

MEMORANDUM



TO: Andrew Dorr
FROM: Megan McDevitt, Brent Bridges
DATE: August 17, 2020
RE: Assessment of Renovations required to Mills Pre-Engineered Metal Building for Acquisition by Town

On July 23rd, Megan McDevitt and Brent Bridges from Woodard & Curran visited the subject property for the purpose of determining whether the Town should acquire the building and approximately 1 acre adjacent property for the purpose of utilizing it as a future Public Works Facility.

The site investigation work performed was visual only and we were able to acquire copies of the original stamped framing and foundation plans for the building; it is unknown if the construction followed the stamped plans exactly, but it appeared to be similar to a large extent.

In looking over the categories of work required we feel the condition is represented as follows and as shown on the attached Conceptual Building Floor Plans (please note the final floor plan may vary):

Site Work - The site appeared to be in good shape with granular or boney material around the site. Work will need to be done to add granular material and raise the grade around the building, specifically at future overhead and personnel doors located along the eave (north and south) sides of the building. This will allow for new overhead doors to be installed and the access grades to be sufficient for the equipment to easily enter and exit the building. There also appears to be enough room to add granular material and level the grade southeast of the existing building to allow for the salt shed to be constructed. See attached for conceptual site plan identifying proposed location for the salt shed.

Structural/Framing - The framing system appears to be in good condition with some modifications required to the existing framing to allow overhead doors to be installed on the north and south walls. Existing horizontal purlins are 12 feet high on the exterior walls and will need to be raised to allow for 14-foot overhead doors to be installed. Diagonal cross bracing also exists between some of the bays that needs to be relocated to other bays or will require the overhead doors to be installed only on bays without bracing. Overall, the concrete foundation looks to be in good shape with minimal cracking that can be readily repaired, and the structural framing appears to be in good shape. All existing interior walls are not adequate for future use and will be replaced as part of any renovation project.

Thermal and Moisture Protection - The existing wall and roof insulation would need to be supplemented to provide adequate thermal insulation as the current amount is insufficient for the future proposed building use. There has been one recent roof leak that was observed and would require repair, as well as replacement of the roof insulation in that area; we have assumed replacement of the entire roof for budgeting purposes, but will further evaluate if repairs can be limited to leak and insulation only. It is unknown whether any insulation extends beyond the foundation or below the slab.

Openings (Doors and Windows) - The existing doors and windows are adequate, however, new overhead doors would have to be added to the existing bays and two exterior personnel doors and



several windows would need to be added into the office, rest room, break room and mechanical room areas for the future project.

Finishes - No interior finishes would remain, and once new insulation is installed, new FRP board would be provided in wet areas (rest room) and plywood would be installed in the garage bays and workshop areas up to 8' above finish floor. Gypsum wallboard would be installed within all occupied spaces (office, break room). Flooring would remain concrete in all garage bay and workshop areas with VCT tile or resilient flooring in occupied spaces

Specialty Construction - The work would require a welding outlet and an air compressor with a variety of benches and storage racks throughout the facility. None of the existing areas would be kept and all would be renovated to align with the desired layout of the new public works facility.

HVAC - The existing boiler could most likely be overhauled to provide heat to the main garage bay areas. Currently the heating can only maintain minimum levels of heating during the winter months and the ductwork and the heating system would have to be upgraded throughout the entire facility. The existing system is hot air with an oil boiler. We would use heat pumps in all the occupied spaces beyond the garage bays to provide adequate heating and cooling and most likely utilize propane.

Plumbing - There is an existing well that sits in the inside corner of the building (current rest room) and it is not currently drinkable water. We would install a water filter to improve its characteristics and to remove hardness and sediment. The existing wastewater system is a sink and toilet that drains to a holding tank. We would upgrade the plumbing and install an injector station for the sewer to convey sewage to the recently laid out and designed leach field on the adjacent parcel that was recently purchased by the town.

Electrical - The electrical system is a 100-amp service that we want to get upgraded to a 200-amp service. All new wiring would be provided throughout the building because of the change in proposed use All new lighting within the occupied spaces, truck bays and workshop areas would be required. Exterior lighting over all entrance doors would also be needed.

