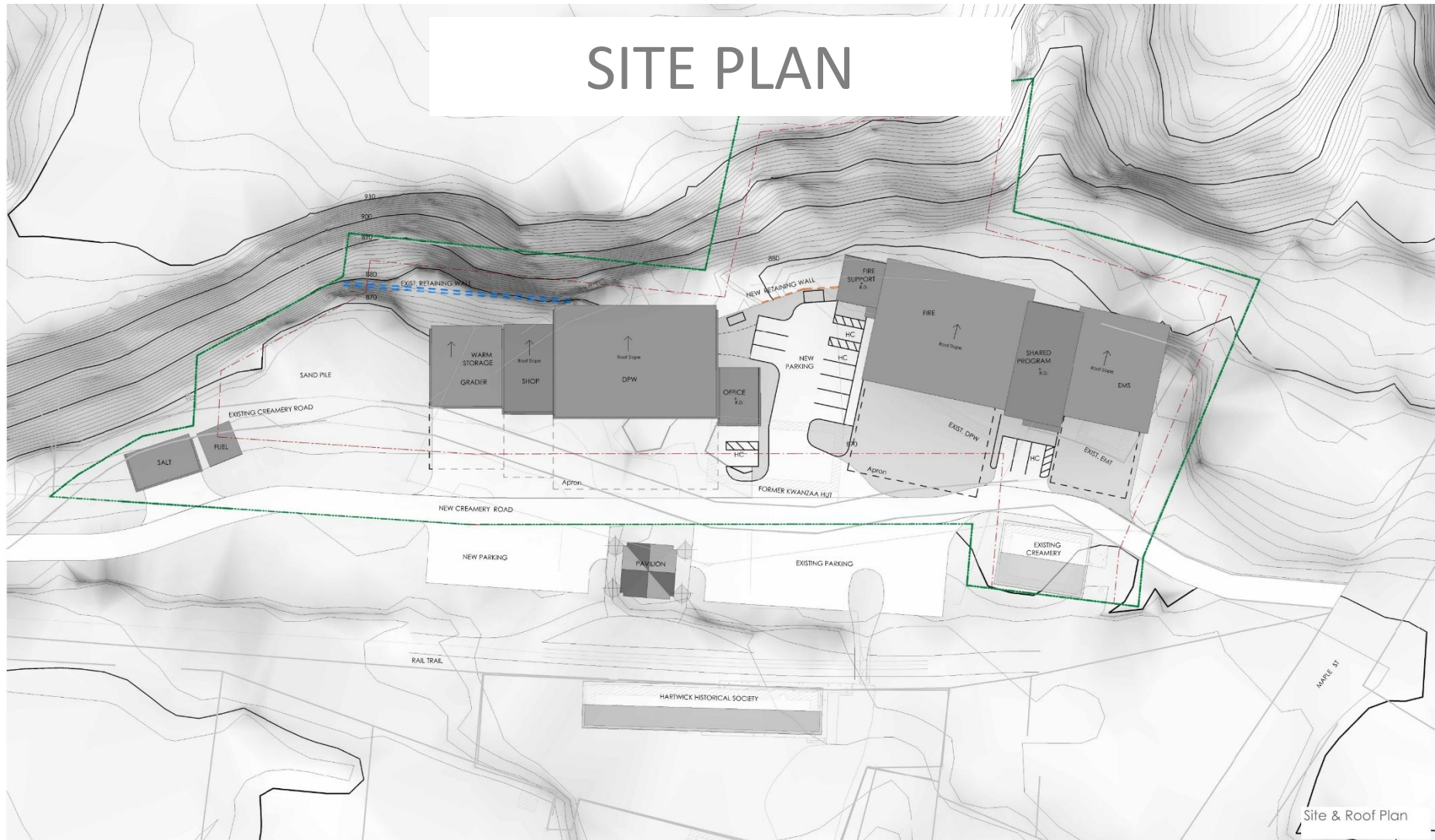


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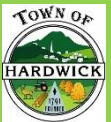
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SITE PLAN



Site & Roof Plan



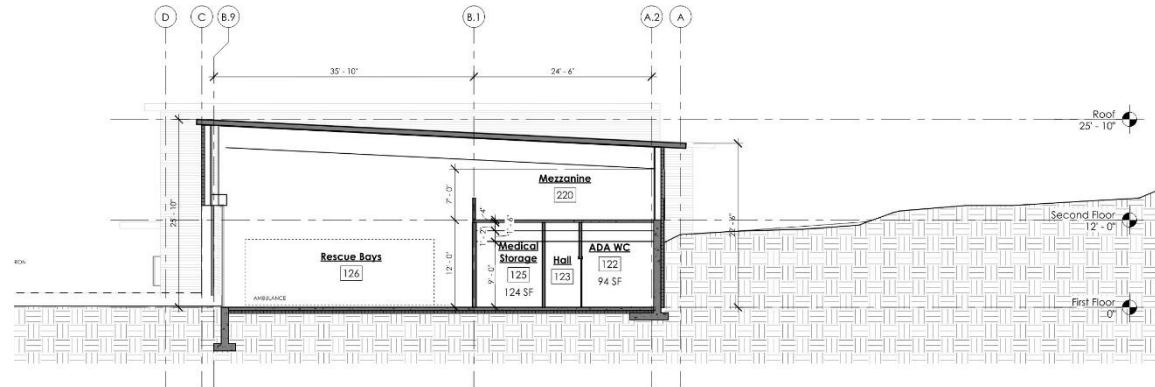
Town of Hardwick – Essential Services

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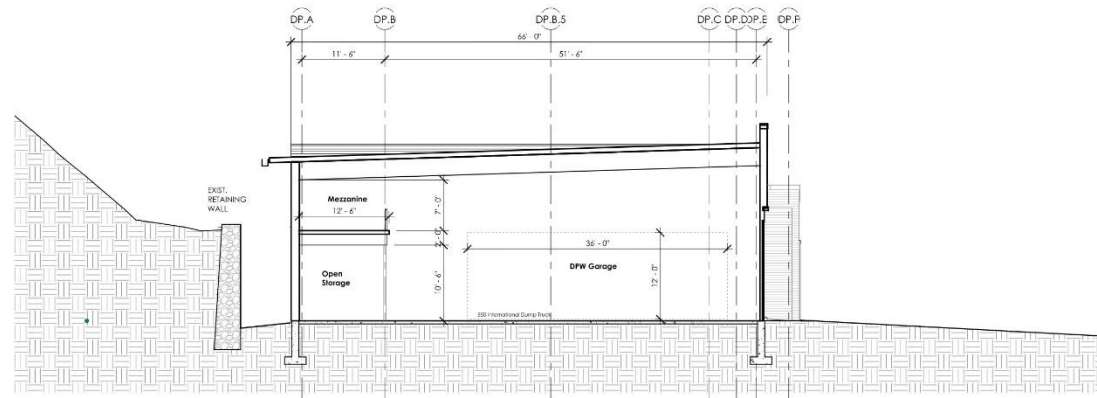
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ARCHITECTURAL SECTIONS

