

December 17, 2014 Review of the Alma del Mar Charter School request for demolition:

The existing structure does not present the opportunity to meet future educational program needs and flexibility of a new building within the limits of the existing space and structural capacity. The aim should be to satisfy the program requirements within the parameters and constraints of the existing systems and structure. Additionally must satisfy the immediate occupancy needs and anticipate additional future changes

In preparation for the building for architectural renovation multiple surveys were conducted to review the feasibility of such a renovation. The building at 26 Madeira Avenue New Bedford Massachusetts had a facility assessment of structural, mechanical, electrical and building envelop conducted. Additionally with these surveys, we reviewed the cost of adding sprinkler system in the school. Also, a hazard material survey to identify any issues and possible cost exposure has been conducted.

The following is approximate estimate of costs involved to give a basis for renovation to proceed with the existing school:

Structural upgrades (seismic) \$ 250,000 (allowance)

Mechanical upgrades \$572,000 estimate (removal and replacement of equipment past life cycle)

Sprinkler System installation \$182,000 estimate

Abatement \$800,000 (allowance) partial estimate information from Universal Industrial Hygienist

Building Envelope repairs \$700,000 estimate from CLE consultants

Electrical upgrade per code \$150,000 (allowance)

Total of Building infrastructure and envelop upgrades approximately \$ 2.7 - \$3.0 Million range

The building is not structurally sound.

The building shell – its structure, exterior walls, and possibly portions of electrical, HVAC, and other systems is beyond it life cycle.

Exterior building envelope has excessive cracks and water intrusion may indicate an excessive price tag to remedy the facade issues.



The land area made available for other uses for the community when a new building's footprint is constructed is better suited for the area.

Based on the evaluations performed on the existing structure using a rough estimate to address the outstanding issues in the building and to bring it to a point that it would meet current code requirements and the exterior shell of the building would be tight and functional would cost in excess of \$3,000,000.00.

Domenic Tiberi

Sr. Project Manager, Compass Project Management