THE MUSIAL GROUP ARCHITECTURE

17 October 2017

E-MAIL

Mr. Andy Stewart
Supervisor
Town of Orangetown
26 Orangeburg Road
Orangeburg, NY 10962

RE: Estimated Cost of Reusing the Old Town Hall, Building "A"

Dear Mr. Stewart:

During our last meeting with the Town Board, our office was asked to evaluate the possibility of the Old Town Hall, Building "A" in our previous report, remaining in use.

As per our report on June 13, 2017:

> The "Old Town Hall" has some structural damage that is visible from the basement mechanical room. The outside flange of the steel columns were once encased with concrete. In many areas, the concrete has spalled away that allows the steel flanges to be unprotected and exposed to the weather.
>
> Current handicapped requirements are not met in many areas including at the toilets and door dimensions.
>
> The mechanical system also needs to be upgraded.
>
> It is quite possible that there is asbestos in some of the existing building materials that will need to be abated.
>
> Without costly remodeling and repair to this building, there is a limited number of useful years left for this building.

Below are further findings and cost estimates to restore the Old Town Hall to continue its use as a functional building.

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MECHANICAL - HVAC

This section of the report is devoted to observation of HVAC systems outside, lower level and upper level of the Old Town Hall, Building "A".

GENERAL

The drawings of the existing HVAC systems were made available and were helpful in completing this survey. We also received utility bills for review.

Evaluation of the HVAC systems

Heating and cooling (air conditioning) of the building is through four Air Handling Units (AHU) with chilled and hot water coils. All four units are located in the lower level. The building is provided with piping which provides hot or chilled water to the AHUs.
Both, the air cooled water chiller and the boiler are connected to the common piping system and through the use of isolation valves the system can provide either hot water or chilled water to the attached mechanical equipment.

The dual temperature HVAC system is manually (see above) switched over from cooling mode to heating mode based on the time of year. Therefore when operating in one mode, the other mode is not available regardless of the outdoor temperature.
The HVAC system was originally installed as multi-zone system, which by today's standards is inefficient, wastes energy and all HVAC equipment with the exception of the boiler has far exceeded their expected serviceable lives per ASHRAE Technical Committee TC 1.8, Table 3 ESTIMATES OF SERVICE LIVES OF VARIOUS SYSTEM COMPONENTS.

If the building is to be brought up to today's energy efficiency code requirement, the entire (obsolete) HVAC system, with the exception of the modern, highly energy efficient condensing boiler, should be replaced. This also includes existing dual temperature piping system. In it's place two separate water loops should be provided, one for cooling (chilled water with new water chiller) and the other with space heating hot water (with the relatively new, energy efficient boiler to remain). Existing boiler is expected to provide heating for another 20 years.

With all new energy efficient, code compliant HVAC, and assuming that the building will be used as it is now, the energy savings through the lower consumption of electrical power should result in a projected simple payback in less than 10 years.
More intensive use of the building facilities may result in a projected simple payback sooner.

These projected savings are based on an HVAC system that will include highly energy efficient Variable Air Volume (VAV) terminals and Variable Frequency Drives which operation will be controlled by a Building Automation System (BAS) that is often referred to as an intelligent building or "smart building" Automation systems reduce building energy and maintenance costs compared to a non-controlled building.

Below is our cost estimate to restore the Old Town Hall, Building "A":

Renovation of the existing Old Town Hall Building "A" including: • All new windows with insulated glass • All new insulation in the existing exterior walls • New insulation below the roof • Reduction of usable office and public spaces in order to provide handicapped accessible doors, corridors, all new and enlarged toilets • Replacement of all energy inefficient lighting with LED fixtures • All new mechanical, plumbing, electrical, and sprinkler systems • All new doors • All new insulated exterior doors • All new paint • All new floor finishes • All new ceilings	$5,250,000.00
Repair and/or replace damaged steel beams and columns	$200,000.00
Bridging the data system from the existing Building "A" to a remote location, and then reinstalling the data system in the renovated existing Building "A"	$100,000.00
New exterior ramps, stairs, handrails, and guardrails to meet current building codes	$150,000.00
Abatement of hazardous material, such as asbestos tiles, lead paint, etc.	$250,000.00
Moving cost of relocating employees and equipment to a temporary location	$50,000.00
Estimated Cost of reusing the existing Old Town Hall Building "A" (Not including items from the addendum of this report)	Over **$6,000,000.00**

The above cost estimates are based upon today's values and per our recent experience with similar projects. It could vary as much as 10 to 15% depending upon various factors. These cost estimates are not based upon a designed layout or of any material unit costs that would relate to a designed layout.

