

CITY OF NEW RICHMOND, WI

NEW RICHMOND  
COMMONS, LIBRARY & CITY HALL  
PRE-DEVELOPMENT CHARETTE

PHASE II – FEASIBILITY OF BUILDING  
RENOVATION / DEMOLITION / EXPANSION

FINAL REPORT

MARCH 8, 2015

LEO A DALY NO. 023-10213.000

## OWNER APPROVAL SHEET

ATTN:

City of New Richmond WI  
School District of New Richmond WI

To: Mike Darrow (City of New Richmond) & Jeff Moberg (School District)  
From: LEO A DALY  
Client: NEW RICHMOND, WI  
Project: COMMUNITY COMMONS  
Comm #: 023-10213-000  
Date: March 8, 2015  
RE: FINAL REPORT

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Please sign below indicating your review and acceptance of the Report and Documents, as included in this report. The signature below indicates that your comments have been provided within, or as a separate memo submitting with this signed report.

Please return one copy of this report with authorization to proceed to the next stage of development.

Name:

Signature:

Organization:

Title:

Date:

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Stakeholder Workshop. Image by Micheal Foley, New Richmond News

## **EXECUTIVE SUMMARY - INTRODUCTION**

This building audit and assessment was commissioned as a Phase II step in the Pre-Development Charrette activities for the Community Commons Project. Phase II consists of the analysis of the feasibility of the renovation, expansion or demolition of portions of the former New Richmond Middle School Building. This effort is a follow up to the Community Commons Design Charrette, conducted Fall-Winter 2014 (documented in a previous report, Dated December 2014).

The former New Richmond Middle School Building is currently occupied by the Community Commons Partners and a Community Gym. The building is currently heavily used in portions and vacant / unused in other portions. The building is fully operational and functioning, though temporary heating and building services are provided for the entire facility. The building occupants provide critical community, social and fraternal services to the community and are valued. The ongoing costs of operations of the entire facility are challenged for a variety of reasons, not limited to the following:

- the limited number of occupants is not in balance with the space available,
- the financial rent-paying ability of the occupants is not in balance with operating costs;
- the age and energy in-efficiency of key building components are soon to require replacement;
- the building deferred maintenance does not have a funding source;
- the ongoing upkeep and renovation improvements do not have a funding source;
- the building ownership is in need of a solution for transition, and no solution is yet in place;
- The perception of history and community pride that the building holds specifically the history portions of the building (as many residents attended school at this location) has stalled arriving at effective solutions for proceeding.

## **EXECUTIVE SUMMARY – BACKGROUND**

Hence, the Pre-Charrette process interviewed key stakeholders and facilitated a shared definition of the challenges and the vision for a future facility that would meet the needs of many. The excerpt below, directly from the Dec. 2014 Phase I report, summarizes the primary visionary conclusion:

### ***The Challenge:***

- *There is more square footage to maintain, than we have financial ability to support;*
- *There are Community Partners within the building, which serve critical needs for our community;*
- *Continuing on the path of “Status Quo” is becoming financially unsustainable.*

### ***The Central Tenets:***

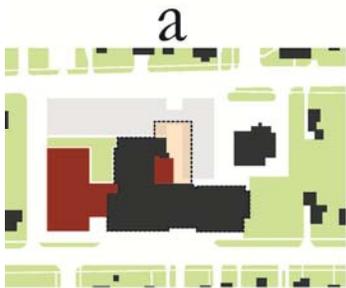
- *The buildings have histories, embodied investments and are assets to this community;*
- *Not all portions, nor all buildings have the same level of history, or community value;*
- *The Community Partners, originally assembled as independent organizations, have united under a common mission to serve the community. They are stronger together than apart;*
- *This site, and some portions of the buildings, provides a visionary opportunity to become a Central Element of our community and serve for the next 100 years.*

### ***The path ahead, collectively we believe:***

- *The Building Stakeholders (owners, managers, and operators) have a role to facilitate a Common Sustainable Vision;*
- *The current Community Partners have a role in the Creation of that vision;*
- *The Broader Community is central to the development, implementation and support of the vision.*

In Pre-Charrette, a series of options were preliminarily reviewed. (See following page.) The options were discussed with the primary stake holder group with the following summary of comments:

- The Commons Partners are currently located on the first floor, all with direct exterior access. Though not necessary, this is viewed as a benefit;
- The Gymnasium is highly used and valued by many. The removal of this portion of the building is highly undesirable;
- The “historic 1926” portion of the building is not desirable as it does not have air conditioning or adequate elevator though is perceived to be the “portion” of the building that holds the hearts of many, therefore demolition is emotionally charged.
- The removal or retraction of the building, may impact parking and playground location;
- The kitchen and open commons spaces are highly utilized and viewed as a benefit.
- The City of New Richmond City Offices is projected to outgrow their current space and could consider relocation to this site.
- The New Richmond Library is searching for an alternative new location and could consider new construction at this site.

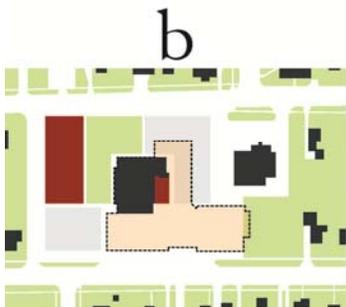


Pros

- Co-locates partners
- City campus
- Keeps old school, gym
- Possibility of City Hall
- Potential shared atrium

Cons

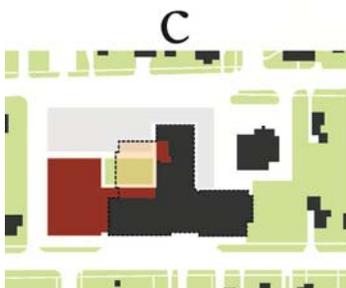
- Potential cost
- Unknowns re/ existing
- Financial standing
- Code, upkeep backlog



- Keeps old school
- Room for new

- Loss of gym amenity
- Cost of building new
- Not enough space
- Doesn't leverage enough of the existing

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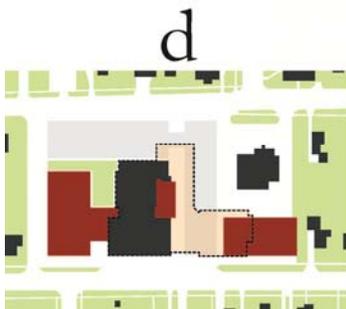


Pros

- Co-locates partners
- Potential shared atrium

Cons

- Loss of historic building
- Code, upkeep backlog
- Revenue imbalance



- Keeps old school, gym
- Partners or City Hall
- Potential shared atrium
- Financial standing

- Potential cost
- Less space for Commons Partners

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**EXECUTIVE SUMMARY - METHODOLOGY**

Upon completion of the Phase I activities, it was determined that further analysis is desired to review the adequacy of the various building additions to support the desired programs. The overall building structure and infrastructure systems were reviewed, taking into account visual observation of the existing, and documentation from prior renovations, projects and assessments and the professional judgments of the architect and engineering team. Discussions occurred with the staff representatives of the proposed new occupants, including Library, City Hall. Phase I discussions with the Community Commons Partners were reviewed.

Space projections relied upon prior data conducted for the City of New Richmond (January 2009) and for the Library (conducted October 2012) and the existing square footage of the Community Commons Partners as follows:

<u>Planned Space Needs</u>	<u>Projected Size</u>	<u>Construction Preference</u>
Library	20,605 GSF *	New Construction only
City Offices	24,548 GSF **	Renovation
Commons Partners	20,000 GSF ***	Renovation
<u>Gym / Gym Support</u>	<u>34,100 GSF</u>	<u>Existing to be renovated</u>
Total Need:	78,648 GSF	

\*projected to population 10,486

\*\*projected to 2025 for City Hall departments (pg. 2-2 of January 2009 report)

\*\*\*current 2015

**EXECUTIVE SUMMARY – CONCLUSION**

The facility was constructed over a period of 100 years, according to the chart below.

<u>Year Constructed</u>	<u>square footage</u>	<u>description</u>
1926	37,700 GSF	historic 3 story brick facility
1949	6,200 GSF	one story
1954	2,000 GSF	one story
1988	34,100 GSF	one story GYM
1990	13,600 GSF	one story
	93,600	

Based upon the information reviewed, though all portions of the building can be renovated to support these functions for decades to come, some portions of the building may not warrant the cost of investment required for a full renovation. All portions of the building will require full and mechanical and electrical upgrades, new roofs, upgrades to stairs, elevators and restrooms and window / door replacement.

