

TOWN COUNCIL MEETING
Monday, December 4, 2023
5:30 P.M.

I. ROLL CALL OF THE TOWN COUNCIL

A regular meeting of the Jamestown Town Council was held on December 4, 2023. Town Council Members present were as follows: Nancy A. Beye, Mary Meagher, Michael G. White, and Randy White. Erik Brine was absent.

Also, in attendance: Town Administrator Edward A. Mello, Solicitor Peter Ruggiero, Finance Director Christina Collins, Chief Jamie Campbell, Public Works Director Michael Gray, Town Planner Lisa Bryer, Senior Service Director Molly Rose, and Town Clerk Roberta Fagan.

II. ROLL CALL OF THE SENIOR SERVICE COMMITTEE

Senior Service Committee Members present were as follows: Joseph Cannon, Bruce (BJ) Whitehouse, Karen Montoya, Emilie Tamboe, and Joyce Watson-O'Neil.

III. JOINT TOWN COUNCIL AND SENIOR SERVICES COMMITTEE WORK SESSION- 5:30 P.M.

- A) Review, Discussion, and/or Action and/or Vote: Jamestown Senior Center feasibility report and presentation by Union Studio Arch Senior Associate Kevin Beaulieu.

Town Administrator Mello opened with a brief history and summary of the Senior Center project. The Union Studio Arch feasibility report and presentation provide a very broad assessment of programming and spatial needs for the Senior Center. The 6 West Street chain of title report has been received. The Town has a very good prospect of purchasing the property, but uncertainty remains. Town Administrator Mello recommends 1) selecting the location and then 2) basing the scope of work on the desired location. Other factors for consideration include Town funding (Financial Town Meeting) and the potential for a Federal appropriation reward.

Union Studio Arch Senior Associate Kevin Beaulieu made a presentation to the Town Council (attached). Pros and cons were analyzed for both potential locations. Discussion included parking challenges, ADA accessibility, design, engineering, and structural analysis of both the West Street and Knowles Court properties.

Senior Service Committee Chairperson Joe Cannon stated either direction will present unique challenges regarding cost, programming, and future direction for senior programming. There are options for both locations, but control of the property i.e. a lease or ownership would be essential to the viability and predictability of Senior Services programs.

The senior population continues to grow in Jamestown, member BJ Whitehouse stated. He reiterated the feasibility study demonstrates "good numbers". The committee will return with a formal recommendation outlining present and future programming needs and strategies.

Cynthia Smith, 58 Pennsylvania Avenue, questioned if more space could be added to the exterior of 6 West Street.

Fred Pease, 29 Maple Avenue, stated the privately-owned property adjacent to 6 West Street would provide an opportunity if the Town were able to acquire it.

Frank Meyer, 141 Southwest Avenue, questioned whether Knowles Court has occupancy and flood plain challenges. Also, has the highway barn at Fort Wetherill been considered?

IV. ADJOURNMENT OF THE JOINT TOWN COUNCIL AND SENIOR SERVICES COMMITTEE WORK SESSION

A motion was made by Vice President Meagher with a second by Councilor M. White to adjourn from the Joint Town Council and Senior Services Work Session at 6:23 p.m. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

Vote: Joseph Cannon, Aye; Bruce Whitehouse, Aye; Karen Montoya, Aye; Emilie Tamboe, Aye; and Joyce Watson-O'Neil, Aye.

V. TOWN COUNCIL INTERVIEWS: The Jamestown Town Council conducted interviews of applicants for the committee vacancies as follows:

TIME	NAME	COMMITTEE
6:20	Gordon Rapkin	Beavertail State Park Advisory, Library Board of Trustees, and Zoning Board Alternate

VII. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Town Council President Beye called the meeting of the Jamestown Town Council to order at 6:30 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue and led the Pledge of Allegiance.

A motion was made by Vice President Meagher with a second by Councilor M. White to move the Consent Agenda to be considered after the Open Forum. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

VIII. OPEN FORUM

- A) Scheduled request to address- none at this time.
- B) Non-scheduled request to address

John Lucido, 156 Seaside Drive, expressed his concerns regarding the tree on Steamboat Right-of-Way. He urges the Town Council to reconsider their decision regarding the tree in the public right way. The tree does not comport with the tree ordinance, the Jamestown Comprehensive Plan, and the rural character of the town in its current, risky state. This is more than a question of a healthy tree; it is about public access to the water and the safety of the community.

