

Town of Rye Space Needs Cost Analysis  
10/31/2012

SUMMARY:

1. Purchase Land and Build a New Rye Town Hall	\$2,562,262	Most Expensive
2. Renovate Rye Town Hall and Build Out Public Safety Bldg.	\$1,898,000	Lowest Cost per SF
3. Renovate Rye Town Hall and Build Addition	\$1,902,000	
4. Renovate Rye Town Hall and Build Free Standing Building	\$1,875,000	Lowest Cost

Assumptions:

- Require 10,500 +/- 1,000 square feet to conduct Town business (options 1-4)
- Retain 6,000 square feet at existing Town Hall (options 2-4)
- Require 4,500 +/- 1,000 square feet of new space (options 2-4)

1. Purchase Land and Build a New Rye Town Hall

Land at Rye assessed value: Feasible Lot	\$819,262	
New Town Hall square feet	10,500	
New Construction Cost per square foot	\$166	Note 1
Total Construction Cost	\$1,743,000	
Total Project Cost	\$2,562,262	

Current Town Hall remains in its existing state and needing repair

2. Renovate Rye Town Hall and Build Out Public Safety Bldg.

Current Town Hall square feet to be Renovated	6,000	
Renovation Cost per square foot	\$188	Note 2
Cost to Renovate Existing Town Hall	\$1,128,000	
Usable Sq. Ft. of Public Safety Above Apparatus Bay	5,500	
Construction Cost per square foot	\$140	Note 3
Total Construction Cost	\$770,000	
Total Project Cost	\$1,898,000	

May require additional septic and parking expenses  
Additional 1,000 square feet of space is captured

3. Renovate Rye Town Hall and Build Addition

Existing Town Hall square feet to be Renovated	6,000	
Renovation Cost per square foot	\$188	Note 2
Cost to Renovate Existing Town Hall	\$1,128,000	
Attached addition to Existing Town Hall	4,500	
Construction Cost per square foot	\$172	Note 4
Total Construction Cost	\$774,000	
Total Project Cost	\$1,902,000	

Assumes modest additional cost for attaching to Existing Town Hall

#### 4. Renovate Rye Town Hall and Build Free Standing Building

Existing Town Hall square feet to be Renovated	6,000	
Renovation Cost per square foot	\$188	Note 2
Cost to Renovate Existing Town Hall	\$1,128,000	
Attached addition to Existing Town Hall	4,500	
Construction Cost per square foot	\$166	Note 1
Total Construction Cost	\$747,000	
Total Project Cost	\$1,875,000	

Note 1:	New Construction Cost per square foot	
	International Code Council	\$120
	Local Architect	\$163
	Victor Azzi, Ph.D, Engineer, Int. Building Code	\$180
	Peter Kasnet, Board Member and Contractor	\$200
	Total	\$663
	Average	\$166

Note 2:	Cost to Renovate Existing Town Hall	
	Victor Azzi, Ph.D, Engineer, Int. Building Code	\$150
	Peter Kasnet, Board Member and Contractor	\$225
	Total	\$375
	Average	\$188

Includes quality interior and exterior renovation and restoration, restore the Great Hall and the two Curvilinear Staircases

Note 3:	Construction Cost per square foot	
	Victor Azzi, Ph.D, Engineer, Int. Building Code	\$80
	Peter Kasnet, Board Member and Contractor	\$200
	Total	\$280
	Average	\$140

Note 4:	Construction Cost per square foot	
	International Code Council	\$120
	Local Architect	\$163
	Victor Azzi, Ph.D, Engineer, Int. Building Code	\$180
	Peter Kasnet, Board Member and Contractor	\$225
	Total	\$688
	Average	\$172

THIS ANALYSIS IS PRELIMINARY AND SUBJECT TO ACTUAL ARCHITECTURAL DESIGNS AND CONSTRUCTION COST BIDS. SITE DEVELOPMENT COULD ALSO CHANGE THE ANALYSIS.

# Memo

**To:** Space Needs Committee  
**From:** Peter E. Rowell  
**CC:** Town Administrator  
**Date:** 31/10/2012  
**Re:** Rye Town Hall Expansion Costs

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I was asked to see if I could come up with some ballpark costs for the three proposals under discussion.

1. Proposal is a 4,000 sq. ft., two story, stand-alone, wood frame building that would be in the same exterior finish as the existing town hall.  
\*  
ICC puts this type of construction at \$120/sq. ft. or **\$480,000**  
  
Local architect puts the costs at \$150 to \$175/sq. ft. or **\$600,000 to \$700,000**
2. Same building as # 1. except attached to existing town hall. I was told that this would be the same cost with a few percent added on for the extra work in the attachment.
3. This was to add a second floor to the equipment bay of the safety center. Without more information or plans it would be very difficult to give a cost for this type of work.

\* International Code Council.