

FEBRUARY 15, 2005

ARCHITECTURAL STUDY
RANDOLPH COUNTY 1906 COURTHOUSE
RENOVATIONS AND RESTORATIONS

DEAN L. SPINKS, ARCHITECT, P.A.
10706 NORTH MAIN STREET
ARCHDALE, NORTH CAROLINA

CONTENTS

- I. PURPOSE
- II. EXISTING CONDITIONS
- III. PROPOSED SCOPE OF WORK:
 - A. PHASE 1
 - B. PHASE 2
 - C. PHASE 3
- IV. PRELIMINARY BUDGETS:
 - A. PHASE 1
 - B. PHASE 2
 - C. PHASE 3

I. PURPOSE

THE RANDOLPH COUNTY COURTHOUSE THAT WAS CONSTRUCTED IN 1906 HAS BEEN OUT OF USE FOR SEVERAL YEARS, WITH THE EXCEPTION OF MINIMUM USE AS STORAGE FOR THE COUNTY MAINTENANCE DEPARTMENT. THE PURPOSE OF THIS STUDY IS TO DETERMINE:

1. IS THE BUILDING STRUCTURALLY SOUND?
2. IF THE BUILDING IS STRUCTURALLY SOUND, WHAT WOULD BE INVOLVED IN RENOVATING TO MEET CURRENT CODE REQUIREMENTS AND HUMAN HABITABILITY NEEDS? THIS INCLUDES ALL BUILDING ELEMENTS.
3. HOW COULD PORTIONS OF THE BUILDING BE UTILIZED FOR OFFICES?
4. HOW COULD A PORTION OF THE BUILDING BE UTILIZED FOR A RANDOLPH COUNTY MUSEUM AS DESCRIBED IN THE STUDY BY MUSEUM CONSULTANT, MR. WILLIAM J. MOORE?
5. HOW COULD PORTIONS OF THE BUILDING THAT WERE DEFACED WHEN THE ADJACENT STRUCTURE WAS REMOVED BE RESTORED TO NEAR ORIGINAL APPEARANCE?
6. WHAT NEEDS TO BE DONE TO KEEP THE BUILDING WEATHERTIGHT?
7. IF THERE ARE AREAS, EXTERIOR OR INTERIOR, THAT ARE DETERIORATED, WHAT NEEDS TO BE DONE TO REPAIR AND STOP FURTHER DETERIORATION? PUT SIMPLY, THIS STUDY IS TO GAGE THE PRACTICALITY AND COST OF PRESERVING THE HISTORICAL STRUCTURE AND GIVING IT BACK A PRODUCTIVE LIFE.

II. EXISTING CONDITIONS:

A. EXTERIOR:

1. EXISTING BRICK MORTAR JOINTS ARE DETERIORATED. THE ENTIRE EXTERIOR BRICK FACE NEEDS TO HAVE LOOSE MORTAR

REMOVED AND JOINTS TUCK-POINTED TO PREVENT FURTHER WEATHER DAMAGE.

2. EXISTING GRANITE MORTAR JOINTS ARE DETERIORATED. ALL GRANITE JOINTS NEED TO HAVE LOOSE MORTAR REMOVED AND JOINTS TUCK-POINTED TO PREVENT FURTHER WEATHER DAMAGE.
3. WINDOWS NEED TO HAVE OLD, DETERIORATED GLAZING COMPOUND REMOVED AND NEW COMPOUND INSTALLED.
4. THE ALUMINUM "STORM DOORS" AT THE REAR ENTRANCES NEED TO BE REPLACED WITH REAL DOORS.
5. ALL TRIM WORK AND WINDOWS NEED SCRAPING AND PAINTING. THERE MAY BE SOME DETERIORATED WOOD THAT WILL NEED REPLACING.
6. THE METAL ROOFING IS FAIRLY NEW AND APPEARS TO BE IN GOOD CONDITION.
7. THERE IS FLOOR TILE THAT APPEARS TO BE VINYL ASBESTOS. THIS WILL NEED TO BE REMOVED. THE PLASTER ON WALLS AND CEILINGS NEEDS TO BE TESTED FOR ASBESTOS CONTENT.
8. HISTORIC RESTORATION CONSIDERATIONS:
 - A. THE ALUMINUM STOREFRONT ENTRANCES SHOULD BE REMOVED AND WOODEN ENTRANCES RESTORED.
 - B. MANY WINDOWS HAVE BEEN REMOVED, SOME BLOCKED UP AND SOME CHANGED TO OTHER TYPES. ALL ORIGINAL WINDOW OPENINGS SHOULD BE RESTORED WITH WINDOWS OF ORIGINAL CONFIGURATION.
 - C. AT SOME POINT IN RECENT HISTORY, THE METAL PAN CEILING AT THE FRONT PORTICO, THE COLUMNS AND TERRA COTTA TRIM HAVE BEEN PAINTED WITH A BEIGE