XVI. CONSENT AGENDA (Moved up on agenda)

- C) Ratification of the Administratively approved Short-Term Rental application for the period of January 1, 2024-December 31, 2024.
- 1) Elaine Buchanan, STR-3, 12 Friendship Street
 - 2) Martin Casey, STR-16, 77 East Shore Road
 - 3) Leigh MacDonald, STR-7, 26 Starboard Avenue
 - 4) Connie Slick, STR-10, 49 Narragansett Avenue, first floor
 - 5) Connie Slick, STR-26, 49 Narragansett Avenue, third floor
 - 6) Denise Rounds, STR-22, 14 Harbor Street
 - 7) Freebody LLC, STR-11, 230 Conanicus Avenue, Unit 1
 - 8) Andrea Wassel, STR-27, 16 Emerson Road
 - 9) Ross Williams, STR-2, 135 Longfellow Road
 - 10) Robert Zimmermann, STR-14, 23 Conanicus Avenue
 - 11) John Deresky, STR-9, 318 Seaside Drive
 - 12) John Lawless, STR-6, 14 Pemberton Avenue

Discussion ensued.

Vice President Meagher read the names and addresses of the short-term rental application for the period of January 1, 2024-December 31, 2024.

Tyrone Sutton, 31 North Road, had questions regarding the approval process, licensing authority, and the basis for denying an application.

Town Clerk Roberta Fagan referenced the Short-Term Rental ordinance, Section 14-85 (b): "Once a completed registration and licensing application is submitted to the registrar's office on or before October 1 of each year, the registrar shall place all completed applications on a licensing authority agenda for consideration, discussion, and potential action. The registrar shall cause an advertisement to be made no less than two weeks prior to the date selected for the license authority meeting containing the list of applications filed and forwarded to the licensing authority. A public hearing shall be available to any person so requesting to make comment or contest any short-term rental unit application pending before the license authority. Absent any objections being filed either before or at the licensing authority meeting on a short-term rental application, the licensing authority may approve an application on their consent agenda, without a public hearing or deliberation. The licensing authority may conditionally approve and/or deny a short-term rental license to an applicant only for just cause. Just cause may include, but not be limited to, complaints, regulatory contacts, misleading or inaccurate filing information, or ordinance violations to name a few."

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the Short-Term Rental applications for licensing as presented on the Consent Agenda.

A motion was made by Councilor M. White with a second to accept the Consent Agenda. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

- A) Adoption of Town Council Meeting Minutes
 - 1) October 16, 2023 (Regular meeting)
 - 2) October 17, 2023 (Special Meeting)
 - 3) November 1, 2023 (Special Meeting)
 - 4) November 6, 2023 (Regular Meeting)
 - 5) November 14, 2023 (Special Meeting)
 - 6) November 20, 2023 (Regular Meeting)

- B) Minutes of Boards/Commissions/Committees
 - 1) Affordable Housing (September 20, 2023)
 - 1) Affordable Housing (October 18, 2023)
 - 2) Planning Commission Minutes (October 18, 2023)
 - 3) Planning Commission/Town Council (November 1, 2023)
 - 4) Zoning Board of Review (October 24, 2023)

- D) One-Day Event/Entertainment License Applications: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event:
 - 1) Applicant: Rhode Races & Events, Inc.
 Event: Jamestown Road Race
 Date: September 28, 2024
 Location: see attached

IX. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS, RESOLUTIONS, AND PROCLAMATIONS

- A) No items at this time.

X. PUBLIC HEARINGS, LICENSES, AND PERMITS

- A) Licenses and Permits
 - 2) One-Day Event/Entertainment License: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event; Review, Discussion, and/or Take Action and/or Vote for the following:
 - a) Applicant: Quononoquott Garden Club
 Event: Quononoquott Garden Club Plant Sale
 Date: June 1, 2023
 Location: Fort Getty Pavilion
 - i) Letter from Quononoquott Garden Club Co-Chair Mary Ann Williamson requesting a waiver of the Fort Getty Pavilion rental fee, as historically granted.

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the Quononoquott Garden Club Plant Sale One-Day Event/Entertainment License scheduled for June 1, 2024, taking place at the Fort Getty Pavilion; and approval of the request to waive the Fort Getty Pavilion rental fee, as historically granted. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

**XI. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE
COMMENTS & REPORTS**

A) Town Administrator's Report: Edward A. Mello

1) North Road Bike Path update.

The Department of Public Works (DPW) and Lynch Construction have completed the paving of the bike path on North Road. DPW will continue to clean up the edges of the path and roadway and installation of signage and road markings.

Paving has been completed in the Reise Road, Penny Road, and Bay Terrace neighborhoods. DPW will continue the clean-up and road edge restoration.

2) Recreation Center Bathroom improvements report.

The floors of the outdoor public bathrooms at the rec center were recently refinished using an epoxy finish. The cost was approximately \$6500 funded through a small tourism grant.

3) 91 Carr Lane update.