Additional variable estimated costs will be the following:

- Cost of providing a temporary work space for employees during renovation (see addendum in the following pages)
- New Pre-Engineered Metal Building (see addendum in the following pages)
- $1,050,000.00 Two year rental of an existing building such as a shopping center
- $24,000.00 Temporary remote parking (in cost at right column)
- $120,000.00 Shuttle service from the temporary building to remaining buildings B, C, D (in cost at right column)
- Cost of relocating some offices permanently to a remote location if the loss of square feet due to handicapped upgrades prevent them from moving back into the building "A"

The soft cost estimate for renovating the Old Town Hall, Building "A" is:

Architect/Engineer Fees	$1,015,000.00
Survey Cost	$35,000.00
Environmental Engineering	$35,000.00
Environmental Laboratory Analysis	$18,000.00
Environmental Contract Administration	$20,000.00
Testing & Inspections	$45,000.00
Permitting Costs	$50,000.00
Reproduction Costs	$25,000.00
Legal Fees	$15,000.00
Bonding Costs	$175,000.00
Misc & Advertising costs	$10,000.00
Estimated Soft Cost of reusing the existing Old Town Hall Building "A"	**$1,443,000.00**

For the services of a Construction Manager, add $450,000.00 to the soft cost.

If the Old Town Hall is to be renovated and reused, the other departments that are currently housed in Buildings C and D will remain remote from Buildings A and B. If it is still important to provide the public with all the departments currently in Buildings A, B, C, and D in one central location, then renovating Building A would not be recommended.

We hope that this letter answers the town board's questions pertaining to the possibility of maintaining the Old Town Hall.

In addition to the possibility of the Old Town Hall being renovated and remaining, there are seven schemes that have now be presented to the Town Board. Once the town board of the Town of Orangetown, NY chooses which scheme that they prefer, our office is prepared to provide preliminary space layout plan drawing(s) that will illustrate where each department can be located.

Thank you for giving our office the opportunity to make recommendations of what the Town of Orangetown can do to provide its citizen's with a new and viable Municipal Center.

Very truly yours,

The Musial Group, p.a.

