Klinkhart Hall

Sharon Springs, NY

Feasibility Study

Program / Test Fits

September 2017

Lacey Thaler Reilly Wilson
Architecture & Preservation, LLP

Acknowledgements

This Feasibility Study has been prepared for the Klinkhart Hall Arts Center, Inc. by Lacey Thaler Reilly Wilson Architecture & Preservation. The Klinkhart Hall Arts Center, Inc. was awarded $3,000 from the signature grant program of the Preservation League of New York State to conduct a feasibility study of the historic Klinkhart Hall building in Sharon Springs. The Technical Assistance Grant Program is made possible by the New York State Council on the Arts with the support of Governor Andrew M. Cuomo and the New York State Legislature.

Klinkhart Hall Arts Center, Inc.

Garth Roberts	President
John Townsend	Vice President
Heidi Meka	Secretary
Maureen Lodes	Treasurer
Betty Gavin-Singer	Board Member
Douglas Plummer	Board Member
Drew Taylor	Board Member

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Introduction

This Feasibility Study of Klinkhart Hall has been prepared for the Klinkhart Hall Arts Center, Inc. with the support of a Technical Assistance Grant from the Preservation League of New York State. It builds upon information presented in a Building Condition Report prepared by Lacey Thaler Reilly Wilson Architecture & Preservation in December 2016. That report provided the Historical Context of the building, documented existing conditions of building materials and systems, and made recommendations for repairs or treatment. Additionally, that report provided an overview of accessibility and Building Code requirements that would have to be addressed in the rehabilitation of the building.

Lacey Thaler Reilly Wilson Architecture & Preservation, LLP (LTRW) was retained to work with the Klinkhart Arts Center to determine whether Klinkhart Hall might be able to accommodate a program to re-use the building as a performing arts venue for the 21st century. This was accomplished by holding a day-long design charrette at the Sharon Springs, NY Village Hall on August 3, 2017.

The design charrette was attended by Garth Roberts, Heidi Meka, Maureen Lodes, Betty Gavin-Singer, Douglas Plummer, and John Townsend of the Klinkhart Hall Arts Center Board of Directors; Deputy Mayor Denise Kelly; Michael Cormier-Burke of Brimstone Creek Productions; and Mark Thaler and Alison Eberhardt of LTRW.

The charrette was facilitated by Mark Thaler and explored the organization's mission; what programs are desired; what spaces are necessary to support those programs; and how the building might be rehabilitated to meet those needs. This led to the development of rough sketch plans by the end of the charrette.

Subsequent to the charrette, LTRW refined those plans to more accurately represent the actual sizes of various components that will be required. These plans are still very preliminary and will require further refinement as the design progresses. However, the charrette indicates that Klinkhart Hall can accommodate the spaces required for use as a performing arts center.

Mission

Late 19th or early 20th century photograph of Klinkhart Hall. Photo courtesy of the Sharon Springs Historical Society.

Klinkhart Hall Arts Center, Inc. is a 501(c)(3) not-for-profit organization that seeks to preserve the historic Klinkhart Hall building in Sharon Springs, New York and to establish it as an arts center for the regional and local communities.

Our goals are to:

- Preserve the historic Klinkhart Hall building in Sharon Springs, NY;
- Serve as a venue for local, regional and national productions of *the performing arts*, including theater, dance, and music; *the visual arts*, including painting and other graphic arts, sculpture, photography, crafts and installations; and for *the electronic arts* and *film*;
- Host sponsor or produce civic, cultural and educational events for the benefit of the general public, including educational and arts programs; lectures, town meetings, dances, banquets, seasonal festivals, historic celebrations, workshops, and public forums.
- Host, sponsor and support other events and arts activities representative of diverse cultures and aesthetics.

Program

Design Parameters

As the mission of the Klinkhart Hall Arts Center, Inc. is both to preserve Klinkhart Hall, as well as provide a venue for the arts, the plans that have been developed as part of this Feasibility Study strive to balance the preservation of the building's historic character while providing for the programmatic needs of a functioning Center for the Arts.

There is not currently a property survey available for the parcel. We have therefore restricted ourselves to the existing area of the building and its attached fire escapes in looking at how the building can accommodate the functional and programmatic elements that will be required. If a property survey indicates that there is space for an addition to the building, the plans included in this study may be modified to allow additional or improved program elements.

Another important consideration that will need to be further investigated is whether the basement of the building might be located within a Flood Hazard Area. This can be determined when a survey is completed. For this study it was assumed that the basement is not within a Flood Hazard Area. If it is determined that the basement is within a Flood Hazard Area either the basement would need to be fully or partially flood protected, or the programmatic functions located there would have to be relocated to the upper floors or offsite.

Zoning

Klinkhart Hall is located within the Main Street District of the Village of Sharon Springs. Zoning for this area does not list a "Public Use" building, such as a theater or arts center, as a permitted use, or a use by Special Permit. For Klinkhart Hall to be renovated for use as a Center for the Arts, either the zoning for the Main Street district will need to be changed to permit a "public use" building or the Zoning Board of Appeals will have to issue a Use Variance.

Until a survey of the property is completed it is not known whether an Area Variance(s) may be required. However, the Main Street District lists a maximum percent of lot coverage of 35%. It is probable that Klinkhart Hall exceeds this lot coverage and will require an Area Variance for at least this item.

Parking requirements for Public Use buildings are 1 parking space per 4 seats. The use of municipal parking within 400 feet can mitigate that requirement. During the design charrette it was noted by board members that nearby offsite parcels may become available to allow for parking.

Building Program

In discussing various scenarios about how the building might be utilized, the design charrette attendees were unanimous in noting that the building and individual spaces need to be as flexible as possible. It should be noted however, that flexibility does not mean that a space is ideal for all uses.

The types of programs that are desired include:

Performing arts

theater, dance, music

Visual arts

photography, painting, sculpture, graphic arts, crafts, etc.

Electronic arts and film

Civic, cultural, and educational events

educational and arts programs; lectures, town meetings, dances, banquets, seasonal festivals, historic celebrations, workshops, and public forums

Other events and arts activities representative of diverse cultures and aesthetics

Private events that can provide revenue to support the facility

Weddings, parties, corporate meetings

The physical spaces that are needed or desired to accommodate the program include:

Performance space

- Flexibility is key. Ideally, having the ability to have an intimate performance for a small (20-50 person) audience as well as being able to stage a 200-seat production would be ideal for this venue.
- Having the ability to have a traditional end stage as well as being able to stage theater in the round would be ideal.
- Being able to maintain the raked floor and some of the original seating currently on the first floor is desired from the standpoint of maintaining the historic character of the building and the desires of many local residents.
- Having a recessed orchaestra pit that could also be floored over when not in use would be a great amenity.

Stage

- For theater, different sizes are possible. It was noted that the Goodspeed Opera House stage is 20' x 20'.
- The potential for actors to cross from stage left to stage right without being seen, sufficient wing space, and easy access to dressing rooms without being seen by the public are crucial.
- Curtains can be permanently hung or pipe and drape depending on the circumstance.
- For dance, it was noted that 25-30 feet depth on the stage would be ideal and as wide as possible.

Light and Sound Booth

- There was discussion over whether a sound booth was desirable. It was decided that at this time it should be included in the program.

Lobby

- The lobby has to be sufficiently sized to accommodate pre-function gathering; box office function; easy access to elevator; access to second floor stair; access to basement stair if patron amenities are located there; potential for small concession.
- There should be a weather vestibule to minimize cold and heat incursion.
- The lobby needs to provide a good first impression to patrons.

Dressing Rooms / Green Room

- The dressing rooms need to provide easy access to the stage without actors being seen.
- Separate dressing rooms for male and female performers.
- Access to bathrooms and shower facilities desired.

Workshop / Storage

- It is desired to produce theater as well present traveling shows. This requires a workshop for set construction as well as storage of costumes and props.
- These functions could be remotely located and brought to Klinkhart Hall if necessary but need to have easy access to the performance area(s), preferably with access to a freight elevator.

Gallery / Exhibition Space

- A gallery / exhibition space is required to allow exhibition of the visual arts.
- The space should be adequately sized and provide easy mounting on walls or the ability to mount to movable museum/display walls.
- The space should have good flexible lighting systems.

Lounge / Pre-function Gathering Space / Reception

- Patrons need a place to gather before or after performances and for receptions.
- Having a separate space for large donors or members would be ideal.
- The space should have easy access to bathrooms and bar/food service facilities.

Multi-purpose Room

- A space large enough to accommodate public and private meetings, small weddings, parties.
- Access to bathrooms.
- Nearby space that would allow a caterer to set up.
- A/V capacity.

Public Bathrooms

- The minimum number of water closets for a performing arts occupancy is 1 per 125 male occupants and 1 per 65 female occupants.
- The minimum number of lavatories for a performing arts occupancy is 1 per 200 occupants.

- The minimum number of drinking fountains is 1 per 500 occupants.

Mechanical Rooms

- Mechanical rooms will be required to accommodate the electric service; HVAC equipment; piping and ductwork; water service; and sprinkler valves and equipment.
- Condensers and generators would be located external to the building.

Elevator

- A large elevator that can address both passengers and freight is desired.
- The elevator will need easy access to the building lobby.
- The elevator needs to access all floors.

Storage

- Storage will be required within the building for movable seating and exhibit walls that need to be set up and taken down frequently.
- Costumes, props, and set materials could be stored offsite if necessary but ideally would be located with easy access to the building.

Specific issues which will need to be addressed to accommodate the program include:

Acoustics

- The building will not be able to accommodate multiple events simultaneously due to its construction.
- Sound transmission into the performance space(s) need to be minimized to the extent that budget and practical concerns of the building's construction permits.
- HVAC systems need to be designed to minimize noise from air movement and equipment.
- Doors into performances spaces should be provided with sound seals.
- Performance spaces need the ability to have sound absorption and sound reflectivity modified depending on the type of performance being offered. This will require study by an acoustical engineer.

Theatrical Lighting

- Theatrical lighting should be LED technology to minimize cost of operation and maintenance, electrical loads, and heat generation.
- Lighting should allow easy modification by minimal staff.
- Lighting grids should be designed to provide flexibility while not detracting from the historic character of the space.
- Structural capacity needs to be addressed for any increased loading on the building's structural framing.

Audio/Visual

- Sound systems, video projection, all-call systems, and building-wide notification systems will need to be incorporated.

Test Fits & Analysis

First Floor

The existing first floor plan includes a large auditorium space with raked floor and narrow stage that was designed as a cinematic theater. It seats approximately 350. At the rear of the theater are several small spaces: one served as box office/concession; one as a projection room; two small toilet rooms; and an emergency exit hallway leading to Main Street. There is no direct access from the first floor to either the second floor or basement.

Based upon the programmatic needs of the building to serve as a Center for the Arts, the first floor will require significant alteration. The cinematic stage is too narrow to be usable as a performance stage and the existing support spaces are too small and do not allow for vertical circulation, nor do they provide any pre-function gathering space. Additionally, the auditorium and stage floors are structurally unsound at present and must be rebuilt.

Despite these issues, there are characteristics of the auditorium that are important to retain. During the Design Charrette it was noted that there is a strong public desire to see the auditorium rehabilitated and finishes restored to the degree possible. While the stage will be expanded to accommodate theater and dance, the seating and finishes of the theater will be restored and a raked floor maintained. Some acoustical attenuation of the pressed tin wall and ceiling finishes is likely, either through the use of drapery or other means.