The potential construction cost related to each area of renovation work to allow the building and site to be utilized as a Public Works Facility is estimated as follows:

Item of Work	Estimate of Cost
<u>Salt Shed</u>	
Building (Quote from Rubb Buildings).....	\$247,883
Site Work	\$30,000
<i>Salt Shed Subtotal</i>	<i>\$277,883</i>
 <u>Garage</u>	
General Conditions	\$188,365
Site Work	\$92,078
Woods & Plastics	\$65,551
Thermal and Moisture Protection.....	\$65,070
Openings (Doors and Windows).....	\$62,424



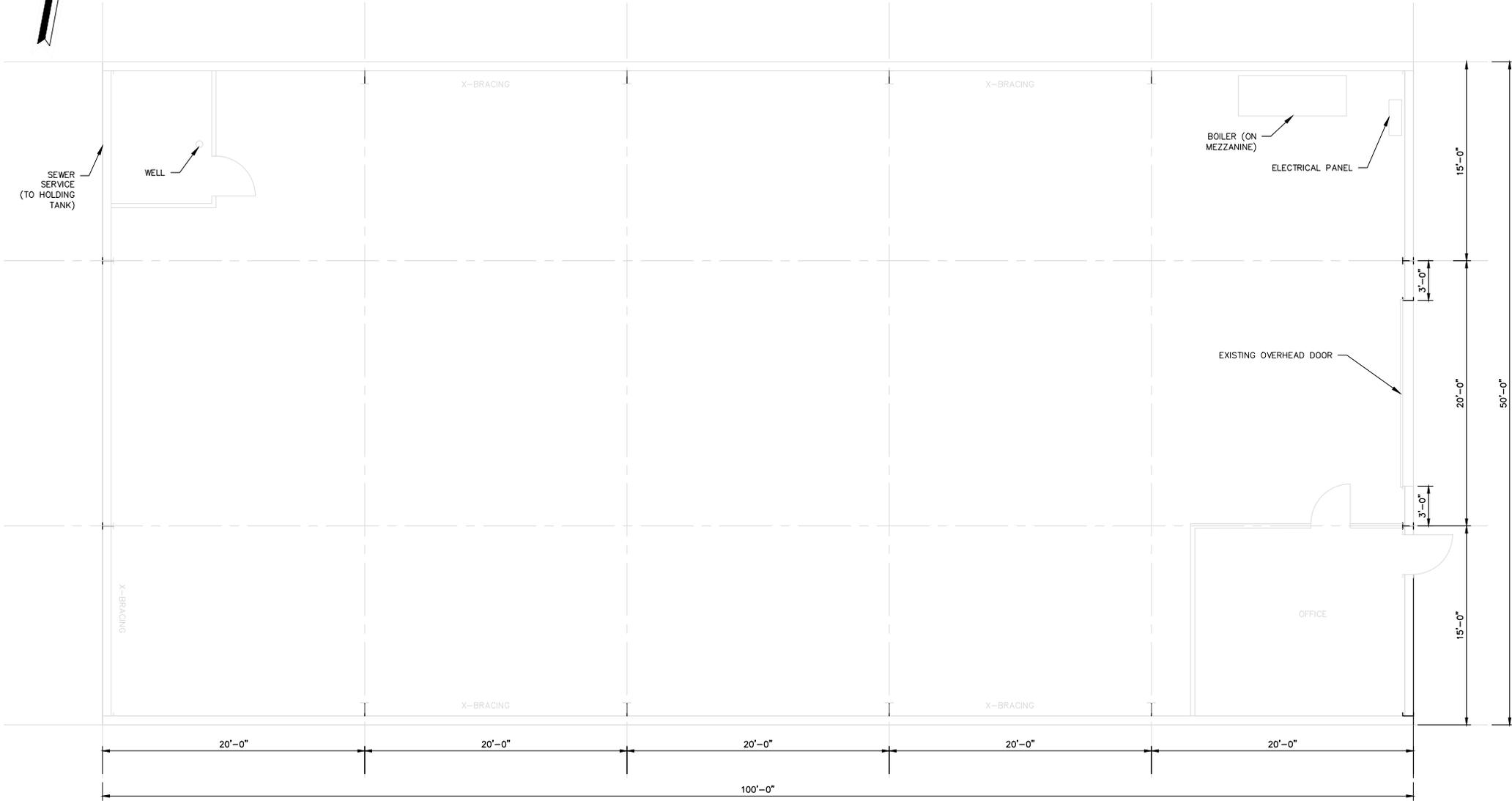
Finishes	\$28,922
Specialties	\$13,556
Specialty Construction	\$102,940
Mechanical (Plumbing & HVAC)	\$124,844
<u>Electrical</u>	<u>\$106,250</u>
<i>Garage Subtotal</i>	<i>\$850,000</i>
Salt Shed Subtotal	\$277,883
<u>Garage Subtotal</u>	<u>\$850,000</u>
<i>Public Works Facility Subtotal Construction Cost</i>	<i>\$1,127,883</i>
<u><i>Contingency (10%)</i></u>	<u><i>\$112,788</i></u>
Public Works Facility Total Construction Cost	\$1,240,671

The building appears to be in relatively sound condition but will require extensive renovation to render it useful as a Public Works Facility. We also feel that the amount of land acquired should not only be contiguous to the recently purchased parcel, but be of sufficient size to allow for easy access to the building with enough buffers as well as allow for the new salt shed to be installed in close proximity to the existing building.

