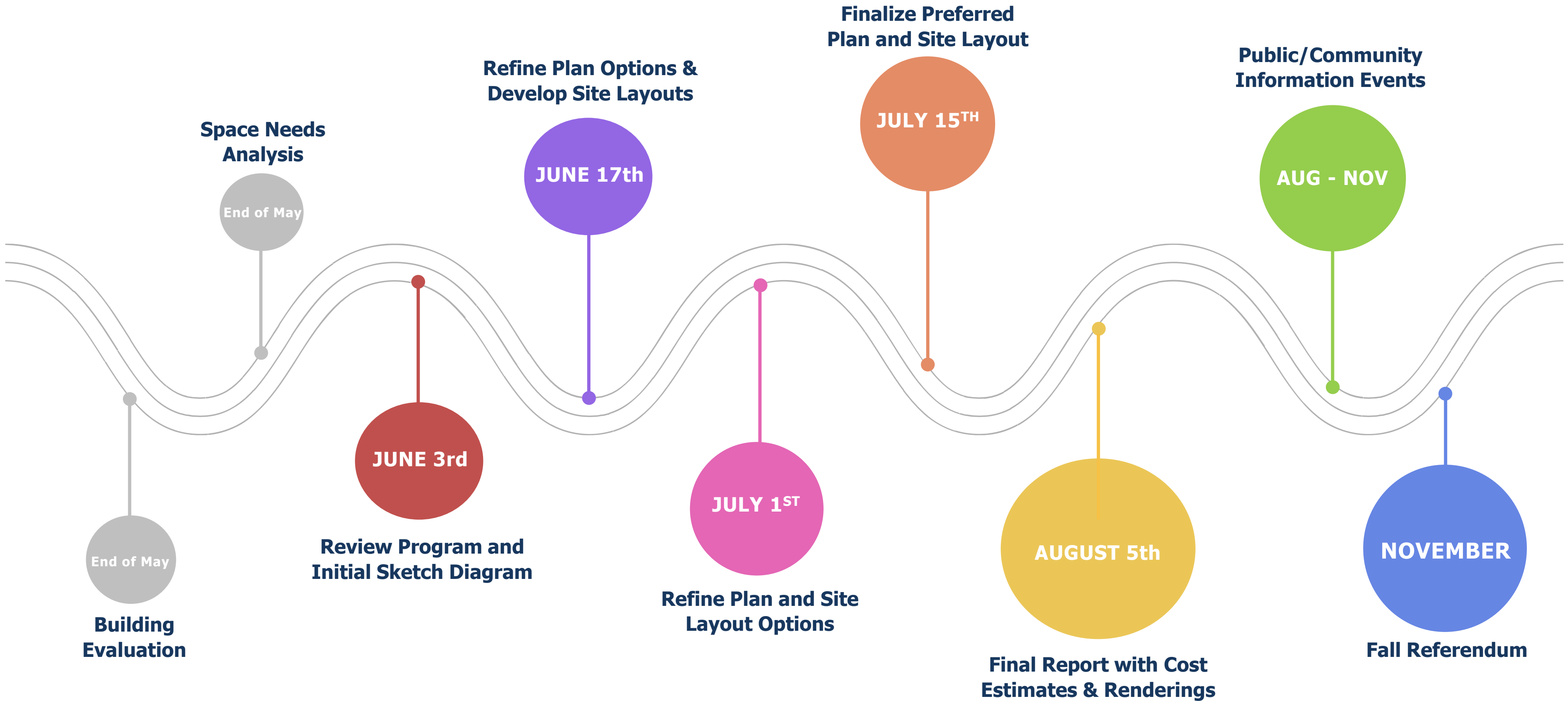


PLANNING PROCESS



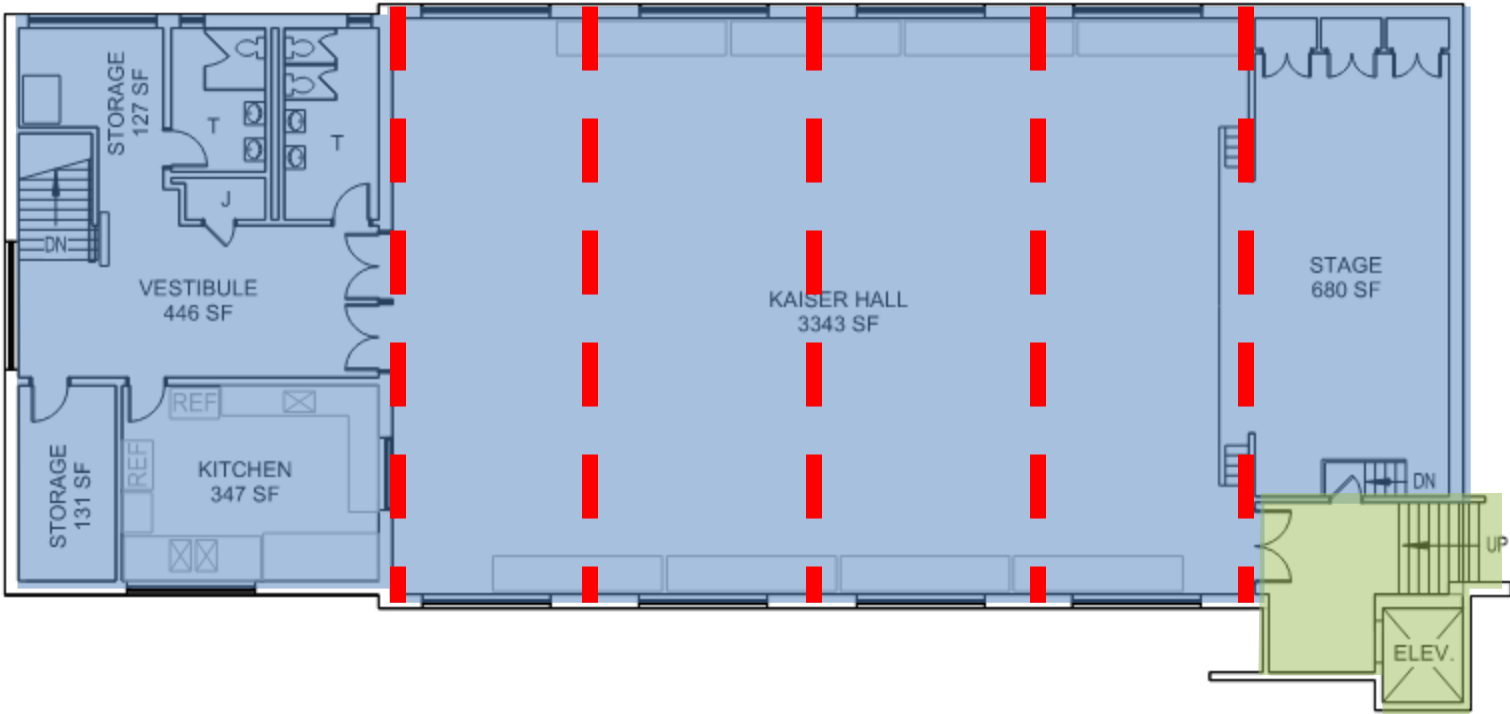
CONCORDIA LUTHERAN CHURCH

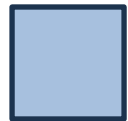


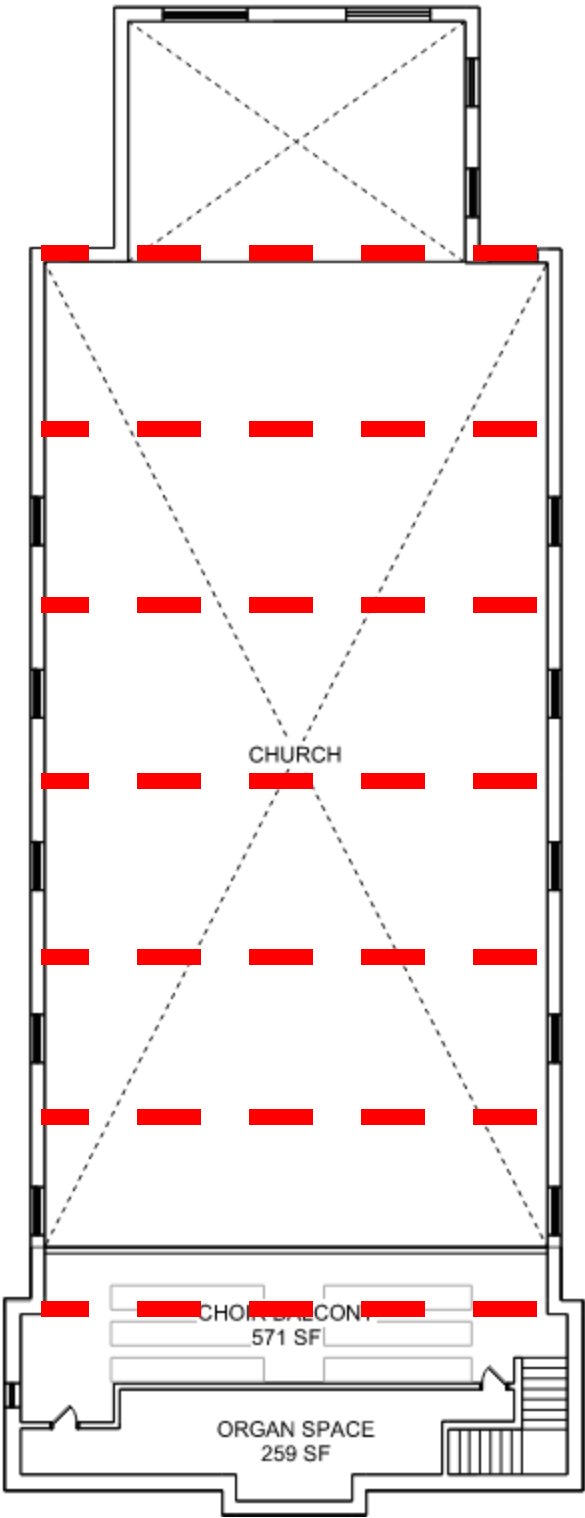
EXST. FIRST FLOOR PLAN



EXST. SECOND FLOOR PLAN



-  UPPER LEVEL
-  MAIN STAIRS/ELEVATOR



OPTION 1 - PLAN

