

Conneston Construction, Inc.
Meredith Public Library Additions & Renovations
Conceptual Phasing Plan

Project will be constructed in four phases per the attached conceptual CPM schedule summarized as follows:

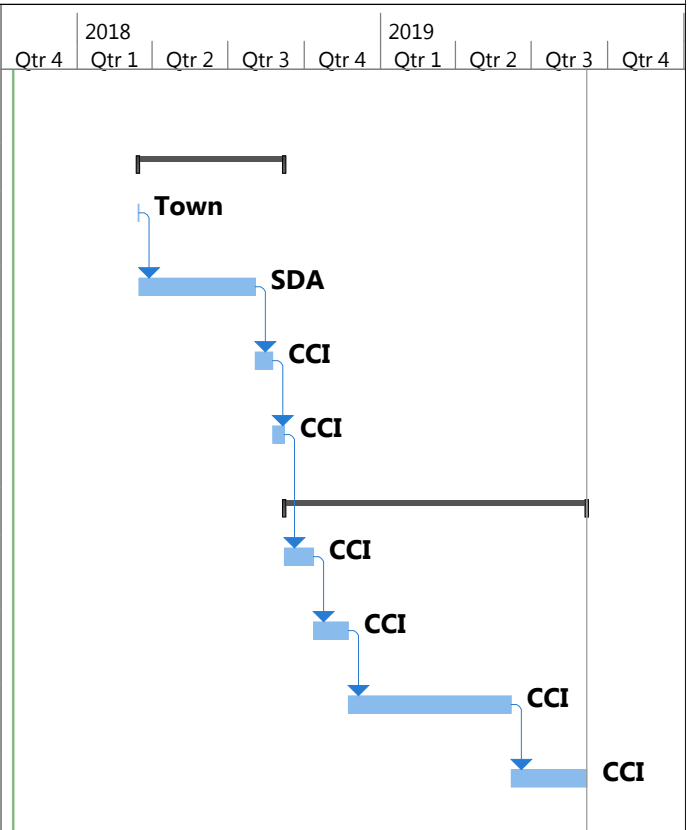
- Phase I – construct new 24 car parking lot to service the library during construction – approximate duration 5 weeks.
- Phase II – Jack & shore existing 3,471 square foot wing and complete structural upgrades – approximate duration 6 weeks.
- Phase III – Construct new 6,700 square foot addition & complete renovations in the wing noted above – approximate duration – 28 weeks.
- Phase IV – Library operations move into new addition & renovated wing – renovate existing library & connector – approximate duration – 13 weeks.
- Estimated duration of entire project – 52 weeks.

Notes & clarifications:

- Existing library would remain in operations in current location for Phases I – III. Accommodations for access and egress would be addressed through existing connector or other locations to be determined. 3,471 square foot wing would need to be vacated with all furnishings removed by the start of Phase II.
- If the existing library is relocated off site, we estimate that the construction schedule could be fast tracked by approximately 8 weeks, since all areas would be constructed simultaneously. This would result in an approximate savings of \$40,000.00.
- Library board could also plan on a partial shut-down period during the project to help expedite the construction schedule and the cost impact of such a shutdown would need to be evaluated pending further details regarding time frame.

Meredith Public Library Additions & Renovations

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	2018				2019								
							Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4				
1																			
2		Pre-Construction	126 days	Thu 3/15/18	Thu 9/6/18														
3		Bond approval	1 day	Thu 3/15/18	Thu 3/15/18														
4		Design	100 days	Fri 3/16/18	Thu 8/2/18	3													
5		Bidding/GMP	15 days	Fri 8/3/18	Thu 8/23/18	4													
6		Mobilize	10 days	Fri 8/24/18	Thu 9/6/18	5													
7		Construction	260 days	Fri 9/7/18	Thu 9/5/19														
8		Phase I new lot	25 days	Fri 9/7/18	Thu 10/11/18	6													
9		Phase II - Jack/structural	30 days	Fri 10/12/18	Thu 11/22/18	8													
10		Phase III - additions &	140 days	Fri 11/23/18	Thu 6/6/19	9													
11		Phase IV - existing library	65 days	Fri 6/7/19	Thu 9/5/19	10													



Project: Meredith Library CPM
Date: Mon 10/16/17

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

Conneston Construction, Inc. Preliminary Schedule & Phasing Plan

Preliminary Budget Estimate - October 2017
MEREDITH PUBLIC LIBRARY ADDITIONS & RENOVATIONS

Project:
Meredith Public Library
91 Main Street
Meredith, NH 03253
File name: Meredithlibrary

