

2 Lincoln Plans

On the next pages are the different renovation options for 2 Lincoln as well as a rough cost estimate for each option.

The following are some of the assumptions that were used:

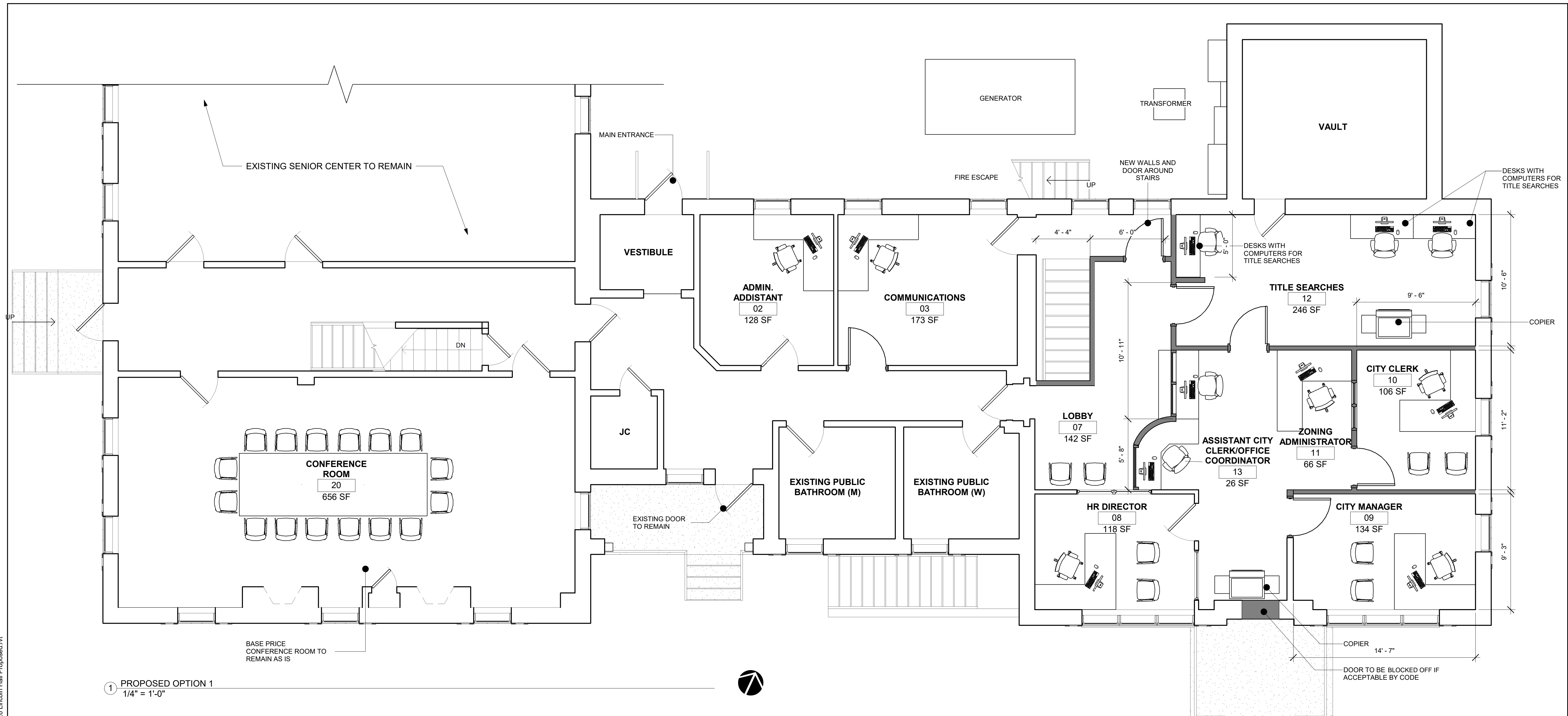
- 2 Lincoln can serve as the hall of government
- We need a desk for 13 employees (eventually)
- Updates are needed for security
 - Limit access to spaces without appropriate credentials
 - Eyes on entrances and while people are in the building
 - Barriers between staff and the public
 - Lockable/closeable spaces in the event of an emergency
- Updates needed for health safety
 - Address mold/damp areas
 - Increase air flow and filtration - heating, ventilation, and air conditioning
 - Increase physical space between employees and public
 - Keep separate space for employees and public
 - Separate staff bathroom
- Adding an elevator would only be necessary if intentions were to renovate the second floor
- The Senior Center will continue to be housed in the same location at 2 Lincoln
- The Teen Center will continue to be housed in the same location at 2 Lincoln
- The offices for Essex CHIPS will continue to be housed on the second floor; the space may be impacted by the installation of an elevator/stairwell and the need for new municipal conference space on the second floor, but options include four or five offices to remain for CHIPS.

