

**Evaluation of ADA Accessibility Options,
Life Safety Improvements
and the Renovations required for new Mix Uses
at the Greensboro Town Office Building**



September 12, 2018

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September 12, 2018

Attn: Peter Romans
Greensboro Town Office
81 Lauredon Ave.
Greensboro, VT 05841

Re: Preliminary Evaluation of ADA accessibility options, life safety improvements and renovations to accommodate new uses at the Greensboro Town Office Building

This building assessment was partially funded by a grant from the Preservation Trust of Vermont.

Dear Peter:

Per your organization's request, I visited the Greensboro Town Office Building and evaluated how the entire building could be made accessible and modified to accommodate a mix of uses. To facilitate this evaluation, I took a sufficient number of measurements and photographs of the existing building to create reasonably accurate drawings of the existing building's floor plans and exterior elevations. I have included those base drawings in this report.

Based on that preliminary building configuration assessment, I developed what I consider to be the most viable design solutions to 1) modify the building to allow for ADA compliant access to the 3rd floor; and 2) create an enclosed second exit stair from the 3rd floor, and 3) evaluate the feasibility of converting the 2nd and 3rd floors from their current uses to possibly office or mercantile uses.

At your committee's request, I also evaluated the feasibility and additional cost to connect all three floor levels of the building with a new internal stair and LULA (Limited Use, Limited Application) elevator.

This report also evaluates the feasibility and additional cost to provide ADA accessibility to all three floor levels of the building via a commercial elevator instead of a LULA elevator.

Design Option 1 - New 2 stop LULA Elevator and Exit Stair at Rear of Building between 2nd and 3rd floors as shown on Drawing A1

After evaluating the existing floor plan layout it became apparent that there is not a location within the existing building where a LULA elevator or commercial elevator could comfortably be situated.

The most viable location for a LULA or commercial elevator is adjacent the north entry into the building. A small addition, that would extend no further from the building than your existing exterior ramp and fire escape, would provide adequate space for a new side entry lobby, a comfortable stair and an elevator to the second floor. A new stair that serves as a second exit from the 3rd floor would be a significant life safety improvement and is likely to be required by the VT Division of Life Safety if you add onto, or significantly change the use, of the building.

Design Option 1 does not include any changes in use of the building. The 3rd floor level remains an assembly occupancy (auditorium with stage and gym floor). Please note that the VT Division of Life Safety may either

require that you 1) install a sprinkler system throughout the building to allow the 3rd floor to remain in its current use or 2) require that you limit the number of occupants on the 3rd floor to be no more than 299 persons. The Division may even want both requirements implemented. A meeting to evaluate the VT Division of Life Safety's specific requirements should be scheduled if the Town decides that they want to bring the 3rd floor back into its historic use as an auditorium. If the 3rd floor is converted to either office or mercantile uses than a sprinkler system would not be required.

An estimate of what it would cost to construct the building improvements included in Design Option 1 is attached to this report. The cost to implement Design Option 1 is estimated to be approximately \$355,000.

The budgets provided are preliminary and are only intended to give you some sense of the probable cost to proceed with either design option. Before you pursue any specific project I recommend that you have a local builder do an independent estimate of the cost of the project, or scope, you are most interested in.

Design Option 2 - New 3 stop LULA Elevator and Exit Stair at Rear of Building between all floors of the building as shown on Drawing A2

The design differences between Option 2 and Option 1 are the revisions necessary make a full basement under the new addition and to connect the new exit stair and LULA elevator to the 1st floor level.

An estimate of what it would cost to construct the building improvements included in Design Option 2 is attached to this report. The cost to implement Design Option 2 is estimated to be approximately \$482,000, or \$127,000 more than the cost of Design Option 1.

Design Option 3 - Additional cost to convert 3rd Floor from current Assembly Use to Office or Mercantile Use as shown on either Drawings A3 or A4

Your committee expressed interest in evaluating what would be required to convert the 3rd floor to another use such as an office or mercantile use. The 3rd floor has a large open floor plan and 14 foot ceilings. Within this large volume it would be possible to introduce new, lower height, dividing walls with caps over exit corridors and conference rooms that could would not disturb the historic exterior wall and ceiling finishes. Drawings A3 and A4 show two different conceptual office or retail suite layouts for the 3rd floor that would accommodate a wide range of potential new building tenants.

An estimate of what it would cost to convert the 3rd Floor from the current Assembly Use to either Office or Mercantile Use is attached to this report. The cost would be approximately \$115,000,

Design Option 4 - Additional Cost to install a standard commercial elevator in lieu of a LULA elevator as shown on Drawing A4 between 2nd and 3rd floor

Your committee expressed interest in evaluating what the additional cost would be to install a standard 2 stop commercial elevator between the 2nd and 3rd floors in lieu of a LULA (Limited Use, Limited Application) elevator.

The additional cost would be approximately \$84,000. A breakdown of that cost estimate is attached to this report.

Design Option 5 - Additional Cost to install a standard commercial elevator in lieu of a LULA elevator as shown on Drawing A4 between all three floors

Your committee expressed interest in evaluating what the additional cost would be to install a standard 3 stop commercial elevator between the 1st and 3rd floors in lieu of a LULA (Limited Use, Limited Application) elevator.

The additional cost would be approximately \$97,000. A breakdown of that cost estimate is attached to this report.

Design Option 6 - New 2 stop Vertical Lift and Exit Stair at Rear of Building between 2nd and 3rd floors as shown on Drawing A5

If you decide that the 1st floor does not have to be connected to the upper floors by vertical lift or elevator; then you would have the option of installing a Vertical Lift in lieu of a LULA Elevator in the new addition. The Vertical Lift requires less floor area and would reduce the size of the addition slightly. A vertical Lift also does not require a machine room and is less expensive to purchase and install.

The cost to implement Design Option 6 as shown on Drawing A5 is estimated to be approximately \$311,000.

The above and attached information concludes this preliminary evaluation of ADA accessibility options, life safety improvements and renovations to accommodate new uses at the Greensboro Town Office Building. Please don't hesitate to contact me with any questions you have related to this preliminary evaluation.