The biggest change in the auditorium will be the height of the stage above the house floor. Currently, there is approximately 52 ft. of sloped floor which creates a significant differential. This also creates a significant area of the basement which is of marginal use due to low head room. With the expansion of the stage width in one direction, and the necessity to widen the lobby in the other, the area of sloped floor will be reduced to approximately 22 ft. Given a 1:20 slope to allow for accessibility, the stage will be approximately 14” high if we maintain the existing distance from the ceiling which is approximately 12 ft. The reduced slope does have the benefit of maintaining good usable space in the basement.

The potential for providing an orchestra pit has been included in the design of the auditorium. The bottom of the pit should be approximately 6 ft below stage level and it would be accessed from the basement. It could be provided with a lift that would allow for accessibility. The pit could be covered over when not in use and have temporary seating placed above. When in use it would eliminate approximately 20 seats.

On stage, it was noted that actors need easy discreet access from the dressing rooms to the stage and from stage right to stage left. Based on this requirement we have located a spiral stair in both rear corners of the stage to dressing rooms below. Additionally, stairs have been located at stage right and stage left that are accessed from the house.

Exiting from the auditorium would be provided by two exits at the rear of the space leading into the lobby and an emergency exit along Division Street within an enclosed stairway.

During the Design Charrette it was noted that the entrance to the building will continue to be the Main Street entrance and that there was a desire to restore the storefront of the building to its original configuration. This will allow for a much more gracious entrance to the building and better visibility to the public. This entrance would also provide accessibility for the disabled.

Locating the elevator on the south end of the lobby along with a stairway to the second floor makes sense relative to maximizing the existing second floor. If located on the north end it would destroy the masonic hall space immediately above. It then follows that the stair to the basement will also be located on the south end of the lobby to minimize additional floor loss to circulation.

It was noted that a large elevator which can accommodate both freight and passengers is needed. Combined with a 4 ft wide stair will expand the lobby depth to approximately 20 ft. This area can accommodate a small box office counter, light and sound booth, weather vestibule at the entrance, and potentially a small concession area. It has a very limited ability to serve as a pre-function gathering space but that can be accommodated on the second floor when the first floor is used for performances. The space to create an adequate lobby directly impacts the size of the first floor auditorium.

Based on the program requirements discussed in the Design Charrette for both lobby and stage, the first floor auditorium would be able to seat approximately 146 patrons when the orchestra pit is not being utilized. This is less than the 200 patrons which would be ideal and provides a 20 ft deep stage in lieu of the 25-30 ft depth stage which would be ideal.

Second Floor

The existing second floor includes a large room in the northeast corner which served as a Masonic Hall, along with a lounge, kitchen, dining room, two toilet rooms, and several closet spaces. The second floor is structurally sound although some ceiling finishes have been damaged from roof leaks. The second floor is currently accessed from two fire escapes, one on the north for emergency exiting and one on the south. The south fire escape has been enclosed in a sheet metal enclosure and serves as the primary entrance as well as exit from the floor.

During the Design Charrette it was noted that the second floor has very good spaces that can be used in a variety of ways and that the character of the space was very appealing and should be maintained to the extent possible.

The proposed plan locates the elevator and the second floor stair in the southeast corner. This allows easy access from the first floor lobby while maintaining the gracious Masonic Hall. Unfortunately, the north-south dimension from the southern wall of the Masonic Hall to the southern exterior wall does not allow for the elevator entrance on the front of the cab. The elevator will have to have front and side doors to accommodate the different building conditions. However, a side entrance does have the benefit of opening directly into a gracious reception area/gallery space at the second floor.

During the Design Charrette, it was noted that the existing lounge space in the northwest corner could serve as a private pre-function space for donors or members. It could also serve as dressing rooms for a performance held in the Masonic Hall. Equipped with the right lighting, it could also serve as part of an exhibition space.

The Masonic Hall is a very versital space. Provided with only temporary chair seating, the space could accommodate approximately 110 patrons to see a movie or lecture, or to hold a community meeting. If used as a theater space the seating capacity would be less depending on how the production was arranged. The space could also be used for an exhibition space, conference space, wedding or banquet venue, workshop, or studio space. The raised platforms on the north and south sides of the room would be removed to allow for more flexibility and two exits added in the south wall to provide access from the reception/gallery space at the top of the stairs.

The existing kitchen space on the second floor has nice cabinetry, but in its current location would impede circulation flow on the second floor with a new elevator and stair in the southeast corner of the floor. By relocating the kitchen to the southwest corner it would allow for a generous reception gallery space at the top of the main stair and adjacent to the Masonic Hall. It would also allow it to serve both the reception area and the private lounge space and consolidate all the plumbing on the second floor.

In addition to the new interior stair to the main lobby, exiting from the second floor could be provided by enclosed stairways on the north and south side of the building.

Two new toilet rooms would be provided at the second floor in addition to the toilet rooms located at the basement level of the building.

Basement

The basement is not currently usable, although it was used until the first floor structure was modified to create a raked floor. The floor is dirt and the walls are the exposed stone foundation walls. There is no direct access from the first floor. Access is provided through an exterior door on the west façade. It is not yet determined whether the basement is located within a Flood Hazard Area.

Based on the program identified during the Design Charrette, the basement would serve support functions including public bathrooms, dressing rooms and green room, storage / set workshop, and mechanical areas.

Exiting from the basement would be from the main stair to the first floor as well as re-opening an original doorway on Division Street.

If it is determined that the basement of Klinkhart Hall is located within a Flood Hazard Area, further investigation will be needed to determine whether flood-proofing measures could address the issue or whether programmatic changes would be necessitated.

Attic

The attic is currently unused space. It is accessed by a steep stair located within a closet at the center rear (west) of the Masonic Hall.

In the proposed plan, the attic will provide mechanical space to provide heating and cooling for the second floor. Access would remain in its current location.

Additions

The proposed plans included in this study do not assume that the construction of one or more additions is possible. After completion of boundary and topographic surveys it may become clear that there are additional options available for study.

Phasing

Currently, Klinkhart Hall remains vacant except for the former box office area on the first floor which serves as a gallery space and provides some visual interest along Main Street.

The first floor auditorium and basement areas are currently unsafe and cannot be accessed. The second floor is structurally sound but does not have safe means of egress.

Ideally, all the funds would be available to complete the full renovation of the building in a single campaign. This is not likely to be the case however.

Following is a list of possible phases which could incrementally expand the use of the building and build community awareness and support. These phases could be combined.

Phase 1 – Stabilization

There is immediate work which must be done to make the building safe and protect the building from further deterioration. This work includes:

- Shoring and structural stabilization of the first floor structure
- Structural repairs to the roof framing
- Stopping roof leaks
- Shoring or careful dismantling of damaged ceiling finishes which might otherwise collapse
- Identification of any hazardous materials and appropriate removal and disposal

Phase 2 – Limited use of the second floor

Providing access to the building for small scale events and workshops will bring people to the building and help build support. Work will have to be coordinated with the local Building and Fire inspectors, however providing Building Code compliant egress and life-safety systems should allow access to the second floor. The second floor could be used in its current configuration for a wide variety of purposes.

Required work might include:

- Construction of enclosed Code-compliant stairways
- Installation of new plumbing, electrical, lighting, and mechanical systems for the second floor
- Installation of new fire detection and alarm system throughout the building
- Installation of new sprinkler system throughout the building if required
- Repairs to second floor ceiling and wall finishes
- Basic repairs to second floor windows
- Installation of theatrical lighting and audio-visual equipment for the Masonic Hall

- Installation of building signage
- Parking lot development

Phase 3 – Exterior restoration

The restoration of the exterior will mark a transformation of the building in public perception. Both patrons and passersby will see a marked change in the building's appearance.

Work could include:

- Restoration of the original storefront
- Alterations to the Main Street and Division Street sidewalks
- Stripping of paint from the brick, repointing
- Repointing and restoration of the stone foundation
- Restoration of all windows and original doors
- Installation of new roof and gutter systems
- Installation of sub-surface storm drainage system
- Landscaping

Phase 4 – Second Floor and Lobby Development

The next logical phase in the building's evolution could be the development of the first floor lobby and modifications to the second floor. This would provide a marked improvement in the patron experience upon entering the building and how the second floor functions. The new interior stair from the lobby to the second floor would be installed along with the elevator shaft. The elevator would be installed at this time if funding permitted.

Work of this phase would include:

- Removal and reframing of the first floor and stage framing
- Installation of the new stair to the second floor
- Installation of the elevator
- Creation of basement elevator machine room
- Completion of the lobby up to the wall of the first floor auditorium
- Second floor modifications including relocation of kitchen and creation of two new toilet rooms
- Repair of finishes in new second floor reception room / gallery
- Removal of side platforms in Masonic Hall and creation of two new door openings into new reception area
- Modifications and expansion of building systems

Phase 5 – Building Completion

The final phase would include development of the basement and first floor auditorium. If necessary, the basement could be completed first followed by the auditorium.

Work of this phase would include:

- Excavation of basement and installation of new slab on grade

- Development of public bathrooms, dressing rooms, green room, storage and mechanical rooms
- New and restored finishes throughout the first floor auditorium
- Restoration of original auditorium seating
- Orchestra pit with replaceable flooring above
- Installation of theatrical lighting and audio-visual equipment for the first floor
- Installation of curtains and acoustical treatments on the first floor
- Completion of building system installation

Next Steps

Klinkhart Hall Arts Center, Inc. has now completed a Building Condition Report and this Feasibility Study which have identified both the problems of repair with the building and how the building can be rehabilitated for use as an Arts Center. The next step is to understand the costs associated with completing the project.

The next steps for Klinkhart Hall Arts Center to further this project include:

- Completion of a construction cost estimate to inform planning and development
- Investigate resources from peer institutions, the League of Historic American Theatres, and others
- Identification of grant and donor possibilities
- Phase 1 Stabilization measures to protect the property
- Completion of boundary and topographic surveys and determination of flood hazard
- HAZMAT survey
- Investigation of parking options
- Obtain required zoning variances
- Conduct analyses of community needs, operating costs, and fundraising feasibility
- Organize capital campaign

Conclusion

Klinkhart Hall is a great asset to the Village of Sharon Springs. Based on the findings of the Building Condition Report and this Feasibility Study, it is clear that given the funding Klinkhart Hall can become the hub of cultural life in the community and regionally.

Understanding the financial commitment needed to complete the project is the next crucial piece of information necessary.

Appendix A:
Construction Cost Estimate

A construction cost estimate was prepared by Danda, Inc., an independent construction cost estimator based upon the *Klinkhart Hall Existing Condition Report* dated December 2016, and the *Klinkhart Hall Feasibility Study – Program / Test Fits* dated September 2017 to which this estimate is attached as Appendix A.

As the Danda estimate did not break the work into distinct phases, but rather as a complete project, we have broken out the costs by phase here and included the full cost estimate at the back of this Appendix.

Ideally, all funding would be available to complete the full renovation of Klinkhart Hall in a single campaign. However, this is not likely to be the case. An alternative is the Phased Approach which will divide the overall goals and costs of the project over several distinct phases to be completed separately in a step by step method to reach the overall goal.

There are many options in breaking down a phased approach to a project, and there may be several ways to go about the specific phases of Klinkhart Hall to ultimately reach the goal of a fully renovated building. It is also an option to combine phases. The following is a list of our recommended phases with their individual pricing estimate broken down per item.

The following are estimates. Pricing is based upon current (2018) local wage rates, fringes, benefits, payroll taxes; market place material pricing and rental costs for equipment inclusive of trade contractors OH&P.

Pricing is also based to reflect a 12-month construction duration and includes a one year of escalation based off the current one-year projection. We have also provided escalation for the subsequent years of 2019, 2020, 2021 and 2022. These of course will fluctuate with the economic conditions at the time.

