
Winhall, Vermont

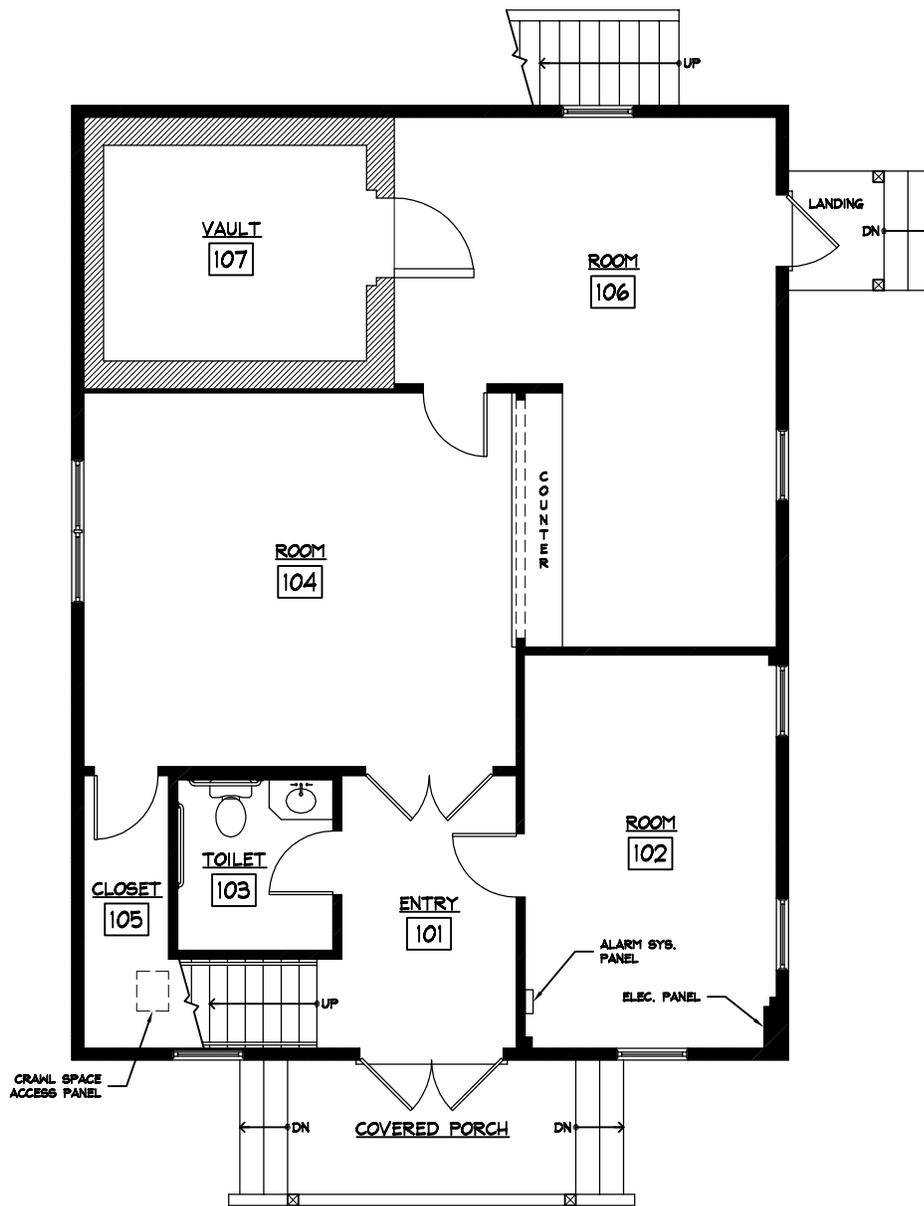
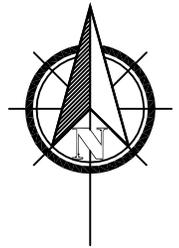
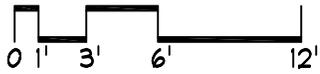
3 River Road

A Building Condition Assessment Report
and
A Community Center Cost Estimate with
Conceptual Designs



Prepared By: Cotton Belaski Architectural Services
598 Route 30 Newfane, Vermont 05345
802-365-7277

GRAPHIC SCALE



EXISTING FIRST FLOOR PLAN

DATE: 2/27/2015

DR. BY: ETC

CHK'D BY: DC, PB

SCALE: 1/8" = 1'-0"

