

# 225 PARK STREET PROJECT UPDATE MARCH 2026





mcmillan  
pazdan  
smith  
ARCHITECTURE

**HARPER**  
GENERAL CONTRACTORS

## PROJECT FUNDING INFORMATION:

North Carolina Department of Commerce: Rural Transformation Grant (RTG)

Original Award Date: December 2022

Original Project Completion Date: December 2026

\* Grant amended following Hurricane Helene, which increased the Guaranteed Maximum Price (GMP) to \$672,203

\*\* RFQ re-released in January 2025 following the amended grant agreement with NC Commerce

## PROJECT DESCRIPTION:

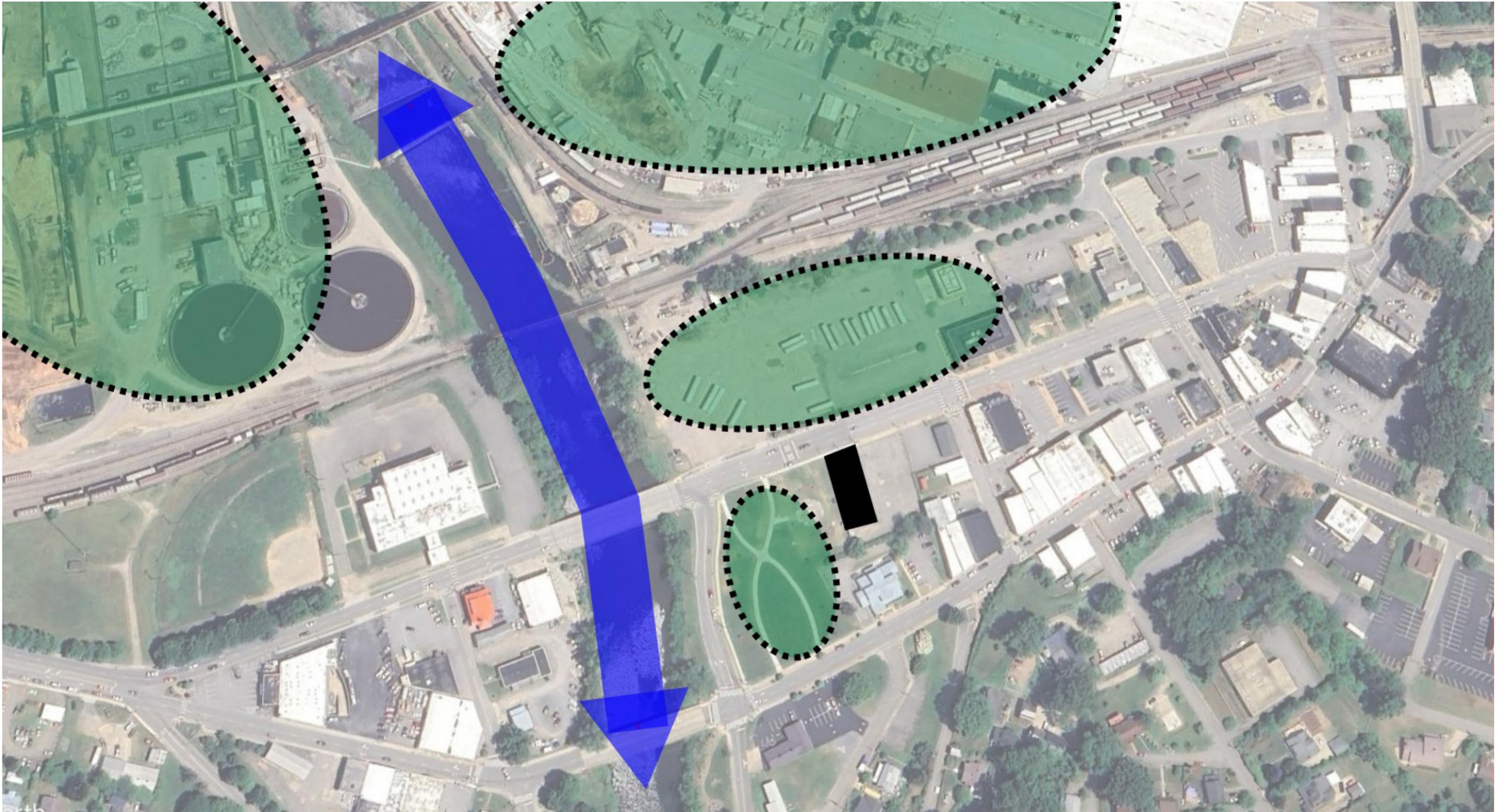
"The rehabilitation will provide building updates, flood improvements, elevated utilities, and automated garage doors that have a breakaway component to accommodate future water surge [...] The improved building and lot will ultimately provide opportunities for safe community gathering and commerce in a part of town that is otherwise undevelopable due to constraints of FEMA buy-out property and the inevitability of future flooding events."



