

Big E VT Building Capital Projects

11-Nov-14

PROJECT	Schedule	COST or ESTIMATE	NOTES:
2014 Construction Projects - Fully Funded 80% Complete			
Slate Roof Repair:	11/14/14 to 5/14/15	\$60,000	Partial repairs made to roof to stop leaking, additional repairs in the spring and bidding for Spring 2015 work.
Restore Cupola Windows:	11/1/14 - 12/30/14	\$9,000	Restore two arched windows and 4 curved double hung cupola windows. Restructure and flash window sills to divert water away from interior of buildings
Electrical branch circuits: Rewire as required to upgrade general electrical deficiencies throughout exhibition hall, including lights at entry	10/14/14 to 12/14/14	\$75,000	Pull new wires as required for new exhibit lighting. \$20k incentive awarded from WMEC for relamping and providing new lighting fixtures in building. Intent is to bring entire building electrical systems up to code and energy efficient.
New Mechanical Ventilation System: Remove existing side wall exhaust fans and replace with new ducted ventilation system in exhibit space. New duct system to penetrate existing flat roof to roof top fan units.	10/14/14 to 12/24/14	\$101,000	Ventilation system was insufficient for exhausting heat from cooking, smoke, and ventilating exhibit area. This ventilation eliminated the grease and dirt that accumulate on ceilings and walls. Work also included installing vents in walk-in cooler.
Restore Office Wood Floors:	5/15/15 to 5/30/15	\$5,000	Building manager complains of mold smell from carpet. Remove and restore wood floors.
Paint Ceiling:	10/14/14 to 5/15/15	\$25,000	Existing front ceiling was painted black and made space feel dark. This year the ceiling was painted during mechanical/electrical upgrades.
Local AHJ - West Springfield Fire Chief requires fire alarm system upgrade:	4/14/15 to 5/30/15	\$20,000	Proceed with upgardes to fire alarm system as required by West Springfield FD.
2015 Funding Available for Project	2014	\$295,000	\$150k (CB)+ \$125,000 (AG)+ \$20,000(AG) = \$295k (Number does not include \$21k MassSaves Enenergy Incentive)
Comments:			

2015 Projects - Pending Funding - FY 16			
Slate Roof Restoration: Remove existing damaged slate/ underlayment/roof deck and replace in-kind. Repair leaking cupola widows walk roof and flashing.	#1	\$28,600	Existing slate roof appears in excellent shape, except the following: roof valleys need replacing (\$8,000), tower step flashing (\$5,600), replace widows walk roof below clock tower(\$18,500), gilding of dome (\$24,500), also an option for sealing horizontal & vertical seams on each slate to eliminate any movement or falling (\$27000). Total \$83,600 - \$60k (2014 carry over)=\$23,600
Masonry Restoration:	#2	\$21,400	Existing marble pilasters are showing movement; a restoration mason has been asked to evaluate and price work for repair.
Window Restoration: Restore 20(+/-) exhibit hall windows currently concealed behind T-111 panels.	#3	\$35,000	Restore windows that have been covered with T-111, where demolished ventilation system was removed in 2015 work.
Restore Original Rear Doors and Window Transom	#4	\$40,000	Replace rear roll-up doors with swinging doors similar to what was originally installed, restore windows above doors. Consider ADA accessibility.
Replace and Paint outside deteriorated Trim and Balconies	#5	\$45,000	Restore/Replace balconies that are rotting and water damaged and ensure new balconies have adequate drainage. Replace and repaint all deteriorate exterior woodwork
Rear lawn drainage: Tie existing catch basins into storm drain system to eliminate ponding in the yard.	#6	\$30,000	Catch basin in yard does not drain anywhere. Low spots in yard fill with water and interfere with vendors. Costs could be lower if we can connect basin on ME side to one on CT side, which is connected to the storm drain.
	2015 TOTAL	\$200,000	
2016 Projects-Pending Funding - FY 17			
Replace Existing rear Band pavilion;	#1	\$50,000	Replace band pavilion with water tight, Pergola type low roof structure, restore windows to exposed above roof line.
Replace sod/reseed front lawn	-	\$5,000	Estimate is for re-seeding.
Exterior Lighting: To highlight building features.	-	\$10,000	May need local permit for exterior illumination; some conduit exists but lighting does not work.
Landscaping overhaul: Replace shrubs on front, ME and CT sides with more greenery and plants that bloom during fair time; replace brick	-	\$50,000	Plantings are overgrown and/or gone at fair time. \$40k for lawn & plantings, \$10k for pavers.
	2016 Total	\$115,000	
2017 Projects- Pending Funding - FY 18			
Restore Open Gallery (Windows) on Second floor hall flooring: Replace flooring in upstairs hallway; strip and refinish the two stairways leading		\$50,000	Finish on stairways is either worn off or tacky to the touch.
	2017	\$50,000	

Total Estimated cost of Capital Projects	\$545,000
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