Here is a summary of the cost estimates (fully implemented):

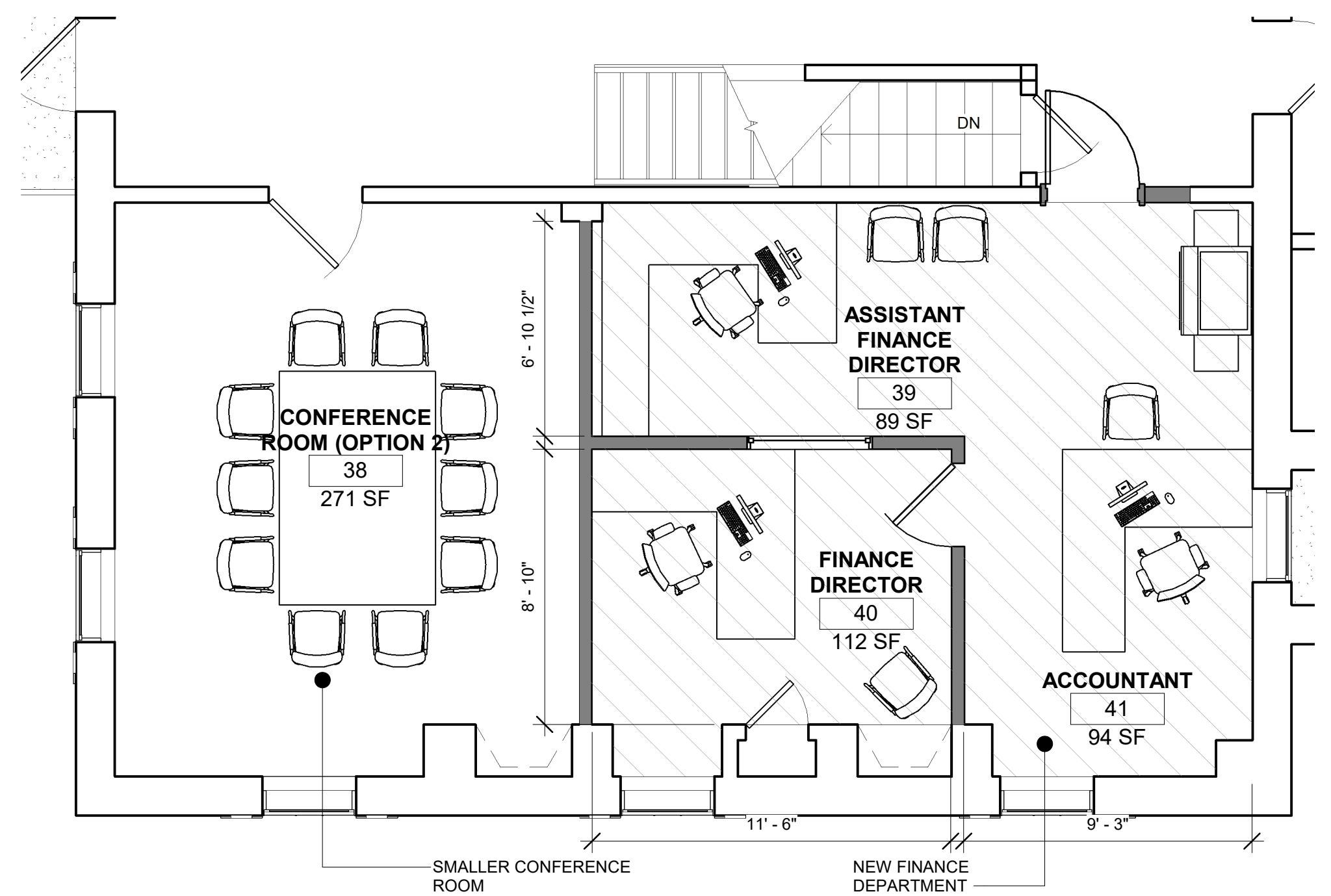
- Option 1: \$844,900 first floor and basement only
- Option 2: \$1,104,500 first floor and basement only
- Option 3: \$1,540,000 addition of elevator; three floors of renovations
- Option 4: \$1,460,000 addition of elevator; three floors of renovations

