

Criglersville School Property Repurposing Advisory Committee

July 10, 2018 at 7:00 PM

Board Auditorium, 414 N. Main Street

Proposed Agenda:

1. Discussion and/or approval of the June 19 meeting minutes
2. Renovation costs (Crigler)
3. Report on building cleanup (Hobbs)
4. Discussion on possible alternatives (Hobbs)
5. Discussion on public involvement process (Jackson)
6. Discussion on next steps
7. Schedule the next meeting

The Criglersville School Property Repurposing Advisory Committee met at 7:00 PM on June 19, 2018 in the Visitor Center meeting room at 110 N. Main Street in Madison, VA. Member attendance was as follows:

P Connie M. Aylor
P Daniel Crigler
P Charles M. Fisher
P Lynn Graves
P Charlotte Hoffman
P Clay Jackson
P Maxwell Lacy

County Administrator Jack Hobbs and Gracie Brooks from the Madison Eagle were present.

A proposed agenda, minutes from the June 7, 2018 meeting and other information was distributed.

Discussion by the members included:

- Renovation estimates are expected to be delivered later in the week.
- A new commercial well, located in a floodplain, to serve the property might cost \$15,000-\$25,000. The old well would need to be properly abandoned at that time.
- Depending on the future use of the property, installing a new septic or alternative sewage disposal system might cost \$10,000-\$50,000.
- By consensus, it was agreed that renovating the building does not appear to be practical due to the various problems with the property, the capital and operating costs involved and the fact that no realistic future use for the building has been identified to date.
- Although it would cost time and dollars, it was noted that cleaning up the building and site would make the property more marketable. An 8-10% real estate commission was mentioned.
- Demolition of the brick school building might cost \$200,000 including asbestos removal.
- Presentation of a proposed plan during a public hearing on the Criglersville property issue was discussed.

The County Administrator was asked to study appropriate ways to remove all loose items from the building and effect a reasonable cleanup.

The County Administrator was asked to begin developing options for consideration to include:

- Sale of some portion of the property as it currently exists
- Sale of some portion of the property after demolition of the brick school building
- Demolition of the old school building only
- Demolition of the old school building, installation of a picnic shelter and operation as a County park by the Madison County Parks and Recreation Authority

After the group agreed to meet again at 7:00 PM on July 10, 2018 in the Board Auditorium at 414 N. Main Street, the session broke up at about 8:00 PM.

Respectfully Submitted,

Jack Hobbs
County Administrator



L & D Plumbing—Attn: Danny Crigler

Re: Criglersville School

Dear Danny,

I took a few minutes this past weekend to drive up to the Criglersville School just to give it a look. In accordance with your wishes, I have worked up what follows as some very rough estimates on what renovation would cost. If I could get inside, I may be able to focus my estimate a bit.

As I am sure you know, the cost of renovations can vary wildly depending on what the finish product is intended to be. I made an assumption that you were asking for prices on a very vanilla type of renovation that would make the building useful for meetings or gatherings as opposed to some type of offices. If the Use-Group of the building changes, all bets are off because of the need then to bring much of the existing work up to current code. Years ago, Crenshaw Construction's very first project was a renovation of the old McGuffey School in Charlottesville into an art center. On that job, the classrooms were rented out for a very low rate to local artists with the provision that the artists had to open their studios to the general public. It worked very well—the artists got a very reasonable rate for great studios (the high windows in those old schools let in great light) and the City got a very active tourist attraction with people coming from all over to talk to artists and to watch them work. Anyway, I remember that renovation was quite simple, with us installing only the basic utilities. Of course, that school wasn't nearly in the same state of disrepair.

From our conversation, I will agree with your position that just to get the well and septic corrected will probably cost \$100,000. I think that is quite accurate.

I will leave plumbing costs to you.

As to mechanical systems, again, it becomes a question of what is required. I am sure that originally the school was heated with hot water or maybe steam. I don't know if the radiators are still there but at McGuffey we just installed a new boiler and used the old piping systems to maintain the heat. We did not install air conditioning. I noticed while I was there that sometime in the past some ductless split system units have been installed in certain areas but those don't work well for the rest of a building that size. If you have a better authority on mechanical systems, I would defer to them, but the prices listed below are just my guesses.

Also, I have no idea what the cost of asbestos and lead abatements will be. I understand that the county has a report and I hope they have an estimate as well.

All that being said, I think you are looking at a General Construction cost of between \$65 and \$80 per square foot of building. See the following for what that covers—and what it doesn't.

