

# Arts Center- Building needs



# Built in 1928



# Last renovated in 1986



# Priority 1- fascia repair

- Loose, rotting and missing fascia needs to be replaced to prevent water intrusion. There are seven different pieces of trim at 1,600 LF per run which totals 11,200 LF.

# Rotting and loose fascia



# Missing and loose fascia



# Broken crown molding



# Missing soffit



# Rotten fascia and crown molding



# Rotten fascia and crown molding



# Weathered fascia and crown molding



# Rotten and loose crown molding



# Rotten fascia and freeze board



# Loose and weathered fascia



# Rotten soffit and old down spouts



# Missing crown molding



# Rotten soffit and fascia



# Rotten and missing crown molding



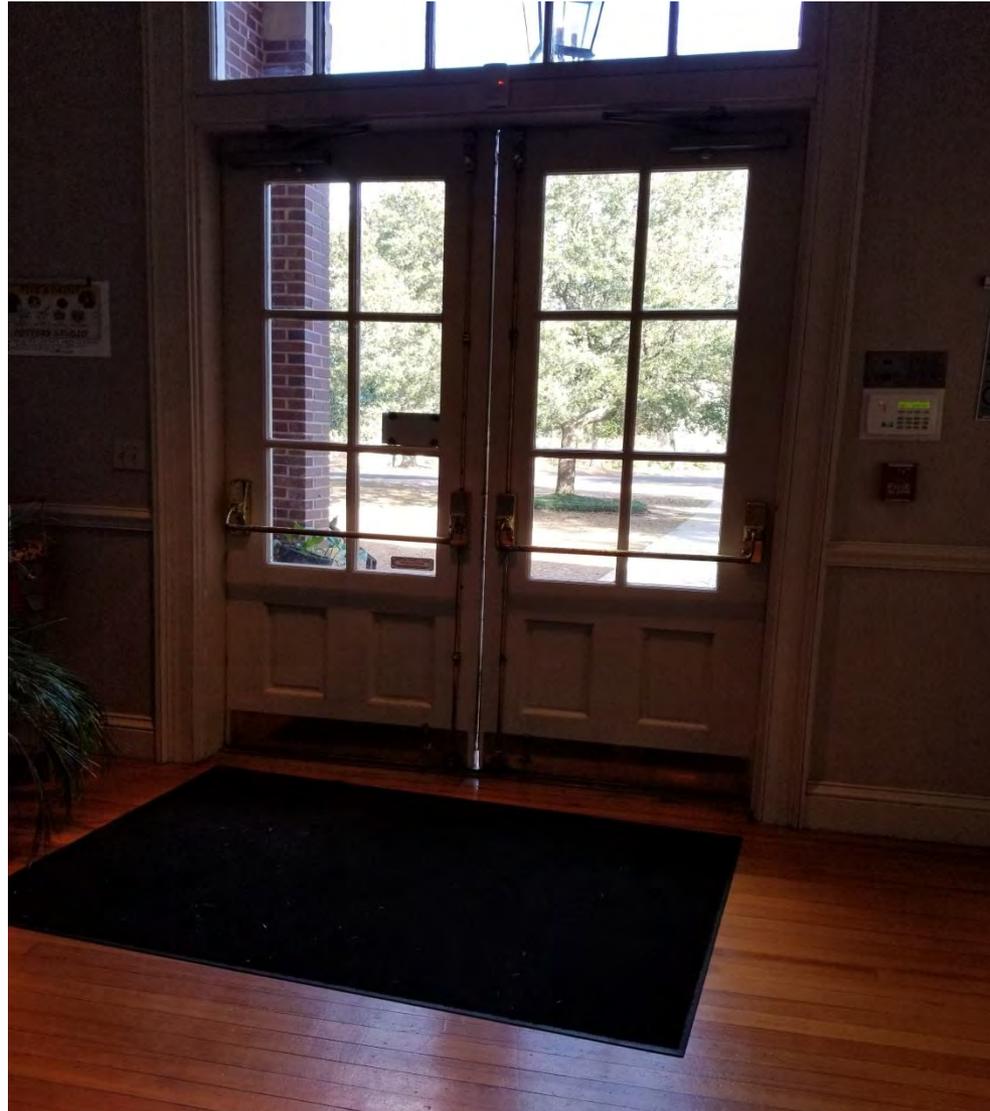
# Rotten fascia and missing soffit



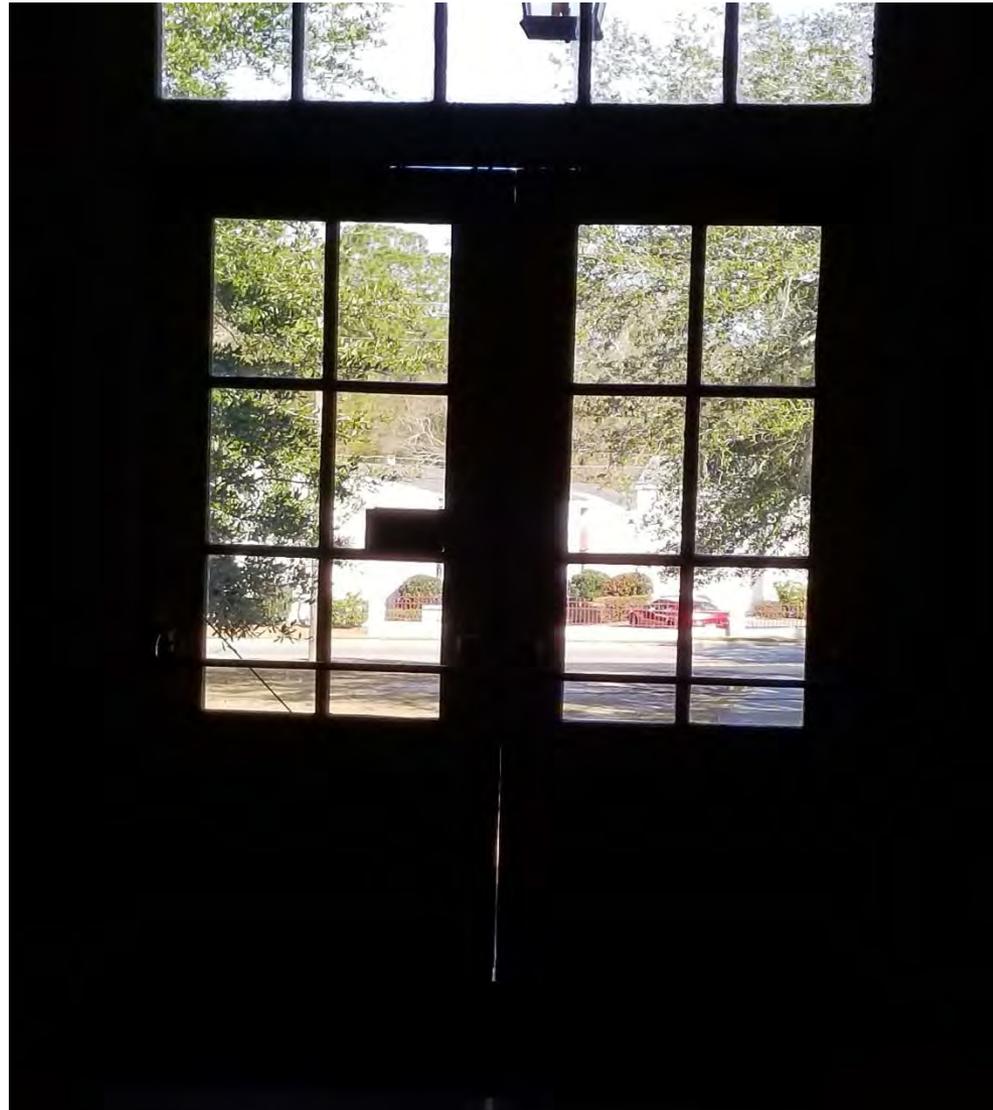
# Priority level 2- door replacement

- Most of the doors need replacing because of rotting wood or veneer separation from being exposed to the weather.