GROUND LEVEL

	RENOVATION	ADDITION	2 ND FL ADDITION
OPTION 1	20,431 sf	2,366 sf	4,843 sf



GROUND LEVEL

- ACTIVITY SPACES
- SUPPORT
- CIRCULATION
- FOODSERVICE
- HUMAN SERVICE \
HEALTH DEPARTMENT
- OFFICES



OPTION 1 - PLAN

UPPER LEVEL

	RENOVATION	ADDITION	2 ND FL ADDITION
OPTION 1	20,431 sf	2,366 sf	4,843 sf



ADDITION THAT CONNECTS NEW
UPPER LEVEL



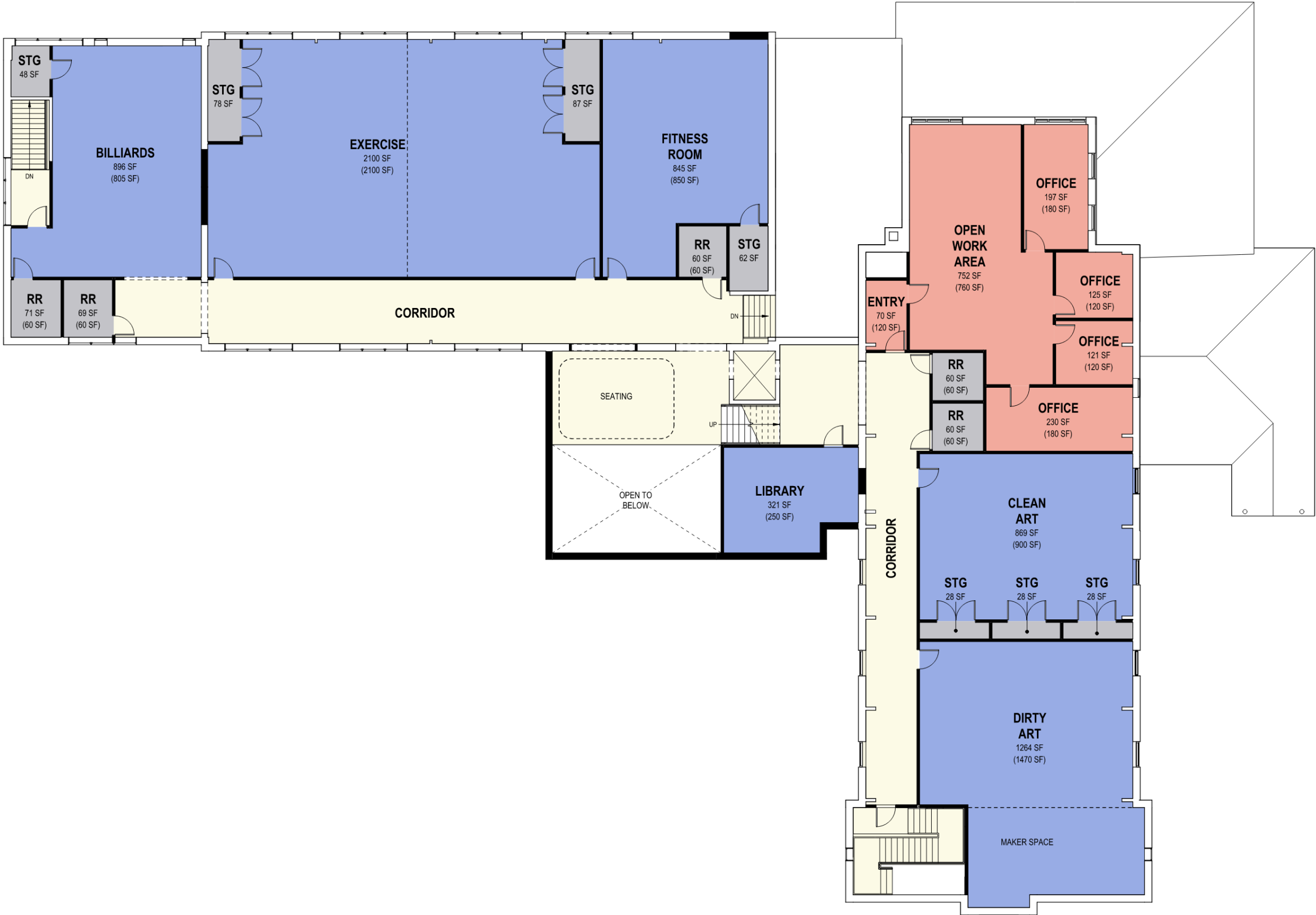
NEW 2ND FLOOR OVER SANCTUARY

OPTION 1 - PLAN

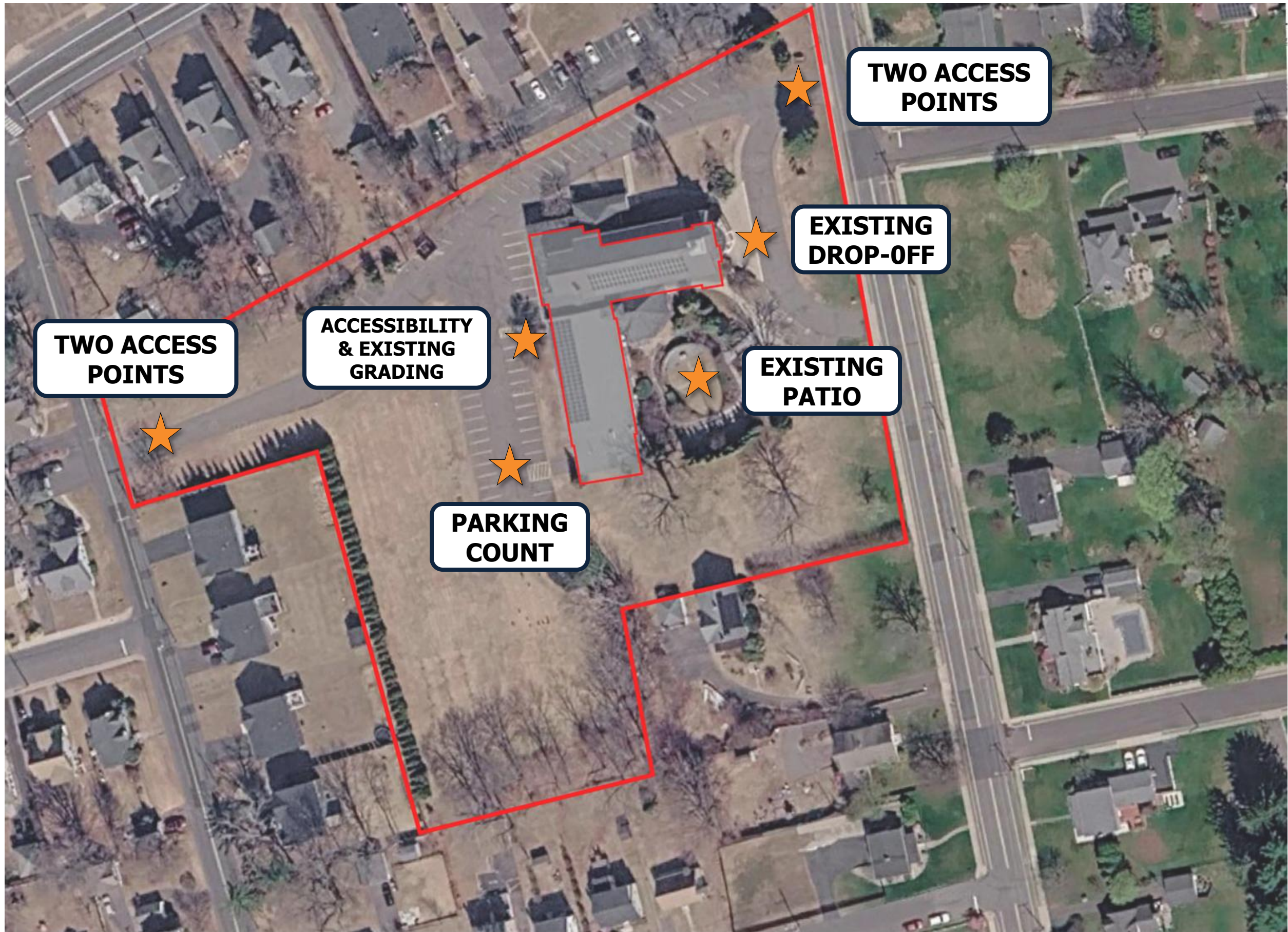
UPPER LEVEL

	RENOVATION	ADDITION	2 ND FL ADDITION
OPTION 1	20,431 sf	2,366 sf	4,843 sf

- ACTIVITY SPACES
- SUPPORT
- CIRCULATION
- FOODSERVICE
- HUMAN SERVICE \
HEALTH DEPARTMENT
- OFFICES



EXISTING SITE



40 PITKIN ST
ACRES: 5.45
PARKING: 74

SUGGESTED
PARKING
165-185

UPDATED SITE PLAN

- **176 PROPOSED PARKING SPACES**
- **16 ADA PARKING SPACES** (incl. in above)
- **60' x 80' PLANTER AREA** (42 – PLANTERS)
- **70' x 140' GARDEN PLOTS** (36 - 23' X 10')
- **TWO 80' LONG BOCCE COURTS**



