

Re-Use Options Comparison – Monmouth Middle School

For: Town of Monmouth



Analysis performed by:

Robert S. Michaud, P.E.

Date: 9/21/20

Contents

Background:	3
Scope of Work:	4
Methodology:	5
Executive Summary:	6
Evaluations:	7
Option 1: Remove/demolish all buildings except original Academy building. Create public green space adjacent to fairgrounds.....	8
Option 2: Remove / Demolish All Buildings, Including Old Academy:.....	42
Option 3: Remove / Demolish All Buildings, Including the Old Academy. Use Former Supt. Building As Community or Recreation Space:.....	45
Option 4: Demolish Back Wing and A/B Wings. Retain Gym for Rec / Community Center and Old Academy:.....	47
Option 5: Retain and Mothball All Facilities Until Future Date. Continue to Explore Options.	89
Option 6: Renovate and Save All Buildings.....	91
Option 7: Sell All or Part of the Property.....	92
Option 8: Retain the Half Acre of Land That the Original 1856 Sits On, With or Without the Building as a Memorial Park for the Academy. Seek Development of the Rest of the Land into Condominiums.....	93

Client:	Town of Monmouth, Maine	Date:	9/16/20
Client Contact:	Ms. Linda Cohen	Project #:	200316-01
		Proposal #:	2013-1009
Project Name:	Building Evaluation – Monmouth Middle School	P.O. #:	31604

Background:

Michaud Engineering provided a Facilities Condition Assessment (FCA) in March of 2020 for the purposes of determining whether or not some or all of the Monmouth Middle School building could be re-used for other purposes. From this report and analysis, it has been determined that several potential options deserve further study for comparison and consideration. The options to be considered include:

Option	Description
1	Remove/demolish all buildings except original Academy building. Create public green space adjacent to fairgrounds
2	Remove/demolish all buildings, including old Academy.
3	Remove/demolish all buildings, including old Academy. Use former Supt. Bldg. as community or recreation space
4	Demolish back wing and A/B wings. Retain gym for rec/community center and old academy
5	Retain and mothball all facilities until future date. Continue to explore options.
6	Renovate and save all buildings
7	Sell all or part of property
8	Retain the half acre of land that the original 1856 sits on, with or without the building as a memorial park for the academy. Seek development of the rest of the land into condominiums.

Scope of Work:

The scope of work for this study is to provide budgetary cost evaluations for comparison between the above options. These evaluations will make use of the of the FCA data from the previous report along with new calculated budgetary cost estimates for items that may be needed for each option. As with the previous report, the budgetary cost data will be supplied by R.S. Means in order to be consistent and comparable across the various options. R.S. Means is an industry standard in budgetary cost estimating, and while actual construction costs may vary for a variety of reasons (availability of contractors and materials, especially during this unique pandemic), the budgetary figures provided should prove suitable for relative comparisons and budgeting.

This study shall provide the budgetary comparison information for the options listed above to the best of our ability based on the information available and visually evaluated from the previous assessment. Items that could not be evaluated or were not visible are not part of this scope of services. This includes items such as underground storage tanks, lead paint and asbestos abatement, both of which require testing and analysis to determine which portions of the building contain these hazardous materials. Costing should for these items should be provided by the respective abatement contractors.

Methodology:

For each of the options noted above, applicable cost data will be tabulated from the original report, and extraneous or non-relevant data will be removed. Where necessary, additional budgetary estimates will be added to provide a more complete budgetary picture. For instance, if one portion of the building is to remain but other portions are to be demolished, the FCA data for the building that is remaining will be cited as well as the demolition cost(s) of the other portions of the building. In addition, in order to restore the remaining structure to full usefulness, required portions such as exterior walls where the attached demolished building had been will be estimated and added to the final cost.

It should be noted that there are myriad details and options within the larger options under consideration and that those permutations are too numerous to include here. For the purposes of this evaluation, we shall endeavor to attempt to include all of the building systems that were cited for renewal in the previous study, thereby calculating an all-inclusive budgetary cost as much as possible. There may be opportunities for some savings within each option if certain systems are not renewed and deferred for a later time. For instance, while our analysis may have called for the replacement of all ceiling tiles, the end user may deem them to be suitable for their purposes and leave them in place. The decision to renew or defer the replacement of any building system is ultimately at the discretion of the owner, but it is recommended that life-safety, code required, and any systems that may impact the overall function of the building take precedence in those deliberations.

Since the budgeting items listed in the options below were sourced from the previous Facilities Condition Assessment report from March 2020, only the requirement details have been carried over to this report with their identifying information and budget estimates. The photographs that illustrate each of the recommended items for renewal have not been carried over to this report in the interest of space. It should also be noted that since the initial publication of the condition assessment report in March 2020, R. S. Means has updated their costing database to reflect this year's costs for materials and labor. The budget estimates in this report reflect the use of the updated costing information, and therefore a line by line comparison with the earlier report will be slightly different as costs have changed. In an analysis of the cost differences between the updated numbers and the past numbers, it appears that in the majority of cases, the budgetary costs went down. Caution should be exercised, however, as local dynamics such as contractor availability or specific material shortages may not follow the R.S. Means projections. Due to the volume and scope of the R. S. Means database and the effort required to keep their prices current itself takes time and therefore their pricing reflects actual costs that may lag actual price changes somewhat, especially in times of extraordinary circumstance as we are currently experiencing. On balance, though, for budgeting and comparison it still provides the most current and objective costing available.

Executive Summary:

The following is a summary of the costs for each proposed option. Details on each of these options can be found in the following sections.

Option	Description	Cost
1	Remove/demolish all buildings except original Academy building. Create public green space adjacent to fairgrounds	\$1,683,357
2	Remove/demolish all buildings, including old Academy.	\$232,816
3	Remove/demolish all buildings, including old Academy. Use former Supt. Bldg. as community or recreation space	\$232,816 + ?
4	Demolish back wing and A/B wings. Retain gym for rec/community center and old academy	\$4,166,012
5	Retain and mothball all facilities until future date. Continue to explore options.	\$9,543
6	Renovate and save all buildings	\$8,182,059
7	Sell all or part of property	-
8	Retain the half acre of land that the original 1856 sits on, with or without the building as a memorial park for the academy. Seek development of the rest of the land into condominiums.	?

