

Potential Common School Restoration Scopes
(See accompanying estimates)
2/2/24

Plan A: Basic Restoration with access, bathroom, vermiculite abatement, septic and energy efficiency addressed. New bathrooms first floor, basic exterior porch lift.

Plan B: Plan A plus an addition off the southside with at grade accessible entrance. Bathroom and an interior lift located in addition (see Gallup plans).

Plan C: Plan A and B with first floor serving a fieldhouse function. Second floor becomes community space, the first floor (at least part of it) devoted to bathrooms, locker room, rec room (fieldhouse vision).

DRAFT -Common School Option A- Estimates

Civil engineer / leach field & design/ permit	\$8,000
New Item.....	
New Item	
Address drainage issues in basement/ grade? New drains installed? (Leave basement baths?)	\$10,000
Remove asbestos insulation in the attic space.	\$25,000
Install 2 inches of closed cell foam and 14 to 16 inches of blown in cellulose.	\$18,000
Manually air sealing building and install "Aero Barrier" to entire building.	\$12,000
Install new HVAC energy efficient system – TBD in consult from Efficiency Vermont.	\$40,000
Install exterior ramp ADA access or basic lift for access to 1st floor.	\$15,000
Allowance for window repairs/ replacement / weatherization.	\$20,000
Install 2 new baths on first floor / one ADA.	\$25,000
Install new septic leach field.	\$20,000
Contingency	\$16,000
Subtotal	\$209,000
Fee	\$20,000
Total "Retail"	\$229,000

DRAFT-Scope of Work -Option "B"

Items in A above	\$229,000
Structural Eng.	\$7,500
New Item(s)	
Remove 1 st floor ceiling finish / level 2 nd floor system/ install new ceiling to 1 st floor.	\$30,000
Adjust framing as indicated to maximize space utilization.	\$10,000
Refinish existing HW floors, 1 & 2.	\$16,000
Addition to plan – Gallup 6-28-20 (Points of discussion around scope, etc.)	\$350,000 plus or minus
Contingency	
Subtotal	
Fee	
Total "Retail"	