Square Footage Calculation
Net Sq. Ft. Total = 14,697 SF

Construction Manager:
CCI
P.O. Box 7546
Gilford, NH 03247
Date: 10/04/17

Line-item description	Value	Division Total	Cost Per SF
SITE DEVELOPMENT & LANDSCAPING			
Site work @ addition	\$114,200.00		\$6.62
Landscaping allowance	\$20,000.00		\$1.16
Building demolition at parking lot	\$28,910.00		\$1.68
Site lighting allowance	\$16,800.00		\$0.97
New 24 car parking lot	\$116,380.00		\$6.74
		\$296,290.00	
JACK, SHORE & RENOVATE ADDITION (3,471 SF)			
Select demolition	\$16,861.00		\$4.86
Jack & shoring subcontractor	\$160,000.00		\$46.10
Structural concrete	\$16,800.00		\$4.84
Structural fill & new slab on grade	\$19,210.00		\$5.53
Structural allowance	\$23,100.00		\$6.66
Exterior wall in-fill & new masonry	\$31,400.00		\$9.05
General interior renovations (\$100 SF)	\$347,100.00		\$100.00
		\$614,471.00	
EXISTING CONNECTOR GUT & RENOVATE (1,128 SF)			
Demolition & reconstruction (\$200 SF)	\$225,600.00		\$200.00
		\$225,600.00	
EXISTING LIBRARY RENOVATIONS (5,880 SF)			
Select demolition/renovations (\$100 SF)	\$588,000.00		\$100.00
		\$588,000.00	
NEW ADDITION (6,776 SF)			
Covered ADA ramp, stairs & rails	\$98,600.00		\$14.55
Additions (\$230 SF)	\$1,558,400.00		\$229.99
		\$1,657,000.00	
3-STOP ELEVATOR & SHAFT			
3-Stop Elevator	\$91,100.00		\$5.28
Masonry shaft & accessories	\$32,980.00		\$1.91
		\$124,080.00	
MECHANICAL & ELECTRICAL SYSTEMS:			
Mechanical - VRF & air handling	\$298,100.00		\$17.28
DDC controls	\$39,100.00		\$2.27
New fire alarm system	\$28,825.00		\$1.67
Electrical service & renovations	\$79,877.00		\$4.63
		\$445,902.00	
SPRINKLER SYSTEM & WATER SERVICE			
Sprinkler subcontractor	\$51,766.00		\$3.00
Water service	\$20,980.00		\$1.22
		\$72,746.00	
Sub-total construction cost	\$4,024,089.00	\$4,024,089.00	\$233.21
Construction contingency (5%)	\$201,204.45	\$201,204.45	\$11.66
Preliminary construction total	\$4,225,293.45	\$4,225,293.45	\$244.87

Preliminary Budget Estimate - October 2017
MEREDITH PUBLIC LIBRARY ADDITIONS & RENOVATIONS

Project:
Meredith Public Library
91 Main Street
Meredith, NH 03253
File name: Meredithlibrary

Square Footage Calculation
Net Sq. Ft. Total = 14,697 SF

Construction Manager:
CCI
P.O. Box 7546
Gilford, NH 03247
Date: 10/04/17

Line-item description	Value	Division Total	Cost Per SF
Soft Costs (To be determined by owner/architect):			
Architectural & engineering fees (8.5%)	\$359,149.00	\$0.00	\$20.81
Hazardous waste survey/abatement	\$5,000.00	\$5,000.00	\$0.29
Soil & concrete testing allowance	\$15,000.00	\$15,000.00	\$0.87
Utility company fees	\$5,000.00	\$0.00	\$0.29
Removal of existing furnishings/books	\$10,000.00	\$10,000.00	\$0.58
Furnishings & appliances	\$50,000.00	\$50,000.00	\$2.90
Builder's risk insurance	\$4,500.00	\$4,500.00	\$0.26
AV equipment	\$20,000.00	\$20,000.00	\$1.16
Owner contingency	\$250,000.00	\$0.00	\$14.49
Sub-total soft costs	\$718,649.00	\$104,500.00	\$41.65
Total Project Budget Total	\$4,943,942.45	\$4,329,793.45	\$286.52
General notes & clarifications:			
* Budget is based on the conceptual plans Samyn & D'Elia Architects, PA dated September 2017.			
* The owner should budget the following items not included in our budget:			
- Blasting, ledge removal & payrock.	\$100 per yard unit price		
* Construction schedule is based on 51 weeks starting in the summer of 2018.			