



# Town of Williamsburg, MA

Helen E. James School & Town Office Building Repurposing Study June 19, 2015

Is Now



Project Management Northeast

## I. Scope and Intent of Repurposing Study

## **Repurposing Study**

The Repurposing Committee for the Town of Williamsburg has requested that Strategic Building Solutions d/b/a Colliers International (Colliers) evaluate the physical condition of the Town Office Building in Haydenville and the Helen E. James School Building in Williamsburg to assist in the determination of possible future uses of these properties by the Town of Williamsburg. Within this effort Colliers is providing area of magnitude project budgets to implement the identified improvements. This effort included the following:

- Review of existing building documentation
- Visual inspection of accessible major building components to determine existing condition and repair needs, including:
  - Exterior Envelope roof, exterior walls, windows, doors, and other structural components
  - HVAC systems boilers, chillers, cooling towers, air handling units, fans, perimeter radiation, VAVs, controls, and other heating, ventilation, and cooling components
  - Electrical systems electrical service, switchgear, and representative panels, wiring, lighting, outlets, and emergency generator
  - Plumbing systems water service, domestic water heaters, domestic water piping, sanitary and waste piping, and toilet room fixtures
  - Safety & Regulatory Compliance fire alarm system, sprinkler system, exit signs, emergency lighting, fire separation, and emergency egress
  - Accessibility needs associated with the Americans with Disabilities Act including building access, building circulation, elevators, and restrooms
- Development of an estimate for each identified issue
- Development of recommended total project budgets including identified improvement issues and renovations in planning for modernization for the current use or renovations for a new building use.

SBS professionals toured the building with assistance provided by Charlene Nardi, Town Administrator, in late May 2015 with the purpose of visually surveying the major architectural and mechanical and electrical systems to evaluate the conditions and identify the costs of any major systems repairs. It should be noted that information in this report is based solely on the visual survey of available areas and systems or from information provided through discussions with the above personnel and did not include any testing or in depth analysis of any kind including but not limited to structural, hazardous materials, or MEP (mechanical, electrical, plumbing) systems. The findings are based solely on preliminary professional opinion of conditions gained through experience in renovating and repairing similar commercial/institutional buildings. Given the very preliminary and limited survey of the building, these findings may prove to be incomplete or inaccurate with more extensive study and testing that is typically required in any major building improvement program.

Since the purpose of this study is to lend assistance to the Town in determining the future of these two properties and not to draw definitive conclusions, this study offers 3 improvement options for each property as follows:

OPTION 1: The first option is to provide repairs only to the facility. In the case of the Town
Office Building, repairs are identified anticipating that the current use of the building and its
configuration remain the same. Only those improvements to repair the building for its current
use are identified. In the case of the James School Building, the former use as a school
occupancy is no longer valid so repairs for that use are also no longer valid. Therefore this

study identifies improvements/repairs of the features that are likely to remain unchanged in a change of occupancy mostly focused on the exterior envelope of the building.

- OPTION 2: The second option assumes a renovation of the building with limited or minimal reconfiguration of the interior spaces. This option would also include all the improvements/repairs identified in option 1 and would assume that all finishes and mechanical, electrical, and plumbing systems would be modernized. In this scenario it is assumed that the site would also receive minimal re-design but would include repair of existing site features.
- OPTION 3: The third option assumes that the building would receive a major reconfiguration
  of interior spaces and would most closely resemble what is considered a "gut renovation" in
  the construction industry. Therefore this option includes all the improvements/repairs
  identified in options 1 and 2 as well anticipates reorganizing and redesign of the interior
  spaces to better accommodate the new occupancy of the building. In the case of the Helen E.
  James School this option includes significant site improvements to support the new building
  use.

These options are meant to provide insight into the needs and conditions of the properties as well as the relative investments required to achieve each of the options for each property. The actual project costs may vary significantly depending upon the specific scope and designs for the properties; however the listed costs are meant to simply provide relative area of magnitude costs for consideration and planning purposes.

## II. Summary of Findings

## **Town Office Building**

The historic Town Office Building is an icon in Haydenville and currently provides office space for the Town's Administrators, Boards, and Charity Organizations. In this capacity the building currently is in need of several physical repairs/improvements. The most significant issues include the need for a building fire protection sprinkler system, replacement of exterior windows, additional toilet rooms, installation of new HVAC system, electrical upgrades, and foundation waterproofing. The details of these issues are as listed on Exhibit 1 following the Town Office Building section of this report.

The recommended total project budgets for each of the improvement options for the Town Office Building can be found on Exhibit 2 following the Town Office Building section of this report and are summarized as follows:

|               |  | <u>Construction</u> | <u>Project</u> |
|---------------|--|---------------------|----------------|
| <u>Option</u> | Description                            | Budget              | <b>Budget</b>  |
| 1             | Repairs only, no reconfigurations      | \$1,099,500         | \$1,462,700    |
| 2             | Entire renovation, no reconfigurations | \$1,576,900         | \$2,197,400    |
| 3             | Gut renovation w/ reconfigurations     | \$2,241,200         | \$3,163,400    |

## Helen E. James School Building

The Helen E. James School property consists of an historic building on a relatively large lot considering its location in the heart of the Town of Williamsburg. This is a well-proportioned building with attractive facades and interior elements. The building is now vacant with its former use being an elementary school. It has several modernizations including elevator, ADA compliant toilet rooms, and satisfies many current building requirements. Since the building will not be re-used as a school and the intended use has not been determined, it is difficult to anticipate specific interior improvements. Therefore this report focuses specific detail on needs of those features that are not likely to change dramatically in any building re-use such as maintaining the exterior envelope.

The most significant needs to repair the exterior include masonry walls, fascia, and openings. The masonry exterior walls have significant need for refurbishment. Many open joints exist in the brick requiring repointing. Selective pre-cast concrete lintels and sills are deteriorated requiring replacements. The ornate metal coping is also in need of repair and re-painting. The roofing appears intact and serviceable although its age is undetermined. The entire roof is drained by three relatively small roof drains that clog without constant maintenance. Additional roof drainage should be considered in a renovation. Exterior windows are single glazed and in need of replacement to meet energy code in a renovation. The details of these issues are as listed on Exhibit 3 following the Helen E. James section of this report.

The recommended total project budgets for each of the improvement options for the Helen E. James Building can be found on Exhibit 4 following the Helen E. James School Building section of this report and are summarized as follows:

|               |  | <b>Construction</b> | Project     |
|---------------|--|---------------------|-------------|
| <b>Option</b> | Description                            | Budget              | Budget      |
| 1             | Exterior Repairs only                  | \$1,013,000         | \$1,355,200 |
| 2             | Renovation w/ minimal reconfigurations | \$2,858,900         | \$3,876,800 |
| 3             | Gut renovation major reconfigurations  | \$4,489,100         | \$6,370,000 |

## III. Town Office Building

#### **General Building Description**

The Town Office Building is a historic wood frame 2 story plus basement building built in 1860. A small addition was constructed on the north of the building in 2002 to add an elevator with access from the parking lot. Much of the interior is reminiscent of its original purpose as a school as is evident by several classroom size spaces and a 2<sup>nd</sup> floor multipurpose auditorium with wood floor and raised stage. The single user multi-gender ADA accessible toilet room on the 1<sup>st</sup> floor is a recent adaptation that is only one of two toilet rooms in the building. The second toilet room is a very small single occupant room off the auditorium. There remains evidence of the original toilet rooms for the building in the basement that have long been abandoned. Although there is a full basement, the floor to ceiling height is only 6'-6" which is lower than is allowed by code for occupied space. With that limitation the basement can only accommodate unoccupied functions such as mechanicals and storage. Therefore only two thirds of the gross floor square footage of approximately 13,600 sf can be occupied. Much of the occupied floor area consists of circulation space including stairs, corridors, and elevator in its current configuration. The exterior of the building retains much of its historic character with wood siding, large windows, and historic trim features. Details of identified building needs are shown on Exhibit 1 and are described below by major building system.



Town offices exterior sign

## View of front across Route 9

#### Exterior Building Envelope

As with all wood exteriors, the clapboard, flush tongue and groove siding, as well as historic wood trim requires significant maintenance to ensure long life. Although the wood exterior of the building is in generally good condition, some areas require repair and repainting such as the south entrance canopy. The windows are generally large double hung wood sash with single glazing with storm windows. The windows are energy inefficient and need replacement. The roof and chimney have been recently repaired and replaced therefore in good condition although there are a couple missing asphalt shingles that require minor repair. Some exterior doors are in need of replacement such as those on the northwest corner and the basement stair in the bulkhead.



Damaged canopy at South entrance



Southeast corner elevations



Damage at Northwest corner



Missing asphalt shingle



Water intrusion in evidence storm



Stair and door to bulkhead

## **Interior Space and Finishes**

The interior finishes of the 1<sup>st</sup> and 2<sup>nd</sup> floors are generally in fair condition and serviceable. A variety of floor finishes generally of carpet or vinyl exists throughout. The auditorium has a wood floor that is also in fair condition. Walls that are original to the building are generally plaster while newer partitions are wall board and are also in good condition. Ceilings generally consist of plaster or suspended acoustical ceiling tile. All are in serviceable condition. Generally interior finishes are in fair condition although some updating or refreshing could be desired in some locations.



Planning Bd room



Auditorium to stage



Senior center cafe



Partial ht ptns in collector's office

## Code Issues

The building lacks many features and requirements of modern day building, fire, and handicap accessibility codes. However many of the modern code requirements are not mandated for existing buildings that retain their existing building occupancy and are not undergoing renovations. Therefore the requirements to repair the building in its current configuration and use are less than those that will be required in renovation scenarios. However it is prudent to meet the current code and standards as much as is practical and required by the local building and fire officials even in the repair only scenario.

The most significant fire and safety improvement that should be undertaken is the installation of a fire sprinkler system in the entire building including attic. Installation of the sprinkler system will alleviate or reduce many other code related issues in the building. Installation of a sprinkler system will also require a new water service to the building.

The separation of the basement from the upper floors should also be considered. Fire separations at connections to the basement in the stairways prevent the spread of fire and smoke from the storage

and mechanical spaces of the basement. Also devices blocking paths to the basement in the stairwells prevents anyone from mistakenly exiting down to the basement in an emergency. All stairs such as the exterior stair at the west and the stair to the auditorium stage must have handrails and any guardrails need to be 42 inches in height.

Although the elevator addition was constructed allowing wheelchair access from the parking lot to the floors of the building, ADA also requires actions to be taken that are readily achievable such as signage and door hardware upgrades. Although the ADA compliant multi-gender toilet room was added on the first floor, the building lacks the total number of toilet fixtures required for the building.