Evaluations:

Option 1: Remove/demolish all buildings except original Academy building. Create public green space adjacent to fairgrounds



The first option to be considered is the retention and renovation of the original Monmouth Academy building, the portion of the building constructed in 1856. This would include the demolition of the A and B Wings, the 1952 Building (including the gym) and the Connector. As noted in the option description, this also includes the creation of a “green space” to the south of the Academy building between it and the fairgrounds. This effort is estimated to include the clearing of the majority of the trees currently in that area, filling in the ground left by the A Wing, grading and seeding the area with grass, and then replanting a variety of shrubs and trees to make the area more visually appealing. Budgetary estimates were used for this green space creation, but there a wide number of variables to consider when creating an area such as this and more accurate pricing will be attainable when design decisions are made.

As noted in the Methodology section above, the budgetary numbers listed below are itemized so that decisions can be made to either include or exclude certain items from the renovation process as desired by the town. It is recommended that code and safety related items be prioritized to ensure that the final restored building is safe for all users. Other items with a lower impact could be performed in stages as needed. Note, however, that all the items listed are shown because

they are either a safety concern, do not comply with current codes, and / or have exceeded their expected lifespan.

Unique considerations for retaining this portion of the building include the need for an accessible elevator to access the second floor, as well as a staircase as the only way to access the second floor currently are the stairs located in the B-Wing. Also, when the B-Wing is demo'd, new exterior walls will need to be constructed on the north and south sides of the building where the B-Wing had been connected to the building.

In addition, when considering the retention of just the 1856 structure, rather than just replacing the existing boiler with a similar one with the same capacity, the replacement boiler listed in the renovation section of the report below is sized to more appropriately for the remaining area of the building.

NAME	TYPE	CATEGORY	PRIORITY	ESTIMATED COST	PRIME SYSTEM	DESCRIPTION
Accessibility - Elevator Needed	REQ	Code Compliance	1- Currently Critical	\$133,876.00	D1011 - Passenger Elevators	The building currently does not have its own form of conveyance between the first and second floors. The stair climbing lifts located in the adjoining portions of the building are not ADA compliant. To ensure that this portion of the building is ADA compliant, an elevator is recommended.
ACT System Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$49,733.00	C3030 - Ceiling Finishes	Auto generated renewal for ACT

						System. System Description: Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.
Aluminum Windows Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$34,711.00	B2020 - Exterior Windows	Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass.
Asphalt Shingled Roofing Renewal	REN	Lifecycle	1- Currently Critical	\$23,410.00	B30 - Roofing	Auto generated renewal for Asphalt Shingled Roofing. System Description: The

						roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper.
Basement Wall Paint - Aged and Peeling	REQ	Mission	3- Necessary - Not Yet Critical	\$16,836.00	C3010 - Wall Finishes	The interior painted walls in the basement are aged and peeling. Walls should be sealed and repainted.
Branch Wiring - Equipment & Devices Renewal	REN	Lifecycle	2- Potentially Critical	\$20,453.00	D5021 - Branch Wiring Devices	Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring,

						devices, and utilization equipment.
Branch Wiring - Insufficient	REQ	Capacity	3- Necessary - Not Yet Critical	\$30,008.00	D5021 - Branch Wiring Devices	The existing distribution of electrical outlets and branch wiring is insufficient for modern uses. This requirement is separate from the renewal of the existing branch wiring system.
Brick Exterior - Repointing Needed	REQ	Lifecycle	2- Potentially Critical	\$19,446.00	B2010 - Exterior Walls	The aging exterior brick requires regular repointing to maintain its integrity.
Brick Veneer Walls - Wood Stud Backup Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$15,346.00	B2010 - Exterior Walls	Auto generated renewal for Brick Veneer Walls - Wood Stud

						Backup. System Description: The exterior wall construction is of brick veneer walls with wood stud backup.
Carpeting - Broadloom Renewal	REN	Lifecycle	2- Potentially Critical	\$18,266.00	C3020 - Floor Finishes	Auto generated renewal for Carpeting - Broadloom . System Description: Floor finishes include carpeting and base in the library and office areas.
Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal	REN	Lifecycle	2- Potentially Critical	\$30,742.00	D5012 - Low Tension Service and Dist.	Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V.

						System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment.
Domestic Water Tank - Abandoned In Place	REQ	Reliability	Not Time Critical	\$3,613.00	D2020 - Domestic Water Distribution	The building includes a domestic water tank has been abandoned in place. This should be removed to prevent further deterioration or potential leaks.
Domestic Water: Lack of Backflow Protection	REQ	Building Code	3- Necessary - Not Yet Critical	\$4,489.00	D2020 - Domestic Water Distribution	The incoming main domestic water service does not appear to be

						equipped with a backflow prevention device as required by the 2018 International Plumbing Code section 608.1.
Door Assembly - 6 x 7 Wood Renewal	REN	Lifecycle	2- Potentially Critical	\$5,766.00	B2030 - Exterior Doors	Auto generated renewal for Door Assembly - 6 x 7 Wood. System Description: Exterior doors include a pair of 3 x 7 wood doors and wood frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.
Emergency Exit Lights and Signs -	REQ	Code Compliance	3- Necessary - Not Yet Critical	\$12,295.00	D5022 - Lighting Equipment	Means of egress needs to be

Lacking						illuminated per 2018 NFPA 101 Section 7.8.1.3. Installation of battery back up emergency lighting is recommended.
Exhaust System - Restroom Ceiling Fan Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$1,083.00	D3040 - Distribution Systems	Auto generated renewal for Exhaust System - Restroom Ceiling Fan. System Description: HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.
Exterior Stairs - Wood Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$3,016.00	B1015 - Exterior Stairs and Fire Escapes	Auto generated renewal for Exterior Stairs - Wood. System Description:

						Wooden exterior stairs including railings. This is for the stairs to the porch at the old front entrance to the library portion of the building.
Exterior Stairs Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$1,443.00	G2033 - Exterior Steps	Auto generated renewal for Exterior Stairs. System Description: Exterior steps include stairs at the front entrance to the porch.
Facade Deteriorated	REQ	Lifecycle	2- Potentially Critical	\$14,772.00	B10 - Superstructure	The front facade of the building is deteriorating with peeling paint and decayed wood. This should be renewed to

						maintain the integrity of the building envelope.
Fire Alarm - Not Installed	REQ	Building Code	3- Necessary - Not Yet Critical	\$34,758.00	D5090 - Other Electrical Systems	At the time of assessment, a fire alarm system was not installed. Depending on the extent of renovations and the proposed future use of the building, a fire alarm system may be required by local and / or state building code and the agency having jurisdiction (AHJ). This requirement provides budgetary funds for the installation of a building fire alarm system.

Fire Sprinklers - Not Installed	REQ	Code Compliance	Not Time Critical	\$44,179.00	D4010 - Sprinklers	The existing building does not have a fire sprinkler system. The renovations performed and proposed future use may trigger the necessity of a sprinkler system installation by the AHJ (Agency Having Jurisdiction). This requirement is used for budgetary purposes should a sprinkler system be required.
Fixed Casework Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$15,820.00	E - Equipment and Furnishings	Auto generated renewal for Fixed Casework . System Description: Building includes

						casework including wall and undercounter cabinets and countertops, without appliances. Note: Existing casework is not currently ADA compliant. Upon renewal, new casework should comply with ADA design criteria.
Foundation Wall and Footings - No Basement Renewal	REN	Lifecycle	2- Potentially Critical	\$1,259.00	A - Substructure	Auto generated renewal for Foundation Wall and Footings - No Basement. System Description: Basic foundation for building without basement - to include strip

						footing, 4-ft foundation wall and damp proofing. Also included are underdrains.
Foundation Wall and Footings 8-Ft - Full Basement Renewal	REN	Lifecycle	2- Potentially Critical	\$2,700.00	A - Substructure	Auto generated renewal for Foundation Wall and Footings 8-Ft - Full Basement. System Description: Full basement wall and foundation with a 8-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains. This is for the west side of the building

						with the basement and boiler room.
General Building Exhaust - Lacking	REQ	Modernization	1- Currently Critical	\$22,972.00	D30 - HVAC	The building currently lacks proper ventilation fans. Temporary and make-shift fans are employed in the basement but cannot maintain proper ventilation. The building also lacks a proper make up air system to introduce fresh air back into the building.
Install New Stairs	REQ	Modernization	Not Time Critical	\$44,717.00	C20 - Stairs	Install new stairs to the second floor when the A and B wings are removed.

Interior Doors - Non-Compliant Fire Rated Doors	REQ	Accessibility	Not Time Critical	\$31,231.00	C1020 - Interior Doors	The existing doors along the egress path are not fire rated and lack proper UL fire rated labels; therefore do not comply with IBC 2018 section 715, Opening Protectives and section 715.4.6 Labeled Protective Assemblies, section 715.4.6.4 Fire Door frame labeling requirements, and with regard to fire resistance rated construction per section 1022.1 Enclosures Required for stairways. In accordance with
-------------------------------------------------	-----	---------------	-------------------	-------------	------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

						NFPA 80, Standard for Fire Door sections 1-6 and 2-3, door assemblies within fire separations need to be identified as fire door assemblies or fire rated opening protectives.
Kitchenette - Cabinet, Counter and Sink Renewal	REN	Lifecycle	1- Currently Critical	\$3,988.00	D2010 - Plumbing Fixtures	Auto generated renewal for Kitchenette - Cabinet, Counter and Sink. System Description: The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible.

						Any replacement kitchenette should comply with ADA design criteria.
LAN System Renewal	REN	Lifecycle	2- Potentially Critical	\$26,509.00	D5039 - Local Area Networks	Auto generated renewal for LAN System. System Description: Building includes a local area network system.
Lighting Fixtures Renewal	REN	Lifecycle	2- Potentially Critical	\$35,535.00	D5022 - Lighting Equipment	Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

Multi-Story - Wood Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$4,087.00	B10 - Superstructure	Auto generated renewal for Multi-Story - Wood. System Description: Multi-story wood framed building, includes wood framing, flooring, and roof structure.
New Walls - East and West	REQ	Modernization	Not Time Critical	\$76,028.00	B2010 - Exterior Walls	Install new walls when A and B wings are removed.
Painted Finish Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$21,823.00	C3010 - Wall Finishes	Auto generated renewal for Painted Finish . System Description: Interior wall finishes include standard paint finish.

Painted Plaster Renewal	REN	Lifecycle	2- Potentially Critical	\$5,970.00	C3030 - Ceiling Finishes	Auto generated renewal for Painted Plaster. System Description: Three-coat painted plaster ceiling system on metal lath and suspended channels. Second floor.
Perimeter Heat System - Hydronic Fin Tube Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$67,181.00	D3040 - Distribution Systems	Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.

Plaster Walls - 3 Coats Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$111,395.00	C1010 - Partitions	Auto generated renewal for Plaster Walls - 3 Coats. System Description: The building interior walls are of three coats of gypsum plaster on 3.4 lbs ribbed lath each side of 3-5/8-in. metal studs.
Pneumatic Controls Renewal	REN	Lifecycle	2- Potentially Critical	\$36,916.00	D3060 - Controls and Instrumentation	Auto generated renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.