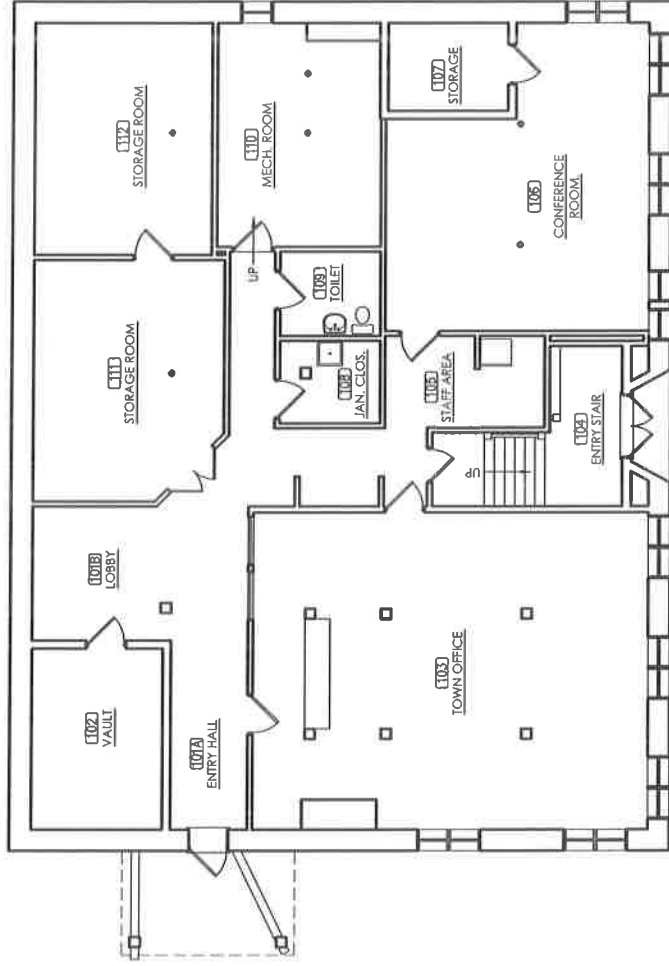
You have a significant, historic building that you have preserved and maintained reasonably well. I hope these design options facilitate the discussions you are having on how to make your facility more accessible, safe and usable in the future.