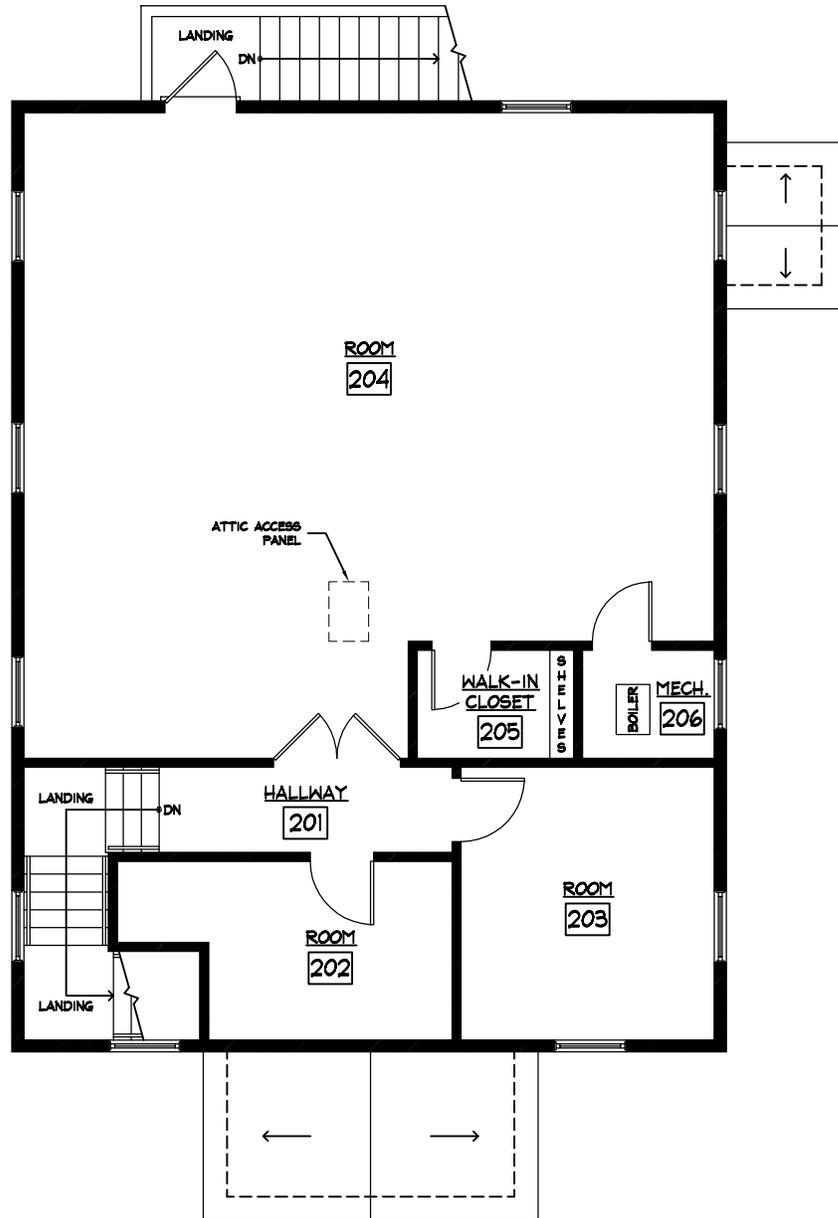
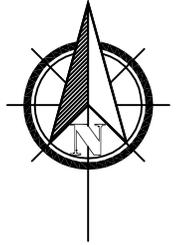
OLD TOWN HALL

3 RIVER ROAD, WINHALL, VT

PREPARED BY:

COTTON-BELASKI ARCHITECTURAL SERVICES, NEWFANE, VT

GRAPHIC SCALE



EXISTING SECOND FLOOR PLAN

DATE: 2/27/2015

DR. BY: ETC

CHK'D BY: DC, PB

SCALE: 1/8" = 1'-0"

OLD TOWN HALL
3 RIVER ROAD, WINHALL, VT

PREPARED BY:
COTTON-BELASKI ARCHITECTURAL SERVICES, NEWFANE, VT

Introduction:

Welcome to your report about the conditions and possible uses of the building that used to house the Winhall Town Hall.

The Town of Winhall wanted to know the estimated cost of rehabilitating the building to create a community center.

According to the Vermont State Fire Regulations, your Community Center would be classified as: A-3, Assembly Use.

Your community center would require **full accessibility** to the first and second floors of the building.

This would be in accordance with the State requirements and the 2010 ADA Standards for Accessible Design.

In order to determine the estimated costs to create a community center, our architectural firm's first step was to assess the **existing condition** of all elements of the building.

We then designed **conceptual plans** that would fit the use of a community center and meet local and state codes.

For example, uses for your Community Center might be:

- a location for after school programs,
- continuation of the Nearing Museum,
- yoga, tai chi, or other stretching classes
- rental space for small gatherings and seminars

It was from these conceptual plans that we then produced **estimated costs** for the Community Center project.