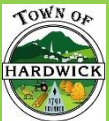


Fire & Rescue Section



1. SECTION @ DPW GARAGE - E/W
1/8" = 1'-0"

DPW Section



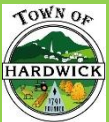
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PROGRAM ORGANIZATION



Town of Hardwick – Essential Services

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ALTERNATE PROGRAM ORGANIZATION

ALTERNATE PROGRAM ORGANIZATION

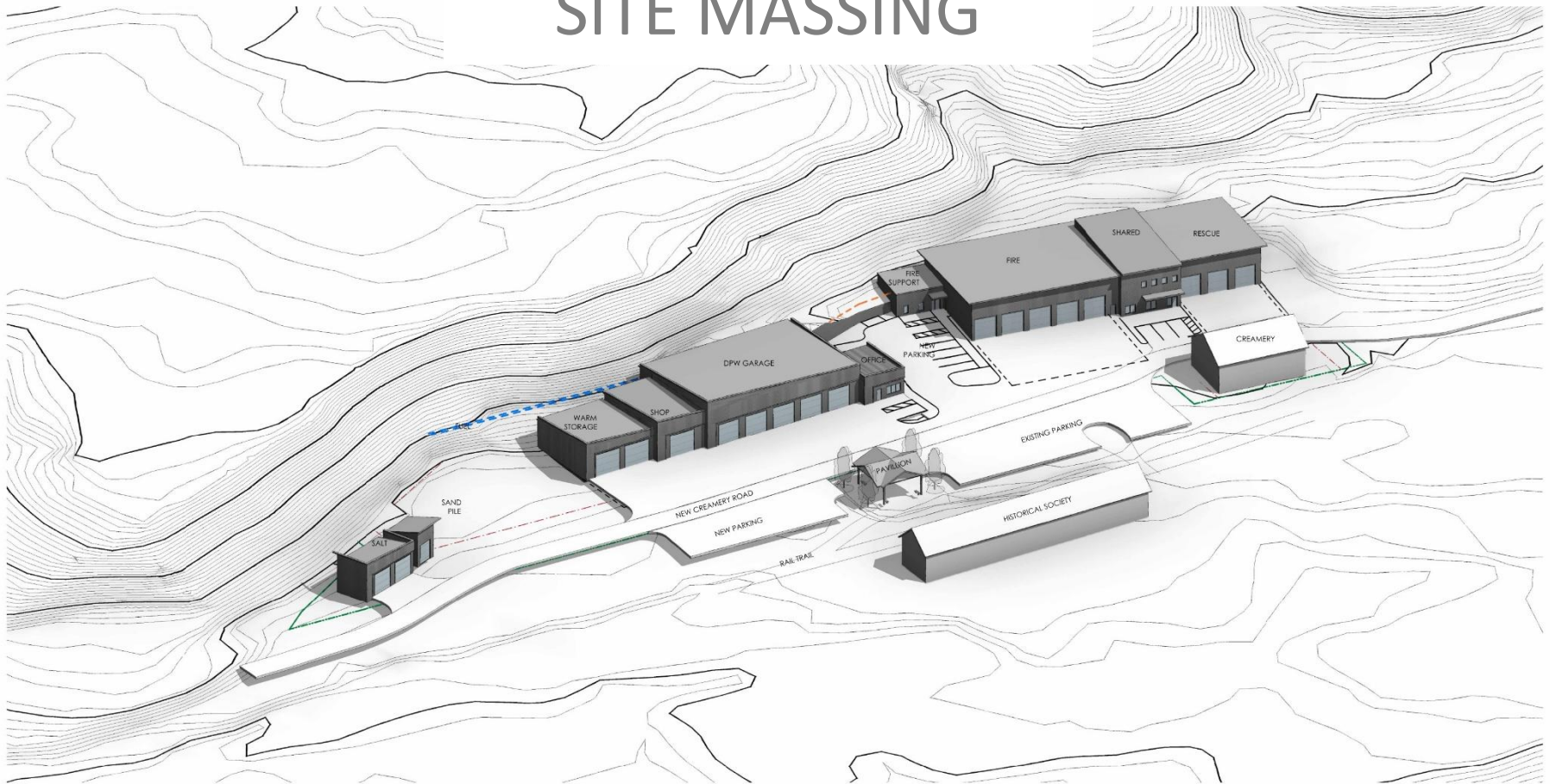
Site plan showing building layouts, parking areas, and surrounding infrastructure. Key features include:

- Buildings:** Cold Storage (1,160 GSF), DPW Garage (6,200 GSF), Future Addition (2,000 GSF), Fire Support (1,175 GSF), Fire Shared & Rescue (11,750 GSF), DPW Storage - Exist. Creamery Bldg. (1,000 GSF), Salt Shed (850 GSF), Fuel (200 GSF).
- Parking:** New Parking, Existing Parking, Additional Parking.
- Infrastructure:** NEW CREAMERY RD (NEW ALIGNMENT), Sand Pile, Pavilion, Existing Depot, Relocating Wall.
- Other:** Entry, Exit, HC, H.C., FD Apron, EMS Apron.