Church Community Housing Corporation (CCHC) has indicated the desire to close on the purchase of the 91 Carr Lane property. This will transfer the ownership of the property from the Town to CCHC. They will then proceed to sell the existing house and detached garage at market rate and begin the construction of the two (2) affordable houses.

4) Steamboat ROW Tree update.

The private contractor has trimmed and installed cabling at the Steamboat ROW tree. This was done at the expense of the abutting property owner, Mr. Rosati. Signage has been installed and will be monitored. The tree will be reassessed in the spring.

XII. UNFINISHED BUSINESS

1) No items at this time.

XIII. NEW BUSINESS

A) Review, Discussion, and/or Action and/or Vote: At the request of the Board of Canvassers, to approve the draft Elections Training and Advisory Ad Hoc Committee Charge:

1) The Board of Canvassers has determined it is necessary to develop an action plan for developing and advising on election-related policies, procedures, and training programs to guarantee the integrity of the electoral process.

Discussion ensued.

Canvassing Clerk Keith Ford briefed the Town Council on the goals and objectives of the proposed Elections Training and Advisory Ad Hoc Committee. He reported the Secretary of State is currently developing a certification program for all election officials and is looking for the local Board of Canvasser's input.

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the Elections Training and Advisory Ad Hoc Committee Charge and ordered to advertise the vacancy(s). Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

XIV. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

- A) Appointments, Vacancies, and Expiring Terms; Review, Discussion, and/or Action and/or Vote:
 - 1) Beavertail State Park Advisory Committee, One (1) member vacancy; with a three-year term ending ~~12/31/2026~~ December 31, 2026, duly advertised in the October 5th and 12th editions of the Jamestown Press:
 - a) Interested Applicant(s):
 - i) Gordon Rapkin
 - i. Application received November 6, 2023
 - ii. Interview scheduled for December 4, 2023

No action was taken.

- 2) Library Board of Trustees, One (1) member vacancy, with a three-year term ending ~~12/31/2026~~ December 31, 2026 duly advertised in the October 5th and 12th editions of the Jamestown Press
 - a) Interested Applicant(s):
 - i) Gordon Rapkin
 - i. Application received November 6, 2023
 - ii. Interview scheduled for December 4, 2023
 - ii) Holly Turton
 - i. Application received November 15, 2023
 - ii. Interview scheduled for December 4, 2023

Discussion ensued. No action was taken.

- 3) Planning Commission, Three (3) member vacancy(s), with a one-year term ending December 31, 2024; a three-year term expiring December 31, ~~2025~~ (scrivener's error) 2026 and a four-year term expiring December 31, 2027*; duly advertised in the November 9th and 16th editions of the Jamestown Press:
 - a) Request for reappointment
 - i) Rosemary Enright
 - ii) Duncan Pendlebury
 - iii) Michael Swistak

*staggered terms in compliance with RIGL 45-22-3(a)

A motion was made by Vice President Meagher with a second by Councilor M. White to appoint Rosemary Enright to the Planning Commission for a one-year term ending December 31, 2024; to appoint Duncan Pendlebury to the Planning Commission for a three-year term ending December 31, 2026; and to appoint Michael Swistak to the Planning Commission for a four-year term ending December 31, 2027. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

XV. FUTURE MEETINGS AND CALENDAR

- A) December 18, 2023 Town Council Meeting:
 - 1) Joint School Committee/Town Council meeting at 5:45-6:15 p.m.
 - 2) Interview Session at 6:20 p.m.

B) Review, Discussion, and/or Action and/or Vote: Setting of the 2024 Town Council of Jamestown meeting calendar:

1) The Town Council of Jamestown proposed 2024 calendar.

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the 2024 Town Council of Jamestown meeting schedule. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

Communications were acknowledged.

XVII. COMMUNICATIONS, PETITIONS, AND PROCLAMATIONS AND RESOLUTIONS FROM OTHER RHODE ISLAND CITIES AND TOWNS

The Council may acknowledge any of the listed Communications and Proclamations and Resolutions. Should any member wish to have a conversation on any of the matters, the item will be placed on a future agenda for review, discussion, and/or potential action and/or vote.