Additionally, we incorporated the Town's wishes to:

- have a new poured concrete foundation installed
- fix any repairs that are needed
- modernize the mechanical systems as needed
- improve the building's energy efficiency

Listed below are the categories of the rehabilitation project listed **in order of greatest cost to accomplish**. We chose this order so the worst news was delivered first.

Foundation:

The existing foundation is mortared stone with a crawl space of 18” - 30” clearance. Light is visible through parts of the wall, and therefore the space is not entirely weather tight.

The crawl space floor is dirt, though some polyethylene has been laid down. There is still dampness in the space that appears to have contributed to some structural deterioration of the wood framing.

There are a number of randomly spaced wood posts scattered through-out the space to shore up first floor framing and support bearing transferred from the second floor.

Rigid insulation has been applied to the underside of the floor framing that conceals close inspection of the floor framing members, however there does appear to be some deterioration of the framing, possibly caused by exposure to moisture from the crawl space over the life of the building.





It appears the rigid insulation was installed rather loosely or has worked loose over time. Unfortunately, this type of insulation must be installed firmly and continuously with no gaps to be effective, thus the insulation is ineffective.

A new foundation would increase energy efficiency, allow inspection and repair of the framing, provide a code required fire-rated mechanical space, as well as storage space, and provide a

sound support and stability for the building.

Accessibility to the Community Center:

The ADA Standards prefer that an accessible entrance be provided at the primary entrance of a building.

This could be provided with a ramp running east to west at the front of the building providing access to a landing just west of the existing front door porch.

Replacing the front doors with a single door and sidelight windows could provide additional light within the entryway and meet ADA requirements. The east side of the porch would continue to have stairs for access.

Inside the building, the existing bathroom would need to be slightly reconfigured with the installation of new fixtures with clearances meeting the 2010 ADA Standards.

To provide ADA compliant access to the second floor, a waiver from the State would be pursued for the installation of a LULA (Limited Use Limited Access) lift in lieu of the installation of a full service commercial elevator.

For ADA compliance, most of the interior doors will need to be replaced with 3'-0" wide doors.

Second Floor Exterior Stair:

Currently, there is an exterior uncovered egress stair from the second floor. Vermont Life Safety code requires these stairs be covered to minimize rain, snow, and ice accumulation.

Regulations require a maximum riser height of 7" and minimum tread width of 11" with an ADA compliant tread nosing as well as a closed riser. The existing stair does not meet these requirements and should be replaced with a stair meeting life safety code and ADA requirements.

Mechanical:

The existing propane boiler is located on the second floor in an open closet. The boiler provides hot water for the perimeter baseboard radiation on both floors. It should be noted that on the first floor this radiation piping is exposed and poorly fastened, presumably to avoid dropping into the crawl space.

Upon inspection, this boiler is very near the end of its useful life. The current installation of this heating system does not meet current State requirements for of a fire-rated room provided with clearances, limited area sprinkler, and combustion air.

With a new foundation, this could easily be provided in the basement, away from any occupied areas.

While there is no current air conditioning, now would be the time to consider the installation of mini-split air conditioning units for some of the spaces for comfortable summer use.



Electrical:



The existing 200 Amp electrical system is reasonably up to date. However, the renovations to the toilet room, removal of the vault, interior changes, and a new foundation with access stair will require new electrical work.

With a new basement, it is logical that the building's electrical panel would be relocated to this area. Also, depending on the final layout of the first floor, some lighting changes should also be expected.

These renovations will also require modification to the existing fire alarm system.

Attic:

The existing attic is framed with four kingpost trusses with rough cut 2"x 8" purlin rafters and rough cut 2"x8" ceiling joists

between. Additionally, there is a cupola (approx. 8' x 8') framed above.

The space between the ceiling joists is filled with fiberglass batt insulation. On top of the ceiling joists, there are additional 8" batts of fiberglass insulation loosely lain.

There is a small gable end ventilation louver located at each gable.

From the outside there appear to be some significant ice dams. We believe that removal of the top layer of

batt insulation, and installation of 8"-12" of cellulose insulation would form a more continuous insulation layer. Also, verifying the correct attic ventilation with any necessary adjustments would increase the energy efficiency and help prolong the life of any roofing.



Roofing:

With the current snow cover we could not discern the condition of the existing roof.

Carpentry / Sheetrock / Painting:

There will, undoubtedly, be areas which will require carpentry, new sheetrock, and painting throughout the entire building.

New walls, re-framing for wider doors, structural issues, installation of a LULA lift, and exterior roofs over new exit doors are some of the areas affected.



Flooring:

The first floor seems to have had plywood placed over the original strip wood flooring.

