

Phase One 1st & 2nd Floors Essential Services

Phase Two & Three

RENOVATIONS 2023	CONCORD		CONCORD	
Construction	\$ 981,180	1st & 2nd Floors	\$ 786,346	3rd Floor & Stair
Finishes	\$ 594,119	1st & 2nd Floors	\$ 476,144	3rd Floor & Stair
Fire sprinklers	\$ 125,725	1st & 2nd Floors	\$ 100,759	3rd Floor
Mechanical and Plumbing	\$ 893,636	1st & 2nd Floors	\$ 716,185	3rd Floor
Electrical Systems	\$ 417,810	1st & 2nd Floors	\$ 334,845	3rd Floor
Utilities	\$ 85,084	Full service installation	\$ -	
Foundations	\$ -	Seal perimeter	\$ 482,472	Permanent fix
Façade Reconfigurations	\$ -		\$ 360,631	
Window Replacements	\$ 279,492	Second floor only	\$ 307,441	
Basement Renovation	\$ -		\$ 544,794	
Rooftop Solar System	\$ -		\$ 200,388	
CONSTRUCTION COSTS	\$ 3,377,047		\$ 4,310,006	
AE Fees (10%)	\$ 337,705		\$ 431,001	
Expenses (2%)	\$ 67,541		\$ 86,200	
Furnishings + Fee	\$ 261,164		\$ 209,304	
Equipment Allowance (AV+Kitchen)	\$ -		\$ 44,000	
Interim Library (6,000 sf x 12 months)	\$ -		\$ -	
TOTAL PROJECT COST	\$ 4,043,456		\$ 5,080,511	
Escalation rate included	19.56		29.48	
Estimate date	7/1/24		7/1/24	
Mid-point of construction date	8/1/25		8/1/25	
Design	July - Dec 2023		July - Dec 2024	
Bidding	Jan - Feb 2024		Jan - Feb 2025	
Construction	Mar - Dec 2024		Mar - Dec 2025	
Grand Opening	March 2025		March 2026	
15% Design Contingency included above	\$ (440,484)		\$ (562,175)	

Phase One – 1st & 2nd Floor Essential Services \$4,243,456

Construction \$3,377,047
 Fees \$405,246
 Furnishings \$261,164

Phase Two -- \$702,151

Communicating Stair \$52,431
 Main St Entrance \$167,248
 Foundation Fix \$482,472

Phase Three-- \$3,369,980

Vaughn Ave Entrance \$193,338
 Third Floor \$2,631,848
 Basement \$544,794