

Past Spending & Predicted Expenses for Stone Building

Expenses from ~2009

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Summary

This presentation contains a summary of recent expenses and predicted expenses identified from Town Meeting documents from ~2009 to 2020 and for renovations proposed in the [2009 Historic Structures Report](#)

These expenses do not include the predicted annual upkeep expenses. These annual upkeep expenses were predicted to be ~\$11k for the building in its current configuration and closer to \$30k for a rehabilitated structure.

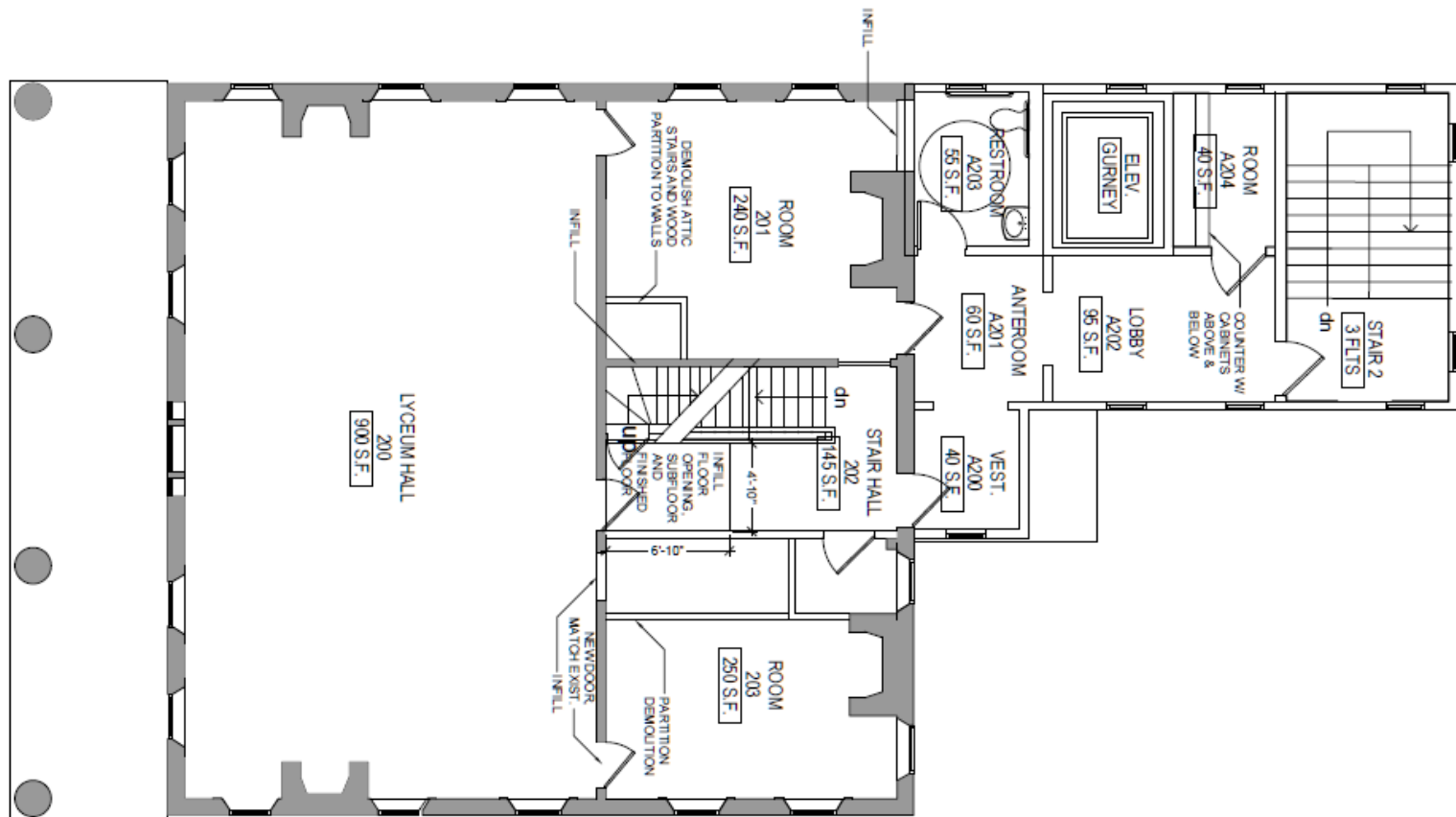
Our estimate of annual maintenance cost for the building as a preserved structure is about \$11,000, most of which is attributable to the cyclical painting required. For the rehabilitated structure the annual maintenance cost is about \$30,000; the increase is largely due to mechanical systems in the building.

Proposed Rehabilitation

The 2009 Historic Structures Report proposed the following renovations. Floor plans including these renovations are shown on the next two slides.