OPTION A
VE Shared & Rescue Variation

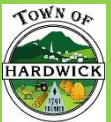


SITE MASSING



Option A

3D Site Massing Southwest



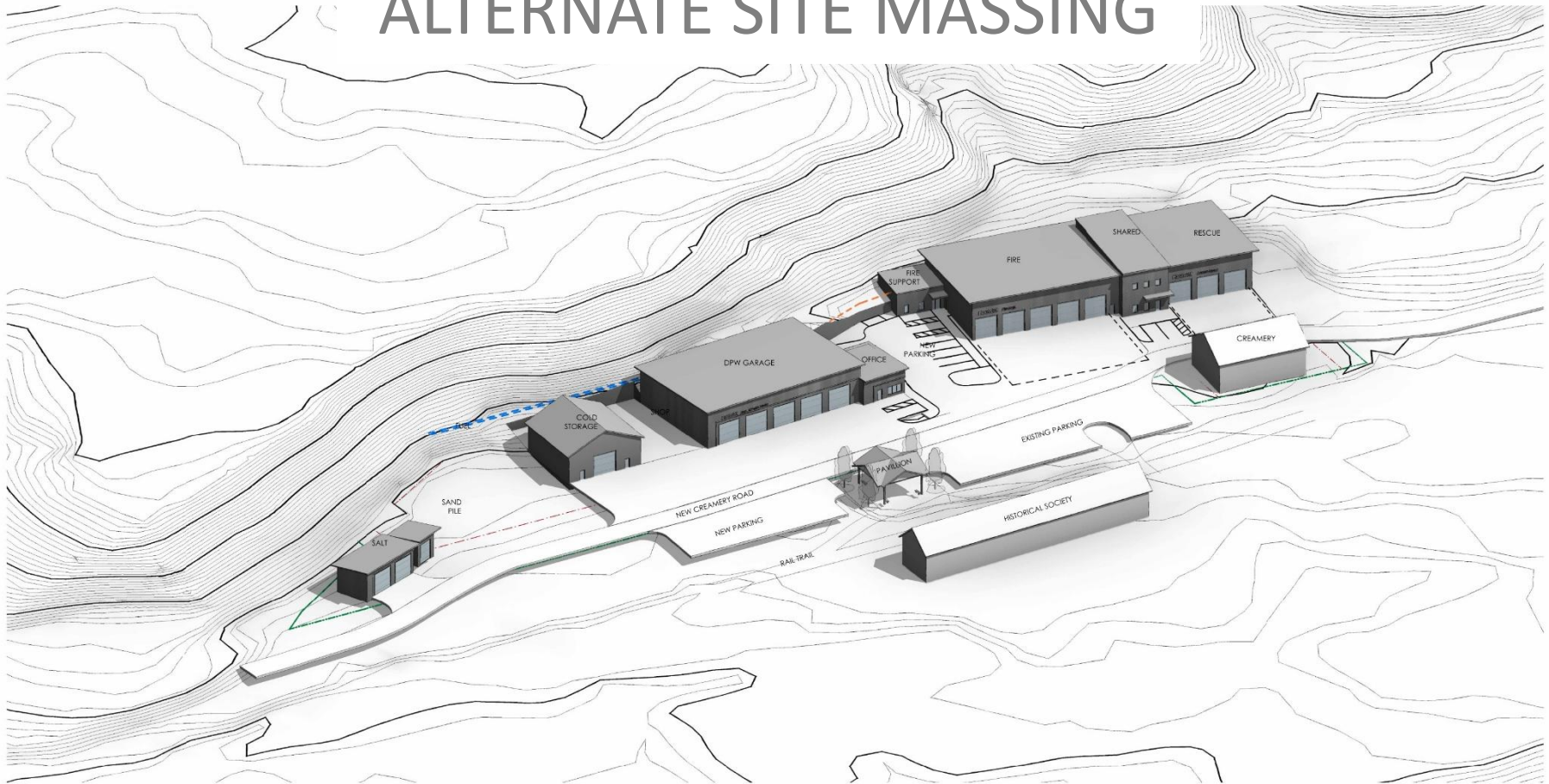
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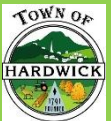


ALTERNATE SITE MASSING



Option A-VE

3D Site Massing Southwest



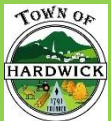
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FLOOR PLANS

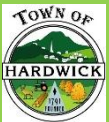
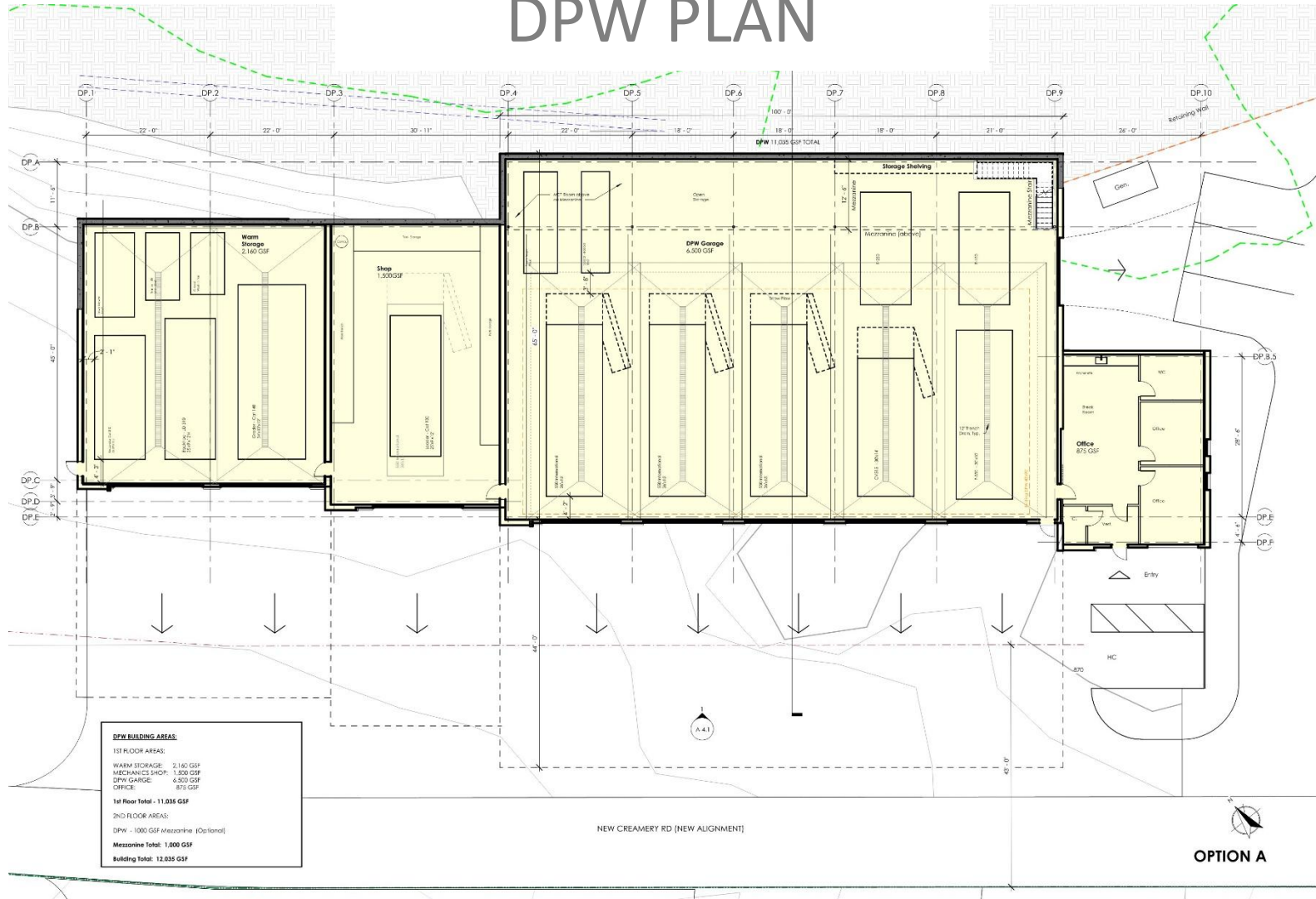