# Front doors are not sealing



# Doors sagging from weak frames



Seals and hardware need to be replaced at minimum



# Rusted out hinges that are weak



# Veneer separating



# Veneer separating and brick molding rotten



# Upgrade door to commercial grade



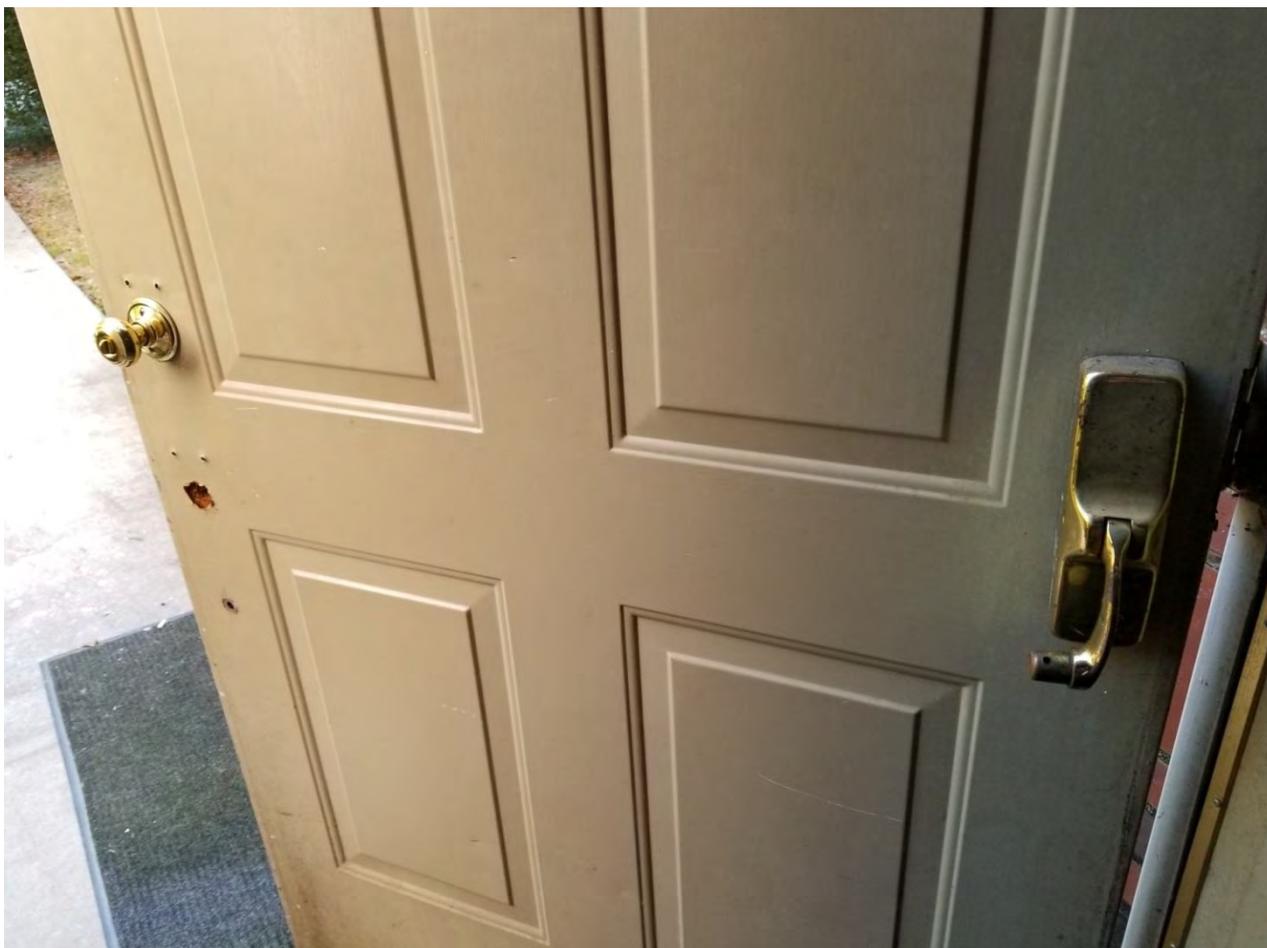
Needs commercial door installed with  
new hardware



# Doors need replacing due to veneer separation



# Door missing hardware



# Window sill rotten



# Patch job on window sill



# Windows needing reglazed and painted



# Window sill rotten



## Priority level 3-HVAC issues

- Window units need to be replaced with wall pack units to control humidity. Controls need to be in place to monitor and set scheduling to maximize energy efficiency.

