

Plainfield Town Garage Study Group

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TO: Steve Halloran & Select Board, Town of Plainfield

Report on cost of building a new town garage

As part of the PTGSG work over the last year we have done some research into what a new town garage of the same size would cost. Over the last ten years there are quite a few towns in NH and VT that have built new garages, including Enfield, Lebanon, Sunapee, Lempster, New London and Henniker in NH and South Stafford, Ascutney or West Windsor in VT, that we are currently aware of.

Jim Taylor provided the following comment:

The Enfield Town Garage building was built in 2002 at a cost of \$1,000,000. It is a 300' x 70' (21000 SF) metal building with 12 bays and offices, training room and break room and houses highway, water, sewer and grounds.

Adjusted for inflation $\$1,000,000 = \$1,339,844.00$ today
 $300' \times 70' = 21000 \text{ SF} / 1339844 = \$64 \text{ per SF} \times 5000 = \$320,000$. If you increased the size of the new garage building by 20% it would increase the cost to \$384,00.

Sherm Wilson (a friend of mine in South Stafford VT) passed along the following information:

Carl Johnston was on the SB when the new building was built and spearheaded the project.

New Town Garage was built in 2005 +/-

Building is approx. 65' x 100' = 6500 SF

Building cost approx. \$500,000.+ \$100,000. Site work 600K / 6500 SF = \$92.00 SF

Building was built by All Season Construction out of Springfield VT, Carl felt they did a good job.

They looked at the Ascutney or West Windsor Town Garage before building this which was also built by All Season Construction.

It is a steel building with fiberglass insulation in plastic bags. They have had condensation issues behind the insulation on the back of the steel panels.

Sherm Wilson could set up a tour if we wanted it.

Adjusted for inflation $\$500,000 = \$617,096.00$ today

Extrapolating from Sherm's information: $65' \times 100' = 6500 \text{ SF} / \$617,096.00 = \$95.00/\text{sf}$
 $\times 5000 = \$475,000$. If you increased the size of the new garage building by 20% it would increase the cost to \$570,000.

Barden Inspection & Consulting Services, Inc. provided the following information and drawings for the new Starksboro Garage.

Attached are drawings for a 130'-6" x 60'-6" (7895 SF) Town Garage and a 137'-6" x 64' Salt Shed that I just finished in Starksboro, Vermont – The total cost was \$1,307,000, of which the salt shed structure was \$171,500 and the site work associated with the salt shed was about \$20,000 – This was built in the town's gravel pit and involved quite a bit of excavation – Total site work costs, including paving was \$202,900

Extrapolating from Barden Inspection & Consulting Services: The Starksboro town Garage, (building only) cost \$932,600. / 7895 SF = 118.00 per SF. This building was built very recently and is by far the most expensive of our three current examples.

Our current town garage was built in 1983 for a cost of around \$85,000.
Adjusted for inflation $\$85,000 = \$205,705.00$ today.

Based on the above information we would guesstimate that a new town garage would cost from 350 to 500K.

You can see the Stafford garage on Google Earth at the below link
<https://www.google.com/maps/place/43%C2%B049'52.6%22N+72%C2%B022'15.4%22W/@43.831284,-72.3725071,17z/data=!3m1!4b1!4m5!3m4!1s0x0:0x0!8m2!3d43.831284!4d-72.370945?hl=en>

I was also given the name of a municipal building cost estimates and inspection service company who could help us with preliminary estimates if we want.

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If the Select Board decides to move in the direction of a new building, I'm assuming that the PTGSG would be willing to gather some more information about what a new building would cost, and update this report.

Michael O'Leary for PTGSG