2002 Orange Road, Suite 106 • Culpeper, Virginia 22701 • Phone (540) 829-6916 • Fax (540) 829-6957
VA CLASS A LICENSE # 2705-029923

My breakdown on this cost is as follows:

General Conditions: General Conditions are the cost associated with running a project. They include supervision, transportation, trash removal, phone costs, temporary utilities and the like. On a project like this General Conditions will run about \$7 per square foot.

Demolition: I am assuming demolishing all the existing doors, all walls back to original configurations, any floor coverings, ceilings that may have been added and all wood trims. I haven't been inside but I would imagine there may be the old true slate chalkboards in place. If you can live with them, please do. They are a bear to demolish. This price does not include removal of lights, plumbing fixtures or asbestos. It does include removal of peeling paint and perhaps some failing plaster if such exists. I am estimating demolition costs of \$3 per square foot. I believe the interior walls are all masonry block and original. As long as the paint isn't peeling off in sheets, these should stay.

Concrete and Masonry: I would not expect the concrete and masonry portion of the renovations to be extensive but it is also almost a certainty that some floors will have to be trenched and repaired or that some set of stairs will require underpinning. Similarly, you probably can't renovate a masonry building without having to do some masonry work. In walking around the perimeter I notices some cracks at window heads where steel lintels holding the brick are rusting and swelling. This is entirely normal for a building of this age and not especially complicated to fix but it does have a cost. I would suggest you budget \$2-4 per square foot for this category.

Steel and Miscellaneous Steel: This would include the aforementioned lintels and repairs to any handrails or stair guards. Probably not expensive but I would budget \$1 per square foot for repairs. I don't know the structural make-up of the floors or roof structure, but I am assuming major structural reinforcing of these won't be needed.

Carpentry: Again, I don't know the status of the structure, but I am betting you will have to replace roof blocking and probably some wood items elsewhere. I would budget \$1 per square foot for that work.

Roofing: No one has mentioned to me the condition of the roof. I am betting that it is probably a built-up system that is on its last legs. The very best decision anyone trying to save the building could do would be to take off the existing roof and replace it with a modern EPDM system. I would budget \$18-\$20 per square foot of roofing to do this work. (This works out to \$9-\$10 of cost per s.f. on a two story building).

Doors and Windows: I could be way wrong on this because of a lack of access but the existing exterior doors did not look especially good to me. Since a good, school grade exterior hollow metal door with hardware costs about \$2000 a leaf, some money needs to be allocated. The existing windows seem to be the standard steel windows of the time frame. These are quite hardy but I can almost guarantee they all need to be reglazed. If the existing glazing is asbestos or painted with lead paint, the cost could be astronomical. A private owner might just put on a dust mask, do a little scraping and putty and paint. But a public owner can't do it that way. We just priced removing the lead from a similar set of steel windows on Memorial Gym at UVa. That building dates to the 1920's and the windows are very similar. The cost to remove the lead at the glazing for 5 windows (equal in size to about one class room window at Criglersville) is more than \$10,000. But those windows are 5 scaffold bucks high, so it is much more difficult. All said, I would budget \$5 per square foot for windows and doors.

Painting: I would budget \$3-\$4 per square foot for painting removal and recoating, depending on the current paint's condition.

Flooring: I am told the existing floors are mostly vinyl asbestos tile (VAT is the 9" square tile). The removal of this tile would be done by the asbestos abatement contractor—although removal of non-friable tiles such as these is quite a simply matter and doesn't require the tenting and constant air testing that removal of other asbestos demands. Replacement of the tiles, I assume, would be with VCT (vinyl composition tile) which would cost around \$3 per square foot.

Ceilings: Here, I am really at a loss without going inside. I assume the original ceilings were plaster and I assume it is not in the greatest shape. It may be possible to laminate drywall over the plaster for a new high ceiling which would cost around \$7 per foot. But if it is possible to install an acoustical ceiling grid and tile in the areas, it would only cost about \$3 per square foot. I would go with the higher number just because it can be difficult to install ACT in spaces with windows that high. On the other hand, all utility and lighting work is much cheaper if there is a drop ceiling.

I assume there are other finishes in the building—ceramic, terrazzo, and glazed block? But if these need repair, I would have to look at them to come up with an estimate. I will include something for general repairs to toilet spaces later.

HVAC: I am told the original and existing system was hot water thru radiators. Depending on the future use of the space, I would think that replacement of that system would be the best way to go. I am sure the existing radiators could be renovated but I would assume all new piping and a new boiler. This would get you heat but no AC, still it's probably the most pragmatic way to go. I noticed a few split system outside units around the perimeter, but these are really only good for small spaces. Any air conditioning for this building would require ductwork and someplace to conceal it. A rooftop unit could supply the entire building but structural reinforcing would be required. I will leave to you to estimate replacing the hot water heating system. If you were to go to any other type of system, I would estimate a cost of between \$25 and \$30 per square foot. I did not include this in the overall estimate above.