A) Communications Received:

- 1) Copy of letter to: Town Council
From: Michael Dupre and Don Ocasso
Dated: November 20, 2023
Re: Proposed Zoning Amendment – Section 82-1207
- 2) Copy of letter to: Town Council
From: Valerie Southern and Judy Grisevich
Dated: November 24, 2023
Re: Intersection of Clinton Avenue and Narragansett Avenue.
- 3) Copy of email to: Town Council
From: Carol Crafts
Dated: November 20, 2023
Re: Bike Path & Stop Signs
- 4) Copy of email to: Town Council
From: Carl Bednarczyk
Dated: November 19, 2023
Re: 3 Way Stop at Sloop- Nov 20

XVIII. ADJOURNMENT

A motion was made by Vice President Meagher with a second by Councilor M. White to adjourn at 6:58 p.m. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

Attest:


Roberta J. Fagan, Town Clerk

LOCATIONS FEASIBILITY STUDY



JAMESTOWN SENIOR CENTER

6 WEST ST - 11 KNOWLES CT

JAMESTOWN, RI

DECEMBER, 2023



Large Gathering Programs

- Meal Site
- Tai Chi
- Workshop Sessions
- Bingo
- Movie Screenings
- Lectures / One day Presentations
- Tax Assistance Program

Occupancy: 30-50
Approx. SF Required: 500 sf

Moderate Gathering Programs

- Chair Yoga
- Crafts
- Bridge / Cards / Tile Games

Occupancy: 8-20
Approx. SF Required: 250 sf

Small Private Programs

- South County Health Checks w/ RN
- Medicare, Resources & Counseling
- Health Screenings & Service

Occupancy: 4-20
Approx. SF Required: 100-200sf.
Separate rooms where possible?

Building Support Program Spaces

- Kitchen
- Public restrooms
- Mechanical spaces
- Coat closet/room
- Manager's office
- Storage space

Occupancy: N/A
Approx. SF Required: +/- 100 sf ea.

Large Gathering Programs

- Meal Site
- Tai Chi
- Workshop Sessions
- Bingo
- Movie Screenings
- Lectures / One day Presentations
- Tax Assistance Program

Moderate Gathering Programs

- Chair Yoga
- Crafts
- Bridge / Cards / Tile Games

Small Private Programs

- South County Health Checks w/ RN
- Medicare, Resources & Counseling
- Health Screenings & Service

Building Support Program Spaces

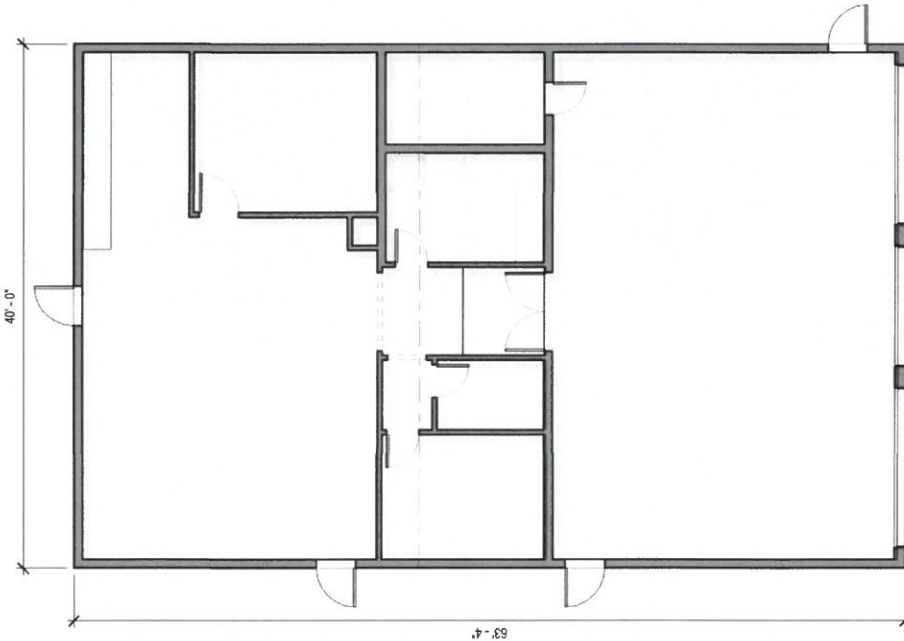
- Kitchen
- Public restrooms
- Mechanical spaces
- Coat closet/room
- Manager's office
- Storage space

Program	Avg. Participation	Daily Program	Monthly Program	Weekly Programs	Located Upstairs	Located Downstairs (meal site)	Notes
Meal Site	25-30 *avg. number increasing 20-25	X				X	
Tai Chi				X	X		
Chair Yoga	16			X			
South County Health Checks with RN	12		X			X	*in need of privacy
Bridge/Cards/Tile Games	8-12			X	X		
6-8 Week Workshop Sessions (topics vary)	15-30			X	X		
Movie Screenings	15-30		X		X		
Lectures/One day Presentations	30-50		X		X		
Medicare, Resources & Counseling	4-8		X			X	*in need of privacy
Health Screenings/Various Health Related Services	8-20				X		*in need of privacy
BINGO	20-30			X	X		
Tax Assistance Program	80						* Jan-April Appointments scheduled from 9-1 PM on Tuesdays and Thursdays during these months *more privacy needed *would like to offer more, but limited availability upstairs prevents that *quarterly meals
Crafts (painting, floral arranging)	15-20		X		X		
Holiday Meals (special luncheons)	40-50					X	

