Charlton Community Center

Conditions Assessment Report

07 December 2023

Thaler Reilly Wilson
Architecture & Preservation

Table of Contents

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Charlton Community Center - Conditions Assessment Report

1 | EXECUTIVE SUMMARY

Thaler Reilly Wilson Architecture & Preservation, LLP is pleased to submit the following existing conditions assessment for the Charlton Community Center. A site survey was conducted on June 8, 2023, to assess the condition of the building, determine the cause of any material or structural failures, and evaluate the need for repair or replacement work. The foundation and floor framing were found to be in poor condition and will require replacement. The exterior siding and trim is generally in fair condition and will require only selective replacement, in addition to comprehensive scraping and repainting. The windows require restoration. The metal roof requires repainting, the asphalt shingle roof on the rear addition should be replaced, and the chimney should be removed. New flooring and baseboard should be installed on the first floor, while those on the second floor should be restored. The existing drop ceiling should be removed and the historic board ceiling restored. Exterior walls should be insulated and refinished with gypsum board. Additional findings and recommendations appear below.

2 | DESCRIPTION AND SIGNIFICANCE

The Charlton Community Center was built in 1891 for the Knights of Pythias and was known as the Silver Acorn Lodge #279. It was used as the town hall of Charlton from 1975-2008, since which time it has served as a community center.

The Center is a one-and-one-half story, balloon-framed wood structure of five bays with a one-story, one-bay addition at the rear. Its walls are covered primarily with white weatherboard siding; there are rectangular wood shingles at the upper portions of the walls on the front and sides and in the dormer gables, and the rear addition is faced with wood shiplap siding. The front-end gable roof with two large side dormers is covered with a standing seam metal roof, though prior to this it had both slate and wood shingle roofing. The first-floor interior originally consisted of a single large hall, though there are currently three rooms partitioned off from the main hall near the front, and the rear addition contains a kitchen and restrooms. The second floor has a small room at the front and at the rear is a large hall with a raised platform at either end.

Figure 1 Early postcard view of Charlton Community Center.

Figure 2 Current view of the south elevation of the Center.

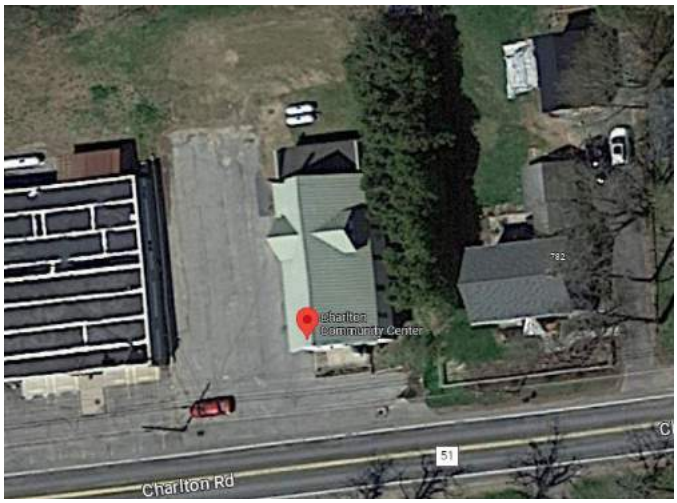


Figure 3 Aerial view of the site.

The character-defining features of the Center include its several different siding types, its roof form and exposed rafters at the eaves, its colored-glass windows, its large open hall space on the first floor, and its secondary hall space on the second floor.

The Center derives significance from its continuous use as a meeting space throughout its history, whether by a private organization, a local government, or a community. Its importance today is heightened by the fact that it is the only place for community gatherings in Charlton. In addition to this, the Center is also listed on the National Register of Historic Places as part of the Charlton Historic District.

3 | EXISTING CONDITIONS

The following existing conditions descriptions are based on a field survey completed on June 8, 2023, by TRW. The team completed a visual inspection of the exterior and interior spaces, including the crawl space and attic.

3.1 EXTERIOR

3.1.1 Foundation and Floor Framing

The foundation walls of the original structure on the north and west sides consist of field stone about two feet thick, on the south side of ashlar stone, and on the east side of concrete block. The foundations of the rear addition are all poured concrete. The east foundation wall above grade has an applied concrete veneer that is cracking, and the concrete north wall is spalling in numerous locations due to water infiltration. There is a concrete wash running along the west wall at grade that has several cracks. The foundation is in poor overall condition due to mold and water damage.

The floor framing consists of seven concrete block piers, 17" square, spaced 5'3" apart, supporting an 8"x8" main beam running east-west and a mixture of original 7-3/4"x3" joists and replacement 2"x8", spaced 16-18" apart, running north-south. The framing exhibits extensive rot and decay from mold and water damage and is unsound.

Figure 4 West foundation wall and decaying floor framing.

Figure 5 North foundation wall and rotted floor framing.

Figure 6 Spalling on rear addition concrete foundation.

Figure 7 Cracked concrete wash along west foundation wall.

3.1.2 Exterior Walls

The wooden weatherboard siding covering the majority of the exterior is in fair condition. Paint loss through peeling and chalking is universal. Biological growth is present near grade on the east elevation. Roughly 20% of the boards exhibit varying degrees of warping and rot, and a few have cracked or broken off. The shiplap siding on the north face of the rear addition is in similar condition.

Figure 8 Deteriorating weatherboard on east elevation. Note also deteriorated former door casing.

Figure 9 Typical paint loss and less common cracking and rot on weatherboards.

The rectangular wood shingles on the upper walls and gable ends are in fair condition. They exhibit extensive paint loss and some cupping and cracking.

Figure 10 West gable showing typical wood shingle condition.

The inner faces of two parapet walls extending above the roof line of the shed roof of the rear addition are faced with fiber board siding panels. They are severely deteriorated at the roof line and exhibit paint loss.

Figure 11 Deteriorated rear addition parapet wall cladding.

The other wood trim elements on the exterior include corner boards, fascia boards at the gable and dormer rakes, brackets at the ends of the rakes, and frieze boards under the eaves. These elements are generally in fair condition, exhibiting paint loss but remaining materially sound. However, the southwest corner boards are severely deteriorated at the base, some of the trim pieces on the south gable rake fascia are rotted, and the water table boards along the east elevation are disintegrating. A wood-framed display board case on the south elevation is severely rotted. Eaves and rafter ends show paint loss.

Figure 12 Typical bracket, fascia board, frieze board, and eaves showing paint loss.

Figure 13 Deteriorated southwest corner boards.

Figure 14 Rotted fascia trim element.

Figure 15 Rotted wood display board case.

3.1.3 Windows

At the first floor, the east and west elevations each have five four-over-four wooden double-hung sash windows. There are two of the same windows on the south elevation at the first floor. They all have metal exterior storm windows, and those on the side elevations are covered with sheet plastic attached with wooden framing. The windows are in poor condition, particularly at the sills, which exhibit cracking and grain raising from moisture saturation. Eight glass panes are broken among six of these windows, and one is missing a muntin. They all exhibit paint loss.


Figure 16 Typical four-over-four first-floor window. Note missing muntin in top sash.

There are two one-over-one wooden double-hung sash windows at the second floor of the south elevation. They are in fair condition with paint loss and severely deteriorated sills from moisture saturation. Between these two windows is a triangular three-pane colored-glass window. The wooden frame is in good condition, but one pane is cracked and another has slipped down out of the frame. There is a two-over-two wooden double-hung sash window at the second floor of the north elevation. It is in poor condition with cracking and rotting of the sill and lower rails and stiles of each sash due to water ingress, and the inner stop on the right side is missing.


Figure 17 Interior of colored-glass window showing slipped upper pane.


Figures 18-19 Details of north elevation second-story window. Note surface cracking at stile and rail joints, sill, and meeting rail.

Each of the side dormers has three square window openings. The three on the east dormer and the two to the south on the west dormer have fixed wood-framed colored-glass windows consisting of a large square central pane and small roughly square panes forming a border around it. The north opening on the west dormer has a fan and louvered vent in it. The windows are in fair condition with some failing glazing, overpaint on several panes, and limited cracking and rot in the framing members, likely due to water ingress where glazing putty has failed. A few of the small panes are cracked.

Figure 20 Typical square dormer window. This one exhibits two cracked panes and deterioration at the bottom left of the frame.

3.1.4 Doors

The main entrance door on the south elevation is a metal six-panel door with a metal frame within a partially infilled larger wooden frame which historically contained a double-leaf door. The door is in poor condition with rust and dents. There is an external metal door with a single-pane glass window in the top half in the west side of the rear addition. It is in poor condition with rust, paint chalking, and cracks in the window frame, There is a metal door on the north elevation used for emergency egress only. It is in fair condition with some rusting.

A door on the north elevation at the second story leads onto the shed roof of the addition. It has a single glass panel in the top half and two wooden panels in the bottom. It is in poor condition with paint peeling, water damage, and cracks. Some of the stile and rail joints have started to separate and the window glazing is failing, both of which have facilitated water infiltration.

Figure 21 Bottom half of door leading to rear addition roof. Paint loss and rot at stile and rail meeting joints is due to water ingress from joint separation.

3.1.5 Ramp and Porch

The ramp and porch along the south elevation consist of concrete slabs about 6” thick supported by steel rods and fieldstone. A portion of the ramp has been patched with asphalt and part of the porch with cement. The concrete is in poor condition with numerous cracks running across its width, significant loss of binder near the edges, and a fully disintegrated portion at the bottom of the ramp. The iron railing along its edge is in poor condition with severe rusting from corrosion which has led to disintegration of portions of posts and balusters. Corrosion has caused the iron railing and steel rods to expand, further damaging the concrete at connections.

Figure 22 Cracked and disintegrating concrete ramp with asphalt patch. Erosion of binder and loss of aggregate as well as contact with corroded metals has weakened the structure and caused cracking and deterioration.

Figure 23 This heavily corroded iron railing post has damaged the concrete at its connection.

3.1.6 Roofing

The main structure and side dormers have a standing seam sheet metal roof with a metal ridge cap. The valleys at the dormers as well as the tops of the parapet walls of the rear addition are flashed with the same sheet metal. The metal is attached to plywood sheathing overlaid on the original 1"x6" board sheathing with 3" gaps. 2"x6" rafters spaced about 24" on center support the sheathing. This sheet metal is in good condition, exhibiting only minor rusting, primarily at the edges. The sheathing appears to be in generally good condition, although water infiltration apparent in the walls and ceiling of the second floor suggest that portions of the rafters and sheathing may have water damage.

Figure 24 Typical minor corrosion at edge of metal roof.

The rear addition has an asphalt shingle roof. It is in fair condition with some dislocated and damaged shingles and significant biological growth.

Figure 25 Asphalt shingle roof on addition.

3.1.7 Chimney

There is a concrete block chimney between the main structure and the addition which rises along the north gable. It is in poor condition, exhibiting mortar loss, efflorescence, and spalling beginning where the roof intersects it and continuing downward. Due to failed flashing at the intersection, water is infiltrating the masonry and joints, and the freezing and thawing of the moisture has caused portions to break off. Water has traveled down the chimney and damaged the interior ceiling and walls below as well.

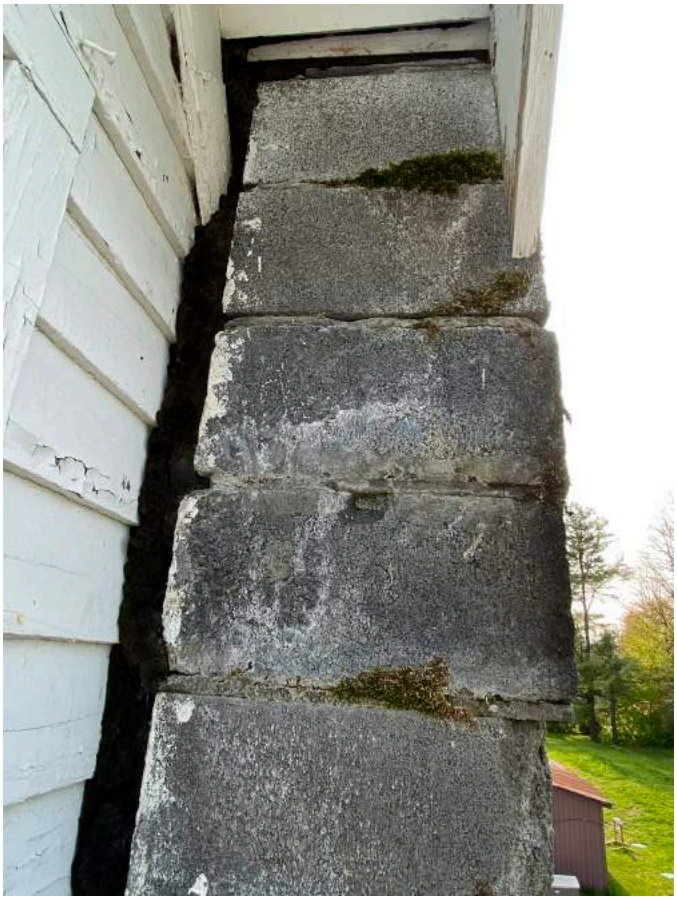


Figure 26 Detail of lower portion of chimney exhibiting a variety of material failures.

3.2 INTERIOR

3.2.1 Flooring

The flooring throughout the first floor of the main structure consists of 2-1/4" wide x 3/4" thick maple boards running across the width of the space. They rest on by 30lb. felt laid over tongue-in-groove boards running the length of the space. The maple boards are in fair condition with extensive surface wear and discoloration. Portions of the partitioned rooms have carpeting over the hardwood.

Figure 27 Detail of typical maple flooring condition.

The bathroom portion of the rear addition has painted VCT tile flooring and the kitchen portion has stone tiles, all over concrete slab. Both are in good condition with minimal wear.

