

Blackstone Memorial Library

Preliminary Estimates of Proposed Renovations

Subtotal of Construction Costs:	\$2,793,636
3% Construction Manager Fee	\$72,877
Tax exempt	0
TOTAL	\$4,866,513
20% Contingency	\$573,303
Total with Contingency:	\$3,439,816

Alternate Add

Elevator and Masonry Shaft and associated work at addition/expansion area	\$316,200
Total with second elevator	\$3,756,016
Soft Costs @ 15%	\$563,402
Architect Fees Engineering Fees	
Technology/Telecommunications/ Movable Equipment @ 15%	\$563,402
Total Estimated Cost:	\$4,882,820
State of CT Library Construction Grant	\$1,000,000
Net Estimated Cost	\$3,882,820