Best Regards,



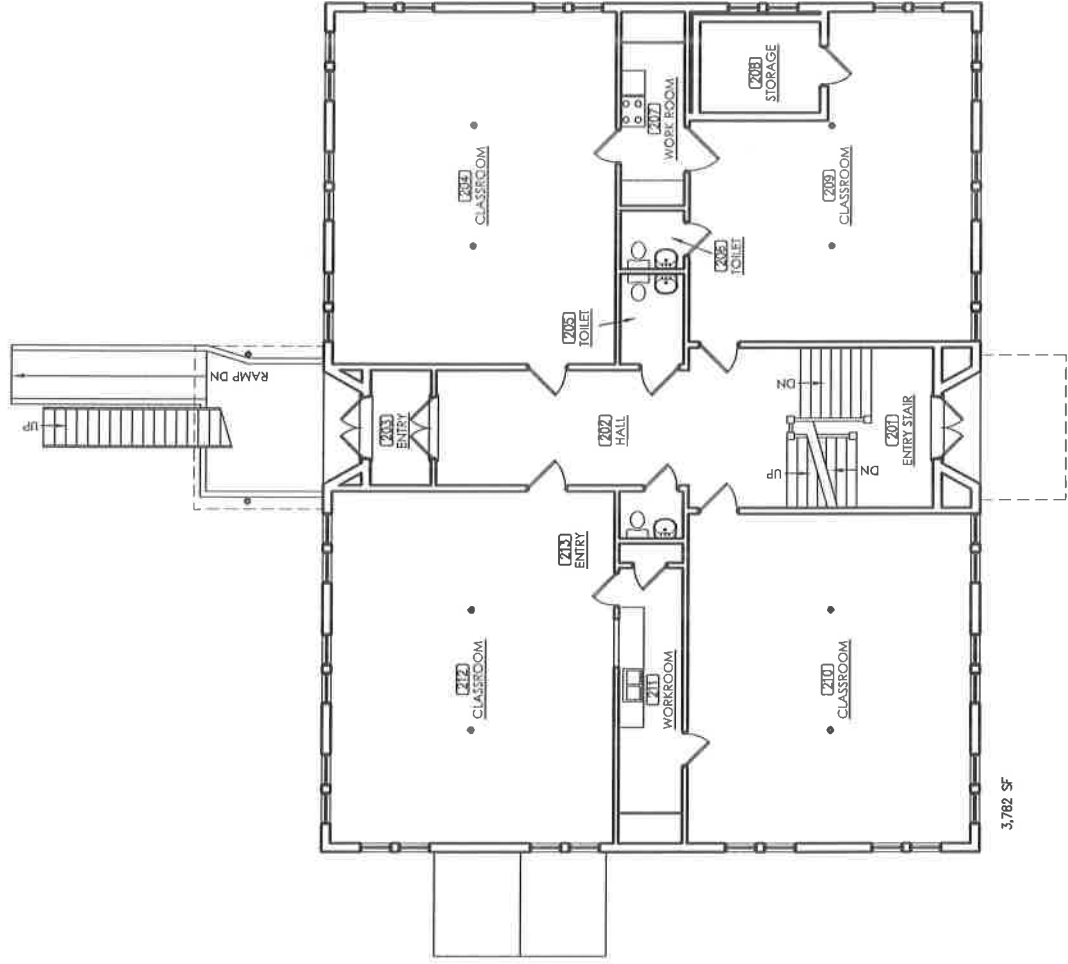
William Gallup

cc: Preservation Trust of Vermont

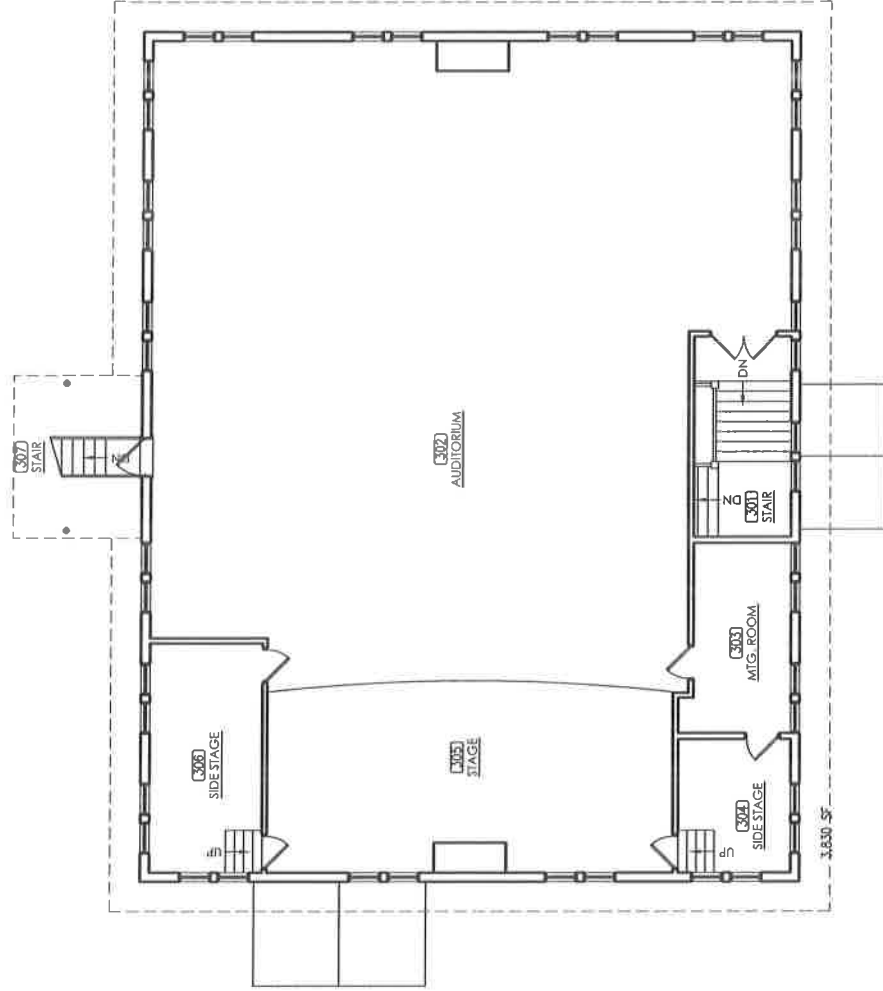


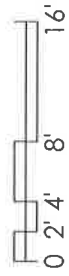
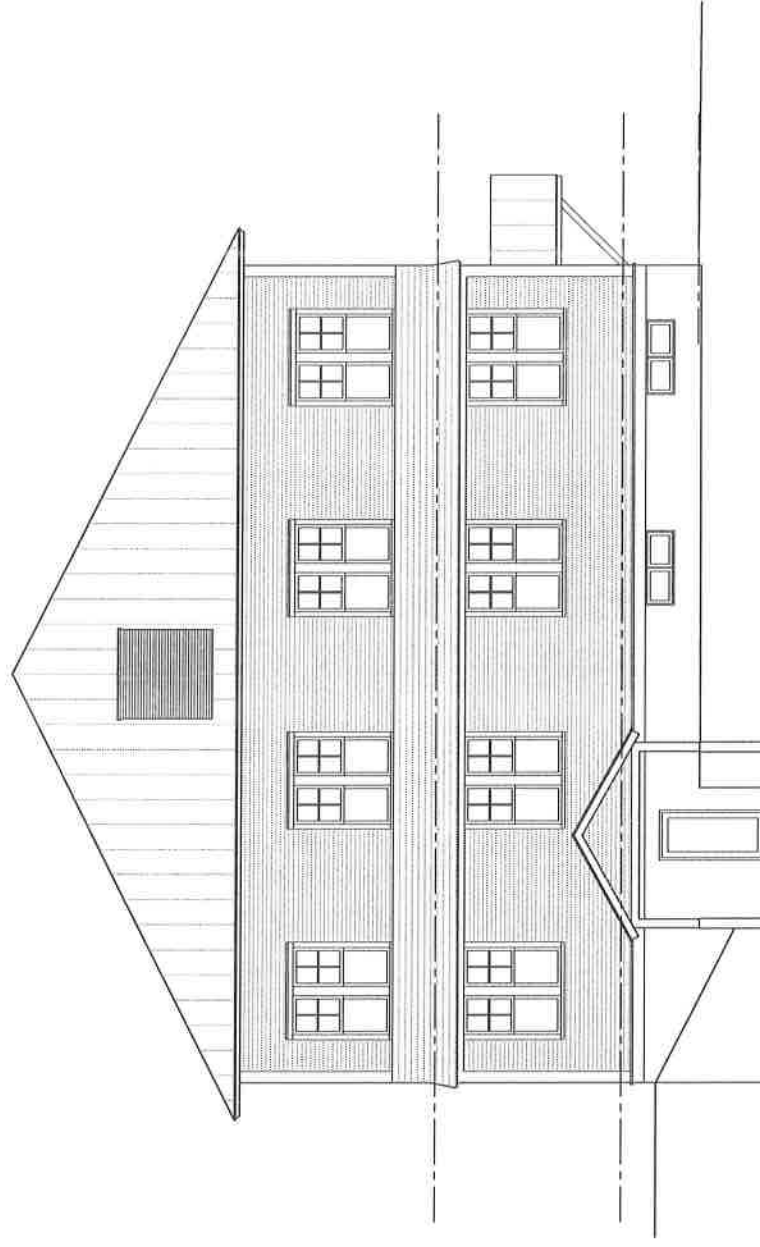
3,830 SF





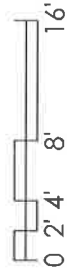
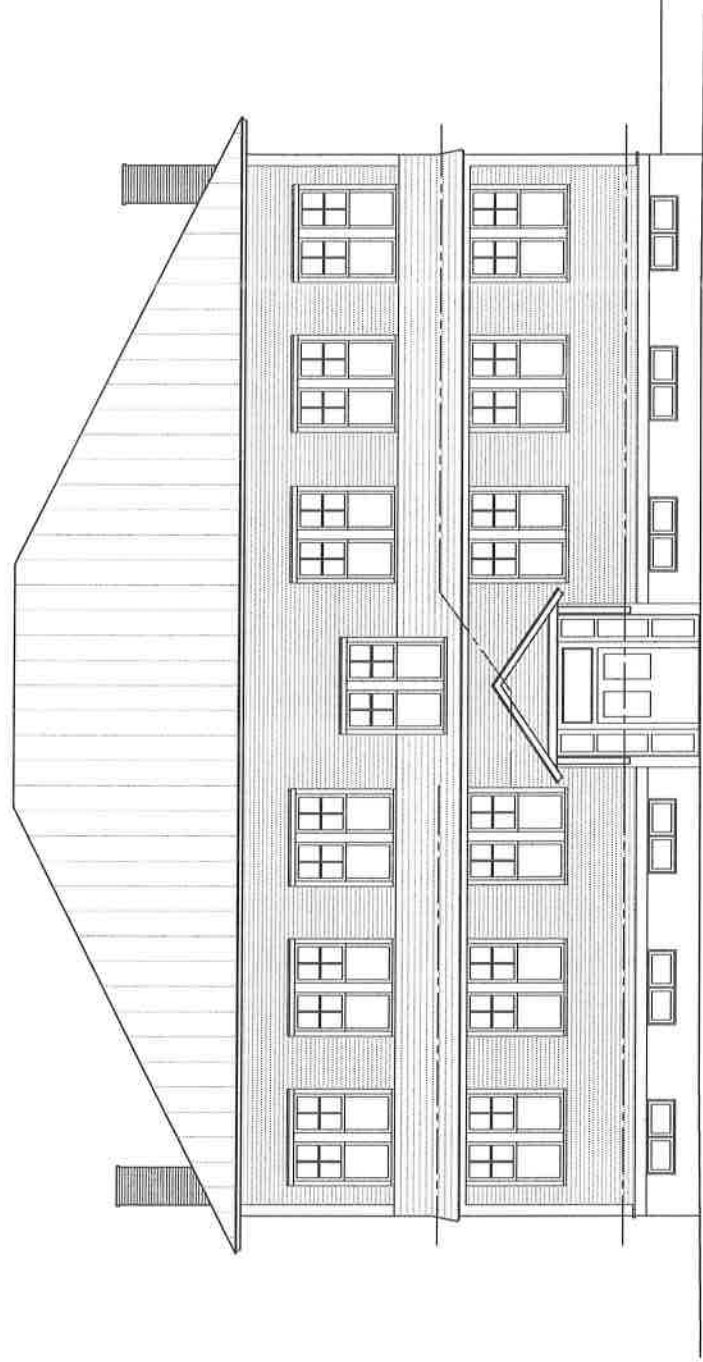
3,782 SF





