

The Town of New Market



1793

BUDGET REPORT

FISCAL YEAR 2027

ADDENDUM 1

*Prepared by: Mayor Winslow Burhans III &
Debra Butler, Clerk-Treasurer*

Addendum 1

Changes Made After the Budget Introduced on May 14, 2026

Summary of Changes

Roof replacement estimate reduced from **\$100,000 to \$36,700** based on vendor quote.

- Architectural and construction management costs added.
- Structural engineering costs added.
- Mechanical and electrical engineering costs added.
- \$30,000 contingency established for unforeseen project expenses.
- No increase in total CIP spending; funds were reallocated within the existing budget.

Introduction

At the time the FY27 budget was introduced, a \$100,000 placeholder was included for roof replacement at 90 W Main Street because vendor quotes had not yet been received. We have since received a quote of \$36,700 for a full roof replacement using premium shingles. This figure does not include any repairs or underlayment required due to damage found after the removal of the current roof. The \$100,000 represents funds redirected from the 40 South Alley Window Replacement Project, as listed in the FY26 budget.

The \$63,300 difference has been reallocated to supporting project costs, including architectural and construction management services, structural engineering, mechanical and electrical engineering, and a \$30,000 contingency for unforeseen conditions (particularly after the existing roof is removed).

The original \$100,000 allocation is now distributed across the following line items:

	Projects for 90 West Main Street, Town Hall	Total Project Amount (includes prior year expenses)	Total FY27 Project Amount	New CIP Funds	Grants	40 South Windows CIP Funds	SZSSP Funds
1	1st Floor Renovation and Construction	\$ 434,519	\$ 434,519	\$ 42,519	\$ 392,000		\$ -
2	1st Floor Architectural	\$ 20,600	\$ 8,700		\$ -	\$ 8,700	\$ -
3	1st Floor Structural Engineering	\$ 10,600	\$ 10,600		\$ -	\$ 10,600	\$ -
4	1st Floor Mechanical & Elec. Engineering	\$ 14,000	\$ 14,000		\$ -	\$ 14,000	\$ -
5	Replace Roof	\$ 36,700	\$ 36,700		\$ -	\$ 36,700	\$ -
6	90 W Main Contingency	\$ 30,000	\$ 30,000			\$ 30,000	
7	Parking Lot Phase 1	\$ 27,037	\$ 27,037		\$ -		\$ 27,037
	TOTAL	\$ 573,456	\$ 561,556	\$ 42,519	\$ 392,000	\$ 100,000	\$ 27,037

Budget Report – Fiscal Year 2027 - continued

This section replaces the entire **General Government CIP Projects** on page 20 of the budget report introduced on May 14, 2026. *Note: Items in red are the changes/additions that have been made.*

General Government CIP Projects [\$561,556]

1. **1st Floor Renovations, 90 W Main Street [\$434,519]** — Includes layout changes for Town Hall use, ADA improvements, and safety repairs. A \$392,000 grant will cover most of the cost.
2. **1st Floor Architectural and Construction Management, 90 W Main Street [\$8,700]** – The total project cost is \$20,600. Of that amount, \$11,900 was incurred and paid in FY26 using redirected funds from the 40 South Alley Architectural Study (FY26 CIP budget). The remaining \$8,700 is budgeted for FY27.
3. **1st Floor Structural Engineering, 90 W Main Street [\$10,600]** – Structural engineering services for the first-floor renovation project.
4. **1st Floor Mechanical & Electrical Engineering, 90 W Main Street [\$14,000]** – Mechanical and electrical engineering services for the first-floor renovation project.
5. **Roof Replacement, 90 W Main Street [\$36,700]** — Full roof replacement with premium shingles. This amount reflects the roofing contractor's quote and does **not** include any additional repairs or underlayment replacement that may be discovered after roof removal.
6. **Contingency [\$30,000]** – Reserved for unknown repairs, price increases or additional roofing/renovation work discovered during construction.
7. **Parking Lot – Phase 1, 90 W Main Street [\$27,037]** — Phase 1 includes crack filling, seal coating, and paint marking for a portion of the parking lot. **Funding will come from the Speed Zone School Safety Program's restricted funds.**

Addendum Note –

The **Total Project Cost** column has increased by **\$11,900** for both "Projects FY27" and "General Government" since the budget was introduced. This increase is due to the addition of an **Architectural/Construction Management** line item.

Of the total \$20,600 in Architectural/Construction Management fees:

- **\$11,900** will be incurred and paid in FY26 using redirected funds from the FY26 40 South Alley Architectural Study.
- **\$8,700** is included in the FY27 CIP.

Important: The **Total FY27 Budget Amount** (third column) remains **unchanged** at:

- **\$848,725** for all FY27 projects
- **\$561,556** for General Government projects

The previously mentioned \$100,000 has been redistributed among items 2 through 6 under General Government CIP Projects.