Larry R. Lane, R.A.
Project Architect

CC: Noel Musial, Sr.
File: 115017.00

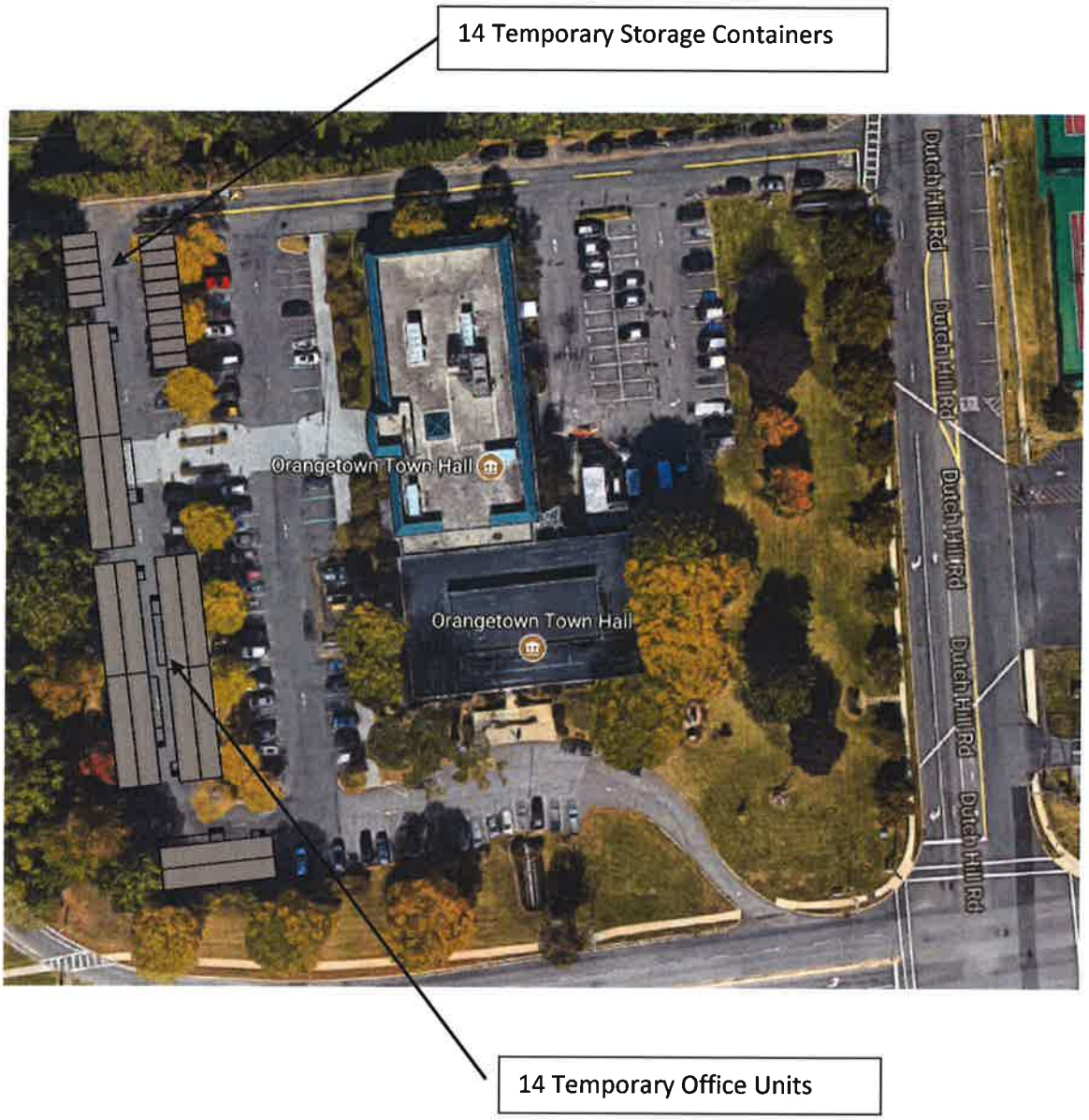
THE MUSIAL GROUP ARCHITECTURE

Addendum to the Estimated Cost of Reusing the Old Town Hall, Building "A"

Estimate of temporary office and storage needed at Town Hall during Building "A" upgrades and estimate of additional storage needed for the Building Department

DEPARTMENTS	EXISTING (SF)	PROPOSED (SF)	TEMP (SF)	TEMP STOR (SF)	PERM STOR (SF)
SUPERVISOR	2,636.98	3,253.90	1321.9		
FINANCE	397.01	530.40	530.4		
ASSESSOR	1,167.96	1,361.10	1361.1		
CLERK	2,285.16	2,182.50			
COLLECTOR	519.60	309.40	309.4		
JUSTICE	4,249.30	4,975.10	2010.1		
ATTORNEY	2,688.28	2,993.90	2993.9		
HUMAN RESOURCES	335.92	403.00	403		
IT	990.25	1,254.50	1254.5		
BUILDING, PLANNING, ZONING, INSPECTORS	4,334.86	6,442.80			1053
FIRE PREVENTION	1,343.16	1,045.20			
POLICE	19,891.27	20,543.90			
UNION OFFICE	216.00	280.80	280.8		
MECHANICAL & UTILITY	1,639.00	2,410.20			
LONG TERM STORAGE	1,606.00	2,087.80		2087.8	
COMMON AREAS	3,595.00	3,597.00			
TOTALS	**47,895.75**	**53,671.50**	10465.1		1053

Location of temporary office trailers and storage containers at the Town Hall site.



Total existing parking spaces	170
Number of parking spaces lost	79
Remaining number of parking spaces	**91**

TEMPORARY OFFICES FOR THE BUILDING "A" NEEDED

64' X 12' = 768 SF
10465.1 SF MIN NEEDED
Therefore, need 14 units

Temp Office Rental per month	$	1,631.67
Number of months		24.00
Total rental per month	$	39,160.08
Delivery & Installation	$	2,813.90
Final Return Charges	$	1,779.82
Estimate of telepone	$	110.00
lights and HVAC	$	206.00
	$	44,069.80
Number of office units		14.00
Total cost of temp offices	**$**	**616,977.20**

TEMPORARY STORAGE FOR BUILDING "A" NEEDED

8' X 20' = 160 SF
2087.8 SF MIN NEEDED
Therefore, need 14 units

Temp Storage Rentals (each)	$	83.00
Number of months		24.00
Total rental per unit	$	1,992.00
Delivery & Installation (each)	$	150.00
Final Return Charges (each)	$	150.00
Cost per storage unit	$	2,292.00
Number of storage units		14.00
Total cost of storage units	**$**	**32,088.00**