## **EXECUTIVE SUMMARY – RECOMMENDATION**

Specifically, it is the opinion of this report that the 1949 and 1954 portions would adequately support a minor interior upgrades to extend its use into the near future until alternative solution can be identified, however, a modest or fuller renovation is not recommended to these portions. The buildings lack any reasonable historic or construction quality that would warrant preservation. In addition to the Mechanical, electrical, roof, window and door work required of the full facility, these building additions also lack perimeter insulation, vapor barrier, and possess code inadequacies including inadequate corridors widths for exiting, some inadequate doorway widths, inaccessible and inadequate toilets, non-code compliant door hardware and suspect fire ratings between classrooms and corridors.

- Given the extent of renovations required to bring these portions up to code, and the lack of preservation quality construction, we recommend the 1949 and 1954 expansions be considered for eventual demolition.

The 1926 portion of the facility also possess some of the similar characteristics of the 1949 and 1954 building, however, unlike the 1949 and 1954 portions, the 1926 facility possess “good bones” and a historic integrity not present in the 1949 and 1954 portions. The 1926 portion of the facility does specifically lack perimeter insulation and vapor barrier, and possesses code inadequacies in door hardware, elevator and stair guardrails and will require restroom upgrades and likely locker removal. However, these items are commonly renovated in facilities of this age and type, successfully, specifically when other “good bones” characteristics are present. The primary building structure presents in solid condition, appears to be structurally sound, possessing adequate corridor dimensions for exiting and public use spaces, many original wood floors and original wood detailing, large window openings, original terrazzo floors, high volume spaces and some exterior stone details.

- We recommend this portion be further considered for full renovation.

The 1988 and 1990 portions of the facility, as they are served by the central steam system, do also possess the same mechanical, electrical, plumbing, roof and code upgrades consistent across the entire facility. Though these portions also do not hold any specific architectural design integrity that would suggest an eventual historic integrity that would warrant preservation, they can provide a functional service to the community, presuming a program is identified that can financially support the renovation for the next 15-20 years. Given the age of this construction, these portions appear to include insulation and vapor barrier, appear to possess significantly fewer code-related violations for restrooms, door hardware and corridor width and better lend themselves to upgrades to meet code, and shall a full renovation occur.

- We recommend these portions of the facility be further considered for full renovation, if a functional purpose can be identified that can sustainably support the renovation costs.
- If a sustainable funding source is not identified for the renovation of these portions, we recommend one or more of these portions be considered for eventual demolition to reduce the overall building square footage to the point in which square footage remaining is in balance with square footage utilized that can be financially supported.

Therefore, based upon the analysis conducted we recommend the following be considered.

<u>Year Constructed</u>	<u>square footage</u>	<u>description</u>
1949	6,200 GSF	CONSIDER DEMOLITION
1954	2,000 GSF	CONSIDER DEMOLITION
	8,200 GSF	
<u>Year Constructed</u>	<u>square footage</u>	<u>description</u>
1926	37,700 GSF	CONSIDER RENOVATION
1988	34,100 GSF	CONSIDER RENOVATION
1990	13,600 GSF	CONSIDER RENOVATION
	85,400 GSF	