Attic framing



Water service in evidence storm



West stair from basement



South exterior door of West stair



Stairs to stage



Collapsing plaster ceiling in boiler room

## Heating, Ventilation & Air Conditioning

Heat is provided for the Town Hall by an oil fired cast iron sectional low pressure steam boiler. The boiler is manfuactured by HB Smith and is 223 MBH in capacity. The boiler is in fair condition and the burner and some burner components have been replaced within the past ten years. There are four 275 gallon oil tanks that provide #2 light oil for the boiler. The oil tanks are old and are in fair to poor condition and will require replacement in the near future. A floor dam should be constructed around the oil tanks to prevent any oil spill from entering the sewer system. Heat is distributed throughout the building by an old two pipe steam system which is difficult to control. Heating and ventilation air for the larger spaces is provided by six old unit ventilators. Other spaces are provided heat by two pipe steam radiators. The spaces served by unit ventilators have exhaust/relief air that is exhausted by graviity connected to exhaust shafts that exhaust through rooftop chimneys. A large shaft opening in each larger space provides exhaust/relief and a manual damper exists in these rooms to vary the exhaust/relief air going into the relief/exhaust shaft. The exhaust shaft ductwork is disconnected from the rooftop cupola in the attic therefore reducing ventilation effectiveness. The bathrooom exhaust is provided by local ceiling mounted exhaust fans. All controls are local and there is no centralized

building automation system. The building is cooled by window A/C units and does not have a central air conditioning system. The basement is generally uninhabited. There is a police records storage room in the basement that is unconditioned. The stone foundation in the basement has created a very damp environment and an attempt to de-humidify the basement through the installation of a dehumidifer appears to be unsuccessful since the files located within the police record storage are deteriorating and mold has begun to grow. Overall the HVAC system is in poor condition, the heating works poorly creating uneven temperature conditions and the HVAC system will require replacement to meet current ventilation and fire codes and improve occupant comfort.







Hot Water Boiler

**Unit Ventilator** 



Ventilation Chimney





Basement De-humidifer

#### Electrical

**Oil Tanks** 

Main electric is provided by an overhead electric service from an electric pole on Main Street and enters the east side of the building. The main electric service is a 400 amp main three phase 120/208 volt and is located in the basement on the east wall. The main electric service, distribution panels and sub-panels are new and in excellent condition. The main distribution panel serves subpanels feeding the basement, first and second floor panels. While the electric service, main panels and feeders are new, there is old branch circuitry wiring throughout the building that serves lighting and electrical outlets. The general offices spaces have limited quantities of electrical outlets and an electrical upgrade of the branch circuit wiring will likely be required depending upon the future usage of the building. A 14 kW propane gas generator was installed in 20012/13 and serves limited life safety loads within the building.

Lighting throughout the building is a mixutre of incandescent, LED retrofits, compact flourescents and flourescents. The condition of the lighting fixtures vary from good to poor. The exit signs are compact flourescent.



Main Electric Panels



**Emergency Generator** 



**Electric Panel** 



Propane for Generator

## **Plumbing and Fire Protection**

Although the toilet plumbing fixtures appear to be in fair to good condition, there exists only two single person toilet rooms in the building. The toilet room on the first floor is ADA compliant and services both genders. The toilet room on the second floor is also for both genders and is very small and not ADA compliant. Given the size of the building and its public occupancy the existing toilet fixture counts are inadequate and therefore additional toilet rooms need to be provided.

A ¾ inch water service enters the front of the building from Main Street. The water piping is copper and apears to be in fair condition. The building sanitary piping is a combination of PVC and ABS plastic piping above grade and appears to be in good conndition. A six inch PVC sanitary line exits the building from the northwest corner near the boiler pit. Domestic hot water is provided by a Rheem electic hot water heater with 80 gallons of storage. The domestic hot water heater is relatively new and in good condition.

The building does not have an automatic sprinkler system or a fire protection standpipe. A new water and fire protection service will be required depending upon the future use of the building given the small size of the water service and lack of a water based fire protection system.

The building has a relatively new Honeywell Notifier AFP-200 W/CBC addressable fire alarm system. Communication cabling enters the southwest corner of the building from a pole on Main Street. The tele/data system appears to be adequate for the current use.



Water Service



**New Dishwasher** 



Lavatory



Hot Water Heater



Sanitary Pipe



Water Closet

## Elevator

The elevator is manufactured by ThyssenKrupp, is hydraulicly operated and was installed in 2003. The mechanical equipment and cab appear to be in excellent condition and the elevator is ADA accessible.



Hydraulic Elevator

Town of Williamsburg

Town Office Building: Repair Needs Matrix

| 42174         |            |   |     |           |
|---------------|------------|---|-----|-----------|
|               | Building   |   | Ap  | oroximate |
| <u>ltem #</u> | System     | Description   |     | Cost      |
| 1             | Code       | Provide fire separation from basement to West Stair                       | \$  | 10,000    |
| 2             | Code       | Install sprinkler system throughout including attic                       | \$  | 88,000    |
| 3             | Code       | Repair plaster ceiling in boiler room to maintain fire rating             | \$  | 3,000     |
| 4             | Code       | Provide ADA approved door hardware & signage throughout                   | \$  | 7,500     |
| 5             | Code       | Modify stair railings throughout to meet Code & ADA                       | not | included  |
| 6             | Code       | Provide HC lift at auditorium stage                                       | not | included  |
| 7             | Code       | Add handrails to stair at auditorium stage                                | \$  | 3,000     |
| 8             | Code       | Add panic hardware to exit door from auditorium to northwest stair        | \$  | 1,000     |
|               |            |   |     |           |
| 9             | Code       | Add railings to exterior stair on west elevation                          | \$  | 7,000     |
| 10            | Code       | Provide additional toilet rooms for men and women                         | \$  | 30,000    |
| 11            | Code       | Install anti-wind devices at first floor level of south and west stair to | \$  | 7,000     |
|               |            | prevent exiting to basement   |     |           |
| 12            | Code       | Construct floor dam around oil tanks to prevent spill into sewers         | \$  | 5,000     |
| 13            | Electrical | Install additional electrical outlets and replace selected lighting       | \$  | 28,000    |
| 14            | Electrical | Upgrade/expand tel/data systems   | not | included  |
| 15            | Exterior   | Replace and/or repair exterior doors                                      | \$  | 10,000    |
| 16            | Exterior   | Repair foundation, rain leader, and exterior hose bib to prevent          | \$  | 6,000     |
|               |            | water intrusion in basement evidence room                                 |     |           |
| 17            | Exterior   | Replace all exterior windows  | \$  | 238,000   |
| 18            | Exterior   | Repair exterior masonry foundation at northwest corner                    | \$  | 2,000     |
| 19            | Exterior   | Repair front wood entrance canopy & misc. wood siding & trim              | \$  | 25,000    |
|               |            | and repaint   |     |           |
| 20            | Exterior   | Repair asphalt shingle roof   | \$  | 1,000     |
| 21            | Exterior   | Excavate, waterproof foundation, and re-grade to prevent water            | \$  | 40,000    |
|               |            | intrusion through stone foundation walls.                                 |     |           |
| 22            | HVAC       | Install new HVAC system throughout and remove old system                  | \$  | 544,000   |
| 23            | Interior   | Upgrade misc. interior finishes   | \$  | 25,000    |
| 24            | Site       | Install new water service   | \$  | 15,000    |
| 25            | Site       | Trim large tree at southwest corner to prevent building damage &          | \$  | 4,000     |
|               |            | repair site perimeter fence   |     |           |
|               |            |   |     |           |
|               |            |   |     |           |

| Total Repair Needs | \$<br>1,099,500 |
|--------------------|-----------------|
|                    |                 |