SITE DIAGRAMS



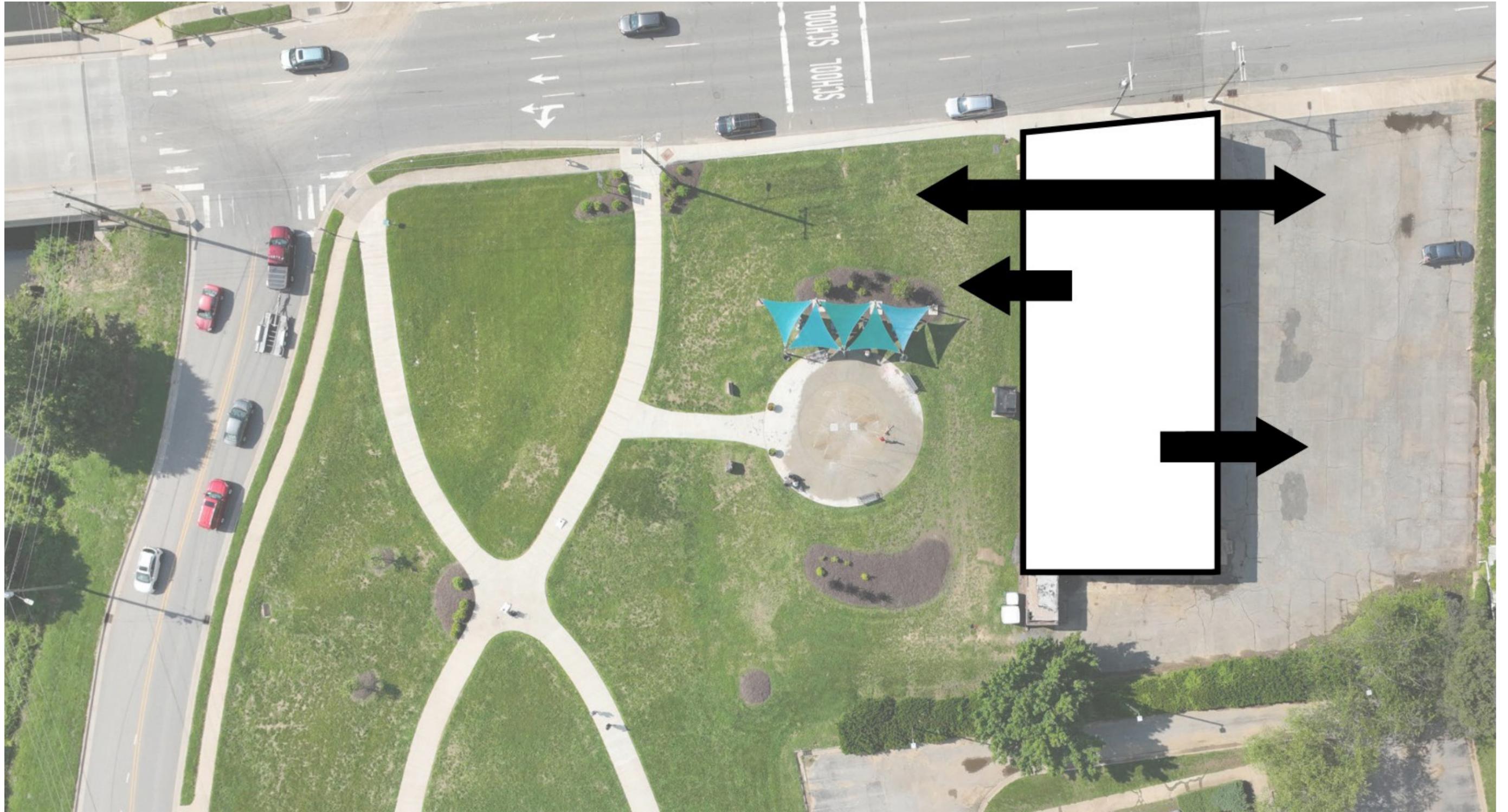
SITE DIAGRAMS