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DPW PLAN



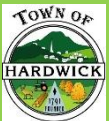
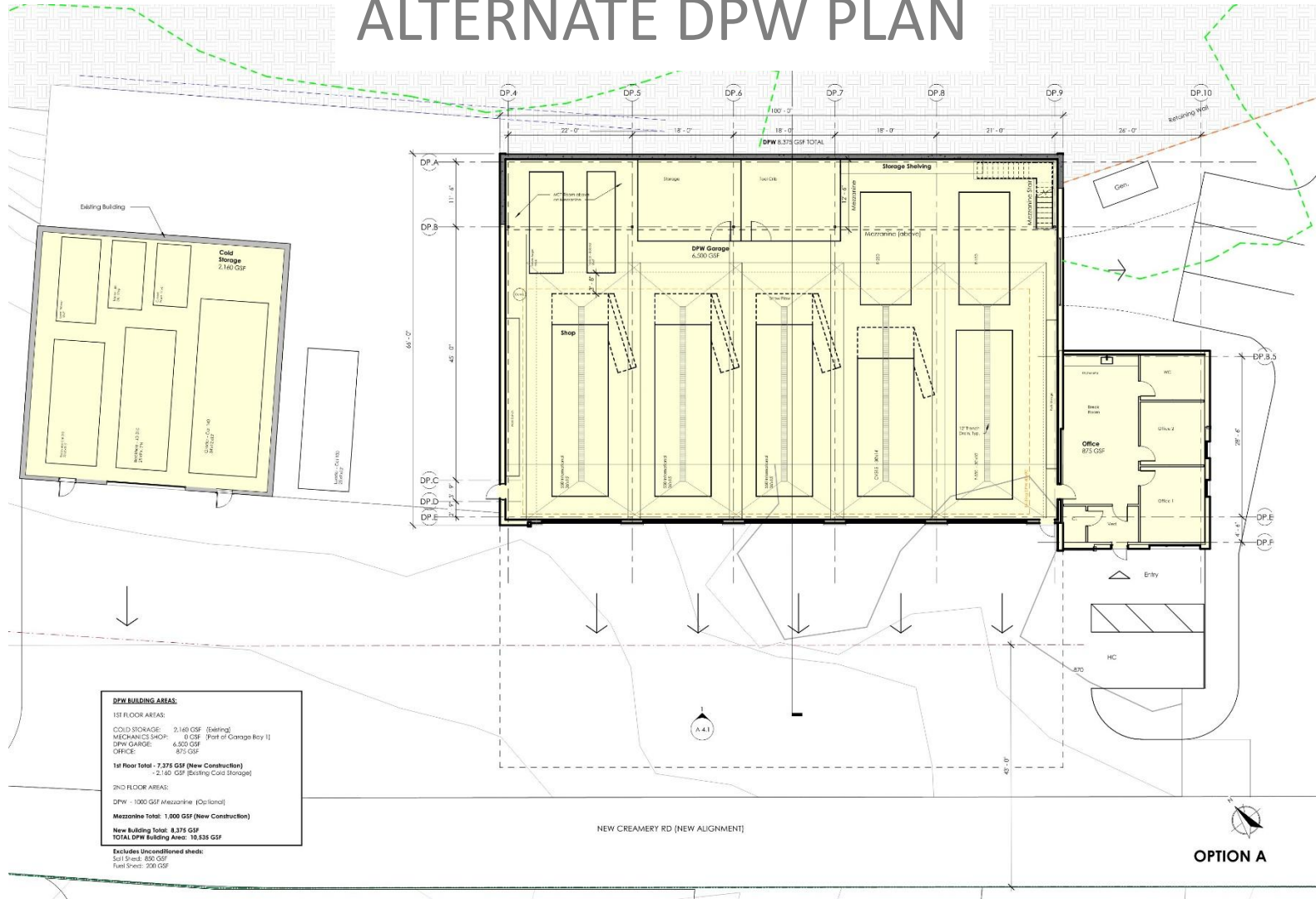
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ALTERNATE DPW PLAN



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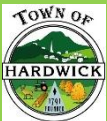
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FIRE & RESCUE - FIRST FLOOR



OPTION A



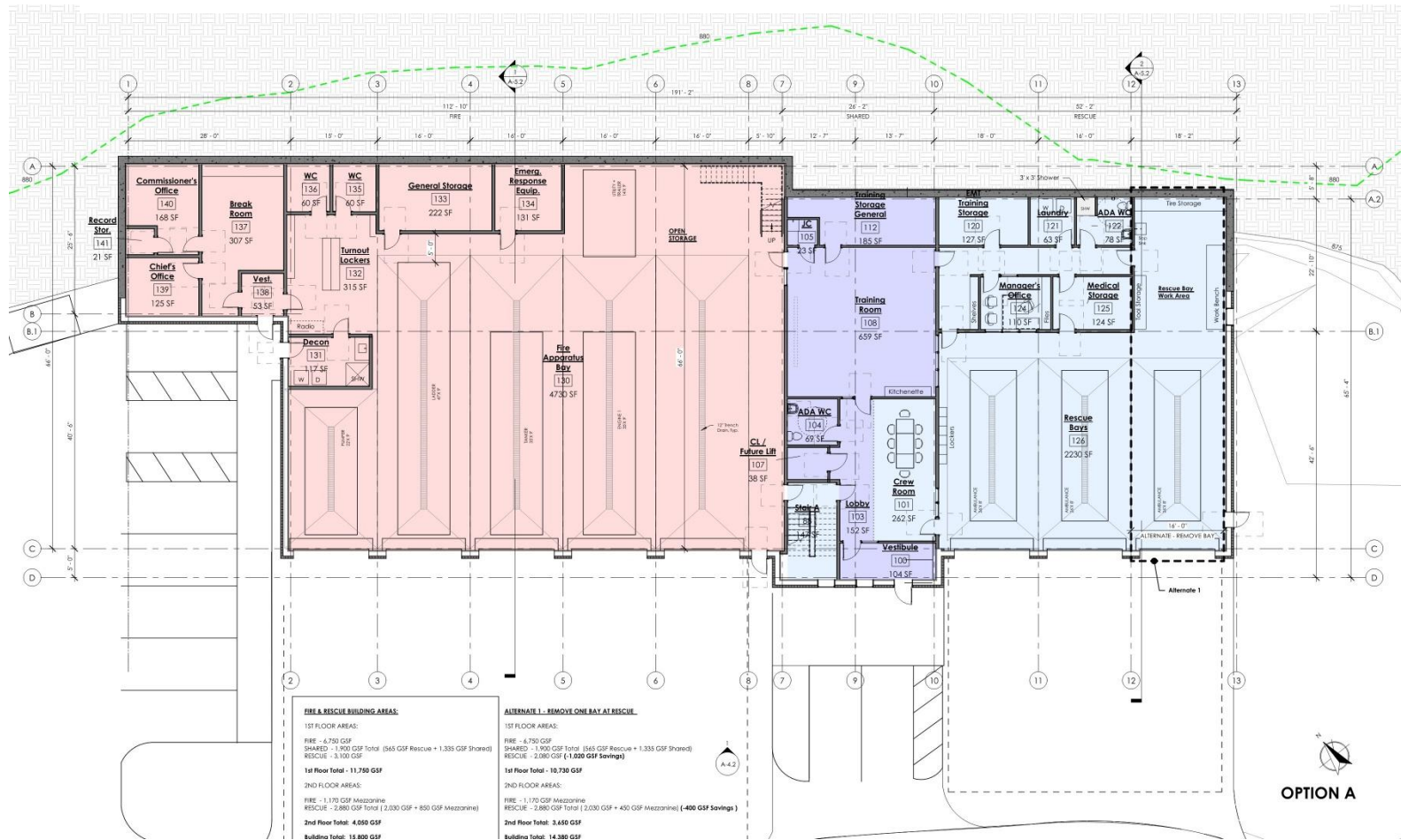
Town of Hardwick – Essential Services

Hardwick, Vermont

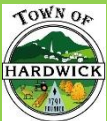
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ALT. FIRE & RESCUE - FIRST FLOOR