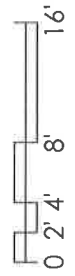
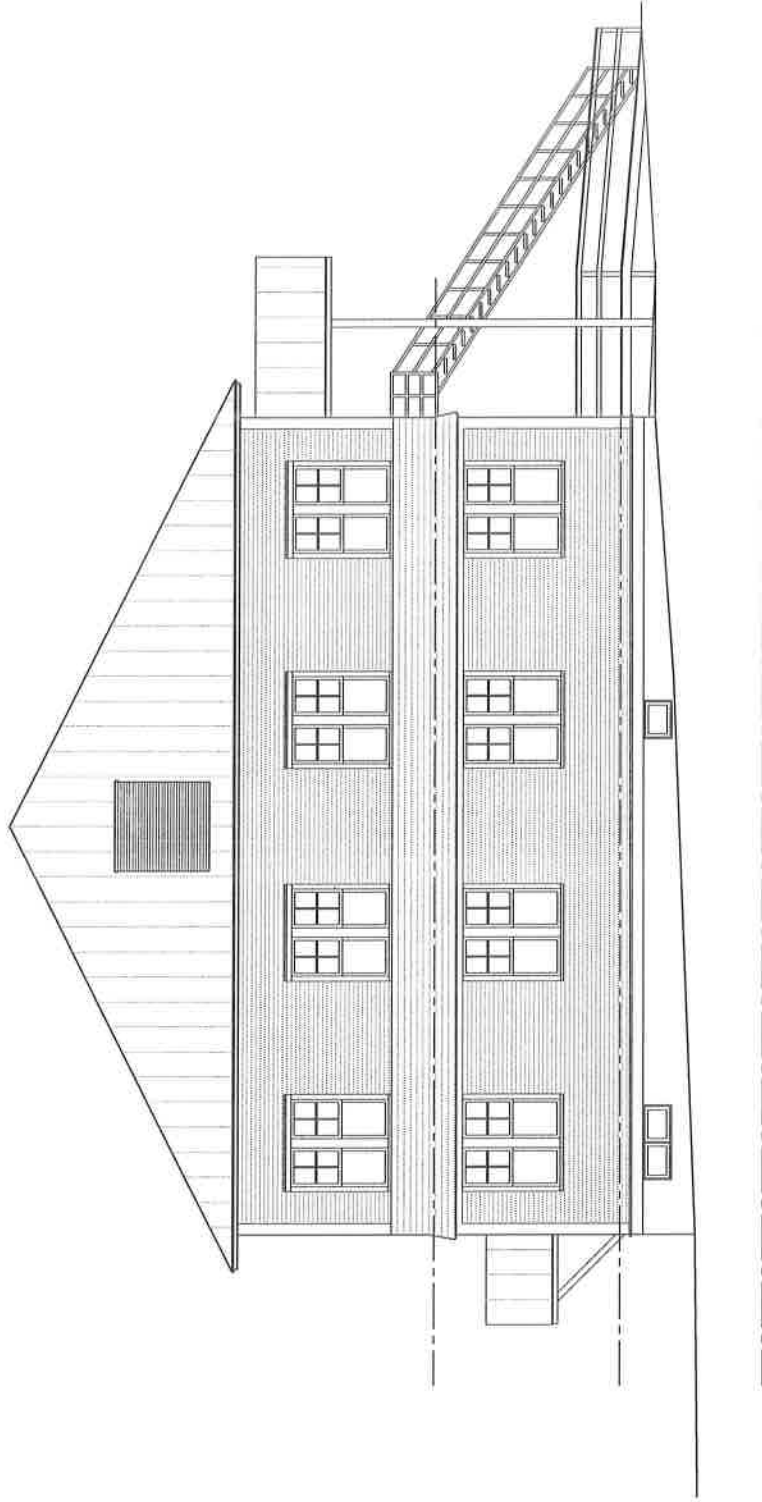
Greensboro Town Office Building, Greensboro VT
1/8" = 1'-0"

Existing West Elevation 09/04/18
William Gallup Architecture and Planning LLC X2.1



Greensboro Town Office Building, Greensboro VT
1/8" = 1'-0"

Existing South Elevation 09/04/18
William Gallup Architecture and Planning LLC X2.2



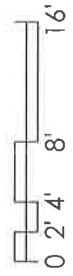
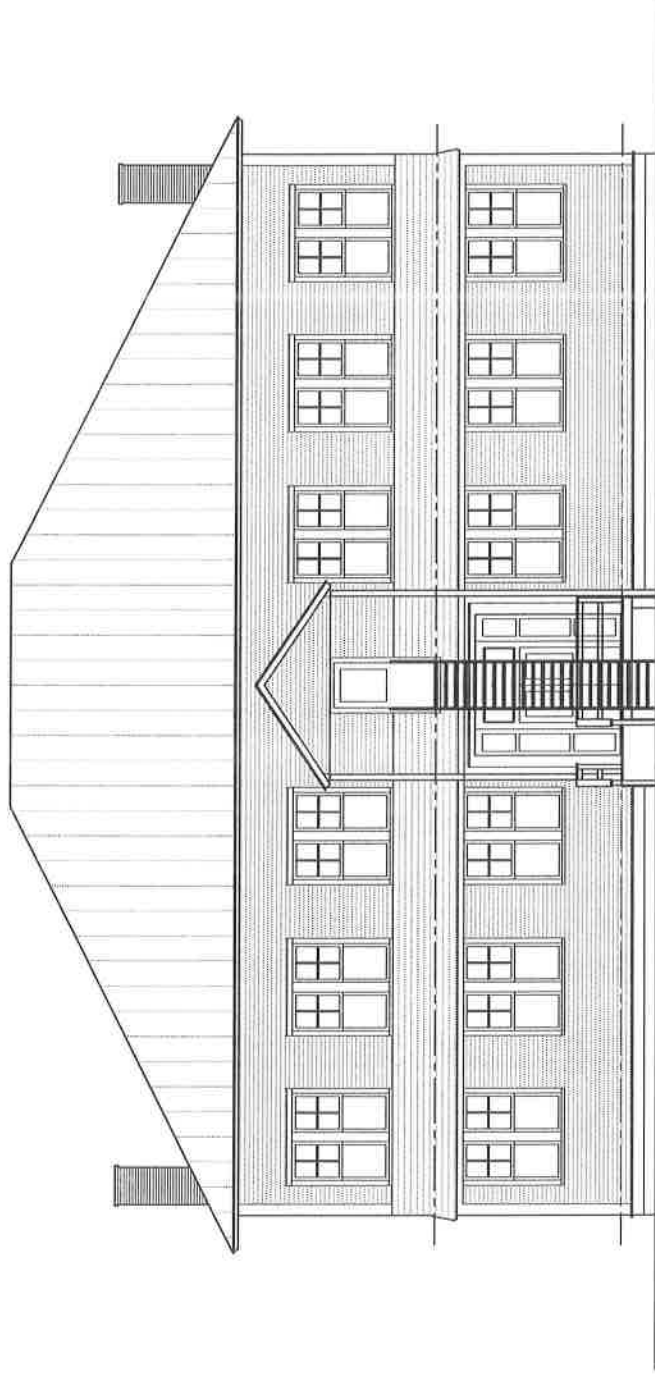
Greensboro Town Office Building, Greensboro VT

