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COMMUNICATION
DATE 3/10/14
AGENDA ITEM # 5.24

February 24, 2014

President Shannon and
The Burlington Board of Finance
City Hall
149 Church Street
Burlington, VT 05401

Re: St. Joseph's School: $8 M to Renovate The Building

Dear President Shannon and the Burlington Board of Finance:

The Costs to Renovate St. Joseph's School. The renovation costs for St. Joseph's School are about $8 M based on a report by the Burlington School Department's Infrastructure and Technology Division dated October 31, 2013 (see attached). The following renovation projects should be given careful consideration:

A. Asbestos Abatement. There is asbestos in St. Joseph's School. A building permit was issued to St. Joseph's School on August 2, 2005 for asbestos abatement. The work has not been done. The renovation estimates dated October 31, 2013 did not include the cost of having asbestos removed. Asbestos is known to be in St. Joseph's School yet it was not included in the renovation costs for the building. Why? However, building permits to remove asbestos were issued for Lawrence Barnes School on May 10, 2010 and H. O. Wheeler on June 23, 2011. Both of these permits were closed out (work completed) which shows the school department knows the importance of asbestos abatement.

At a school board of finance meeting on October 25, 2011 asbestos abatement was the first item listed by the school department in the renovation costs for 118 North Champlain Street, a building the school department bought and wanted to renovate. They are occupying the building (under false pretenses) but they have not applied for an asbestos abatement permit. Why?

B. Electrical Hazards. About a million dollars of electrical work must be done in St. Joseph's School. According to the electrical permits pulled, and not closed, the needed electrical upgrades are known to exist; they will be extensive; and they have not been done. This indicates that the original knob and tube wiring from 1929 may still be in use. That wiring is an electrical fire about to happen.

C. The Only Working Furnace Was Installed in 1929. There are two furnaces (boilers) in St. Joseph's School, but only one is working. Furnaces tend to stop working when they are needed the most, during subzero weather. That is because there is pressure on them to produce more

At their meeting of 3/10/14
the Burlington City Council voted to
waive the reading, accept this communication
and place it on file / send a copy to the Board of Finance & the Superintendent of Schools

heat. If the only working furnace fails during cold weather, before it can be replaced the building will have to be vacated, the pipes drained, the asbestos removed, the building rewired, and then the furnaces can be installed. That process could take a year or more.

D. Fire Sprinkler, Elevator Installation, and Plumbing Upgrades Needed. There is no fire sprinkler system in this building, which is a huge liability for the city of Burlington. Installing this sprinkler is a necessary expense that should not be postponed. Also, extensive plumbing upgrades must be done. An elevator costing at least a quarter of a million dollars must be installed. This is in addition to kitchen upgrades, classroom reconfiguration, and sound proofing parts of the building.

E. Unknown Factors. There was no mention in this report on the condition of the roof and the foundation, two critical aspects to maintaining the quality of a building. Nor was there any discussion about the condition of the windows. This report did not include the legal and building and zoning fees, which could be tens of thousands of dollars. Until all of these factors are known, the $8 M estimate for renovations can only be considered incomplete.

Based on the above information, it would be a good idea to hire a certified building inspector to confirm the condition of St. Joseph's School and then get written estimates from reputable contracts on the cost of the needed renovations.

Thank you.

Sincerely,

Martha R. Lang.

Enclosure
cc:
Burlington City Council
Elizabeth Curry, Burlington School Commissioner

To: Bernie O'Rourke, Chair, Infrastructure and Technology Committee
From: Paul Irish, Director of Infrastructure and Technology
Re: Saint Joseph's School Capital Costs
Date: 31 OCT 2013

Mark Irish, Bernie O'Rourke, and Paul Irish sat down with Colin Lindberg and Randy Burnett and did a review of potential costs for Saint Joseph's School. After that, Mark Irish reviewed specific costs with L&N to firm up prices.

Based on the original presentation, we were asked to return with a listing of costs to occupy. The following table shows immediate costs, and short term (less than 5 years) additional recommendations, if funding is available. Highlighted items have been reviewed. Major increases are in heat pump/ventilation/boilers, electrical, and lighting.

Contingency and design/engineering fees are included. This does not include the purchase of the building.

Immediate Costs

Item		Fiscal Year	Cost	Priority
contingency	1	2015	$160,000	safety
bathroom ADA compliance	1	2015	$368,000	accessibility
elevator	1	2015	$260,000	accessibility
furnishings for classrooms	1	2015	$100,000	
kitchen additional	1	2015	$47,500	safety
kitchen hood	1	2015	$83,000	safety
sprinkler	1	2015	$257,400	safety
window treatments	1	2015	$16,000	
Door Buzzer/Vid/Int	1	2015	$6,000	security
Commercial Movers	1	2015	$25,000	
TOTAL			$1,322,900	

Short Term Additional Recommendations

Item		Fiscal Year	Cost	Priority
Contingency	3	2017	$600,000	
Arch and Eng Fees	3	2017	$400,000	
Heat Pumps for AC, ventilation, inc boilers	3	2017	$2,886,000	
Room Re-configurations	3	2017	$100,000	
downspouts runoff wastewater improvements	3	2017	$28,600	
electrical upgrade	3	2017	$915,200	
lighting improvements	3	2017	$238,000	
sound control in gym	3	2017	$30,000	
locksets	3	2017	$100,000	security
TOTAL			$5,297,800	