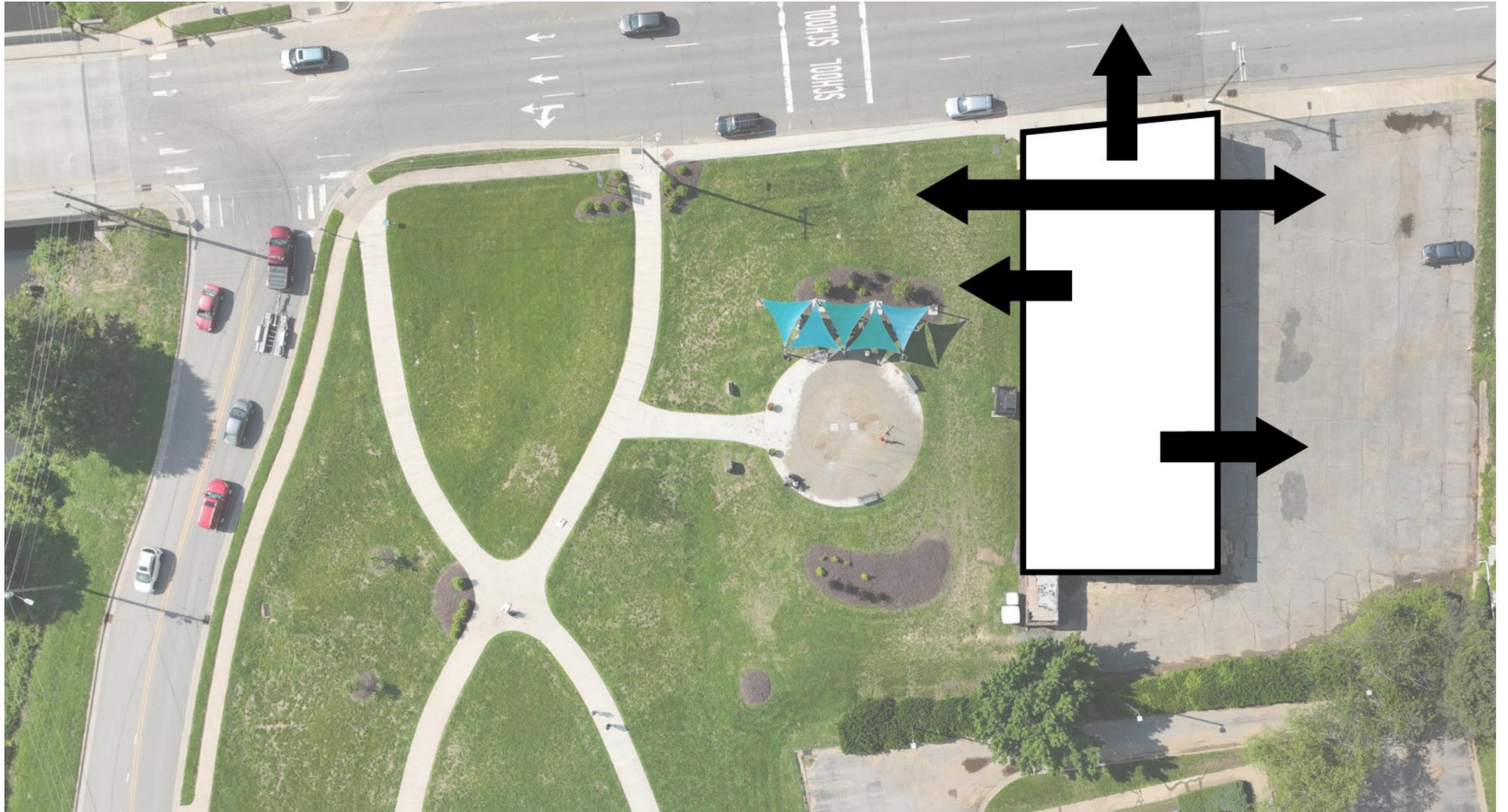
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