# Window units causing humidity issues



# Window units causing humidity issues



Window unit needs to be replaced  
with a wall pack unit



# Priority level 4-cosmetic

- Building cosmetic issues

Painting needed and possibly match other areas in the front of the building



# Damaged louvers



# Damaged louvers



# Damaged louvers



# Railing needs painting



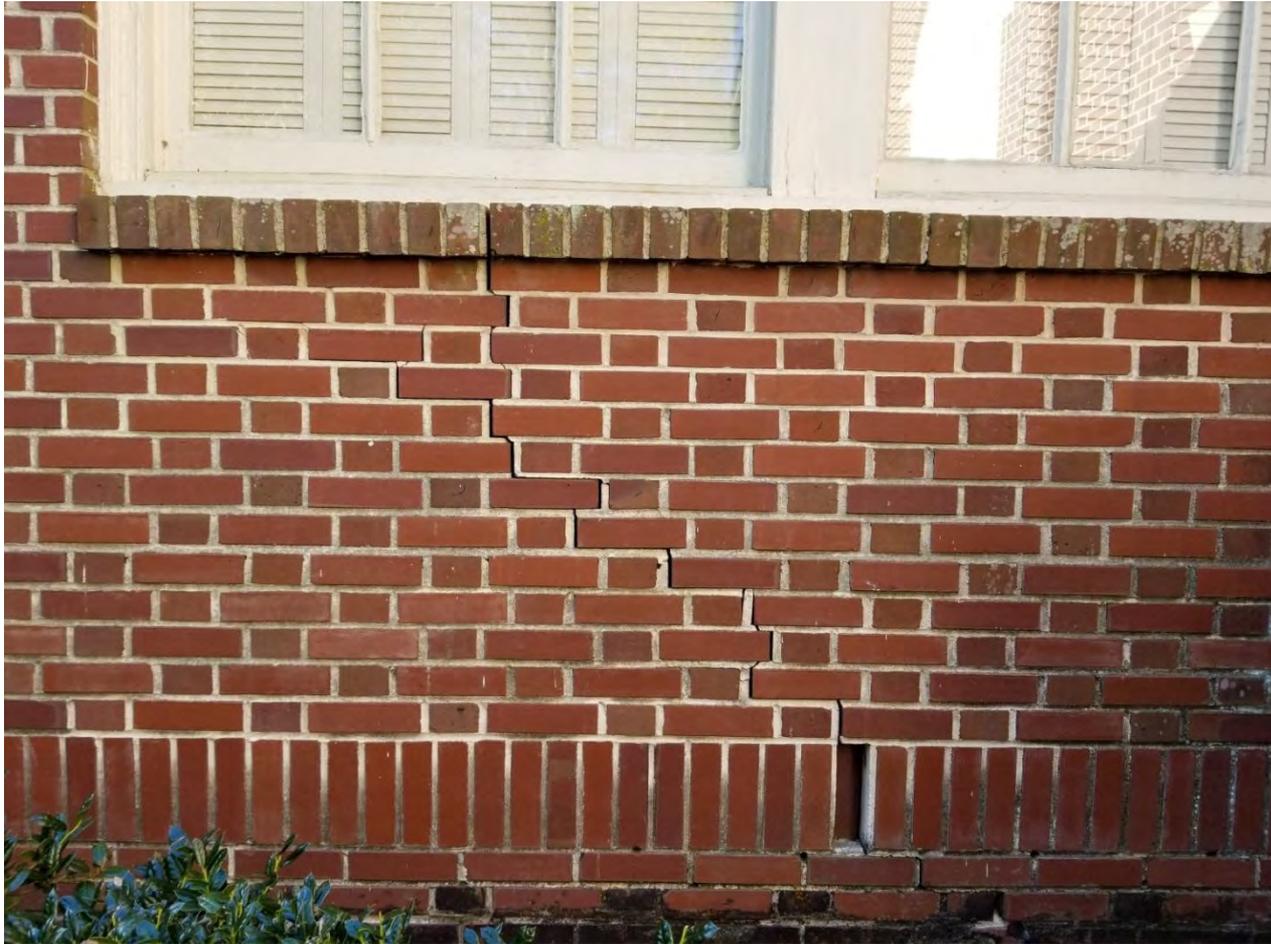
# Railing rusted thru at base



# Railing rusted at stairs



# CRACK IN FOUNDATION



# Mortar joints repointed in places



# Painting needed



Replace sagging acoustic ceiling tile,  
possibly change size to 24" x 24" to  
reduce chance of sagging



# Porch ceiling needs painting



# Ceiling needs painting



Ceiling tiles need replaced, leak no longer exists



# Electrical outlet needs to be mounted and secure



# Ceiling repair needed



Window lintel cracked, needs replacing



# Window lintel needs replacing



Needs storm windows installed on windows to prevent rot



# Supporting plant life



# Priority Level 5- landscaping

- Landscaping needs some planning and updating

# Landscaping needed



Need more ground cover with grass or bedding