TEXTURED PAINT. WHILE THIS IS PROVIDING GOOD WEATHERPROOFING, IT IS NOT CONSISTENT WITH THE ORIGINAL FINISHES.

D. AT THE REAR OF THE BUILDING THE ELECTRICAL SERVICE CONDUIT AND CABLES, AS WELL AS TELEPHONE WIRING, EXPOSED ACROSS THE SURFACE OF WALLS IS MOST DISTRACTING FROM THE HISTORICAL NATURE OF THE BUILDING. THE NECESSARY SERVICES FOR THE RENOVATED BUILDING COULD BE INSTALLED UNDERGROUND.

B. INTERIOR:

1. BASEMENT LEVEL:

- A. THERE HAS BEEN A LOT OF WATER ENTRY THROUGH BELOW GRADE WALLS. THE FINISHES ON THESE WALLS ARE BADLY DETERIORATED. NO WET AREAS WERE OBSERVED AT TIME OF OUR INSPECTION.
- B. THERE IS A GREAT DEAL OF MOLD AND MILDEW ON VARIOUS SURFACES. THE AIR IS STAGNANT IN THE BASEMENT LEVEL. THE LACK OF AIR MOVEMENT AND VENTILATION ALONG WITH THE PREVIOUSLY WET WALLS CONTRIBUTE TO THE MOLD AND MILDEW PROBLEM.
- C. MOST OF THE WALLS ON THIS LEVEL ARE PAINTED PLASTER ON LOAD-BEARING MASONRY. WHERE WATER HAS GOTTEN TO PLASTER. PAINT IS PEELING AND SOME PLASTER HAS DETERIORATED. SOME ROOMS HAVE WOOD PANELING ON WOOD FURRING. WOOD PANELING IS IN POOR CONDITION.

- D. THE VARIOUS TYPES OF SOFT TILE FLOORS ARE HEAVILY DAMAGED FROM THE PREVIOUS WATER PROBLEMS.
- E. THERE ARE PAINTED PLASTER CEILINGS AND LAY-IN ACOUSTICAL TILE CEILINGS. BOTH HAVE MOISTURE/MOLD AND WATER DAMAGE.
- F. THE DOORS APPEAR TO BE ORIGINAL WOOD PANEL WITH HALF GLASS AT TOP. FRAMES ARE WOOD. THE DOORS ARE NOT IN GOOD CONDITION.
- G. WHERE THERE IS CARPET ON FLOORS, IT IS IN VERY BAD CONDITION.
- H. THERE ARE VERY FEW ELECTRICAL RECEPTACLES. IT APPEARS THAT ELECTRICITY WAS ADDED LATER AFTER THE BUILDING WAS OCCUPIED. ALL CONDUIT IS EXPOSED ON WALLS AND CEILINGS.
- I. WHERE SUSPENDED CEILINGS WERE INSTALLED, THERE ARE RECESSED FLUORESCENT LIGHT FIXTURES. WHERE THERE IS NO SUSPENDED CEILING, FLUORESCENT FIXTURES ARE HUNG FROM CHAINS. ALL ARE IN POOR CONDITION.
- J. THERE ARE TOILETS ON THIS LEVEL. THEY ARE IN VERY POOR CONDITION AND DO NOT MEET CODE. THE PIPING IS EXPOSED.
- K. THERE ARE CEILING MOUNTED HOT WATER UNIT HEATERS IN SOME SPACES. THESE ARE CONNECTED TO HOT WATER CIRCULATING PIPING. THEY DO NOT PROVIDE ADEQUATE AIR CIRCULATION OR OUTSIDE AIR AS REQUIRED BY CODE.

