

STERLING 1835 TOWN HALL

PHASE III: FEASIBILITY STUDY FOR UNIVERSAL ACCESSIBILITY AND REUSE

- A. Programmatic Priorities**
- B. Concept Plans (See Outline Plans)**
- C. Universal Accessibility Budget**

Sterling 1835 Town Hall

Programmatic Priorities for scheduling the proposed repair/restoration and other work were developed and prepared by the Sterling 1835 Town Hall Committee and the Sterling Historical Commission. The work priorities are listed in five categories with 'A' listed items having the highest priority and 'E' listed items having the lowest priority.

1835 Town Hall Work Priorities

priority	category	item
A	Upper floor	Add Safety Barrier at stage windows
A	Upper floor	Rem suspended ceiling, refurb old lights
A	Main floor	Remove drop ceiling at multi-purpose room, Repair window casings
A	Main floor	Reproduce original stairs, Remove exterior subgrade door
A	Basement	Remove old fuel tank, extraneous junk
A	Exterior	Replace Aluminum storm windows
A	Exterior	Reinstall original fan, modify/restore window and trim
A	Exterior	Repair foundation brick
A	Exterior	Install Correct Window Shutters
A	Exterior	Relocate Electrical service
A	General	Barrier Free Access
A	Utilities	Provide Sprinkler Fire Protection
A	Utilities	Septic connection to Fire Station Leach area
B	Upper floor	Re-open Balcony
B	Upper floor	Install Stage Curtains
B	Basement	Provide New Caterer Kitchen
B	Basement	Provide New Recreation room
B	Basement	Provide New Storage Areas
B	Basement	New Concrete Floor
B	Basement	Provide New Craft Room
B	Exterior	Restore Original Front Door
B	Exterior	Install correct Lantern (lighting) and Side lamps
B	Utilities	Phone Jacks on each floor
B	Utilities	Upgrade fire alarms (May be done by FD funding)
C	Upper floor	Install room darkening shades
C	Exterior	Remove ramp at rear door
C	Utilities	Update wiring
D	Basement	Relocate fuel tanks away from open area
D	Basement	New boilers
D	Exterior	Remove brick building
E	Upper floor	Rehab Fire door and relocate escape at rear
E	Basement	Install Restrooms
E	Basement	Provide ventilation
E	Basement	Provide A/C

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The following Budget estimate of proposed exterior repairs and restoration work has been prepared for purposes of developing an overall Budget for this work and to assist selection and identification of preferred repair options. This estimate is preliminary in nature and therefore conservative contingencies are applied for unknown / unforeseen conditions and further development of the scope of repairs and restoration. All work is estimated to be complete in 2005. Additional escalation should be added at a pro-rated rate of 9% per annum for work postponed beyond 2005.

The following Estimate excludes Hazardous Material Abatement and monitoring Expenses:

1. Site Work

a. Selective Demolition	\$ 9,000.
b. Site Work	12,000.
c. Septic System Repairs	8,000.

2. General Construction and Renovations

a. 810 GSF New Addition/ Construction @ \$150/sf =	\$ 121,500.
b. 8 in. CMU Elevator Hoistway	22,700.
c. Three Stop Elevator	70,000.
d. Construct elevator machine room	5,800
e. Construct new wood stairs @ 40 treads x \$165/tread =	6,600.
f. Construct (2) Toilet Rooms per MAAB/ADA	23,400.
g. Replace door hardware with ADA/lever handles	2,800.
h. Non-structural accessibility improvements @ ex. Toilet Rooms	700.
i. New ADA water cooler	500.
j. Self-closing basement boiler room door	600.
k. Remove meeting space suspended clg's. restore original clg.	51,800.
l. Electrical Service upgrade and distribution	17,000.
m. Handicap accessible ramp to stage	9,400.
n. Upgrade fire alarm system	By SFD.
o. Miscellaneous cutting and patching/plaster repairs/painting	12,000.
p. Install fire protection/sprinklers per MGL c14g: 9150sf @ \$5/sf =	45,800.
Subtotal:	419,600.
q. General Design Contingency @ 15% =	62,900.
Subtotal:	482,500.
r. Construction Change Contingency @ 5% =	24,000.
s. Escalation to Mid. Pt. Construction (6/06) @ 9% =	43,400.

Sub-Total All Items: \$ 549,900.

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3. Project Development

a. Architectural and Engineering Fees (assumed)	\$ 60,500.
b. Clerk of the Works (Part-Time)	20,000.
c. Project Expenses	
1. Site Survey	2,500.
2. Geotechnical Investigation	N/A.
3. Hazardous Material Investigation	4,500.
4. Reproduction of Bidding Documents (allowance)	8,000.
5. Legal Advertisement (allowance)	800.
6. Construction Materials Testing (allowance)	<u>2,000.</u>

Sub Total: **\$ 98,300.**

4. Total Project Development Expenses: **\$ 648,200.**

5. Optional Project Requirements (incl. Contig. & proj. develop.)

a. Provide Building Air Conditioning/Replace Boilers/Tanks	\$ 233,800.
b. Remove/Reconstruct Original Front Stair	75,600.
c. Wire mesh basement storage lockers	4,300.
d. Basement prep kitchen	21,100.
e. Balcony repairs	4,600.