

EDAC Committee Meeting minutes 12/20/23

Attending

Charlie Albano (Chair), Nancy Martin, Neil Nevins, Alan Brown ,Harry Siedel, Mark Govoni

Community Center

Scenarios for improvements to “Old Graded School”

Charlie introduced the three phase plan to improve safety and compliance as well as improve the building for future use, which has not yet been defined

Phase 1- make repairs and bring up to code and improve safety*

Phase 2- Energy improvements*

Suggestions coming from an energy audit conducted by

Phase 3- Make building acceptable on all three floors*

- Elevator/Lift inside or outside of the building improving access
- Allowing better use of the third floor.

Most important:

Access and upkeep is dependent on the ultimate use of the building

The Committee could investigate grants to assist with Phase 1

Use of the building

EDAC feels Town should decide

- Do voters want to invest in the building?
- Voters need to decide on future use of the building
- What are the improvements needed for agreed upon use?
- If voters do not want to invest in the building its future sale is a possibility
- Improvements mandated by Warner Fire Dept are currently being undertaken by the Town

The Committee discussed whether to proceed with a warrant article for the Community Center and how best to approach the issue at the Town meeting. - Neil suggested that given the disposition of the town over the likely tax increase, the Community Center initiative might be served best by leaving it for a year. - There was a discussion of the advantages of awaiting and it was suggested that waiting a year would allow residents to be properly educated on the subject. - Charlie responded, that he could see the logic, though he added that he has chaired the EDAC for over 6 years and while he would stay on as a member and help with key projects and provide a transition to a new chair, it is time for him to pass the reigns to another. - A decision was made to hold off on bringing up the future of the Community Center at the

2024 Town Meeting and to follow up with (2) or more informational public meetings between April and December of 2024, to discuss the Community Center's future. -Charlie expressed that the EDAC has historically acted independently from the Town and with the approval of the EDAC, he could investigate possible local interest in the Community Center. The committee agreed that this was worthy, reasonable, and appropriate.

EDAC has decided that 2024 should be the year that citizens should begin thinking about what to do with the Old Graded School building, and how it should be used.

Essentially – if the town wants to keep the building, then it needs to invest in its maintenance over a period of years possibly using Town funds and grants to make the building safe or sell the building.

Charlie reported on the internship initiative with Mentis Sciences. He and Nancy have been working on connecting KRHS with Mentis and the result is that Mentis and KRHS are now working on an Aerospace Engineering program that hopes to commence in 2024. - Charlie also reported on another initiative to help the Boys and Girls Club find a source of teacher's aids and teachers. KRHS has agreed to a visit the Boys and Girls Club on Jan 5th at the Community Center to brainstorm how to collaborate. The meeting adjourned around 8:30 P

Charlie Albano

Chair

Community Center Conversion
Capitol Improvement Plan (CIP) - 3 year

12/10/2023

2024 Phase One - demo existing ramp- rebuild Code compliant ramp with roof, 2nd floor ADA restroom, repair stair railing West Stair
2025 Phase Two - Energy Use Improvements
2026 Phase Three - Install Elevator inside of the building, 1st & 3rd floor ADA restrooms

Schematic Phase Budgets

<u>Description</u>	<u>Total</u>
PHASE ONE - Building upgrades for ADA accessibility	
Demolition - remove ext. HC ramp, rebuild new ramp with roof	\$37,000
Modify 2nd floor restroom to ADA compliance	\$10,000
Demo 2 existing doors	\$340
Install 2 new doors, frames, hardware	\$5,340
repair west egress stair railing system	\$12,500
interior fit-up of spaces to prepare for rental	\$27,820
modify 2nd floor for two new municipal offices	\$30,000
engineering	\$5,000
Subtotal	\$128,000
Construction contingency 10%	\$12,800
Construction Manager OH & Profit	<u>\$8,960</u>
Total Phase 1 Budget	\$149,760

<u>Description</u>	<u>Total</u>
PHASE TWO-Energy Use Improvements	
Thermal Upgrades	
Air Sealing	\$2,400
Replace Boiler: Hybrid Water Heater	\$5,040
Replace HVAC system: Ventilation and Air Source Heat Pumps	\$99,000
Exterior Lights LED Conversion	\$1,800
Interior Lights LED Conversion	\$33,180
Solar 13.7 KW PV System	\$49,320
Subtotal	\$190,740
Construction contingency 10%	\$19,074
Construction Manager OH & Profit	<u>\$13,352</u>
Total Phase 2 Budget	\$223,166

<u>Description</u>	<u>Labor</u>	<u>Materials</u>	<u>Subs.</u>	<u>Total</u>
PHASE Three-Install Elevator inside of the building				
Dustproofing and clean-up	\$480	\$220		\$700
Demolition - misc. reframing	\$1,440	\$750	\$1,900	\$4,090
Demolition - existing East Stair			\$3,500	\$3,500
Concrete			\$2,800	\$2,800
Rebar and Accessories	\$400			\$400
Masonry - CMU Shaft and entrance			\$36,000	\$36,000
Carpentry - Wall Framing	\$6,000	\$7,500	\$1,200	\$14,700
Waterproofing for Elevator Pit			\$700	\$700
Asphalt Roof repair		\$1,050	\$600	\$1,650
Flashings, Sealants, and Caulking	\$560		\$2,800	\$3,360
First floor ADA restroom				\$10,000
Third floor ADA restroom				\$10,000
Roof Insulation			\$1,670	\$1,670
Doors and Hardware (2)	\$720	\$3,800		\$4,520
Drywall over CMU			\$4,200	\$4,200
Painting			\$1,650	\$1,650
Floor Patching and Finishes (lobby and stair rubber flooring)	\$720	\$500	\$3,590	\$4,810
Elevator - 4 stop			\$145,000	\$145,000
Mechanical - Ventilation & Sump			\$8,800	\$8,800
Sprinkler			\$1,400	\$1,400
Electrical and Fire Alarm Tie-in			\$11,000	\$11,000
General Conditions			\$42,975	\$42,975
Budget Contingency			\$25,000	<u>\$25,000</u>
Architecture & Engineering design and construction				<u>\$75,000</u>
				Subtotal
				\$413,925
				Construction contengency
		10%		\$41,393
				Construction Manager OH & Profit
				<u>\$28,975</u>
				Phase 3 Budget
				\$484,292
				3 year Construction cost escalation
			40%	\$193,717
				Total Phase 3 Budget
				\$678,009

Total construction costs	\$1,050,935
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