JAMESTOWN SENIOR CENTER

FEASIBILITY INFORMATION | DECEMBER, 2023





EXISTING FLOOR PLAN LAYOUT



EXISTING SITE IMAGE



Parking:

- On-Site = 15
- Street (within 250') = 14
(40 more within 500')
- Handicap parking on site

Accessibility:

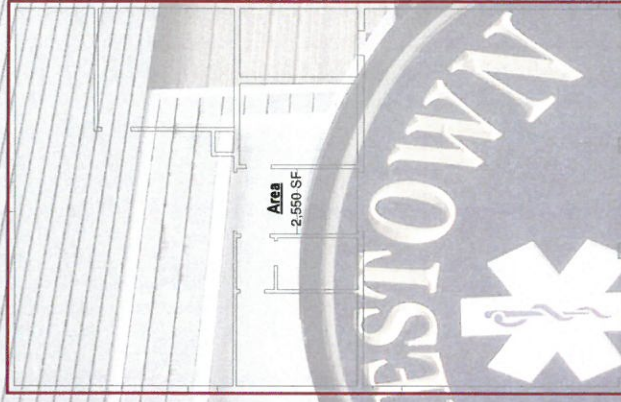
- At grade entry area
- At grade rear entrance/exit
- All one-story building

PROS:

- More on-site parking
- One level for accessibility
- Short connection to ocean
- Durable building shell
- Good open floor plan with minimal interior bearing walls
- Town owned property
- Safer public access with adjacent municipal sidewalks and more on-site parking
- Building/Site allows for future expansion
 - ◊ Potential second floor adding as much as 2200 sf (would need structural assessment)
- Outside area for small function space

CONS:

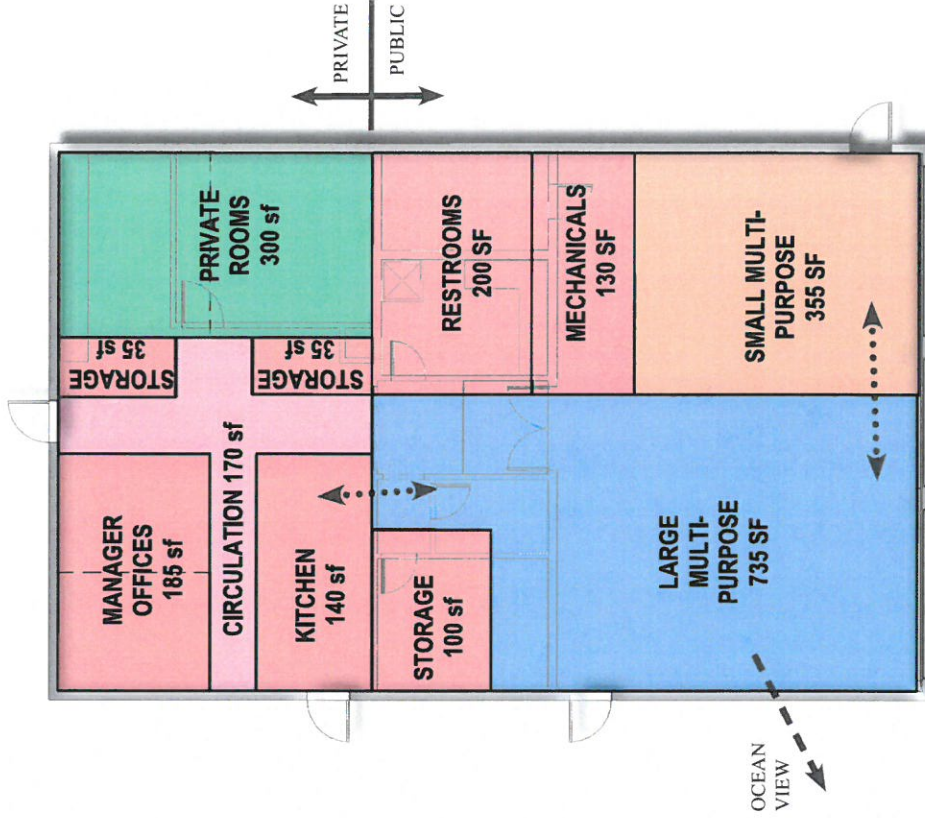
- Need more openings for natural light
- Higher construction cost
- Smaller Sf building