Existing East Elevation 09/04/18

William Gallup Architecture and Planning LLC

X2.3

1/8" = 1'-0"



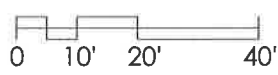
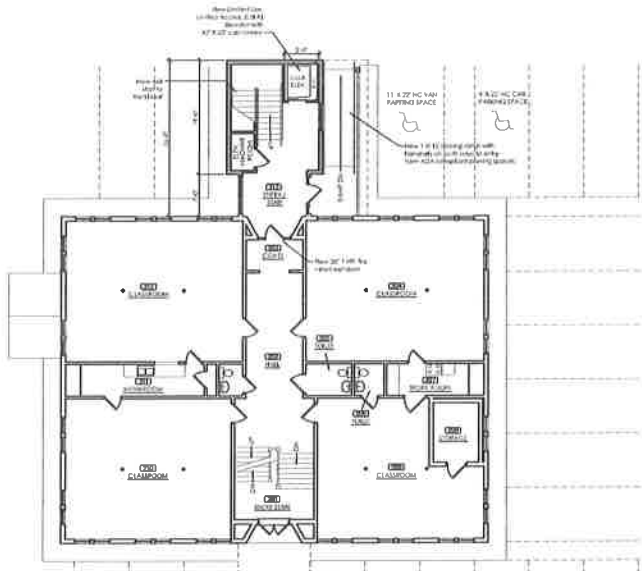
Greensboro Town Office Building, Greensboro VT
1/8" = 1'-0"

Existing North Elevation 09/04/18
William Gallup Architecture and Planning LLC

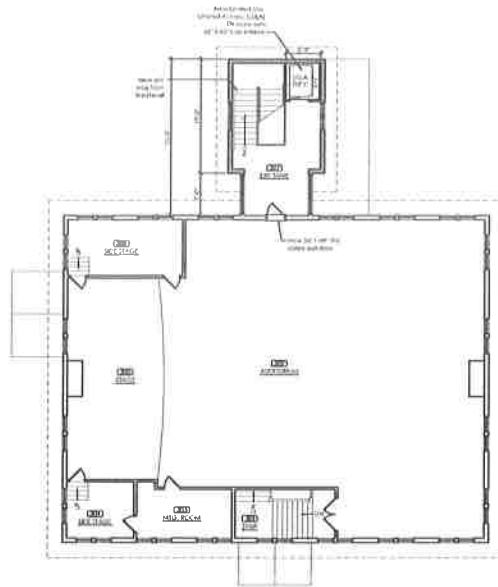
X2.4



EXISTING ASSEMBLY USE COULD STAY ON 3RD FLOOR LEVEL
 NOTE: STATE MAY REQUIRE THAT A SPRINKLER SYSTEM BE INSTALLED AND/OR OCCUPANCY ON 3RD FLOOR LIMITED TO LESS THAN 300

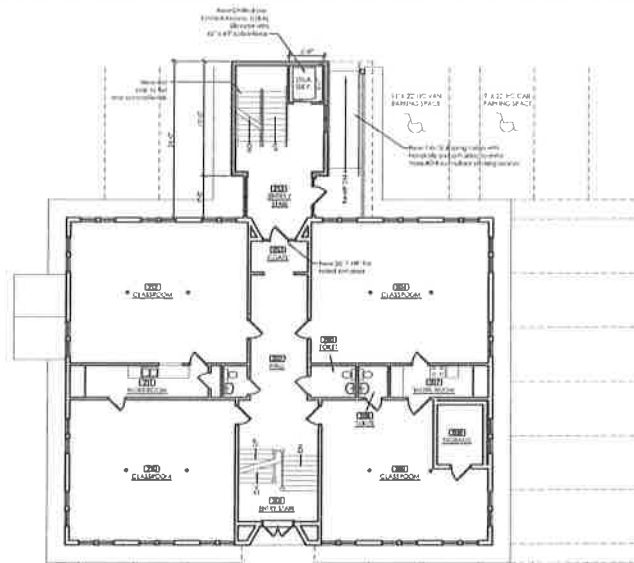


EXISTING EDUCATIONAL USE COULD STAY ON 2ND FLOOR LEVEL
 NOTE: STATE MAY REQUIRE THAT A SPRINKLER SYSTEM BE INSTALLED IF 3RD FLOOR USE REMAIN AN ASSEMBLY USE



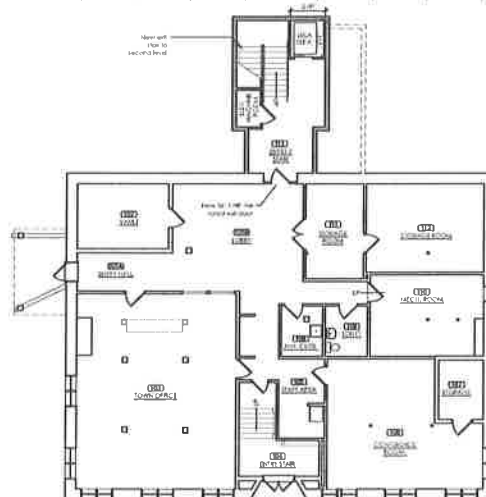
EXISTING ASSEMBLY USE COULD STAY ON 3RD FLOOR LEVEL