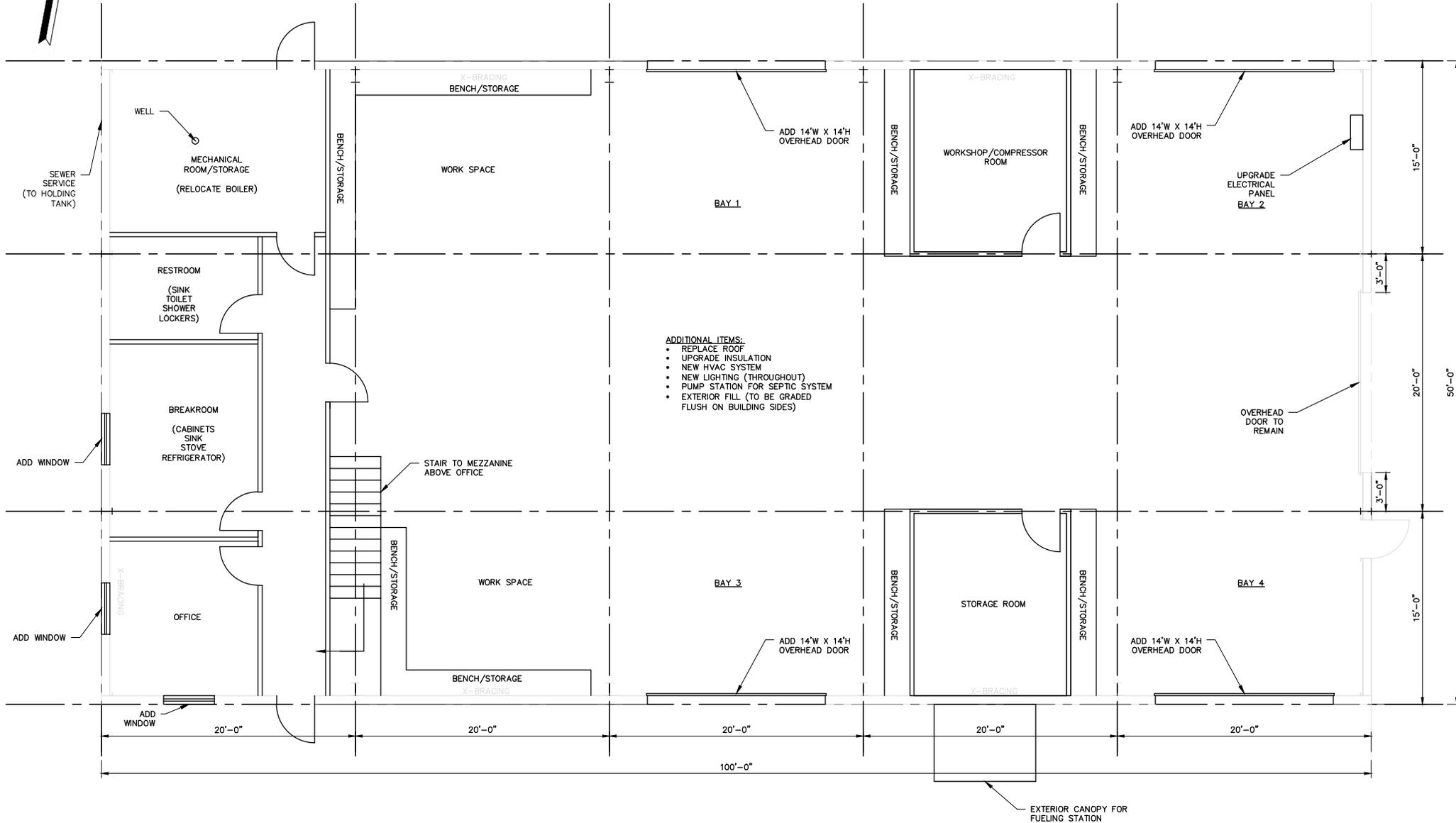
As a consideration of the purchase of the building and land, the Town should request that the seller 1) install the septic system for the building as it does not have a working system, only a holding tank, 2) provide the site work required to place the salt shed and 3) provide the site work required to raise finish grade around the north and south sides of the building as the existing grades and materials are not currently sufficient to facilitate vehicle access into the building.

In conclusion, we do believe the Town should acquire the land and building for use as a Public Works Facility.