## Town of Williamsburg

Town Office Building

Total Project Budget June 19, 2015

| S(00) except \$/GSF         Repairs Only         Renovation /<br>Reconfigurations         Reconfigurations           New Construction GSF         13.608         13.608         13.608           Total CSF         13.608         13.608         13.608           New Construction %GSF         \$ NA         NA           Removation \$/GSF         \$ 0.00         \$ 110.00         \$ 150.00           Total Construction w/ site \$/GSF         \$ 80.80         \$ 115.00         \$ 164.70           Total Construction         A         NA         NA           A. New Building Construction         NA         \$ 1.496.9         \$ 2.041.2           I. Balated Construction         \$ 1.095.5         \$ 1.496.9         \$ 2.041.2           I. Related Construction         \$ 1.095.5         \$ 1.746.9         \$ 2.041.2           I. Balated Construction         \$ 1.095.5         \$ 1.746.9         \$ 2.041.2           II. Evalued Construction         \$ 0.095.5         \$ 1.766.3         \$ 2.241.2           III. Eurniture, Fixtures & Equipment         0.0         0.00         2000.0           Total Construction         \$ 0.095.5         \$ 1.765.3         \$ 2.241.2           III. Eurniture, Fixtures & Equipment         0.0         1.00.0         \$ 0.0   | Sulle 19, 2013 |                                      |               | r I          | Minimal             | Major Renovation      |  |  |
|---|----------------|--------------------------------------|---------------|--------------|---------------------|-----------------------|--|--|
| \$(000) except \$VGSF         Repairs Only         Reconfigurations         Reconfigurations           New Construction \$GSF         NNA         NA           Total CSF         13.608         13.608           New Construction \$/GSF         \$13.608         13.608           New Construction \$/GSF         \$80.80         \$110.00         \$\$15.000           Total Project \$/GSF         \$80.80         \$110.00         \$\$164.70           Total Project \$/GSF         \$80.80         \$116.48         \$222.47           .         Building Construction         NA         \$\$164.70           A. New Building Construction         1.099.5         \$1.496.9         \$2.041.2           I.         Related Construction         \$1.099.5         \$1.496.9         \$2.041.2           A. Stework         w/ building         25.0         100.0           S. Site Work         w/ building         23.0         \$0.0           Total Related Construction         \$1.099.5         \$1.576.9         \$2.241.2           III.         Eurnitures & Equipment         not included         not included           A. Loose Funishings         not included         not included         not included           A. Fees         100.0         \$20.0         \$0.0  |                |                                      |               | Renovation / |                     |                       |  |  |
| action         repairs of model         repairs of model         recoming attach of model           New Construction GSF         13,608         13,608         13,608         13,608           New Construction SGSF         NA         NA         NA           Removation SGSF         80,80         110,00         \$ 150,00           Total Construction Wisite \$/GSF         \$ 80,80         \$ 110,00         \$ 160,00           Total Construction         NA         \$ 164,70         \$ 164,70           A. New Building Construction         NA         \$ 1496,9         \$ 2,041,2           Total Construction         NA         \$ 1,496,9         \$ 2,041,2           Building Construction         1,099,5         1,466,9         \$ 2,041,2           Related Construction         not included         30,0         50,0           Total Related Construction         -         -         5 1,099,5         1,576,9           Researce Related Equipment         -         -         -         -           A Loose Furnishings         not included         not included         -         -           A Fees         100,0         #         150,0         -         -           A Fees         100,0         100,0         -  |                |                                      | Renairs Only  | Renovation / |                     | /<br>Peconfigurations |  |  |
| New Construction GSF         13,608         13,608         13,608         13,608           Total GSF         13,608         13,608         13,608         13,608           New Construction 3/GSF         \$ 80,80         \$ 110,00         \$ 150,00           Total Project \$/GSF         \$ 80,80         \$ 110,00         \$ 150,00           Total Project \$/GSF         \$ 80,80         \$ 116,88         \$ 232,47           Image: Struction         1,099,5         \$ 1,496,9         \$ 2,041,2           Image: Struction         1,099,5         \$ 1,576,9         \$ 2,241,2           Image: Struction         1,009,5         \$ 1,576,9         \$ 2,241,2           Image: Struction         1,009,5         \$ 1,576,9         \$ 2,241,2           Image: Struction         1,009,5         \$ 1,576,9         \$ 2,241,2           Image: Struction         1,00         \$ 0,0         \$ 0,0,0           Total Construct   |                | \$(000) except \$/GSF                | Repairs Only  |              | Reconingulations    | Reconingulations      |  |  |
| Renovation GSF         13,608         14,603         14,613 <th< td=""><td>Nev</td><td>v Construction GSF</td><td>NA</td><td></td><td>NA</td><td>NA</td></th<>  | Nev            | v Construction GSF                   | NA            |              | NA                  | NA                    |  |  |
| Total CSF         13,608         13,608         13,608         13,608         13,608         13,608         13,608         13,608         13,608         13,608         13,608         10,00         S         15,000         S         12,000         S         22,041.2         10,000         S         12,000         S         12,000         10,000         S         12,000         10,000         S         12,000         10,000         10,000         10,000         10,000   | Rer            | novation GSF                         | 13,608        |              | 13,608              | 13,608                |  |  |
| New Construction S/GSF         NA         NA           Total Construction wise S/GSF         \$ 80.80         \$ 110.00         \$ 150.00           Total Project S/GSF         \$ 80.80         \$ 110.80         \$ 161.48         \$ 232.47           Image: Second System Syste | Т              | otal GSF                             | 13,608        |              | 13,608              | 13,608                |  |  |
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| International Project SVSP         S         10/.48         S         161.48         S         222.47           I.         Building Construction         NA         NA         NA         NA         NA         NA           B.         Existing Building Construction         1,099.5         1,496.9         2,041.2           Total Building Construction         1,099.5         1,496.9         2,041.2           A.         Sitework         w/ building         25.0         100.0           C.         Hazardous Materials         not included         30.0         20.0           Total Related Construction         -         80.0         20.0         20.0           Total Construction         S         1,099.5         1,576.9         S         2,241.2           III.         Furniture, Fixtures & Equipment         -         80.0         20.0         20.0           Total Related Equipment         -         -         0.00         50.0         50.0           Total F & E         not included         -         0.0         50.0         50.0           Total Consultants         10.0         20.0         30.0         50.0         50.0           Total F & E         not included         . </td <td>lota</td> <td>al Construction w/ site \$/GSF</td> <td>\$ 80.80</td> <td></td> <td>\$ 115.88</td> <td>\$ 164.70</td>   | lota           | al Construction w/ site \$/GSF       | \$ 80.80      |              | \$ 115.88           | \$ 164.70             |  |  |
| Building Construction         NA           A. New Building Construction         1,099.5           Total Building Construction         1,099.5           I. Belated Construction         1,099.5           A. Sitework         w/ building           A. Sitework         w/ building           C. Hazardous Materials         mct included           Total Related Construction         -           Total Related Construction         -           Total Related Construction         -           Data Equipment         s           D. Telecommunications Equipment         not included           D. Telecommunications Equipment         not included           N. Fees         not included           M. Existing Conditions & Space Progra         NA           M. Existing Construction         not included           Total FF & E         not included           N. Fees         not included           M. Existing Construction         not included           Sties Uvey         NA           B. Expenses         190.0           S. Building Commissioning         NA           B. Expenses         190.0           S. Ste Uvey         NA           B. Expenses         190.0  | 10             | tal Project \$/GSF                   | \$ 107.48     |              | \$ 161.48           | \$ 232.47             |  |  |
| A.     New Building Construction     NA     NA       B.     Existing Building Renovations     \$ 1,099.5     1,496.9     \$ 2,041.2       Total Building Construction     1,099.5     1,496.9     2,041.2       II.     Related Construction     w/ building     25.0     100.0       B.     Site Utility Systems     w/ building     25.0     50.0       C.     Hazardous Materials     not included     30.0     50.0       Total Related Construction     \$ 1,099.5     \$ 1,576.9     \$ 2,241.2       III.     Furniture, Fixtures & Equipment (FF&E)     NA     NA     NA       A.     Loose Furnishings     not included     not included     not included       D.     Telecommunications Equipment     not included     not included     not included       C.     Total FF & E     not included     30.0     50.0       IV.     Fees and Expenses     NA     #     7.5     10.2       A     Fees     NA     #     7.5     10.2       A     Special Consultants<   | Ι.             | Building Construction                |               | I I          |                     |                       |  |  |
| B.         Existing Building Construction         1,099.5         \$ 1,496.9         \$ 2,041.2           Total Building Construction         1,099.5         1,496.9         \$ 2,041.2           Related Construction         1,099.5         1,496.9         \$ 2,041.2           Site work         w/ building         25.0         50.0           Site work         w/ building         25.0         50.0           Total Construction         \$ 1,099.5         3         2,241.2           Total Construction         \$ 1,099.5         30.0         200.0           Total Construction         \$ 1,099.5         1,576.9         \$ 2,241.2           A.         Loss Furnishings         not included         not included         not included           D.         Total FR & E         not included         not included         not included           V.         Ees and Expenses         NA         w/ architect         w/ architect           A.         Fees         110.0         # 15.7         224.1           Building Conmissioning         NA         # 7.5         10.2           A.         Project Management         70.0         # 7.5         10.2           B.         Expenses         NA         NA <th< td=""><td>Α.</td><td>New Building Construction</td><td>NA</td><td></td><td>NA</td><td>NA</td></th<>  | Α.             | New Building Construction            | NA            |              | NA                  | NA                    |  |  |
| Total Building Construction1,099.51,496.92,041.2II. Related Constructionw/ building25.0100.0B. Site Utility Systemsw/ building25.050.0Total Related Construction80.0200.0Total Construction\$ 1,099.51,576.9\$ 2,241.2A. Loose Furnishingsnot includednot includednot includedD. Date Equipmentnot includednot includednot includedD. Tate Communications Equipment0.0030.050.0Total F & Enot includednot includednot included1Existing Conditions & Space PrograNAw/ architect2Architect110.0#157.7224.13Special Consultants10.020.030.04Project Management70.0#115.0170.05Building CommissioningNA#7.510.26Owner's Logal Fees190.030.5.2452.38Expenses10.04.06.0452.39Moving/Relocationnot includednot includednot included3Special InspectionsNANANA10.04Project Management7.0#2.43.47Owner's Logal Fees190.030.5.2452.38Expenses10.04.06.06.09NANANANANA9Moving/Reloca  | В.             | Existing Building Renovations        | \$ 1,099.5    |              | \$ 1,496.9          | \$ 2,041.2            |  |  |
| Related Construction         w/ building         25.0         100.0           A. Sitework         w/ building         25.0         50.0           Site Utility Systems         not included         30.0         200.0           Total Related Construction         1         90.0         200.0           Total Construction         \$ 1,099.5         \$ 1,576.9         \$ 2,241.2           R. Loose Furnishings         not included         not included         not included           D. Total Communications Equipment         not included         not included         not included           Total FF & E         not included         30.0         50.0           Total FF & E         not included         not included         not included           N. Fees         not included         30.0         50.0           Total FF & E         not included         10.0         #         17.7         224.1           3         Special Consultants         10.0         #         17.7         224.1           3         Baze Mat Consultant         10.0         2.0         30.0         170.0           4         Project Management         70.0         #         115.0         170.0           6         Owner's losurance <td></td> <td>Total Building Construction</td> <td>1,099.5</td> <td></td> <td>1,496.9</td> <td>2,041.2</td>  |                | Total Building Construction          | 1,099.5       |              | 1,496.9             | 2,041.2               |  |  |
