



A Renovation for Innovation

Estimated Project Budget for Phase 1 - 3

Phase 1 - Innovators' Lab	Details	Estimated Cost
Civil Engineering & Permitting	Concordia Architecture, LLC	\$6,000.00
Conference Room Renovations	Removing existing structures, reconfiguring space, drywall	\$34,000.00
Electrical Rewiring	Removing old wiring, installing new electrical cables, replacing sockets and switches	\$10,000.00
Energy Efficiency	LED lighting in conference room	\$8,000.00
Plumbing	Installation of sink	\$6,000.00
Flooring	Carpet install	\$4,000.00
Technology Upgrades/Additions	Promethean boards, additional AV capabilities	\$25,000.00
Commercial Lift	Procurement and installation of elevator	\$44,500.00
Phase 1 - Estimated Cost		\$137,500.00

Phase 2 - Teacher Free-Store	Details	Estimated Cost
Civil Engineering & Permitting	Concordia Architecture	\$6,000.00
Donation Intake Renovations	Reconfiguring space, adding staircase, shelving drywall	\$32,000.00
Electrical Rewiring	Removing old wiring, installing new electrical cables, replacing sockets and switches	\$8,000.00
2nd Floor Mezzanine	Drywall, windows, shelving, railing, skylight	\$20,000.00
Computer Kiosks	6 computer kiosks will support teachers and other guests	\$12,000.00
Energy efficiency	LED lighting in Free-Store and Mezzanine	\$5,000.00
Plumbing	Upgrading the bathroom plumbing	\$3,000.00
1st Floor Bathrooms	Bathrooms remodeled with new sinks, urinals, floors, wall treatments	\$11,000.00
HVAC	2 HVAC systems in the warehouse, serving the Free-Store and Mezzanine. Reconfiguring ducts in the Teachers' Lounge	\$60,000.00
Insulation	Installation of fiberglass bats and blankets	\$15,000.00
Warehouse Windows	Converting loading door into windows for natural light	\$15,000.00
Upgrades/Additions	Garage door updates	\$3,000.00
Phase 2 - Estimated Cost		\$190,000.00

Phase 3 - Upstairs Workspace	Details	Estimated Cost
Civil Engineering & Permitting	Concordia Architecture	\$6,000.00
Offices and Open Workstations	Removing existing structures, reconfiguring space, drywall, electrical rewiring	\$25,000.00
Small Conference Room	Removing existing structures, reconfiguring space, drywall, electrical rewiring	\$10,000.00

Electrical Rewiring	Removing old wiring, installing new electrical cables, replacing sockets and switches	\$8,000.00
Energy efficiency	HVAC upgrades, LED lighting	\$30,000.00
Plumbing	Upgrading the bathroom plumbing	\$3,000.00
2nd Floor Bathrooms	Bathrooms remodeled with new sinks, urinals, wall treatments	\$11,000.00
Flooring	Remove existing tiled floors, replace with vinyl flooring	\$8,000.00
Technology Upgrades/Additions	Promethean boards, additional AV capabilities	\$10,000.00
Phase 3 - Estimated Cost		<u>\$111,000.00</u>
Total Estimated Cost		\$438,500.00
10% Contingency Cost		\$41,720.00
Total Estimated Cost + Contingency		<u>\$480,220.00</u>

Additional Building Upgrades & Conversions	Details	Estimated Cost
Building Signage	Installing high visibility exterior signage, including a mural with freeway visibility	\$16,000.00
Road Signage	Installing stand alone roadside signage	\$10,000.00
Solar Panels & Battery Storage	Installation of commercial grade solar pannes and battery storage system	\$90,000.00
Level 2 EV Charger (dual port)	Employee use EV chargers	\$2,500.00
Exterior Fence & Gate	Automatic gate and fence around side parking lot for security	\$15,000.00
Parking Lot	Renovating concrete work to ensure ADA compliance, restriping, painting	\$8,000.00
Roof	Replacing 15 year old roof with some minor damage from hurrican Ida	\$45,000.00
Skylights	Installation of skylights in Innovators' Lab and employee workspaces in lieu of windows for natural lighting	\$12,000.00
Courtyard conversion	permiable pavers, rain garden	\$40,000.00
Additional Upgrades Estimated Cost		<u>\$238,500.00</u>