# Landscaping needed to address bare area



# Landscaping needed to address bare area



# Covered shelter, left entrance



# Pave to trash receptacle



# Current upgrades

New roof, approximately 3 years old

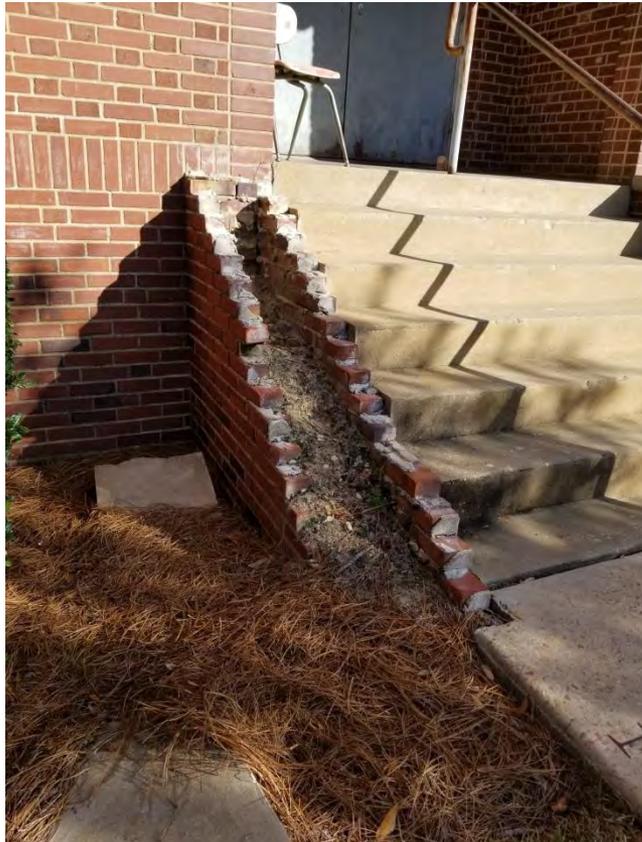


# New roof



# Recent repairs

**Steps before**



**Steps after**



# Recent roof replacement



# Cost assessment

Priority 1- Replace all fascia and trim

\$ 165,000.00

Priority 2- Door and hardware replacement

\$ 80,000.00

Priority 3- HVAC update

\$ 225,000.00

Priority 4- Cosmetic issues (additional exterior repairs and paint)

\$ 481,000.00

Priority 5- Landscaping

\$ 40,000.00

**Total needs Priority 1-5 (26.78/SQFT)= \$991,000.00**

**Additional interior repairs (17.00/SQFT)= \$629,000.00**

**Total projected needs (43.78/SQFT)= \$1,620,000**

# Cost comparison

**Arts Center-** Facility is roughly 37,000 square feet and at the average renovation cost it would total about **1,850,000**.

**Library-** Facility is roughly 20,603 square feet and the current renovation will cost about **1,215,000** without any major outside work as needed at the Arts Center.