ESTIMATED COST SUMMARY

Component	Estimated Costs
Building & Site	\$22618,494
Hazardous Materials	\$500,000
CONSTRUCTION COST - TOTAL	\$23,118,494
Soft Costs (20% of Construction Costs) ¹	\$4,623,699
PROJECT COST – TOTAL²	\$27,742,193

- 1. Soft costs include design fees, construction service fees, moving fees, rental fees, legal fees, FFE, etc.
- 2. Assumes construction starts in Fall 2027.

ESTIMATED COST BREAKDOWN

- Built from a detailed, 44-page cost estimate breakdown
- Trade-by-trade line items
- Based on Construction Manager procurement method
- Includes design contingencies for unknowns, escalation to start of construction
- Also included are some additional sustainability considerations
 - Geothermal
 - PV for New Zero
 - Battery Storage

PM&C

Manchester Senior Center
Add/Reno
Manchester, CT

31-Jul-26

Study

GFA27,640

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
Option 1 Bldg							
470	092900GYPSUM BOARD ASSEMBLIES						
471	GWB soffits allowance	2,000	sf	20.00	40,000		
472							
473	090007PAINTING						
474	Paint GWB ceiling and soffits	2,000	sf	1.50	3,000		
475	Finish to CLT deck and paint exposed MEP	8,313	sf	5.00	41,565		
476							
477	SUBTOTAL					\$186,506	
478							
479	TOTAL - INTERIOR FINISHES						\$634,962
480							
481	D10 CONVEYING SYSTEMS						
482							
483							
484	D1010ELEVATOR						
485	142000New otis Gen 3 2,100Lb @ 200 FPM (double sided 4 stop)	1	ls	300,000.00	300,000		
486	SUBTOTAL					\$300,000	
487							
488	TOTAL - CONVEYING SYSTEMS						\$300,000
489							
490							
491	D20 PLUMBING						
492							
493	D2000PLUMBING, GENERALLY						
494	Reno						
495	Equipment						
496	Reduced pressure backflow preventer	1	ls	8,500.00	8,500		
497	Heat pump water heater (A.O. Smith Emerge-I or similar)	2	ea	23,000.00	46,000		
498	Mixing valve station	1	ea	5,500.00	5,500		
499	Expansion tank	1	ea	2,300.00	2,300		
500	Grease trap, exterior	1	ea	15,000.00	15,000		
501	Grease trap, interior				NIC		
502	Recirc. Pump	1	ea	2,800.00	2,800		
503	Elevator sump pump - see Addition						
504	Plumbing Fixtures & Specialties						
505	Plumbing fixtures and specialties	20,431	gsf	5.00	102,155		
506	Domestic Water Piping						
507	Domestic Water Piping & Insulation	20,431	gsf	6.00	122,586		
508	Sanitary Waste & Vent Piping						
509	Sanitary waste & vent piping	20,431	gsf	5.00	102,155		
510	Storm Piping						
511	Roof drains and storm piping - allowance	1	ls	10,000.00	10,000		
512	Gutters and downspouts - by others				NIC		
513	Gas Piping						
514	Gas is ETR				NIC		
515	Miscellaneous						
516	Project management, coordination and job conditions	1	ls	41,700.00	41,700		
517	Fees & permits	1	ls	5,600.00	5,600		
518							
519	Add						
520	Equipment						
521	Elevator sump pump w/oil separator				NIC		
522	Plumbing Fixtures & Specialties						
523	Plumbing fixtures and specialties	7,209	gsf	5.00	36,045		
524	Domestic Water Piping						
525	Domestic Water Piping & Insulation	7,209	gsf	6.00	43,254		
526	Sanitary Waste & Vent Piping						
527	Sanitary waste & vent piping	7,209	gsf	5.00	36,045		
528	Storm Piping						
529	Roof drains and storm piping - not required (pitched roof)				NIC		
530	Gutters and downspouts - by others				NIC		
531	Gas Piping						
532	Assume gas is not required				NIC		
533	Miscellaneous						
534	Project management, coordination and job conditions	1	ls	11,600.00	11,600		
535	Fees & permits	1	ls	1,600.00	1,600		

