

NC Division of Aging standards for Group Respite Section V(B).5 requires one restroom for each (12) adults (including staff and volunteers). With the maximum (32) residents this would suggest a minimum of (3) restrooms. It would be advisable to add one restroom to each building for a total of (4) restrooms.

Food service will require at least one commercial kitchen. If the two buildings are connected by a roofed walkway then only one kitchen may be required.

A roofed connector is required from Building "A" to Building "B".

For sanitation and safety, to meet the Group Respite requirements at a minimum, all of the flooring in Building "A" should be replaced.

Exit and emergency lighting will need to be installed in both buildings.

Mechanical systems are probably beyond their normal service lifespans and need to be replaced in both buildings.

There is roof deflection in a portion of Building "B" which will require structural repair.

Estimated cost for the improvements is as follows:

<u>Component</u>	<u>Unit</u>	<u>Cost/Unit</u>	<u>Total</u>
Install ½" gypsum board over paneling	996 s.f.	\$2.00/s.f.	\$1,992.00
Water tap, sprinkler line, backflow preventer			\$10,000.00
Install sprinklers	2,660 s.f.	\$7.00/s.f.	\$18,620.00
Install fire alarm systems	2,660 s.f.	\$2.00/s.f.	\$5,320.00
Install accessible restrooms	2	\$3000.00 ea.	\$6,000.00
Construct and equip Commercial Kitchen	1	\$10,000.00 ea.	\$10,000.00
Construct roofed connector between buildings			\$4,000.00
Replace floor finishes	147 s.y.	\$20.00/s.y.	\$2,940.00
Install exit and emergency lighting			\$4,000.00
Structural repair to roof of Building "B"			\$5,000.00
Replace heating and air conditioning systems	2	\$6,000.00 ea.	\$12,000.00
Total			\$79,872.00

This assumes that the County does all of the work themselves. If a general contractor is retained for the work the total will be substantially higher.

This does not include numerous minor repairs and code corrections (windows, door hardware, etc.) which will undoubtedly be found necessary. A substantial contingency is recommended.

Sealed drawings prepared by an architect and his consulting engineers will be required. That fee will be between ten and fifteen percent of the construction cost.