## **SUMMARY OF BUILDING AUDIT**

### **GENERAL DESCRIPTION / CODE**

- At the 1926 portion, the at-grade entrances lead to stairs, creating a “split entry” design. At all other portions, at grade entries are present.
- The construction is non-combustible. There are no automatic sprinklers. The toilet rooms are not handicap accessible.
- Use & Occupancy. The original building was designed as a grade school. Maintenance work, window shutters and interior renewal have occurred. No major renovations have been made since their construction.
- The 1926 original building has load bearing exterior brick walls. The original structural plans are not available but it is presumed that the interior corridors walls are also bearing brick (or clay block) or plaster over clay tile. The structure appears to be in good conditions with no visual signs of movement or settlement. The prior occupancy type was lily E (K-12 Education). The new occupancy type would be type B, of which the building is substantially in compliance with IBC construction type II-A (Non-combustible with one hour fire rated building elements).
- Vertical exit enclosures: With a sprinkler system, the open stairway does not need to be enclosures. Fire rated enclosures need to be provided at alternative areas in to building so that the stairs are open to only two (not three) floors.
- Handicap Accessibility – Elevator. There is not an accessible entrance to the building (once removal of the rear buildings occurs). Accessibility is required. A new entrance leading to an elevator and enclosed stair will be required.
- Handicap Accessibility Toilets: None of the toilet rooms provide handicap accessibility. Given the age and condition of the fixtures, we recommend all fixtures be replaced and restrooms be remodeled. The remodeling would result in a reduced number of fixtures. The final space requirements will confirm the quantity of fixtures required.
- Stairs, Handrails and Guardrails: we recommend removing the existing handrails and install code compliant handrails and guardrails. The stair risers were not reviewed, but may be higher or lower than code. Given the historic age of the facility, it is likely they will not be required to comply with code.

### **INTERIOR ARCHITECTURE**

- The proposed remodel work involves the ground floor thru upper floors of the 1926 portion of the building and Gym. Some mechanical, electrical improvements necessary for the remodel will result in work occurring in the basement areas. No basement areas will be remodeled for occupiable use.
- The general building configuration will remain as is, with interior corridors and rooms wrapping the exterior of the building. Primary vertical circulation will remain, as deemed to be of “historic” value, and a new stair provided. Restrooms will require upgrades, with negotiation with authorities having jurisdiction to affirm the scale of remodel of historic amenities to comply with code.

- Interior corridors have lay in ceiling over plaster, and classrooms have lay-in ceiling over plaster. It appears feasible (dependent upon Air Conditioning approach) that these ceilings can be removed and plaster repaired to original, with cooling provided through new means.
- Interior corridors have terrazzo flooring. Cracking is present, although, not beyond what would be expected for a building of this age.
- Interior classroom floors are of wood. Dependent upon the final design approach and occupants, the wood shall be repaired and refinished when possible, and provided with overlay and carpet if deterioration is too great.
- New construction for the purposes of new entry, elevator core and code compliant fire stair will expand the footprint by 3200 GSF.

#### **EXTERIOR BUILDING ENVELOPE**

- The Roofs were not inspected but is reported to be having last been replaced in 1986. The existing roof of the Gym was not inspected but is reported to have last been replaced in 1990. It is assumed the roof installation met energy code requirements when installed. There are no reported roof leaks. Ideally, the roof would be replaced at time of major renovation, though; roof replacement could occur at some point in the future, if periodic checks indicate it remains operational.
- Exterior envelope: work will include door and window replacement and brick tuck-pointing. The windows of the 1926 portion were shuttered, presumed to have occurred at the time of the national energy crisis of the 1970's, significantly reducing the visible daylight. Removal of shutters should occur in any renovation. Window replacement ideally would occur at time of renovation, though could be delayed if funding avenues were identified for future replacement. All exterior Door replacement, with adequate card access security should occur.
- For the 1926 portion, exterior walls consist of 4" backed brick over common brick back up. Basement walls are brick over concrete. Lintels, sills, coping and decorative trim are cut stone. Interior wall finish is plaster. There is no insulation in the exterior walls. Steel lintels at windows are rusting, grinding and painting with galvanized paint (affirming no material loss from rust) should occur. The general condition of these buildings elements is quite good. Patch repair, and tuck pointing is necessary, but not out of what would be expected for general maintenance of a building this age.
- For the other building portions, exterior walls consist of 4" back brick over masonry and exposed masonry unit construction and aluminum framed windows.

#### **PLUMBING SYSTEMS**

- Given the age of the building, lack of existing building drawings, it is difficult to determine the adequacy or remaining life of the plumbing / piping systems without destructive testing.
- A new City water supply will presumably be required for fire suppression. At that time, the new line can be tapped to provide new domestic water supply.
- Domestic Water Supply: The capacity of the water supply was not determined. The capacity, flow and pressure for water service were not determined at this time. Given the age of the

building, it is likely that the domestic water supply has exceeded its life and should be replaced as a part of any significant remodel project.