The Village is currently anticipated to receive \$3,200,000 in American Rescue Plan Act (ARPA) funds. The exact uses of the funds are still to be determined, but water and sewer projects are on the list. In FY23 and FY24, the Village capital reserve plan currently calls for \$1,828,634 in waterline rebuild projects. ARPA money could be used on water and sewer projects and free up capital funds.

The other expense needed in FY23 if the city is formed will be standing up the IT infrastructure. This is currently estimated at \$50-\$75K. This funding could similarly come from capital funds.



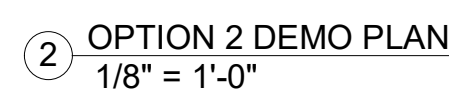
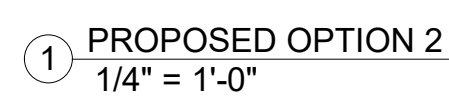
1 PROPOSED OPTION 1
1/4" = 1'-0"



2 OPTION 1 ALTERNATE A (SMALLER CONFERENCE ROOM AND FINANCE DEPARTMENT)
1/4" = 1'-0"

OPTION 1 FIRST FLOOR

COST ESTIMATE



A2.2

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① $\frac{1-2}{1/4''} = 1'-0''$

- THREE OFFICES AND SMALL WORK/MEETING SPACE

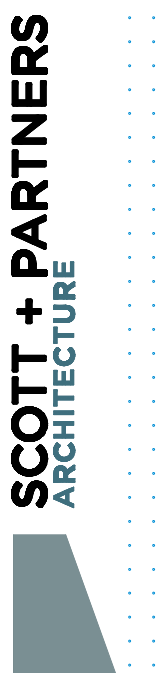
- \$131,000

LINCOLN HALL
2 LINCOLN STREET
ESSEX JUNCTION, VT 05452

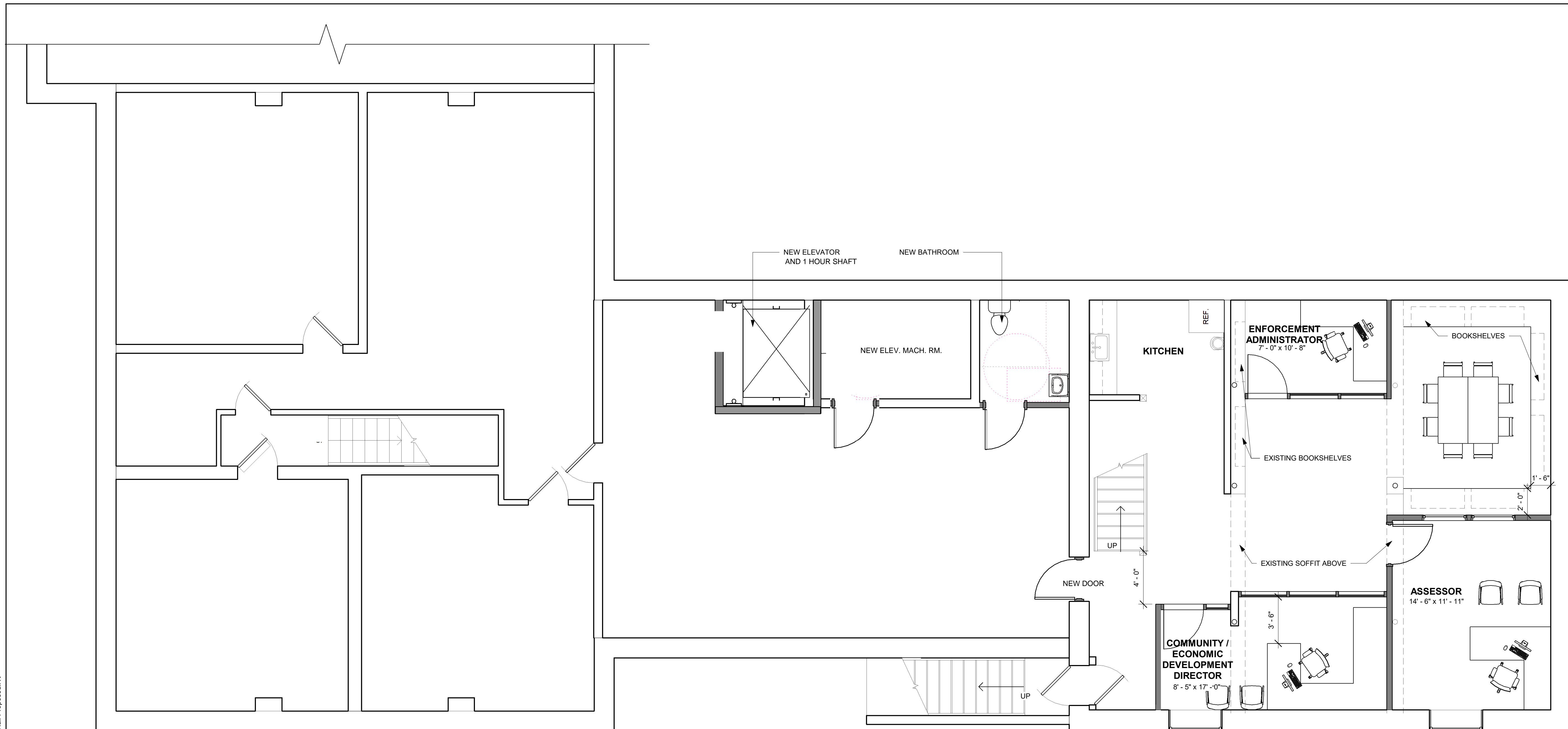
Date	Revisions
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sheet no.

A2.6



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1 PROPOSED BASEMENT PLAN OPTION 3
1/4" = 1'-0"

OPTION 3 BASEMENT

- 3 OFFICES AND SMALL WORK/MEETING SPACE
- SINGLE STALL BATHROOM

project name:

LINCOLN HALL
2 LINCOLN STREET
ESSEX JUNCTION, VT 05452

SCOTT + PARTNERS
ARCHITECTURE

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scale:	1/4" = 1'-0"
project no.	21-1457
checked by:	JBA
drawn by:	NP/JN
date:	08/26/21

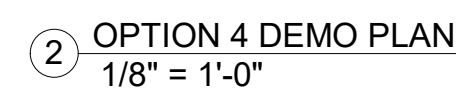
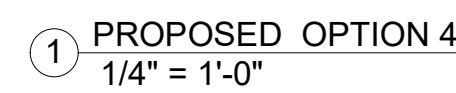
Date	Revisions
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sheet title:

**PROPOSED
BASEMENT PLAN
OPTION 3**

sheet no.