THE ONLY HEAT TO BUILDING IS A SMALL TEMPORARY BOILER THAT WAS INSTALLED ON LOWER LEVEL BY COUNTY MAINTENANCE DEPARTMENT.

- L. THE ONLY AIR CONDITIONING OR AIR CIRCULATION COMES FROM A FEW WINDOW A/C UNITS.
- M. THERE ARE NO EXHAUST FANS IN THE TOILETS.
- N. THE EXISTING ELEVATOR IS IN GOOD CONDITION. IT IS VERY SMALL AND DOES NOT MEET HANDICAP CODE REQUIREMENTS.
- O. THE EXISTING STAIRS AT THE FRONT OF THE BUILDING ARE CONSTRUCTED OF WOOD AND ARE SHOWING SIGNS OF DETERIORATION. THESE STAIRS DO NOT COMPLY WITH CURRENT N. C. BUILDING CODE REQUIREMENTS.
- P. THE EXISTING STAIRS IN THE REAR OF THE BUILDING THAT WRAP AROUND THE ELEVATOR ENCLOSURE ARE CONSTRUCTED OF STEEL. THEY ARE LESS THAN 3'-0" WIDE AND DO NOT MEET CURRENT N. C. BUILDING CODE REQUIREMENTS.
- Q. OTHER THAN THE WOODEN STAIRS, THERE ARE NO SIGNS OF STRUCTURE PROBLEMS AT THIS FLOOR LEVEL.

2. MAIN FLOOR LEVEL:

- A. THERE ARE NO OBVIOUS SIGNS OF THE HEAVY MOLD OR MILDEW THAT EXISTS ON THE LOWER FLOOR.
- B. THERE ARE VARIOUS TYPES OF FLOOR COVERINGS ON THIS LEVEL. THE CORRIDORS ARE EITHER LINOLEUM OR SHEET VINYL. SOME OF THE ROOMS HAVE CARPETING AND SOME

HAVE SOFT TILE. ALL OF THE FLOOR COVERINGS ARE IN POOR CONDITION.

- C. THE FLOORS IN THE ROOMS HAVE BEEN BUILT-UP OVER ORIGINAL STRUCTURE WITH WOOD SLEEPERS AND PLYWOOD.
- D. THE CORRIDOR WALLS HAVE A V-GROOVE WOOD WAINSCOT 44" HIGH. ABOVE THE WAINSCOT IS PAINTED PLASTER. THE WOOD WAINSCOT HAS BEEN PAINTED. THE WOOD IS IN FAIR CONDITION.
- E. MOST OF THE WALLS ON THIS LEVEL ARE PAINTED PLASTER ON LOAD BEARING MASONRY WALLS. SOME OF THE ROOMS HAVE PLYWOOD PANELING ON WOOD FURRING OVER THE PLASTER. THERE IS CONSIDERABLE PEELING AT PAINTED WALLS. THE WOOD paneled walls generally are in good condition.
- F. THE ORIGINAL CEILINGS WERE PAINTED PLASTER ON WOODEN LATH. MANY OF THE ROOMS HAVE A LAY-IN ACOUSTICAL TILE ADDED AT A LATER DATE. THE PLASTER CEILINGS ARE IN POOR CONDITION WITH AREAS OF PLASTER FALLING FROM THE WOOD LATH. THE ACOUSTICAL TILE CEILINGS RANGE FROM POOR TO GOOD CONDITION.
- G. SOME OF THE DOORS ARE ORIGINAL HALF GLASS PANEL DOORS, OTHERS HAVE BEEN REPLACED WITH HALF GLASS FLUSH, SOLID CORE WOOD. MOST DOORS ARE IN FAIR CONDITION.