Public Address System Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$13,746.00	D5031 - Public Address and Music Systems	Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
Raised Wood Paneling Renewal	REN	Lifecycle	2- Potentially Critical	\$29,763.00	C3010 - Wall Finishes	Auto generated renewal for Raised Wood Paneling. System Description: Interior wall finishes include raised wood

						paneling.
Replace Boiler for 1856 Building Only	REQ	Capacity	Not Time Critical	\$48,732.00	D3020 - Heat Generating Systems	Replace the existing boiler with a new boiler sized just for the 1856 portion of the building.
Restroom - Non-ADA Compliant	REQ	Accessibility	Not Time Critical	\$75,212.00	D2010 - Plumbing Fixtures	The restrooms on each floor presently do not meet the requirements for accessibility per the (2018) Chapter 11, IBC; (2010) ADAAG Section 603.2.1, et seq.; 28 CFR 35.150 et seq. regarding compliant door widths, urinals, lavatory heights, turning radius, along with wall

						and floor clearances. Reasonable accommodations for accessible restrooms should be provided.
Restroom Accessories Renewal	REN	Lifecycle	2- Potentially Critical	\$4,914.00	C1030 - Fittings	Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.
Sanitary Waste - Gravity Discharge Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$17,790.00	D2030 - Sanitary Waste	Auto generated renewal for Sanitary Waste -

						Gravity Discharge. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
Site Development - Wood Porch Renewal	REN	Lifecycle	2- Potentially Critical	\$65,290.00	G2049 - Miscellaneous Structures	Auto generated renewal for Site Development - Wood Porch. System Description: The building includes a wood front porch with 4 decorative columns.
Stairs Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$3,866.00	C20 - Stairs	Auto generated renewal for Stairs. System Description: The

						interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.
Structural Slab on Grade - Non-Industrial Renewal	REN	Lifecycle	2- Potentially Critical	\$726.00	A - Substructure	Auto generated renewal for Structural Slab on Grade - Non-Industrial. System Description: The building substructure includes a non-industrial type structural slab on grade. This is for the partial basement portion

						of the building.
Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$4,625.00	C1020 - Interior Doors	Auto generated renewal for Swinging Doors - Pair - 6 x 7 Wd - NR. System Description: Interior doors include a pair of non-rated 3 x 7 wood doors and steel frame with hinges, locksets (lever) and closers. Includes finished doors and painted frame.
Telephone System Renewal	REN	Lifecycle	2- Potentially Critical	\$14,138.00	D5033 - Telephone Systems	Auto generated renewal for Telephone System . System Description: The building includes a light density

						telephone system.
VCT Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$8,491.00	C3020 - Floor Finishes	Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.
Water Dist Complete Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$11,183.00	D2020 - Domestic Water Distribution	Auto generated renewal for Water Dist Complete . System Description: The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins

						included. This System does not include a water heater.
Water Heater - Electric Renewal	REN	Lifecycle	1- Currently Critical	\$4,427.00	D2020 - Domestic Water Distribution	Auto generated renewal for Water Heater - Electric. System Description: The domestic hot water is provided by a 52-gallon electric water heater.
Wood Windows Renewal	REN	Lifecycle	1- Currently Critical	\$4,049.00	B2020 - Exterior Windows	Auto generated renewal for Wood Windows. System Description: The building includes wood framed exterior window units with insulating glass. This system is for the decorative

						circular window at the attic level.
			Subtotal:	\$1,333,324.00		
Additional Requirements needed to restore the building for future use						
Additional Requirements needed to restore the building for future use						
1952 Building Demolition	REQ	Obsolescence	Not Time Critical	\$65,517.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
A Wing Building Demolition	REQ	Obsolescence	Not Time Critical	\$61,136.00	B10 - Superstructure	This requirement is listed as an

						alternative, should the decision be made to demo the building.
B Wing Building Demolition	REQ	Obsolescence	Not Time Critical	\$68,606.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
Connector Building Demolition	REQ	Obsolescence	Not Time Critical	\$7,838.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
Construct new walls – north and south sides of building	REQ	Modernization	5 - Not Time Critical	\$76,028.00	B2010 - Exterior Walls	Construct new exterior walls where the A and B Wings had once been attached to the building.

Install new stairs	REQ	Modernization	5 - Not Time Critical	\$45,844.00	C20 – Stairs	Construct stairwell to 2nd floor where the A and B Wings had once supplied access to the 2nd floor.
Create Adjacent Green Space	REQ	Modernization	5 - Not Time Critical	\$25,064.00	G-20 – Site	This requirement is to create a green space to the south of the academy building once the A-Wing has been demo'd
			Subtotal:	\$350,033.00		
			Total:	\$1,683,357.00		
**NOTE: This DOES NOT include costs for the abatement of any hazardous materials such as lead paint or						

asbestos, as the location and quantity of those items has yet to be determined.						
---------------------------------------------------------------------------------	--	--	--	--	--	--

Option 2: Remove / Demolish All Buildings, Including Old Academy:

The demolition of all portions of the middle school building has the advantage of opening the property for future and perhaps different uses. It removes the liability associated with renovating, operating and maintaining the building and the associated costs of doing so. The reclaimed land could then be repurposed in a variety of ways.

The budgetary costs listed below for the demolition of the various sections of the building vary from section to section based on the type of construction of each section of the building. It is important to note, however, that should the budgetary prices listed below do not include any abatement costs that may become necessary should testing (performed by others) determine that there are hazardous material located in the building. Depending on the nature of any potential hazardous, the requirements for abatement or remediation should be dictated by qualified contractors or inspectors that are performing that analysis.

Demolition						
1856 Building Demolition	REQ	Obsolescence	Not Time Critical	\$29,719.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
1952 Building Demolition	REQ	Obsolescence	Not Time Critical	\$65,517.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
A Wing Building Demolition	REQ	Obsolescence	Not Time Critical	\$61,136.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
B Wing Building Demolition	REQ	Obsolescence	Not Time Critical	\$68,606.00	B10 - Superstructure	This requirement is listed as an alternative, should

						the decision be made to demo the building.
Connector Building Demolition	REQ	Obsolescence	Not Time Critical	\$7,838.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
			Total:	\$232,816.00		

Option 3: Remove / Demolish All Buildings, Including the Old Academy. Use Former Supt. Building As Community or Recreation Space:



This option includes the demolition of the middle school building as noted in the previous option. The same notes apply here.

