

Watts Block Trustees

Meeting: August 21, 2024

Rescheduled to August 30, 2024

Watts Boardroom – 9:00 am

AGENDA

1. Call meeting to order
2. Renovation discussion
 - a. Alarm System – consider schedule
 - b. Discuss project budget
3. Discuss replacement for Mr. Grover
4. Other

Watts Block Renovations Budget Review
13-Aug-24

Item	Cost	Grant/Match	Private	Other
PROFESSIONAL SERVICES				
Architectural	15000	10000		5000
Mechanical Design (HVAC)	15000			15000
Structural	4000			4000
Electrical Design	7500	7500		
Abatement Assessment	1310			1310
Historical Consultant	10000	10000		
SUBTOTAL:	52810	17500		
1st FLOOR HVAC	42000	42000		
CONSTRUCTION - Auditorium				
General Requirements	19507	19507		
General Conditions	23892	23892		
Site Work	5000	5000		
Demo	1905	1905		
Concrete	3080	3080		
Masonry	1000	1000		
Structural Steel	0	0		
Misc Rough Carpentry	14453	14453		
Finish Carpentry	17392	17392		
Roofing	4750	4750		
Doors and Hardware	2263	2263		
Glass and Glazing	0	0		
GWB	17229	17229		
Accoustic Ceilings	0	0		
Refinish Floor	16215	16215		
Painting/Refinishing	16215	16215		
Specialties	0	0		
Equipment	0	0		
PHVAC	230920	230920		
Sprinkler	1500	1500		
Electrical	140496	95818		44678
SUBTOTAL - AUDITORIUM	515817	471139		

CONSTRUCTION - WEST WING

General Requirements	26597	26597
General Conditions	12504	12504
Site Work	0	0
Demo	4370	4370
Concrete	0	0
Masonry	0	0
Structural Steel	0	0
Misc. Rough Carpentry	9236	9236
Finish Carpentry	20234	20234
Roofing	750	750
Doors and Hardware	11317	11317
Glass and Glazing	0	0
GWBB	17861	17861
Accoustic Ceilings	0	0
Refinish Floor	7190	7190
Painting/Refinishing	7190	7190
Specialties	1395	1395
Equipment	3527	3527
PHVAC	73695	73695
Sprinkler	1500	1500
Electrical	10690	10690
SUBTOTAL	208056	208056

CONSTRUCTION - GREEN ROOM

Demo	577	577
Rough Carpentry	2180	2180
Finish Carpentry	500	500
Doors and Hardware	2263	2263
PHVAC	14015	14015
SUBTOTAL:	19535	19535

CONSTRUCTION - STAIR AND LOBBIES

General Conditions/Requirements	0	0
General Removals	1526	1526
Remove Carpet/clean/reinstall	2137	2137
Box Out Pipes	627	627
Plywood subfloor	919	919
Refinish Wood Floors	1510	1510
Refinish Stairs	3435	3435
Refinish Wood Trim	2520	2520
Refinish Front Doors	3000	3000
Repair/Replace Info Board	1027	1027
Repair Walls & Ceilings	2520	2520
Paint	4200	4200
New LVT Floor lower lobby	4635	4635
Elevator Interior Upgrades	10000	10000
Electrical Cleanup	5000	5000
SUBTOTAL:	43056	43056

DIRECT CONSTRUCTION:	828464
CONTINGENCY	82846
P & P BOND	10770
FEE:	57164

TOTAL CONSTRUCTION: 979244

CONSTRUCTION + PROFFESIONAL SERVIC 1032054

Notes

ED Funds
Economic Development Funds
ED Funds

WSH 08/13/24

Possibly PW
Piers, exterior stair - Possibly PW

Take out stage door rebuild?? - 7,413

Dean replace? - 2263

Defer?? - 16215

PW old kitchen and ATC - 2176

open shelves - Dean? -3000?

Defer?? -7190

Find alternate source -3527

Review lighting upgrades

Existing to remain?? - 14015

Assumes completion with other work

Omit - 10,000

WATTS BLOCK

BUDGET REVIEW - AUGUST 14, 2024

Budget form includes professional services, and construction items. Professional services are WSH estimates or have been completed. Construction items are from JF Scott, July 13, 2024. JF Scott estimates carried with suggested considerations for reductions where possible.

Format under construction follows Scott budget sheet which is broken in to areas:

- 1 – Auditorium including new fire stair
- 2 - Central Stair and ground floor lobby
- 3 – West wing
- 4 – Green Room
- 5 – Balcony

At this point no work is planned for the Green Room with exception of items necessary for new egress to fire stair. Additionally, no work is planned in balcony.

JF Scott's budget is developed by trade line items in each area and this approach will be followed.

General Requirements and General Conditions have been left as estimated. GR which includes management, supervision and the like is more dependent on the length of the job than anything else, so if we are able simplify and reduce scop this will follow. GC is mostly equipment needed, staging, lifts, truck etc. which again can be reduced by efficient use.

The total project per above at this point looks like 1,032,000. With everything I could figure to knock out including leaving the existing HW system for the old town office and green room I could reduce it by about 70,000. My recollection is that we have about \$ 750,000 in resources at this time.

I have corrected the form to include the central stair and lobbies which I inadvertently omitted yesterday. The direct cost total for this space is shown as \$43,056. This number includes \$10,000 in upgrades to the elevator cab, a definite unneeded item.

The budget form shows resources as Grant/Match, Private and Other. The G/M column is simply to indicate items that are eligible under the grant as they were included in the request and information provided to National Park Service; the columns obviously total more than the \$600,000 available from the sources.

It is my recollection that we have raised about \$ 152,000 in private donations to date. Of this The First pledged \$ 25,000 which we earmarked for the lobbies and main stair. Viking Lumber

has donated \$ 25,000 which may be used in any way. The Davis Foundation gifted \$ 35,000 which was directed to the new fire stair and associated work, but can likely be used for other purposes. We have voted to utilize \$ 44,678 for the alarm system. Quick math looks like this:

Current Funds:	\$ 152,000	
The 1 st :	(25,000)	Lobbies/stairs
Alarms	<u>(44,678)</u>	
Available:	82,322	

Mr. Grover to please correct any errors in this summary.

Estimated project cost:	1,032,000
Grant/Match	(600,000)
Com Ec Funds	(20,000)
Pledged Private Funds	(69,678)
Available:	(82,322)
Shortfall:	260,000