<u>Phase 1: Stabilization:</u>

Immediate work to prevent further deterioration and to make the building safe for further work includes the following stabilization steps. This phase also includes an abatement allowance of $75,000 for the removal and disposal of any hazardous materials on site.

- Temporary bracing at existing columns $5,400
- West wall lintel support & replacement $1,344
- Rebuilt chimney $200,160
- Tooth in new lintel at masonry bearing wall new opening $4,032

• Steel reframe first floor @ 12.5#/sf		$108,528
• Beam pockets & bearing plates		$1,980
• New first floor metal deck		$24,752
• New first floor slab-on-metal deck		$44,934
• Second floor framing support, stabilization & replacement		$18,278
• Structural (wood timber) stabilize & repairs to roof framing		$43,503
• Removal of roof debris		$1,527
• Temporary roof / protection		$3,252
• Abatement allowance		$75,000
SUBTOTAL PHASE 1 ESTIMATE		$532,690
GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.86%	$89,812
SUBTOTAL		$622,502
10% DESIGN & 5% CONSTRUCTION CONTINGENCY	15.00%	$93,375
SUBTOTAL		$715,877
ESCALATION FOR YEAR 2018	3.60%	$25,772
TOTAL PHASE 2 ESTIMATE		$741,649

Phase 2: Limited Use of Second Floor:

Required work to make the second floor Building Code compliant and thus a useable space for small scale events and workshops may include the following items:

• Removal of Mechanicals		$5,712
• Removal of chairs		$3,600
• Debris removal		$19,750
• Rebuild exit stairs		$19,600
• Rebuild exit stair wall rails		$1,440
• Rebuild exit stairs handrails		$6,100
• Paint exterior stairs		$1,783
• Paint exterior wall rails		$946
• Paint exterior hand rails		$3,021
• New Masonic hall chairs		$10,350
• Fire Protection work		$114,480
• New Mechanical work		$358,988
• New Electrical work		$233,502
SUBTOTAL PHASE 2 ESTIMATE		$779,272
GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.86%	$131,385
SUBTOTAL		$910,657
10% DESIGN & 5% CONSTRUCTION CONTINGENCY	15.00%	$136,599
SUBTOTAL		$1,047,256
ESCALATION FOR YEAR 2018	3.60%	$37,701
TOTAL PHASE 2 ESTIMATE		$1,084,957

Phase 3: Exterior Restoration:

The exterior restoration of Klinkhart Hall will be a huge step in the completion of the project, as it will mark a transformation of the building's new life to patrons and passersby. Estimates would include the following work:

• Removal of "red" door		$1,200
• Removal of front façade		$11,400
• Removal of windows for replacement		$2,800
• Front patio repair (removal & replace)		$9,136
• Regrading at side of building @ division street		$2,205
• New sidewalk at division street		$13,760
• Tree removal		$253
• Existing utility tie-ins into new		$10,000
• Scaffold façade & temporary protection		$14,144
• Infill at removed "red" door		$4,030
• New entrances & vestibule		$29,068
• New entrance doors		$9,407
• New storefront		$22,660
• Restoration of columns		$8,640
• Repair / refurbish exit frames & doors		$5,760
• Window repairs (allow 150% of windows)		$21,476
• Window replacement (allow 50% of windows)		$35,868
• New window screens		$5,180
• Remove & replace windows sills		$4,320
• Strip, re-paint & re-caulk refurbished windows		$1,441
• Exterior exit door repair		$5,760
• Strip paint from façade		$7,682
• Façade masonry repairs, replacement & repointing		$34,571
• Restoration of side parapets		$25,920
• Historical paint storefront		$6,400
• Restore sheet metal fascia		$1,630
• Restore storefront cornice		$7,347
• Restore cast iron roof cornice		$13,325
• Removal of existing roof & repairs to substrata		$9,292
• New standing seam metal roof assembly		$126,829
• Restore sheet metal fascia		$3,260
• New gutters		$3,830
• New downspouts		$2,419
• Misc. Roofing, flashings etc.		$4,646
SUBTOTAL PHASE 3 ESTIMATE		$465,659
GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.86%	$78,510
SUBTOTAL		$544,169
10% DESIGN & 5% CONSTRUCTION CONTINGENCY	15.00%	$81,625
SUBTOTAL		$625,794
ESCALATION FOR YEAR 2018	3.60%	$22,529
TOTAL PHASE 3 ESTIMATE		$648,323

Phase 4: Second Floor and Lobby Development:

Further improving the patron experience would the development of the first floor lobby and further modifications to the second floor. This would include a new interior stair from the lobby to the second floor along with an elevator shaft. The breakdown for Phase 4 includes:

• Removal of entire first floor (incl stage with stage front)		$22,467
• Removal of frames & doors		$1,333
• Saw cut wall for removal		$4,286
• Removal of walls		$11,259
• Saw cut wall for new door openings		$752
• Removal of walls at new door opening		$344
• Removal of exterior stairs assemblies (incl fire escape)		$7,812
• Removal of kitchen cabinets etc.		$600
• Removal of plumbing fixtures (incl kitchen sink)		$1,489
• Removal of mechanicals		$5,712
• Removal of chairs		$3,599
• Debris removal		$19,749
• New main stair to second floor		$10,888
• New main stair wall rails		$3,109
• Rough carpentry		$5,712
• Set door frames		$1,477
• Hang doors and install hardware		$5,446
• Box office counter		$5,572
• Kitchen cabinets		$5,213
• Reframe wall at new door openings		$540
• New partitions – furring / gypsum board over existing masonry		$7,295
• New partitions - rated		$11,381
• New partitions - elevator shaft		$6,314
• New partitions - M/E/P shafts		$2,217
• New partitions - sound rated		$8,413
• Infill at removed door / frame		$111
• New hollow metal frame		$2,282
• New wood doors w/hardware		$12,595
• Ceramic tile @ restrooms		$1,560
• Carpeting		$4,107
• Entry mat		$1,275
• Toilet accessories - unisex – rooms		$1,800
• Kitchen equipment (appliances)		$5,000
• Three stop (side piston) hydraulic elevator		$127,800
• Elevator cab allowance		$10,000
• Hydraulic pit platform		$121,700
• Plumbing work		$177,200
• Mechanical work		$292,988
• Electrical work		$90,984
SUBTOTAL PHASE 4 ESTIMATE		$912,380
GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.86%	$153,827
SUBTOTAL		$1,066,207
10% DESIGN & 5% CONSTRUCTION CONTINGENCY	15.00%	$159,931
SUBTOTAL		$1,226,138
ESCALATION FOR YEAR 2018	3.60%	$44,141
TOTAL PHASE 4 ESTIMATE		$1,270,279

Phase 5: Building Completion:

The final phase includes development of the basement and first floor auditorium. Work would include:

• Removal of debris from basement	$8,758
• Saw cut masonry bearing wall for new door openings	$959
• Removal of masonry walls at new door opening	$517
• Saw cut masonry bearing wall for removal	$244
• Removal of masonry walls	$1,771
• Building excavation work	$19,042
• New Isolated Foundation Footings	$5,103
• New Basement Slab-On-Grade	$32,094
• Replace missing foundation stones	$5,000
• Repoint basement "stonework' foundation walls	$21,475
• Excavate & backfill for waterproofing	$6,480
• New foundation drainage assembly @ north & south walls	$5,368
• Waterproof north & south foundation walls	$1,684
• New pit stair	$2,367
• New wall rails at pit stair	$676
• New spiral stairs from basement to stage	$29,236
• New two riser steps at stage	$947
• New two riser steps wall rail	$166
• New two riser steps hand rail	$704
• Set door frames	$1,265
• Dressing room counter tops	$8,125
• Miscellaneous undefined millwork	$11,424
• New partitions - furr / gypsum board over existing masonry	$7,295
• New partitions - rated	$11,381
• New partitions - elevator shaft	$6,314
• New partitions - M/E/P shafts	$2,217
• New partitions - sound rated	$8,413
• Infill at removed door / frame	$111
• New hollow metal frame	$2,282
• New wood doors w/hardware	$12,595
• Light and sound - frame & door assembly	$19,500
• Light and sound – window	$4,140
• Wood base	$29,613
• Vinyl base	$2,086
• Ceramic tile base	$2,953
• Polished concrete	$697
• Sealed concrete	$630
• Ceramic tile @ restrooms	$4,682
• Vinyl tile	$9,253
• Carpeting	$12,321
• Wood floor at auditorium	$18,824
• Wood floor at stage	$11,453
• Stair treads & risers	$10,170
• Finished Walls	$89,594
• Finished Ceilings	$85,991
• Miscellaneous Finishes	$34,980
• Toilet Partitions	$4,898

• Toilet Accessories		$11,988
• New fire extinguisher		$848
• New interior signage		$5,712
• Rehab exterior signage		$10,000
• Refurbish seats		$71,600
• Stage curtains		$25,000
• Handicap lift at pit		$22,400
• Plumbing work		$128,900
• Electrical work		$113,240
SUBTOTAL PHASE 5 ESTIMATE		$945,484
GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.86%	$159,409
SUBTOTAL		$1,104,893
10% DESIGN & 5% CONSTRUCTION CONTINGENCY	15.00%	$165,734
SUBTOTAL		$1,270,627
ESCALATION FOR YEAR 2018	3.60%	$45,743
TOTAL PHASE 5 ESTIMATE		$1,316,370

KLINKHART HALL - RENOVATIONS

SHARON SPRINGS, NEW YORK

FEASIBILITY STUDY BUDGET

LACEY THALER REILLY WILSON

ESTIMATE PREPARED BY:

danda inc.

CONSTRUCTION COST CONSULTANT

APRIL 2, 2018

KLINKHART HALL - RENOVATIONS

SHARON SPRINGS, NEW YORK

FEASIBILITY STUDY BUDGET

LACEY THALER REILLY WILSON

APRIL 2, 2018

BUILDING CONDITION REPORT	12/16
FEASIBILITY STUDY	9/16
EXISTING BASEMENT PLAN	9/06/17
EXISTING FIRST FLOOR PLAN	9/06/17
EXISTING SECOND FLOOR PLAN	9/06/17
PROPOSED BASEMENT PLAN	9/06/17
PROPOSED FIRST FLOOR PLAN	9/06/17
PROPOSED SECOND FLOOR PLAN	9/06/17
PROPOSED LONGITUDINAL SECTION A-A	9/06/17

MEETING ON MARCH 12TH

KLINKHART HALL - RENOVATIONS

FEASIBILITY STUDY BUDGET

LACEY THALER REILLY WILSON

LIST OF ASSUMPTIONS

APRIL 2, 2018

PRICING BASED UPON CURRENT LOCAL WAGES RATES, FRINGES, BENEFITS, PAYROLL TAXES; MARKET PLACE MATERIAL PRICING AND RENTAL COSTS FOR EQUIPMENT INCLUSIVE OF TRADE CONTRACTORS OH&P

WE ARE BASING THE PRICING TO REFLECT 12 MONTH CONSTRUCTION DURATION AND HAVE INCLUDED ONE YEAR OF ESCALATION AT THE CURRENT danda inc's ONE YEAR LOOK AHEAD PROJECTION. WE HAVE ALSO PROVIDED ESCALATION FOR THE SUBSEQUENT YEARS OF 2019.2020,2021 AND 2022.

