



# *Town of Lexington - FY2024-28 Capital Improvement Project*

**Project Name:** Stone Building Renovation and Addition

**Date:** Sept 23, 2022

**Project ID:** CPA-1      **Department:** Department of Public Facilities

**Revised:**

**Submitted by:** Michael Cronin

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## **Description of Project:**

To renovate the Stone building and construct an addition that would include bathrooms, an elevator, a stairwell for emergency egress, and a possible kitchen. The Renovation would restore the building floor plan interior finishes back to the recommendations of the 2009 Stone Building Historic Structures Report. The design would be expected to accommodate future tenants and their specific use. The renovation could also be flexible to customize the interior to best suit the future operations of the tenants.

## **Justification/Benefit:**

Restoring the Stone Building would honor the building and its intended use when it was originally donated to the Town. The renovation would allow for the Lyceum to be reactivated and used by the community. The rest of the building would be for purposes yet to be determined.

## **Impact if Not Completed:**

The house would continue to sit and suffer continued decay.

## **Timeframe:**

The project would hopefully be completed before the 250 year celebration.

## **Replacement Frequency:**

None

## **Basis for Cost Projections:**

Square footage cost estimate. This figure will be refined when the final scope of the renovation is known. The building is 5000 sq. ft. and at an all in cost of \$1500/sq. ft. for a historical renovation plus the addition of the bathrooms, elevator etc.

## **Stakeholders:**

Lexington Community.

## **Operating Budget Impact:** No impact to the operating budget.

Until a tenant is found, the impact to the operating budget would be limited to maintenance of the new facility plus utilities.

**Funding Source:** CPA

**Prior Authorizations:** None.



## Department of Public Facilities FY2024-28 CPA Project Summary

<b>ID#</b>	<b>Project Name</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>Funding Source</b>
DPF-CPA-1	Stone Building Renovation and Addition	\$ 1,000,000	\$10,000,000	\$ —	\$ —	\$ —	CPA
<b>Total Facilities CPA Projects</b>		\$ 1,000,000	\$10,000,000	\$ —	\$ —	\$ —	

**Funding Request:**

	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>
Site Acquisition					
Design/Engineer	\$ 1,000,000				
Project Management					
Construction		\$ 10,000,000			
Equipment					
Contingency					
<b>Totals</b>	<b>\$ 1,000,000</b>	<b>\$ 10,000,000</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>
CPA Amount	\$ 1,000,000	\$ 10,000,000	\$ —	\$ —	\$ —

## Stone Building – Revised Project costs

Four phase project cost per phase (please understand this is Mike Cronin’s estimate, we would have better estimates once an architect is on board and we have design plans):

**2023:** \$400,000 Initial design plus design documents

**2024:** \$200,000 contract administration

**2024:** \$4,500,000 plus \$450,000 contingency Construction of a 3 floor addition (includes basement and 2 upper floors, masonry shaft for elevator, foundation, storm water management system, fire alarm panel, power to the panel for the elevator, elevator cab purchased in year one so that it fits the shaft and meets current code, roof on addition and main roof to match, and exterior finish (clapboards, windows, gutters, doors).

**2025:** \$200,000 contract administration

**2025:** \$2,500,000 plus \$250,000 contingency Rough sprinkler-plumbing-electrical, window replacement, interior structural improvements, rough sub flooring, network tie in.

**2026:** \$200,000 Contract administration

**2026:** \$2,000,000 plus \$200,000 contingency End user fit up, final sprinkler-plumbing-electrical, HVAC, interior finishes, final site work, FFE and technology.

**Total Design** \$1,000,000

**Construction** \$9,000,000

**Contingency** \$900,000

12/08/2022