- Sanitary Sewer: The capacity or integrity cannot be determined at this time. It is not clear if separation of storm and sanitary have yet occurred. If not, that will need to occur with the renovation of the building.
- Storm Drain and Sewer: The roof was not reviewed capacity or integrity cannot be determined at this time. It is not uncommon for buildings of this age to not have adequate quantity of roof drains. Given the 1986 roof replacement, it is possible this was addressed at that time. If not, it is likely that additional roof drains and leaders will be required.
- Plumbing Fixtures: The capacity cannot be determined at this time. It is anticipated, post demolition of some portions of the building, and renovation of plumbing fixtures in the renovated portions will result in remaining capacity.
- As the existing plumbing drawings are not available, and site utility survey not available, it cannot be determined the capacity or conditions of plumbing systems. If renovation of the building proceeds, it is recommended that a site utilities survey be commissioned and fire water service be tested.
- It is recommended that with a significant renovation, the Plumbing systems be replaced in full.

#### **MECHANICAL SYSTEMS**

- Heating Systems: Building is served by two gas-fired low-pressure steam boilers. The boilers are anticipated to be quite aged and will require replacement. No building energy management system is in place. The steam distribution system is very typical for the age and structure and provides two-pip system delivering heat via radiation. Though replacement of the boilers for continued operation of the steam system is possible, operation with low pressure is discouraged. If a conversion of hot water is done, it may be better economically to design the system for condensing temperatures and provide new boilers that can operated in the 90% efficiency range. The steam radiators and unit ventilators should not be re-used. Since the building has no central ventilation or air, any HVAC system should be new as the existing system is very inefficient and does not comply with current ventilation Codes and Standards.
- Exhaust Systems: the existing kitchen has received some upgrades in equipment and services, though it appears that insufficient kitchen exhaust is provided. As it is anticipated that this portion of the building will be demo'd, a new operating service kitchen will be provided somewhere in the 1926 portion of the building.
- Cooling Systems: no chilled ventilation is provided. Renovation should include new cooling system.
- Temperature controls: Pneumatic. Although aged, seem to be functional. Although operational, we would encourage abandonment of the pneumatics if a substantial renovation projects is undertaken and the replacement with a DCC Controls system.
- It is recommended that with a significant renovation, the HVAC systems be replaced in full.

## **FIRE PROTECTION SYSTEMS**

- Sprinklers & Standpipes: Sprinkler systems are not in place in the historic portion of the structure to remain. While not strictly mandated, the installation of a sprinkler system would solve a number of code issues including: (a) reducing the requirement for vertical exit enclosures associated with areas of refuge (b) increasing the common path of exit travel, (c) eliminating the requirement for fire rated corridors, (d) reducing the exit separation distance (in large rooms, such as the auditorium). For these reasons, we recommend the installation of an automatic sprinkler system.

## **POWER DISTRIBUTION**

- Electrical Service / Power Distribution: The main service is 208/120 V, 3 phase, 4 wire, 2000 amp. Service is anticipated to be adequate for the final occupancy of the building (after demolition). Panel boards and branch circuits in 1926 portion of the building are aged. It is anticipated the new panels and distribution will be provided, and clean power with surge protection provided to high-computer use spaces.
- Voice Data & Technology: These systems were not reviewed and documents are not available. The facility was utilized as an education facility and presumably that infrastructure is in place, though, as time as passed, and any significant renovation would likely take 1-3 years, it is anticipated that the cabling and backbone in place will be obsolete, and therefore replaced in its entirety.
- Lighting: the building consists of a combination of T-12 and T-8 incandescent, fluorescent and lay-in fixtures. The T-12's are high energy demand fixtures, and T-8 though improve, are becoming obsolete as replacement with LED is becoming more financially economical. It is anticipated with renovation, that full new lighting, led fixtures and potentially some historic replica lighting will be provided.
- Fire Alarm: The building is equipped with a fire alarm system, though it is anticipated, with demo of the adjacent structures and new uses and separations, and due to likely age of the system, that a new fire alarm control system should be provided.
- Security Systems: These systems were not reviewed and documents are not available. The facility was utilized as an education facility and presumably that infrastructure is in place, though, as time as passed, it is anticipated that the cabling and backbone in place will be obsolete, and therefore replaced in its entirety.
- It is recommended that with a significant renovation, the electrical, data, phone, security, fire alarm and low voltage distribution systems be replaced in full.