OPTION A



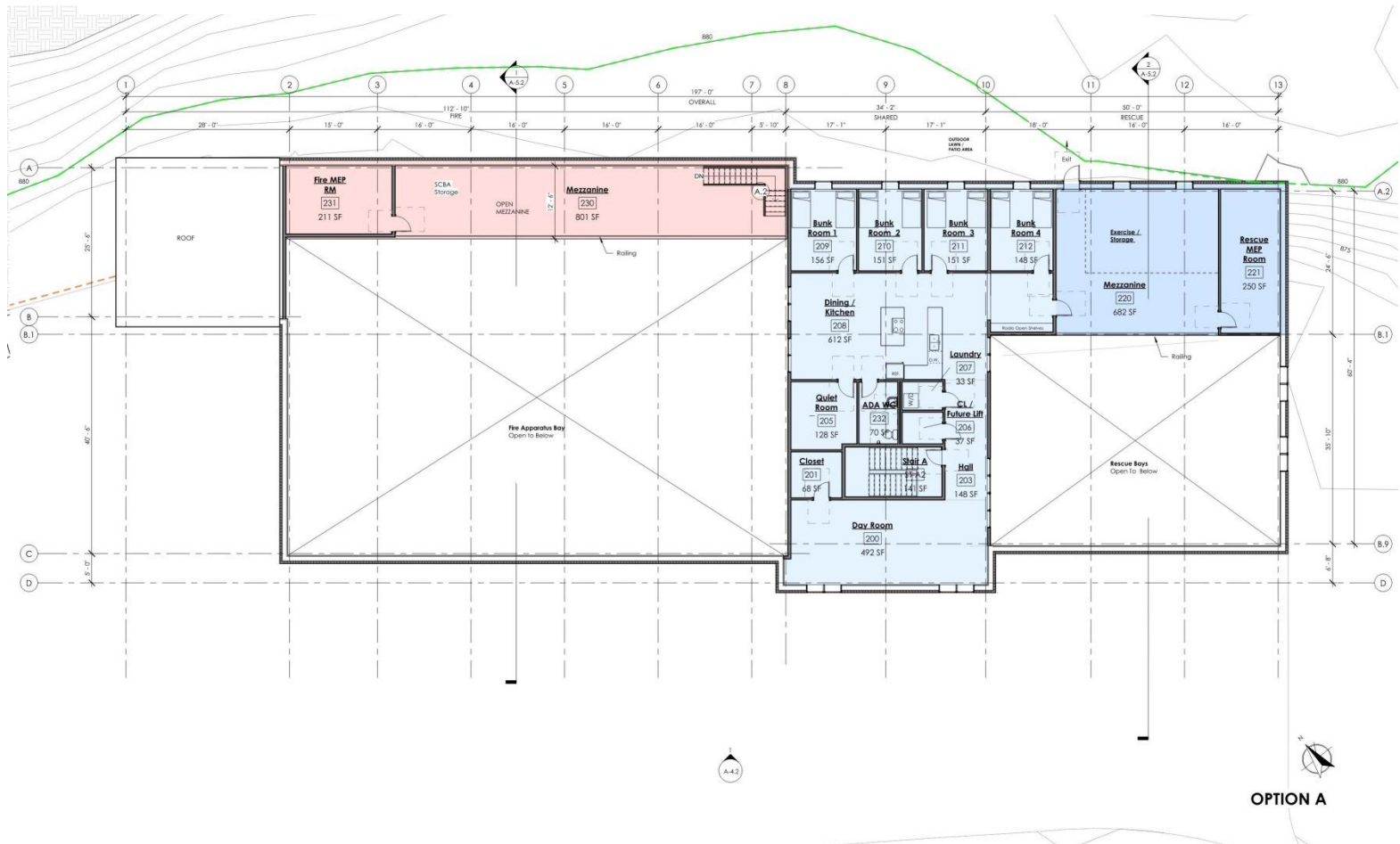
Town of Hardwick – Essential Services

Hardwick, Vermont

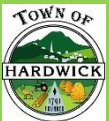
January 21, 2026



FIRE & RESCUE - SECOND FLOOR



OPTION A



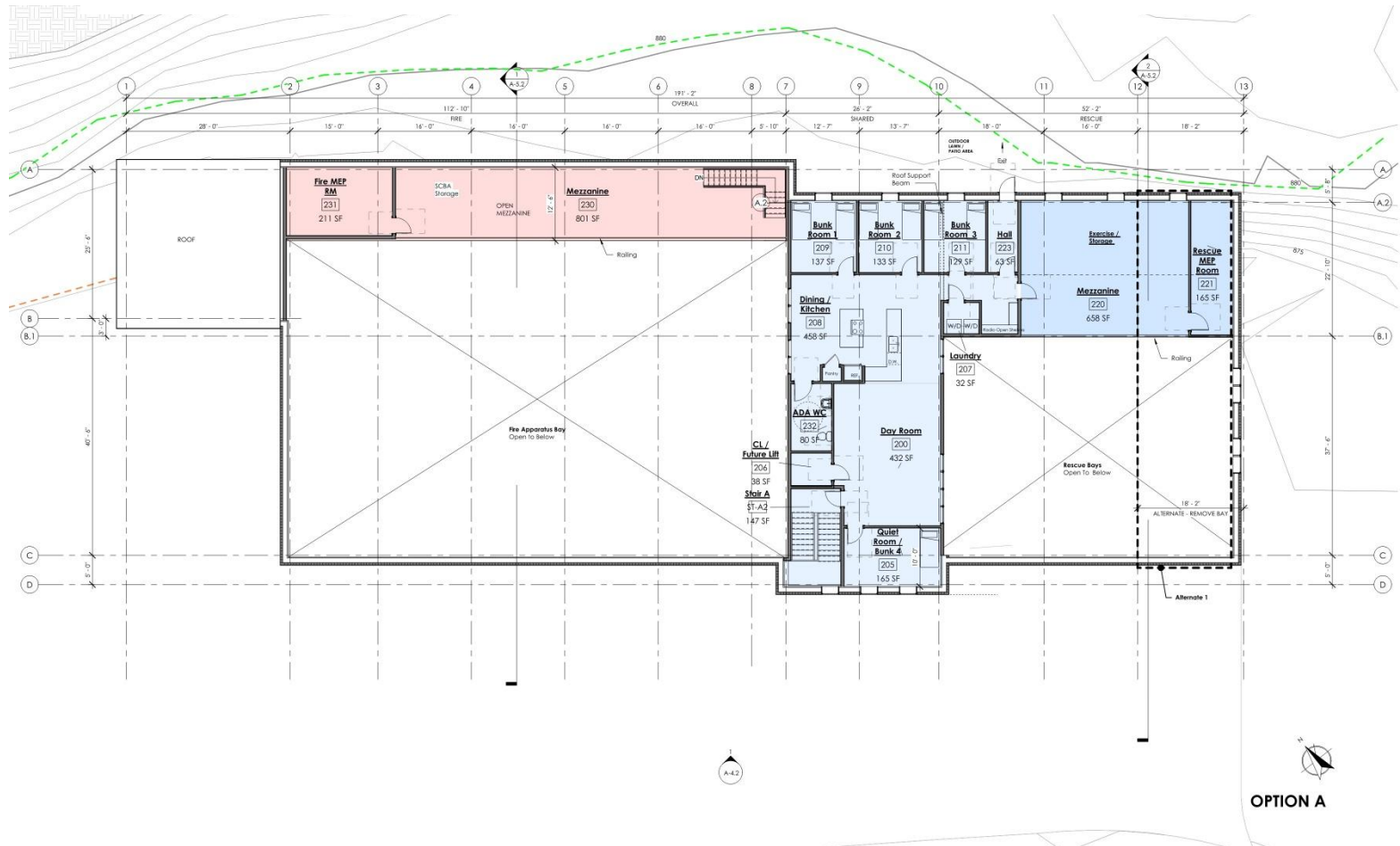
Town of Hardwick – Essential Services

Hardwick, Vermont

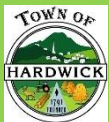
January 21, 2026



ALT. VE FIRE & RESCUE - SECOND FLOOR



OPTION A



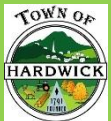
Town of Hardwick – Essential Services

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IMAGES

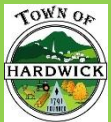


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DPW - RENDERING LOOKING EAST