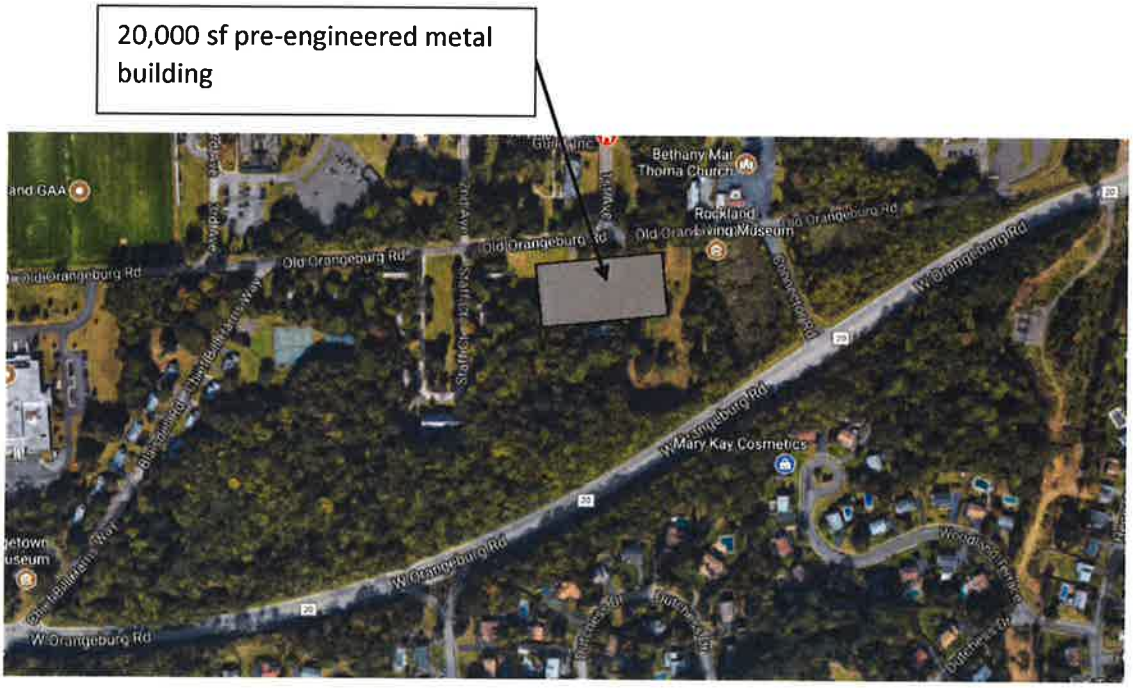
TOTAL COST TO RENT OFFICES AND STORAGE UNITS FOR 24 MONTHS		
	$	**649,065.20**

Location of additional permanent storage containers at the Building Department site.

7 Additional storage containers on a new asphalt pad

PERMANENT STORAGE FOR BUILDING DEPARTMENT		
8' X 20' = 160 SF		
1053 SF MIN NEEDED		
Therefore, need 7 units	7	
Cost per storage unit	$ 4,360.00	
	$ 30,520.00	
Cost of asphalt pad	$ 500.00	
	$ 31,020.00	FOR ADDITIONAL STORAGE UNITS AT BUILDING DEPT

Location of a new pre-engineered metal building for a temporary location of Building "A" employees and later to be used as a warehouse or an indoor community center.



Pre-engineered Metal Building as a temporary Building "A" offices, then an athletic center

DESCRIPTIONS	UNITS	ESTIMATED COSTS
Cost per square foot *	$ 122.03	$ 2,440,600.00
20,000 SF building needed	20,000	
Estimate 6 emergency nickel cadmium lighting, EA	$ 801.45	$ 4,808.70
Aluminum 20 ft high flagpole		$ 2,223.00
Site preparation		$ 50,755.77
Utilities		$ 184,860.00
Pavement		$ 371,475.00
Stormwater Management		$ 260,676.00
Sidewalks		$ 32,292.00
Site lighting		$ 70,902.00
Landscaping		$ 110,214.00
Estimated Total		**$ 3,528,806.47**

* includes: substructure, superstructure, exterior enclosure, roofing, partitions, interior partitions, doors, finishes, plumbing fixtures, HVAC, fire protections (sprinklers), Electrical service distribution, interior lights

WILLIAMS SCOTSMAN
An ALGECO SCOTSMAN Company

Williams Scotsman, Inc.
1901 Old Cuthbert Road
Cherry Hill, NJ 08034-1416

Your Williams Scotsman Representative
Michael Bibby
Phone: Ext.
Fax: 0
Email: michael.bibby@willscot.com
Toll Free: 800-782-1500