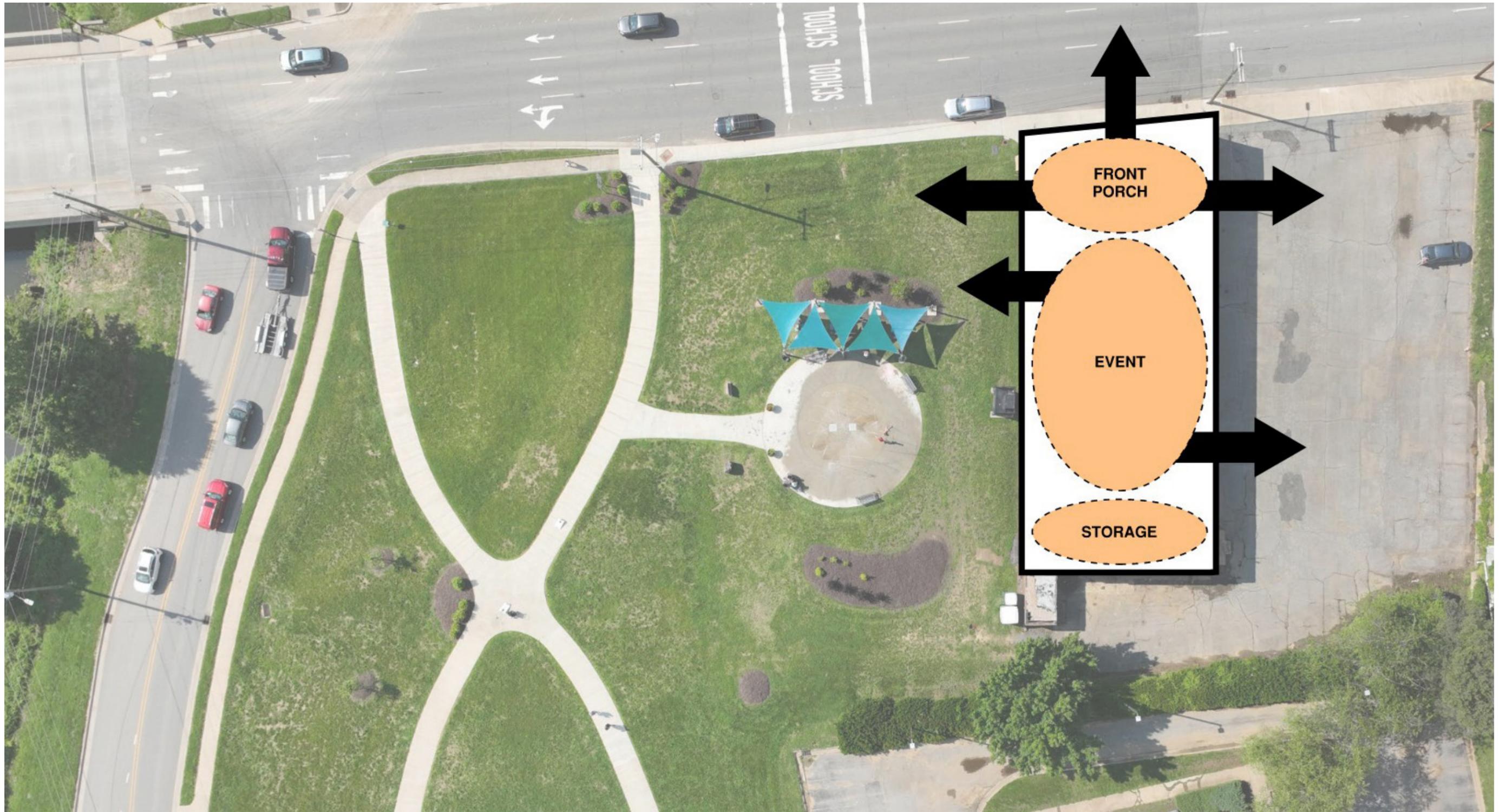
SITE DIAGRAMS