Carpet has been installed throughout the first floor with the exception being linoleum at the entry and toilet room. The existing carpet and vinyl flooring should be replaced with new durable, inexpensive and tasteful flooring material.

The Second Floor has the original strip flooring. This flooring should remain and be re-finished.



Vault:

The existing vault, located in the northwest corner of the first floor, is constructed of masonry block walls and a concrete floor and ceiling.



The concrete floor was placed approximately 3" above the main floor.

This level change would make this space non-compliant with ADA requirements. In the crawl space (below the vault) there are rough concrete foundation walls used to support the vault's structure.



Due to the ADA non-compliance, lack of natural light and ventilation and the uncomfortable acoustic resonance in the space we recommend the vault and supporting concrete walls be demolished and removed to allow for best future use.

It may be possible to sell the Mosler vault door.

Windows:

The existing first and second floor windows are wood Andersen insulated glass units with snap in muntin bars that appear to be approximately 40 years old.

At that age, it is likely that these units will start requiring ongoing maintenance.

There is some staining around some of these units that was likely caused by leakage or condensation. These units could be replaced with insulated Lo-E with argon gas vinyl units for greater energy efficiency and to minimize future maintenance.

Water Well:

This building has a limited water usage based on it's one bathroom. Water for this building is supplied from a neighbor's well.

If the well pump fails, who is financially responsible for the repair and/or replacement?

If the electricity is lost at the neighbor's property, is the Community Center's pump powered by the Community Center?

It is recommended that an agreement is formalized with this neighbor to continue to supply water for the building, indefinitely.

Long range planning may want to include a new well. Any sale of the property may need to include an exact agreement for the building's water supply.

Septic:

The existing septic system (leach field) is assumed to be located under the parking lot.

If the system ever fails the State would require a new system design submitted for approval. This may affect the parking lot.

An investigation of the size and location of the leach field could be required if the building is ever sold.

Parking Lot:

The current parking area is adequate for approximately 12 to 14 cars.

Change of use from Office to Assembly would affect the parking requirements for the building.



Sprague Burbank Farm and Bondville School, 1905, Vaile Collection



Rehabilitation for a Community Center Cost Estimate and Designs

The following **Assessment Cost Estimate** shows renovation categories and estimated costs. **Not found in the estimated cost:** Architecture, Engineering, and Permit Fees will be an estimated 11% of the cost of construction.

New roofing, windows, and air conditioning is itemized, however, not added to the final total, because they are considered optional at this time. Please add an estimated \$42K to the total if these elected upgrades are to be factored into the costs.

Following the estimate are plans depicting these renovations. For use of the first floor, we have included two plan design options.

Building size: 30' x 40' (1,200 sq. ft) Two Story = 2,400 sq. ft
Current assessed value: \$260K;
Appraised Value: \$160K

Foundation/Basement

- Jack Building and Support Existing Building
- Excavate for new Foundation
- Concrete Foundation (8" Walls, 4" Slab)
- Lally Columns and Pads
- Bulkhead
- Basement Windows
- Insulation
- 1 hour rated fire rated ceiling
- Perimeter Drainage
- Backfill / Grading
- Repairs to Existing First Floor Framing (Estimated Cost: \$90K - \$100K)

Stair to Basement

Enclosed with FR door at basement (Estimated Cost \$7K)

LULA Lift

Limited Use Limited Access

Install two-stop Lift

Per State of VT. Accessibility Standards (Estimated Cost: \$35K - \$40K)

Front Entry

Make ADA compliant with new Ramp (Estimated Cost: \$18K)

First Floor Toilet Room

Re-configure for ADA Compliancy

New Fixtures and Accessories

Per 2010 ADA Standards (Estimated Cost: \$8K - \$12K)

Interior Doors

All doors shall be 3'-0" wide per ADA compliancy

(Estimated Cost: \$7K)

Stair to Second Floor

Handrails modifications for code compliance

(Estimated Cost \$2K - \$4K)

Second Floor Exterior Exit Stair

Re-configure layout and make code compliant

Per State of VT Life Safety Code (Estimated Cost: \$10K)

Heating System

New Gas-fired direct vent Boiler in Basement

with Baseboard Radiation (Estimated Cost: \$30K)

Plumbing

New Domestic Hot Water Heater in new basement mechanical room

Existing 2 Gal. HW Heater could be re-used if functioning properly

(Estimated Cost: \$500 – \$1,000)

Electrical System

If up-grade is required, reconfigure as required

(Estimated Cost: \$15K)

Alarm System

If up-grade is required

(Estimated Cost: \$3K - \$5K)

Light Fixtures

New Fixtures (energy star) as required

(Estimated Cost: \$6K)

Air Conditioning –

Optional

Install new AC in selected areas of building

(Estimated Cost: \$10K)

Attic Insulation

Replace existing insulation and access to attic

Install 8” - 12” of cellulose insulation

(Estimated Cost: \$5K)

Roofing

Remove Existing and Replacement

(Estimated Cost: \$20K)

Carpentry –

Misc. re-framing of walls, etc.