## **FURTHER RECOMMENDATION**

No hazardous material survey was reviewed. Though in this age facility, it is common to find floor tiles, adhesives, pipe elbow insulation, plaster, chalk board adhesives, science lab desk tops and under sink insulation, which may include asbestos fibers. Discussions with building ownership, the exposed hazardous materials have already been removed with exception to mastic behind chalkboards and likely hidden conditions. We recommend a budget line item be carried for light to modest hazardous material removal for any item that is discovered during demolition / renovation.

2015 NEW RICHMOND COMMUNITY COMMONS

March 10, 2015

	BUILD NEW	UNIT COST	GROSS FACTOR	COST	LOW RANGE 2015	HIGH RANGE 2015	ESCALATION TO 2020 DOLLARS	
HISTORIC - 1926	<b>A RENOVATE EXISTING BUILDING</b>							
	SUMMARY OF WORK					11,328,350	13,594,021	18,217,288
		37,700	200	1.0	7,540,000			
		37,700	18	1.0	678,600			
		1,200	215	1.0	258,000			
		450	115	1.0	51,750			
	<b>B ADDITIONAL SOFT COSTS</b>					2,463,916	2,956,699	3,962,260
	SUMMARY OF WORK							
		1	3.00%	1.0	0	339,851		
		1	3.75%	1.0	0	424,813		
	1	0.00%	1.0	0	0			
	1	8.00%	1.0	0	906,268			
	1	7.00%	1.0	0	792,985			
<b>TOTAL</b>					<b>14,132,117</b>	<b>16,550,720</b>	<b>22,179,548</b>	
EXPANSION - 1949	<b>A RENOVATE EXISTING BUILDING</b>							
	SUMMARY OF WORK					2,015,000	2,418,000	3,240,351
		6,200	225	1.0	1,395,000			
		6,200	100	1.0	620,000			
		0	100	1.0	0			
		0	100	1.0	0			
	<b>B ADDITIONAL SOFT COSTS</b>					438,263	525,915	704,776
	SUMMARY OF WORK							
		1	3.00%	1.0	0	60,450		
		1	3.75%	1.0	0	75,563		
	1	0.00%	1.0	0	0			
	1	8.00%	1.0	0	161,200			
	1	7.00%	1.0	0	141,050			
<b>TOTAL</b>					<b>2,453,263</b>	<b>2,943,915</b>	<b>3,945,128</b>	
EXPANSION - 1954	<b>A RENOVATE EXISTING BUILDING</b>							
	SUMMARY OF WORK					785,000	942,000	1,262,370
		2,000	275	1.0	550,000			
		2,000	100	1.0	200,000			
		1	35,000	1.0	35,000			
	<b>B ADDITIONAL SOFT COSTS</b>					170,738	204,885	274,565
	SUMMARY OF WORK							
		1	3.00%	1.0	0	23,550		
		1	3.75%	1.0	0	29,438		
		1	0.00%	1.0	0	0		
	1	8.00%	1.0	0	62,800			
	1	7.00%	1.0	0	54,950			
<b>TOTAL</b>					<b>955,738</b>	<b>1,146,885</b>	<b>1,536,936</b>	
EXPANSION - 1988	<b>A RENOVATE EXISTING BUILDING</b>							
	SUMMARY OF WORK					3,410,000	4,092,000	5,483,671
		34,100	75	1.0	2,557,500			
		34,100	25	1.0	852,500			
		0	100	1.0	0			
		0	100	1.0	0			
	<b>B ADDITIONAL SOFT COSTS</b>					741,675	890,010	1,192,699
	SUMMARY OF WORK							
		1	3.00%	1.0	0	102,300		
		1	3.75%	1.0	0	127,875		
	1	0.00%	1.0	0	0			
	1	8.00%	1.0	0	272,800			
	1	7.00%	1.0	0	238,700			
<b>TOTAL</b>					<b>4,151,675</b>	<b>4,982,010</b>	<b>6,676,370</b>	