| A.     Sitework     w/ building     25.0     100.0       B.     Site Utility Systems     w/ building     25.0     50.0       Total Related Construction     -     80.0     200.0       Total Construction     \$ 1,099.5     \$ 2,241.2       III.     Furniture, Fixtures & Equipment (FF&E)     not included     not included     not included       C.     Data Equipment     not included     not included     not included       D.     Telecommunications Equipment     30.0     50.0       Total FF & E     not included     not included     not included       A.     Fees     30.0     50.0       Total FF & E     not included     30.0     50.0       Total FF & E     not included     10.0     4       A.     Fees     110.0     157.7     224.1       a     Haz. Mat. Consultant     10.0     4     7.5     10.2       a     Haz. Mat. Consultant     10.0     4     7.5     10.2       a     Haz. Mat. Consultant     10.0     4     7.5     10.2       a     Haz. Mat. Consultant     10.0     4.0     6.0     10.0       7     Owner's Legal Fees     190.0     305.2     452.3       8     Ex  | II.            | Related Construction                 |               |              |                     |                       |  |  |
| B.       Site Utility Systems       w/ building       25.0       50.0         C.       Hazardous Materials       not included       30.0       20.0         Total Related Construction       -       -       80.0       200.0         Total Construction       \$ 1,099.5       \$ 1,576.9       \$ 2,241.2         III.       Furniture, Fixtures & Equipment (FF&E)       not included       not included       not included         C.       Data Equipment       not included       not included       not included       not included         D.       Total FF & E       not included       not included       not included       not included         Total FF & E       not included       30.0       50.0       50.0         Total FF & E       not included       30.0       50.0         Total FF & E       not included       30.0       50.0         V.       Fees and Expenses       110.0       #       157.7       224.1         3       Special Consultants       10.0       20.0       30.0       10.0         4       Project Management       70.0       #       115.0       170.0         5       Sub-total Fees       NA       not included       8.0       0.0   | Α.             | Sitework                             | w/ building   |              | 25.0                | 100.0                 |  |  |
| C.       Hazardous Materials       not included       30.0       50.0         Total Related Construction       1,099.5       80.0       200.0         Total Construction       \$ 1,099.5       1,576.9       \$ 2,241.2         III.       Furniture, Fixtures & Equipment (FF&E)       not included       not included       not included         B. Program Related Equipment       not included       not included       not included       not included         D. Telecommunications Equipment       not included       30.0       50.0         Total FF & E       not included       30.0       50.0         V. Fees and Expenses       NA       w/ architect       w/ architect         a Haz. Mat. Consultant       10.0       20.0       30.0         a Haz. Mat. Consultant       10.0       20.0       30.0         a Haz. Mat. Consultant       10.0       30.2       452.3         Building Commissioning       NA       #       7.5       10.2         Cowner's Logal Fees       NA       NA   | В.             | Site Utility Systems                 | w/ building   |              | 25.0                | 50.0                  |  |  |
| Total Related Construction-80.0200.0Total Construction\$ 1,099.5\$ 1,576.9\$ 2,241.2A.Loose Furnishingsnot includednot includednot includedB.Program Related Equipmentnot includednot includednot includedC.Data Equipment30.050.0Total F& Enot included30.050.0V.Fees and Expenses110.0#157.7224.1A.Fees110.0#157.7224.13Special Consultants10.020.030.050.04Project Management70.0#115.0170.05Building CommissioningNA#7.510.26Owner's Cost Estimatornot includednot includednot included7Owner's Legal FeesNAnot includednot included8Expenses190.0305.2452.39Moving/Relocation1.6#2.43.41Owner's Legal FeesNANANA1Owner's Legal FeesNANANA1Owner's Legal FeesNANANA1Owner's Legal FeesNANANA2Permitsnot includednot includedNA1Owner's Legal FeesNANANA2Permitsnot includednot includednot included3Deving/Relocationnot included <td>C.</td> <td>Hazardous Materials</td> <td>not included</td> <td></td> <td>30.0</td> <td>50.0</td>  | C.             | Hazardous Materials                  | not included  |              | 30.0                | 50.0                  |  |  |
| Total Construction\$ 1,099.5\$ 1,576.9\$ 2,241.2III.Furniture, Fixtures & Equipment (FF&E)not includednot includednot includedA.Loose Furnishingsnot includednot includednot includedD. Telecommunications Equipmentnot includednot includednot includedD. Telecommunications Equipmentnot included30.050.0Total FF & Enot included30.050.0W. Fees and ExpensesNAw/ architectw/ architect1Exising Conditions & Space PrograNAw/ architectw/ architect2Architect110.020.030.03Special Consultants10.020.030.0aHaz. Mat. Consultant10.020.030.06Owner's Logal FeesNA#7.510.27Owner's Legal Fees190.0305.2452.38Expenses190.0305.2452.39Materials TestingNAw/ construction3.47Special InspectionsNANANA6Materials TestingNANANA7Special InspectionsNANANA8Construction Utilities UseNANANA9Moving/Relocationnot includednot included10Physical Plant Expenses5.010.015.012Advertisingnot includednot includednot included13 </td <td></td> <td>Total Related Construction</td> <td>-</td> <td></td> <td>80.0</td> <td>200.0</td>   |                | Total Related Construction           | -             |              | 80.0                | 200.0                 |  |  |
| III.       Furniture, Fixtures & Equipment (FF&E)       not included         A.       Loose Furnishings       not included       not included         B.       Program Related Equipment       not included       not included         C.       Data Equipment       30.0       50.0         Telecommunications Equipment       30.0       30.0       50.0         Total FF & E       not included       30.0       50.0         V.       Fees       1       110.0       #       157.7       224.1         3       Special Consultants       10.0       20.0       30.0       50.0         4       Project Management       70.0       #       115.0       170.0         5       Building Commissioning       NA       #       7.5       10.2         6       Owner's Cost Estimator       not included       not included       8.0       10.0         7       Owner's Icagal Fees       190.0       305.2       452.3       452.3         8       Site Survey       NA       NA       NA       NA         4       Construction Utilities Use       NA       NA       NA       NA         6       Materials Testing       NA       NA  |                | Total Construction                   | \$ 1,099.5    |              | \$ 1,576.9          | \$ 2,241.2            |  |  |
| A.       Loose Furnishings       not included       not included         B.       Program Related Equipment       not included       not included         C.       Data Equipment       not included       not included         D.       Telecommunications Equipment       30.0       50.0         IV       Fees       not included       30.0       50.0         IV       Fees       not included       30.0       50.0         I       Existing Conditions & Space Progra       NA       w/ architect       w/ architect         2       Architect       110.0       20.0       30.0         3       Special Consultants       10.0       20.0       30.0         4       Project Management       70.0       115.0       170.0         5       Building Commissioning       NA       7.5       10.2         6       Owner's Logal Fees       190.0       305.2       452.3         8       Site Survey       NA       not included       not included         3       Printing       10.0       0       6.0       0         4       Construction Utilities Use       NA       NA       NA       NA         6       Materials Testi  | III.           | Furniture, Fixtures & Equipment (FFa | <u>ξΕ)</u>    |              |                     |                       |  |  |
| B.       Program Related Equipment       not included       not included         C.       Data Equipment       not included       not included         D.       Telecommunications Equipment       30.0       50.0         Total FF & E       not included       30.0       50.0         IV.       Fees       not included       30.0       50.0         IV.       Fees       not included       30.0       50.0         A.       Fees       110.0       157.7       224.1         a       Haz. Mat. Consultants       10.0       20.0       30.0         a       Haz. Mat. Consultant       10.0       4       7.5       10.2         G       Owner's Legal Fees       NA       #       7.5       10.2         G       Owner's Cost Estimator       not included       not included       not included         Sub-total Fees       190.0       305.2       452.3         B.       Expenses       10.0       w/ construction       w/ construction         S tise Borings       NA       NA       NA       NA         6       Materials Testing       NA       NA       NA       NA         7       Special Inspections <t< td=""><td>A</td><td>Loose Furnishings</td><td></td><td></td><td>not included</td><td>not included</td></t<>  | A              | Loose Furnishings                    |               |              | not included        | not included          |  |  |
| C. Data Equipment       not included       not included         D. Telecommunications Equipment       not included       not included         E. Audio/Visual Equipment       not included       30.0       50.0         Total FF & E       not included       30.0       50.0         W. Fees and Expenses       not included       30.0       50.0         A. Fees       110.0       #       157.7       224.1         3 Special Consultants       10.0       #       7.5       10.2         a Haz. Mat. Consultant       10.0       #       7.5       10.2         5 Building Commissioning       NA       #       7.5       10.2         6 Owner's Cost Estimator       not included       not included       not included         7 Owner's Legal Fees       190.0       305.2       452.3         8 Expenses       16       4.4       3.4         1 Owner's Insurance       1.6       #       4.4       3.4         7 Special Inspections       NA       NA       NA       NA         7 Special Inspections       NA       #       NA       NA         8 Consultant Reimbursables       3.0       #       27.3       33.4         9 Moving/Relocati   | В.             | Program Related Equipment            |               |              | not included        | not included          |  |  |
| D.     Telecommunications Equipment     not included     not included       E.     Audio/Visual Equipment     30.0     50.0       Total FF & E     not included     30.0     50.0       N.     Fees     1     Existing Conditions & Space Progra     NA       1     Existing Conditions & Space Progra     NA     w/ architect     w/ architect       2     Architect     110.0     #     157.7     224.1       3     Special Consultants     0.0     20.0     30.0       4     Project Management     70.0     #     115.0     170.0       5     Building Commissioning     NA     #     7.5     10.2       6     Owner's Legal Fees     NA     mot included     not included       7     Owner's Legal Fees     190.0     306.2     452.3       8     Expenses     10.0     w/ construction     w/ construction       1     Owner's Insurance     1.6     #     2.4     3.4       7     Special Inspections     NA     NA     NA       8     Consultant Reimbursables     3.0     #     27.3     39.4       9     Moving/Relocation     not included     not included     not included       11     Misc. Expens  | C.             | Data Equipment                       |               |              | not included        | not included          |  |  |
| E.       Audio/Visual Equipment       30.0       50.0         Total FF & E       not included       30.0       50.0         IV.       Fees       NA       30.0       50.0         1       Existing Conditions & Space Progra       NA       w/ architect       30.0       50.0         2       Architect       110.0       #       157.7       224.1         a       Haz. Mat. Consultants       10.0       #       177.0       224.1         a       Haz. Mat. Consultant       10.0       20.0       30.0       30.0         5       Building Commissioning       NA       #       7.5       10.2         6       Owner's Cost Estimator       not included       5.0       not included       8.0         8       Site Survey       NA       not included       4.0       4.0       6.0         4       Construction Utilities Use       NA       NA       NA       NA       NA         7       Special Inspections       NA       NA       NA       NA       NA         6       Materials Testing       NA       MA       NA       NA       NA         7       Special Inspections       not included       no  | D.             | Telecommunications Equipment         |               |              | not included        | not included          |  |  |