(Estimated Cost: \$15K)

Sheetrock

New sheetrock at new and disturbed areas (Estimated Cost: \$8K)

Painting

New through-out

(Estimated Cost: \$12K)

Flooring

Re-finish wood floors, new Tile at Entry, Carpeting as directed
(Estimated Cost: \$10-13K)

Exterior Doors

New Exterior doors (Estimated Cost: \$8K)

Vault Demolition

Remove slab and concrete block walls
(Estimated Cost: \$5K - \$8K)

Windows

Existing windows are vinyl replacement with snap in grills
Option to Replace all windows with VT Energy Code requirements
(Estimated Cost: \$12K)

Siding

Existing siding material is vinyl with vinyl trim, corner boards and soffits
(Estimated Cost: \$2K - \$5K)

Well

Shared with adjoining property owners

Septic

Tank and leach-field locations unknown (perhaps under parking lot)

Site - Parking Area

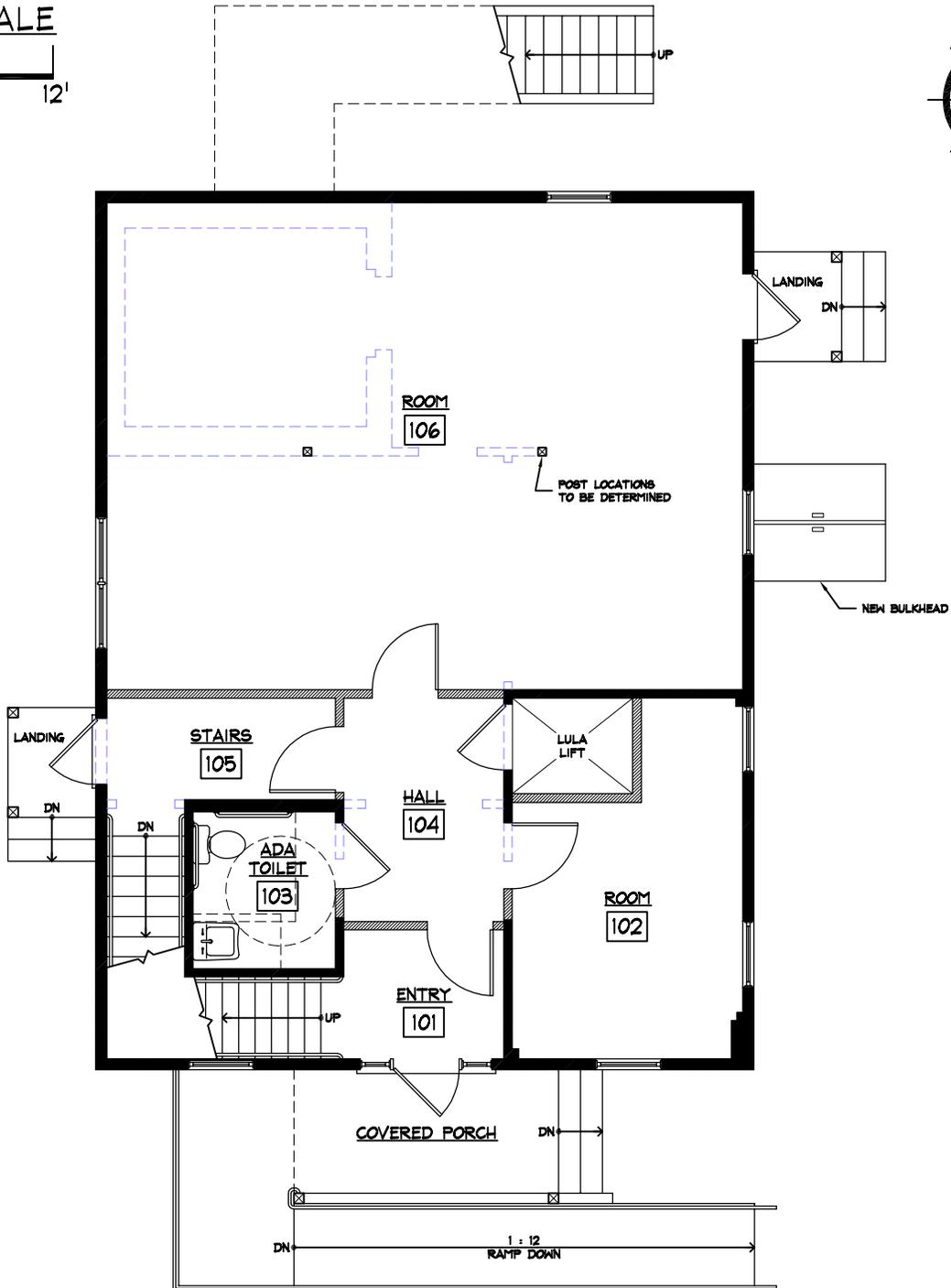
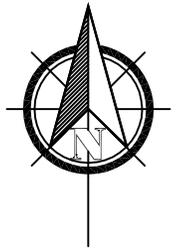
Parking available for approx. 12 vehicles