REHABILITATION

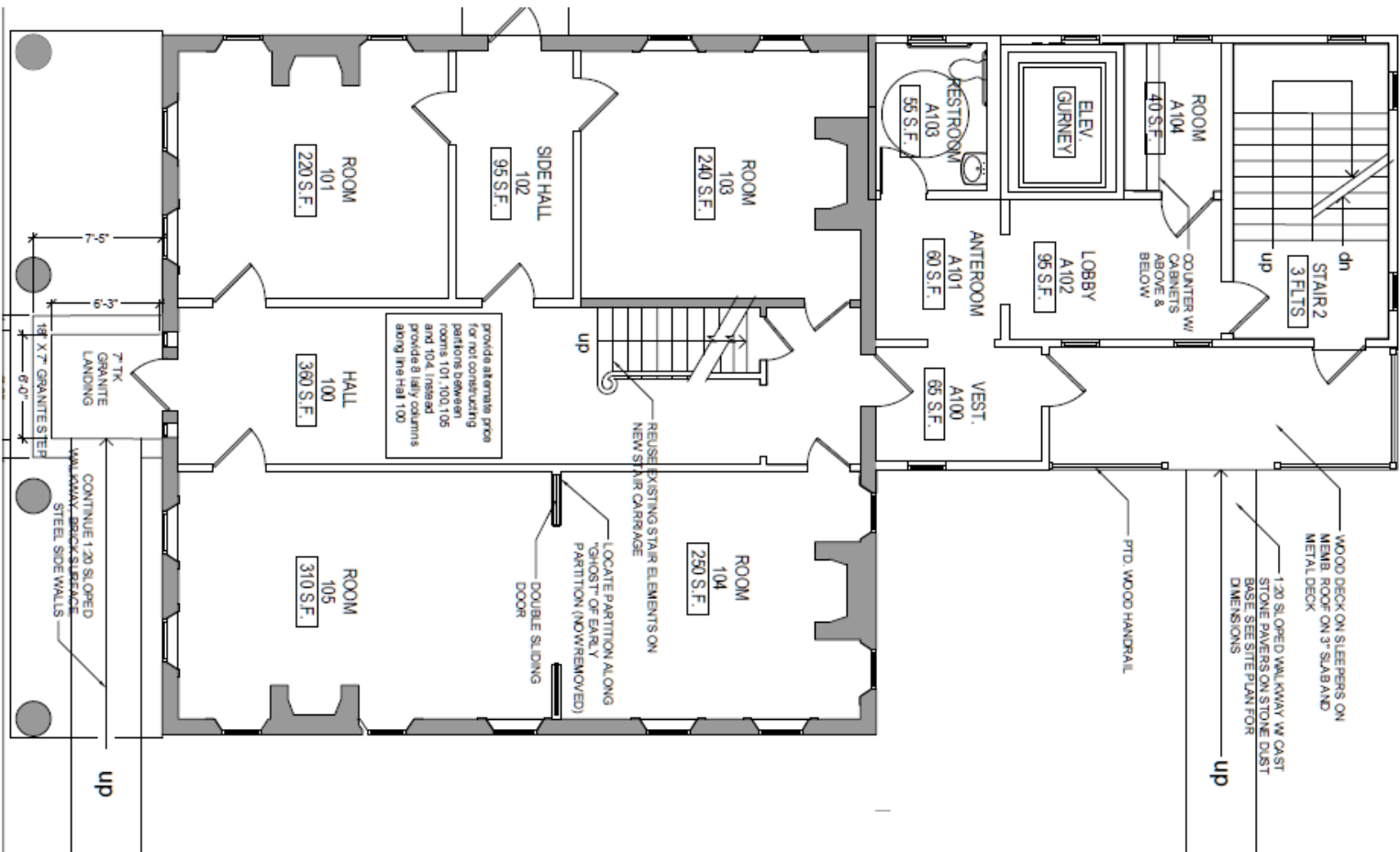
At a future date the interior of the historic portion of the Stone Building will be renovated and an addition will be added at roughly the former location of the ell to accommodate handicap access, restrooms and a second egress stair from all levels.



1

SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"



2

FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

Stone Building - Recent and Proposed Spending

Spending since 2009

Item	Year	Appropriated	Comment
Winterization	2009	\$12,000	
Funds for Historic Structure Report	2009	\$43,000	
Exterior Stabilization Project	2011	\$202,927	
		\$257,927	

Proposed Spending

Item	Year	Appropriated	Comment
2008 Stone Building Feasibility Study	2008	\$25,000	Indefinitely Postponed?
2017 Stone Building Feasibility Study	2017	\$25,000	Indefinitely Postponed?
Renovations as outlined in Historic Structure Report	2009	\$1,477,506	

The Stone Building
Lexington, MA

September 28, 2009

GRAND SUMMARY

RENOVATION		\$465,439
ADDITION		\$522,224
SITework		\$129,597
EXTERIOR PRESERVATION		NIC
	TOTAL DIRECT COST	----- \$1,117,260
GENERAL CONDITIONS	5.5%	\$61,449
GENERAL ADMINISTRATIVE O&P	3%	\$35,361
P&P BOND	1.5%	\$18,211
CONTINGENCY	10%	\$123,228
ESCALATION (summer 2011)	9%	\$121,996
	TOTAL CONSTRUCTION COST	----- \$1,477,506
	COST/SF:	\$230.28