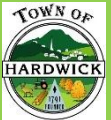


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ALT. DPW - RENDERING LOOKING EAST

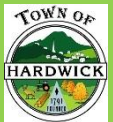


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FIRE & RESCUE - RENDERING LOOKING WEST



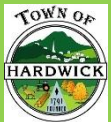
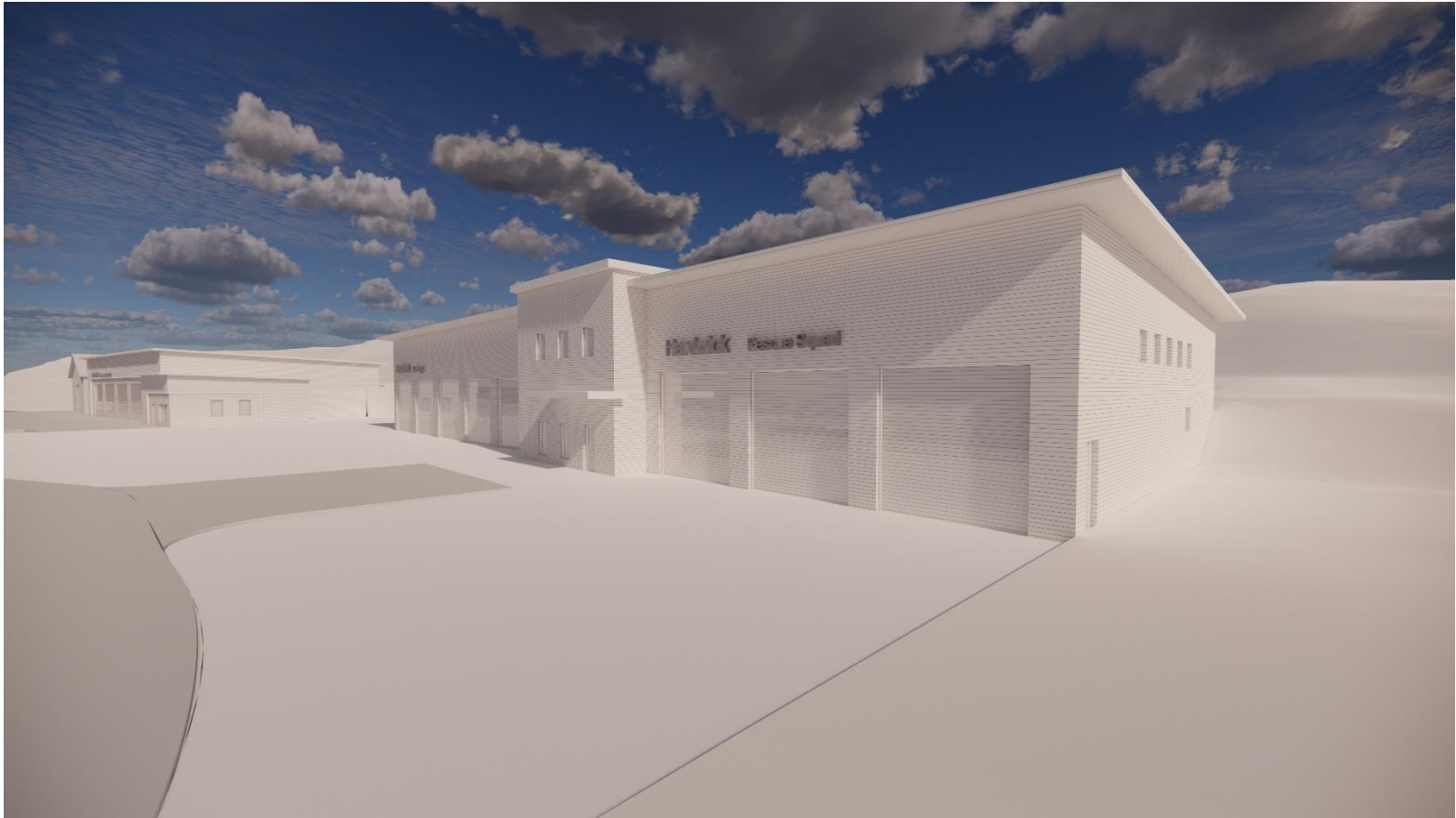
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ALT. FIRE & RESCUE - RENDERING LOOKING WEST



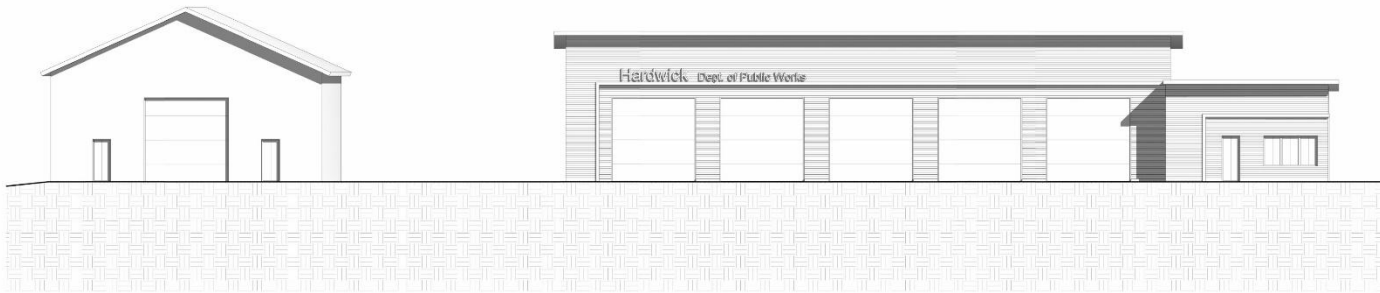
Town of Hardwick – Essential Services

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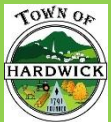
ARCH VE ELEVATIONS



