

Breadloaf Town Center Assessment Summary

Below are the recommended upgrades and associated estimated costs:

- 1. Automatic Sprinkler System: \$119,000**
- 2. Fire Alarm System: \$50,000**
- 3. Exit Signage: \$2,700**
- 4. Remove under-stairs closet: \$1800**
- 5. Replace mechanical room door: \$3,400**
- 6. ADA Compliance for lower level: \$6,200**
- 7. Fire Corridor for lower level: \$16,000**
- 8. First Floor door alteration: \$600**
- 9. HVAC: \$726,000**
- 10. Windows: \$305,000**
- 11. Rewire: \$40,000**
- 12. Police Station renovation: \$11,000**
- 13. Brick work: \$74,000**
- 14. HVAC for Post Office: (one method or the other)**
 - a. Replace: \$37,000**
 - b. Extend Town Center HVAC: \$63,000**
- 15. Lighting: \$26,000**
- 16. Replace basement panels with windows: \$44,000**
- 17. Ventilation in basement: \$19,000**

TOTAL: \$1,481,700.00

These are recommended priority structural upgrades and do not directly correlate to how the spaces are used. The police station is still undersized for current standards even if the above mentioned renovations are implemented. Existing floor plans could be altered to accommodate other uses, but keep in mind that the building is in the Special Flood Hazard Area and is restricted by those regulations. An estimate was also provided an estimate for renovations that would create a Net-Zero Energy Efficiency in the Town Center, and that estimate was: \$3,195,000