

# Opinion of Probable Cost per Design Criteria

February 20, 2019

## Structural Improvements

- ) General site grading away from the building
- ) Replacement of the 1965 roof with a sloped truss framed hip roof, matching cornice, soffit and fascia of the 1941 building
- ) Re-seal connection between roof and walls
- ) Removal of the wood beam extensions at the addition
- ) Removal of the wing walls at the addition
- ) Foundation waterproofing barrier and perimeter footing trench drain system installed
- ) Power-washing and tuckpointing of the exterior brick veneer
- ) Replace spalled bricks
- ) Power-washing and tuckpointing of all interior masonry/concrete on the lower level

## Exterior Envelope Improvements

- ) Repair and repaint the 1941 original trim, soffit, fascia and siding at the gable
- ) Provide new sealant joints at all window, door and control joints
- ) Energy efficient fixed windows to match the original 1941 style and size
- ) Enlarge window sizes in the 1965 addition to match the 1941 style and size
- ) Add foundation perimeter insulation
- ) Add interior insulation at exterior wall through the means of furring and reskinning the wall at the upper level
- ) Replace all exterior door thresholds and weather-stripping
- ) Rebuild 1941 existing front entry with new doors and trim to match original design
- ) Increase the lower level window in the occupied spaces, add window wells

## Interior Finishes Improvements

- ) Repair and refinish wood flooring, replace all remaining flooring
- ) Level the 1941 basement floor before installing new flooring
- ) Repair, infill and repaint all interior upper walls, new base trim
- ) Repair lower level walls and repaint, new base trim
- ) Repaint all plaster ceilings, replace all suspended ceilings in the lower level
- ) Add new suspended ceilings in upper 1965 portion of the building
- ) Alterations per design, match all adjacent finishes

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## Plumbing Improvements

- ) New domestic well
- ) New septic system
- ) New natural gas fueled domestic water heater
- ) New accessible plumbing fixtures, supply, waste and venting piping
- ) Low flush toilets, automatic faucets
- ) Remove obsolete lower kitchen area
- ) Remove obsolete toilet rooms in 1941 building

## HVAC Improvements

- ) New natural gas service to the building and utilizing natural gas as the heating fuel.
- ) New HVAC system:
  - o Multiple high efficiency natural gas furnaces each with an air-cooled compressor-condensing unit.
- ) Building automation system for mechanical system

## Electrical Improvements

- ) Upgrading the electrical service
- ) Install new electrical panels that incorporate new circuit breakers for added safety and protection.
- ) Install new receptacles and devices at locations needed for the intended use and convenience.
- ) Install new LED light fixtures throughout the building, 940 period lighting in the 1941 portion of the facility only.
- ) Install dimmers and occupancy sensors
- ) Install new exterior light fixtures
- ) Install new emergency egress lighting system throughout the entire building.
- ) Remove outdated existing fire alarm panel and devices

## Site Improvements

- ) New parking lot and drives
- ) Green Space around the perimeter of the building
- ) Site access by means of sidewalks