- H. THE WINDOWS ON THIS LEVEL ARE IN FAIR CONDITION. THEY NEED NEW GLAZING COMPOUND AND PAINTING.
- I. THE CORRIDOR LIGHTS ARE INCANDESCENT GLOBES ON CHAINS. THIS IS INADEQUATE LIGHTING FOR NIGHT USE. WHERE DROP CEILINGS HAVE BEEN INSTALLED, THERE ARE RECESSED FLUORESCENT FIXTURES. THESE RANGE FROM GOOD TO FAIR CONDITION. IN ROOMS WITHOUT DROPPED CEILINGS, THE FIXTURES ARE FLUORESCENT PENDANTS. THESE ARE IN POOR CONDITION.
- J. WHERE THE WALLS HAVE BEEN FURRED AND PANELED, SOME WALL RECEPTACLES HAVE BEEN INSTALLED WITH CONDUIT CONCEALED. IN SOME ROOMS THERE HAS BEEN PLUG STRIPS ADDED TO WALLS TO PROVIDE RECEPTACLES. IN MOST ROOMS THERE ARE VERY FEW OUTLETS AND THE CONDUIT IS EXPOSED.
- K. THE HEATING SYSTEM IS HOT WATER CIRCULATED FROM THE TEMPORARY BOILER.
- L. THERE IS ONE HOT WATER RADIATOR IN ALL OF THE CORRIDORS.
- M. THERE ARE STILL RADIATORS IN SOME OF THE ROOMS.
- N. SOME OF THE ROOMS HAVE CEILING MOUNTED HW/CW HVAC UNITS MOUNTED AT THE CEILING. THE CW IS CIRCULATED FROM A CHILLER.
- O. THERE IS NO FRESH AIR PROVIDED ON THIS LEVEL.
- P. THE ROOMS WITH RADIATORS FOR HEAT HAVE WINDOW AC UNITS. MOST ARE IN POOR CONDITION.

- Q. THE ONLY PLUMBING ON THIS FLOOR IS ONE ELECTRIC WATER COOLER IN CORRIDOR. IT IS NOT CODE COMPLIANT.
 - R. THE EXISTING FRONT STAIRS ARE CONSTRUCTED OF WOOD. THERE IS EVIDENCE OF STRUCTURE FATIGUE.
 - S. THE ELEVATOR IS IN GOOD CONDITION. IT IS TOO SMALL TO MEET CURRENT N. C. BUILDING CODE REQUIREMENTS.
 - T. THE STEEL STAIRS AROUND THE ELEVATOR SHAFT WALLS ARE TOO NARROW TO MEET N. C. BUILDING CODE REQUIREMENTS.
 - U. WITH THE EXCEPTION OF THE WOODEN STAIRS AT THE FRONT, THE STRUCTURE OF THE BUILDING APPEARS TO BE SOUND.
3. UPPER FLOOR LEVEL:
- A. THERE IS NO EVIDENCE OF A MOLD OR MILDEW PROBLEM ON THIS FLOOR LEVEL.
 - B. THE FLOOR OF THE LOBBY IS VINYL ASBESTOS TILE. IT MUST BE REMOVED.
 - C. THE VARIOUS TOILET SPACES HAVE CERAMIC TILE FLOORS.
 - D. THE OLD COURTROOM FLOORING AND MOST OF THE OTHER SPACES ARE CARPETED. IT IS IN VERY POOR CONDITION.
 - E. THERE IS A RAISED PLATFORM AREA AT THE FRONT OF THE OLD COURTROOM THAT COVERS ABOUT 30% OF THE

- SPACE. THE FLOORS IN THE ROOMS BEHIND THE COURTROOM ARE RAISED TO THE SAME LEVEL.
- F. THE FRONT LOBBY HAS A WOOD V-GROOVE PLANK WAINSCOT TO 44", PAINTED. ABOVE THE WAINSCOT IS PAINTED PLASTER ON MASONRY. THERE IS WATER DAMAGE TO SOME OF THE PLASTER. THE WALL BETWEEN LOBBY AND COURTROOM IS LOAD BEARING SOLID MASONRY.
- G. THE OLD COURTROOM HAS PLYWOOD PANELING ON WOOD FURRING OVER THE ORIGINAL PLASTER ON MASONRY WALLS. THE FINISH ON THE PANELING HAS DETERIORATED BADLY. THE PLYWOOD APPEARS SOUND OTHERWISE.
- H. THE SPACES BEHIND THE COURTROOM HAVE PAINTED PLASTER ON MASONRY OR WOOD PANELING WALLS. MANY OF THE PLASTER WALLS HAVE WATER DAMAGE AND THE WOOD PANELING IS IN POOR CONDITION.
- I. THE CEILING IN THE FRONT LOBBY IS PAINTED PLASTER ON WOODEN LATH. THERE ARE AREAS WHERE THE PLASTER IS FALLING OFF THE WOODEN LATH.
- J. THE CEILING IN THE COURTROOM IS A PLASTIC EGG CRATE WITH A GRID OF FALSE WOOD BEAMS. IT IS IN GOOD CONDITION.
- K. THE ROOMS BEHIND THE COURTROOM HAVE LAY-IN ACOUSTICAL TILE CEILINGS. SOME ARE WATER DAMAGED. THEY RANGE FROM FAIR TO POOR CONDITION.