| Total FF & Enot included30.0W. Fees and Expensesnot included30.0A. FeesFeesNA1 Existing Conditions & Space PrograNA2 Architect110.03 Special Consultants10.0a Haz. Mat. Consultant10.04 Project Management70.07 Owner's Cost Estimatornot included7 Owner's Cost Estimatornot included7 Owner's Cost Estimatornot included8 Site SurveyNA8 Site SurveyNA9 Moving's Construction Utilities UseNA7 Special InspectionsNA7 Special InspectionsNA8 Consultant Reimbursables3.09 Moving/Relocationnot included10 Physical Plant Expenses10.011 Misc. Expenses3.012 AdvertisingNA7 Special InspectionsNA8 Consultant Reimbursables3.09 Moving/Relocationnot included11 Misc. Expenses5.012 Advertisingnot included13 Temporary Space/Operationsnot included14 Financing Cost/Bond Originationnot included15 Owner's Project65.07 Otal Fees and Expenses200.67 Advertisingnot included14 Financing Cost/Bond Origination75.07 Total Fees and Expenses200.67 Total Fees and Expenses200.67 Total Fees and Expenses200.67 Total Fees and Expenses200.67 Total Contingency <t< td=""><td>E.</td><td>Audio/Visual Equipment</td><td></td><td></td><td>30.0</td><td>50.0</td></t<>  | E.             | Audio/Visual Equipment               |               |              | 30.0                | 50.0                  |  |  |
| IV. Fees and ExpensesA.Fees1Existing Conditions & Space Progra1X2Architect3Special ConsultantsaHaz. Mat. Consultant10.020.04Project Management7.007.005Building Commissioning7Owner's Cost Estimator7Owner's Cost Estimator7Owner's Legal Fees8Site Survey8.Expenses10.010.0305.2452.38.Expenses10.010.0305.2452.39.NA6Materials Testing10.0NA4Construction Utilities Use5Site Borings10.0NA7Special Inspections8Consultant Reimbursables9Moving/Relocation10NA11Misc. Expenses5.010.012Advertising13Temporary Space/Operations14Financing Costs/Bord Origination15Otincluded16Total Fees and Expenses10.11112Construction13Temporary Space/Operations14Na15Stub-total Expenses10.612Advertising13Temporary Space/Operations14Na15Total Fees and Expenses10.6   |                | Total FF & E                         | not included  |              | 30.0                | 50.0                  |  |  |
| A.       Fees       NA       w/ architect       w/ architect         1       Existing Conditions & Space Progra       NA       110.0       w/ architect       w/ architect         2       Architect       110.0       157.7       224.1         3       Special Consultants       10.0       20.0       30.0         4       Project Management       70.0       #       115.0       170.0         5       Building Commissioning       NA       #       7.5       10.2         6       Owner's Cost Estimator       not included       5.0       10.0         7       Owner's Legal Fees       190.0       305.2       452.3         8       Expenses       190.0       305.2       452.3         1       Owner's Insurance       1.6       not included       not included         3       Permits       not included       not included       not included         4       Construction Utilities Use       NA       NA       NA         5       Site Borings       NA       NA       NA       NA         6       Materials Testing       NA       NA       NA       NA         7       Special Inspections       NA <td>IV.</td> <td>Fees and Expenses</td> <td></td> <td></td> <td></td> <td></td>  | IV.            | Fees and Expenses                    |               |              |                     |                       |  |  |
| 1Existing Conditions & Space PrograNAW/ architectW/ architect2Architect110.0#157.7224.13Special Consultants10.020.030.04Project Management70.0#115.0170.05Building CommissioningNA#7.510.26Owner's Cost Estimatornot included5.010.07Owner's Cost Estimatornot includednot included8.08Site SurveyNAnot included8.09Domer's Insurance1.6#2.43.41Owner's Insurance1.6#2.43.42Permitsnot includednot includednot included3Printing1.04.06.04.04Construction Utilities UseNANANA5Site BoringsNANANA7Special InspectionsNANANA9Moving/Relocationnot includednot includednot included11Misc. Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Cost/Bond Originationnot includednot included15Owner's Project65.097.8140.914Financing Cost/Bond Origination55.076.6253.015Owner's Project65.097.8140.9 <t< td=""><td>A.</td><td>Fees</td><td></td><td></td><td></td><td></td></t<>   | A.             | Fees                                 |               |              |                     |                       |  |  |
| 2Architect110.0#157.7224.13Special Consultants10.020.030.04Project Management70.0#115.0170.05Building CommissioningNA7.510.26Owner's Cost Estimatornot included5.010.07Owner's Legal FeesNAnot included8.5010.08Site SurveyNAnot included8.08.09Sub-total Fees190.0305.2452.31Owner's Insurance1.6#2.43.47Special InspectionsNANANA7Special InspectionsNANANA7Special InspectionsNANANA9Moving/Relocationnot includednot includednot included11Misc. Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Cost/Bond Originationnot includednot included14Financing Cost/Bond Originationnot includednot included14Financing Cost/Bond Origination55.0#78.81412.1B. Owner's Project65.097.8140.914Financing Cost/Bond Origination176.6253.014Inflation - 2016 Construction (1yr)644.774.814Total Contingency120.0176.6253.015<  | 1              | Existing Conditions & Space Progra   | NA            |              | w/ architect        | w/ architect          |  |  |
| 3Special Consultants10.020.030.04Project Management70.0#115.0170.05Building CommissioningNA#7.510.26Owner's Cost Estimatornot included5.010.07Owner's Legal FeesNAnot includednot included8Site SurveyNAnot included8.0Sub-total Fees190.0305.2452.31Owner's Insurance1.6#2.42Permitsnot includednot included3Printing1.04.06.04Construction Utilities UseNAWw/ construction5Site BoringsNAMNA6Materials TestingNA#NA7Special InspectionsNA#NA8Consultant Reimbursables3.027.339.49Moving/Relocationnot includednot includednot included10Physical Plant Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Originationnot includednot included15Owner's Project65.097.8140.914Financing Costs/Bond Origination55.0 <td>2</td> <td>Architect</td> <td>110.0</td> <td>#</td> <td>157.7</td> <td>224.1</td>   | 2              | Architect                            | 110.0         | #            | 157.7               | 224.1                 |  |  |
| a         Haz. Mat. Consultant         10.0         20.0         30.0           4         Project Management         70.0         #         115.0         170.0           5         Building Commissioning         NA         #         7.5         10.2           6         Owner's Cost Estimator         not included         5.0         10.0           7         Owner's Legal Fees         NA         not included         not included         8.0           Sub-total Fees         190.0         305.2         452.3         452.3           8         Expenses         1         not included         not included         not included           3         Printing         1.0         4.0         6.0         6.0         6.0           4         Construction Utilities Use         NA         M         NA         NA         NA           6         Materials Testing         NA         M         NA         NA         10.0           7         Special Inspections         NA         NA         NA         NA         10.0           8         Consultant Reimbursables         3.0         27.3         39.4         10.0           9         Moving/Relocation   | 3              | Special Consultants                  |               |              |                     |                       |  |  |
| 4       Project Management       70.0       #       115.0       170.0         5       Building Commissioning       NA       #       7.5       10.2         6       Owner's Cost Estimator       not included       5.0       10.0         7       Owner's Legal Fees       NA       not included       not included       8.0         8       Site Survey       NA       not included       not included       8.0         9       Sub-total Fees       190.0       305.2       452.3         8       Expenses       1       0       4.0       6.0         4       Construction Utilities Use       NA       mot included       not included       1.0         4       Consultant Reimbursables       3.0       #       27.3       39.4         7       Special Inspections       NA       NA       NA       10.0         8       Consultant Reimbursables       3.0       #       27.3       39.4         9       Moving/Relocation       not included       not included       not included         11       Misc. Expenses       5.0       10.0       15.0         12       Advertising       not included       not included       <  | а              | Haz. Mat. Consultant                 | 10.0          |              | 20.0                | 30.0                  |  |  |
| 5Building CommissioningNA#7.510.26Owner's Cost Estimatornot included5.010.07Owner's Legal FeesNAnot includednot included8Site SurveyNA190.0305.2452.3B.Expenses10305.2452.31Owner's Insurance1.6#2.43.42Permitsnot included4.06.03Printing1.04.06.04Construction Utilities UseNAW/ construction5Site BoringsNANA6Materials TestingNANA7Special InspectionsNANA8Consultant Reimbursables3.0#9Moving/Relocationnot includednot included10Physical Plant Expenses5.010.012Advertisingnot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Origination55.0#78.811Downer's Project65.097.8140.97Total Contingency120.0176.6253.0VIInflation - 2016 Construction (1yr)42.64#64.0VILog Back Construction (1yr)42.64#64.0   | 4              | Project Management                   | 70.0          | #            | 115.0               | 170.0                 |  |  |
| 6Owner's Cost Estimatornot included5.010.07Owner's Legal FeesNANAnot included8.08Site Survey190.0305.2452.39Sub-total Fees190.0305.2452.31Owner's Insurance1.62.43.42Permitsnot included4.06.03Printing1.04.06.04Construction Utilities UseNAW/ construction5Site BoringsNANA6Materials TestingNAMA7Special InspectionsNANA8Consultant Reimbursables3.027.39Moving/Relocationnot includednot included10Physical Plant Expensesnot includednot included11Misc. Expenses5.010.012Advertisingnot includednot included14Financing Costs/Bond Originationnot includednot included15Owner's Project65.097.8112.116Owner's Project65.097.8112.117Total Contingency120.0176.6253.016Inflation - 2016 Construction (1yr)42.64.40.74.40.7   | 5              | Building Commissioning               | NA            | #            | 7.5                 | 10.2                  |  |  |
| 7Owner's Legal FeesNA<br>NAnot included<br>not included8Site SurveyNA<br>NANAnot included8Sub-total Fees190.0305.2452.38Expenses1.6#2.43.41Owner's Insurance1.6#2.43.42Permitsnot includednot includednot included3Printing1.04.06.04Construction Utilities UseNAW/ constructionW/ construction5Site BoringsNANANA6Materials TestingNAMANA7Special InspectionsNA#NA8Consultant Reimbursables3.0#27.39Moving/Relocationnot includednot includednot included10Physical Plant Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Origination10.644.774.810.1010.6349.9527.174.810.11Misc. Expenses200.6349.9527.110.11Stab-total Expenses200.697.8140.910.11Intal Contingency120.0176.6253.011Intal Contingency120.0176.6253.012Advertising55.0 <t< td=""><td>6</td><td>Owner's Cost Estimator</td><td>not included</td><td></td><td>5.0</td><td>10.0</td></t<>  | 6              | Owner's Cost Estimator               | not included  |              | 5.0                 | 10.0                  |  |  |
| 8Site SurveyNAnot included8.0Sub-total Fees190.0305.2452.3B.Expenses1.6#2.43.41Owner's Insurance1.6#2.43.42Permitsnot includednot included4.06.03Printing1.04.06.06.04Construction Utilities UseNAW/ constructionW/ construction5Site BoringsNANANA6Materials TestingNAMANA7Special InspectionsNA4NA8Consultant Reimbursables3.0#27.339.49Moving/Relocationnot includednot includednot included10Physical Plant Expensesnot includednot includednot included11Misc. Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Costs/Bond Originationnot includednot includednot included14Financing Costs/Bond Origination55.0#78.8112.115Owner's Project65.097.8140.9257.116Owner's Project65.097.8140.9253.010Inflation - 2016 Construction (1yr)42.67#64.6092.1  | 7              | Owner's Legal Fees                   | NA            |              | not included        | not included          |  |  |
| Sub-total Fees190.0305.2452.3B.Expenses1.6#2.43.41Owner's Insurance1.6#06.03Printing1.04.06.06.04Construction Utilities UseNAW/ constructionW/ construction5Site BoringsNAMANA6Materials TestingNA#NA7Special InspectionsNAMA10.08Consultant Reimbursables3.0#27.339.49Moving/Relocationnot includednot includednot included10Physical Plant Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Costs/Bond Originationnot includednot includednot included14Financing Costs/Bond Origination55.0349.9527.1V.Construction55.078.8112.1B.Owner's Project65.097.8140.9V.Inflation - 2016 Construction (1yr)42.6#64.0VI.Inflation - 2016 Construction (1yr)42.6#64.0   | 8              | Site Survey                          | NA            |              | not included        | 8.0                   |  |  |
| B.       Expenses         1       Owner's Insurance       1.6         2       Permits       not included         3       Printing       1.0         4       Construction Utilities Use       NA         5       Site Borings       NA         6       Materials Testing       NA         7       Special Inspections       NA         8       Consultant Reimbursables       3.0         9       Moving/Relocation       not included         10       Physical Plant Expenses       not included         11       Misc. Expenses       5.0         12       Advertising       not included         14       Financing Costs/Bond Origination       not included         14       Financing Costs/Bond Origination       not included         Sub-total Expenses       10.6         44.7       74.8         74.8       112.1         8       Owner's Project       65.0         9       Sout-total Expenses       200.6         74.8       112.1         9       97.8         9       11.0         13       Temporary Space/Operations         10.6       78.8  |                | Sub-total Fees                       | 190.0         |              | 305.2               | 452.3                 |  |  |