The floor framing of the second floor consists of 2"x10" and 3"x10" joists spaced 16"-19" on center. The front portion of the second floor has carpeting over sub floor. The main hall at the rear of the second floor has hardwood oak flooring running across the width of the space. The oak boards are in fair condition with considerable discoloration from water damage and general surface wear. There is a two-tiered raised platform at the north end of the room and a one-tier platform at the south end which have wider wood board flooring. A few of these boards have large cracks though they are generally in fair condition.

Figure 28 Detail of typical oak flooring condition.

3.2.2 Wall Finishes

All walls on the first floor and in the stairwell are finished with gypsum board and are in good condition. They have several different profiles of simple wood baseboard. The partition walls added in the main body of the first floor extend only to the height of the drop ceiling, and they have simple wood or vinyl baseboard. The room to the east and three walls of the room in the southwest corner have cloth pinboard applied over the gypsum board, while the south wall of the latter room has non-historic wood paneling.

On the second floor in the main hall, the side walls up to the angled portion of the ceiling have been stripped of their plaster and some of the lath. The remaining lath exhibits water staining in many places. All plaster and lath has been removed from the north wall. The south wall, which has a chair rail and a head rail, is in fair condition with water staining across portions of the original plaster. All of the walls in the room have a tall wooden baseboard with molding. The smaller south room walls are faced with gypsum board and have a simple wood baseboard. They are in good condition.

Figure 29 South wall of second floor hall. Note the chair and head rails and the water staining on the upper portion.

Figure 30 East wall of second floor hall. Note the water-stained lath and the historic baseboard.

3.2.3 Doors

The interior doors on the first floor include five wooden and two metal and glass non-historic doors. They are all in good condition with minimal wear. On the second floor, there are three historic six-panel wooden doors, one of which has glass in its two middle panels. Two of them are in good condition; the one with glass panels is in fair condition with some joint separation and surface marks. There is a wooden vertical board door at a closet in the west wall of the second floor hall. It is in good condition.

Figure 31 Second floor door with joint separation and marks.

3.2.4 Stairs

The only staircase in the building is in the southeast corner and consists of two flights with a middle landing. The treads and risers are wood and are in fair condition with some gouging and wear at the noses.

Figure 32 Top of staircase looking down. Note the scratches and gouges and slightly worn down tread nose.

3.2.5 Ceilings

The entire first floor of the main building has a continuous drop tile ceiling in an exposed grid nine (9) feet above the floor (except beneath the stairs, where the ceiling is gypsum board). The addition has the same ceiling treatment in the kitchen, while the restrooms and hallway have gypsum board ceilings. The latter are in good condition, but the drop ceilings are all in poor condition with numerous cracked, warped, and water-damaged tiles and many tiles sagging below the suspended grid. The drop ceiling sits about 12" below the heads of the windows on the east and west walls; although the ceiling is slightly recessed at each window head, the historic wood casing was cut and removed above drop ceiling height.

Above the drop ceiling, a historic painted wood board ceiling with molded trim members dividing it into large panels remains in situ. It is in poor condition with paint loss and some boards warped and dislocating from the ceiling.

Figure 33 Concealed historic wood board ceiling above drop ceiling in main hall of first floor. Note the perpendicular trim pieces forming panels and the paint loss and warping of the boards.

The flat and angled portions of the ceiling in the second floor hall are faced with 1/2" gypsum board with wood battens on the seams. It is in generally poor condition, with many panels being warped and sagging from water damage. The front room on the second floor has a newer gypsum board ceiling in good condition.

Figure 34 Warped gypsum board ceiling in second floor hall. Note paint peeling, particularly on battens.

3.3 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

3.3.1 Heating Systems

The building has one furnace, a Payne Model PG92ESAA60120DAA, SN 4222A57795. The unit is high efficiency, 120,000 BTUH input utilizing propane. The propane tanks are located outside the north end of the building. The unit serves the entire first floor and the front room of the upper floor. Supply and return ductwork is located above the first-floor ceiling. Diffusers and return grilles are located in the first-floor ceiling and in the floor of the second-floor front room. The unit is in excellent condition and was installed in the fall of 2022. The unit does not have a cooling coil. The system is controlled by a single thermostat located in the first-floor main room.

Figure 35 Furnace

Figure 36 Thermostat

There is one electric heater in each restroom. Another electric heater is in the storage room. The office space has an electric baseboard heater.

Figure 37 Restroom Heater

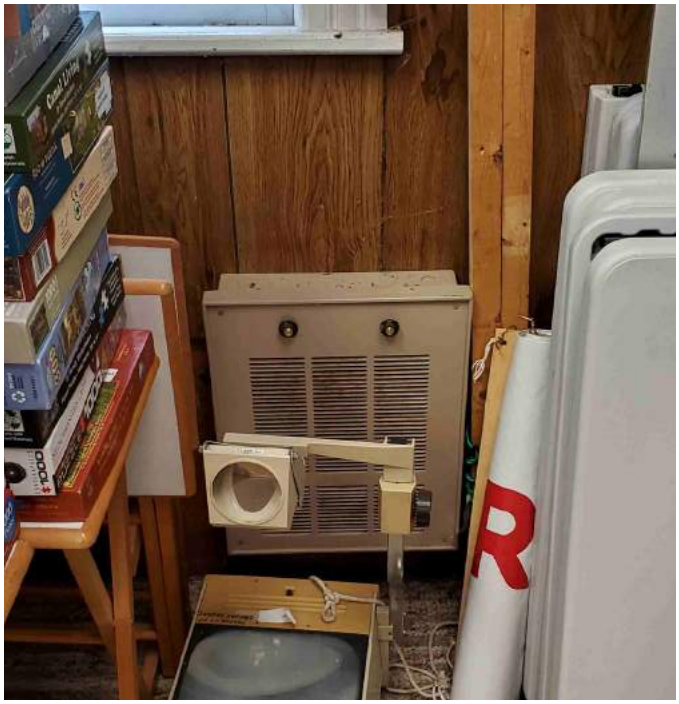


Figure 38 Storage Room Heater

On the second floor, in the front room, there is a packaged terminal air conditioning (PTAC) heat pump unit. This unit appears to be abandoned and not operational.

Figure 39 PTAC in Second-Floor Front Room

3.3.2 Cooling Systems

There are three window/through the wall units located in the building as follows:

• Open area on first floor. Unit appears to be approximately 24,000 BTU. Unit is in fair condition. It was not operating at the time of the site visit.

• Kitchen area. Unit appears to be approximately 12,000 BTU. Unit is in fair condition. It was not operating at the time of the site visit.

• Second-floor front room. Unit appears to be approximately 8,000 BTU. Unit is in fair condition. It was not operating at the time of the site visit.

Figure 40 AC Unit in Kitchen

Figure 41 AC Unit in Lounge

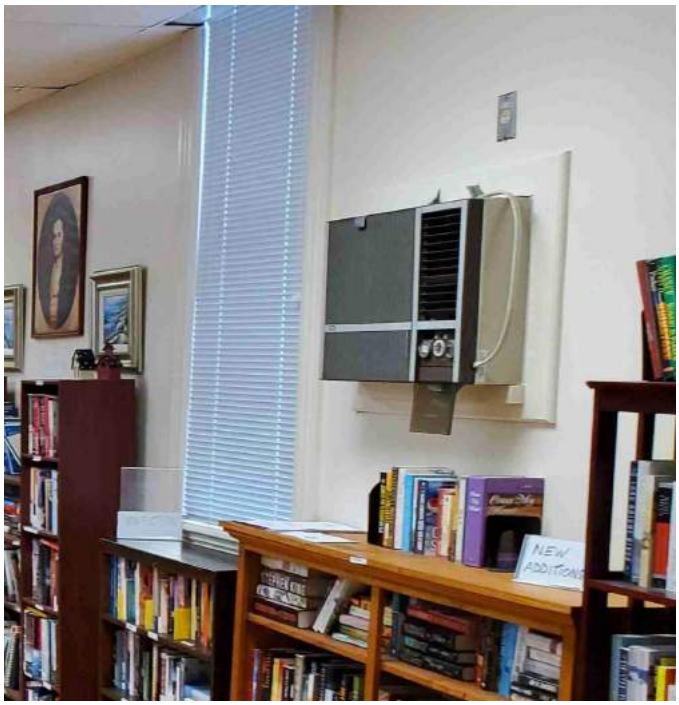


Figure 42 AC Unit in Main Room

3.3.3 Ventilation and Exhaust Systems

The first floor does not have any mechanical ventilation and relies on natural ventilation via the windows. The second-floor hall has a wall-mounted exhaust fan which is controlled by a switch outside the door to the room.

There is not any exhaust in the restrooms on the first floor.

The crawl space below the first floor does not have adequate ventilation. Some of the ventilation openings in the foundation wall have been plugged.

Figure 43 Second Floor Exhaust Fan

3.3.4 Electrical Power Systems

The existing electrical service is 200A - 120/240V, 1ph service and is fed from a pole mounted transformer that appears to also serve several of the surrounding buildings.

Figure 44 Transformer

The electrical service enters the building into a 200-amp panel. The panel is located in the southwest corner of the office/storage room. It is unknown the accuracy of the panelboard schedule or the labels next to the breakers as they do not match. This panel appears to serve the entire building for power and lighting and a small panel on the second floor. The panelboard documentation indicates that the total capacity of tandem breakers in the panelboard is limits to 110 amps. The current installation has 160A worth of tandem breakers and is not compliant with the panelboard installation requirements.

Figure 45 Main Electrical Panel

A small panel located on the second floor serves the power distribution to the lights and receptacles on the second floor. This panel is fed from the main panel on the first floor.

Figure 46 Second-Floor Panel

Wiring on the second floor appears to be abandoned in place. It is unknown if the wiring has been completely disconnected at all ends or if some of the wiring is still live.


Figure 47 Abandoned Wiring

On the second floor it appears NM cabling was utilized to provide power to some areas of the building. The NM cable routes from the main panel up through the second floor then down to the kitchen. Since this is a commercial building, the use of NM cable is not advisable, but it is allowed per code. Also, many junction boxes are missing the covers. Code requires all boxes to have covers on them.

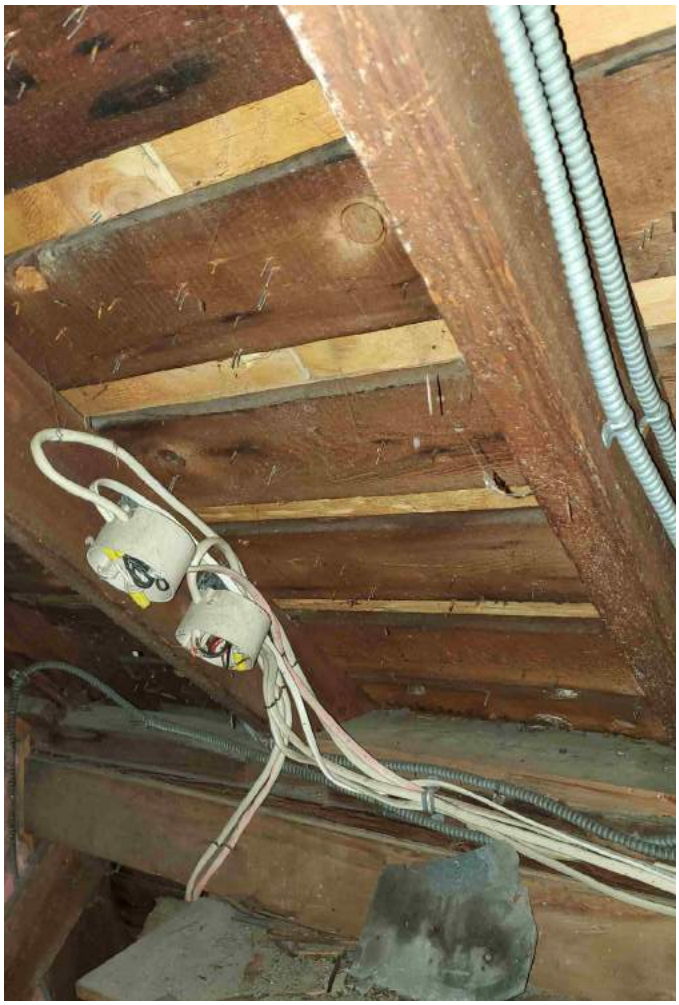


Figure 48 NM Cable Up From Main Panel

3.3.5 Lighting Systems

The majority of the light fixtures on the first floor are 2x4 troffers with T-8 lamps. These fixtures are in all rooms except the hallways and restrooms.

Figure 49 First-Floor Lighting

The light fixtures in the second-floor hall are 8 ft 2 lamp linear fixtures with T-8 lamps.

Figure 50 Second-Floor Lighting

Emergency lighting is provided by battery back-up wall packs in the main room on the first floor. There is no emergency lighting in the rest of the building.

Figure 51 Typical Emergency Light

There are two exit lights in the building: one in the hallway going toward the front door, and one at the hallway by the restrooms. There are no existing signs at the kitchen door or anywhere on the second floor.

3.3.6 Fire Alarm and Security

There is an existing Security/Fire Alarm system installed in the building. The main panel is located in the janitor's closet off of the men's restroom. It does not appear that this system is operational as the remote keypad is covered and the backup battery in the panel is disconnected. A switch in the front storage room labeled as "FIRE" is in the off position. It is not clear if this is associated with the alarm system or not. The keypad is located by the front door.

Figure 52 Security/Fire Alarm System Panel

Figure 53 Security System Interface Panel

There are two pull stations in the building: one by the front door and one going into the hallway by the restrooms. There are no pull stations in the kitchen or on the second floor. It is assumed that these are tied into the Security/ Fire Alarm panel that is not functional. The pull stations should not exist in the building if the alarm system is not functional as it would cause people to believe that a fire was reported even though the system is not functional.