NOTE: STATE MAY REQUIRE THAT A SPRINKLER SYSTEM BE INSTALLED AND/OR OCCUPANCY ON 3RD FLOOR LIMITED TO LESS THAN 300



EXISTING EDUCATIONAL USE COULD STAY ON 2ND FLOOR LEVEL

NOTE: STATE MAY REQUIRE THAT A SPRINKLER SYSTEM BE INSTALLED IF 3RD FLOOR USE REMAIN AN ASSEMBLY USE



EXISTING TOWN OFFICE USE COULD STAY ON 1ST FLOOR LEVEL

NOTE: STATE MAY REQUIRE THAT A SPRINKLER SYSTEM BE INSTALLED IF 3RD FLOOR USE REMAIN AN ASSEMBLY USE



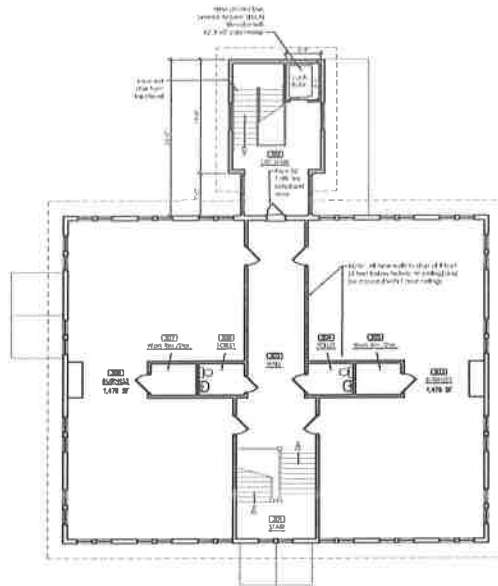
3-Stop LULA elevator serving all three levels in Current Uses

09/04/18

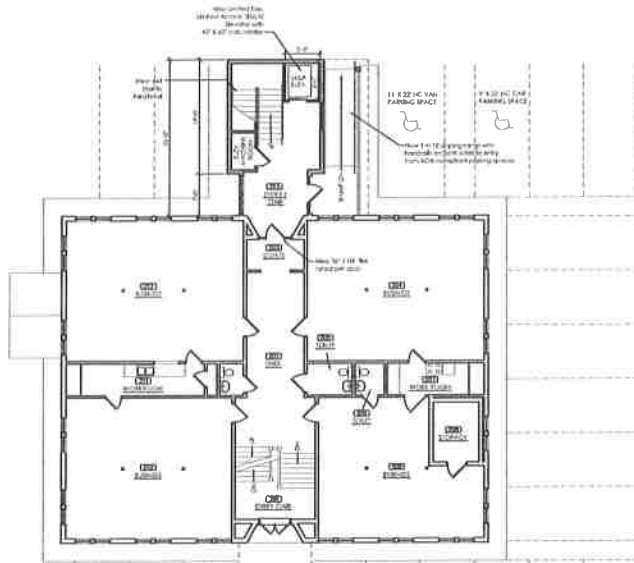
1" = 20'-0"

William Gallup Architecture and Planning LLC

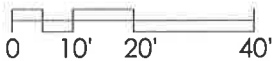
A2

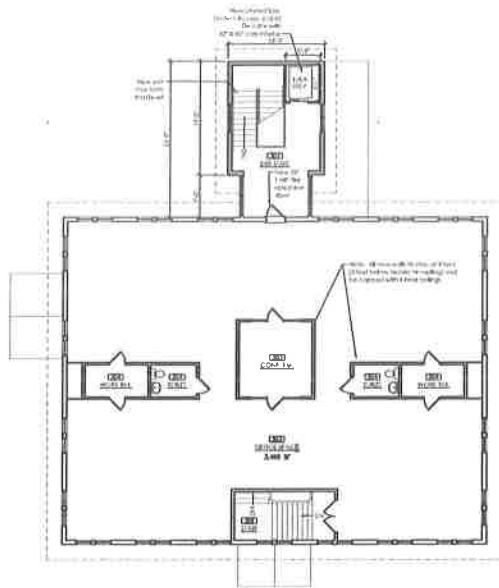


POSSIBLE TWO OFFICE LAYOUT FOR 3RD FLOOR LEVEL
 NOTE: BUSINESS OCCUPANCY WOULD NOT REQUIRE A SPRINKLER SYSTEM

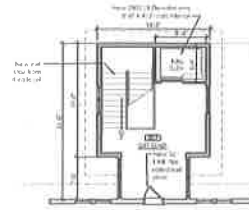


POSSIBLE FOUR OFFICE TENANT LAYOUT FOR 2ND FLOOR
 NOTE: SPRINKLER SYSTEM WOULD NOT BE REQUIRED IF 3RD FLOOR NOT USED FOR ASSEMBLY

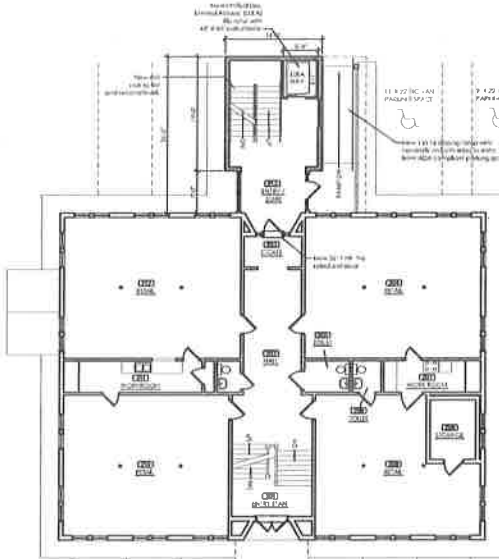




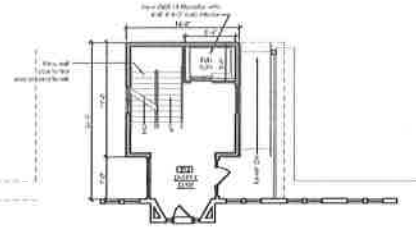
POSSIBLE OPEN OFFICE LAYOUT FOR 3RD FLOOR LEVEL
 NOTE: BUSINESS OCCUPANCY WOULD NOT REQUIRE A SPRINKLER SYSTEM



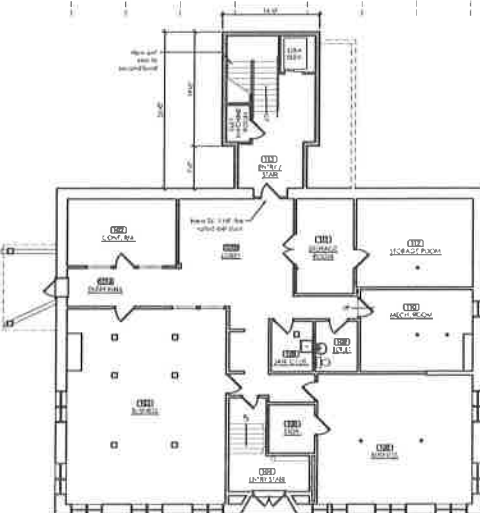
ALTERNATE PLAN FOR FULL ELEVATOR



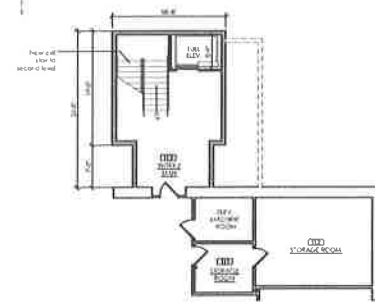
POSSIBLE FOUR RETAIL TENANT LAYOUT FOR 2ND FLOOR
 NOTE: SPRINKLER SYSTEM WOULD NOT BE REQUIRED IF 3RD FLOOR NOT USED FOR ASSEMBLY



