

Addendum to the Rochester High School (RHS) Repurposing Committee Town Report

Assessment of RHS Building Condition and Estimated Cost of Renovation (7/13/22)

The Black River Design 2019 assessment of the RHS building reported the RHS building to be in "overall good condition," though many building components need replacement. The following information is from pages 36, 52–53 of the report, which available on the Town's website.

"Overall, this school is in as good as or better than many similar schools we have conducted similar investigations." The items identified as deficient are "generally typical of the types of deficiencies that would be found in any similar school of this vintage in the State."

The report identifies aspects of the building needing major repair or replacement, including: roof and roof insulation, exterior siding, windows, exterior doors, air sealing, panel boards, lighting, outlets, IT system, automatic sprinkler system, fire alarm system, emergency and exit lights HVAC, ceiling tile replacement, flooring, and asbestos abatement.

GBA Architects of Montpelier VT was retained in 2021-22 to assess the condition of the building and prepare an estimated renovation cost. Based on visual inspection and the Black River findings, the following estimate was prepared. GBA architect Gregg Gossens advised that that despite the many improvements needed, the building has "good bones," meaning that the overall building integrity has significant value worthy of renovation. Gossens prepared the following renovation plan and cost estimate that is subject to further specialized renovations as may be desired by specific occupants:

ADA Accessibility:

Door hardware to meet code	\$7,500
Single user bathrooms	60,000
Classroom door clearances	12,500
	\$80,000

Building Envelope:

Roof and Roof Insulation	\$614,840
Replacement windows	126,000
Replacement exterior doors	12,500
Air Sealing	25,000
	\$778,340

Electrical:

Panel boards	\$60,000
Lighting	11,000
Outlets	2,500
Remove old Telecom	4,500
	\$78,000

Fire Code:

Automatic Sprinkler System	\$153,710
Emergency and Exit Lights	8,500
Egress Door lighting	4,000
	\$166,210

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Emergency and Exit Lights	8,500
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HVAC:

Boiler replacement	\$112,000
Variable speed pumps	23,000
Replace leaking valves	7,500
Replace ventilation System	340,000
New DDC Controls	110,000
Oil tank work	17,500
	\$610,000

Plumbing:

Hot water heater mixing valves	\$2,500
New backflow preventers	13,000
Lead testing	2,000
	\$17,500

Sitework: Re-grade courtyard **\$10,000**

Asbestos Abatement: **\$50,000**

Phase 1 Sub-Total (BR report) \$1,780,050

**Allowance for small amount of finish
and partition re-work:** \$50,000

Phase 1 Sub-Total: \$1,840,050

General conditions: 5% 92,000 (General Conditions consists of contractor overhead and profit, bonding, insurance and project management)

Soft Costs: 20% 368,000 (Soft Costs includes architect/engineer fees, permit fees, owner legal and insurance costs and owner construction representative)

Total Phase 1 Construction, '19 dollars: \$2,300,050

Current inflation factor—35% \$3,105,000

Phase 1 Environmental Assess: \$30,000

Total Phase 1 construction (2022 \$) \$3,135,000

Correction to RHS Repurposing Committee 2022 Town Report, page 1, 3rd paragraph:
... the Rochester Town Clerk shows that "if the Town's budget were to increase by the base annual operating costs of \$91,000, it would necessitate an increase of the tax rate by 16 cents on the dollar value. **Therefore, for every \$100,000 in property value, that rate increase would calculate out to be an additional \$160.00.**"