

OLD TOWN HALL CONDITION ASSESSMENT & RECOMMENDATIONS

SUMMARY

FIRST PHASE

Exterior

1. Paint entire building exterior	\$35,000
2. Restore windows, all levels	38,000
3. Install storm windows, 2nd and 3rd levels	15,000
4. Replace missing roof shingles (same time as painting)	1,000
5. Repair deck of main entry porch	1,500
6. Replace deck on handicap ramp, widen	4,500
7. Replace deck on ramp at museum entrance	1,500
8. Adjust grade on north and east sides for positive drainage	2,000

Interior

9. Install dehumidifier in vault	300
10. Install sand, vapor barrier, crushed stone on basement floor	8,000
11. Replace deteriorated basement lally columns	3,500
12. Refinish/repair auditorium floor	6,000
13. Handicap hardware entrance doors	1,500
14. Fire-rated wall and door at stairs to 2nd floor	2,500
15. Seal gap bathroom floor	200
16. Add diffuser in bathroom at landing, clean walls	500
21. Replace main furnace & all ductwork, insulate and seal	25,000
22. Install point of use water heaters at sinks	2,000
23. Update all electrical wiring, basement and 1st floors	<u>13,500</u>

subtotal	161,500
10% contingency	16,150
10% supervision	<u>16,150</u>
total first phase	\$193,800

round to \$194,000

FUTURE PHASE - SECOND FLOOR

Other than cleaning and removal of stored items and debris, recommendations listed below should be deferred until a demonstrated need and use for the additional space have been determined. Rehabilitating the exterior of the building described in the first phase will preserve and 'mothball' the 2nd floor space until such time as retrofits can be justified.

17. Clean out & remove debris 2nd floor	0
18. Structural upgrade 2nd floor	40,000
19. Construct addition with elevator, entry stairs & bathrooms	450,000
20. Repair/refinish all interior surfaces, 2nd floor	<u>200,000</u>
	subtotal 690,000
	10% contingency 69,000
	10% supervision <u>69,000</u>
	total future phase \$828,000