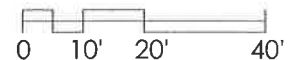
ALTERNATE PLAN FOR FULL ELEVATOR



POSSIBLE TWO OFFICE TENANT LAYOUT FOR 1ST FLOOR
 NOTE: SPRINKLER SYSTEM WOULD NOT BE REQUIRED IF 3RD FLOOR NOT USED FOR ASSEMBLY



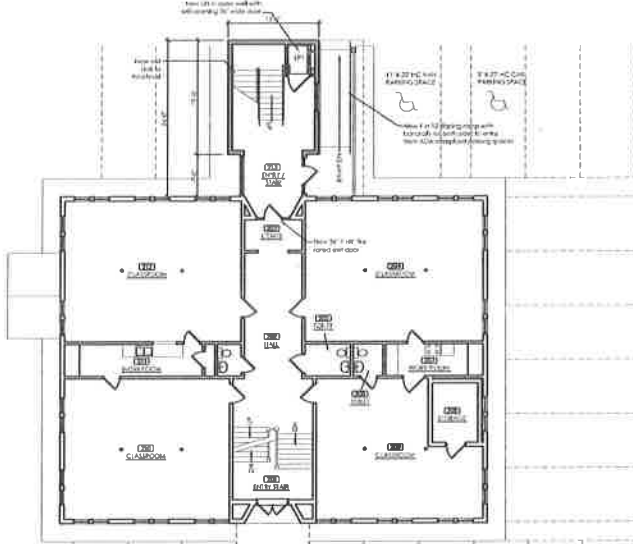
ALTERNATE PLAN FOR FULL ELEVATOR





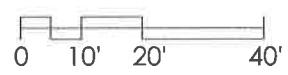
EXISTING ASSEMBLY USE COULD STAY ON 3RD FLOOR LEVEL

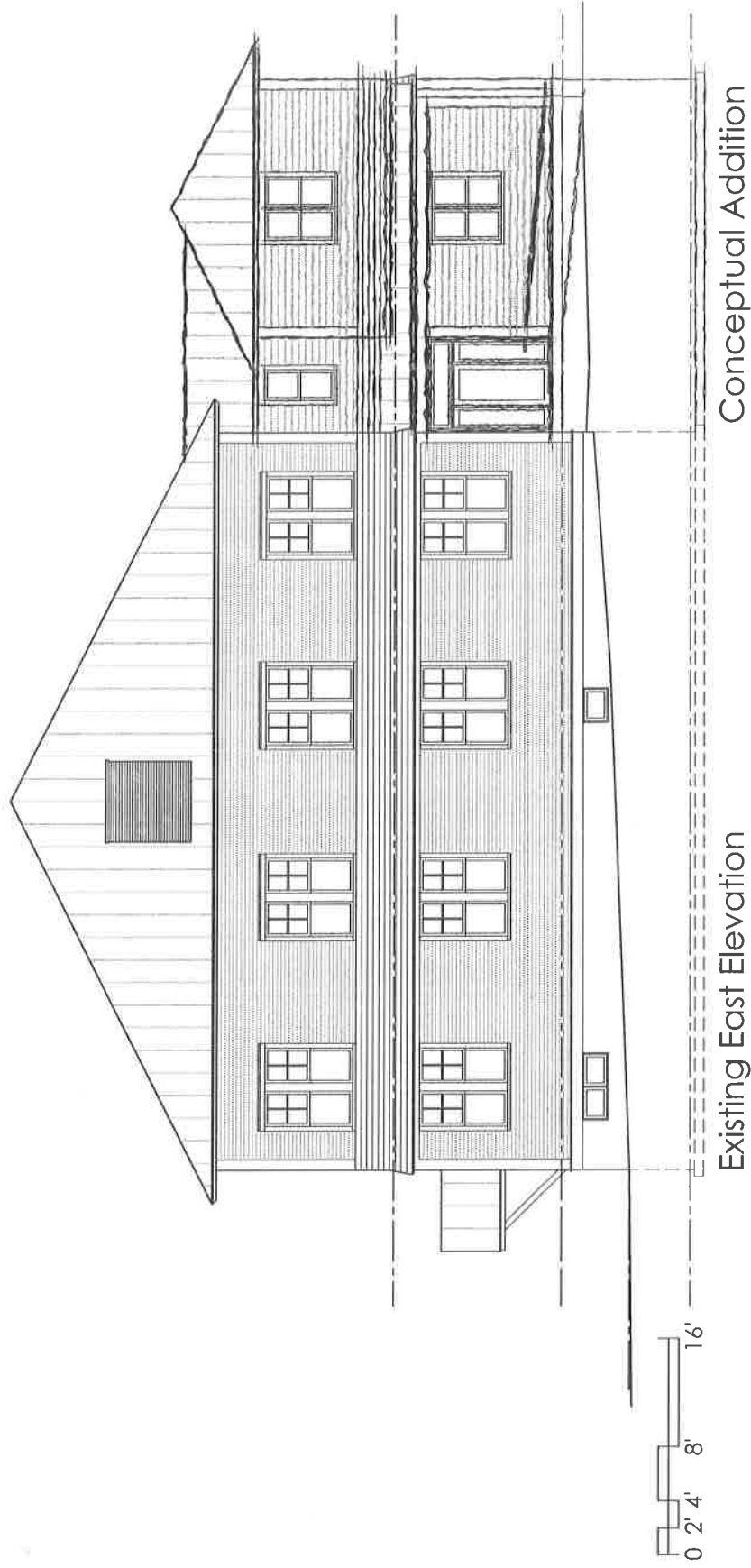
NOTE: STATE MAY REQUIRE THAT A SPRINKLER SYSTEM BE INSTALLED AND/OR OCCUPANCY ON 3RD FLOOR LIMITED TO LESS THAN 300



EXISTING EDUCATIONAL USE COULD STAY ON 2ND FLOOR LEVEL

NOTE: STATE MAY REQUIRE THAT A SPRINKLER SYSTEM BE INSTALLED IF 3RD FLOOR USE REMAIN AN ASSEMBLY USE





Greensboro Town Office Building - Cost Estimates to Implement Options for Accessibility, an Additional Fire Exit from 3rd Floor and to convert portions of building to new use

Option 1 - New 2 stop LULA Elevator and Exit Stair at Rear of Building between 2nd and 3rd floors as shown on Drawing A1

