

Development Options for Middle School, Library, General Assistance,
Medical Loan Closet & Town Hall. **With RAW Costing Figures**

1. Recreation Area
 - A. Cost to renovate to use facility as is (no classrooms) – 48,362 SF @ \$30 very light refresh \$1.45 mil
 - B. Addition of sprinklers as necessary. – 48,362 @ \$11 \$532K
 - C. Classroom modifications (relate to Library and GA) –
 - i. 38,024 @ \$200 reno w/ structural modification \$7.6 mil breakdown by use below:
 1. Library is 19,872 SF. \$3.974 mil
 2. Town is 7,831 SF. \$1.566 mil
 3. Parks is 10,321 SF. \$2.064 mil
2. General Assistance
 - A. Raze building for 12-16 senior affordable housing units – Demo only \$50,000
 - B. Cost to renovate middle school space for general assistance, clothes closet and medical loan closet – included in the 1.A above (I don't have individual area SF's)
3. Library
 - A. Renovation of Current Building 10,000 sq. ft. to 15,000 sq. ft. with parking – Add 10,000 in a DB method @ \$450/SF \$4.5 mil
 - B. If current building cannot accommodate expansion, raze and build new – Demo \$100,00 and add 15000 @ \$450/SF \$9 mil
 - C. Renovation of middle school space to +/- 19,872 sq. ft. – included in 1.C above
4. Conversion of current library (to housing or RSU)
 - A. Convert to 40 +/- housing units or raze and build new senior affordable housing – typical senior housing units is \$180K/unit or less if less site development costs, could be \$7.2 mil
 - B. Perhaps RSU might be interested and inclined to reuse
5. Town Hall
 - A. Renovate Current Building (meeting spaces, council chambers, lunchroom, office areas) – light refresh @ \$60/SF; heavier refresh and minor renovations (non-structural) @ \$100/SF

6. Pool Site TBD

- A. High School Competition– 14,000 SF building to support 50 meter x 25 meter pool @ \$550/SF \$7.7 mil
- B. Walking 4' Pool or swimming with no deep end, children area– 10,000 SF building to support 40' x 75' x 4' deep walking pool @ \$500/SF \$5 mil