- L. THE DOORS ON THIS FLOOR ARE FLUSH SOLID CORE WOOD WITH VENEER TO MATCH COURTROOM PANELING. THEY RANGE FROM FAIR TO POOR CONDITION.
- M. IN THE COURTROOM SOME OF THE EXISTING WINDOWS HAVE BEEN BLOCKED UP. ALL ORIGINAL WINDOWS IN THIS ROOM HAVE BEEN REPLACED WITH FIXED GLASS LITES WITHOUT MUTTINS.
- N. THE REMAINING WINDOWS ARE WOOD PAINTED. NEED PAINTING AND NEW GLAZING COMPOUND.
- O. THERE ARE FOUR INCANDESCENT GLOBE PENDANT LIGHT FIXTURES IN THE FRONT LOBBY. ONE OF THEM IS BROKEN.
- P. THE LIGHTING IN THE COURTROOM IS FLUORESCENT AND CONCEALED ABOVE THE EGG CRATE CEILING.
- Q. THE LIGHTING IN THE ROOMS BEHIND THE COURTROOM IS RECESSED FLUORESCENT FIXTURES WHERE THERE ARE ACOUSTICAL TILE CEILINGS. THEY ARE IN FAIR CONDITION.
- R. THERE ARE VERY FEW ELECTRICAL RECEPTACLES ON THIS FLOOR.
- S. THERE ARE AIR HANDLERS MOUNTED IN THE ATTIC. THE HEATING IS FROM HOT WATER BOILER AND CHILLERS PROVIDE COLD WATER. THERE IS NO HEATING OR COOLING IN THE FRONT LOBBY. THE FALSE BEAMS IN THE COURTROOM HAVE HVAC GRILLES BUILT INTO THEM. THE ROOMS BEHIND THE COURTROOM HAVE SUPPLY GRILLES IN THE LAY-IN CEILING GRID. NO EVIDENCE OF RETURN

AIR GRILLES. THE VARIOUS TOILETS THIS FLOOR HAVE NO EXHAUST FANS.

- T. THERE ARE SEVEN ROOMS WITH PLUMBING FIXTURES. NONE OF THE TOILETS MEET CODE. THEY ARE IN POOR CONDITION.
- U. THE FRONT STAIRS ARE WOOD CONSTRUCTION AND ARE SHOWING SIGNS OF FATIGUE.
- V. THE STEEL STAIRS AROUND THE ELEVATOR ARE STRUCTURALLY SOUND, BUT ARE TOO NARROW TO MEET CODE.
- W. THE ELEVATOR IS IN GOOD CONDITION BUT IS TOO SMALL TO MEET CODE.

4. BALCONY LEVEL:

- A. FLOOR WOOD STRUCTURE WITH ASPHALT TILE.
- B. WALLS PAINTED PLASTER WITH A LOT OF WATER DAMAGE.
- C. CEILINGS ARE LAY-IN ACOUSTICAL TILE IN BAD CONDITION.
- D. DOORS HOLLOW CORE WOOD – POOR CONDITION.
- E. FLUORESCENT TROFFERS – POOR CONDITION.
- F. HVAC FROM COURTROOM SYSTEM.
- G. NO PLUMBING
- H. VERY FEW ELECTRICAL RECEPTACLES.
- I. ABOVE THE LAY-IN CEILING THERE IS STAMPED METAL CEILING. THE METAL STOPS AT EDGE OF OLD BALCONY. THERE IS NO EVIDENCE OF THE METAL PANELS REMAINING

IN PLACE OVER COURTROOM.