10% DESIGN & 5% CONSTRUCTION CONTINGENCY

WE HAVE INCLUDED AN ALLOWANCE FOR LEAD, ACM AND ALL OTHER HAZARDOUS MATERIAL REMOVALS	$75,000

WE ARE INCLUDING THE FOLLOWING SCOPE OF WORK ALLOWANCES:

EIGHT (8) NEW INTERIOR FOOTINGS
WF REFRAME FIRST FLOOR @ 12.5#/SF

WE ARE INCLUDING THE FOLLOWING SCOPE OF WORK LUMP SUM ALLOWANCES:

TEMPORARY BRACING AT EXISTING COLUMNS	$5,400
REGRADING AT SIDE OF BUILDING @ DIVISION STREET	$2,205
REPLACE MISSING FOUNDATION STONES - ALLOWANCE	$5,000
HISTORICAL PAINT STOREFRONT	$6,400
REHAB EXTERIOR SIGNAGE	$10,000
KITCHEN EQUIPMENT (APPLIANCES)	$5,000
REFURBISH SEATS - ALLOWANCE	$71,600
STAGE CURTAINS - ALLOWANCE	$25,000
ELEVATOR CAB ALLOWANCE	$10,000
HYDRAULIC PIT PLATFORM	$121,700

KLINKHART HALL - RENOVATIONS

LACEY THALER REILLY WILSON

APRIL 2, 2018

	DESCRIPTION	FEASIBILITY STUDY BUDGET QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	BUILDING DEMOLITION / ABATEMENT					$216,500
29	SITEWORK					$35,400
36	BUILDING EXCAVATION					$19,000
44	FOUNDATION					$77,200
59	BUILDING STRUCTURE					$447,500
70	EXTERIOR WALLS					$264,600
92	ROOF / MOISTURE PROTECTION					$155,100
102	STAIRS / MISC. METALS					$75,200
115	CARPENTRY					$44,200
125	BUILDING SUBDIVISION					$125,400
141	INTERIOR FINISHES					$325,900
176	SPECIALTIES					$35,200
191	BUILDING EQUIPMENT					$5,000
194	SPECIAL CONSTRUCTION					$107,000
199	CONVEYING SYSTEMS					$281,900
205	PLUMBING					$306,100
215	FIRE PROTECTION					$114,500
218	MECHANICAL					$562,000
225	ELECTRICAL					$437,700
241	SUBTOTAL					$3,635,400
242	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.86%				$612,900
243	SUBTOTAL					$4,248,300
244	10% DESIGN & 5% CONSTRUCTION CONTINGENCY	15.00%				$637,200
245	SUBTOTAL					$4,885,500
246	ESCALATION FOR YEAR 2018 (FUTURE BEYOND 2018 SEE BELOW)	3.60%				$175,900
247	SUBTOTAL					$5,061,400
	TOTAL	**11,424**	**SF**	**$443.05**		**$5,061,400**

BASEMENT	**3,808**	**SF**	ESCALATION	FOR YEAR 2019	4.00%	**$5,264,000**
FIRST FLOOR	**3,808**	**SF**	ESCALATION	FOR YEAR 2020	4.40%	**$5,496,000**
SECOND FLOOR	**3,808**	**SF**	ESCALATION	FOR YEAR 2021	4.60%	**$5,749,000**
TOTAL	**11,424**	**SF**	ESCALATION	FOR YEAR 2022	4.90%	**$6,031,000**

KLINKHART HALL - RENOVATIONS

LACEY THALER REILLY WILSON

APRIL 2, 2018

	DESCRIPTION	FEASIBILITY STUDY BUDGET QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	**BUILDING DEMOLITION / ABATEMENT**					**$216,514**
2	ABATEMENT					
3	ABATEMENT - ALLOWANCE	1	LSA	$75,000.00	$75,000	
4	BUILDING DEMOLITION					
5	REMOVAL OF DEBRIS FROM BASEMENT	3,808	SF	$2.30	$8,758	
6	SAW CUT MASONRY BEARING WALL FOR NEW DOOR OPENINGS	102	LF	$9.40	$959	
7	REMOVAL OF MASONRY WALLS AT NEW DOOR OPENING	126	CF	$4.10	$517	
8	SAW CUT MASONRY BEARING WALL FOR REMOVAL	26	LF	$9.40	$244	
9	REMOVAL OF MASONRY WALLS	432	CF	$4.10	$1,771	
10	REMOVAL OF ENTIRE FIRST FLOOR (INCL STAGE WITH STAGE FRONT)	3,808	SF	$5.90	$22,467	
11	TEMPORARY BRACING AT EXISTING COLUMNS	1	LS	$5,400.00	$5,400	
12	REMOVAL OF FRAMES & DOORS	9	EA	$148.10	$1,333	
13	SAW CUT WALL FOR REMOVAL	456	LF	$9.40	$4,286	
14	REMOVAL OF WALLS	2,746	SF	$4.10	$11,259	
15	SAW CUT WALL FOR NEW DOOR OPENINGS	80	LF	$9.40	$752	
16	REMOVAL OF WALLS AT NEW DOOR OPENING	84	SF	$4.10	$344	
17	REMOVAL OF EXTERIOR STAIRS ASSEMBLIES (INCL FIRE ESCAPE)	59	RSR	$132.40	$7,812	
18	REMOVAL OF "RED" DOOR	1	EA	$1,200.00	$1,200	
19	REMOVAL OF FRONT FAÇADE - STOREFRONT	50	LF	$180.00	$9,000	
20	REMOVAL OF FRONT FAÇADE - WINDOWS	6	EA	$200.00	$1,200	
21	REMOVAL OF FRONT FAÇADE - FRAMES AND DOORS	2	PR	$600.00	$1,200	
22	REMOVAL OF WINDOWS FOR REPLACEMENT	14	EA	$200.00	$2,800	
23	REMOVAL OF KITCHEN CABINETS ETC.	25	LF	$24.00	$600	
24	REMOVAL OF PLUMBING FIXTURES (INCL KITCHEN SINK)	9	EA	$165.40	$1,489	
25	REMOVAL OF MEP'S	11,424	SF	$1.00	$11,424	
26	REMOVAL OF CHAIRS	385	EA	$18.70	$7,200	
27	DEBRIS REMOVAL	1,372	CY	$28.80	$39,500	
28						
29	**SITEWORK**					**$35,354**
30	FRONT PATIO REPAIR (REMOVAL & REPLACE)	571	SF	$16.00	$9,136	
31	REGRADING AT SIDE OF BUILDING @ DIVISION STREET	1	LS	$2,205.00	$2,205	
32	NEW SIDEWALK AT DIVISION STREET	860	SF	$16.00	$13,760	
33	TREE REMOVAL	1	EA	$252.50	$253	
34	EXISTING UTILITY TIE-INS INTO NEW	1	LS	$10,000.00	$10,000	
35						
36	**BUILDING EXCAVATION**					**$19,042**
37	EXCAVATE FOR NEW ISOLATED FOOTINGS	19	CY	$20.90	$397	
38	BACKFILL FOR NEW ISOLATED FOOTINGS	12	CY	$99.10	$1,189	
39	EXCAVATE FOR NEW SLAB-ON-GRADE BASE	71	CY	$20.90	$1,474	
40	HAUL AWAY EXCESS EXCAVATED MATERIAL	7	CY	$99.10	$694	
41	NEW SLAB ON GRADE BASE	129	TN	$107.10	$13,764	
42	HAND TRIM NEW BASE	3,808	SF	$0.40	$1,523	
43						
44	**FOUNDATION**					**$77,203**
45	NEW ISOLATED FOOTINGS - FORM	128	SF	$15.40	$1,971	
46	NEW ISOLATED FOOTINGS - REBAR	7	CY	$231.40	$1,620	
47	NEW ISOLATED FOOTING - CONCRETE	630	LBS	$2.40	$1,512	
48	NEW BASEMENT SLAB-ON-GRADE - SCREED	3,808	SF	$1.20	$4,570	
49	NEW BASEMENT SLAB-ON-GRADE - FORM SLAB EDGE	40	LF	$17.50	$700	
50	NEW BASEMENT SLAB-ON-GRADE - MESH	4,190	SF	$1.40	$5,866	
51	NEW BASEMENT SLAB-ON-GRADE - CONCRETE	71	CY	$259.40	$18,293	
52	NEW BASEMENT SLAB-ON-GRADE - TROWEL & FINISH	3,808	SF	$0.70	$2,666	
53	REPLACE MISSING FOUNDATION STONES - ALLOWANCE	1	LSA	$5,000.00	$5,000	
54	REPOINT BASEMENT "STONEWORK' FOUNDATION WALLS	2,902	SF	$7.40	$21,475	
55	EXCAVATE & BACKFILL FOR WATERPROOFING	54	CY	$120.00	$6,480	
56	NEW FOUNDATION DRAINAGE ASSEMBLY @ NORTH & SOUTH WALLS	126	LF	$42.60	$5,368	
57	WATERPROOF NORTH & SOUTH FOUNDATION WALLS	366	SF	$4.60	$1,684	
58						
59	**BUILDING STRUCTURE**					**$447,511**
60	WEST WALL LINTEL SUPPORT & REPLACEMENT	12	LF	$112.00	$1,344	
61	REBUILT CHIMNEY	2	EA	$100,080.00	$200,160	
62	TOOTH IN NEW LINTEL AT MASONRY BEARING WALL NEW OPENINGS	3	EA	$1,344.00	$4,032	
63	WF REFRAME FIRST FLOOR @ 12.5#/SF	23.8	TN	$4,560.00	$108,528	
64	BEAM POCKETS & BEARING PLATES	11	EA	$180.00	$1,980	
65	NEW FIRST FLOOR METAL DECK	3,808	SF	$6.50	$24,752	
66	NEW FIRST FLOOR SLAB-ON-METAL DECK	3,808	SF	$11.80	$44,934	
67	SECOND FLOOR FRAMING SUPPORT, STABILIZATION & REPLACEMENT	3,808	SF	$4.80	$18,278	
68	STRUCTURAL (WOOD TIMBER) STABILIZE & REPAIRS TO ROOF FRAMING	4,265	SF	$10.20	$43,503	
69						