Figure 54 Typical Pull Station

Figure 55 Fire Alarm Switch

There are smoke detectors located throughout the building, including on the second floor.

There are no fire alarm notification devices in the building.

3.3.7 Plumbing Systems

The water service is supplied by the municipality. The water enters the building from underground in the northeast corner of the main room. From there, the piping is run up through the floor to above the first-floor ceiling and piped to the restrooms and the kitchen. There is no backflow preventer installed on the service, nor is there a water meter installed.

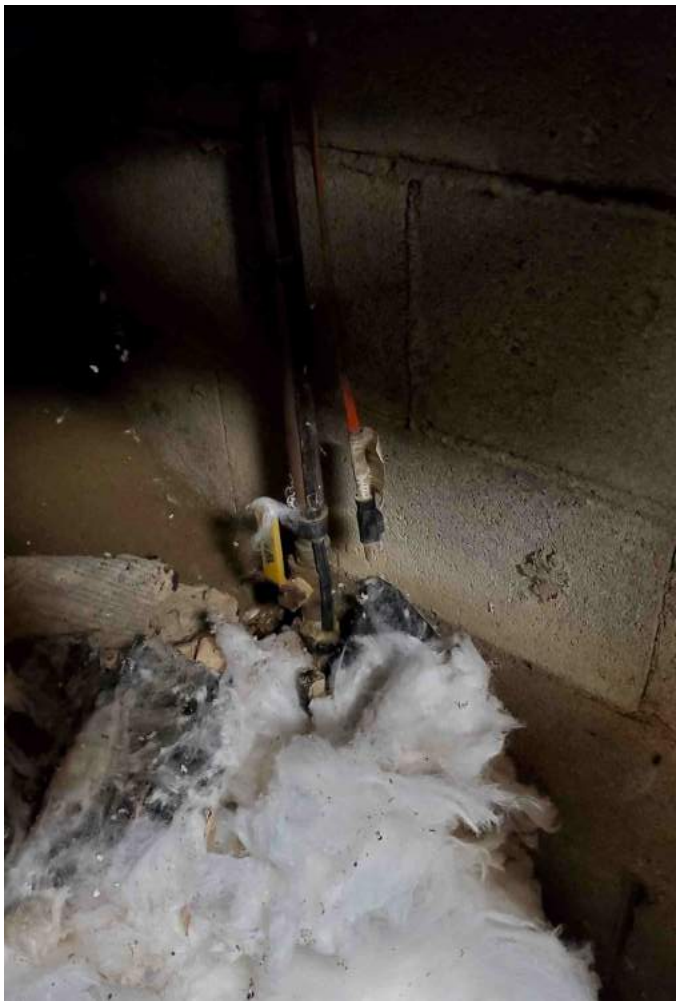


Figure 56 Water Service

The plumbing fixtures in the Women's and Men's restrooms are in good condition. The water closets are tank style, manually operated. The Lavatory fixtures are manually operated.

The fixtures are not handicapped accessible.

Figure 57 Restroom Water Closet

Figure 58 Restroom Lavatory

Hot water is generated for an electric water heater located in the janitor's closet. The unit is a Reliance, Model 606, 10 gallon capacity with 1650 W input. This unit is in excellent condition. Hot water is piped to the restroom lavatories, the mop sink, and the kitchen sink.

Figure 59 Water Heater

The sanitary system utilizes a raised bed system, with a pump and mounds. The mounds are located north of the building. The sanitary tank and pumps are located on the west side of the building.

The sanitary piping within the building is PVC and appears to be in good condition.

Figure 60 Raised Bed Vent

Figure 61 Raised Bed Pump Power

4 | TREATMENT RECOMMENDATIONS

4.1 FIRST PRIORITY

A top priority is to repair the foundation of the building by eliminating mold and water infiltration.

- Jack up building and remove first-floor framing, subfloor, and maple finish floor from front door back to rear addition.
- Remove rubble stone from crawl space, wood sill at base of exterior walls, and approximately lower 12" of wood studs. Remove stone foundations on south and west elevations and CMU foundation on east elevation. Remove poured concrete wash along west wall.
- Provide new concrete foundation walls with stone shelf (can rework existing stone to show above grade) on north, east, and west sides of original structure.
- Provide new sill plates at exterior walls, extend studs, and add sister studs.
- Fill crawl space with structural fill, add a vapor barrier, 6" of crushed stone, a 5" reinforced concrete slab, and 2x4 wood sleepers spaced 16" OC with subfloor and oak strip flooring, and provide rigid insulation at the interior of exterior foundation walls.

Another top priority is to repair the building envelope to eliminate water infiltration causing rot and mold and to make it more energy efficient.

- Replace approximately 260 linear feet of wooden weatherboard and shiplap siding. Scrape/sand, prep, and repaint remaining siding.
- Replace approximately 50 deteriorated or missing wooden siding shingles. Scrape/sand, prep, and repaint remaining shingles.
- Remove all fiber board siding from the inner faces of the two parapet walls extending above the roof line of the shed roof of the rear addition and provide new wooden shiplap siding to match existing.
- Replace approximately eight (8) linear feet of corner boards, 15 linear feet of fascia trim boards, and 78 linear feet of water table boards. Scrape/sand, prep, and repaint all other wooden trim elements and all eaves and exposed rafter ends.
- Restore all first-floor windows. Replace approximately eight (8) broken glass panes and four (4) rotted wooden sills. Provide any missing muntins. Remove and replace 100% of glazing putty on all windows. Apply consolidant and wood filler as needed to rotting/cracking wood elements. Scrape/sand, prep, and repaint.
- Restore one triangular colored-glass window. Replace one cracked glass pane in kind and provide new glazing putty for all joints. Scrape/sand, prep, and repaint.
- Restore one second-story north elevation window. Provide missing inner stop and new glazing putty. Apply wood filler and consolidant to repair cracks and water damage. Scrape/sand, prep, and repaint.
- Restore five (5) dormer windows. Replace approximately four (4) broken glass panes. Remove and replace 100% of glazing putty on all windows. Apply consolidant and wood filler as needed to rotting/cracking wood elements. Scrape/sand, prep, and repaint. Remove fan and vent from sixth dormer window opening and provide new square colored-glass window to match the others in materials, configuration, color, and appearance.
- Provide blown-in or batt insulation in exterior wall cavities of first floor. Provide new gypsum board on all first-floor wall surfaces up to historic wood ceiling. Salvage and reinstall all window and door casing.

The following additional high-priority work should be undertaken alongside the foundation and envelope work.

- Remove existing ramp and porch including iron railing and provide new wood porch with wood balustrade. Steps and a ramp will both terminate at the west end.
- Provide concrete sidewalk from rear addition exterior door to parking lot.
- Remove existing partition walls throughout first floor for foundation work. Retain wall with openings and door casings between original building and addition, and walls surrounding and supporting staircase. Provide new wood stud and gypsum board partition walls based on building programming needs.
- Salvage and/or replace five non-historic doors on first floor.
- Provide new door casing on partition walls and new baseboard throughout first floor. New elements shall match the molding profile of the historic elements in the second-floor hall.
- Provide new branch circuiting and devices where required for other work. All new wiring will be MC cable or in conduit.

4.2 SECOND PRIORITY

The following recommendations will preserve and restore historic elements and significance and enhance the building's usability and functionality.

- Remove three through-wall AC units and patch sheathing and siding.
- Provide cooling coil and condensing unit for first floor. Add cooling coil in plenum above the furnace. Condensing unit and coil to be 5 ton.
- Remove drop ceiling throughout first floor of original structure. Restore historic wood ceiling by selectively replacing boards that are damaged, reseating dislocated boards, and scraping, priming, and painting entire ceiling.
- Provide window casing at tops (approximately 1'5") of first-floor windows where historic casing was removed to accommodate drop ceiling. New casing shall match existing in profile and molding.
- Remove non-historic light fixtures throughout the first floor and provide new LED lighting. Provide historically appropriate light fixtures as recommended by architect. Provide new lighting controls per NYS energy code.
- Upgrade electrical service to a 400 Amp, 120/240V panel with 42 spaces. Increasing the rating of the panel will allow for additional heating and cooling systems and the addition of a lift to access the second floor and provide adequate breaker space for additional circuits. Provide a new conduit from the first floor panel to the second floor to feed a new panel on the second floor if required for a future renovation of the second floor.
- Provide footing drains around the base of the building.
- Repair existing poured concrete foundation walls of rear addition by patching delaminated areas.
- Rebuild wood-framed display board case with new wood to match existing in size and profile.
- Provide new interior storm windows for all windows.
- Replace two one-over-one windows at the second floor of the south elevation with new wooden double-hung two-over-two windows matching the second-floor north elevation window in design.
- Replace main entrance door with new narrower door with sidelights and transom, to fit within original door opening shown by historic casing. Replace two other first-floor exterior doors in kind.
- Restore second-floor glazed wooden door in north elevation. Tighten separating joints. Remove and replace 100% of glazing putty. Apply consolidant and wood filler as needed to rotting/cracking wood elements. Scrape/sand, prep, and repaint.
- Replace existing asphalt shingle roof of rear addition in kind.
- Remove CMU chimney and patch weatherboard, roofing, frieze board, and fascia.
- Provide blown-in or batt insulation in exterior wall cavities of second floor and between rafters of roof. Provide new gypsum board over lath on all second-floor hall exterior walls and ceilings, and salvage and reinstall all baseboard and window and door casing. Patch existing gypsum board in second-floor front room where removed for insulation installation.
- Selectively remove rust from corroded spots of metal roofing, then apply rust inhibitor and repaint.
- Provide new gutters along east and west eaves with downspouts to new drainage.
- Remove and salvage wood-framed quilt display for reinstallation.
- Replace all tiles in the kitchen drop ceiling with new tiles, repairing any damage to exposed grid.
- Retain gypsum board ceilings in restroom area and in front room of second floor.
- Replace existing painted VCT tile flooring in restroom area with new luxury vinyl tile flooring. Restore existing tile flooring in kitchen by replacing damaged tiles and cleaning all tiles.
- Renovate restroom area to remove closet and create two restrooms. Make one restroom ADA compliant including fixtures. Provide exhaust in all restrooms.
- Provide energy recovery unit sized for 650 CFM for mechanical ventilation into the space.
- Route the supply duct down through the floor. Provide floor grilles for the supply air. Provide a wall muted return grill in the wall of the furnace close for return air.
- Provide electric unit heaters for heat on the second floor.
- Provide new fire alarm panel, pull stations, notification devices and smoke detectors as required by NFPA 72 throughout the first and second floors.
- Where NM cable is affected by other work it will be replaced with MC cable.
- Sand and refinish oak flooring and wooden boards of raised platforms in main hall of second floor. Replace a few boards with large cracks. Retain carpeted flooring in front room of second floor.
- Provide new baseboard and window and door casing in front room of second floor to match molding profiles of existing historic baseboard and casing in second-floor hall.
- Retain four historic wood doors on second floor. Restore the door with glass panels by replacing glass panels with wood panels, tightening joints, and repainting. Relocate the door in the east half of the south wall of the hall to the west half of the wall.

- Restore staircase by applying wood filler as needed and repainting treads and risers. Provide new continuous wood handrail.
- Patch and repaint plaster on south (interior) wall of second-floor hall. Provide new chair rail and head rail on west, north, and east walls to match existing rails on south wall.
- Remove non-historic light fixtures throughout the second floor and provide new LED lighting. Provide historically appropriate light fixtures as recommended by architect. Provide new lighting controls per NYS energy code.
- Provide cooling and heating system for second-floor hall. The system to be a split system, propane fired heat, with 4 ton cooling coil and condensing unit. Provide ductwork on second floor.
- Provide 405 CFM heat recovery ventilator to provide mechanical ventilation into the second floor.
- Provide new branch circuiting and devices where required for other work. All new wiring will be MC cable or in conduit.
- Create second-story addition above existing rear addition to provide support space and additional restrooms for second-floor assembly functions.
- If second-story addition is added, extend gable roof above new addition. Paint entire sheet metal roof. Optionally, remove entire sheet metal roof and install new grey slate roof to match historic slate roof, slates to be 16”x9”x3/16” with a 7” exposure.
- Provide secondary means of egress from the second floor by providing an external staircase attached to the northwest corner of the rear addition. Optionally, extend rear addition to enclose staircase, also providing additional space at northwest corner on both floors.
- Provide a lift along the east wall in what is currently the exercise room to make the second floor accessible and ADA compliant.
- Provide power to new lift.
- Option 1: Regrade bottom of crawl space and provide vapor barrier and 6” of crushed stone. Provide sub-surface drainage and two (2) sump pits with pumps. Provide openings in the foundation wall to create cross-ventilation through the crawlspace. Provide a fan to move air throughout the crawlspace. Provide new wood floor framing, sub-floor, and oak strip finish flooring. Provide insulation between floor joists.