| 1Owner's Insurance1.6#2.43.42Permitsnot includednot includednot includedand included6.03Printing1.04.04.06.04Construction Utilities UseNANANA5Site BoringsNANANA6Materials TestingNAMNA7Special InspectionsNANANA8Consultant Reimbursables3.0#27.39Moving/Relocationnot includednot includednot included10Physical Plant Expensesnot includednot includednot included11Misc. Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Costs/Bond Originationnot includednot includednot included14Financing Costs/Bond Origination55.0#78.8112.18Owner's Project65.078.8140.99Joral Contingency120.0176.6253.0VIInflation - 2016 Construction (1yr)42.644.640.014Fination - 2016 Construction (1yr)42.644.0  | В.             | Expenses                             |               |              |                     |                       |  |  |
| 2Permitsnot includednot includednot included3Printing1.04.06.04Construction Utilities UseNAW/ constructionw/ construction5Site BoringsNAMANA6Materials TestingNA#NA7Special InspectionsNA#NA9Moving/Relocationnot includednot included10Physical Plant Expenses3.0#27.39Moving/Relocationnot includednot included10Physical Plant Expenses5.010.012Advertisingnot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Originationnot includednot included14Construction55.0349.9527.115Owner's Project65.097.8140.916Total Contingency120.0176.6253.0VIInflation - 2016 Construction (1yr)42.644.792.117Contingency120.0176.6253.0   | 1              | Owner's Insurance                    | 1.6           | #            | 2.4                 | 3.4                   |  |  |
| 3Printing1.04.06.04Construction Utilities UseNANAw/ construction5Site BoringsNANANA6Materials TestingNA#NA7Special InspectionsNA#NA8Consultant Reimbursables3.0#27.39Moving/Relocationnot includednot includednot included10Physical Plant Expenses5.010.015.012Advertisingnot includednot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Originationnot includednot included14Construction55.0#78.815Owner's Project65.097.8140.916Total Contingency120.0176.6253.0VIInflation - 2016 Construction (1yr)44.62.7#64.04  | 2              | Permits                              | not included  |              | not included        | not included          |  |  |
| 4Construction Utilities UseNAW/ constructionW/ construction5Site BoringsNANANANA6Materials TestingNA#NANA7Special InspectionsNA#NANA8Consultant Reimbursables3.0#27.339.49Moving/Relocationnot includednot includednot includednot included10Physical Plant Expensesnot includednot includednot includednot included11Misc. Expenses5.010.015.010.015.012Advertisingnot includednot includednot includednot included14Financing Costs/Bond Originationnot includednot includednot included14Financing Costs/Bond Originationnot included10.644.774.87Total Fees and Expenses200.6349.9527.1V.Construction55.0#78.8112.1B.Owner's Project65.097.8140.9Total Contingency120.0176.6253.0VI.Inflation - 2016 Construction (1yr)42.6#64.0Total Project644.774.8Construction (1yr)42.6#64.092.152.052.034.032.1   | 3              | Printing                             | 1.0           |              | 4.0                 | 6.0                   |  |  |
| 5Site BoringsNANANA6Materials TestingNAMAMA7Special InspectionsNAMANA7Special InspectionsNANANA8Consultant Reimbursables3.0#27.39Moving/Relocationnot includednot includednot included10Physical Plant Expensesnot includednot includednot included11Misc. Expenses5.010.015.012Advertisingnot included1.01.013Temporary Space/Operationsnot includednot included14Financing Costs/Bond Originationnot includednot includedSub-total Expenses10.644.774.87Total Fees and Expenses200.6349.9527.1V.Construction55.0#78.8B.Owner's Project65.097.8140.9Total Contingency120.0176.6253.0VI.Inflation - 2016 Construction (1yr)42.6#64.0Contal Scient644.774.8  | 4              | Construction Utilities Use           | NA            | []           | w/ construction     | w/ construction       |  |  |
| 6Materials LestingNA#NA7Special InspectionsNANA8Consultant Reimbursables3.0#27.39Moving/Relocationnot includednot included10Physical Plant Expensesnot includednot included11Misc. Expenses5.010.012Advertisingnot included1.013Temporary Space/Operationsnot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Originationnot included1.015Total Fees and Expenses200.6349.9V.Construction55.0#B.Owner's Project65.0Total Contingency120.0176.6VI.Inflation - 2016 Construction (1yr)42.6Contal Expense120.0176.6   | 5              | Site Borings                         | NA            |              | NA                  | NA                    |  |  |
| /Special InspectionsNANA8Consultant Reimbursables3.0#27.39Moving/Relocationnot includednot included10Physical Plant Expensesnot includednot included11Misc. Expenses5.010.012Advertisingnot included1.013Temporary Space/Operationsnot includednot included14Financing Costs/Bond Originationnot includednot included14Financing Costs/Bond Originationnot includednot included14Fortal Fees and Expenses200.6349.9V.Contingency65.097.811Inflation - 2016 Construction (1yr)42.6#10120.0176.692.111Contain Second14.02.711Total Project64.01211111311120.01410.61410.61410.615111612.017120.017120.011101112.01214.02.713140.91412.01414.02.71414.02.71514.02.71614.02.71714.02.7  | 6              | Materials Lesting                    | NA            | #            | NA                  | NA                    |  |  |
| 8       Consultant Keimbursables       3.0       #       27.3       39.4         9       Moving/Relocation       not included       not included       not included       not included         10       Physical Plant Expenses       not included       not included       not included       not included         11       Misc. Expenses       5.0       10.0       15.0         12       Advertising       not included       1.0       1.0         13       Temporary Space/Operations       not included       not included       not included         14       Financing Costs/Bond Origination       not included       not included       not included         Sub-total Expenses       10.6       44.7       74.8         Total Fees and Expenses       200.6       349.9       527.1         V.       Construction       55.0       #       78.8       112.1         B.       Owner's Project       65.0       #       97.8       140.9         Total Contingency       120.0       176.6       253.0       92.1         VI.       Inflation - 2016 Construction (1yr)       42.6       #       04.02.7       #       04.02.4  | 7              | Special Inspections                  | NA            | , <b>,</b> , | NA                  | 10.0                  |  |  |
| 9Moving/Relocationnot includednot included10Physical Plant Expensesnot includednot included11Misc. Expenses5.010.012Advertisingnot included1.013Temporary Space/Operationsnot includednot included14Financing Costs/Bond Originationnot includednot includedSub-total Expenses10.644.774.8Total Fees and Expenses200.6349.9527.1V.Construction55.097.8B.Owner's Project65.097.8Total Contingency120.0176.6VI.Inflation - 2016 Construction (1yr)42.6#Contense14.62.74.62.7  | 8              | Consultant Reimbursables             | 3.0           | #            | 27.3                | 39.4                  |  |  |
| TotPrinysical Plant ExpensesNot includedNot included11Misc. Expenses5.010.015.012Advertisingnot included1.01.013Temporary Space/Operationsnot includednot includednot included14Financing Costs/Bond Originationnot includednot includednot includedSub-total Expenses10.644.774.8Total Fees and Expenses200.6349.9527.1V.Contingency65.097.8140.9B.Owner's Project65.097.8140.9Total Contingency120.0176.6253.0VI.Inflation - 2016 Construction (1yr)42.6#2.462.7  | 9              | IVIOVING/REIOCATION                  | not included  | 1            | not included        | not included          |  |  |
| 11     IVISC. EXPENSES     5.0     10.0     15.0       12     Advertising     not included     1.0     1.0       13     Temporary Space/Operations     not included     not included     not included       14     Financing Costs/Bond Origination     not included     not included     not included       Sub-total Expenses     10.6     44.7     74.8       Total Fees and Expenses     200.6     349.9     527.1       V.     Contingency     78.8     112.1       B.     Owner's Project     65.0     97.8     140.9       Total Contingency     120.0     176.6     253.0       VI.     Inflation - 2016 Construction (1yr)     42.6     #     04.0   | 10             | Mise Expenses                        |               | 1            |                     |                       |  |  |
| 12     Adventising     100 included     1.0     1.0       13     Temporary Space/Operations     not included     not included     not included       14     Financing Costs/Bond Origination     not included     not included     not included       Sub-total Expenses     10.6     44.7     74.8       Total Fees and Expenses     200.6     349.9     527.1       V.     Contingency     78.8     112.1       B.     Owner's Project     65.0     97.8     140.9       Total Contingency     120.0     176.6     253.0       VI.     Inflation - 2016 Construction (1yr)     42.6     #     04.0  | 11             |                                      | 5.0           | 1            | 10.0                | 15.0                  |  |  |
| 13Temporary space/operationsNot includedNot included14Financing Costs/Bond Origination<br>Sub-total Expensesnot includednot included10.610.644.7Total Fees and Expenses200.6349.9V.Contingency55.078.8B.Owner's Project65.097.8Total Contingency120.0176.6VI.Inflation - 2016 Construction (1yr)42.6#Contagency14.62.74.62.72.462.4   | 12             | Auveniising                          | not included  | 1            | 1.U<br>not included | 1.U<br>pot included   |  |  |
| Internet of the origination     Internet of the origination     Internet of the origination       Sub-total Expenses     10.6     44.7       Total Fees and Expenses     200.6       V.     Contingency       A.     Construction       B.     Owner's Project     65.0       Total Contingency     112.1       Total Contingency     120.0       VI.     Inflation - 2016 Construction (1yr)       Total Project     64.0       Total Project     21.0   | 13             | Financing Costs/Bond Origination     | not included  | 1            | not included        | not included          |  |  |
| Total Fees and Expenses         10.0         44.7         74.8           Total Fees and Expenses         200.6         349.9         527.1           V.         Contingency         78.8         112.1           B.         Owner's Project         65.0         97.8         140.9           Total Contingency         120.0         176.6         253.0           VI.         Inflation - 2016 Construction (1yr)         42.6         #         64.0         92.1  | 14             | Sub-total Expenses                   |               | 1            |                     |                       |  |  |
| V.         Contingency         200.0         349.9         327.1           A.         Construction         55.0         #         78.8         112.1           B.         Owner's Project         65.0         #         97.8         140.9           Total Contingency         120.0         176.6         253.0           VI.         Inflation - 2016 Construction (1yr)         42.6         #         64.0         92.1  |                | Total Foos and Exponsos              | 200 6         | 1            | 44.7<br>240.0       | 14.0<br>507.4         |  |  |
| Contingency         55.0         #         78.8         112.1           B.         Owner's Project         65.0         #         97.8         140.9           Total Contingency         120.0         176.6         253.0           VI.         Inflation - 2016 Construction (1yr)         42.6         #         64.0         92.1   | v              | Contingency                          | 200.6         | 1            | 349.9               | 527.1                 |  |  |
| A.         Construction         55.0         #         76.8         112.1           B.         Owner's Project         65.0         #         97.8         140.9           Total Contingency         120.0         176.6         253.0         92.1           VI.         Inflation - 2016 Construction (1yr)         42.6         #         64.0         92.1  | <b>v.</b>      |                                      | 55.0          | #            | 70 0                | 112.1                 |  |  |
| Total Contingency         120.0         97.5         140.9           Total Contingency         120.0         176.6         253.0           VI.         Inflation - 2016 Construction (1yr)         42.6         #         64.0         92.1   | A.<br>R        | Owner's Project                      | 55.0<br>65.0  | #            | 10.0<br>07 9        | 1/0.0                 |  |  |
| Inflation - 2016 Construction (1yr)         42.6         #         64.0         92.1           Total Brainet         \$         1.462.7         #         2.407.4         \$         2.462.4  | υ.             | Total Contingency                    | 120.0         | #            | 97.0<br>176.6       | 252.0                 |  |  |
| Total Project ¢ 4.62.7 # 04.0 04.0 04.0 32.1  | VI             | Inflation - 2016 Construction (1)r)  | 120.0<br>42 A | #            | 64.0                | Q2 1                  |  |  |
|   |                | Total Project                        | \$ _1 /62 7   | #            | \$ 2.197.4          | \$ 3.163.4            |  |  |