Manchester Senior Center Study Estimate 07.31.26 REV 1

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PMC - Project Management Cost

PREVIOUSLY SHARED BUDGET

Conceptual Cost Estimate (O&G)		Base	Alternate	New Construction	
Area (SF):		27,234	700		27,934
Trade Costs:	incl site, hazmat	\$9,764,596			\$900
Alternate (Entry):			\$662,335		
		\$9,764,596	\$662,335		
CM Gen Conditions	12 mo	\$900,000			
CM Fee	3.50%	\$465,763			
Escalation	16 mo @ 4.5%/yr	\$681,857			
Design Contingency	15%	\$1,599,689			
CM Contingency	3%	\$361,857			
Insurance	1%	\$137,733			
		\$4,146,899	\$0		
Total Construction Cost:		\$13,911,495	\$662,335	\$14,573,830	\$25,140,600
		\$497	\$946	\$520	\$900
Owner Soft Costs	22%	\$3,060,425	\$145,714		
AE Fees					
FF&E					
Technology					
Testing					
Moving					
Owner Contingency					
Total Project Cost:		\$16,971,920	\$808,049	\$17,779,969	\$30,671,532
		\$623	\$1,154	\$635	\$1,095

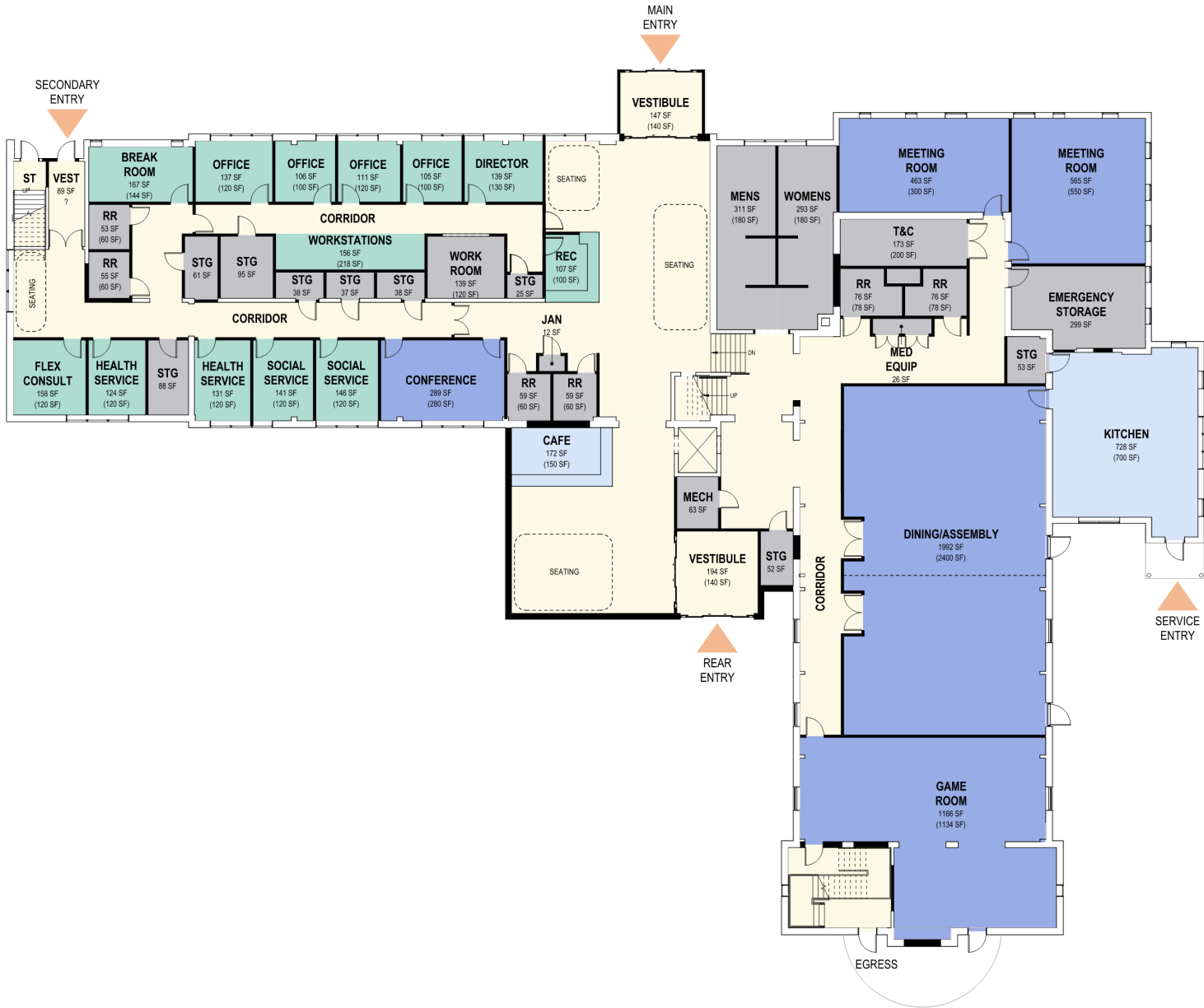
FROM 02/05/2026

DESIGN COMPARISON

TSKP CONCEPT VS. NEW CONCEPT



PREVIOUS PLAN CONCEPT



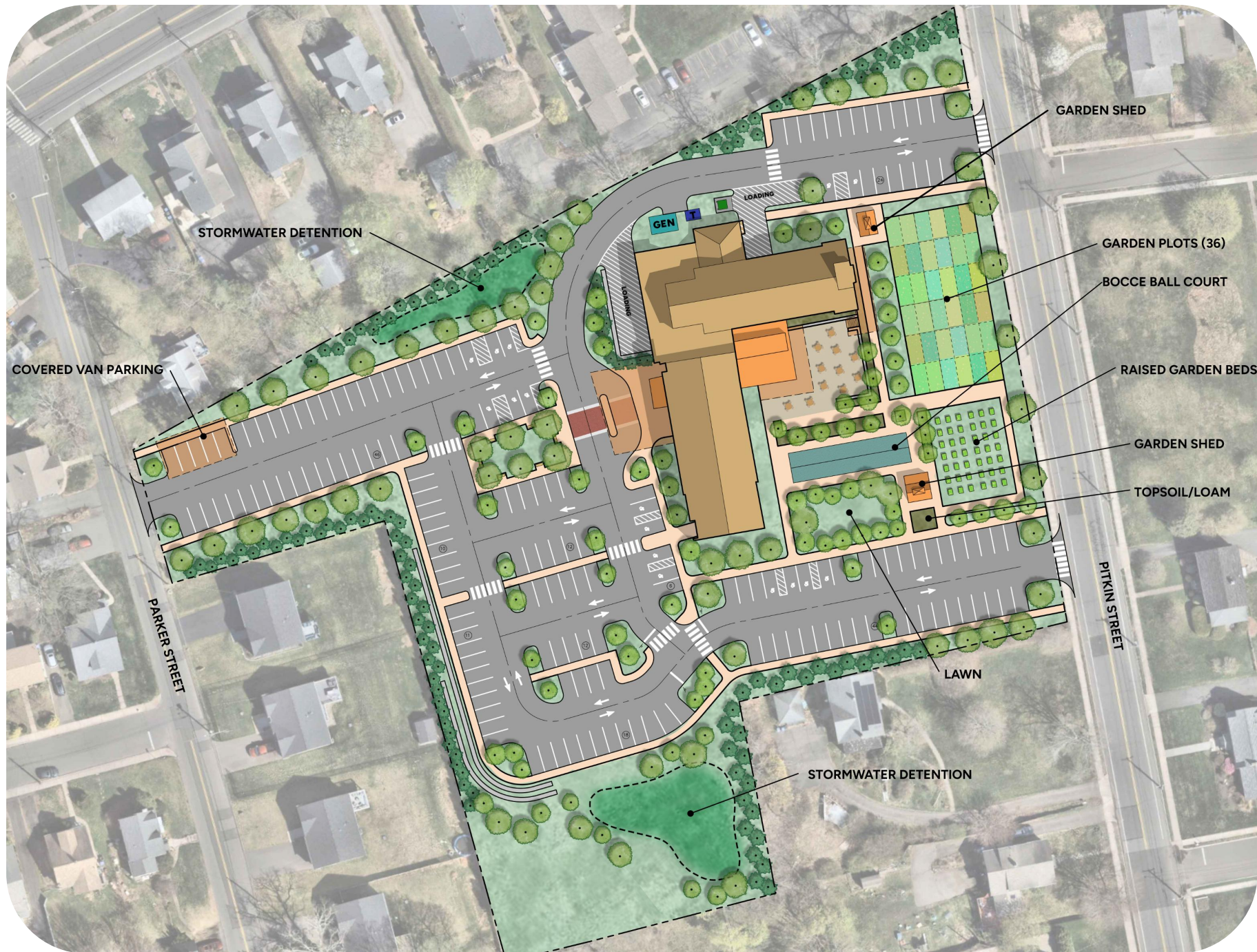
CURRENT PLAN CONCEPT

DESIGN COMPARISON

TSKP CONCEPT VS. NEW CONCEPT



PREVIOUS SITE CONCEPT



CURRENT SITE CONCEPT

BIGGEST COST DRIVERS

1. Significant amount of MEP systems upgrades

- New fire protection system
- New plumbing distribution for new restrooms and kitchen
- Air conditioning throughout the building (existing boiler/heating remains)
- New electrical service to accommodate new AC system