KLINKHART HALL - RENOVATIONS

LACEY THALER REILLY WILSON

APRIL 2, 2018

	DESCRIPTION	FEASIBILITY STUDY BUDGET QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
70	**EXTERIOR WALLS**					**$264,628**
71	SCAFFOLD FAÇADE & TEMPORARY PROTECTION	5,440	SF	$2.60	$14,144	
72	INFILL AT REMOVED "RED" DOOR	100	SF	$40.30	$4,030	
73	NEW ENTRANCES & VESTIBULE	385	SF	$75.50	$29,068	
74	NEW ENTRANCE DOORS - SGL	3	SGL	$3,135.50	$9,407	
75	NEW STOREFRONT	275	SF	$82.40	$22,660	
76	RESTORATION OF COLUMNS	4	EA	$2,160.00	$8,640	
77	REPAIR / REFURBISH EXIT FRAMES & DOORS	4	EA	$1,440.00	$5,760	
78	WINDOW REPAIRS (ALLOW 150% OF WINDOWS)	14	EA	$1,534.00	$21,476	
79	WINDOW REPLACEMENT (ALLOW 50% OF WINDOWS)	14	EA	$2,562.00	$35,868	
80	NEW WINDOW SCREENS	28	EA	$185.00	$5,180	
81	REMOVE & REPLACE WINDOWS SILLS	14	EA	$308.60	$4,320	
82	STRIP, RE-PAINT & RE-CAULK REFURBISHED WINDOWS	14	EA	$102.90	$1,441	
83	EXTERIOR EXIT DOOR REPAIR	4	EA	$1,440.00	$5,760	
84	STRIP PAINT FROM FAÇADE	3,201	SF	$2.40	$7,682	
85	FAÇADE MASONRY REPAIRS, REPLACEMENT & REPOINTING	3,201	SF	$10.80	$34,571	
86	RESTORATION OF SIDE PARAPETS	144	LF	$180.00	$25,920	
87	HISTORICAL PAINT STOREFRONT	1	LSA	$6,400.00	$6,400	
88	RESTORE SHEET METAL FASCIA	50	LF	$32.60	$1,630	
89	RESTORE STOREFRONT CORNICE	64	LF	$114.80	$7,347	
90	RESTORE CAST IRON ROOF CORNICE	50	LF	$266.50	$13,325	
91						
92	**ROOF / MOISTURE PROTECTION**					**$155,055**
93	REMOVAL OF EXISTING ROOF & REPAIRS TO SUBSTRATA	4,646	SF	$2.00	$9,292	
94	REMOVAL OF ROOF DEBRIS	43	CY	$35.50	$1,527	
95	TEMPORARY ROOF / PROTECTION	4,646	SF	$0.70	$3,252	
96	NEW STANDING SEAM METAL ROOF ASSEMBLY	4,646	SF	$27.30	$126,829	
97	RESTORE SHEET METAL FASCIA	50	LF	$65.20	$3,260	
98	NEW GUTTERS	152	LF	$25.20	$3,830	
99	NEW DOWNSPOUTS	96	LF	$25.20	$2,419	
100	MISC. ROOFING, FLASHINGS ETC.	4,646	SF	$1.00	$4,646	
101						
102	**STAIRS / MISC. METALS**					**$75,233**
103	NEW PIT STAIR	10	RSR	$236.70	$2,367	
104	NEW WALL RAILS AT PIT STAIR	24	LF	$27.70	$676	
105	NEW MAIN STAIR FROM BASEMENT TO SECOND FLOOR	46	RSR	$236.70	$10,888	
106	NEW MAIN STAIR WALL RAILS	112	LF	$27.70	$3,109	
107	NEW SPIRAL STAIRS FROM BASEMENT TO STAGE	40	RSR	$730.90	$29,236	
108	NEW TWO RISER STEPS AT STAGE	2	EA	$473.40	$947	
109	NEW TWO RISER STEPS WALL RAIL	6	LF	$27.70	$166	
110	NEW TWO RISER STEPS HAND RAIL	6	LF	$117.30	$704	
111	REBUILD EXIT STAIRS	59	RSR	$332.20	$19,600	
112	REBUILD EXIT STAIR WALL RAILS	52	LF	$27.70	$1,440	
113	REBUILD EXIT STAIRS HANDRAILS	52	LF	$117.30	$6,100	
114						
115	**CARPENTRY**					**$44,233**
116	ROUGH CARPENTRY	11,424	SF	$0.50	$5,712	
117	SET DOOR FRAMES - SGL	26	SGL	$97.30	$2,530	
118	SET DOOR FRAMES - PR	2	PR	$106.10	$212	
119	HANG DOORS AND INSTALL HARDWARE	28	EA	$194.50	$5,446	
120	BOX OFFICE COUNTER	12	LF	$464.30	$5,572	
121	DRESSING ROOM COUNTER TOPS	50	LF	$162.50	$8,125	
122	KITCHEN BASE CABINETS	12	LF	$282.90	$3,395	
123	KITCHEN UPPER CABINETS	12	LF	$151.50	$1,818	
124	MISCELLANEOUS UNDEFINED MILLWORK	11,424	SF	$1.00	$11,424	
125						**$125,402**
126	**BUILDING SUBDIVISION**					
127	REFRAME WALL AT NEW DOOR OPENINGS	2	EA	$270.00	$540	
128	NEW PARTITIONS - FURR / GYPSUM BOARD OVER EXISTING MASONRY	3,172	SF	$4.60	$14,591	
129	NEW PARTITIONS - RATED	3,449	SF	$6.60	$22,763	
130	NEW PARTITIONS - ELEVATOR SHAFT	1,435	SF	$8.80	$12,628	
131	NEW PARTITIONS - MEP SHAFTS	472	SF	$9.40	$4,436	
132	NEW PARTITIONS - SOUND RATED	738	SF	$22.80	$16,826	
133	INFILL AT REMOVED DOOR / FRAME	21	SF	$10.60	$223	
134	NEW HOLLOW METAL FRAME - SGL	26	SGL	$162.10	$4,215	
135	NEW HOLLOW METAL FRAME - PR	2	PR	$175.10	$350	
136	NEW WOOD DOORS	30	EA	$583.00	$17,490	
137	NEW HARDWARE - SGL	26	EA	$250.00	$6,500	
138	NEW HARDWARE - PR	2	EA	$600.00	$1,200	

KLINKHART HALL - RENOVATIONS

LACEY THALER REILLY WILSON

APRIL 2, 2018

	DESCRIPTION	FEASIBILITY STUDY BUDGET QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
139	LIGHT AND SOUND - FRAME & DOOR ASSEMBLY	3	SGL	$6,500.00	$19,500	
140	LIGHT AND SOUND - WINDOW	1	EA	$4,140.00	$4,140	
141						
142	**INTERIOR FINISHES**					**$325,939**
143	BASE					
144	WOOD BASE	2,369	LF	$12.50	$29,613	
145	VINYL BASE	673	LF	$3.10	$2,086	
146	CERAMIC TILE BASE	266	LF	$11.10	$2,953	
147	FLOORS	9,039	SF			
148	POLISHED CONCRETE	268	SF	$2.60	$697	
149	SEALED CONCRETE	630	SF	$1.00	$630	
150	CERAMIC TILE @ RESTROOMS	606	SF	$10.30	$6,242	
151	VINYL TILE	974	SF	$9.50	$9,253	
152	CARPETING	4,107	SF	$4.00	$16,428	
153	WOOD FLOOR AT AUDITORIUM	1,494	SF	$12.60	$18,824	
154	WOOD FLOOR AT STAGE	909	SF	$12.60	$11,453	
155	ENTRY MAT	51	SF	$25.00	$1,275	
156	STAIR TREADS & RISERS	300	LF	$33.90	$10,170	
157	WALLS					
158	CERAMIC AT REST ROOM WET WALLS	1,064	SF	$10.20	$10,853	
159	PAINTED	31,941	SF	$1.00	$31,941	
160	TIN (REFURBISH & REPLACE IN KIND)	2,340	SF	$20.00	$46,800	
161	CEILINGS	9,039	SF			
162	ACOUSTICAL TILE	2,930	SF	$9.60	$28,128	
163	GYPSUM BOARD	1,581	SF	$6.70	$10,593	
164	TIN (REFURBISH & REPLACE IN KIND)	2,123	SF	$20.00	$42,460	
165	EXPOSED	2,405	SF	$2.00	$4,810	
166	MISCELLANEOUS FINISHES					
167	PAINT / STAIN WOOD BASE	2,369	LF	$2.20	$5,212	
168	PAINT FRAMES	28	EA	$88.80	$2,486	
169	PAINT DOORS	30	EA	$76.40	$2,292	
170	PAINT INTERIOR STAIR WALL RAILS	195	LF	$18.20	$3,542	
171	PAINT INTERIOR STAIR HAND RAILS	58	LF	$58.10	$3,370	
172	PAINT EXTERIOR STAIRS	23	RSR	$77.50	$1,783	
173	PAINT EXTERIOR WALL RAILS	52	LF	$18.20	$946	
174	PAINT EXTERIOR HAND RAILS	52	LF	$58.10	$3,021	
175	MISCELLANEOUS PAINT / FINISHING	9,039	SF	$2.00	$18,078	
176						
177	**SPECIALTIES**					**$35,248**
178	TOILET PARTITIONS - STANDARD	3	EA	$803.00	$2,409	
179	TOILET PARTITIONS - HANDICAPPED	2	EA	$1,014.00	$2,028	
180	TOILET PARTITIONS - URINAL SCREEN	1	EA	$461.00	$461	
181	TOILET ACCESSORIES - WOMEN - STANDARD	2	EA	$544.50	$1,089	
182	TOILET ACCESSORIES - WOMEN - HANDICAPPED	1	EA	$900.50	$901	
183	TOILET ACCESSORIES - WOMEN - ROOMS	1	EA	$749.00	$749	
184	TOILET ACCESSORIES - MEN - STANDARD	1	EA	$82.50	$83	
185	TOILET ACCESSORIES - MEN - HANDICAPPED	1	EA	$438.50	$439	
186	TOILET ACCESSORIES - MEN - ROOMS	1	EA	$286.00	$286	
187	TOILET ACCESSORIES - UNISEX - ROOMS	4	EA	$900.50	$3,602	
188	TOILET ACCESSORIES - FRAMED MIRRORS	10	EA	$604.00	$6,040	
189	TOILET ACCESSORIES - SOAR DISPENSERS	10	EA	$60.20	$602	
188	NEW FIRE EXTINGUISHER	4	EA	$212.00	$848	
189	NEW INTERIOR SIGNAGE	11,424	SF	$0.50	$5,712	
190	REHAB EXTERIOR SIGNAGE	1	LSA	$10,000.00	$10,000	
191						
192	**BUILDING EQUIPMENT**					**$5,000**
193	KITCHEN EQUIPMENT (APPLIANCES)	1	LSA	$5,000.00	$5,000	
194						
195	**SPECIAL CONSTRUCTION F,F&E**					**$106,950**
196	REFURBISH SEATS - ALLOWANCE	358	EA	$200.00	$71,600	
197	STAGE CURTAINS - ALLOWANCE	1	LSA	$25,000.00	$25,000	
198	MASONIC HALL CHAIRS	90	EA	$115.00	$10,350	
199						
200	**CONVEYING SYSTEMS**					**$281,900**
201	HANDICAP LIFT AT PIT	1	EA	$22,400.00	$22,400	
202	THREE STOP (SIDE PISTON) HYDRAULIC ELEVATOR	3	STP	$42,600.00	$127,800	
203	ELEVATOR CAB ALLOWANCE	1	EA	$10,000.00	$10,000	
204	HYDRAULIC PIT PLATFORM	1	EA	$121,700.00	$121,700	
205						