## IV. Helen E. James School Building

## **General Building Description**

The Helen E. James School Building is a handsome and prominent traditional 3 story (ground, 1st & 2nd floors) wood frame building with masonry exterior bearing walls consisting of approximately 22,449 gross square feet of floor area. The original building was constructed in 1914 and a building addition to include the elevator and new exit stair was constructed on the south in 1986. This addition allowed one of the two original building entrances and exit stairs to be eliminated and the former stair enclosure was converted to rooms on the 1st and 2nd floors of the original building. The building has been vacant since mid-2014 however the Town has continued to heat the building throughout the cold seasons. By maintaining the heat in the building the integrity of the interior has been maintained and the building remains much as it was when the school vacated.

The building's location at 16 Main Street is in the center of Williamsburg and given its location and 2.9 acre site is a very desirable property. The site includes the building, front circle drive and entrance plaza, parking lot for approximately 16 vehicles and a large open lawn space with play scape. Due to its former use as a school, it is likely the building occupancy will need to change therefore any significant renovations will likely require the building to be improved to meet most if not all current building and accessibility codes and standards. Since the new use of the building is difficult to predict, the specifics of the renovation requirements cannot be determined. However the conditions of the exterior are more easily determined. Therefore this report will focus on the specifics of the exterior issues while leaving the details of the interior and site configurations and design to be determined in the renovation options for re-use of the building. Details of identified building needs are shown on Exhibit 3 and are described below by major building system.



Northwest elevations from street



View of North elevations



View from street at pedestrian entrance



Roof view of building entrance area



Roof view of parking area



Roof view of playground

## **Exterior Building Envelope**

The exterior of the building although attractive in appearance is in significant need of repair and upgrade. In particular the masonry exterior of the building has many open mortar joints in the face brick and a number of the pre-cast concrete lintels, sills and water table pieces are spalled or cracked requiring replacement. The exterior wood sash windows are single glazed, in poor condition, are energy inefficient and need replacement. The metal coping high at the perimeter of the original building is rusted, peeling, and has holes in it in some locations. This metal coping needs repair, appropriate prep and re-painting. Exterior doors have either single pane glazing or are in poor condition and should be replaced along with the windows to match.



Deteriorated precast sill East elevation



Open masonry joints east elevation



Open masonry joints East elevation



Broken window East elevation



Damaged precast lintel East of new addition



Rotten wood window at new addition



Classroom 1 windows



Efflorescence under windows in preschool room







Peeling metal cornice on West

## **Interior Space and Finishes**

Although much of the interior finishes are in decent condition, a renovation of any kind would likely require new wall, ceiling, and floor finishes throughout. Since the new building use and layout are not available it is not possible to specifically identify the extent and type of finishes. The toilet rooms which have been modernized on each floor are in generally good condition although some fixtures are missing and some have water stained ceiling tile presumably from water leaking from toilet rooms above. Generally however these toilet rooms are serviceable once these specific issues are addressed.

The vacated classrooms are large and contain attractive wood trim and closet doors. Likewise the corridor doors, original stairwell enclosures, and original stair railings are attractive wood features that may want to be retained in the renovations even though some modifications will likely be required for ADA and code compliance.



Classroom 1



Classroom 2 peeling paint at window



Classroom 2 sink and doors



Ground floor corridor



Pre-school classroom



Men's room stained ceiling



Southwest computer classroom







Men's room stained ceiling fixtures removed

## **Code Issues**

The building renovations will need to address any issues required to meet current building codes. The installation of a fire sprinkler system will likely be the most significant improvement necessary. Any new work in a renovation will need to meet ADA requirements. Such aspects as new door hardware, fire alarm, signage, and accessible features such as cabinets will need to appropriately designed for accessibility. One condition that currently exists on the upper floors is that the path of exit travel in the corridors is too narrow in some cases when the classroom doors are open. This condition is likely to be easily resolved in the renovations. Since the existing toilet rooms are all ADA compliant, there exists the possibility of reusing them if the locations work with the new building occupancy. The existing stair locations are also conducive to reuse with at least two means of egress.

Since the building addition included a new elevator, all floor areas of the building are wheelchair accessible. The hydraulic elevator, manufactured by Dover, was installed in 1986. The elevator has a 2,500 lb capacity and has 4 landings (3 in front and one in rear). The mechanical equipment and cab appear to be in good condition and is ADA accessible. The elevator controller may require upgrading in the future renovation.



Attic framing and insulation



Second floor corridor with doors open



Step at door to pre-school room



Hydraulic Elevator

Elevator Cab

Sump in Elevator MER

## Heating, Ventilation & Air Conditioning

Heat is provided for the school by three oil fired modular hot water boilers. The boilers are manufactured by Hydortherm and are 909 MBH in capacity each. The boilers are over 25 years old, in fair condition and are controlled locally by a Johnson Controls electronic controller that start/stops the boiler and resets heating hot water temperature with outside air temperature. There are four 275 gallon oil tanks that provide #2 light oil for the boilers. The oil tanks are old but in fair condition and require an oil dam to prevent spilled oil from reaching a sump pump. Heating hot water is distributed throughout the building by a small centrifugal pump. Heating and ventilation air for the classrooms is provided by unit ventilators through the outside walls. Other spaces are provided heat by finned tube radiation. The unit ventilators and finned tube radiation are controlled by local electric thermostats and electric hot water heating valves. The classroom exhaust/relief air is ventilated by a combination of gravity and mechanical exhaust fans connected to exhaust shafts that exhaust through rooftop chimneys. A large shaft opening in each classroom provides exhaust/relief and manual damper exists in each classroom to vary the exhaust/relief air going into the relief/exhaust shaft. The bathroom exhaust is from centralized roof mounted exhaust fans. All controls are local and there is no centralized building automation system. The building is not air conditioned. The HVAC system is beyond its life expectancy, is in fair to poor condition, and will require replacement to meet current ventilation and fire codes and the future building needs.



**Oil Tanks** 

#### Electrical

Main electric is provided by an overhead electric service from an electric pole on Main Street and enters the building in the front on the northeast corner. The electric service is 400 amp three phase 120/208 volt. The main electrical equipment is located in the boiler room. A 400 amp fused main disconnect feeds the main distribution panel which is a GE 400 amp 120/208 volt 3 phase 4 wire panel. The main distribution panel is older and in poor condition with missing breakers/knockout covers and electrical/duct tape. The individual floors are served by newer GE 125 amp 120/208 3 phase 4 wire panel boards that were possibly installed during the mid-1980's elevator tower addition. There is evidence of old branch circuitry wiring and old abandoned electrical panels that are being used as junction boxes. The classrooms have limited electrical outlets and an electrical upgrade will likely be required to serve the future use of the building.

Lighting throughout the building is fluorescent 4 foot T-8 fixtures with electronic ballasts. There is a combination of pendant style fixtures and 2X4 recessed fixtures in the classrooms and hallways. The exit signs are compact fluorescent. The lighting is generally in good condition with some older lighting fixtures in selected areas. However in a major renovation it is likely all lighting would be replaced along with updated interior finishes.

The rooftop has a small solar photovoltaic (PV) system that was installed within the past few years. The solar PV system appeared to be operational and at the time of the site visit was producing 790 watts of electricity. The solar system has a small weather station and the ability to communicate solar production data remotely. It seems likely this system could be retained in future uses of the building.

The building has a Simplex 4001 fire alarm system that was likely installed in 1986 with the elevator tower addition. The fire alarm system has smoke detectors, some heat detection, audible alarms and pull stations throughout the building. The fire alarm is non-addressable and has a zone per floor and will require a replacement and upgrade depending upon future building use. The building has a Simplex 2350 master time system which is obsolete and no longer manufactured. Communications

cabling enters the building on the southwest corner and is fed from a pole on South Street. The tele/data system is in fair to poor condition and will require upgrading.



Main Fused Disconnect



Main Distribution Panel



**Floor Electric Panel** 



**Rooftop Solar PV** 



Lighting



Hall Exit Sign & Light



Fire Alarm Panel



Master Clock



Tele/Data Panels

## **Plumbing and Fire Protection**

The plumbing fixtures appear to be in good condition; however some plumbing fixtures have been removed, presumably for use elsewhere when the school closed. The water service enters the building from South Street and the building is served by a 2 inch water meter. The water piping is copper and appears to be in fair condition. The building sanitary piping system appears to have leaked and been repaired in several locations and will need to be replaced and likely reconfigured depending upon the future usage of the building. Domestic hot water is provided by a Brock oil fired water heater with 50 gallons of storage. The domestic hot water system includes a 3-way mixing valve to temper the water and a re-circulating loop and small circulating pump. The domestic hot water heater is relatively new and in good condition.

The building does NOT have an automatic sprinkler system or a fire protection standpipe. A new water and fire protection service will likely be required for the future use of the building given the small size of the water service and lack of a water based fire protection system.

The elevator mechanical equipment room (MER) has a sump pit and sump pump that receives a significant amount of water from a foundation drain. Although currently functional this condition may be revised in a renovation to prevent storm water from entering the building requiring pumping to remove it.