SITE DIAGRAMS



SITE DIAGRAMS



# SITE MASTERPLAN



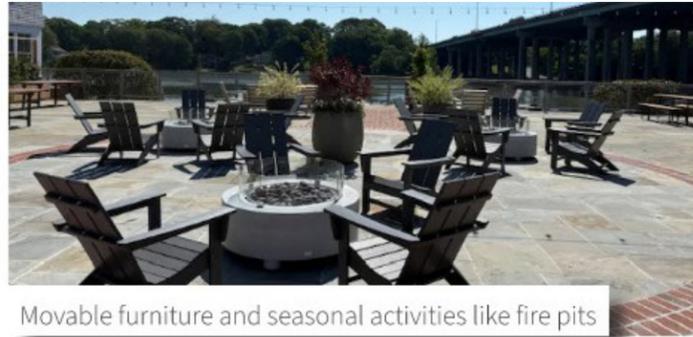
225 PARK STREET  
CANTON, NC



SITE DETAILS



Gabion seat walls - option to reuse brick from building



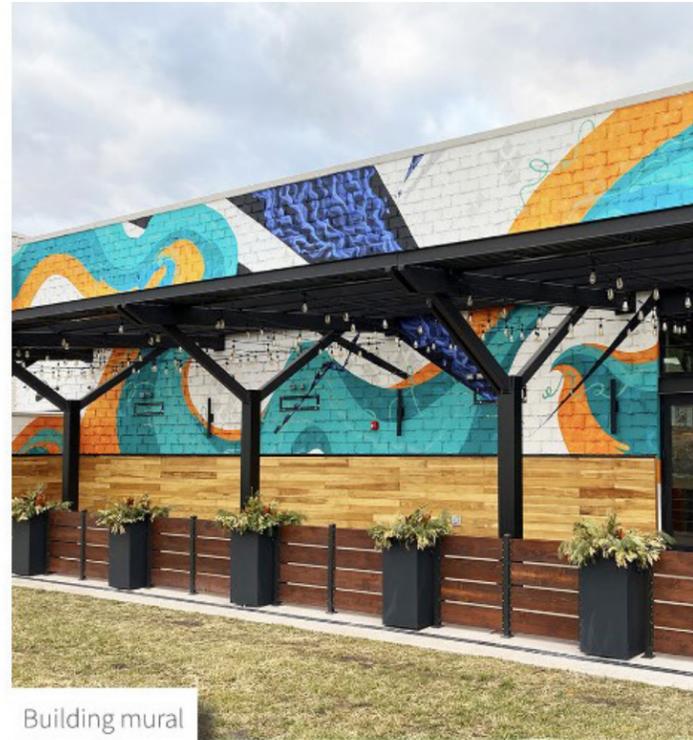
Movable furniture and seasonal activities like fire pits



Brick edging - reusing brick removed from building



Stamped concrete with paper plane



Building mural



Native planting borders



Trees incorporated for increased shade and comfort



Patio with seat walls - opportunity to utilize splash pad as an extra patio space in the off-season