Site improvements	
1 Regrade and add side walk to new entry at back of building	\$ 6,000
Subtotal of site work	\$ 6,000
Building demolition, renovation and additions	
1 Remove existing fire escape stair, wood ramp and porch roof cover at back of building	\$ 2,500
2 Remove double 30 inch back entry doors and reframe for 36 inch single door with sidelites	\$ 1,000
3 Construct new 776 SF two level addition	\$ 194,000
4 Purchase and install LULA elevator	\$ 46,350
5 Construct covered entry porch, steps and ramp	\$ 23,700
6 Install new fire rated doors and glass between Hall 203 and Entry/Stair 213	\$ 5,000
7 Match and patch all disturbed finishes	\$ 2,000
Subtotal of demolition, renovations and additions	\$ 274,550
15% estimating contingency on items above	\$ 42,083
Construction cost estimate for Option 1	\$ 322,633
Budget Estimate of A/E and Permitting cost for Option 1	\$ 32,263

Total Budget Estimate to Implement Option 1 - LULA Elevator (2 stops) \$ 354,896

- Assumptions: 1) Includes no changes of use at any floor level
 2) Assumes the VT Division of Fire and Life Safety will allow use of 3rd floor as an Assembly Use by restricting the occupancy to be no more than 299 persons.
 3) If the VT Division of Fire and Life Safety requires that a fire sprinkler system be installed to allow the 3rd level to remain an Assembly Use; then add \$78,000 to the budget above.

Option 2 - New 3 stop LULA Elevator and Exit Stair at Rear of Building between all floors of the building as shown on Drawing A2

Site improvements	
1 Regrade and add side walk to new entry at back of building	\$ 6,000
Subtotal of site work	\$ 6,000
Building demolition, renovation and additions	
1 Remove existing fire escape stair, wood ramp and porch roof cover at back of building	\$ 2,500
2 Remove double 30 inch back entry doors and reframe for 36 inch single door with sidelites	\$ 1,000
3 Construct new 1164 SF two level addition	\$ 267,720
4 Purchase and install LULA elevator	\$ 54,590
5 Construct covered entry porch, steps and ramp	\$ 23,700
6 Install new fire rated doors and glass between Hall 203 and Entry/Stair 213	\$ 5,000
7 Install new fire rated doors and glass between Looby 101B and Entry/Stair 113	\$ 7,500
8 Shorten Storage Room 111 to connect 1st floor to new stair/elevator tower	\$ 3,000
9 Match and patch all disturbed finishes	\$ 3,000
Subtotal of demolition, renovations and additions	\$ 368,010
15% estimating contingency on items above	\$ 56,102
Construction cost estimate for Option 1	\$ 430,112
Budget Estimate of A/E and Permitting cost for Option 1	\$ 51,613

Total Budget Estimate to Implement Option 2 - LULA Elevator (3 stops) \$ 481,725

- Assumptions: 1) Includes no changes of use at any floor level
 2) Assumes the VT Division of Fire and Life Safety will allow use of 3rd floor as an Assembly Use by restricting the occupancy to be no more than 299 persons.
 3) If the VT Division of Fire and Life Safety requires that a fire sprinkler system be installed to allow the 3rd level to remain an Assembly Use; then add \$78,000 to the budget above.

Greensboro Town Office Building - Cost Estimates to Implement Options for Accessibility, an Additional Fire Exit from 3rd Floor and to convert portions of building to new use

Option 3 - Additional cost to convert 3rd Floor from current Assembly Use to Office Use as shown on either Drawings A3 or A4

3rd Floor demolition and renovations	
1 Remove and dispose of all interior partitions and stage	\$ 3,000
2 Patch or match wood flooring in all disturbed areas	\$ 13,500
3 Construct new restrooms and work/storage rooms	\$ 44,000
4 Upgrade lighting and electrical	\$ 15,000
5 Install new heat pump heating units in 3rd floor spaces	\$ 15,000
7 Match and patch all disturbed finishes	\$ 2,000
	Subtotal of demolition and renovations \$ 92,500
	15% estimating contingency on items above \$ 13,875
	Construction cost estimate for Option 3 \$ 106,375
	Budget Estimate of A/E and Permitting cost for Option 3 \$ 8,510

Total Budget Estimate to convert 3rd Floor from current Assembly Use to Office Use \$ 114,885

Option 4 - Additional Cost to install a standard commercial elevator in lieu of a LULA elevator as shown on Drawing A4 between 2nd and 3rd floor

1 Cost for larger addition footprint	\$ 29,580
2 Additional cost for 2 stop commercial elevator equipment	\$ 41,650
	Subtotal of demolition and renovations \$ 71,230
	15% estimating contingency on items above \$ 10,685
	Construction cost estimate for Option 3 \$ 81,915
	Budget Estimate of A/E and Permitting cost for Option 3 \$ 2,457

Total Budget Estimate to install a commercial 2 stop elevator in lieu of a LULA \$ 84,372

Option 5 - Additional Cost to install a standard commercial elevator in lieu of a LULA elevator as shown on Drawing A4 between all three floors

1 Cost for larger addition footprint	\$ 38,250
2 Additional cost for 3 stop commercial elevator equipment	\$ 43,410
	Subtotal of demolition and renovations \$ 81,660
	15% estimating contingency on items above \$ 12,249
	Construction cost estimate for Option 3 \$ 93,909
	Budget Estimate of A/E and Permitting cost for Option 3 \$ 2,817

Total Budget Estimate to install a commercial 3 stop elevator in lieu of a LULA \$ 96,726

Greensboro Town Office Building - Cost Estimates to Implement Options for Accessibility, an Additional Fire Exit from 3rd Floor and to convert portions of building to new use

Option 6 - New 2 Stop Vertical Lift and Exit Stair at Rear of Building between 2nd and 3rd floors as shown on Drawing A5

1 Regrade and add side walk to new entry at back of building	\$ 6,000
Subtotal of site work	\$ 6,000

Building demolition, renovation and additions

1 Remove existing fire escape stair, wood ramp and porch roof cover at back of building	\$ 2,500
2 Remove double 30 inch back entry doors and reframe for 36 inch single door with sidelites	\$ 1,000
3 Construct new 724 SF two level addition	\$ 181,000
4 Purchase and install Vertical Lift	\$ 25,000
5 Construct covered entry porch, steps and ramp	\$ 23,700
6 Install new fire rated doors and glass between Hall 203 and Entry/Stair 213	\$ 5,000
7 Match and patch all disturbed finishes	\$ 2,000

Subtotal of demolition, renovations and additions \$ 240,200

15% estimating contingency on items above \$ 36,930

Construction cost estimate for Option 1 \$ 283,130

Budget Estimate of A/E and Permitting cost for Option 1 \$ 28,313

Total Budget Estimate to Implement Option 5 - Vertical Lift - (2 stops) \$ 311,443

- Assumptions:
- 1) Includes no changes of use at any floor level
 - 2) Assumes the VT Division of Fire and Life Safety will allow use of 3rd floor as an Assembly Use by restricting the occupancy to be no more than 299 persons.
 - 3) If the VT Division of Fire and Life Safety requires that a fire sprinkler system be installed to allow the 3rd level to remain an Assembly Use; then add \$78,000 to the budget above.