2. Exterior envelope upgrades needed

- Energy code requires insulating the exterior walls (proposed from the inside to keep brick facade)
- New triple glazed exterior windows & doors

3. Modifying most portions of the site

- Parking lot work is extensive
- Stormwater systems need to be figured out, but they are expensive when you add impervious materials
- Biggest area to capture savings with more design effort

4. Significant number of hazardous materials were identified in preliminary testing

5. Additional vertical circulation is needed in all options

6. Additional SF is expensive due to economy of scale

EXTERIOR POSSIBILITIES – PITKIN STREET VIEW



EXTERIOR POSSIBILITIES – DROP OFF VIEW

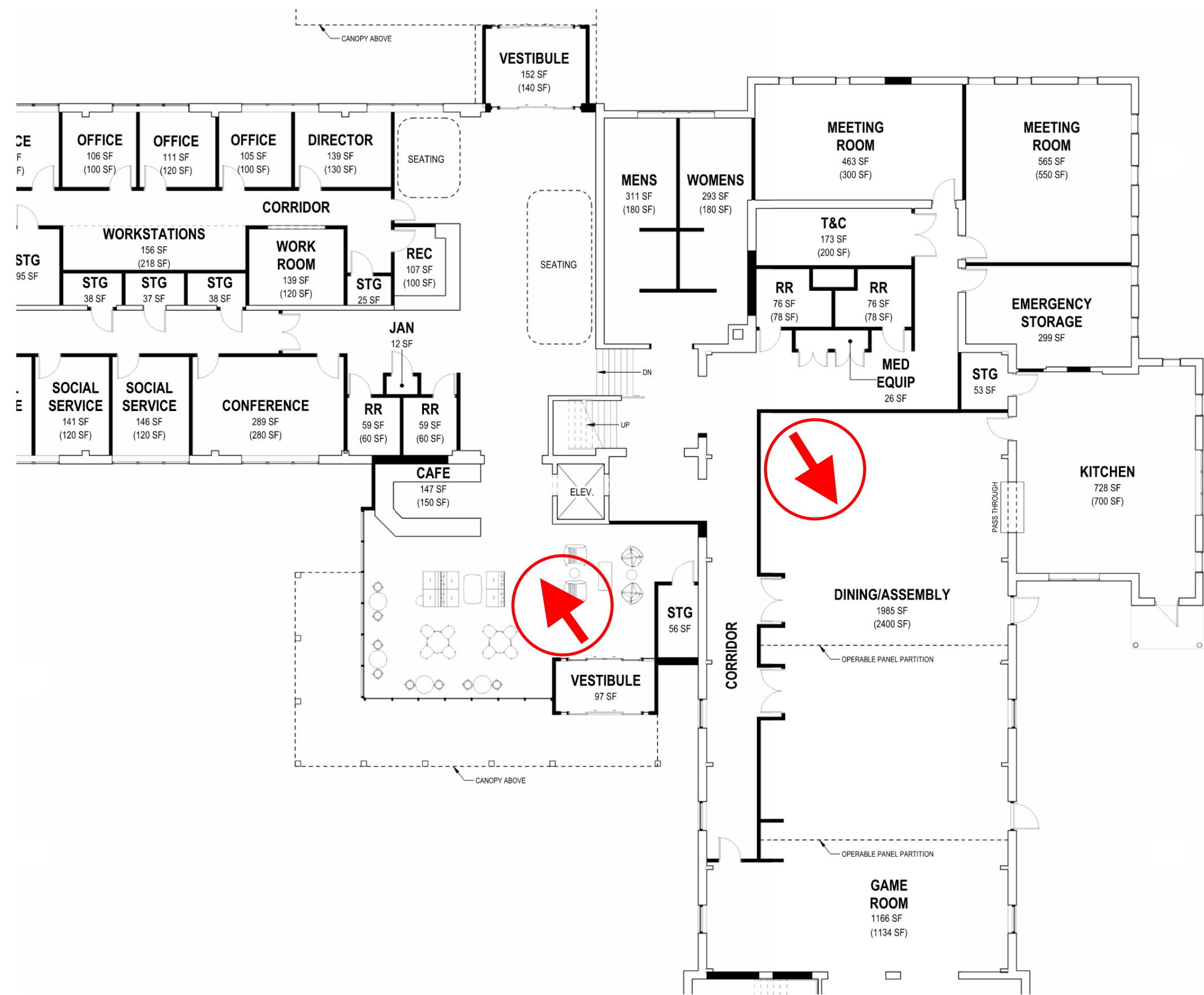


EXTERIOR POSSIBILITIES – DROP OFF AXON



INTERIOR VIEWS

GROUND LEVEL



NEW LOBBY/CAFÉ – INTERIOR VIEW



DINING/ASSEMBLY – INTERIOR VIEW



QUESTIONS | COMMENTS