KLINKHART HALL - RENOVATIONS

LACEY THALER REILLY WILSON

APRIL 2, 2018

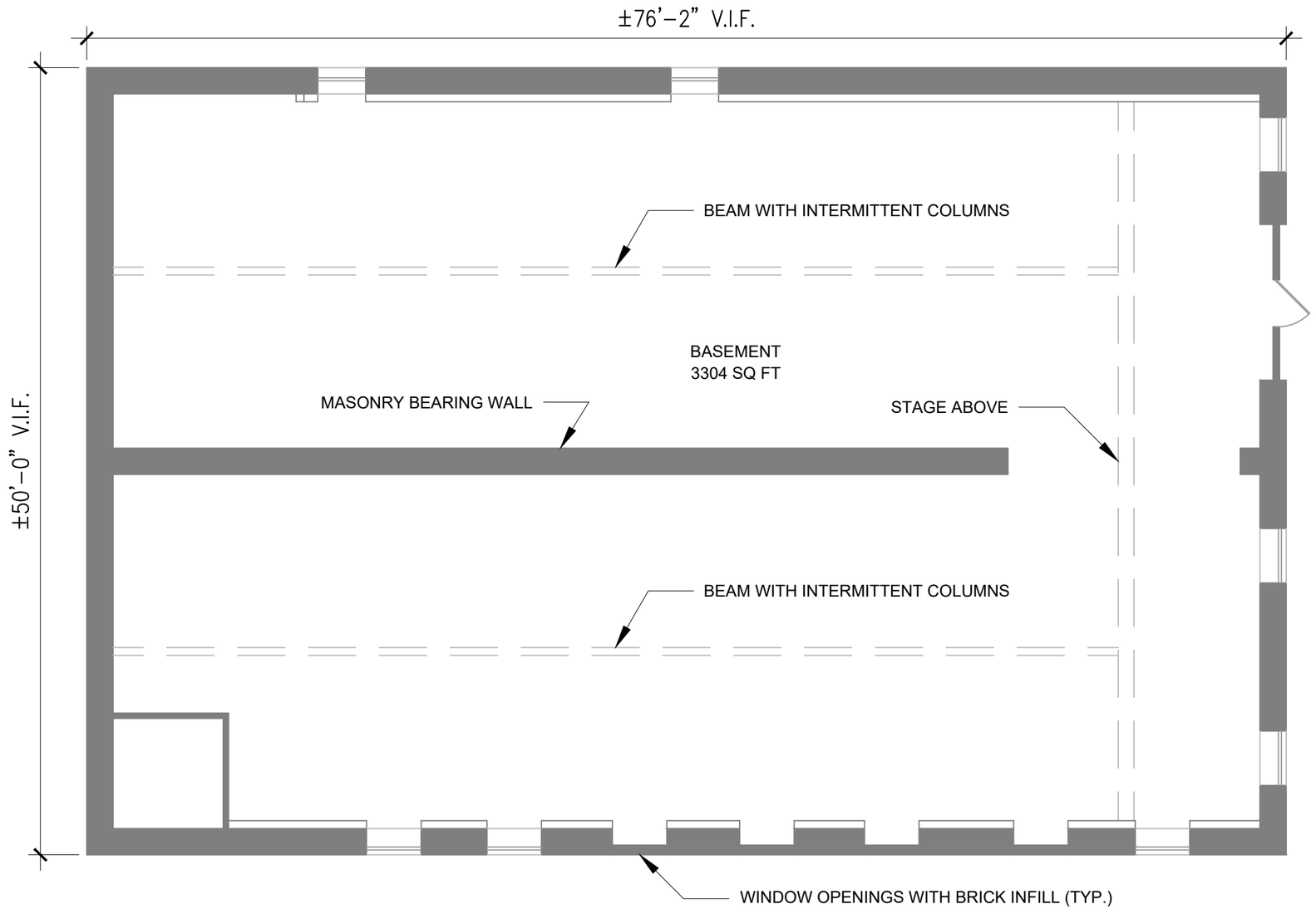
	DESCRIPTION	FEASIBILITY STUDY BUDGET QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
206	**PLUMBING**					**$306,100**
207	REDUCED PRESSURE BACKFLOW PREVENTER	1	EA	$5,000.00	$5,000	
208	WATER METER	1	EA	$5,500.00	$5,500	
209	WATER CLOSET	9	EA	$2,000.00	$18,000	
210	URINAL	1	EA	$2,500.00	$2,500	
211	SHOWER WITH VALVE, & DRAIN	2	EA	$1,200.00	$2,400	
212	LAVATORY, WALL	10	EA	$1,200.00	$12,000	
213	WATER COOLER	2	EA	$4,500.00	$9,000	
214	FLOOR DRAIN	6	EA	$750.00	$4,500	
215	HOSE BIBB	4	EA	$225.00	$900	
216	WALL HYDRANT	2	EA	$300.00	$600	
217	DOMESTIC WATER PIPE WITH FITTINGS & HANGERS	2,000	LF	$50.00	$100,000	
218	PIPE INSULATION	2,000	LF	$12.00	$24,000	
219	SANITARY WASTE & VENT PIPE WITH FITTINGS & HANGERS	1,500	LF	$48.00	$72,000	
220	FUEL OIL PIPING	300	LF	$44.00	$13,200	
221	DEMOLITION	1	LS	$10,000.00	$10,000	
222	COORDINATION & MANAGEMENT	1	LS	$10,000.00	$10,000	
223	CORING, SLEEVES & FIRESTOPPING	1	LS	$7,500.00	$7,500	
224	FLUSHING & STERILIZATION	1	LS	$6,000.00	$6,000	
225	FEES & PERMITS	1	LS	$3,000.00	$3,000	
226						
227	**FIRE PROTECTION**					**$114,480**
228	FIRE PROTECTION MAIN SERVICE	1	EA	$9,000.00	$9,000	
229	DOUBLE CHECK VALVE	1	EA	$10,000.00	$10,000	
230	ALARM VALVE	1	EA	$5,000.00	$5,000	
231	FIRE DEPARTMENT CONNECTION	1	EA	$1,200.00	$1,200	
232	ELECTRIC BELL	1	EA	$500.00	$500	
233	ZONE CONTROL VALVE ASSEMBLY	3	EA	$2,200.00	$6,600	
234	SPRINKLER HEAD	140	EA	$150.00	$21,000	
235	BRANCH PIPING WITH FITTINGS & HANGERS	1,120	LF	$24.00	$26,880	
236	MAIN PIPING WITH FITTINGS & HANGERS	560	LF	$30.00	$16,800	
237	COORDINATION & MANAGEMENT	1	LS	$7,000.00	$7,000	
238	CORING, SLEEVES & FIRESTOPPING	1	LS	$3,000.00	$3,000	
239	ENGINEERING	1	LS	$5,000.00	$5,000	
240	FEES & PERMITS	1	LS	$2,500.00	$2,500	
241						
242	**MECHANICAL**					**$561,975**
243	OIL FIRED HW CONDENSING BOILER	1	EA	$28,000.00	$28,000	
244	HOT WATER PUMP	1	EA	$5,000.00	$5,000	
245	AIR DISTRIBUTION EQUIPMENT	1	EA	$200,000.00	$200,000	
246	HOT WATER PIPING WITH FITTINGS & HANGERS	1,200	LF	$50.00	$60,000	
247	REFRIGERANT PIPING	100	LF	$18.00	$1,800	
248	CONDENSATE DRAIN PIPING	100	LF	$18.00	$1,800	
249	PIPE INSULATION	1,400	LF	$9.00	$12,600	
250	GALVANIZED STEEL DUCTWORK	8,200	LBS	$12.00	$98,400	
251	DUCT INSULATION	4,900	SF	$5.00	$24,500	
252	REGISTERS, GRILLES & DIFFUSERS	55	EA	$125.00	$6,875	
253	AUTOMATIC TEMPERATURE CONTROLS	1	LS	$75,000.00	$75,000	
254	TESTING & BALANCING	1	LS	$8,000.00	$8,000	
255	DEMOLITION	1	LS	$10,000.00	$10,000	
256	COORDINATION & MANAGEMENT	1	LS	$16,000.00	$16,000	
257	CORING, SLEEVES & FIRESTOPPING	1	LS	$3,000.00	$3,000	
258	EQUIPMENT START-UP & INSPECTION	1	LS	$1,000.00	$1,000	
259	RIGGING & EQUIPMENT RENTAL	1	LS	$10,000.00	$10,000	
260						
261	**ELECTRICAL**					**$437,725**
262	GEAR AND DISTRIBUTION					
263	MAIN SERVICE, PANELBOARDS AND FEEDERS	1	LS	$40,000.00	$40,000	
264	GROUNDING	1	LS	$5,000.00	$5,000	
265	MECHANICAL EQUIPMENT					
266	MISC. EQUIPMENT WIRING AND CONNECTIONS	11,424	SF	$1.00	$11,424	
267	ELEVATOR FEED AND CONNECTION	1	EA	$4,000.00	$4,000	
268	ELEVATOR CAB POWER FEED AND CONNECTION	1	EA	$1,500.00	$1,500	
269	BOILER FEED AND CONNECTIONS	1	EA	$1,500.00	$1,500	
270	PUMP FEED AND CONNECTIONS	1	EA	$1,500.00	$1,500	
271	LIGHTING					
272	LOBBY LIGHTING	1,000	SF	$8.00	$8,000	
273	MASONIC HALL LIGHTING	1,465	SF	$10.00	$14,650	
274	LOUNGE LIGHTING	400	SF	$5.00	$2,000	

KLINKHART HALL - RENOVATIONS

LACEY THALER REILLY WILSON

APRIL 2, 2018

	DESCRIPTION	FEASIBILITY STUDY BUDGET QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
275	RECEPTION GALLERY LIGHTING	675	SF	$10.00	$6,750	
276	BASEMENT LIGHTING	3,415	SF	$4.00	$13,660	
277	STAIRWAY LIGHTING, STORAGE ROOMS, KITCHEN LIGHTING	4,260	SF	$4.00	$17,040	
278	EXIT AND EMERGENCY LIGHTING	11,424	SF	$1.00	$11,424	
278	EXTERIOR LIGHTING	1	LS	$4,500.00	$4,500	
279	LIGHTING CONTROLS	11,424	SF	$1.00	$11,424	
279	BRANCH DEVICES					
280	DUPLEX AND GFI RECEPTACLES	11,424	SF	$0.80	$9,139	
280	BRANCH CIRCUITRY	11,424	SF	$5.00	$57,120	
281	FIRE ALARM					
281	CONTROL PANEL, TESTING AND PROGRAMMING	1	LS	$8,500.00	$8,500	
282	ANNUNCIATOR	1	EA	$1,500.00	$1,500	
282	DIALER	1	EA	$850.00	$850	
283	DEVICES AND CABLING	11,424	SF	$2.00	$22,848	
283	TELECOMMUNICATIONS					
284	ROUGH-IN CONDUIT AND BACK BOXES	11,424	SF	$0.50	$5,712	
284	DEVICES AND CABLING	11,424	SF	$1.50	$17,136	
285	IDF CLOSET FIT OUT	1	LS	$5,000.00	$5,000	
285	AUDITORIUM					
286	STAGE LIGHTING AND DIMMING SYSTEM	1	LS	$50,000.00	$50,000	
286	HOUSE LIGHTING	1,600	SF	$12.00	$19,200	
287	SOUND SYSTEM	1	LS	$25,000.00	$25,000	
288	MASONIC HALL					
289	DIMMING SYSTEM	1	LS	$5,000.00	$5,000	
290	SOUND SYSTEM	1	LS	$7,500.00	$7,500	
291	SECURITY SYSTEM					
292	CONTROL PANEL	1	LS	$5,000.00	$5,000	
293	DEVICES AND CABLING	11,424	SF	$2.00	$22,848	
294	MISCELLANEOUS					
295	PERMITS AND FEES	1	LS	$6,500.00	$6,500	
296	TEMPORARY POWER	1	LS	$7,000.00	$7,000	
297	DEMOLITION WORK	1	LS	$7,500.00	$7,500	
298	SUBTOTAL				$3,635,492	$3,635,492



1/1 EXISTING BASEMENT PLAN

1/8" = 1'-0"