Re-utilizing the former superintendent building as a community center or recreation space should have minimal costs associated with it. It should be noted that this building was not included in the scope of the original assessment and was not accessible at the time that the middle school was assessed. However, it is a single story structure, which eliminates any costs associated with accessibility requirements needed for multi-story buildings such as elevators. Additionally, as this is a newer building, it is both more likely to be code-compliant with most modern code requirements and there are likely far fewer building systems that have reached or exceeded their expected lifespan. An assessment of this building would be required to quantify which buildings may be in need of renewal and the costs associated with doing so.

Without an assessment of the building, it is not possible to identify the systems that may need to be upgraded or changed, but it is suspected, based on the age of the building, that the costs will

be significantly lower than any portion of the existing middle school building. Depending on the desired re-use of the building, the costs for programmatic changes may be the driving cost in its consideration. To quantify those potential costs, design concepts would need to be explored with the assistance of an architect that can provide both guidance and budgetary estimates.

Option 4: Demolish Back Wing and A/B Wings. Retain Gym for Rec / Community Center and Old Academy:



This option allows for the re-use of two portions of the existing building – the original Academy building and the Gym. The re-use of these portions of the building allow for a variety of potential uses and represent the most utilitarian portions of the building.

This option will require the construction of new exterior walls where attached additions are to be demo'd. Specifically this includes the Connector building and the A-Wing. The construction of these walls is budgeted for painted CMU to match the other adjacent exterior walls.

The summary, rather than all of the details, of the estimate from Option 1 is being carried over to illustrate the cost of renovating the 1856 portion of the building.

NAME	TYPE	CATEGORY	PRIORITY	ESTIMATED COST	PRIME SYSTEM	DESCRIPTION
Demolition						
A Wing Building Demolition	REQ	Obsolescence	Not Time Critical	\$61,136.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
B Wing Building Demolition	REQ	Obsolescence	Not Time Critical	\$68,606.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.
Connector Building Demolition	REQ	Obsolescence	Not Time Critical	\$7,838.00	B10 - Superstructure	This requirement is listed as an alternative, should the decision be made to demo the building.

			Subtotal:	\$137,580.00		
Remodel and upgrade Old Academy:						
NAME	TYPE	CATEGORY	PRIORITY	ESTIMATED COST	PRIME SYSTEM	DESCRIPTION
Summary of Option 1 – Renovate 1856 Portion of the Building.				\$1,333,324.00		
Additional requirements to make the 1856 building a stand-alone structure again:				\$350,033.00		

			Subtotal:	\$1,683,357.00		
Remodel and upgrade:1952 Building						
NAME	TYPE	CATEGORY	PRIORITY	ESTIMATED COST	PRIME SYSTEM	DESCRIPTION
Accessible Ramp - Exterior - Wood Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$5,144.00	B1014 - Ramps	Auto generated renewal for Accessible Ramp - Exterior - Wood. System Description: Wooden exterior ramp including railings. Ramp width is 4 feet.
ACT System - Concealed Spline Renewal	REN	Lifecycle	2- Potentially Critical	\$68,404.00	C3030 - Ceiling Finishes	Auto generated renewal for ACT System -

						Concealed Spline. System Description: Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid. This is found in the multipurpose room.
ACT System Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$20,417.00	C3030 - Ceiling Finishes	Auto generated renewal for ACT System. System Description: Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.
Aluminum	REN	Lifecycle	3- Necessary - Not	\$14,249.00	B2020 - Exterior	Auto generated

Windows Renewal			Yet Critical		Windows	renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass.
Asphalt Shingled Roofing Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$14,046.00	B30 - Roofing	Auto generated renewal for Asphalt Shingled Roofing. System Description: The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper.
Basement Wall Paint - Aged and Peeling	REQ	Mission	3- Necessary - Not Yet Critical	\$21,696.00	C3010 - Wall Finishes	The interior painted walls in the basement are aged and peeling. Walls should be

						sealed and repainted.
Branch Wiring - Equipment & Devices Renewal	REN	Lifecycle	2- Potentially Critical	\$55,320.00	D5021 - Branch Wiring Devices	Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.
Branch Wring - Insufficient	REQ	Capacity	3- Necessary - Not Yet Critical	\$37,689.00	D5021 - Branch Wiring Devices	The existing distribution of electrical outlets and branch wiring is insufficient for modern uses. This requirement is separate from the

						renewal of the existing branch wiring system.
Ceramic Tile - Floor Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$7,161.00	C3020 - Floor Finishes	Auto generated renewal for Ceramic Tile - Floor. System Description: Floor finishes include ceramic tile and base in restrooms.
Ceramic Tile - Wall Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$4,845.00	C3010 - Wall Finishes	Auto generated renewal for Ceramic Tile - Wall . System Description: Building wall coverings include 4-in. x 4-in. thin set ceramic decorator tiles at medium price. Tile job includes wainscot with

						bullnose trim.
Clock System Renewal	REN	Lifecycle	1- Currently Critical	\$11,089.00	D5036 - Clock and Program Systems	Auto generated renewal for Clock System. System Description: The building includes a centralized clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings.
Concrete - Painted Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$6,335.00	C3020 - Floor Finishes	Auto generated renewal for Concrete - Painted. System Description: Typical painted concrete with an abrasive textured

						additive to prevent slipping.
Custodial/Utility Sinks - Each Renewal	REN	Lifecycle	2- Potentially Critical	\$4,824.00	D2010 - Plumbing Fixtures	Auto generated renewal for Custodial/Utility Sinks - Each. System Description: The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.
Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal	REN	Lifecycle	2- Potentially Critical	\$83,149.00	D5012 - Low Tension Service and Dist.	Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V. System Description: The electrical

						distribution system for this building includes panelboards, feeders, and associated equipment.
Domestic Water: Lack of Backflow Protection	REQ	Building Code	3- Necessary - Not Yet Critical	\$4,489.00	D2020 - Domestic Water Distribution	The incoming main domestic water service does not appear to be equipped with a backflow prevention device as required by the 2018 International Plumbing Code section 608.1.
Door Assembly - 3 x 7 HM Renewal	REN	Lifecycle	2- Potentially Critical	\$11,273.00	B2030 - Exterior Doors	Auto generated renewal for Door Assembly - 3 x 7 HM. System Description: Exterior doors

						include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.
Door Assembly - 6 x 7 HM Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$21,632.00	B2030 - Exterior Doors	Auto generated renewal for Door Assembly - 6 x 7 HM. System Description: Exterior doors include pairs of 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes

