

# 906

## MT. PLEASANT COMMUNITY CENTER RENOVATIONS

### CONCEPT PRICING PACKAGE SUMMARY

JULY 12, 2024

#### CONCEPT PRICING FROM CONTRACTOR

906 Studio Architects provided the conceptual plan for renovations to the main floor of the Mount Pleasant Community Center to a general contractor to procure a cost estimate for the proposed scope of work. This general contractor, **Solomon Builders**, reviewed the concept plan and provided an estimate of overall probable costs for the renovation of the existing building, as of July 11th 2024.

#### These probable construction costs are itemized below:

- General Requirements \$ 120,000.00
- Demolition \$ 55,000.00
- Concrete \$ 20,000.00
- Masonry \$ 47,500.00
- Woods and Plastics \$ 35,500.00
- Thermal/Moisture Protection \$ 528,500.00
- Openings \$ 80,250.00
- Finishes \$ 522,613.00
- Specialties \$ 35,000.00
- Furnishings \$ 95,726.00
  - Range / Hood: \$12,500.00 (included above)
  - Refrigerator: \$ 2,702.00 (included above)
  - Dishwasher: \$ 2,852.00 (included above)
  - Grease Trap: \$ 6,595.00 (included above)
  - Ice Machine: \$ 6,377.00 (included above)
  - Comp. Lab PCs: \$18,000.00 (included above)

- Printer: \$ 1,200.00 (included above)
- Chairs / Desks: \$10,500.00 (included above)
- Exam Rm. Equip.: \$15,000.00 (included above)
- Outdoor / Misc: \$20,000.00 (included above)
- Special Construction \$ 100,000.00
- Conveying Equipment \$ 0.00
- Mechanical/Plumbing \$ 84,150.00
- Electrical \$ 87,500.00

**Total Estimated Construction Cost \$ 1,811,739.00**

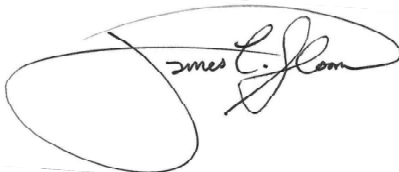
**Soft Costs:**      *Required for Grant:*

- Project Contingency \$ 114,731.00
- Architectural | Engineering Design Services
- Architectural, Structural, Mechanical, Electrical, Plumbing, and Fire Sprinkler Engineering Design Fees \$ 190,000.00
- Construction Administration \$ 33,530.00
- Administrative Costs \$ 50,000.00

• **Total Estimated Project Costs = \$ 2,200,000.00**

The concept pricing notes provided above represent our understanding of the pricing from the General Contractor. If there are items that appear incorrectly noted or inadvertently left out of these, please let us know.

Respectfully,



James Sloan, AIA  
Sr. Project Manager  
906 Studio.Architects

## **High Level Overview**

- The project scope is to do an interior renovation to approximately 4,500 square feet of the existing, main floor of the Mount Pleasant Community Center, which is approximately 20,000 gross square feet.
- The project request for proposal for design team services will be sent out in early winter of 2024. The permit documents are estimated to be ready in the summer of 2025. The project will then be sent out for public bidding that will take place over the fall of 2025, with a general contractor selection by the end of the 2025 calendar year. Construction is estimated to be ready to break ground in early 2026 and be completed by fall 2026.
- This project is a renovation to an existing public building. The building is owned by the City of Mount Pleasant. This renovation scope of work is proposed to include the following: Adding a wall opening between two existing rooms, to create additional classroom space for TCAT, expanding their ability to expand their workforce development training. Providing more accessible public internet and coworking space in a public computer lab - newly enclosed area of the existing Lobby, in order to facilitate a more updated, and technology based space for public events and other community events. Enclosing another portion of the existing Lobby space to become an exam room and storage for a local health foundation to use for remote access to healthcare services, serving the overall community members entering the building. Renovation of an existing warming kitchen to become a demonstration kitchen, with commercial level equipment and hood, to better facilitate and support the existing conference room space and food preparation demonstrations. The existing toilet rooms on the main floor will also be renovated to make them more updated and handicap accessible.

