

The masonry foundation that exists should support the weight of a uniformly-applied second floor and roof. However, with the request for clear span space, the design will call for structural steel beams with point loads on the north and south walls. This, along with unlikely footing capability, will lead to new footing pads for perimeter bearing columns.

A fire-rated exit from the apartments and new office space would have to be incorporated into the design. A wheelchair lift, while not a Code requirement, would, no doubt, be incorporated into the design. Restrooms on the second floor would also be provided.

Based on our experience with other addition/renovation projects, we feel the design and construction of this addition and re-construction of the first floor will require an investment of approximately \$430,000. This assumes the project is tax exempt and utilizes merit shop contractors in a design/build relationship.

While structurally possible to design and build, it means an investment of approximately \$271 psf to gain 1584 sf of additional space.

In the event you should wish to pursue construction of a new free-standing facility, a 5400 sf one-story structure should equal your existing space and the 1584 sf section. Assuming the design and construction of a one-story wood frame/brick veneer building, it would require an investment of approximately \$695,000 or \$130 psf. This assumes a fully air-conditioned building, site development, lighted parking and landscaping. As above, this budget assumes the project to be tax exempt and utilizes merit shop contractors in a design/build relationship.

| |
|------------------|
| 1,584 SF |
| \$ 271 PSF |
| <hr/> |
| \$429,264 → |
| <u>\$430,000</u> |
| |
| 2,150 SF |
| \$271 PSF |
| <hr/> |
| <u>\$582,650</u> |

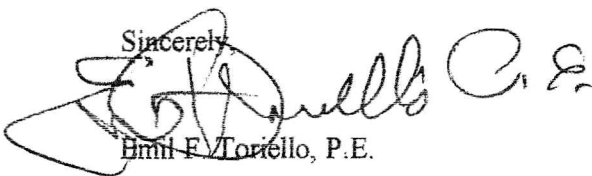
In addition to construction costs, you will need to budget for the purchase of 1 ½ to 2 acres of appropriately zoned land with City utilities available. Tap fees and/or assessments for utility tie-ins should also be budgeted.

While the new facility will require a greater investment, energy and operating costs may decrease because of the opportunity to incorporate green design techniques and energy-saving measures.

We hope the above is of assistance in determining the path of the Senior Center in improving facilities for an effective outreach to the Yellow Springs Community.

We look forward to being of continued service. Should you have any questions, please feel free to call me at 322-9229 or phone our Associate, Steve Hepp, at 238-0517.

Sincerely,



Emil F. Toriello, P.E.