The revised CIP Budget for FY27 is on the following page. There were no changes to the Operating Budget.

CAPITAL BUDGET FOR THE TOWN OF NEW MARKET FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Projects	Total Project Cost*	TOTAL FY27 Budget	FY 27 (7/26 to 6/27)			FY28 — FY29			FY30 — FY32			FY33 - FY00			Total		
			General	Loans	Grants	General	Loans	Grants	General	Loans	Grants	General	Loans	Grants	General	Loans	Grants
Projects FY27 TOTAL **	\$ 860,625	\$ 848,725	\$ 258,125	\$ -	\$ 590,600										\$ 258,125	\$ -	\$ 590,600
General Government**	\$ 573,456	\$ 561,556	\$ 169,556	\$ -	\$ 392,000										\$ 169,556	\$ -	\$ 392,000
1st Floor Reno—Town Hall, 90 W Main St.	\$ 434,519	\$ 434,519	\$ 42,519		\$ 392,000										\$ 42,519		\$ 392,000
1st Floor Architectural —Town Hall, 90 W Main St.	\$ 20,600	\$ 8,700	\$ 8,700		-										\$ 8,700		-
1st Floor Structural Engineering — 90 W Main St.	\$ 10,600	\$ 10,600	\$ 10,600		-										\$ 10,600		-
1st Floor Mechanical & Elec. Engineering — 90 W Main	\$ 14,000	\$ 14,000	\$ 14,000		-										\$ 14,000		-
Replace Roof —Town Hall, 90 W Main St.	\$ 36,700	\$ 36,700	\$ 36,700		-										\$ 36,700		-
90 W Main Contingency	\$ 30,000	\$ 30,000	\$ 30,000												\$ 30,000		
Parking Lot Phase 1 — Town Hall, 90 W Main Street	\$ 27,037	\$ 27,037	\$ 27,037		-										\$ 27,037		-
Public Works	\$ 8,552	\$ 8,552	\$ 8,552	\$ -	\$ -										\$ 8,552	\$ -	\$ -
4 Parking Lot Study	\$ 8,552	\$ 8,552	\$ 8,552		-										\$ 8,552		-
Parks and Recreation	\$ 278,617	\$ 278,617	\$ 80,017	\$ -	\$ 198,600										\$ 80,017	\$ -	\$ 198,600
5 Land Acquisition Grant (POS)	\$ 163,500	\$ 163,500	\$ -		\$ 163,500										\$ -		\$ 163,500
6 Messanelle Park (POS)	\$ 39,000	\$ 39,000	\$ 3,900		\$ 35,100										\$ 3,900		\$ 35,100
7 Messanelle Park Survey & Engineering for Easement	\$ 10,000	\$ 10,000	\$ 10,000		-										\$ 10,000		-
8 Parking Lot Extension @ Community Park	\$ 66,117	\$ 66,117	\$ 66,117		-										\$ 66,117		-
FUTURE PROJECTS** **All future project funds are listed in present value dollars.																	
Projects FY28 - FY 29	\$ 1,238,313					\$ 1,238,313									\$ 1,238,313		
10 Parking Lot Phase 2 — Town Hall, 90 W Main Street	\$ 188,313					\$ 188,313									\$ 188,313		
12 Streets—Brinkley Manor	\$ 550,000					\$ 550,000									\$ 550,000		
13 Streets—Orchard	\$ 500,000					\$ 500,000									\$ 500,000		
Projects FY30 - FY32	\$ 675,000								\$ 675,000						\$ 675,000		
11 Parking Lot, 8th Alley	\$ 75,000								\$ 75,000						\$ 75,000		
14 Connector Road - Parkway to LOUYAA	\$ 600,000								\$ 600,000						\$ 600,000		
CIP Placeholder Funds	\$ 24,165,061											\$ 3,199,613			\$ 3,199,613	\$ 20,965,448	
15 Roads/Streets	\$ 10,179,677											\$ 3,199,613	\$ 6,980,064		\$ 3,199,613	\$ 6,980,064	
16 Road Shoulders	\$ 7,016,937											\$ 7,016,937				\$ 7,016,937	
17 Storm Drains	\$ 4,326,938											\$ 4,326,938				\$ 4,326,938	
18 Building & Park Improvements	\$ 2,641,509											\$ 2,641,509				\$ 2,641,509	
Total	\$ 26,938,999	\$ 4,048,338	\$ 258,125	\$ 590,600		\$ 1,238,313			\$ 675,000			\$ 3,199,613	\$ 20,965,448		\$ 5,371,051	\$ 20,965,448	\$ 590,600

* "Total Project Cost" includes expenses incurred throughout the life of the project.

**The "Total Project Cost" for *Projects FY27* and *General Government* has increased by \$11,900 since the budget was introduced. A portion of the Architectural/Construction Management fees will be incurred and paid for in FY26.