2015 NEW RICHMOND COMMUNITY COMMONS

March 10, 2015

		BUILD NEW	UNIT COST	GROSS FACTOR	COST	LOW RANGE 2015	HIGH RANGE 2015	ESCALATION TO 2020 DOLLARS	
EXPANSION - 1980	<b>A RENOVAE EXISTING BUILDING</b>								
	SUMMARY OF WORK						2,992,000	3,590,400	4,811,479
	Renovation of Interior	13,600	120	1.0	1,632,000				
		13,600	100	1.0	1,360,000				
	N/A	0	100	1.0	0				
	N/A	0	100	1.0	0				
	<b>B ADDITIONAL SOFT COSTS</b>								
	SUMMARY OF WORK						650,760	780,912	1,046,497
	Legal / Fiscal Administrative	1	3.00%	1.0	0	89,760			
	General Conditions	1	3.75%	1.0	0	112,200			
Construction Manager	1	0.00%	1.0	0	0				
Architect / Engineer Fee	1	8.00%	1.0	0	239,360				
Contingency	1	7.00%	1.0	0	209,440				
<b>TOTAL</b>						<b>3,642,760</b>	<b>4,371,312</b>	<b>5,857,976</b>	
NEW LIBRARY	<b>A NEW LIBRARY CONSTRUCTION</b>								
	SUMMARY OF WORK						5,478,000	6,025,800	8,075,148
	Renovation of Interior	22,000	225	1.0	4,950,000				
	Site Development	44,000	12	1.0	528,000				
	N/A	0	100	1.0	0				
	N/A	0	100	1.0	0				
	<b>B ADDITIONAL LIBRARY FF&amp;E</b>								
	SUMMARY OF WORK						734,000	807,400	1,081,993
	material / books / accessories	1	250,000	1.0	250,000				
	shelves, fixtures, furniture	22,000	22	1.0	484,000				
	<b>C ADDITIONAL LIBRARY SOFT COSTS</b>								
	SUMMARY OF WORK						1,081,905	1,190,096	1,594,842
	Legal / Fiscal Administrative	1	3.00%	1.0	0	164,340			
General Conditions	1	3.75%	1.0	0	205,425				
Construction Manager	1	0.00%	1.0	0	0				
Architect / Engineer Fee	1	8.00%	1.0	0	438,240				
Contingency	1	5.00%	1.0	0	273,900				
<b>TOTAL</b>						<b>7,293,905</b>	<b>8,023,296</b>	<b>10,751,983</b>	

2015 NEW RICHMOND COMMUNITY COMMONS

March 10, 2015

		BUILD NEW	UNIT COST	GROSS FACTOR	COST	LOW RANGE 2015	HIGH RANGE 2015	ESCALATION TO 2020 DOLLARS
DEMO - 1926	<b>B DEMOLISH EXISTING BUILDING</b>							
	SUMMARY OF WORK							
	allowance for art installation to underside of bridge	37,700	20	1.0	754,000	754,000	904,800	1,212,519
	<b>TOTAL</b>					<b>754,000</b>	<b>904,800</b>	<b>1,212,519</b>
DEMO - 1949	<b>B DEMOLISH EXISTING BUILDING</b>							
	SUMMARY OF WORK							
	allowance for art installation to underside of bridge	6,200	30	1.0	186,000	186,000	223,200	299,109
	<b>TOTAL</b>					<b>186,000</b>	<b>223,200</b>	<b>299,109</b>
DEMO - 1954	<b>B DEMOLISH EXISTING BUILDING</b>							
	SUMMARY OF WORK							
	allowance for art installation to underside of bridge	2,000	40	1.0	80,000	80,000	96,000	128,649
	<b>TOTAL</b>					<b>80,000</b>	<b>96,000</b>	<b>128,649</b>
DEMO - 1988	<b>B DEMOLISH EXISTING BUILDING</b>							
	SUMMARY OF WORK							
	allowance for art installation to underside of bridge	34,100	8	1.0	272,800	272,800	327,360	438,694
	<b>TOTAL</b>					<b>272,800</b>	<b>327,360</b>	<b>438,694</b>
DEMO - 1990	<b>B DEMOLISH EXISTING BUILDING</b>							
	SUMMARY OF WORK							
	allowance for art installation to underside of bridge	13,600	15	1.0	204,000	204,000	244,800	328,055
	<b>TOTAL</b>					<b>204,000</b>	<b>244,800</b>	<b>328,055</b>