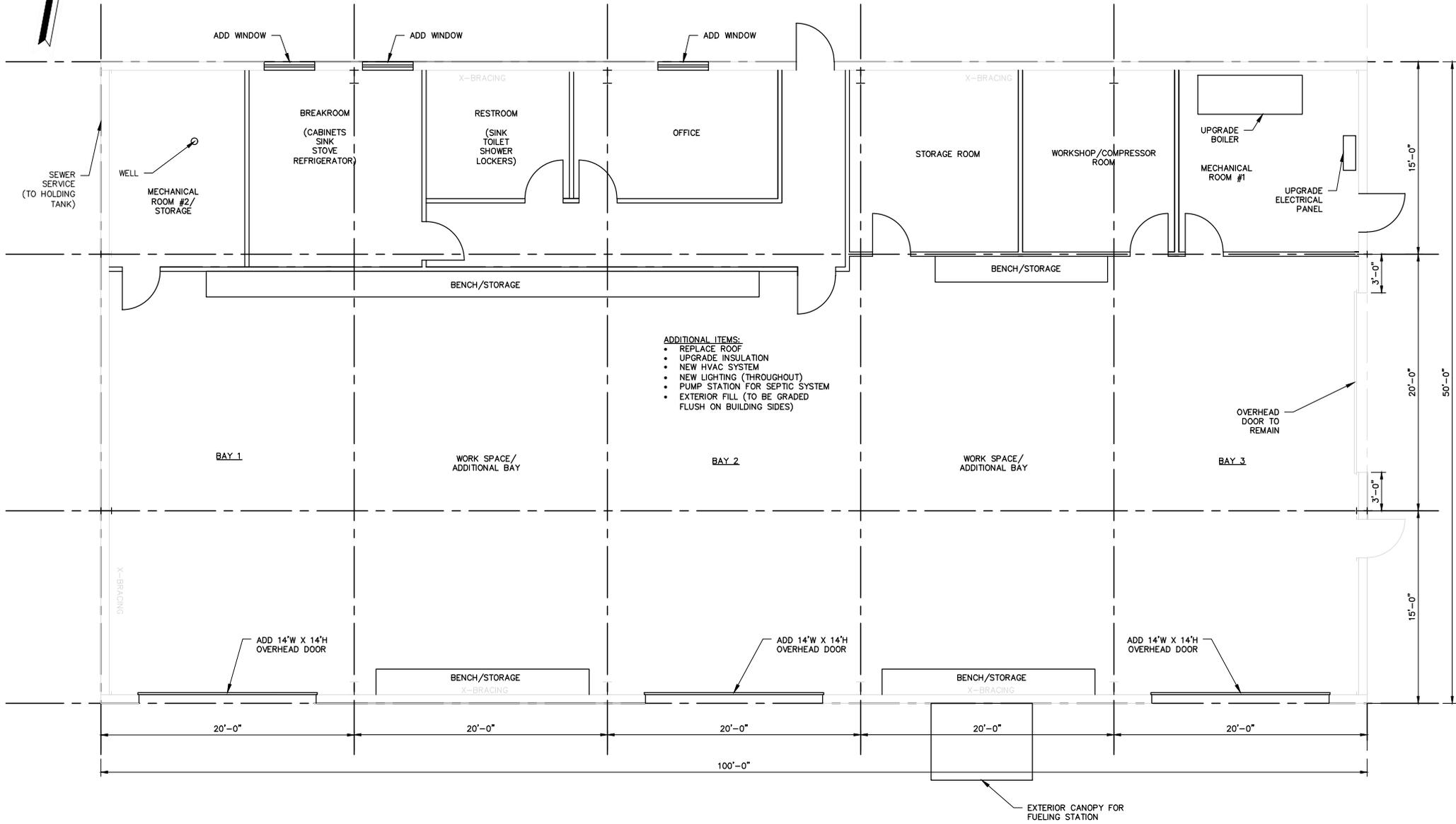
*Attachments: Existing and Conceptual Building Floor Plans
Conceptual Site Plan*



EXISTING FLOOR PLAN
SCALE 3/32" = 1'-0"



PROPOSED CONCEPTUAL FLOOR PLAN-1
SCALE 3/32" = 1'-0"



- ADDITIONAL ITEMS:
- REPLACE ROOF
 - UPGRADE INSULATION
 - NEW HVAC SYSTEM
 - NEW LIGHTING (THROUGHOUT)
 - PUMP STATION FOR SEPTIC SYSTEM
 - EXTERIOR FILL (TO BE GRADED FLUSH ON BUILDING SIDES)

PROPOSED CONCEPTUAL FLOOR PLAN-2
SCALE 3/32" = 1'-0"



PROPOSED PUBLIC
WORKS GARAGE

PROPOSED
SALT SHED

CONCEPTUAL SITE PLAN