Zoning

Building is currently zoned Commercial

Total Estimated Rehabilitation Cost: Estimated +/- \$300K

GRAPHIC SCALE



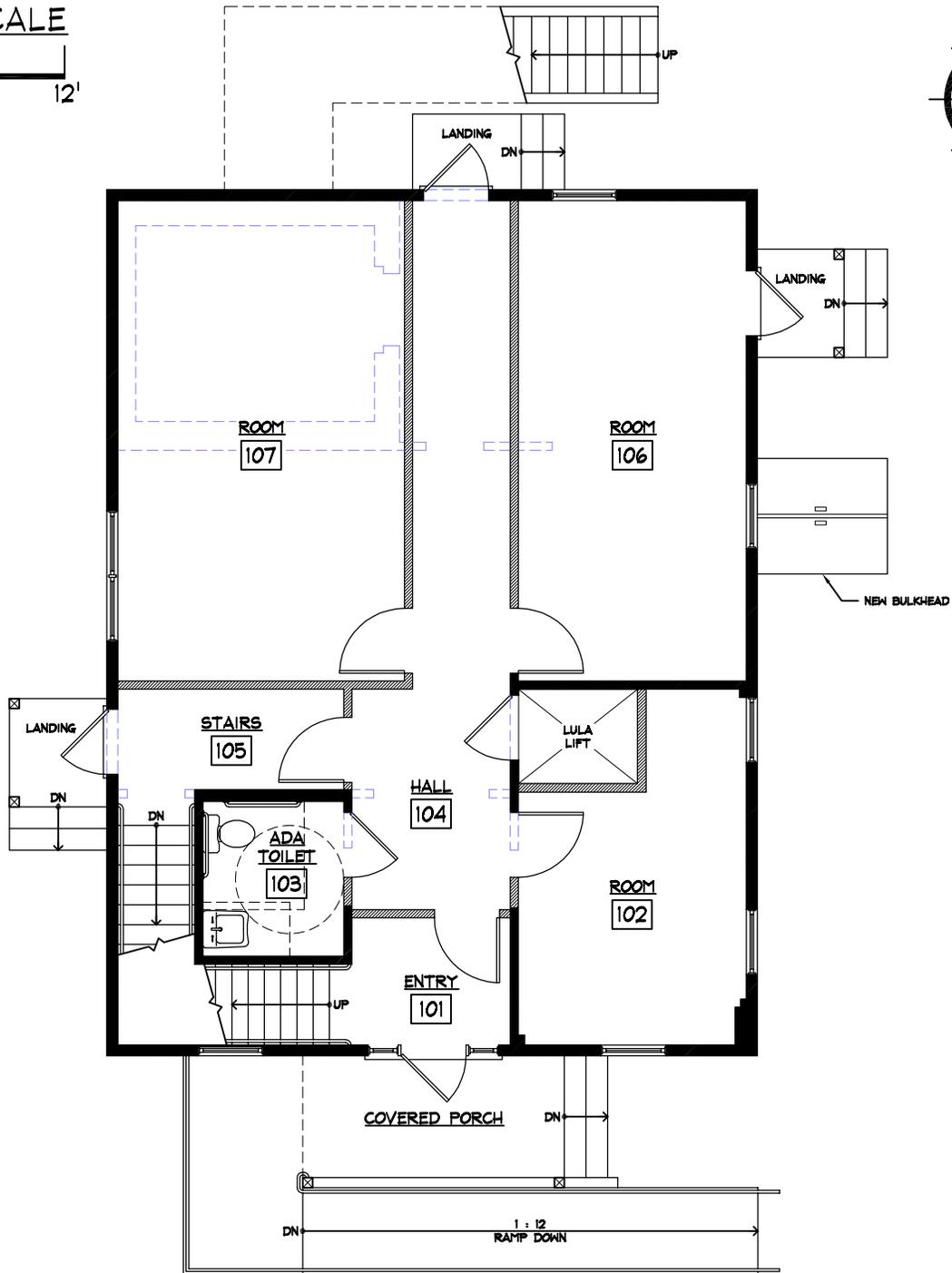
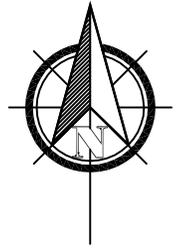
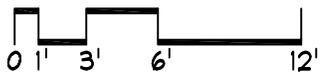
- LEGEND:
- INDICATES EXISTING WALL TO REMAIN
 - - - INDICATES EXISTING WALL TO BE REMOVED
 - ▨ INDICATES NEW WALL