J. THIS AREA HAS BEEN DIVIDED INTO SEVERAL SMALL SPACES.

K. THERE ARE CAST IRON COLUMNS SUPPORTING ROOF STRUCTURE. THEY SIT ON LOAD BEARING WALL BELOW.

L. THERE IS A STEEL SHIP'S LADDER TO ATTIC SPACE AND HVAC EQUIPMENT OVER COURTROOM.

M. THE ONLY MEANS OF EGRESS IS WOODEN STAIRS AT WEST END OF SPACE. NOT CODE COMPLIANT.

C. STRUCTURE:

1. THE EXTERIOR WALLS ARE LOAD BEARING MASONRY. STRUCTURALLY SOUND. THERE ARE NO SIGNIFICANT WALL CRACKS OR SIGNS OF FOUNDATION SETTLEMENT.
2. THE FRONT STAIR LOBBY HAS A WOOD FLOOR STRUCTURE. THE STAIRS IN THIS AREA ARE CONSTRUCTED OF WOOD. THE STAIRS ARE SHOWING SIGNS OF FATIGUE. THE WOOD STRUCTURE IN THIS EXIT ACCESS AREA IS NOT CODE.
3. THE LOWER FLOOR IS CONCRETE ON GRADE.
4. THE MAIN AND UPPER FLOOR STRUCTURES BEAR ON MASONRY WALLS AT LOWER AND MAIN LEVELS. THE SUSPENDED FLOOR STRUCTURES APPEAR TO BE CONCRETE PURLINS WITH BRICK ARCHES BETWEEN WITH CONCRETE SLABS OVER. THEY APPEAR TO BE IN GOOD CONDITION.
5. THE ROOF STRUCTURE IS WOOD ROOF FRAMING ON LOAD BEARING WALLS WITH WOOD ROOF SHEATHING. THERE IS A RIBBED METAL ROOF. APPEARS TO BE IN GOOD CONDITION.

III. PROPOSED SCOPE OF WORK:

A. PHASE I:

1. RENOVATIONS:

A. EXTERIOR:

1. TUCK-POINT EXTERIOR BRICK WORK
2. TUCK-POINT EXTERIOR TERRA COTTA AND GRANITE.
3. NEW GLAZING COMPOUND AT WINDOWS.
4. REMOVE ALL LOOSE PAINT AT EXTERIOR TRIM AND REPAINT.
5. REPLACE ALUMINUM STORM DOORS WITH SECURE DOORS.
6. PROVIDE NEW LOCKS/KEYING FOR ALL DOORS.

B. INTERIOR:

1. REMOVE MOLD/MILDEW AND TREAT SURFACES TO PREVENT RE-GROWTH.
2. REMOVE ALL MATERIALS CONTAINING ASBESTOS.
3. REMOVE EXISTING WOODEN STAIRS AND REPLACE WITH STEEL PAN STAIRS.
4. REPAIR ALL DAMAGED PLASTER WALLS.
5. REMOVE ALL LOOSE PLASTER CEILINGS AND REPAIR AS NEEDED.
6. INSTALL NEW HOT WATER BOILER (OR MULTIPLE BOILERS) TO PROVIDE ADEQUATE HEAT SOURCE THROUGHOUT BUILDING.
7. PROVIDE ADDITIONAL CHILLERS TO PROVIDE COOLING SOURCE THROUGHOUT THE BUILDING.

8. DETAILED INVESTIGATION OF ALL AREAS WHERE GROUND WATER OR STORM WATER HAS PREVIOUSLY ENTERED THE BUILDING. MAKE REPAIRS AS NEEDED TO INSURE NO FURTHER WATER DAMAGE.
9. RENOVATE ELECTRICAL SERVICE.
10. PROVIDE NEW LOCKS/KEYING FOR ALL DOORS.
11. LOWER FLOOR LEVEL:
 - A. PAINT ALL AREAS AFTER MOLD/MILDEW REMOVAL AND REPAIR OPERATIONS ARE COMPLETE.
 - B. INSTALL CODE COMPLIANT EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS AND FIRE ALARMS.
 - C. INSTALL VENTILATION ADEQUATE TO MEET CODE REQUIREMENTS AND TO DISCOURAGE MOLD AND MILDEW GROWTH.
 - D. UP-GRADE LIGHTING TO MINIMUM STANDARDS.
12. MAIN FLOOR LEVEL:
 - A. REMOVE ALL FLOOR COVERINGS, SUSPENDED CEILINGS, DAMAGED PANELING AND LOOSE PLASTER.
 - B. RENOVATE SPACES TO ACCOMMODATE TENANTS WITH NEW FINISHES.
 - C. PROVIDE VENTILATION/OUTSIDE AIR AS REQUIRED BY CODE.