						<p>Painted doors and painted frame.</p>
<p>Emergency Battery Pack Lights Renewal</p>	<p>REN</p>	<p>Lifecycle</p>	<p>1- Currently Critical</p>	<p>\$16,236.00</p>	<p>D5092 - Emergency Light and Power Systems</p>	<p>Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights.</p>
<p>Emergency Exit Lights and Signs - Lacking</p>	<p>REQ</p>	<p>Code Compliance</p>	<p>3- Necessary - Not Yet Critical</p>	<p>\$10,475.00</p>	<p>D5022 - Lighting Equipment</p>	<p>Means of egress needs to be illuminated per 2018 NFPA 101 Section 7.8.1.3. Installation of additional battery back up emergency lighting is recommended.</p>

Exhaust System - Kitchen - Commercial Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$3,354.00	D3040 - Distribution Systems	Auto generated renewal for Exhaust System - Kitchen - Commercial. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation.
Exhaust System - Restroom Ceiling Fan Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$2,707.00	D3040 - Distribution Systems	Auto generated renewal for Exhaust System - Restroom Ceiling Fan. System Description: HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.
Exit Signs	REN	Lifecycle	1- Currently	\$12,944.00	D5092 -	Auto generated

Renewal			Critical		Emergency Light and Power Systems	renewal for Exit Signs . System Description: The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
Exterior Stairs - Concrete Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$10,722.00	B1015 - Exterior Stairs and Fire Escapes	Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs (6' wide x 5 risers) with railing.

Exterior Walls - Needed	REQ	Modernization	Not Time Critical	\$31,072.00	B2010 - Exterior Walls	This requirement is for the construction of new exterior walls if the Connector and B-Wing buildings are demo'd. These are estimated to be painted CMU construction to match with existing construction.
Fire Alarm System Renewal	REN	Lifecycle	1- Currently Critical	\$81,449.00	D5037 - Fire Alarm Systems	Auto generated renewal for Fire Alarm System . System Description: This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull

						stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.
Fire Sprinklers - Not Installed	REQ	Code Compliance	Not Time Critical	\$83,233.00	D4010 - Sprinklers	The existing building does not have a fire sprinkler system. The renovations performed and proposed future use may trigger the necessity of a sprinkler system installation by the AHJ (Agency Having Jurisdiction). This requirement is used for budgetary purposes should a sprinkler system

						be required.
Fixed Casework Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$8,951.00	E - Equipment and Furnishings	Auto generated renewal for Fixed Casework . System Description: Building includes casework including shelves and bookcases.
Folding Partitions - Deluxe Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$59,163.00	C1010 - Partitions	Auto generated renewal for Folding Partitions - Deluxe. System Description: The building interior includes deluxe quality folding panel partitions. This is found on the stage.
Folding Partitions Renewal	REN	Lifecycle	2- Potentially Critical	\$25,191.00	C1010 - Partitions	Auto generated renewal for

						Folding Partitions . System Description: The building interior includes folding partitions.
GWB Walls - Standard Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$86,209.00	C1010 - Partitions	Auto generated renewal for GWB Walls - Standard. System Description: The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.
Heat Exchanger - Steam/HW - Shell and Tube Renewal	REN	Lifecycle	1- Currently Critical	\$53,222.00	D3040 - Distribution Systems	Auto generated renewal for Heat Exchanger - Steam/HW - Shell and Tube. System Description: The HVAC system

						includes a steam to HW shell and tube heat exchanger.
HVAC System - Inadequate	REQ	Code Compliance	3- Necessary - Not Yet Critical	\$38,658.00	D3040 - Distribution Systems	The HVAC system is inadequate in the lack of make up and exhaust air. OSHA and ASHRAE recommend 4 - 12 air changes per hour for school buildings to provide fresh outside air and to exhaust the building of stale air and odors. The addition of air handling equipment is required to accommodate this.

Indoor Sports Arena Lighting Renewal	REN	Lifecycle	1- Currently Critical	\$56,498.00	D5022 - Lighting Equipment	Auto generated renewal for Indoor Sports Arena Lighting . System Description: The multi-purpose room is illuminated with high-bay high pressure sodium (HPS) light fixtures.
Interior Doors - Non-Compliant Fire Rated Doors	REQ	Accessibility	Not Time Critical	\$8,242.00	C1020 - Interior Doors	The existing doors along the egress path are not fire rated and lack proper UL fire rated labels; therefore do not comply with IBC 2018 section 715, Opening Protectives and section 715.4.6 Labeled Protective

						Assemblies, section 715.4.6.4 Fire Door frame labeling requirements, and with regard to fire resistance rated construction per section 1022.1 Enclosures Required for stairways. In accordance with NFPA 80, Standard for Fire Door sections 1-6 and 2-3, door assemblies within fire separations need to be identified as fire door assemblies or fire rated opening protectives.
Kitchen	REN	Lifecycle	2- Potentially	\$16,188.00	E - Equipment and	Auto generated

Equipment Renewal			Critical		Furnishings	renewal for Kitchen Equipment. System Description: Building systems include built in kitchen equipment including range hoods with fire suppression and stainless steel kitchen sinks. It also includes an under-sink grease interceptor.
Kitchenette - Cabinet, Counter and Sink Renewal	REN	Lifecycle	1- Currently Critical	\$23,930.00	D2010 - Plumbing Fixtures	Auto generated renewal for Kitchenette - Cabinet, Counter and Sink. System Description: The plumbing fixtures include kitchenette cabinet, counter

						and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.
LAN System Renewal	REN	Lifecycle	2- Potentially Critical	\$41,294.00	D5039 - Local Area Networks	Auto generated renewal for LAN System. System Description: Building includes a local area network system.
Lighting Fixtures Renewal	REN	Lifecycle	2- Potentially Critical	\$96,112.00	D5022 - Lighting Equipment	Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density lighting system.