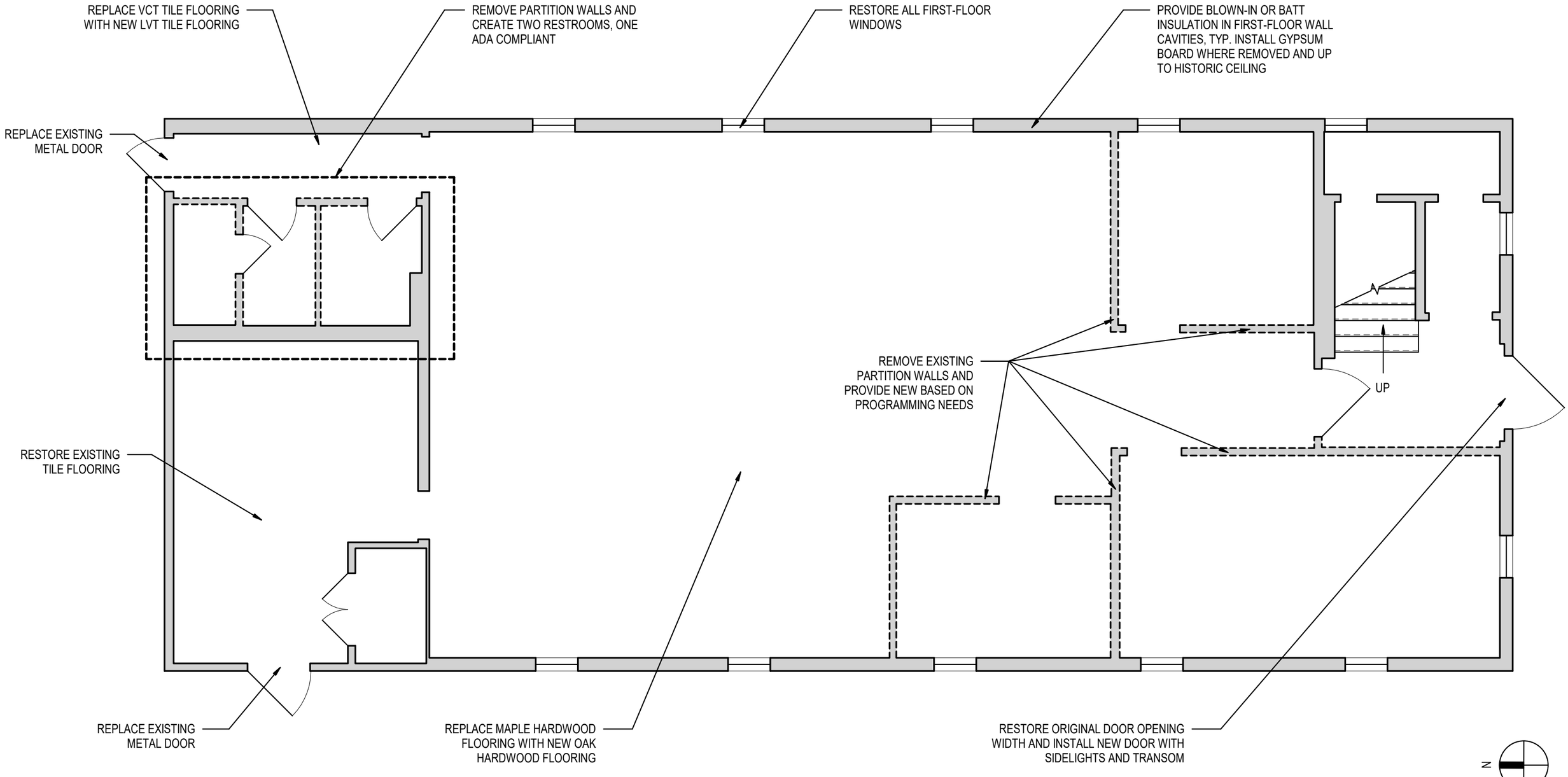
Figure 35 South elevation.

Figure 36 West elevation.

APPENDIX A | Supplemental Photos

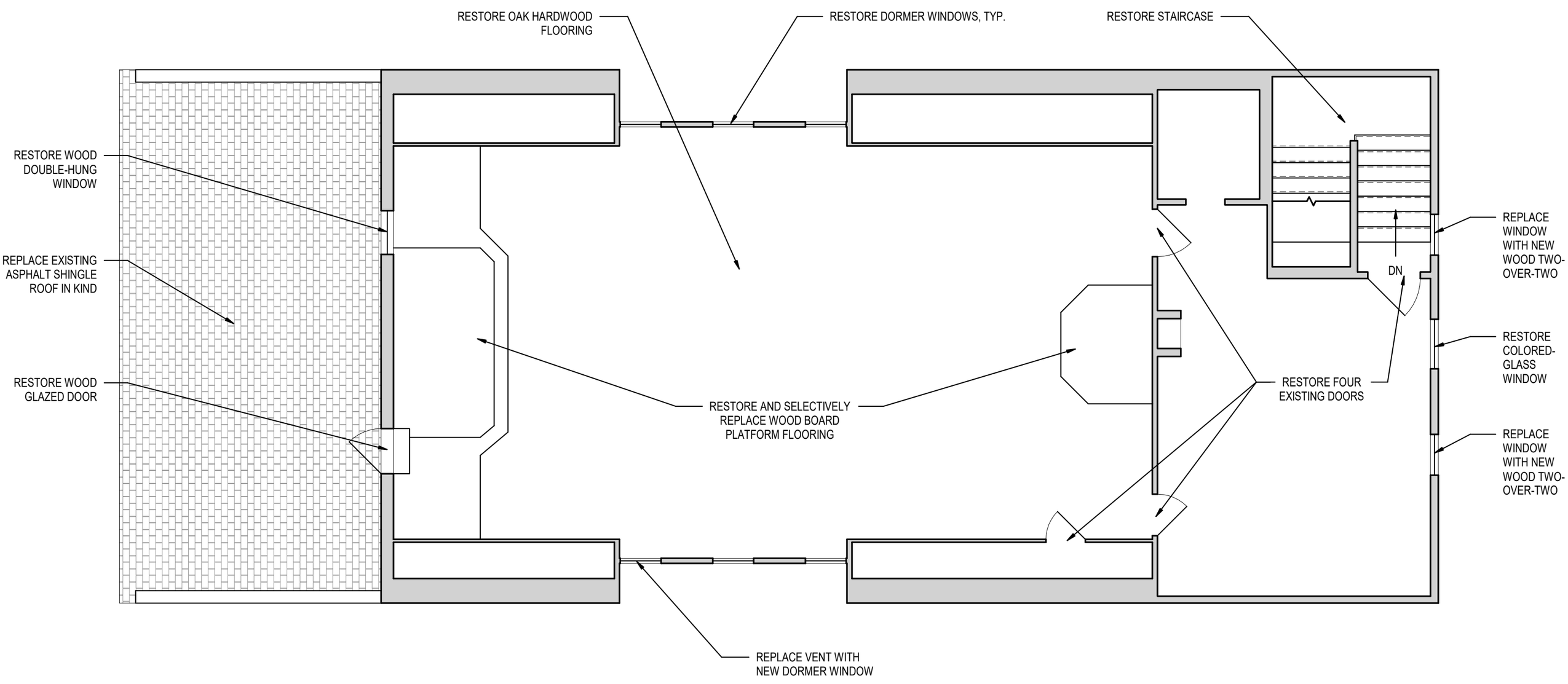
Figure 37 East elevation.

Figure 38 North elevation.

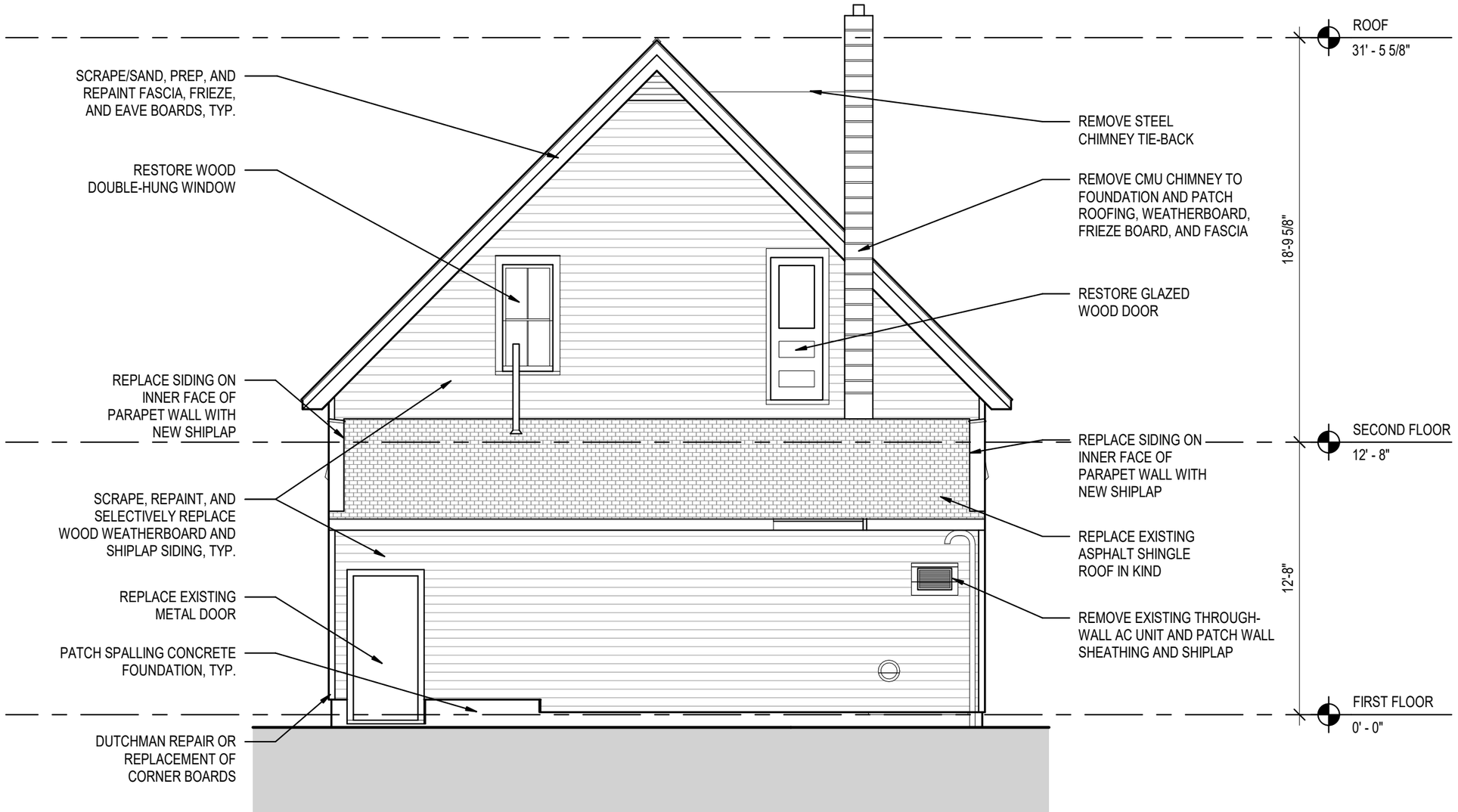


1 / A101 FIRST FLOOR PLAN RESTORATION NOTES

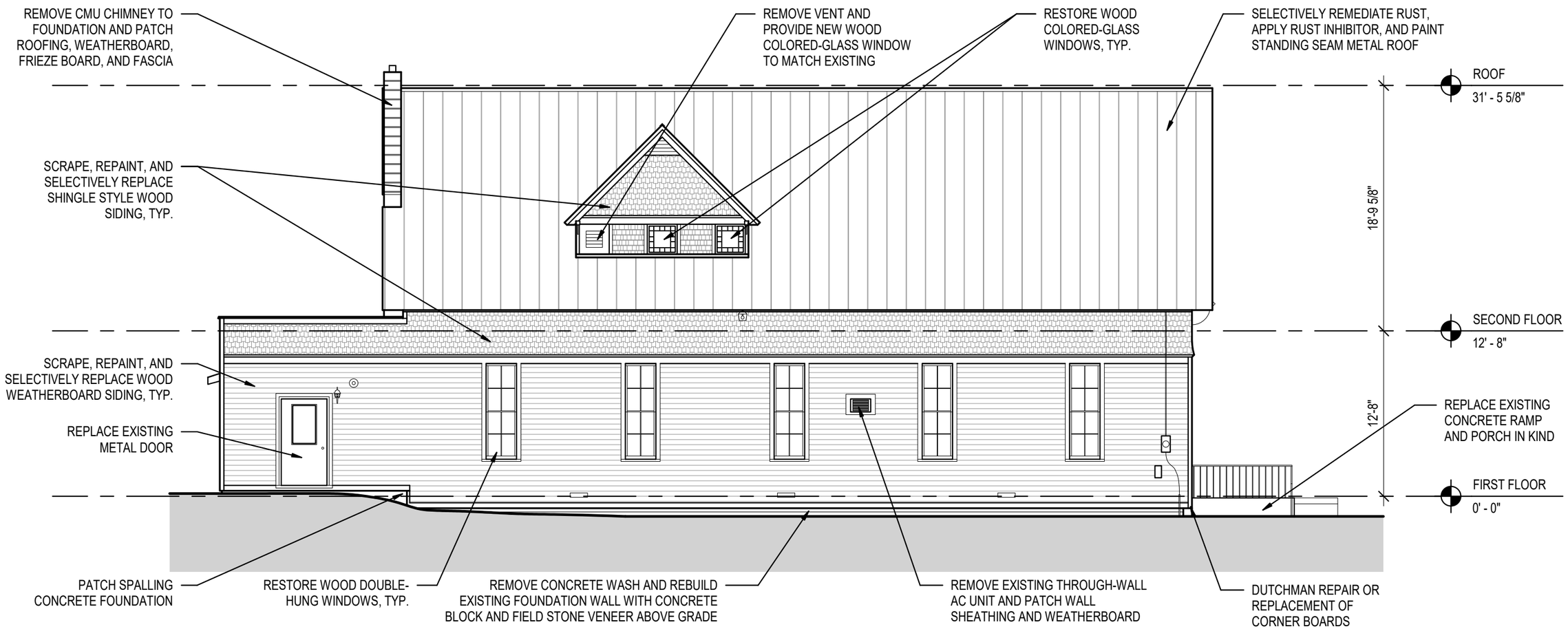
3/16" = 1'-0"



1 / A102 SECOND FLOOR PLAN RESTORATION NOTES
3/16" = 1'-0"