Elevator machine room water pump



Elevator machine room water pump pit



Water Service



Hot Water Heater



**Repaired Sanitary Pipe** 



Lavatories



Water Closet

# **Town of Williamsburg** Helen E. James School Building: Repair Needs Matrix 19-Jun-15

|               | <u>Building</u> |  | <u>A</u> | <u>pproximate</u> |
|---------------|-----------------|--|----------|-------------------|
| <u>ltem #</u> | <u>System</u>   | Description  |          | <u>Cost</u>       |
| 1             | Code            | Modify former classroom doors to avoid blocking exit pathway         |          | w/ reno           |
| 2             | Code            | Install sprinkler system throughout including attic                  |          | w/ reno           |
| 3             | Code            | Provide ADA approved door hardware & signage throughout              |          | w/ reno           |
| 4             | Code            | Modify stair railings throughout to meet Code & ADA                  |          | w/ reno           |
| 5             | Code            | Construct floor dam around oil tanks to prevent spill into sewers    | \$       | 5,000             |
| 6             | Code            | Remove trip hazards at doors from corridor to ground floor classroom | W        | / reno            |
| 7             | Electrical      | Install new branch wiring throughout                                 |          | w/ reno           |
| 8             | Electrical      | Upgrade/expand/install tel/data systems                              |          | w/ reno           |
| 9             | Exterior        | Repair & repaint roof appurtances (cupolas, hatches, vents)          | \$       | 10,000            |
| 10            | Exterior        | Replace exterior windows and doors                                   | \$       | 380,000           |
| 11            | Exterior        | Repair, replace, and repoint exterior brick and pre-cast masonry     | \$       | 500,000           |
|               |                 | walls as required  |          |                   |
| 12            | Exterior        | Repair/replace ornate metal cornice and repaint including misc.      | \$       | 50,000            |
|               |                 | exterior trim  |          |                   |
| 13            | Exterior        | Repoint masonry chimney  | \$       | 3,000             |
| 14            | Exterior        | Excavate, waterproof foundation, and re-grade to prevent water       | \$       | 50,000            |
|               |                 | intrusion through east foundation walls.                             |          |                   |
| 15            | HVAC            | Install new HVAC system throughout and remove old system             |          | w/ reno           |
| 16            | Interior        | Upgrade all interior finishes  |          | w/ reno           |
| 17            | Interior        | Reconfigure interior to accommodate new occupancy                    |          | w/ reno           |
| 18            | Plumbing        | Replace missing toilet room fixtures                                 |          | w/ reno           |
| 19            | Plumbing        | Install additional and/or increase size of roof drains               | \$       | 15,000            |
| 20            | Site            | Install new sanitary plumbing service                                |          | w/ reno           |
| 21            | Site            | Install new water service  |          | w/ reno           |
| 22            | Site            | Repair all bituminous walks, drives, and parking lot                 |          | w/ reno           |
|               |                 | Total Repair Needs   | \$       | 1,013,000         |

## Town of Williamsburg

## Helen E. James School Building Total Project Budget

June 19, 2015

|          |                                     | Ex             | xterior        |   | Minimal      |               | Major Renovatio |                |
|----------|-------------------------------------|----------------|----------------|---|--------------|---------------|-----------------|----------------|
|          |                                     | En             | velope         |   | Renovation & |               |                 | &              |
|          | \$(000) except \$/GSF               | Repa           | airs Only      |   | Rec          | onfigurations | Re              | configurations |
| No       | N Construction GSE                  | -              | NA             |   |              | NA            |                 | NA             |
| Ro       | ovation GSE                         |                | 22 //0         |   |              | 22 440        |                 | 22 449         |
| т        | otal GSF                            |                | 22,449         |   |              | 22,449        |                 | 22,449         |
| No       | N Construction \$/GSE               |                | ZZ,443         |   |              | 22,443<br>NA  |                 | 22,443<br>NA   |
| Ro       | novation \$/GSE                     | ¢              | 45 12          |   | ¢            | 120.00        | ¢               | 165.00         |
| Tot      | al Construction w/ site \$/GSE      | ф<br>Ф         | 45.12          |   | ф<br>Ф       | 120.00        | ¢<br>¢          | 100.00         |
|          | al construction w/ site \$/001      | φ<br>Φ         | 4J.1Z<br>60.37 |   | ф<br>Ф       | 127.33        | φ<br>Φ          | 283.75         |
|          |                                     | φ              | 00.37          |   | φ            | 172.09        | φ               | 203.75         |
| I.       | Building Construction               |                |                |   |              |               |                 |                |
| Α.       | New Building Construction           |                | NA             |   |              | NA            |                 | NA             |
| В.       | Existing Building Renovations       | \$             | 1,013.0        |   | \$           | 2,693.9       | \$              | 3,704.1        |
|          | Total Building Construction         |                | 1,013.0        |   |              | 2,693.9       |                 | 3,704.1        |
| II.      | Related Construction                |                |                |   |              |               |                 |                |
| Α.       | Sitework                            |                |                |   |              |               |                 |                |
| 1        | Site Prep.                          | not            | included       |   |              | -             |                 | 30.0           |
| 2        | Drives, Paths & Plazas              | not            | included       |   |              | 50.0          |                 | 150.0          |
| 3        | Parking                             | not            | included       |   |              | 50.0          |                 | 200.0          |
| 4        | Site Improvements                   | not            | included       |   |              | -             |                 | 30.0           |
| 5        | Landscape & Planting                | not            | included       |   |              | 25.0          |                 | 50.0           |
| 6        | Building Demolition                 | not            | included       |   |              | NA            |                 | NA             |
| 7        | Playground Area                     | not            | included       |   |              | not included  |                 | 150.0          |
| 8        | Wetlands Mitigation                 | not            | included       |   |              | not included  |                 | not included   |
| В.       | Site Utility Systems                |                |                |   |              |               |                 |                |
| 1        | Water & Fire Protection Service     | not            | included       |   |              | 40.0          |                 | 50.0           |
| 2        | Sanitary Sewer                      | not            | included       |   |              | -             |                 | 50.0           |
| 3        | Storm Sewer                         | not            | included       |   |              | -             |                 | 50.0           |
| 4        | Electric                            | not            | included       |   |              | -             |                 | -              |
| 5        | Data & Communications               | not            | included       |   |              | -             |                 | -              |
| 6        | Site Lighting                       | not            | included       |   |              | -             |                 | 25.0           |
| 7        | Gas                                 | not            | included       |   |              | not included  |                 | not included   |
| C.       | Hazardous Materials                 | not            | included       |   |              | not included  |                 | not included   |
|          | Total Related Construction          |                | -              |   |              | 165.0         |                 | 785.0          |
|          | Total Construction                  | \$             | 1.013.0        |   | \$           | 2.858.9       | \$              | 4.489.1        |
| III.     | Furniture, Fixtures & Equipment (FF | <u>&amp;E)</u> |                |   |              | <i>.</i>      |                 | ł              |
| Α.       | Loose Furnishings                   | not            | included       |   |              | not included  |                 | 100.0          |
| B        | Program Related Equipment           | not            | included       |   |              | not included  |                 | not included   |
| C.       | Data Equipment                      | not            | included       |   |              | not included  |                 | 75.0           |
| о.<br>П  | Telecommunications Equipment        | not            | included       |   |              | not included  |                 | 25.0           |
| F.       | Audio/Visual Equipment              | not            | included       |   |              | not included  |                 | 50.0           |
| <u> </u> | Total FF & F                        | not            | included       |   |              | -             |                 | 250.0          |
| IV       | Fees and Expenses                   | 1101           | Included       |   |              |               |                 | 200.0          |
| Α        | Fees                                |                |                |   |              |               |                 |                |
| 1        | Existing Conditions & Space Progra  |                | NA             |   |              | w/ architect  |                 | w/ architect   |
| 2        | Architect                           |                | 101.3          | # |              | 285.9         |                 | 448 9          |
| 3        | Special Consultants                 |                |                | " |              | 200.0         |                 | 110.0          |
| 2        | Haz Mat Consultant                  |                | 10.0           |   |              | 10.0          |                 | 15.0           |
|          | Project Management                  |                | 70.0           | # |              | 10.0          |                 | 325.0          |
| 5        | Building Commissioning              |                | ΝΔ             | # |              | 13.0          |                 | 18.5           |
| 6        | Owner's Cost Estimator              | not            | included       | π |              | 70            |                 | 12.0           |
| 7        | Owner's Legal Fees                  | 100            | MA             |   |              | 10.0          |                 | 10.0           |
| Ω        | Site Survey                         |                | NA             |   |              | not included  |                 | 10.0           |
| 0        | Sub-total Fees                      |                | 181.2          |   |              | 501 A         |                 | 830 /          |

Exhibit 4

## Town of Williamsburg

## Helen E. James School Building Total Project Budget

June 19, 2015

|     |                                     | Exterior            |   | Minimal          |   | Major Renovation |
|-----|-------------------------------------|---------------------|---|------------------|---|------------------|
|     |                                     | Envelope            |   | Renovation &     |   | &                |
|     | \$(000) except \$/GSF               | <b>Repairs Only</b> |   | Reconfigurations |   | Reconfigurations |
| В.  | Expenses                            |                     |   |                  | İ |                  |
| 1   | Owner's Insurance                   | 1.5                 | # | 4.3              |   | 6.7              |
| 2   | Permits                             | not included        |   | 20.0             |   | 30.0             |
| 3   | Printing                            | 1.0                 |   | 4.0              |   | 6.0              |
| 4   | Construction Utilities Use          | NA                  |   | w/ construction  |   | w/ construction  |
| 5   | Site Borings                        | NA                  |   | NA               |   | NA               |
| 6   | Materials Testing                   | NA                  | # | 10.0             |   | 10.0             |
| 7   | Special Inspections                 | NA                  |   | NA               |   | NA               |
| 8   | Consultant Reimbursables            | 3.0                 | # | 20.0             |   | 30.0             |
| 9   | Moving/Relocation                   | not included        |   | not included     |   | not included     |
| 10  | Physical Plant Expenses             | not included        |   | not included     |   | not included     |
| 11  | Misc. Expenses                      | 5.0                 |   | 10.0             |   | 15.0             |
| 12  | Advertising                         | not included        |   | not included     |   | not included     |
| 13  | Temporary Space/Operations          | not included        |   | not included     |   | not included     |
| 14  | Financing Costs/Bond Origination    | not included        |   | not included     |   | not included     |
|     | Sub-total Expenses                  | 10.5                |   | 68.3             |   | 97.7             |
|     | Total Fees and Expenses             | 191.8               |   | 589.7            |   | 937.1            |
| ۷.  | Contingency                         |                     |   |                  |   |                  |
| Α.  | Construction                        | 50.7                | # | 142.9            |   | 224.5            |
| В.  | Owner's Project                     | 60.2                | # | 172.4            |   | 283.8            |
|     | Total Contingency                   | 110.9               |   | 315.3            |   | 508.3            |
| VI. | Inflation - 2016 Construction (1yr) | 39.5                | # | 112.9            |   | 185.5            |
|     | Total Project                       | \$ 1,355.2          | # | \$ 3,876.8       |   | \$ 6,370.0       |

Exhibit 4