Farmers market indoors with connections to outside park



Nature play - balance logs



Nature play - culvert tunnel



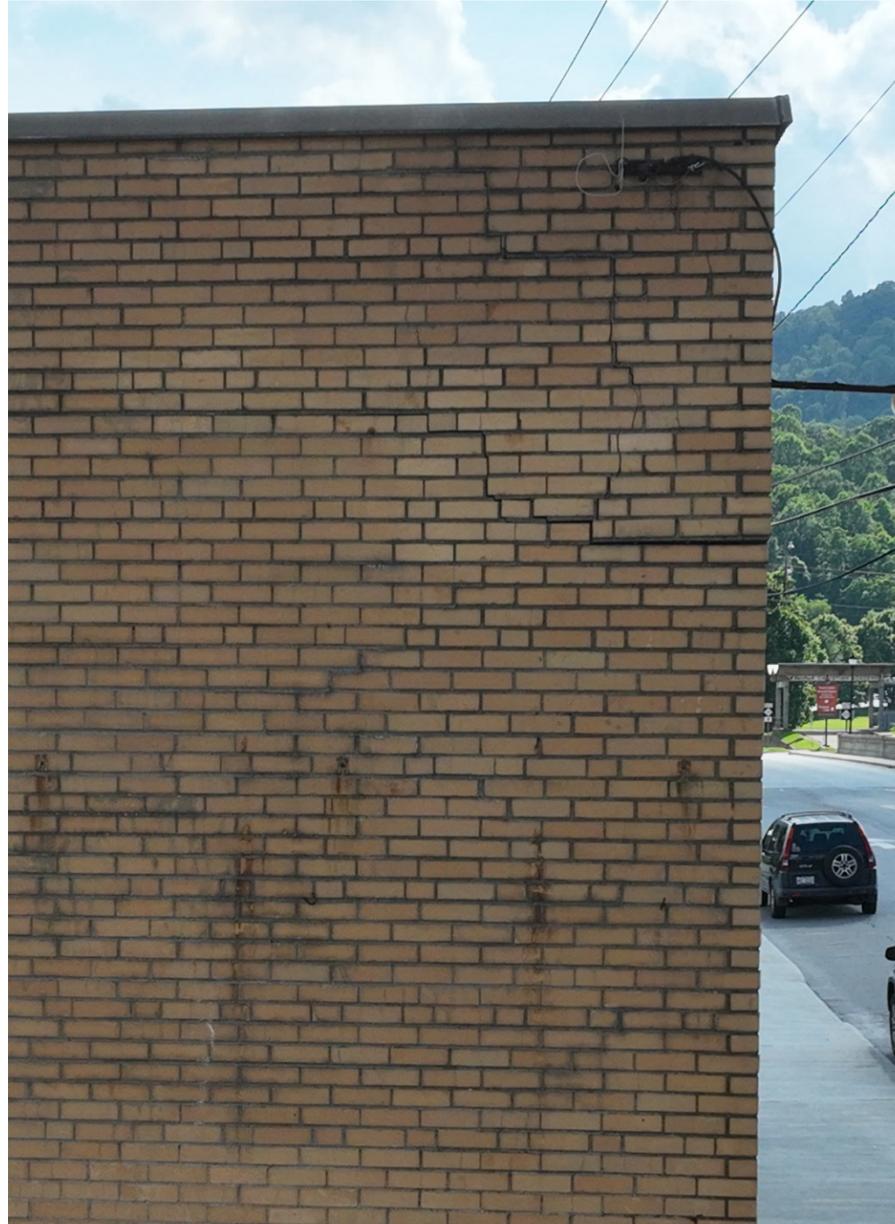
Nature play - climbing stumps



RENDERING



STRUCTURAL DEFICIENCIES



BUDGET MANAGEMENT - COST CONTROL

		<b>COST ESTIMATE</b>	<b>PROJECT BUDGET (GMP)</b>	<b>DIFFERENCE</b>
AUGUST 21, 2025	SCHEMATIC DESIGN	\$868,296.00	\$672,203.00	<b>(\$196,093.00)</b>
DECEMBER 4, 2025	DESIGN DEVELOPMENT	\$771,776.00	\$672,203.00	<b>(\$99,573.00)</b>
JANUARY 15, 2026	HAZMAT ADJUSTMENT	\$790,610.00	\$672,203.00	<b>(\$118,407.00)</b>
MARCH 3, 2026	75% CONTRACT DOCUMENTS	\$727,832.00	\$672,203.00	<b>(\$55,629.00)</b>
MARCH 20, 2026	90% CONTRACT DOCUMENTS	\$691,091.00	\$672,203.00	<b>(\$18,888.00)</b>
APRIL/MAY 2026	BID OPENING	\$_____	\$672,203.00	\$_____

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**\$657,481**  
(not including contingency)

**\$14,722 under budget**

**\$691,091**  
(including contingency)

**\$18,888 over budget**

# 225 PARK STREET PROJECT UPDATE

## MARCH 2026

**MARCH  
2026**

**TOWN BOARD  
UPDATE**

**APRIL / MAY  
2026**

**FINAL BIDDING  
+ MOBILIZATION**

**SEPTEMBER / OCTOBER  
2026 (APPROX)**

**CONSTRUCTION  
COMPLETION**

**FIVE (5) MONTHS: CONSTRUCTION**