0 2' 4' 8' 16' N

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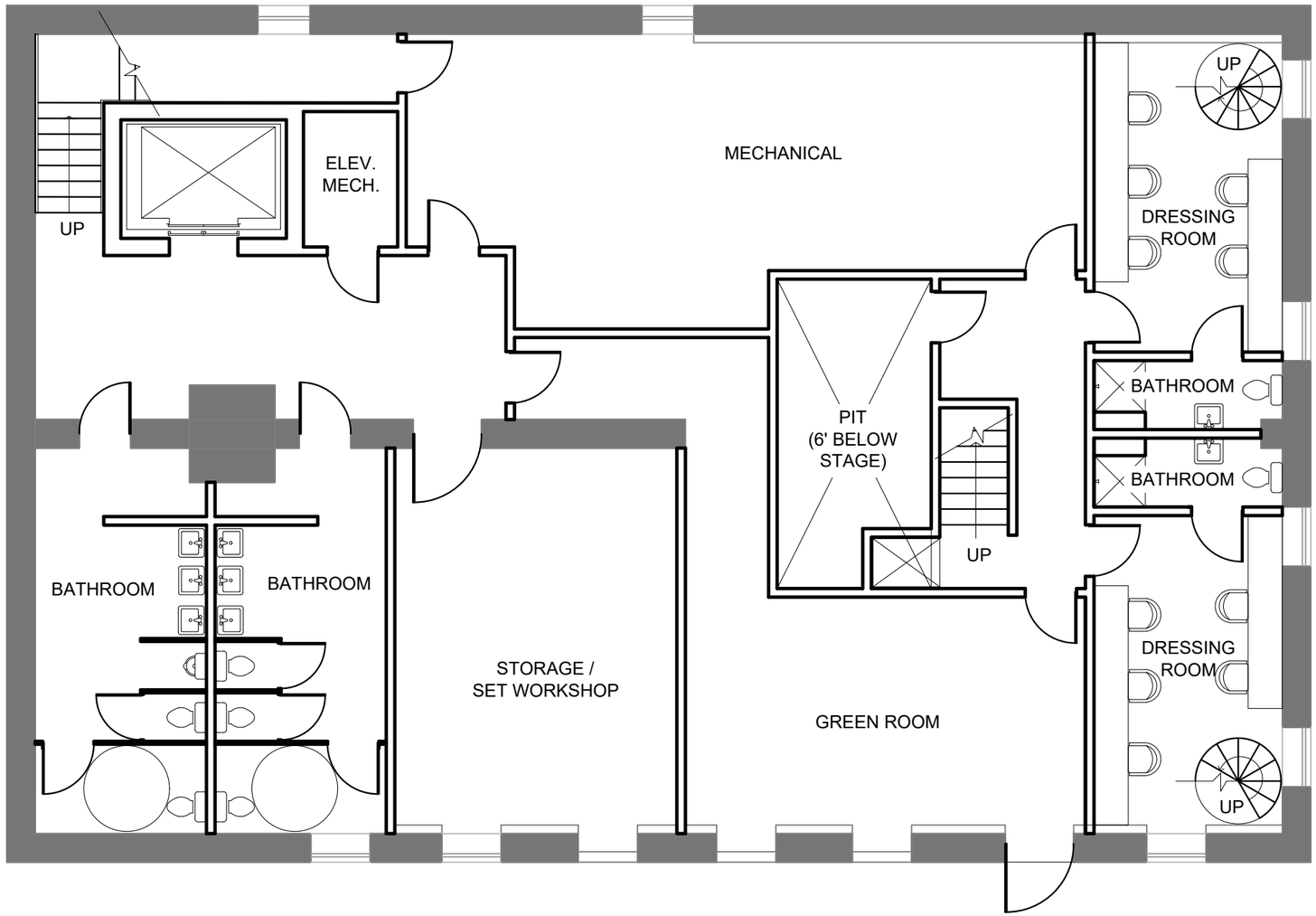

1/2 PROPOSED BASEMENT PLAN

1/8" = 1'-0"

0 2' 4' 8' 16' N

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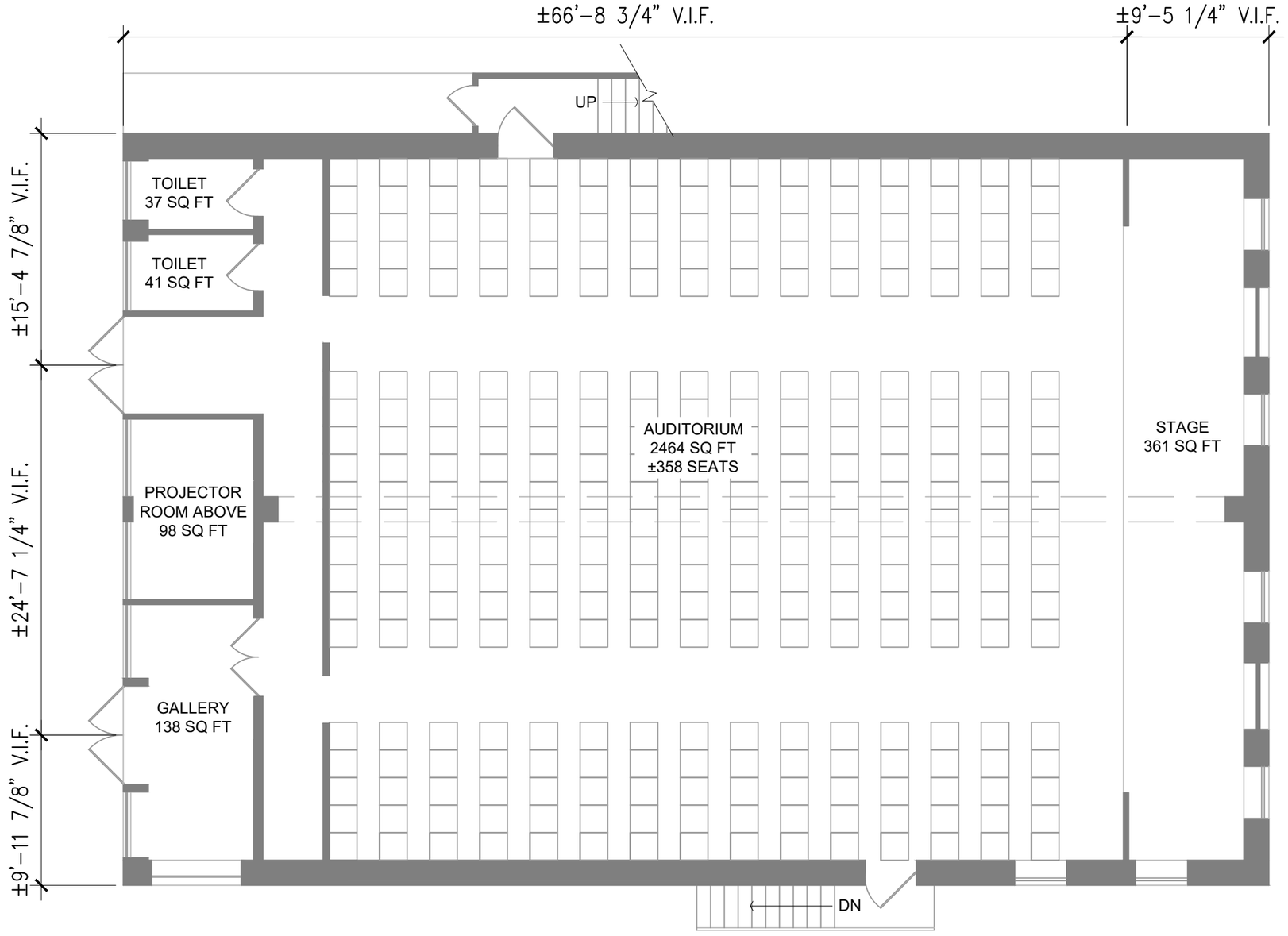

1/3 EXISTING FIRST FLOOR

1/8" = 1'-0"

0 2' 4' 8' 16'

N

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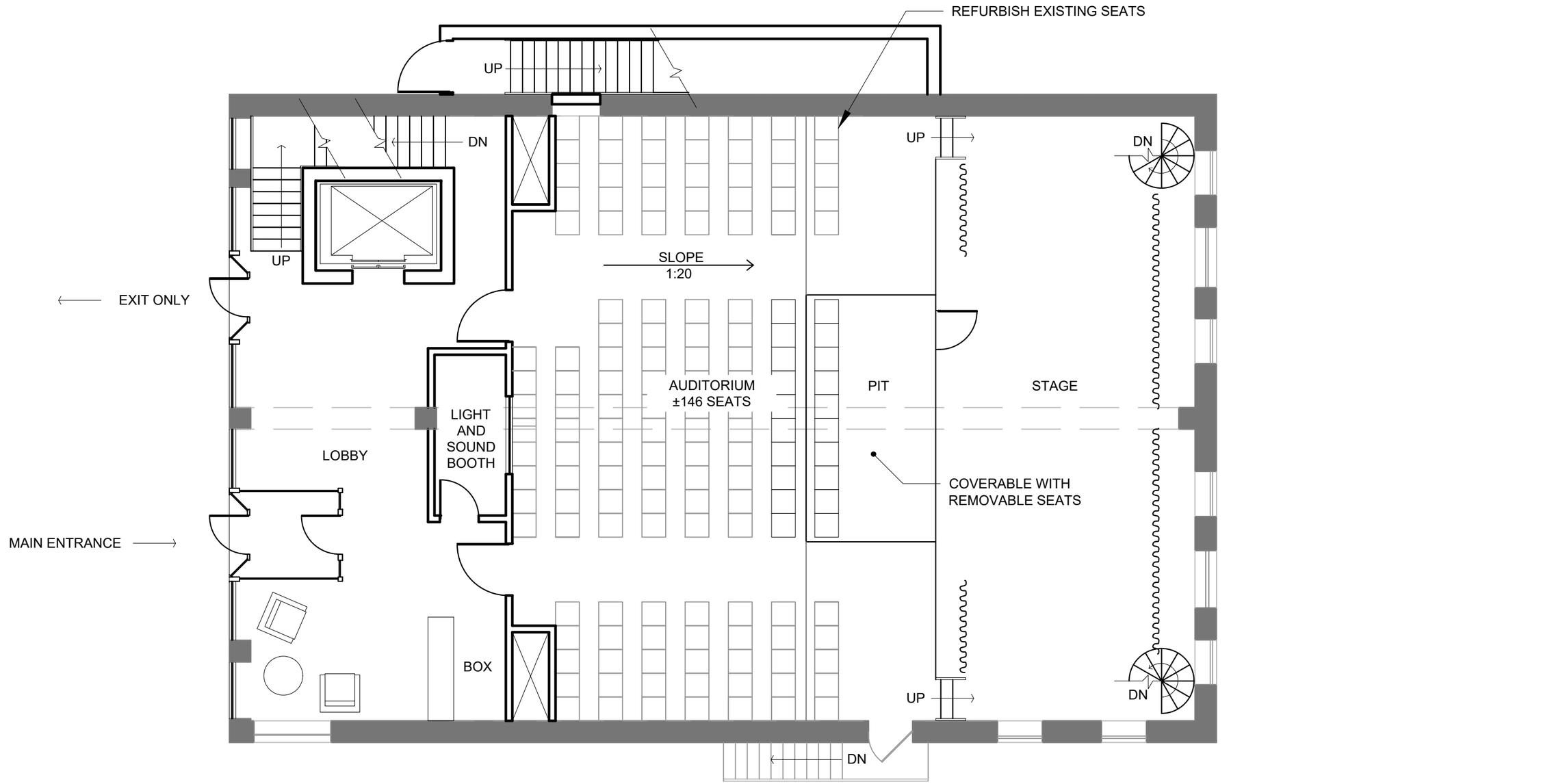

1/4 PROPOSED FIRST FLOOR

1/8" = 1'-0"

0 2' 4' 8' 16'