GROSS AREA FLOOR PLAN

11 Knowles Court		
Space	Sf	Type
Large Multi-purpose	735	Large Gathering
Small Multi-purpose	355	Moderate Gathering
Storage	100	Building Support
Restrooms	200	Building Support
Mechanical	130	Building Support
Kitchen	140	Building Support
Storage closet 1	35	Building Support
Storage closet 2	35	Building Support
Manager's Offices	185	Building Support
Private rooms	300	Private Programs
Circulation	170	Circulation

Total Large Gathering	735
Total Moderate Gathering	355
Total Private Program space	300
Total Building Support	825
Total Circulation	170
Total Functional space *	2215
* total spaces minus circulation	



PROPOSED PROGRAM DIAGRAM

11 Knowles Ct

High Level Cost Opinion

Work Scope: Renovate existing structure to accommodate current senior center needs and program elements

Task	Subtotal
Interior	
1 Selective demolition of existing walls and finishes	\$ 10,000
2 Rough carpentry	\$ 100,000
3 Finish carpentry	\$ 40,000
4 Doors and hardware	\$ 25,000
5 Painting	\$ 25,000
6 Drywall	\$ 40,000
7 Flooring	\$ 35,000
8 Electrical	\$ 60,000
9 Interior wall insulation	\$ 20,000
10 Mechanical - Electric ducted heat pump system w/ ducted ERV system (\$25/sf)	\$ 80,000
11 Add ducted ERV system to building for fresh air requirements	\$ 30,000
12 Concrete slab repairs for new layouts and plumbing	\$ 15,000
13 Fire suppression service	\$ 25,000
14 Upgrade fire alarm service	\$ 18,000
Exterior	
1 Roofing and continuous roof rigid insulation system	\$ 60,000
2 Rain screen, rigid insulation, and cedar shingle siding w/ manuf. Stone veneer base	\$ 100,000
3 Entry patio and canopy - Post & Beam, metal roof canopy, conc. patio	\$ 75,000
4 Windows - new openings, triple pane double hung	\$ 35,000
5 Doors - storefront at front, half light steel on side and rear	\$ 35,000
6 Exterior wall insulation (on interior face)	\$ 35,000
7 Gutters and downspouts	\$ 10,000
Site	
1 Entry walks	\$ 15,000
2 Electric service upgrade	\$ 75,000
3 Fire suppression water service	\$ 16,000
4 Slight regrading, sealcoating, and striping parking lot	\$ 25,000
5 Site solar lighting	\$ 15,000
6 Landscaping	\$ 20,000
7 Site sign	\$ 12,000
Total cost	\$ 1,051,000
Cost per sf (2550 SF) \$ 412.16	

THIS COST OPINION IS FOR CONSTRUCTION COSTS REQUIRED TO PROVIDE THE MINIMUM NEEDS FOR THE BUILDING USE. THIS EXCLUDES FURNISHING, FIXTURES, AND EQUIPMENT AS WELL AS ASSOCIATED SOFT COSTS.

THE ACTUAL CONSTRUCTION COST FOR THE PROJECT IN THE END SHOULD BE EXPECTED TO BE MORE LIKE \$450 TO \$500/SF WHICH IS A TOTAL OF \$1.2M TO \$1.4M WITH SOFT COSTS ADDED TO THAT





EXISTING LOWER LEVEL
FLOOR PLAN LAYOUT

EXISTING UPPER LEVEL
FLOOR PLAN LAYOUT



EXISTING SITE IMAGE

JAMESTOWN SENIOR CENTER

FEASIBILITY INFORMATION | DECEMBER, 2023

6 WEST STREET



Parking:

- On-Site = 0
- Street (within 250') = 25
- (Additional parking with 500')
- No handicap parking on site

Accessibility Notes:

- Existing entry ramp into entrance
- Existing Interior 2 stop elevator
- Restrooms don't meet current codes and require modifications

PROS:

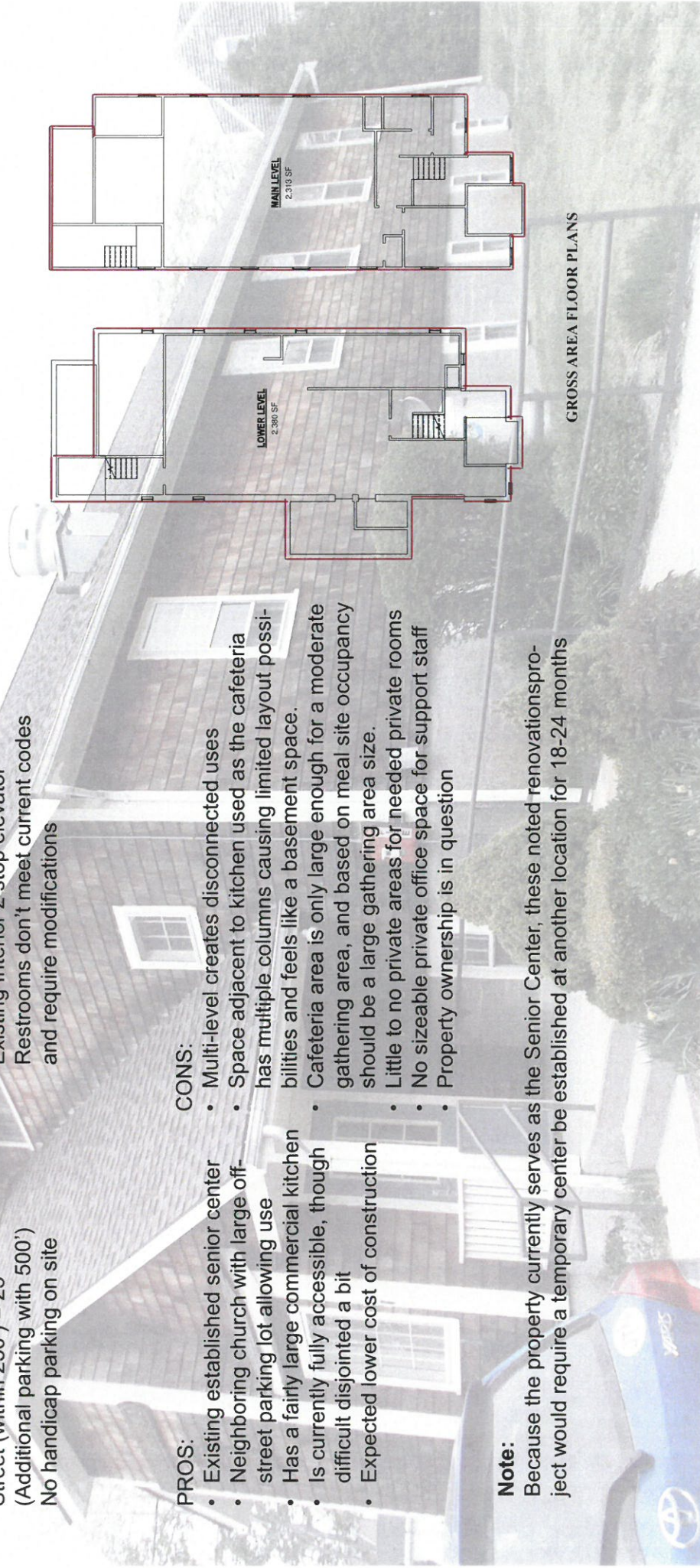
- Existing established senior center
- Neighboring church with large off-street parking lot allowing use
- Has a fairly large commercial kitchen
- Is currently fully accessible, though difficult disjointed a bit
- Expected lower cost of construction

CONS:

- Multi-level creates disconnected uses
- Space adjacent to kitchen used as the cafeteria has multiple columns causing limited layout possibilities and feels like a basement space.
- Cafeteria area is only large enough for a moderate gathering area, and based on meal site occupancy should be a large gathering area size.
- Little to no private areas for needed private rooms
- No sizeable private office space for support staff
- Property ownership is in question

Note:

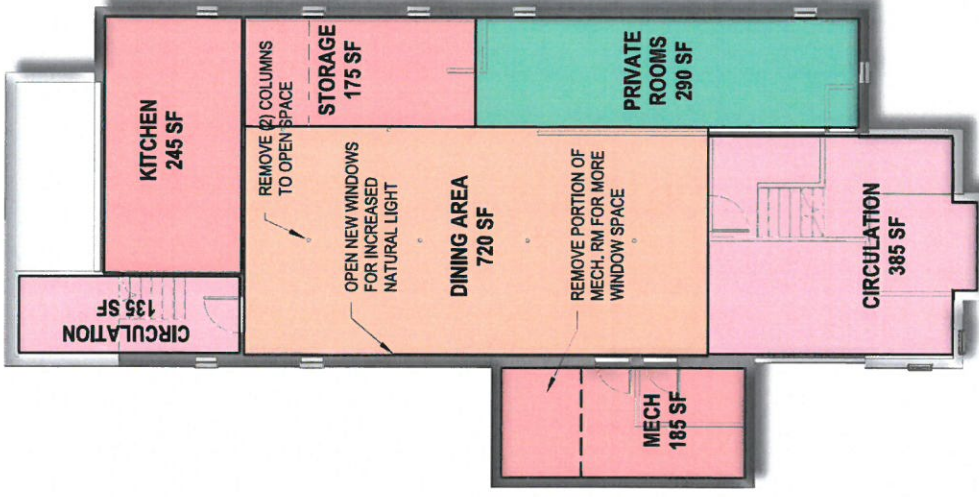
Because the property currently serves as the Senior Center, these noted renovations project would require a temporary center be established at another location for 18-24 months