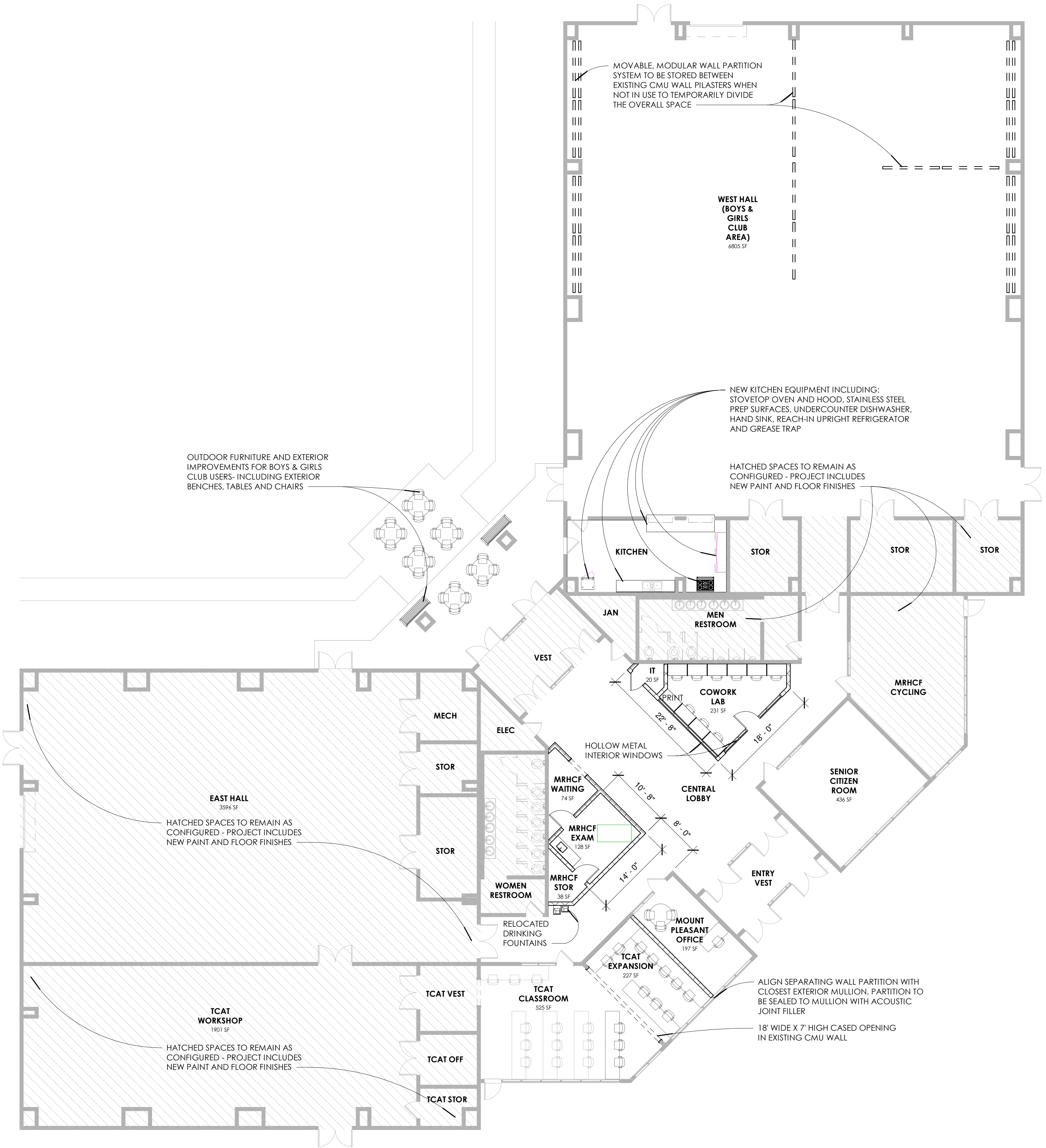
## **Technical Project Description**

- This project will require design services of an Architect, as well as Structural, Mechanical, Electrical, and Plumbing Engineers. This design team is proposed to document the existing facility, work with the ownership team and staff, in order to create construction documents that will be sent out to General Contractors to price in a bid process. These drawings, and any changes to them from the bid process, will become the permit set of drawings for the selected General Contractor to construct the renovation. The design team can also provide Construction Administrative services during the construction process, in order to help answer any questions or issues that occur in the field/ on site.

# RENOVATION CONCEPTS

# COMMUNITY CENTER

501 Gray Lane, Mt Pleasant, TN



## CONCEPTUAL PLAN

3/32" = 1'-0"

NOTE: ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AT THIS CONCEPTUAL STAGE AND WILL NEED TO BE FIELD VERIFIED BEFORE FURTHER EFFORTS ARE CONDUCTED.



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07/12/2024

0' 2' 4' 8' 16'