A2.9




- USE CURRENT ENTRANCE
- ADDITION OF ELEVATOR

- \$1,460,000

LINCOLN HALL

2 LINCOLN STREET
ESSEX JUNCTION, VT 05452



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ARCHITECTURE

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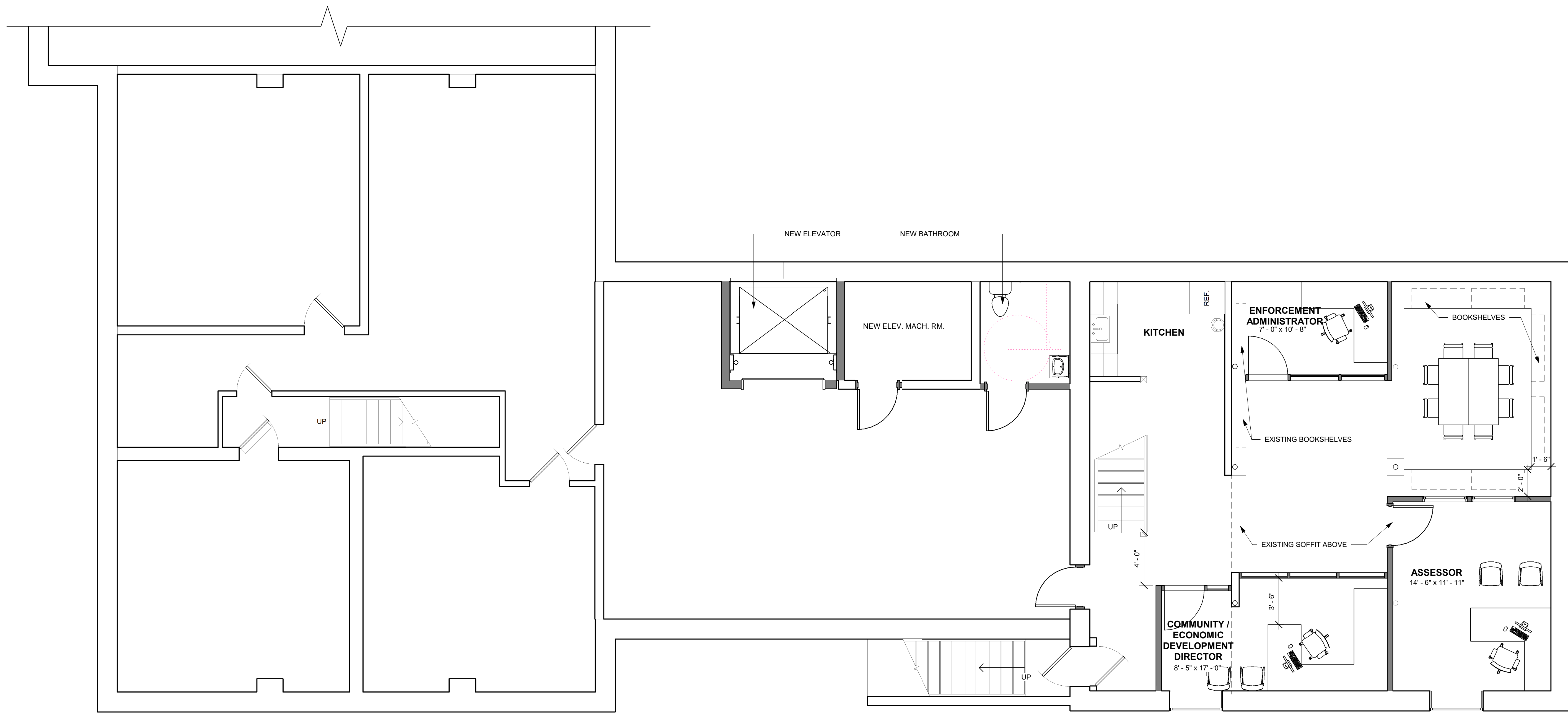
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project no.	21-1457
checked by:	JBA
drawn by:	JN
date:	08/26/21

sheet title:

**PROPOSED PLAN
OPTION 4 FIRST
FLOOR**

sheet no.

A2.10



① PROPOSED BASEMENT PLAN OPTION 4
1/4" = 1'-0"

OPTION 4 BASEMENT

- 3 OFFICES AND SMALL WORK/MEETING SPACE
- SINGLE STALL BATHROOM

project name:

LINCOLN HALL
2 LINCOLN STREET
ESSEX JUNCTION, VT 05452

scale:	1/4" = 1'-0"
project no.	21-1457
checked by:	Checker
drawn by:	Author
date:	08/26/21