- D. PROVIDE ADEQUATE HEATING AND COOLING TO ALL SPACES.
 - E. PROVIDE ELECTRICAL, TELEPHONE AND DATA CONNECTIONS TO ALL RENTAL SPACES.
 - F. PROVIDE NEW LIGHTING AS NEEDED FOR RENTAL SPACES AND TO MEET CODE REQUIREMENTS.
 - G. PAINT ALL PAINTABLE SURFACES AFTER REPAIRS COMPLETE.
 - H. INSTALL CODE COMPLIANT EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS, AND FIRE ALARMS.
13. UPPER FLOOR LEVEL:
- A. REPAIR ALL DAMAGED SURFACES IN FRONT LOBBY.
 - B. REMOVE DEBRIS FROM ALL SPACES.
 - C. REMOVE ALL FLOOR COVERING.
 - D. CLEAN ALL TOILETS.
 - E. CHECK ALL EXISTING HVAC FOR PROPER OPERATION. REPAIR AS NEEDED.
 - F. INSTALL NEW LIGHTING AT FRONT LOBBY.
 - G. INSTALL CODE COMPLIANT EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS AND FIRE ALARMS.
14. BALCONY LEVEL: CLEAN OUT AND SEAL OFF.

2. NEW CONSTRUCTION:
 - A. LOWER FLOOR:
 1. CONSTRUCTION NEW ENTRANCE TO LARGE PARKING LOT TO NORTH OF EXIST. BUILDING.
 2. CONSTRUCT NEW LOBBY.
 3. CONSTRUCT NEW CODE COMPLIANT TOILETS.
 4. CONSTRUCT NEW CODE COMPLIANT STAIRS TO PROVIDE A REQUIRED MEANS OF EGRESS FROM NORTH SIDE OF EXISTING BUILDING.
 5. CONSTRUCT NEW ELEVATOR SHAFT AND INSTALL NEW ELEVATOR TO MEET N. C. CODE REQUIREMENTS AND LARGE ENOUGH TO ACCOMMODATE NEEDS OF A FUTURE MUSEUM ON UPPER LEVEL OF EXISTING BUILDING.
 6. CONSTRUCT EQUIPMENT ROOM FOR ELEVATOR EQUIPMENT.
 7. MAKE CONNECTION TO EXISTING BUILDING.
 - B. MAIN FLOOR LEVEL:
 1. CONSTRUCT NEW ELEVATOR SHAFT AND INSTALL ELEVATOR LARGE ENOUGH TO MEET CODE AND ACCOMMODATE NEEDS OF FUTURE MUSEUM ON UPPER LEVEL.
 2. CONSTRUCT NEW LOBBY.
 3. CONSTRUCT NEW CODE COMPLIANT TOILETS.
 4. CONSTRUCT NEW CODE COMPLIANT EXIT STAIRS.
 5. MAKE CONNECTION TO EXISTING BUILDING.

- C. UPPER FLOOR LEVEL:
 - 1. CONSTRUCT NEW ELEVATOR SHAFT AND INSTALL ELEVATOR LARGE ENOUGH TO MEET CODE AND ACCOMMODATE NEEDS OF FUTURE MUSEUM.
 - 2. CONSTRUCT NEW LOBBY.
 - 3. CONSTRUCT NEW CODE COMPLIANT TOILETS.
 - 4. MAKE CONNECTIONS TO EXISTING BUILDING.

- B. PHASE II:
 - 1. LOWER FLOOR LEVEL: NO WORK.
 - 2. MAIN FLOOR LEVEL: NO WORK.
 - 3. UPPER FLOOR LEVEL:
 - A. REMOVE RAISED FLOORS.
 - B. REMOVE EXISTING FLOOR COVERINGS.
 - C. REMOVE SUSPENDED CEILINGS.
 - D. REMOVE EXISTING WOOD PANELING.
 - E. REMOVE EXISTING TOILET FIXTURES.
 - F. REMOVE EXISTING FRAMED WALLS AS INDICATED.
 - G. INSTALL NEW FLOORINGS, CEILINGS AND WALL FINISHES AS NEEDED FOR MUSEUM PROGRAMMING.
 - H. WORK WITH MUSEUM CONSULTANT AND COUNTY PERSONNEL AND RENOVATE ALL SPACES FOR USE AS A RANDOLPH COUNTY MUSEUM.
 - I. UPGRADE ELECTRICAL OUTLETS AND LIGHTING TO SERVE MUSEUM NEEDS.
 - J. INSTALL UTILITY SINKS AS NEEDED FOR MUSEUM USE.
 - K. UPGRADE EXISTING HVAC SYSTEM FOR PROPER MUSEUM ENVIRONMENT.