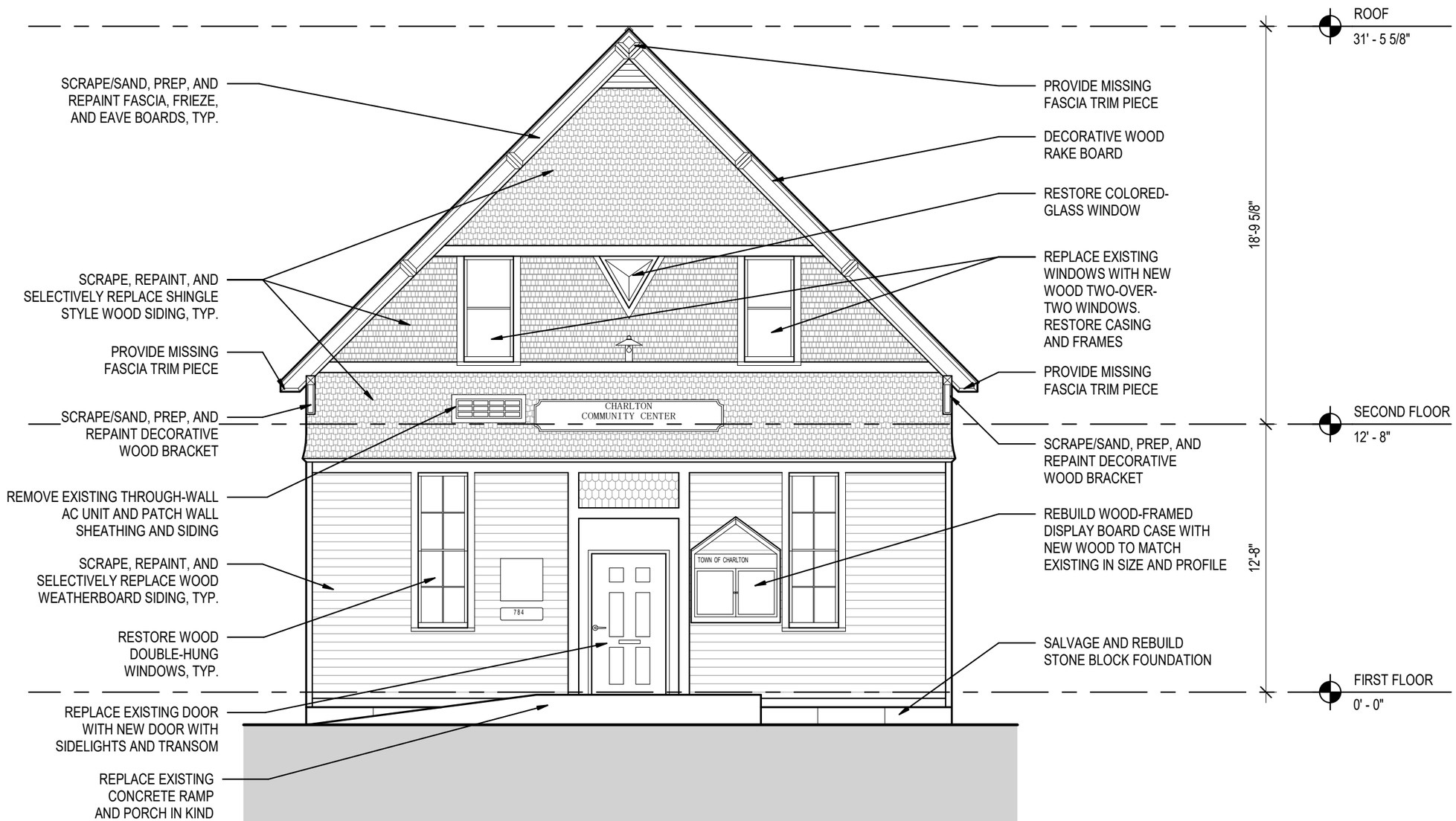


1 / A201 NORTH ELEVATION RESTORATION NOTES
3/16" = 1'-0"

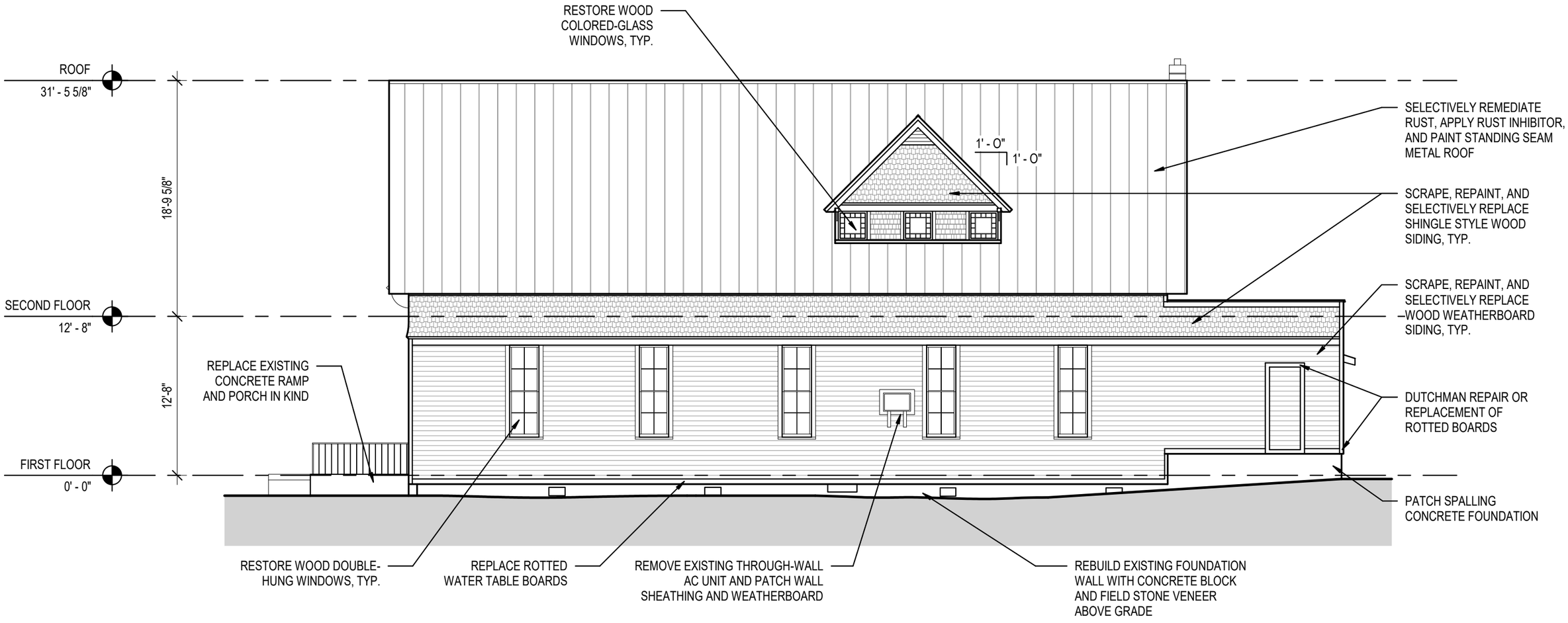


1 / A202 WEST ELEVATION RESTORATION NOTES

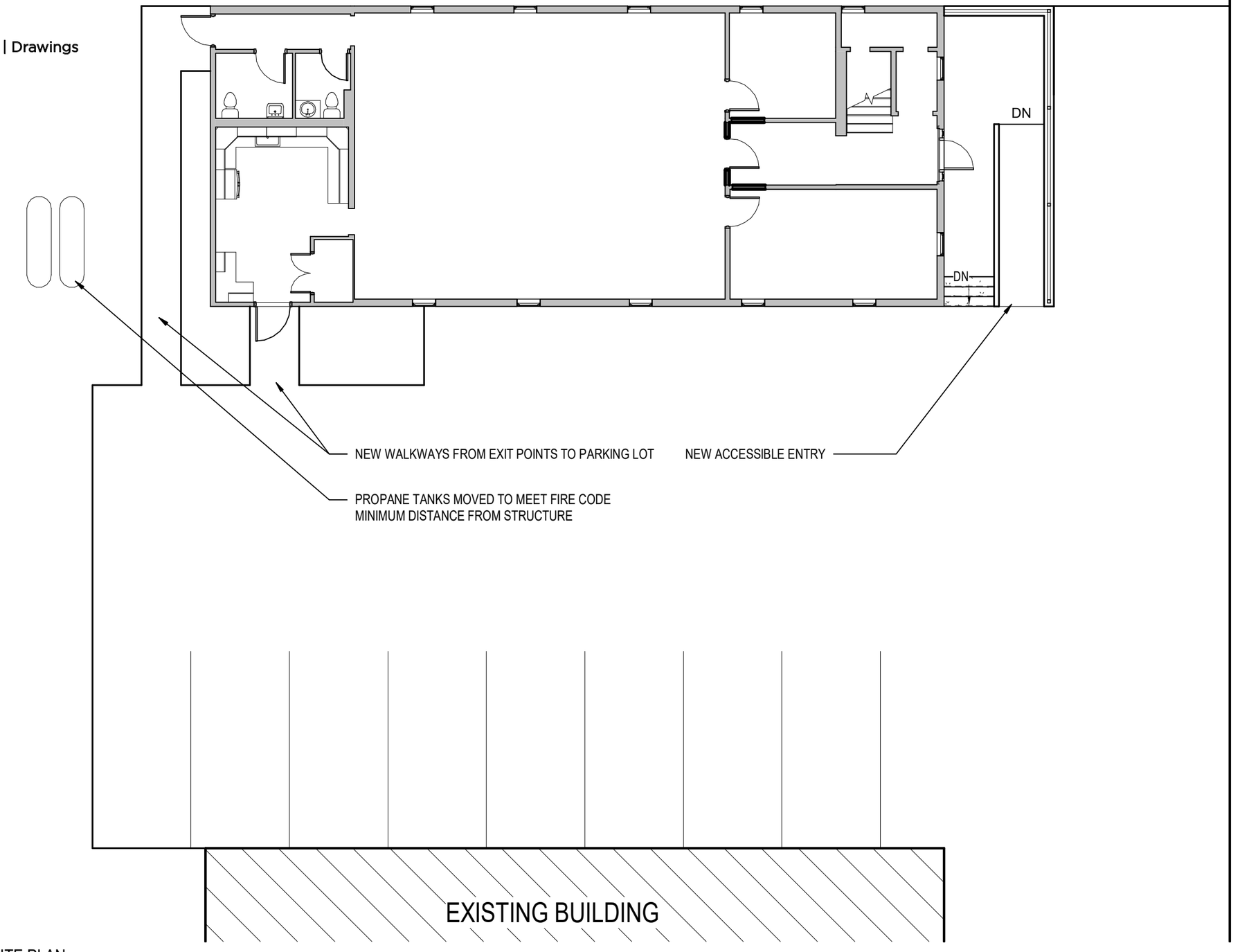
1/8" = 1'-0"



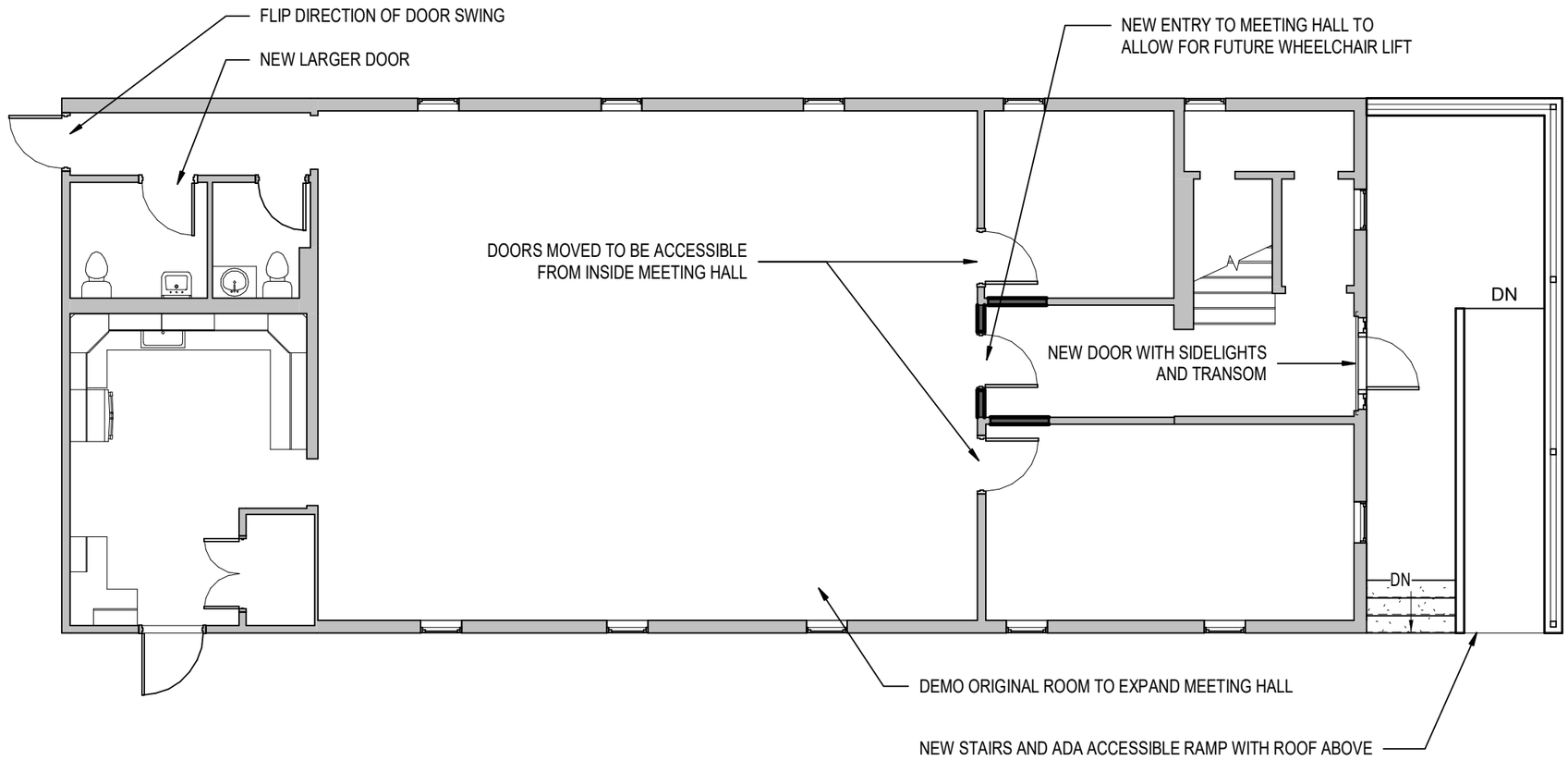
1 / A203 SOUTH ELEVATION RESTORATION NOTES
3/16" = 1'-0"



