

Reading Memorial High School  
 Estimated Costs Associated with Existing Conditions Recommendations - "The Cost of Doing Nothing"

	<u>\$Construction</u>	<u>\$Project</u>	<u>SBA \$</u>
<u>Must Be Done</u>			
• Replace synthetic sports floor at the Field House.	\$320,000		
• Replace latex rubber surface at track.	\$150,000		
• Reconfigure lower parking and mark a pedestrian route.	\$80,000		
• Replace fencing around football field.	\$25,000		
• Replace tennis court surface.	\$110,000		
• Replace basketball court.	inc above		
• Apply new epoxy membrane at concrete roof overhangs.	\$20,000		
• Seal existing cracks in exterior masonry, install control joints.	\$120,000		
• Seal existing cracks in concrete foundation, install control joints.	\$60,000		
• Further investigate damage to, and repair solutions for, cracking at pre-cast column covers.	\$80,000		
• Rebuild the deteriorated exterior wall at the 'link'.	\$80,000		
• Replace sanitary and storm piping in crawl spaces.	\$50,000		
• Replace expansion tank.	\$5,000		
• Test and possibly replace existing steam piping throughout the building.	\$1,700,000		*
• Replace exhaust air systems - complete	\$1,400,000		*
• Install master gas shut off valves at science labs.	\$30,000		
• Remove gas incinerators and eliminate abandoned 'live' gas lines.	\$15,000		
• Remove unused stoves and eliminate abandoned 'live' gas lines.	\$5,000		
• Install a dedicated hot water heater at the kitchen to eliminate 'dangerous' hot water conditions.	\$65,000		
Subtotal	\$4,315,000	\$6,500,000	
<u>Should Be Done</u>			
• Address Title 9 Conditions at Fieldhouse	\$500,000		
• Reconstruct bathrooms to meet accessibility requirements.	\$300,000		*
• Replace doors and hardware for accessibility	\$200,000		*
• Provide an accessible route to the stage, by chair lift or ramp.	\$15,000		*
• Provide a ramp or chair lift to the gymnasium and locker rooms.	\$250,000		*
• Provide an elevator to the library mezzanine, or close the space.	?		
• Modify lab stations to provide for accessibility.	\$150,000		*
• Reconfigure ramps at Science/Math wing to lessen the slope.	\$40,000		*
• Replace fire alarm system, clock System, telephone System	\$600,000		
• Replace emergency generator and modify emergency power distribution.	\$200,000		
• Install chemical storage cabinets in the science labs.	\$80,000		
Subtotal	\$2,335,000	\$3,520,000	
<u>Recommended</u>			
• Replace site lighting.	\$180,000		
• Replace or augment interior lighting.	\$1,450,000		
• Replace windows throughout the school and Field House.	\$1,200,000		*
• Install automatic temperature control system.	\$300,000		
• Install sprinkler unit substations and upgrade normal power distribution.	\$700,000		
• Replace roofs, as necessary	\$500,000		*
Subtotal	\$4,330,000	\$6,525,000	
TOTAL		<u>\$16,545,000</u>	
SBAS @50%			<u>\$4,335,000</u>
Town of Reading\$			<u>\$12,190,000</u>