4. BALCONY FLOOR LEVEL: NO WORK.

C. PHASE III:

1. LOWER FLOOR LEVEL:

A. REMOVE ALL TOILET FIXTURES.

B. REMOVE EXISTING CABINETS.

C. INSTALL NEW UTILITY SINKS AS NEEDED FOR MUSEUM USE.

D. INSTALL NEW SHELVING AND CABINETS AS NEEDED FOR MUSEUM USE.

E. INSTALL NEW FLOOR/WALL/CEILING FINISHES.

F. UPGRADE ELECTRICAL, LIGHTING AND RECEPTACLES AS NEEDED FOR MUSEUM OFFICES, WORKROOMS AND STORAGE.

G. UPGRADE HVAC TO ACCOMMODATE ENVIRONMENTAL REQUIREMENTS OF MUSEUM ARTIFACT STORAGE.

IV. PRELIMINARY BUDGET ESTIMATES:

A. PHASE 1:

1.	RENOVATION BUDGET	\$1,075,000.00
2.	NEW CONSTRUCTION	455,000.00
3.	ARCHITECTURAL/ENGINEERING FEE	86,000.00
4.	CONTINGENCY	<u>80,000.00</u>
	TOTAL PHASE 1 BUDGET	\$1,696,000.00

B. PHASE 2:

1.	RENOVATION BUDGET	\$ 425,000.00
	(UPPER FLOOR – MUSEUM)	
2.	ARCHITECTURAL/ENGINEERING FEE	34,000.00

3.	CONTINGENCY	<u>25,000.00</u>
	TOTAL PHASE 2 BUDGET	\$ 484,000.00
C. PHASE 3:		
1.	RENOVATION BUDGET	\$ 300,000.00
	(LOWER LEVEL)	
2.	ARCHITECTURAL/ENGINEERING FEE	24,000.00
3.	CONTINGENCY	<u>16,000.00</u>
	TOTAL PHASE 3 BUDGET	\$ 340,000.00
D. TOTALS OF PHASES 1, 2 AND 3:		
1.	RENOVATIONS	\$1,800,000.00
2.	NEW CONSTRUCTION	455,000.00
3.	ARCHITECTURAL/ENGINEERING FEES	144,000.00
4.	CONTINGENCY	<u>121,000.00</u>
	TOTAL	\$2,520,000.00

E. THESE BUDGETS DO NOT INCLUDE FURNISHINGS, TELEPHONE OR DATA SYSTEMS. THEY ALSO DO NOT INCLUDE ANY SPECIAL MUSEUM EXHIBIT CONSTRUCTION OF STORAGE SYSTEMS.

THE EXISTING BUILDING INFORMATION CONTAINED IN THIS STUDY IS BASED UPON ON-SITE OBSERVATIONS AND MATERIAL MADE AVAILABLE BY COUNTY PERSONNEL. THERE WERE NO DESTRUCTIVE TESTS THAT WERE CONDUCTED. THE PROGRAM OF PROPOSED USES WERE AS PER INFORMATION PROVIDED BY THE COUNTY. THE PRELIMINARY BUDGET ESTIMATES WERE BASED UPON CURRENT BUILDING COSTS AS OF MARCH 1, 2005. THE CURRENT RATE OF BUILDING COST INFLATION IS APPROXIMATELY 5% PER YEAR.

WE WOULD LIKE TO THANK THE RANDOLPH COUNTY COMMISSIONERS, COUNTY
MANAGER, MR. FRANK WILLIS, AND DIRECTOR OF LIBRARY SERVICES, MR. RICHARD
WELLS, FOR THE OPPORTUNITY TO PROVIDE THIS STUDY.

DEAN L. SPINKS, AIA, ARCHITECT