N

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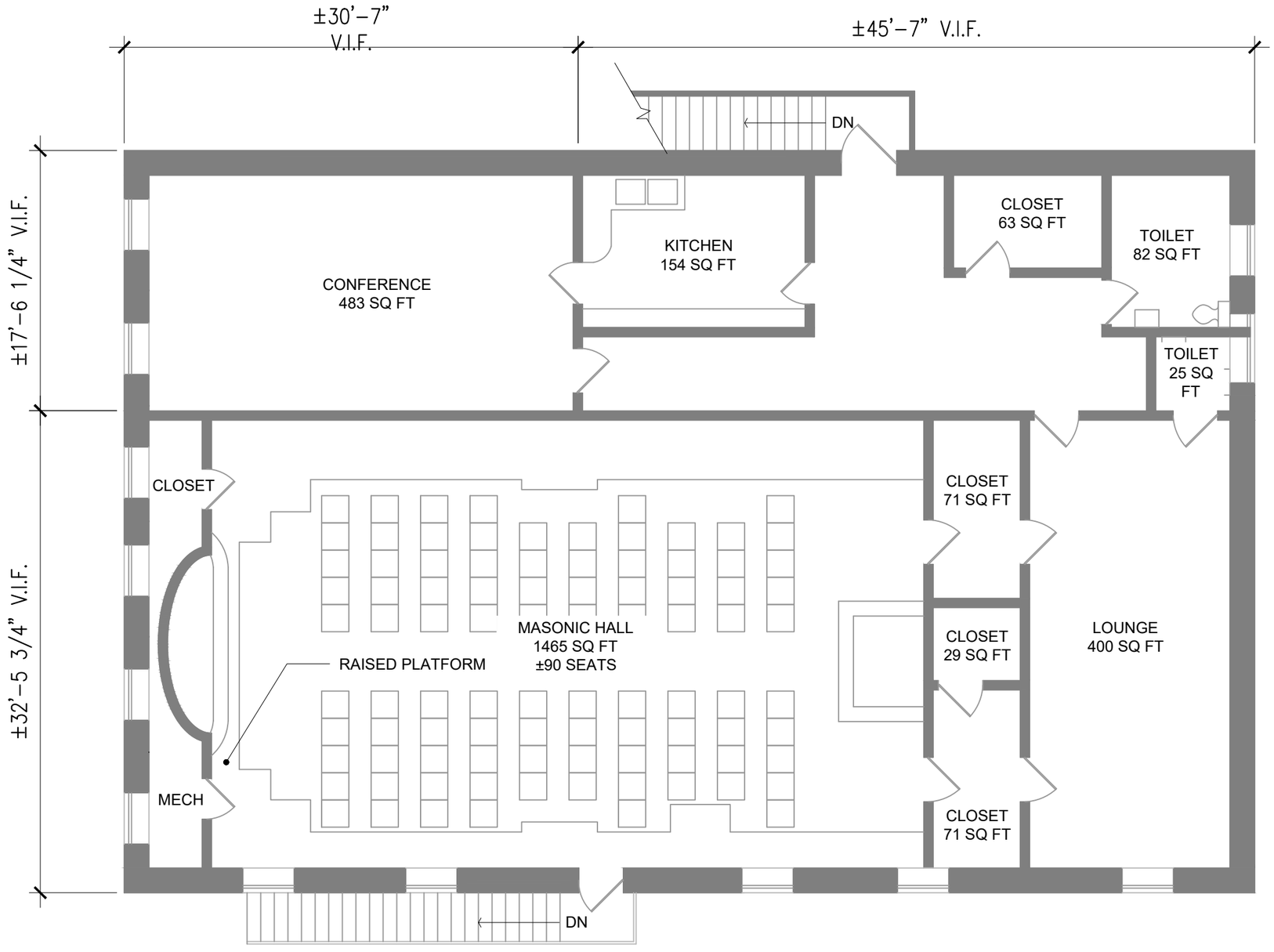

1/5 EXISTING SECOND FLOOR

1/8" = 1'-0"

0 2' 4' 8' 16'

N

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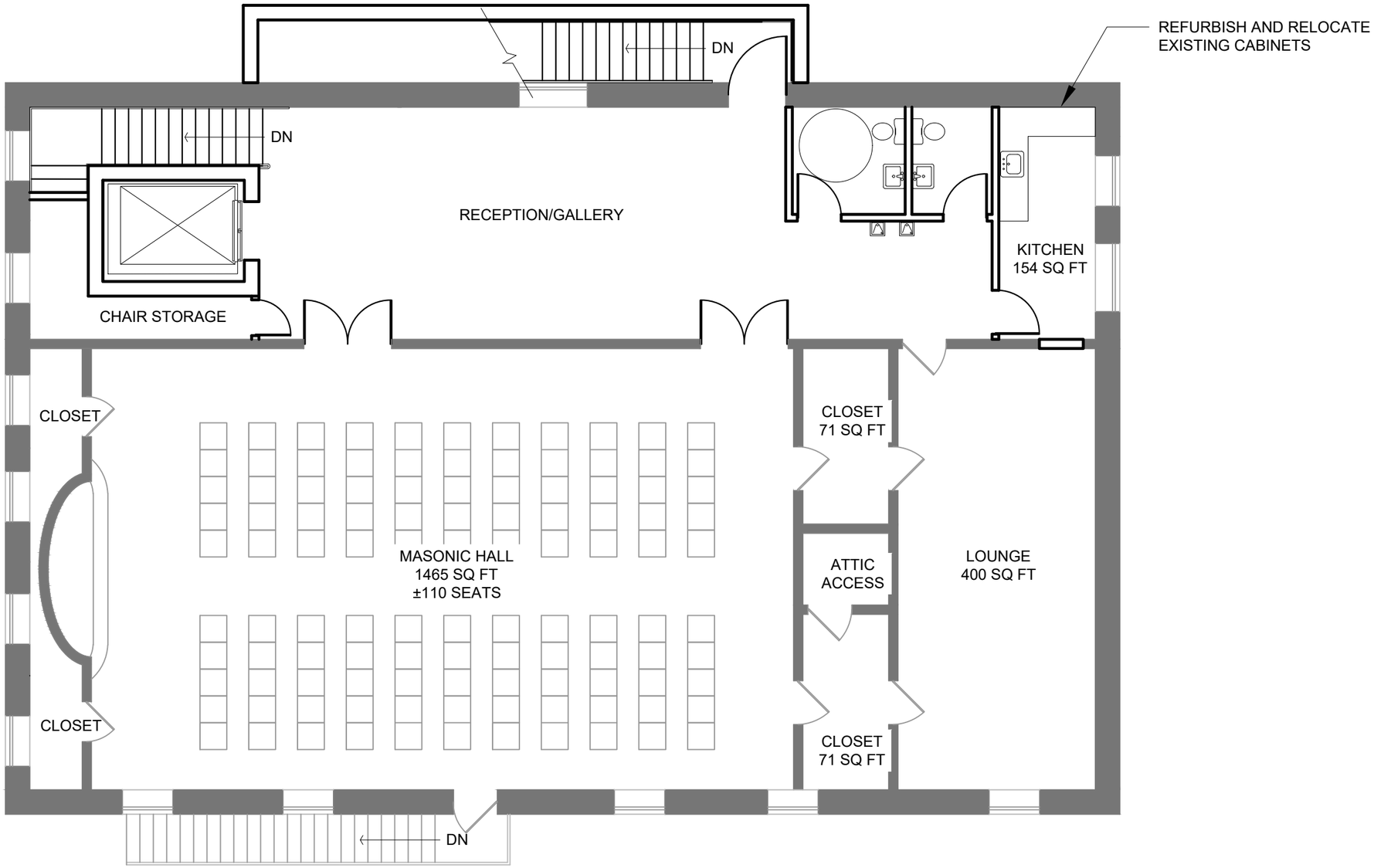

1/6 PROPOSED SECOND FLOOR

1/8" = 1'-0"

0 2' 4' 8' 16' N

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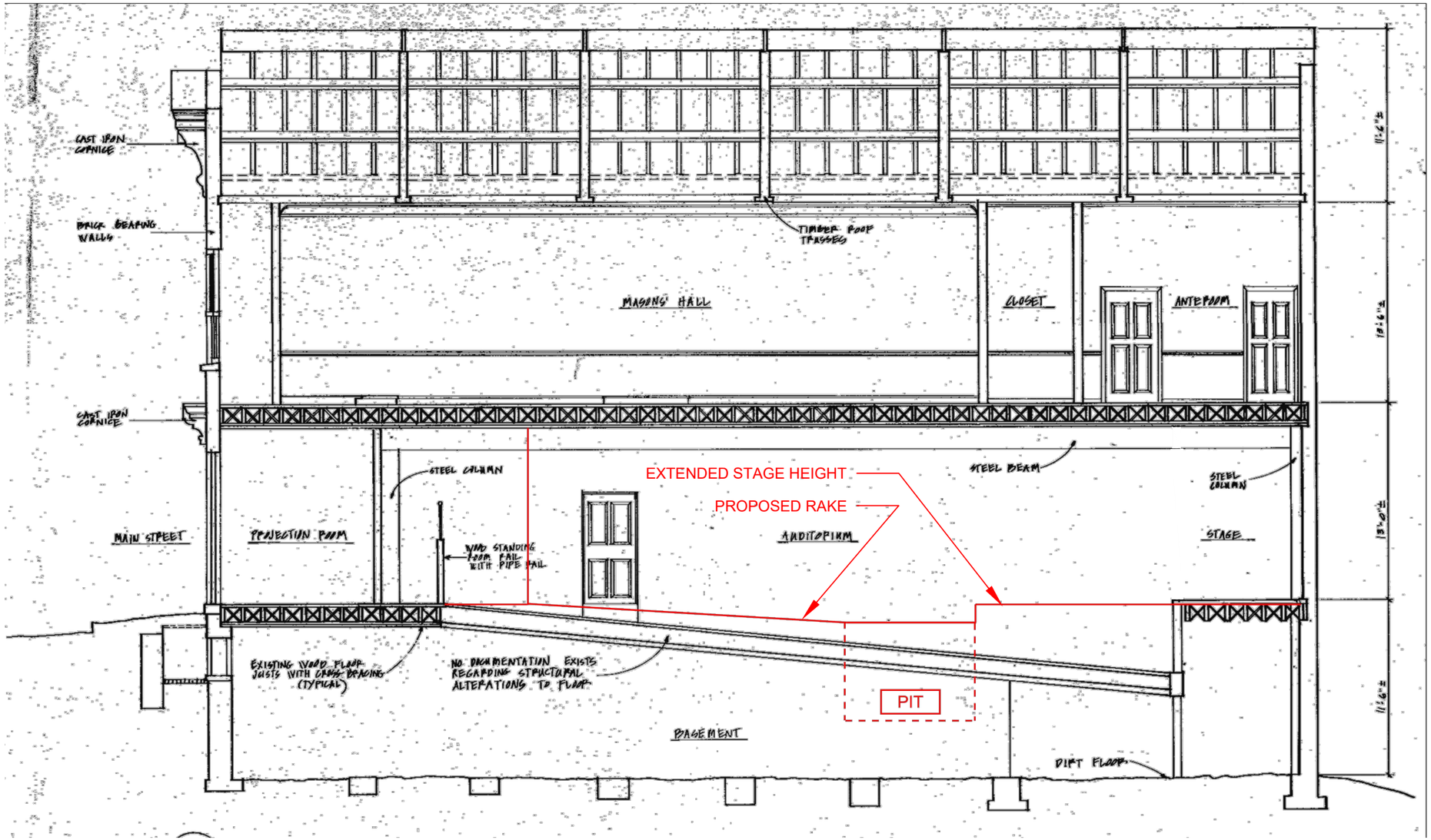

1/7 PROPOSED LONGITUDINAL SECTION A-A

1/8" = 1'-0"

0 2' 4' 8' 16'

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