Contract Number:806619
Revision: 4
Date: October 16, 2017

Floorplan

64' x 12' Mobile Office

WILLIAMS SCOTSMAN
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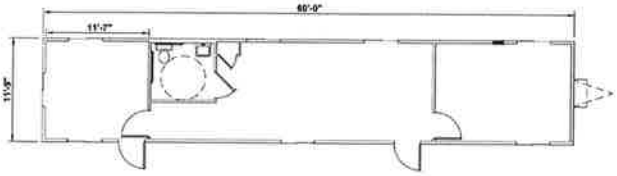

Dimensions
- 64' Long (including hitch)
- 60' Box size
- 12' Wide
- 8' Ceiling height

Exterior Finish
- Aluminum siding
- I-Beam frame
- Standard drip rail gutters

Interior Finish
- Paneled walls
- Vinyl tile floor
- Gypsum ceiling

Electric
- Fluorescent ceiling lights
- Breaker panel

Heating/Cooling
- Central HVAC or thru-wall AC

Windows/Doors
- Horizontal slider windows
- (2) Vision panel door with standard lock or (2) steel door with dead bolt lock

Other
- Private office(s)
- Optional restroom

** Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability.*

Premium

50 x 12 mobile office layout depicted. Includes 2 premium office packages and 1 premium conference room package.

*Image is representational and subject to change.

Premium

*Image is representational and subject to change.

360° SERVICE

WILLIAMS SCOTSMAN

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Premium Furniture Packages

PREMIUM LEVEL

Office Package

- (1) Desk (5 ft.)
- (1) Luxhide Executive Chair
- (2) Side Chairs – Stackable
- (1) Pedestal – Filing Cabinet
- (1) White Board
- (1) Floor Mat
- (1) 28 QT Trash Can
- (1) Coat Hook
- (1) Office Supply Starter Kit

Conference Room Package

- (2) Conference Tables (6 ft.)
- (1) Utility Table (5 ft.)
- (8) Managers Chairs
- (1) Mini-fridge
- (1) Coffee Pot (12-cup)
- (1) Microwave
- (1) White Board
- (1) 23 Gallon Trash Can
- (1) Convenience Starter Kit

Ready To Work

No matter what Williams Scotsman modular space solution you choose, our 360° Service provides the ultimate convenience. With one phone call you're able to address multiple needs – saving time and money on the items you need to be ready to work. As part of our 360° Service, we offer furniture packages to address your interior office and conference room needs, saving you up to 30% in costs and 100% in time.

What do our furniture packages provide?

Seating

Desks & Tables

Storage

White Boards & Flat Screens

Appliances

Starter Kits

Furnishing your space can be a tedious task. Let Williams Scotsman's 360° Service get it done.

360° SERVICE

WILLIAMS SCOTSMAN

An ALGECO SCOTSMAN Company

20' x 8' STORAGE CONTAINER

Dimensions

- 20' Long
- 8' Wide

Features

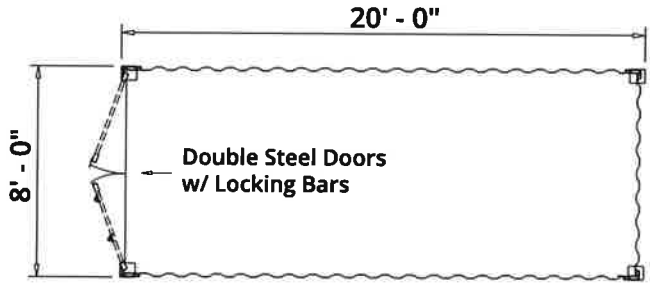
- High security steel
- Double steel doors with locking bar at one or both ends
- Ground level entry
- Short or long term on-site storage
- Immediate availability with local service

In addition to your storage solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.

CHOOSE FROM A VARIETY OF OPTIONS

- Shelf brackets
- Pipe Racks
- Secure locking systems: Tamper proof lock boxes, the enforcer or master lock box

PRODUCT FLOOR PLAN



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Lifting Gear Hire Corporation

Go Back to Project Page

Project Info

25,000 sq. ft.
Location: Burgettstown, PA, United States
Structural System: Widespan™
Roof System: MR-24®, Sky-Web®, SunLite Strip™ Daylighting System, ThermaLiner™
Wall System: Shadowall™
End Use: Manufacturing/Industrial, Warehouse/Distribution