						Lighting system includes lighting fixtures, lamps, conduit and wire.
Overhead Rolling Doors - Electric Operation - Food Service Window Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$3,753.00	B2030 - Exterior Doors	Auto generated renewal for Overhead Rolling Doors - Electric Operation - Food Service Window. System Description: Exterior openings includes an overhead rolling door with electric operator. This is for the food service window.
Overhead Rolling Doors - Electric Operation - Opening to Multipurpose	REN	Lifecycle	3- Necessary - Not Yet Critical	\$4,343.00	B2030 - Exterior Doors	Auto generated renewal for Overhead Rolling Doors - Electric Operation -

Room Renewal						Opening to Multipurpose Room. System Description: Exterior openings includes an overhead rolling door with electric operator.
Paint Masonry/Epoxy Finish Renewal	REN	Lifecycle	2- Potentially Critical	\$28,356.00	C3010 - Wall Finishes	Auto generated renewal for Paint Masonry/Epoxy Finish . System Description: Wall finishes include paint on CMU and minimum hi-build epoxy finish. This finish is found on the interior of the CMU walls.
Painted Finish Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$31,518.00	C3010 - Wall Finishes	Auto generated renewal for Painted Finish .

						System Description: Interior wall finishes include standard paint finish.
Perimeter Heat System - Hydronic Fin Tube Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$104,649.00	D3040 - Distribution Systems	Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. This serves the front part of the building including the offices.
Pneumatic	REN	Lifecycle	2- Potentially	\$99,848.00	D3060 - Controls	Auto generated

Controls Renewal			Critical		and Instrumentation	renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.
Public Address System Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$37,179.00	D5031 - Public Address and Music Systems	Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control,

						speakers (ceilings or walls), conduit and shielded wiring.
Replace Boiler for 1952 Building Only	REQ	Capacity	Not Time Critical	\$59,984.00	D3020 - Heat Generating Systems	Replace the existing boiler with a new boiler sized just for the 1952 portion of the building.
Restroom - Non-ADA Compliant	REQ	Accessibility	Not Time Critical	\$75,212.00	D2010 - Plumbing Fixtures	The restrooms on each floor presently do not meet the requirements for accessibility per the (2018) Chapter 11, IBC; (2010) ADAAG Section 603.2.1, et seq.; 28 CFR 35.150 et seq. regarding compliant door widths, urinals,

						lavatory heights, turning radius, along with wall and floor clearances. Reasonable accommodations for accessible restrooms should be provided.
Restroom Accessories Renewal	REN	Lifecycle	2- Potentially Critical	\$9,827.00	C1030 - Fittings	Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Roof Drainage - Gravity Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$38,291.00	D2040 - Rain Water Drainage	Auto generated renewal for Roof Drainage - Gravity. System Description: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.
Rubber Tile - Basketball Court Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$129,870.00	C3020 - Floor Finishes	Auto generated renewal for Rubber Tile - Basketball Court. System Description: The basketball court has been changed to a resilient rubber system.
Sanitary Waste - Gravity Discharge	REN	Lifecycle	3- Necessary - Not Yet Critical	\$48,117.00	D2030 - Sanitary Waste	Auto generated renewal for

Renewal						Sanitary Waste - Gravity Discharge. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
Security System - Intrusion Protections Renewal	REN	Lifecycle	2- Potentially Critical	\$22,185.00	D5038 - Security and Detection Systems	Auto generated renewal for Security System - Intrusion Protections. System Description: The building includes a basic security system (burglar alarm). The security system includes: control panels, key pads,

						detection devices, conduit, and cabling. The keycard access system will be retained by the RSU.
Single-Ply Membrane - Fully Adhered Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$74,116.00	B30 - Roofing	Auto generated renewal for Single-Ply Membrane - Fully Adhered. System Description: The roof covering is of a single-ply fully adhered membrane with insulation.
Single-Story - Steel Framed Roof on Bearing Walls Renewal	REN	Lifecycle	2- Potentially Critical	\$6,595.00	B10 - Superstructure	Auto generated renewal for Single-Story - Steel Framed Roof on Bearing Walls. System

						Description: The superstructure is a for single-story steel framed roof on bearing walls.
Stairs Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$15,466.00	C20 - Stairs	Auto generated renewal for Stairs . System Description: The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.
Steam Piping and Condensate Return Renewal	REN	Lifecycle	1- Currently Critical	\$17,308.00	D3040 - Distribution Systems	Auto generated renewal for Steam Piping and Condensate

						Return. System Description: The HVAC system includes steam heat distribution piping. This piping system includes simplex condensate return and steam condensate meter.
Swinging Doors - 3 x 7 HM - NR Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$73,266.00	C1020 - Interior Doors	Auto generated renewal for Swinging Doors - 3 x 7 HM - NR. System Description: Interior doors include non-rated 3 x 7 steel door and steel frame with hinges, lockset (lever) and closer. Includes painted door and