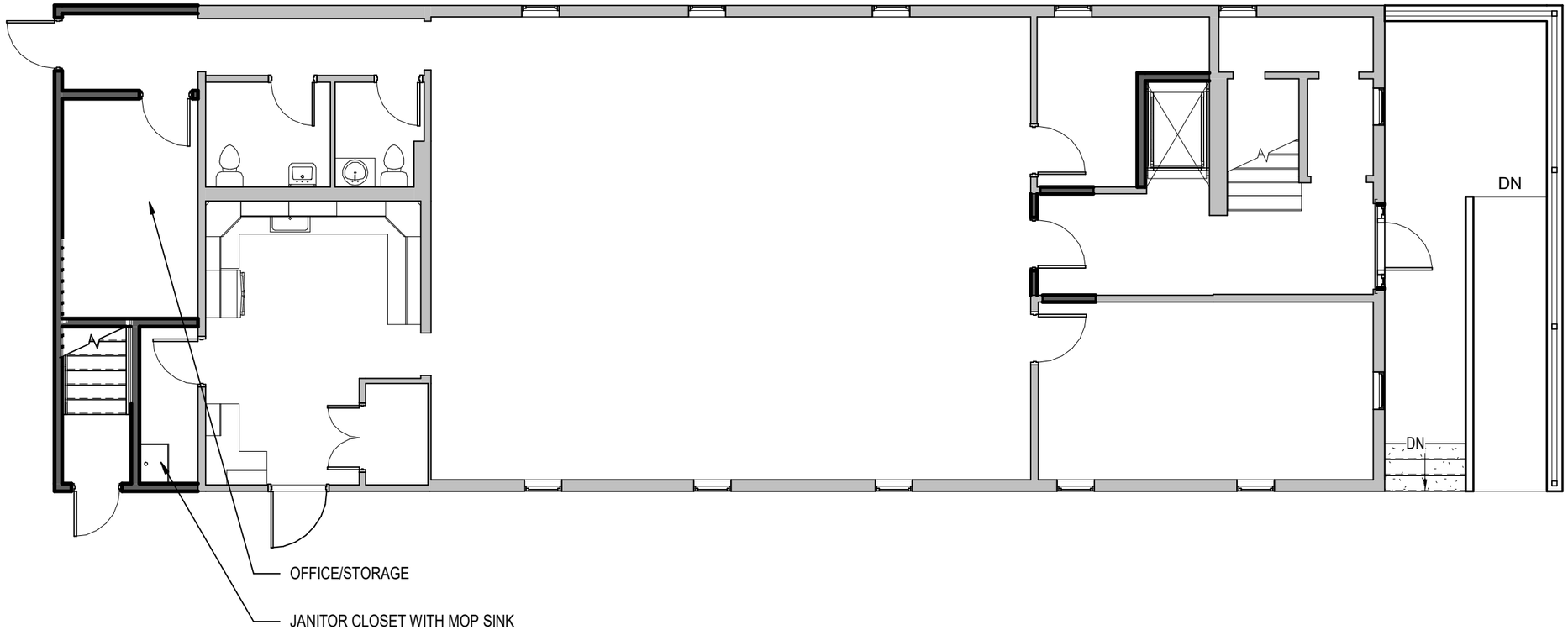
1 / A204 EAST ELEVATION RESTORATION NOTES
1/8" = 1'-0"



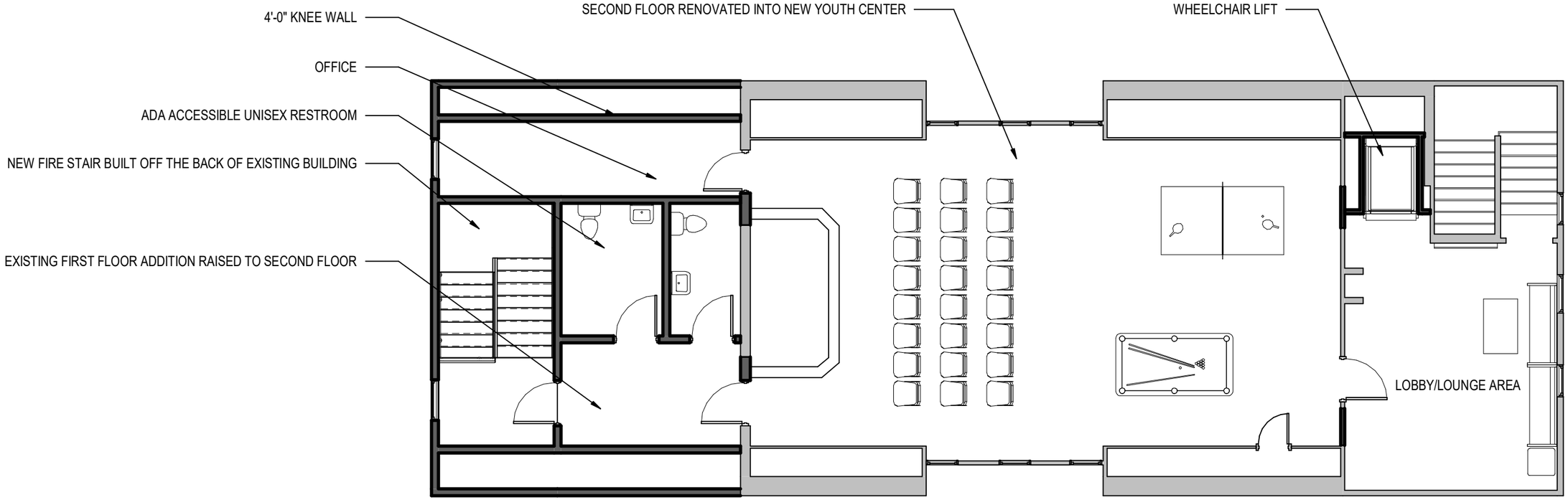
1 / A100 00.5 - SITE PLAN
3/32" = 1'-0"



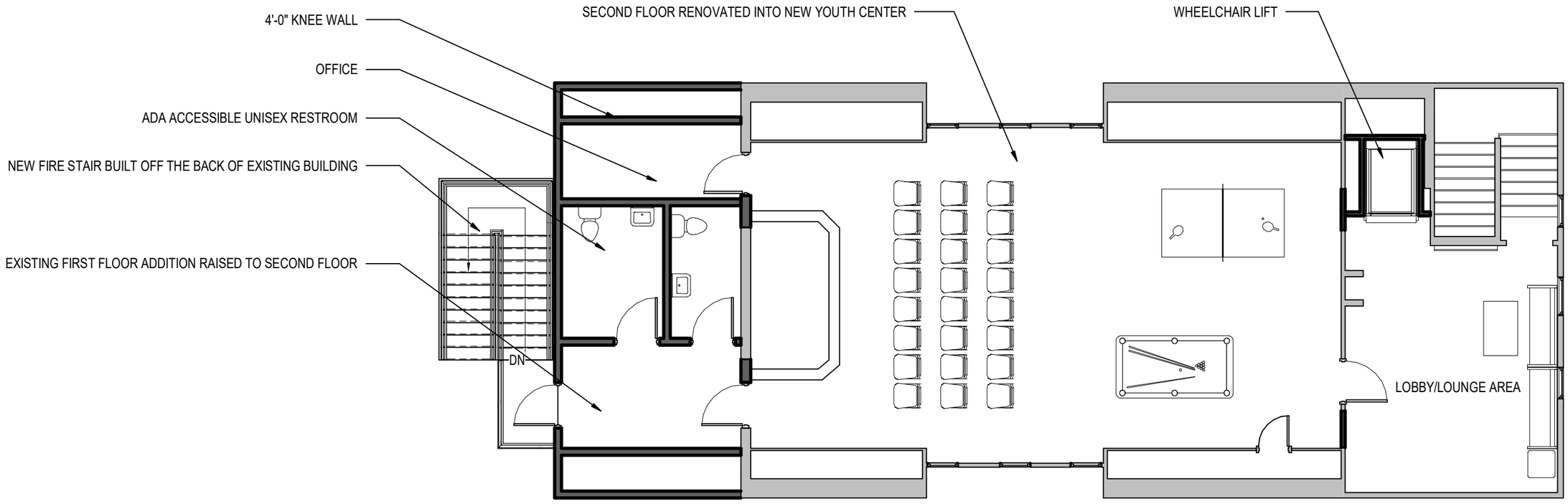
1 / A101 01 - FIRST FLOOR PLAN - PRIORITY 1
1/8" = 1'-0"



1 / A102 01 - FIRST FLOOR PLAN - PRIORITY 2
1/8" = 1'-0"

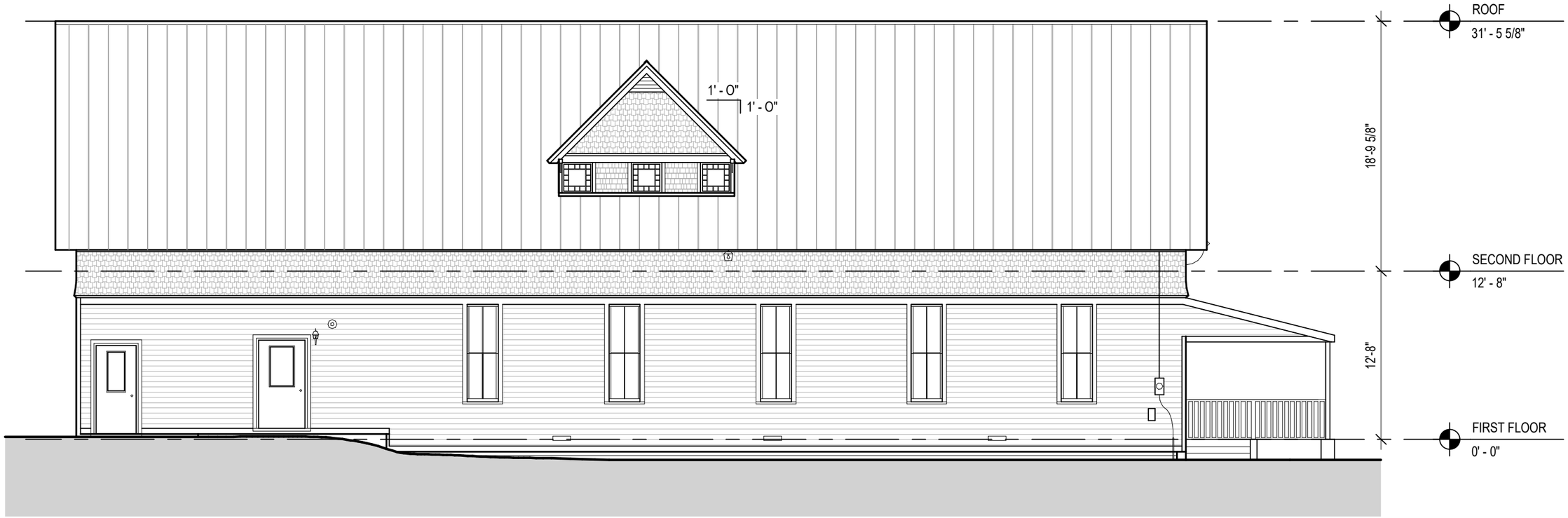


1 / A103 02 - SECOND FLOOR PLAN - INTERNAL STAIR
1/8" = 1'-0"



1 / A104 02 - SECOND FLOOR PLAN - EXTERNAL STAIR
1/8" = 1'-0"

1 / A201 SOUTH ELEVATION NEW
3/16" = 1'-0"



1 A202 WEST ELEVATION NEW
1/8" = 1'-0"

APPENDIX C | Cost Estimate

CHARLTON COMMUNITY CENTER

CHARLTON, NEW YORK

CONDITIONS ASSESSMENT BUDGET

THALER REILLY WILSON

ESTIMATE PREPARED BY:

danda inc.