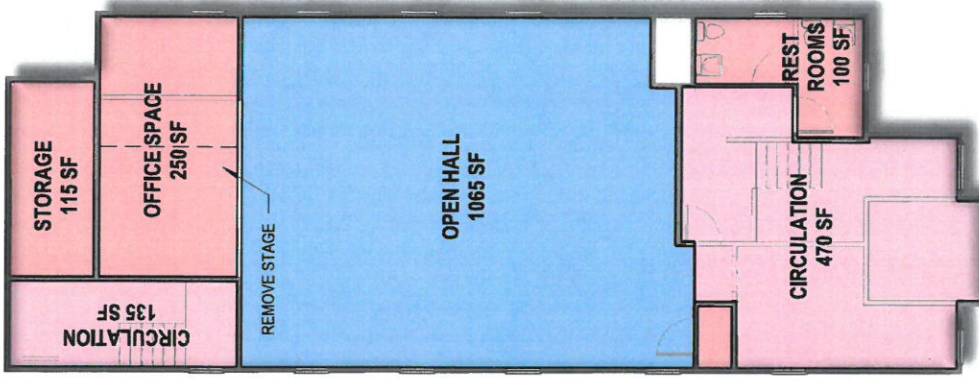
GROSS AREA FLOOR PLANS

6 West St		
Space	Sf	Type
Main Open Hall	1065	Large Gathering
Office Space	250	Building Support
Storage	115	Building Support
Restrooms	100	Building Support
Rear stairs	135	Circulation
Front stairs and elevator	470	Circulation
Dining Area	720	Moderate Gathering
Kitchen	245	Building Support
Mechanical	185	Building Support
Storage	175	Building Support
Private Rooms	290	Private programs
Rear Stair	135	Circulation
Front stair and elevator	385	Circulation

Total Large Gathering	1065
Total Moderate Gathering	720
Total Private Program space	290
Total Building Support	1070
Total Circulation	1125
Total Functional space *	3145
* total spaces minus circulation	



PROPOSED LOWER LEVEL PROGRAM DIAGRAM



PROPOSED UPPER LEVEL PROGRAM DIAGRAM

JAMESTOWN SENIOR CENTER

FEASIBILITY INFORMATION | DECEMBER, 2023

6 WEST STREET



6 West St.	
High Level Cost Opinion	
Work Scope: Renovate existing structure to accommodate current senior center needs and program elements	
Task	Subtotal
Lower Level	
1 Remove 50% of columns and install supporting beams in lower level cafeteria area	\$ 70,000
2 Reduce mechanical addition to allow for more light into space (includes all work)	\$ 125,000
3 New finishes including flooring, ceiling, paint.	\$ 30,000
4 Revise mechanical distribution for updated layouts	\$ 15,000
5 Construct new private rooms, including selective demolition of exist walls	\$ 50,000
6 Update finishes within circulation spaces	\$ 22,500
7 Upgrade Mechanical systems in the building. Electric ducted heat pump system (\$25/sf)	\$ 120,000
8 Add ducted ERV system to building for fresh air requirements	\$ 50,000
9 Doors and hardware	\$ 15,000
10 Remove existing rotting raised floor structure	\$ 18,000
11 Provide new concrete slab w/ ADA compliant ramp section to elevator entrance	\$ 40,000
Upper Level	
1 Remove stage, construct office space	\$ 75,000
2 Enlarge restrooms for ADA accessibility	\$ 50,000
3 New finishes including flooring, ceiling, paint.	\$ 50,000
4 Update finishes within circulation spaces	\$ 25,000
5 Doors and hardware	\$ 15,000
Exterior	
1 Fix rear roof flashing leak	\$ 10,000
2 Minor water damage repairs to trim and siding	\$ 10,000
3 Increase electrical power for new mechanicals	\$ 40,000
Total cost	\$ 830,500
Cost per sf (4800 SF) \$ 173.02	

THIS COST OPINION IS FOR CONSTRUCTION COSTS REQUIRED TO PROVIDE THE MINIMUM NEEDS FOR THE BUILDING USE. THIS EXCLUDES FURNISHING, FIXTURES, AND EQUIPMENT AS WELL AS ASSOCIATED SOFT COSTS.

THE ACTUAL CONSTRUCTION COST FOR THE PROJECT IN THE END SHOULD BE EXPECTED TO BE MORE LIKE \$325/SF WHICH IS A TOTAL OF \$1.5M WITH SOFT COSTS ADDED TO THAT