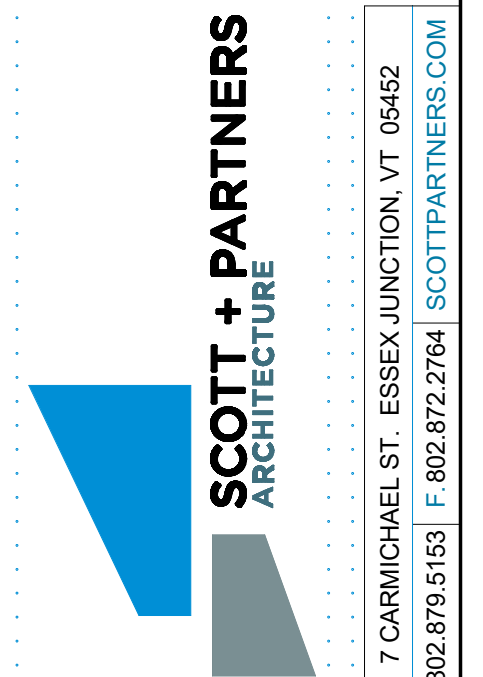
Date	Revisions
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sheet title:

**PROPOSED
BASEMENT PLAN
OPTION 4**

sheet no.

A2.12





John Alden
Scott + Partners
1 Carmichael Street
Essex Junction, VT 05452

Re: Budget Pricing for Lincoln Hall

Date: September 24, 2021

Dear John,

We have prepared a budget price for the Lincoln Hall Office renovations project at the Five corners in Essex Junction, Vermont.

The documents for this project are prepared by Scott + Partners dated 08/26/2021. These drawings were for creating a budget number only. The project budget cost break outs as per the drawings A2.1, A2.2, A2.6, A2.7, A2.8, A2.9 A2.10, A2.11, A2.12 dated 08/26/2021:

The work is to be during normal working hours Monday to Friday. The work includes:

Demolition:

- Removal existing walls, doors, and existing windows.
- Remove existing electrical as needed, including moving the transformer, relocating electrical equipment.
- Removing the Water cistern in the basement.
- Removing existing suspended ceiling system where need to allow for new work.
- Removing existing doors, frames and hardware as needed.
- Removing and reusing existing egress stair at new location.
- Demolition of floor as necessary for new elevator.
- Demolition of concrete wall for new door opening in basement (Option 3 and 4).

New work will consist of the following:

- Construct new sheetrock walls showed on the drawings up to existing suspended ceiling.
- Infill existing door and wall openings.
- Install new doors and windows as shown on the drawings.
- Reuse existing egress stairs in new location.
- Installing new elevator.
- Install new vestibule and enclosed stairwell to the second floor.
- Install dewatering rails and sump pumps for pumping center basement area.

- Supply suspended ceiling tiles where needed.
- Supply ductwork, registers grilles and diffusers.
- Supply plumbing and fixtures in basement bathroom.
- Included relocation of existing fixtures in existing public bathroom.
- Supply carpet where needed in the area.
- Install transitions cove base.
- Install new base cove where needed.
- Install electrical outlets in new walls.
- Install new ceiling lights where needed. (Existing lights are to be reused).
- Painting of all new walls (repainting of existing walls only where needed).
- Includes patching all the walls in new work areas.
- Permits and Fees in our price.

General Conditions include, all project supervision and project management, rubbish removal, inspections, certifications, and warranties.

Options 1 and 2: No elevator, but diverse ways of using the space. No use of the second floor.

Budget Option 1: \$661,600.00

Budget Option 1 Alternate A: \$52,300.00

Budget Option 2: \$973,500.00

Budget Proposed Basement Plan Option 1-2: \$131,000.00

Budget Option 3: \$1,540,500.

Budget Option 4: \$1,460,000.00

Option 2 and 3 include replacing/enclosing the existing fire escape stairs in the back parking area and includes moving the transformer and electric switchgear.

None of the options disturb the Senior Center/Youth Center (CHIPs), except 3 and 4 over the north wing (Village Office wing).

All options include full update to the near non-existent HVAC system.

All options include cleaning up/Drying out the center basement area but needs a constant/dedicated dehumidification/ventilation system.

It our understanding that there will be no lead or asbestos work needed.

We have not budgeted for work that may need to happen to bring the building up to current codes.

We have not carried any sprinkler or fire protection work.

We have not addressed any cost associated with the electrical in the basement as per instruction at the pre-bid meeting.

We have not carried any time for moving existing office equipment or furniture.

Please let us know if you would like to discuss our proposal.

Thank you,

William Moore
Estimator
Stewart Construction
24 Pearl Street
Essex Jct. VT 05452
802-879-0500