CONSTRUCTION COST CONSULTANT

DECEMBER 7, 2023 UPDATE

CHARLTON COMMUNITY CENTER

CONDITIONS ASSESSMENT BUDGET

THALER REILLY WILSON

LIST OF DOCUMENTS

DECEMBER 7, 2023 UPDATE

CONDITIONS ASSESSMENT REPORT	JUNE 30, 2023
UPDATED TREATMENT RECOMMENDATIONS	JULY 11, 2023

CHARLTON COMMUNITY CENTER

CONDITIONS ASSESSMENT BUDGET

THALER REILLY WILSON

LIST OF ASSUMPTIONS

DECEMBER 7, 2023 UPDATE

PRICING BASED UPON CURRENT SARATOGA COUNTY NEW YORK STATE DEPARTMENT OF LABOR PREVAILING WAGES RATES, FRINGES, BENEFITS, PAYROLL TAXES; MARKET PLACE MATERIAL PRICING AND RENTAL COSTS FOR EQUIPMENT INCLUSIVE OF TRADE CONTRACTORS OH&P

WE HAVE INCLUDED ESCATION FOR ONE CALENDER YEAR FROM CURRENT 3RD QUARTER 2023 TO 3RD QUATER OF 2024

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #1 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1		**A top priority is to repair the foundation of the building by eliminating mold and water infiltration**					
2	**1**	Jack up building and remove first-floor framing, subfloor, and maple finish floor from front door back to rear addition.					**$70,891**
3		Jack up building	1	LSA	$50,000.00	$50,000	
4		Remove first-floor framing, subfloor, and maple finish floor from front door back to rear addition.	2,270	SF	$9.20	$20,891	
5							
6	**2**	Remove rubble stone from crawl space, wood sill at base of exterior walls, and approximately lower 12" of wood studs. Remove stone foundations on south and west elevations and CMU foundation on east elevation. Remove poured concrete wash along west wall.					**$60,111**
7		Remove rubble stone from crawl space, wood sill at base of exterior walls, and approximately lower 12" of wood studs.	213	LF	$136.70	$29,117	
8		Remove stone foundations on south and west elevations	106	LF	$119.70	$12,688	
9		Remove CMU foundation on east elevation.	75	LF	$122.00	$9,150	
10		Remove poured concrete wash along west wall.	1	LS	$9,156.00	$9,156	
11							
12	**3**	Provide new concrete foundation walls with stone shelf (can rework existing stone to show above grade) on north, east, and west sides of original structure.	181	LF	$272.30	$49,287	**$49,287**
13							
14	**5**	Provide new sill plates at exterior walls, extend studs, and add sister studs	213	LF	$82.00	$17,466	**$17,466**
15							
16	**7**	Option 2 : Fill crawl space with structural fill, add a vapor barrier, 6" of crushed stone, a 5" reinforced concrete slab, and 2x4 wood sleepers spaced 16" OC with subfloor and oak strip flooring, and provide rigid insulation at the interior of exterior foundation walls.					**$98,347**
17		Fill crawl space with structural fill of 6" of crushed stone	85	TN	$81.50	$6,938	
18		Add a vapor barrier	2,611	SF	$0.50	$1,293	
19		Install a 5" reinforced concrete slab	2,270	SF	$12.70	$28,828	
20		Install 2x4 wood sleepers spaced 16" OC with subfloor	2,270	SF	$12.40	$28,140	
21		Insatll oak strip flooring,	2,270	SF	$12.50	$28,375	
22		Provide rigid insulation at the interior of exterior foundation walls.	852	SF	$5.60	$4,772	
23							
24		**Another top priority is to repair the building envelope to eliminate water infiltration causing rot and mold and to make it more energy efficient.**					
25	**8**	Replace approximately 260 linear feet of wooden weatherboard and shiplap siding. Scrape/sand, prep, and repaint remaining siding					**$8,534**
26		Replace approximately 260 linear feet of wooden weatherboard and shiplap siding.	260	LF	$9.00	$2,340	
27		Scrape/sand, prep, and repaint remaining siding	3,260	SF	$1.90	$6,194	
28							
29	**9**	Remove three through-wall AC units and patch sheathing and siding	1	LS	$1,323.00	ALTERNATE #1	-
30							
31	**10**	Replace approximately 50 deteriorated or missing wooden siding shingles. Scrape/sand, prep, and repaint remaining shingles					**$2,050**
32		Replace approximately 50 deteriorated or missing wooden siding shingles.	50	SF	$23.30	$1,165	
33		Scrape/sand, prep, and repaint remaining shingles	466	SF	$1.90	$885	
34							

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #1 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
35	**11**	Remove all fiber board siding from the inner faces of the two parapet walls extending above the roof line of the shed roof of the rear addition and provide new wooden shiplap siding to match existing.					**$2,010**
36		Remove all fiber board siding from the inner faces of the two parapet walls extending above the roof line of the shed roof of the rear addition	2	EA	$588.00	$1,176	
37		Provide new wooden shiplap siding to match existing.	1	LS	$582.00	$582	
38		Paint	1	LS	$252.00	$252	
39							
40	**12**	Replace approximately eight (8) linear feet of corner boards, 15 linear feet of fascia trim boards, and 78 linear feet of water table boards. Scrape/sand, prep, and repaint all other wooden trim elements and all eaves and exposed rafter ends.					**$3,862**
41		Replace approximately eight (8) linear feet of corner boards	8	LF	$18.20	$146	
42		Replace approximately 15 linear feet of fascia trim boards	15	LF	$18.20	$273	
43		Re[place approximately 78 linear feet of water table boards.	78	LF	$18.20	$1,420	
44		Scrape/sand, prep, and repaint all other wooden trim elements and all eaves and exposed rafter ends.	213	LF	$9.50	$2,024	
45							
46	**14**	Restore all first-floor windows. Replace approximately eight (8) broken glass panes and four (4) rotted wooden sills. Provide any missing muntins. Remove and replace 100% of glazing putty on all windows. Apply consolidant and wood filler as needed to rotting/cracking wood elements. Scrape/sand, prep, and repaint.					**$25,526**
47		Restore all first-floor windows. Remove and replace 100% of glazing putty on all windows. Apply consolidant and wood filler as needed to rotting/cracking wood elements.	11	EA	$1,560.00	$17,160	
48		Replace approximately eight (8) broken glass panes	8	EA	$132.00	$1,056	
49		Replace approximately four (4) rotted wooden sills.	4	EA	$388.00	$1,552	
50		Provide any missing muntins.	1	LSA	$1,600.00	$1,600	
51		Scrape/sand, prep, and repaint.	11	EA	$378.00	$4,158	
52							
53	**17**	Restore one triangular colored-glass window. Replace one cracked glass pane in kind and provide new glazing putty for all joints. Scrape/sand, prep, and repaint.					**$2,888**
54		Restore one triangular colored-glass window. Replace one cracked glass pane in kind and provide new glazing putty for all joints.	1	EA	$2,390.00	$2,390	
55		Scrape/sand, prep, and repaint.	1	LS	$498.00	$498	
56							
57	**18**	Restore one second-story north elevation window. Provide missing inner stop and new glazing putty. Apply wood filler and consolidant to repair cracks and water damage. Scrape/sand, prep, and repaint.					**$2,488**
58		Restore one second-story north elevation window. Provide missing inner stop and new glazing putty. Apply wood filler and consolidant to repair cracks and water damage.	1	EA	$1,990.00	$1,990	
59		Scrape/sand, prep, and repaint.	1	LS	$498.00	$498	
60							
61	**19**	Restore five (5) dormer windows. Replace approximately four (4) broken glass panes. Remove and replace 100% of glazing putty on all windows. Apply consolidant and wood filler as needed to rotting/cracking wood elements. Scrape/sand, prep, and repaint. Remove fan and vent from sixth dormer wondow opening and provide new square colored-glass window to match the others in materials, configuration, color and appearance.					**$15,678**
62		Restore five (5) dormer windows. . Remove and replace 100% of glazing putty on all windows. Apply consolidant and wood filler as needed to rotting/cracking wood elements.	5	EA	$1,990.00	$9,950	
63		Replace approximately four (4) broken glass panes.	4	EA	$132.00	$528	
64		. Scrape/sand, prep, and repaint.	5	EA	$498.00	$2,490	

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #1 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
65		Remove fan and vent from sixth dormer wondow opening and provide new square colored-glass window to match the others in materials, configuration, color and appearance.	1	LS	$2,710.00	$2,710	
66							
67	**24**	Provide blown-in or batt insulation in exterior wall cavities of first and second floors and between rafters of roof. Provide new gypsum board on all first-floor wall surfaces up to historic wood ceiling. Provide new gypsum board over lath on all second-floor hall exterior walls and ceilings, and salvage and reinstall all baseboard and window and door casing. Patch existing gypsum board in second-floor front room where removed for insulation installation.					**$20,899**
68		Provide blown-in or batt insulation in exterior wall cavities of first floors	1,620	SF	$3.60	$5,832	
69		Provide new gypsum board on all first-floor wall surfaces up to historic wood ceiling.	2,024	SF	$4.90	$9,915	
70		Salvage and reinstall all window and door casing.	160	LF	$12.40	$1,984	
71		Paint walls	1,600	SF	$1.60	$2,560	
72		Paint trim	380	SF	$1.60	$608	
73							
74		**The following additional high-priority work should be undertaken alongside the foundation and envelope work.**					
75	**25**	Remove existing ramp and porch including iron railing and provide new wood porch with wood balustrade. Steps and a ramp will both terminate at the west end.					**$14,252**
76		Remove existing ramp and porch	1	LS	$3,528.00	$3,528	
77		Remove existing iron railing			INCL ABOVE		
78		Provide new wood porch	300	SF	$21.60	$6,480	
79		Provide new wood balustrade.	41	LF	$58.60	$2,403	
80		Provide new wood ramp rails	19	LF	$58.60	$1,113	
81		Provide new wood Steps and a ramp will both terminate at the west end	4	RSR	$182.00	$728	
82							
83	**26**	Provide concrete sidewalk from rear addition exterior door to parking lot.	220	SF	$21.80	$4,796	**$4,796**
84							
85	**29**	Remove existing partition walls throughout first floor for foundation work. Retain wall with openings and door casings between original building and addition, and walls surrounding and supporting staircase. Provide new wood stud and gypsum board partition walls based on building programming needs.					**$7,783**
86		Remove existing partition walls throughout first floor for foundation work and allow for cutting and patching.	1	LS	$4,700.00	$4,700	
87		Retain wall with openings and door casings between original building and addition, and walls surrounding and supporting staircase.	1	LS	$1,180.00	$1,180	
88		Provide new wood stud and gypsum board partition walls based on building programming needs.	125	SF	$12.00	$1,500	
89		Paint new walls	252	SF	$1.60	$403	
90							
91	**31**	Salvage and/or replace five non-historic doors on first floor.					
92		Salvage five non-historic doors on first floor.	5	EA	$436.50	$2,183	**$2,183**
93							
94	**32**	Provide new door casing on partition walls and new baseboard throughout first floor. New elements shall match the molding profile of the historic elements in the second-floor hall.					**$2,231**
95		Provide new door casing on partition walls . New elements shall match the molding profile of the historic elements in the second-floor hall.	105	LF	$4.50	$473	
96		Provide new baseboard throughout first floor. New elements shall match the molding profile of the historic elements in the second-floor hall.	164	LF	$8.10	$1,328	
97		Paint new casings	269	LF	$1.60	$430	
98							

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #1 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
99	**34**	Remove drop ceiling throughout first floor of original structure. Restore historic wood ceiling by selectively replacing boards that are damaged, reseating dislocated boards, and scraping, priming, and painting entire ceiling.					**$0**
100		Remove drop ceiling throughout first floor of original structure.	2,270	SF	$3.10	ALTERNATE #2	
101		Restore historic wood ceiling by selectively replacing boards that are damaged, reseating dislocated boards.	2,270	SF	$5.20	ALTERNATE #2	
102		Scraping, priming, and painting entire ceiling.	2,270	SF	$1.60	ALTERNATE #2	
103							
104	**35**	Remove non-historic light fixtures throughout the first floor and provide new LED lighting. Provide historically appropriate light fixtures as recommended by architect. Provide new lighting controls per NYS energy code.	2,270	SF	$15.00	ALTERNATE #3	
105							
106	**40**	Provide cooling coil and condensing unit for first floor. Add cooling coil in plenum above the furnace. Condensing unit and coil to be 5 ton.					**$0**
107		Provide cooling coil and condensing unit for first floor. . Condensing unit and coil to be 5 ton.	2,770	SF	$12.00	ALTERNATE #1	
108		Add cooling coil in plenum above the furnace.	1	LS	$3,000.00	ALTERNATE #1	
109							
110	**45**	Upgrade electrical service to a 400 Amp, 120/240V panel with 42 spaces. Increasing the rating of the panel will allow for additional heating and cooling systems and the addition of a lift to access the second floor and provide adequate breaker space for additional circuits. Provide a new conduit from the first floor panel to the second floor to feed a new panel on the second floor if required for a future renovation of the second floor.					**$0**
111		Upgrade electrical service to a 400 Amp, 120/240V panel with 42 spaces. Increasing the rating of the panel will allow for additional heating and cooling systems and the addition of a lift to access the second floor and provide adequate breaker space for additional circuits.	1	LS	$25,000.00	ALTERNATE #4	
112		Provide a new conduit from the first floor panel to the second floor to feed a new panel on the second floor if required for a future renovation of the second floor.	1	LS	$2,000.00	ALTERNATE #4	
113	**46**	Provide new branch circuiting and devices where required for other work. All new wiring will be MC cable or in conduit.	2,770	SF	$7.00	$19,390	**$19,390**
114							
115	**47**	Where NM cable is affected by other work it will be replaced with MC cable.	1	LS	$5,000.00	$5,000.00	**$5,000**
116		SUBTOTAL					**$435,673**
117		GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	21.50%				**$93,670**
118		SUBTOTAL					**$529,342**
119		DESIGN & CONSTRUCTION CONTINGENCY	20.00%				**$105,868**
120		SUBTOTAL					**$635,211**
121		ESCALATION	6.70%				**$42,559**
122		**TOTAL PRIORITY #1 ITEMS**					**$678,000**