DPW Elevation



Fire & Rescue Elevation



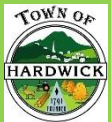
Town of Hardwick – Essential Services

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BUDGET



Town of Hardwick – Essential Services

Hardwick, Vermont
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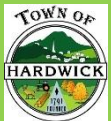


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BUDGET SUMMARY

ORIGINAL DESIGN	29,125 SF
Construction Cost	\$13.0 Million
Total Project budget	\$14.8 Million
ALTERNATIVE DESIGN (VE)	24,895 SF
Construction Cost	\$11.4 Million
Total Project budget	\$13.1 Million



HARDWICK ESSENTIAL SERVICES - TOTAL PROJECT BUDGET

Last Revised: 12/31/25

BUILDING PROGRAM AREAS:

New Rescue Garage and Support - Main Two Bays
New Rescue Garage and Support - Third Bay
New Rescue Garage Mezzanine
New Rescue Program in Connector (upper level only)

New Shared Program in Connector 1,865 sf

New Fire Department - Apparatus Bays
New Fire Department - Support
New Fire Department Mezzanine -Storage

New DPW Garage
New DPW Shop
New DPW Office/Break
New "Warm" Storage
New DPW Mezzanine
Renovate Creamery Storage
New Salt Shed
Fueling Station

SCHEMATIC DESIGN - DPW VE

RESCUE

2,146 sf
1,024 sf
1,300 sf
1,865 sf

FIRE

466 sf
5,940 sf
810 sf
1,170 sf

DPW

280 sf
6,550 sf
0 sf
875 sf
0 sf
1,350 sf
N/A sf
N/A sf
N/A sf

29.9%

7,454 sf

33.7%

8,386 sf

36.4%

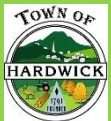
9,055 sf

24,895 SF

30%

34%

36%



Town of Hardwick – Essential Services

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January 21, 2026



- New Rescue Garage and Support - Main Two Bays
- New Rescue Garage and Support - Third Bay
- New Rescue Garage Mezzanine
- New Rescue Program in Connector (upper level only)

New Shared Program in Connector

New Fire Department - Apparatus Bays
New Fire Department - Support
New Fire Department Mezzanine -Storage

- New DPW Garage
- New DPW Shop
- New DPW Office/Break
- New "Warm" Storage
- New DPW Mezzanine
- Renovate Creamery Storage
- New Salt Shed
- Fueling Station

Site Demolition - town garage, rescue, miscellaneous
Retaining Walls
Site Utilities (water, sewer, power, comm)
Site Grading and Stormwater

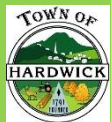
Total Construction Cost without Contingency

Construction Contingency (represents risks and thing we don't know yet)

Contractor Insurance/Bond

[illegible]

\$4.6 M
41%

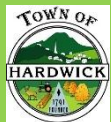


Hardwick, Vermont
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DESIGN PROFESSIONAL FEES

		29.9%	RESCUE	33.7%	FIRE	36.4%	DPW	
Feasibility (Conceptual, Schematic Design, Estimating)			\$80,000				\$80,000	
Civil Engineering (DD thru CA)	0.75%		\$85,283		\$25,535		\$28,729	\$31,019
Civil Engineering - Permitting			\$40,000		\$11,977		\$13,475	\$14,549
Architecture (DD thru CA) (3% Design and 1.25% CA)	4.25%		\$483,270		\$144,700		\$162,797	\$175,774
Structural Engineering (DD thru CA)	0.75%		\$85,283		\$25,535		\$28,729	\$31,019
MEP Engineering (DD thru CA)	1.75%		\$198,994		\$59,582		\$67,034	\$72,377
Design Contingency	5 %		\$48,641		\$14,564		\$16,386	\$17,692
					\$281,893		\$317,148	\$422,430
TOTAL DESIGN PROFESSIONAL FEES								\$1,021,471
							FEE	8.98%



Town of Hardwick – Essential Services

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OTHER/ OWNER COSTS

Land Acquisition	\$0	0%	\$0	0%	\$0	0%	\$0	
Geotechnical Engineering	\$15,000	30%	\$4,500	35%	\$5,250	35%	\$5,250	
Boundary/Topographic Survey	\$7,500	0%	\$0	0%	\$0	100%	\$7,500	
Hazardous Material Assessment	\$7,500	0%	\$0	0%	\$0	100%	\$7,500	
Hazardous Material Abatement	\$25,000	0%	\$0	0%	\$0	100%	\$25,000	diesel in soils?
Legal	\$5,000	30%	\$1,500	35%	\$1,750	35%	\$1,750	placeholder value
Printing and Reproduction	\$1,500	30%	\$450	35%	\$525	35%	\$525	
Clerk of The Works	\$40,000	30%	\$12,000	35%	\$14,000	35%	\$14,000	Town?
Independent Testing and Special Inspections (Concrete, Soil, etc.)	\$45,484	30%	\$13,645	35%	\$15,919	35%	\$15,919	per EV input (n 5%)
Commissioning - MEP Systems	\$25,000	30%	\$7,500	35%	\$8,750	35%	\$8,750	Effic VT will make 25% contribution
Commissioning - Building Envelope	\$15,000	30%	\$4,500	35%	\$5,250	35%	\$5,250	Effic VT will make 25% contribution
Energy Modeling	N/A	30%	\$0	35%	\$0	35%	\$0	placeholder
Payment and Performance Bond	\$0	30%	\$0	35%	\$0	35%	\$0	included in base estimate
Public Notices (Town)	\$1,000	30%	\$300	35%	\$350	35%	\$350	
Builder's Risk Insurance	\$125,000	30%	\$37,500	35%	\$43,750	35%	\$43,750	
Permit Fees:		30%	\$0	35%	\$0	35%	\$0	
Town of Hardwick Zoning Application	\$250	0%	\$0	0%	\$0	100%	\$250	(estimate - needs confirmation)
ACT 250	\$0	30%	\$0	35%	\$0	35%	\$0	
Water Supply	\$1,000	0%	\$0	0%	\$0	100%	\$1,000	needs confirmation
DFS	\$90,968	30%	\$27,291	35%	\$31,839	35%	\$31,839	
Operational Stormwater (assumes 3 acres of impervious)	\$2,580	0%	\$0	0%	\$0	100%	\$2,580	860/acre
Wastewater Disposal (assumes increase of less than 6500gpd)	\$3,000	30%	\$900	35%	\$1,050	35%	\$1,050	needs confirmation
ANR Erosion Controls (Construction General Permit)	\$0	30%	\$0	35%	\$0	35%	\$0	TBD
Utility Charges & Fees:	\$30,000	30%	\$9,000	35%	\$10,500	35%	\$10,500	placeholder, confirm with scope, assumes 3 Phase
Security System	\$0	30%	\$0	35%	\$0	35%	\$0	
Tele/Data	\$7,500	30%	\$2,250	35%	\$2,625	35%	\$2,625	needs confirmation
Audio - Visual Equipment	\$5,000	30%	\$1,500	35%	\$1,750	35%	\$1,750	
Moving, Storage & Miscellaneous Expenses	\$50,000	30%	\$15,000	35%	\$17,500	35%	\$17,500	
Temporary Space/Storage	\$0	30%	\$0	35%	\$0	35%	\$0	
Emergency Generator	\$80,000	30%	\$24,000	35%	\$28,000	35%	\$28,000	Need TBD
Furniture, Fixtures, and Equipment	\$25,000	30%	\$7,500	35%	\$8,750	35%	\$8,750	placeholder
Window Treatment	\$3,500	30%	\$1,050	35%	\$1,225	35%	\$1,225	placeholder
Kitchen Equipment	\$0	30%	\$0	35%	\$0	35%	\$0	
Signage	\$1,500	30%	\$450	35%	\$525	35%	\$525	placeholder
Onsite Solar Production	TBD	30%	\$0	35%	\$0	35%	\$0	needed for Net Zero; depends on assume no sprinkler
Water Flow and Pressure for Fire Protection System	\$0	30%	\$0	35%	\$0	35%	\$0	
Sub-total Owner's Costs:			\$170,836		\$199,308		\$243,138	
Owner Contingency 10% of Owner's Costs	10 %		\$17,084		\$19,931		\$24,314	
TOTAL OWNER COSTS			\$187,919		\$219,239		\$267,452	\$674,611
TOTAL PROJECT BUDGET			\$3,675,580		\$4,091,749		\$5,299,811	\$13,067,141
		TOTAL	\$493 / SF		\$488 / SF		\$585 / SF	\$525 / SF