Electrical: Again, I don't know the level of work inside. If the existing conduits are still viable, it may be possible to pull wires thru some of them, but from a practical standpoint, I think you are looking at surface mounted conduits and fixtures. The fixture costs vary so wildly it is all but impossible to speculate but I am sure a new service will be required and that will probably be \$25,000 with all secondary gear. Wiremold surface mounted conduits are expensive and they don't look all that much better than pipes mounted to the walls so I would just pipe everything on the walls and ceilings. Still, it is hard to imagine the cost of the electrical work being less than \$10 per square foot and it could easily go to \$15.

Patching: This is sort of an overall category. You are going to have to patch the walls in some way to access existing piping or conduit. You will have to patch ceilings, even those in good condition, in order to install hangers or to access spaces. Routinely we see that our patching costs on heavy demo jobs runs at least \$1 per square foot of space. I am budgeting that much.

Toilets: Without getting into specifics, and without factoring plumbing costs, I think you will need to rework the toilets. They will need to be brought up to ADA standards for one thing, and for another nothing is worse than an ancient public toilet. I am including \$2 per building square foot for toilet renovations.

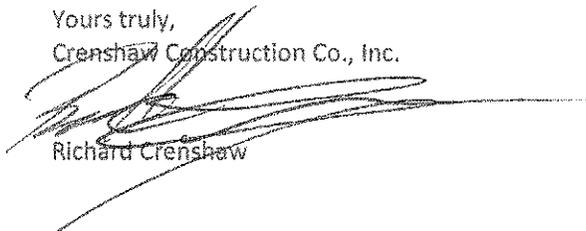
Contingency: I would never enter into this without at least a 10% contingency and 20% would be better. This works out to between \$5 and \$10 per square foot.

Overhead and Profit: If all the work was done at one time, with a good set of plans and during a normal economy, general contractors would add around a 10% markup on the work. That is about \$6 per square foot. This amount goes up if the work is done in phases or is done design-build.

I realize this works out to a big number. This is no place for a practical sentimentalist such as myself. I am glad your committee has to decide what to do and not me. I do know that societies are judged not just on what they build but on what they save. If there was a clear vision as to what the building should become, then I would try it out on the Public-Private partnership route. You could find out what the County's annual cost would be that way without going thru a bond issue. I hate to see it go, but.....

If you or anyone else have any questions, just give me a call. If you want to get further into the weeds, let me know. I will be happy to go thru the building and get a better feel for it. Thanks for the opportunity. I had fun thinking this thru.

Yours truly,
Crenshaw Construction Co., Inc.



Richard Crenshaw

No staples
 • C
 • Sign (Front)
 (w/ w)

7/6/2016

T Fridge

T Stove

T Dishwash

Sink (2)

Hood

File Box (green kitchen)

Stainless Buffet

Kitchen

Five Cabinet (Hallway) 11

Books (Lots)

Trash Can 11

Shelves (office left of Door)

Voting House

Stool (2)

4 folders

Screen (11)

5 chairs

Table (upstairs Class Room)

2 Crystal cheser

Rauland speaker (several)

Weggy per stool

Pencil sharpeners

Big steel Box

Stair Rails

Cast Iron Map Sink

Net Pool (2)

Metal Chairs (~~50~~) 57

6 Folding kid Table w/ Att. chairs

3 woods table

Computer Tables w/ wheel (24) w/ Electric

Desk (10)

~~13 Round Tables~~

~~108~~ Mix Tables

2 Basketball Hoops

300 gal tank

Podium

2 Vices

Light Fixtures - upstairs bathroom, behind the stage

Chairman
R. Clay Jackson

Vice-Chairman
Jonathon Weakley

BOARD MEMBERS
Amber Foster
Charlotte Hoffman
Kevin McGhee



Jack Hobbs
County Administrator

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MEMO

DA: July 9, 2018

TO: Criglersville School Property Repurposing Advisory Committee

FR: Jack Hobbs, County Administrator *JH*

RE: Criglersville School: Building Cleanup Process and Review of Alternatives

As requested during the Committee's June 19, 2018 meeting, this is to report on the above items. I offer the following:

CLEANUP

Appropriately removing all loose items from the main school building and otherwise tidying up the building.