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #	DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #1 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
					% ADD MARKUPS	
	ALTERNATES					
1	**ALTERNATE #1:**					**$58,598**
2	Remove three through-wall AC units and patch sheathing and siding	1	LS	$1,323.00	156.0%	$2,064
3	ALTERNATE #1: Provide cooling coil and condensing unit for first floor. Add cooling coil in plenum above the furnace. Condensing unit and coil to be 5 ton.					
4	Provide cooling coil and condensing unit for first floor. . Condensing unit and coil to be 5 ton.	2,770	SF	$12.00	156.0%	$51,854
5	Add cooling coil in plenum above the furnace.	1	LS	$3,000.00	156.0%	$4,680
6						
7	**ALTERNATE #2:** Remove drop ceiling throughout first floor of original structure. Restore historic wood ceiling by selectively replacing boards that are damaged, reseating dislocated boards, and scraping, priming, and painting entire ceiling.					**$35,200**
8	Remove drop ceiling throughout first floor of original structure.	2,270	SF	$3.10	156.0%	$10,972
9	Restore historic wood ceiling by selectively replacing boards that are	2,270	SF	$5.20	156.0%	$18,416
10	Scraping, priming, and painting entire ceiling.	2,270	SF	$1.60	156.0%	$5,811
11						
12	**ALTERNATE #3:** Remove non-historic light fixtures throughout the first floor and provide new LED lighting. Provide historically appropriate light fixtures as recommended by architect. Provide new lighting controls per NYS energy code.	2,270	SF	$15.00	156.0%	**$53,118**
13						
14	**ALTERNATE #4**: Upgrade electrical service to a 400 Amp, 120/240V panel with 42 spaces. Increasing the rating of the panel will allow for additional heating and cooling systems and the addition of a lift to access the second floor and provide adequate breaker space for additional circuits. Provide a new conduit from the first floor panel to the second floor to feed a new panel on the second floor if required for a future renovation of the second floor.					**$42,120**
15	Upgrade electrical service to a 400 Amp, 120/240V panel with 42 spaces. Increasing the rating of the panel will allow for additional heating and cooling systems and the addition of a lift to access the second floor and provide adequate breaker space for additional circuits.	1	LS	$25,000.00	156.0%	$39,000
16	Provide a new conduit from the first floor panel to the second floor to feed a new panel on the second floor if required for a future renovation of the second floor.	1	LS	$2,000.00	156.0%	$3,120
17						
18	**TOTAL: ALTERNATE # 1- 4**					**$189,036**

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #2 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1		**The following recommendations will preserve and restore historic elements and significance and enhance the building's usability and functionality**					
2	**6**	Repair existing poured concrete foundation walls of rear addition by patching delaminated areas	32	LF	$118.20	$3,782	**$3,782**
3							
4	**13**	Rebuild wood-framed display board case with new wood to match existing in size and profile	1	LSA	$5,000.00	$5,000	**$5,000**
5							
6	**15**	Provide new interior storm windows for all windows	21	EA	$950.00	$19,950	**$19,950**
7							
8	**16**	Replace two one-over-one windows at the second floor of the south elevation with new wooden double-hung two-over-two windows matching the second-floor north elevation window in design.	1	EA	$1,710.00	$1,710	**$1,710**
9							
10	**20**	Replace main entrance door with new narrower door with sidelights and transom, to fit within original door opening shown by historic casing. Replace two other first-floor exterior doors in kind.					**$6,453**
11		Replace main entrance door with new narrower door with sidelights and transom, to fit within original door opening shown by historic casing.	1	EA	$2,289.00	$2,289	
12		Replace two other first-floor exterior doors in kind.	2	EA	$2,082.00	$4,164	
13							
14	**21**	Restore second-floor glazed wooden door in north elevation. Tighten separating joints. Remove and replace 100% of glazing putty. Apply consolidant and wood filler as needed to rotting/cracking wood elements. Scrape/sand, prep, and repaint.					**$2,992**
15		Restore second-floor glazed wooden door in north elevation. Tighten separating joints. Remove and replace 100% of glazing putty. Apply consolidant and wood filler as needed to rotting/cracking wood elements.	1	EA	$2,494.00	$2,494	
16		Scrape/sand, prep, and repaint.	1	EA	$498.00	$498	
17							
18	**22**	Replace existing asphalt shingle roof of rear addition in kind.	500	SF	$5.20	$2,602	**$2,602**
19							
20	**23**	Remove CMU chimney and patch weatherboard, roofing, frieze board, and fascia					**$3,041**
21		Remove CMU chimney	1	LS	$2,352.00	$2,352	
22		Patch weatherboard, roofing, frieze board, and fascia	1	LS	$436.50	$437	
23		Paint patched weatherboard, roofing, frieze board, and fascia	1	LS	$252.00	$252	
24							
25	**24**	Provide blown-in or batt insulation in exterior wall cavities of first and second floors and between rafters of roof. Provide new gypsum board on all first-floor wall surfaces up to historic wood ceiling. Provide new gypsum board over lath on all second-floor hall exterior walls and ceilings, and salvage and reinstall all baseboard and window and door casing. Patch existing gypsum board in second-floor front room where removed for insulation installation.					**$29,292**
26		Provide blown-in or batt insulation in exterior wall cavities of first and second floors	1,620	SF	$3.60	$5,832	
27		Provide blown-in or batt insulation between rafters of roof.	2,760	SF	$3.60	$9,936	
28		Provide new gypsum board over lath on all second-floor hall exterior walls and ceilings,	1,070	SF	$6.40	$6,848	
29		Salvage and reinstall all baseboard	176	LF	$12.40	$2,182	
30		Salvage and reinstall all window and door casing.	280	LF	$12.40	$3,472	
31		Patch existing gypsum board in second-floor front room where removed for insulation installation.	250	SFA	$3.60	$900	
32		Paint trim	76	SF	$1.60	$122	
33							

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #2 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
34	**27**	Selectively remove rust from corroded spots of metal roofing, then apply rust inhibitor and repaint	600	SFA	$10.10	$6,060	**$6,060**
35							
36	**28**	Provide new gutters along east and west eaves with downspouts to new drainage					**$3,243**
37		Provide new gutters along east and west eaves	150	LF	$17.30	$2,595	
38		Provide newdownspouts to new drainage	4	EA	$162.00	$648	
39							
40	**30**	Remove and salvage wood-framed quilt display for reinstallation	1	LSA	$588.00	$588	**$588**
41							
42	**33**	Provide window casing at tops (approximately 1'5") of first-floor windows where historic casing was removed to accommodate drop ceiling. New casing shall match existing in profile and molding.					**$1,164**
43		Provide window casing at tops (approximately 1'5") of first-floor windows where historic casing was removed to accommodate drop ceiling. New casing shall match existing in profile and molding.	120	LF	$8.10	$972	
44		Paint new casings	120	SF	$1.60	$192	
45							
46	**36**	Replace all tiles in the kitchen drop ceiling with new tiles, repairing any damage to exposed grid					**$4,008**
47		Replace all tiles in the kitchen drop ceiling with new tiles	240	SF	$11.80	$2,832	
48		Repairing any damage to exposed grid	240	SF	$4.90	$1,176	
49							
50	**37**	Retain gypsum board ceilings in restroom area and in front room of second floor	1	LS	$1,164.00	$1,164	**$1,164**
51							
52	**38**	Replace existing painted VCT tile flooring in restroom area with new luxury vinyl tile flooring. Restore existing tile flooring in kitchen by replacing damaged tiles and cleaning all tiles.					**$3,618**
53		Replace existing painted VCT tile flooring in restroom area with new luxury vinyl tile flooring.			INCL. WITH #39		
54		Restore existing tile flooring in kitchen by replacing damaged tiles and cleaning all tiles.	235	SF	$15.40	$3,618	
55							
56	**39**	Renovate restroom area to remove closet and create two restrooms. Make one restroom ADA compliant including fixtures. Provide exhaust in all restrooms.					**$41,222**
57		Demolitionm of restroom area to remove closet and create two restrooms	83	SF	$28.40	$2,357	
58		Renovate restroom area to create two restrooms.	83	SF	$105.60	$8,765	
59		Make one restroom ADA compliant toilet accessories	2	EA	$1,050.00	$2,100	
60		Make one restroom ADA compliant including fixtures.	4	FIX	$4,500.00	$18,000	
61		Provide exhaust in all restrooms.	2	EA	$2,500.00	$5,000	
62		Lighting and power to restroom	2	EA	$2,500.00	$5,000	
63							
64	**41**	Provide energy recovery unit sized for 650 CFM for mechanical ventilation into the space	1	LS	$15,000.00	$15,000	**$15,000**
65							
66	**42**	Route the supply duct down through the floor. Provide floor grilles for the supply air. Provide a wall muted return grill in the wall of the furnace close for return air.	1	LS	$30,000.00	$30,000	**$30,000**
67							
68	**43**	Provide electric unit heaters for heat on the second floor	1,840	SF	$10.00	$18,400	**$18,400**
69							
70	**44**	Provide new fire alarm panel, pull stations, notification devices and smoke detectors as required by NFPA 72 throughout the first and second floors.	4,610	SF	$8.00	$36,880	**$36,880**
71							
72	**48**	Sand and refinish oak flooring and wooden boards of raised platforms in main hall of second floor. Replace a few boards with large cracks. Retain carpeted flooring in front room of second floor.					**$2,366**
73		Sand and refinish oak flooring and wooden boards of raised platforms in main hall of second floor.	1	LS	$1,008.00	$1,008.00	
74		Replace a few boards with large cracks.	1	LS	$776.00	$776.00	

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #2 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
75		Retain carpeted flooring in front room of second floor.	1	LS	$582.00	$582.00	
76							
77	**49**	Provide new baseboard and window and door casing in front room of second floor to match molding profiles of existing historic baseboard and casing in second-floor hall.					**$1,038**
78		Provide new baseboard and window and door casing in front room of second floor to match molding profiles of existing historic baseboard and casing in second-floor hall.	107	LF	$8.10	$866.70	
79		Paint new baseboard and window and door casing	107	LF	$1.60	$171.20	
80							
81	**50**	Retain four historic wood doors on second floor. Restore the door with glass panels by replacing glass panels with wood panels, tightening joints, and repainting. Relocate the door in the east half of the south wall of the hall to the west half of the wall.					**$5,960**
82		Retain four historic wood doors on second floor. Restore the door with glass panels by replacing glass panels with wood panels, tightening joints, and repainting.	4	EA	$1,056.00	$4,224.00	
83		Repainting.	4	EA	$252.00	$1,008.00	
84		Relocate the door in the east half of the south wall of the hall to the west half of the wall.	1	EA	$728.00	$728.00	
85							
86	**51**	Restore staircase by applying wood filler as needed and repainting treads and risers. Provide new continuous wood handrail.					**$4,015**
87		Restore staircase by applying wood filler as needed.	1	LS	$2,328.00	$2,328.00	
88		Provide new continuous wood handrail.	22	LF	$52.90	$1,163.78	
89		Repainting treads and risers.	16	EA	$32.70	$523.12	
90							
91	**52**	Patch and repaint plaster on south (interior) wall of second-floor hall. Provide new chair rail and head rail on west, north, and east walls to match existing rails on south wall.					**$3,691**
92		Patch plaster on south (interior) wall of second-floor hall.	336	SF	$7.00	$2,352.00	
93							
94		Provide new chair rail and head rail on west, north, and east walls to match existing rails on south wall.	138	LF	$8.10	$1,117.80	
95		Paint new chair rail and head rail on west, north, and east walls to match existing rails on south wall.	138	LF	$1.60	$220.80	
96							
97	**53**	Remove non-historic light fixtures throughout the second floor and provide new LED lighting. Provide historically appropriate light fixtures as recommended by architect. Provide new lighting controls per NYS energy code.	1,840	SF	$15.00	$27,600	**$27,600**
98							
99	**54**	Provide cooling and heating system for second-floor hall. The system to be a split system, propane fired heat, with 4 ton cooling coil and condensing unit. Provide ductwork on second floor.	1,840	SF	$20.00	$36,800	**$36,800**
100							
101	**55**	Provide 405 CFM heat recovery ventilator to provide mechanical ventilation into the second floor.	1	LS	$12,000.00	$12,000	**$12,000**
102							
103	**56**	Provide new branch circuiting and devices where required for other work. All new wiring will be MC cable or in conduit	1,840	SF	$8.00	$14,720	**$14,720**
104							
105	**57**	Create second-story addition above existing rear addition to provide support space and additional restrooms for second-floor assembly functions.	695	SF	$318.60	$221,427.00	**$221,427**

CHARLTON COMMUNITY CENTER

THALER REILLY WILSON

DECEMBER 7, 2023 UPDATE

LINE #		DESCRIPTION	CONDITIONS ASSESSMENT BUDGET PRIORITY #2 QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
106							
107	**58**	If second-story addition is added, extend gable roof above new addition with new sheet metal to match existing. Optionally, remove entire sheet metal roof and install new grey slate roof to match historic slate roof, slates to be 16”x9”x3/16” with a 7” exposure.					**$46,758**
108		Extend gable roof above new addition with new sheet metal to match existing.	924	SF	$21.10	$19,495.44	
109		Optionally, remove entire sheet metal roof and install new grey slate roof to match historic slate roof, slates to be 16”x9”x3/16” with a 7” exposure.	924	SF	$29.50	$27,262.20	
110							
111	**59**	Provide secondary means of egress from the second floor by providing an external staircase attached to the northwest corner of the rear addition. Optionally, extend rear addition to enclose staircase, also providing additional space at northwest corner on both floors.	150	SF	$227.10	$34,065.00	**$34,065**
112							
113	**60**	Provide a lift along the east wall in what is currently the exercise room to make the second floor accessible and ADA compliant					**$52,100**
114		Provide a lift along the east wall	1	LS	$36,800.00	$36,800.00	
115		Modify at east wall in what is currently the exercise room to make the second floor accessible and ADA compliant	1	LS	$15,300.00	$15,300.00	
116							
117	**61**	Provide power to new lift.	1	LS	$4,000.00	$4,000.00	$4,000
118		SUBTOTAL					**$702,708**
119		GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	21.50%				**$151,082**
120		SUBTOTAL					**$853,790**
121		DESIGN & CONSTRUCTION CONTINGENCY	20.00%				**$170,758**
122		SUBTOTAL					**$1,024,548**
123		ESCALATION	6.70%				**$68,645**
124		**TOTAL PRIORITY #2**					**$1,093,000**