\$3.7 M

\$4.1 M

\$5.3 M

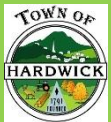


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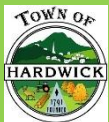
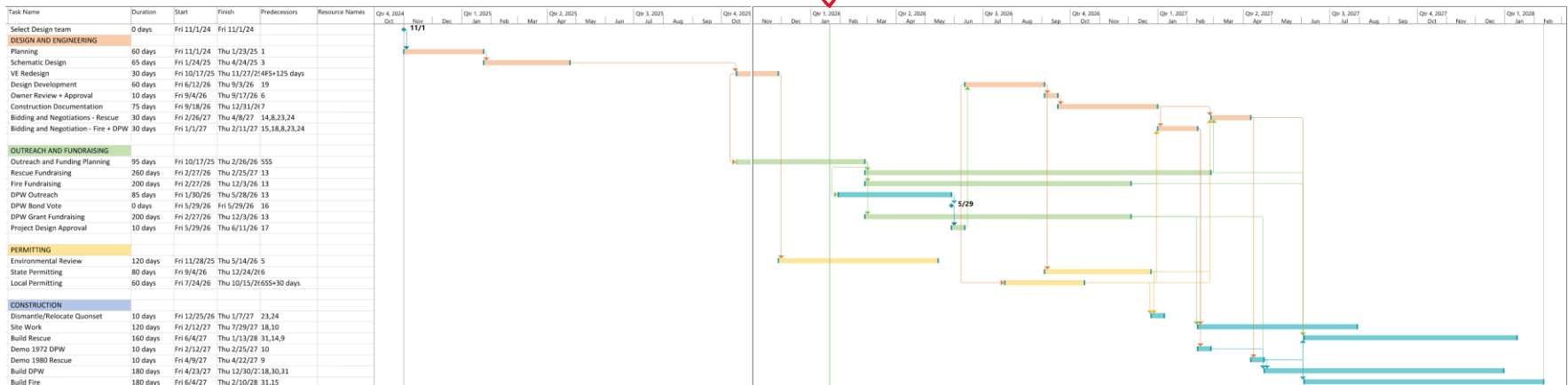
SCHEDULE



Town of Hardwick – Essential Services

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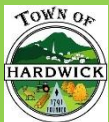
Town of Hardwick – Essential Services

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ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Qtr 4, Oc
1			Select Design team	0 days	Fri 11/1/24	Fri 11/1/24			
2			DESIGN AND ENGINEERING						
3			Planning	60 days	Fri 11/1/24	Thu 1/23/25	1		
4			Schematic Design	65 days	Fri 1/24/25	Thu 4/24/25	3		
5			VE Redesign	30 days	Fri 10/17/25	Thu 11/27/25	4FS+125 days		
6			Design Development	60 days	Fri 6/12/26	Thu 9/3/26	19		
7			Owner Review + Approval	10 days	Fri 9/4/26	Thu 9/17/26	6		
8			Construction Documentation	75 days	Fri 9/18/26	Thu 12/31/26	7		
9			Bidding and Negotiations - Rescue	30 days	Fri 2/26/27	Thu 4/8/27	14,8,23,24		
10			Bidding and Negotiation - Fire + DPW	30 days	Fri 1/1/27	Thu 2/11/27	15,18,8,23,24		
11									
12			OUTREACH AND FUNDRAISING						
13			Outreach and Funding Planning	95 days	Fri 10/17/25	Thu 2/26/26	5SS		
14			Rescue Fundraising	260 days	Fri 2/27/26	Thu 2/25/27	13		
15			Fire Fundraising	200 days	Fri 2/27/26	Thu 12/3/26	13		
16			DPW Outreach	85 days	Fri 1/30/26	Thu 5/28/26	13		
17			DPW Bond Vote	0 days	Fri 5/29/26	Fri 5/29/26	16		
18			DPW Grant Fundraising	200 days	Fri 2/27/26	Thu 12/3/26	13		
19			Project Design Approval	10 days	Fri 5/29/26	Thu 6/11/26	17		
20									
21			PERMITTING						
22			Environmental Review	120 days	Fri 11/28/25	Thu 5/14/26	5		
23			State Permitting	80 days	Fri 9/4/26	Thu 12/24/26	6		
24			Local Permitting	60 days	Fri 7/24/26	Thu 10/15/26	6SS+30 days		
25									
26			CONSTRUCTION						
27			Dismantle/Relocate Quonset	10 days	Fri 12/25/26	Thu 1/7/27	23,24		
28			Site Work	120 days	Fri 2/12/27	Thu 7/29/27	18,10		
29			Build Rescue	160 days	Fri 6/4/27	Thu 1/13/28	31,14,9		
30			Demo 1972 DPW	10 days	Fri 2/12/27	Thu 2/25/27	10		
31			Demo 1980 Rescue	10 days	Fri 4/9/27	Thu 4/22/27	9		
32			Build DPW	180 days	Fri 4/23/27	Thu 12/30/27	18,30,31		
33			Build Fire	180 days	Fri 6/4/27	Thu 2/10/28	31,15		

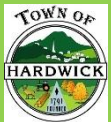


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QUESTIONS/DISCUSSION

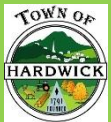


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END



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