Specific Items of Concern:

- Loose (and some attached) items and debris are present in the school building
- To be able to properly show the property for potential re-use or sale, some Committee members feel that the school building should be cleaned up
- Some items may have sentimental value to individual Madison County citizens, others might have some monetary value, and it is apparent that the best plan for many of these items would be recycling or disposal
- Cleanup would be time consuming if effected by County staff and could be expensive if done via contractors
- The County should facilitate the transfer of items not needed by the County that are desired for sentimental reasons to those who want them on a fair and reasonable basis

Suggested Resolution:

1. Inventory all loose items in the building via lists and photographs
2. Give County departments and agencies notice that the items have been declared surplus and a deadline to remove what each wants on a first-come basis

3. Obtain Board of Supervisors approval on a divestment process involving the issuance of a request for proposals for the building contents with the County's goals being:
 - a. Having an open, fair and competitive public procedure where everyone has an equal opportunity to obtain the material
 - b. Minimizing the use of staff time
 - c. Appropriate distribution of items with sentimental value
 - d. Maximizing cash proceeds
 - e. Cleaning up the building as reasonable by the earliest practical date

It would be understood that if inadequate proposals are received, the County would proceed to sell what it could through the GovDeals program, then recycle or dispose of the rest and clean up the building using staff and/or contract forces.

DEVELOPMENT OF ALTERNATIVES

Analyze potential County strategies on the Criglersville school property issue. Note that, due to complexity, this is presented from an overview perspective at this time.

Specific Items of Concern:

- Respecting the history of the buildings and site
- Respecting existing uses such as the voting precinct, resettlement monument, playground and museum
- Lack of a plan for both the voting house and the brick school "building(s)"
- Relieving the County of the liability associated with having vacant and (generally) unused and deteriorating building(s)
- Ensuring that the future use of the property is compatible with neighboring uses
- Complying with relevant regulations such as building, health, zoning and floodplain laws
- Having a thoughtful, open and fair process as per the Committee's charter

Alternatives:

Identified alternatives to the Criglersville school issue that might be pursued, ordered from the highest level of County involvement and/or anticipated cost to lowest, are:

1. Improve the building(s) so that it (they) can be used for County operations
Building renovation and upfit is expected to be quite costly due to required building rehabilitation, complying with floodplain regulations, and the lack of water and sewer service at the site. The largest flaw with this alternative is that, even if funding were not an issue, no County agency has expressed a desire for this location.
2. Demolish the school building down to the foundation which would be repurposed as the floor for a picnic shelter and work with the Madison County Parks and Recreation Authority to operate the site as a County park
Conversations with a demolition contractor indicate that it is impractical to "save" the building foundation for reuse as a picnic shelter pad. There is some question regarding how the

floodplain rules would apply to the reuse of the building pad or, alternatively, to the installation of a “new” picnic shelter. The MCPRA has not been consulted regarding the operation of a new County park to date.

3. Demolish the building(s) and retain County ownership of the land
Although costly, this appears to be the “option to beat” at this point in the study.
4. Sell some portion of the property after demolition of the building(s)
Although moving the property into the hands of a taxpaying entity might normally be pursued, development problems such as the floodplain and zoning restrictions, lack of water and sewer facilities, and lack of traffic to support a commercial operation reduce the practicality of this alternative.
5. Sell some portion of the property with the building(s) in place
This alternative could have the effect of “saving” the building(s) in the near term, but many of the concerns articulated under Alternative 4 would apply.
6. Nominally improve the building(s) so it (they) can be better utilized for County storage
If the Board of Supervisors decides to not pursue any of the above, the best practical use of such a large, sturdy County-owned building would be for “dead storage” by the various County departments after some enhanced security and other relatively minor improvements have been made.
7. Do nothing
Continuing to “do nothing” has resulted in the current state of affairs at the Criglersville site. Note that the current effort began after my recommendation that the County should actively pursue a resolution and stop merely watching the abandoned school building deteriorate.

RECOMMENDATION

I recommend that the Committee consider making an interim report to the Board of Supervisors to the effect that:

- Demolition of the building(s) with continued County ownership of the land appears to be the best practical alternative.
- The County should make a good-faith effort to consider all realistic potential uses of the site through a request for proposals process. Such an RFP might contemplate building reuse (i.e. purchase) proposals as well as the procurement of a real estate sales agent if the Board desires to consider sale of some or all of the property.
- To pursue the “realistic potential” uses/property sales strategy, the next step is to clean up the building as noted above and to authorize that effort under the Committee’s oversight.
- At some point there should be a community meeting to explain the Committee’s work to date and to obtain feedback from Madison County residents and organizations.