PROPOSED FIRST FLOOR PLAN OPTION #1

DATE: 2/27/2015
DR. BY: ETC
CHK'D BY: DC, PB
SCALE: 1/8" = 1'-0"

<p>OLD TOWN HALL 3 RIVER ROAD, WINHALL, VT</p>
<p>PREPARED BY: COTTON-BELASKI ARCHITECTURAL SERVICES, NEWFANE, VT</p>

GRAPHIC SCALE



LEGEND:

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PROPOSED FIRST FLOOR PLAN OPTION #2

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DR. BY: ETC

CHK'D BY: DC, PB

SCALE: 1/8" = 1'-0"

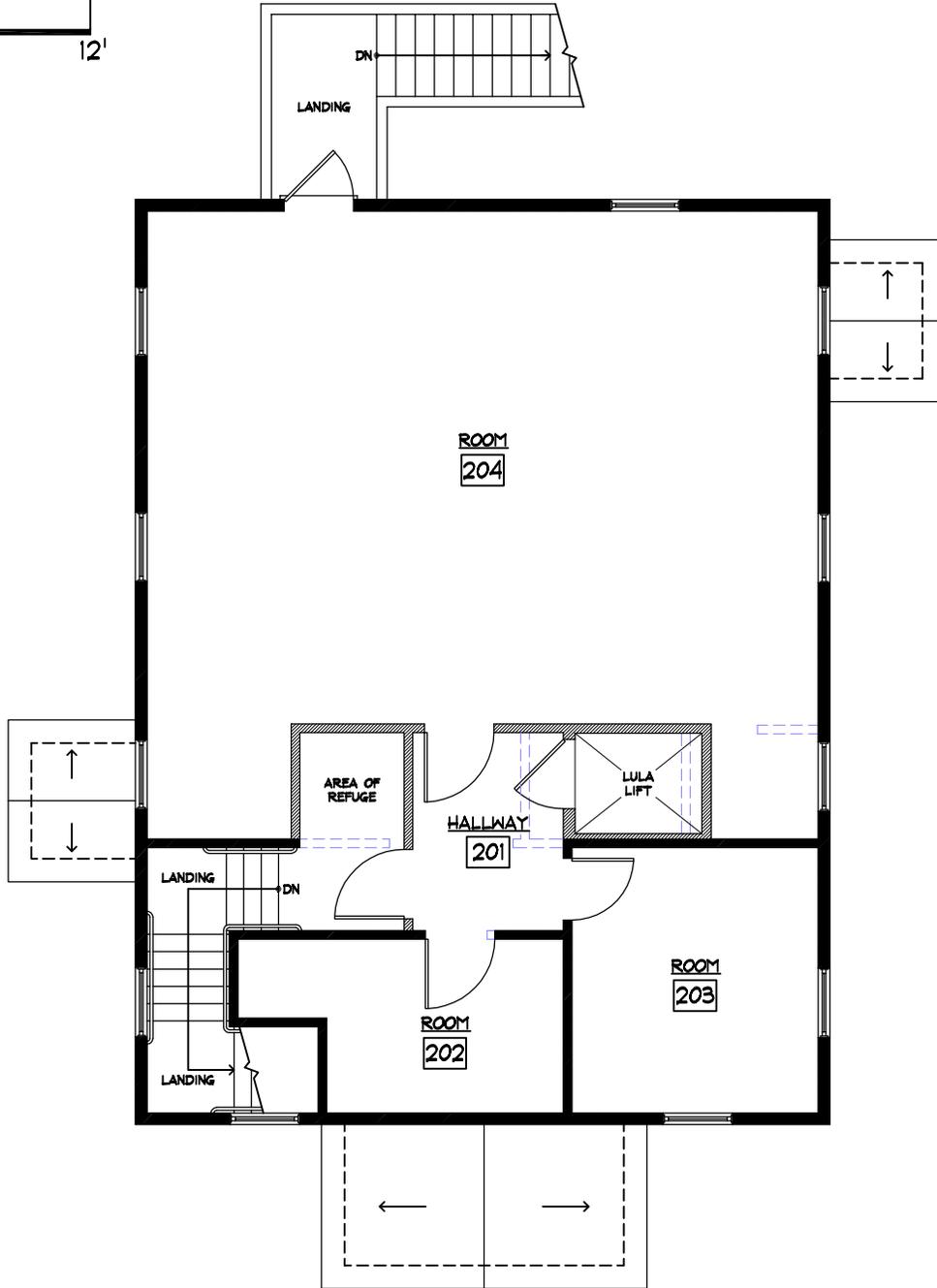
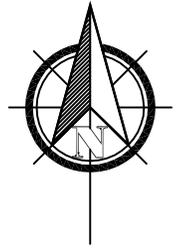
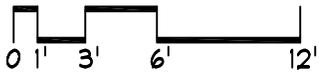
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LEGEND:

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- ▨ INDICATES NEW WALL

PROPOSED SECOND FLOOR PLAN

DATE: 2/27/2015

DR. BY: ETC

CHK'D BY: DC, PB

SCALE: 1/8" = 1'-0"

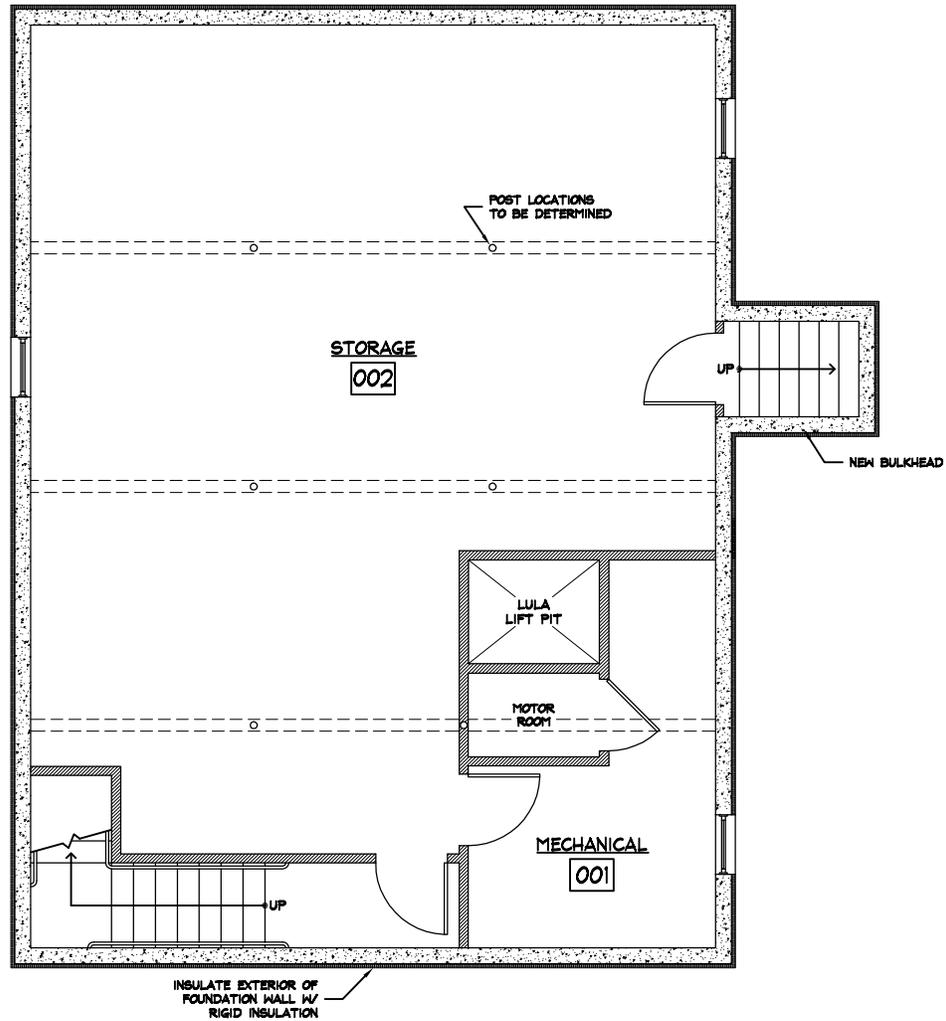
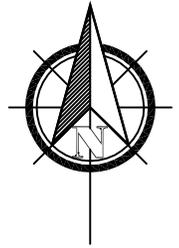
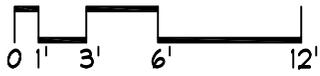
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GRAPHIC SCALE



PROPOSED BASEMENT FLOOR PLAN

DATE: 2/27/2015

DR. BY: ETC

CHK'D BY: DC, PB

SCALE: 1/8" = 1'-0"

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