						<p>Auto generated renewal for Switching Doors - Pair - 6 x 7 HM - NR. System Description: Interior doors include pairs of non-rated 3 x 7 steel doors and steel frame with hinges, locksets (lever) and closers. Includes painted doors and painted frame.</p>
Swinging Doors - Pair - 6 x 7 HM - NR Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$23,380.00	C1020 - Interior Doors	<p>Auto generated renewal for Switching Doors - Pair - 6 x 7 HM - NR. System Description: Interior doors include pairs of non-rated 3 x 7 steel doors and steel frame with hinges, locksets (lever) and closers. Includes painted doors and painted frame.</p>
Switchgear Renewal	REN	Lifecycle	2- Potentially Critical	\$8,429.00	D5010 - Electrical Service and Distribution	<p>Auto generated renewal for Switchgear. System Description: The building includes average</p>

						switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.
Telephone System Renewal	REN	Lifecycle	2- Potentially Critical	\$38,240.00	D5033 - Telephone Systems	Auto generated renewal for Telephone System . System Description: The building includes a light density telephone system.
Toilet Partitions Renewal	REN	Lifecycle	1- Currently Critical	\$8,795.00	C1030 - Fittings	Auto generated renewal for Toilet Partitions . System Description: Restrooms are

						equipped with standard quality, ceiling-hung partitions.
Unit Heaters - Hot Water Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$49,406.00	D3050 - Terminal and Package Units	Auto generated renewal for Unit Heaters - Hot Water. System Description: Heating is provided by suspended, forced hot water unit heaters.
VCT Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$9,281.00	C3020 - Floor Finishes	Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.

Water Coolers - Wall-Mounted Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$3,493.00	D2010 - Plumbing Fixtures	Auto generated renewal for Water Coolers - Wall-Mounted . System Description: Plumbing fixtures include wall-mounted water coolers.
Water Dist Complete Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$30,248.00	D2020 - Domestic Water Distribution	Auto generated renewal for Water Dist Complete . System Description: The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water

						heater.
Water Heater - Steam Instantaneous Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$65,123.00	D2020 - Domestic Water Distribution	Auto generated renewal for Water Heater - Steam Instantaneous. System Description: The domestic hot water is provided by a 130 GPM steam heated, instantaneous commercial water heater, with a recirculation pump, and no storage.
Wheelchair Lift Renewal	REN	Lifecycle	1- Currently Critical	\$14,849.00	D1013 - Lifts	Auto generated renewal for Wheelchair Lift. System Description: The conveying system includes a

						wheelchair lift normally for access to one floor.
Wood Flooring Renewal	REN	Lifecycle	3- Necessary - Not Yet Critical	\$21,177.00	C3020 - Floor Finishes	Auto generated renewal for Wood Flooring. System Description: Floor finishes include pine strip flooring, and finished or prefinished oak parquetry. Includes finished wood base. This is found on the stage area.
			Subtotal:	\$2,309,916.00		
Additional Requirements needed to restore the Gym building for future use						

Construct new walls – Connector and A-Wing	REQ	Modernization	5 - Not Time Critical	\$35,159.00	B2010 - Exterior Walls	Construct new exterior walls where the A Wing and Connector had once been attached to the building.
			Subtotal:	\$35,159.00		
			1952 Update Total:	\$2,345,075.00		
			Grand Total:	\$4,166,012.00		

Option 5: Retain and Mothball All Facilities Until Future Date. Continue to Explore Options.

This option has the benefit of “buying time” to more thoroughly explore options for the use of this property. Buildings have a tendency to deteriorate rapidly when not in use, so properly mothballing the buildings to protect them makes good sense. It should be noted, however, that even the best mothball techniques cannot stop all of the detrimental effects of time and disuse. This step is important and it will remove the immediate pressure to make a decision about the property, but it is not a panacea. A decision on the ultimate disposition of the buildings will need to be made, or the ravages of time will take its toll and render the buildings irredeemable.

ASSET	NAME	TYPE	CATEGORY	PRIORITY	ESTIMATED COST	PRIME SYSTEM	DESCRIPTION
All	Mothball Buildings	REQ	Mission	2- Potentially Critical	\$9,543.00	N/A	Drain water from all domestic water and heating hot water systems. Fill all drain traps with biodegradable anti-freeze. Isolate boilers and unit heaters. De-energize electrical equipment. 2 plumbers – 1 week. 1 electrician – ½ week.

Option 6: Renovate and Save All Buildings

This option was the focus of the first report, so the details of that analysis will not be restated here. However, the subtotals by building section are listed below for review.

NAME	AGE	SIZE	UNIT	FCI	REPLACEMENT VALUE	REQUIREMENT COST
1856 Building	164	5700	SF	98.16%	\$1,078,977.32	\$1,059,078.00
1952 Building	68	15417	SF	80.70%	\$2,679,214.94	\$2,162,101.00
A Wing	51	14714	SF	75.05%	\$2,649,194.34	\$1,988,331.00
B Wing	60	17267	SF	77.11%	\$3,177,748.45	\$2,450,231.00
Connector	60	1285	SF	65.59%	\$169,020.88	\$110,863.00
				Totals:	\$9,754,155.93	\$7,770,604.00

Option 7: Sell All or Part of the Property

This option has no cost to the Town other than the real estate transaction fees and any negotiated adjustments with prospective sellers. The only caveat might be that the Town may need to abate the building of any hazardous materials prior to selling them, but the testing and analysis of any suspected areas of hazardous materials needs to be completed prior to identifying the respective costs of that mitigation and / or abatement. This analysis is to be performed by other contractors / experts in that field.

Option 8: Retain the Half Acre of Land That the Original 1856 Sits On, With or Without the Building as a Memorial Park for the Academy. Seek Development of the Rest of the Land into Condominiums.

This option has costs outlined in previous sections to either restore the 1856 portion of the building only (Option 1) or demo all portions of the building (Option 2). Any additional costs associated with developing a Memorial Park would be dictated by the design of that park. This option has the benefit of potentially keeping costs low while also reaping the benefits of a future condominium development, all while honoring the history of the Academy.

The costs for the development of a memorial park in this space is unidentifiable without parameters or a scope of work for that memorial park, so that will be left for future examination when that scope has been defined. With regard to the development of the rest of the land into condominiums, presumably that cost will be the responsibility of the developer and with negotiated terms for sale or lease to the Town at that time, and so no costs are expected or reflected here for that purpose.