



Caryl School

Open Hearing March 26, 2007

Current Condition of Caryl

- Deterioration continues due to water entering the building through roof leaks, masonry cracks and drainage problems.
- Internal damage due to water includes ceiling tiles, electrical/alarm systems, office equipment and material, & gym floor.



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- Tarps, hoses and buckets create safety hazards.



- Roofing shingles on sections of the roof are so loose that they blow off, creating a safety hazard



Solution: The **ONLY** way to stabilize the building's deterioration is to seal it from water infiltration and minimize leakage

Benefits of Stabilization:

- Greater probability of **continued occupancy** during time it takes to reach a Town consensus on site's future
- **Continued use** by the CDC, COA, Erin's Dance, and Parks and Recreation, including all programs currently in gym
- **Operating costs covered by tenants**, rather than through the Dover operating budget paid for by citizens
 - FY05: Total costs \$ 100,725 **Net profit to Dover \$14,333**
 - FY06 Total costs \$ 84,421 **Net profit to Dover \$29,990**



Benefits (cont.)

- Allows for consideration of a broader range of options
 - further deterioration will decrease feasibility of any economically viable option that involves renovation
- Avoids safety hazards and costs (decommissioning and operating) associated with a vacant building
- Avoids possible cost of relocating Parks & Recreation
- Reduces Council on Aging expenses to rent social space
- Work will not disrupt current tenants and programs



Specific Stabilization Proposal

- Replacement of selected portions of the pitched roofing & flat roof, and re-roofing of the elevator penthouse
- Improvements of selected portions of the drainage system to prevent gym floor damage
- Repair and replacement of selected electrical devices
- Selected structural repairs, incl. replacing brickwork & lintels in deteriorated areas where rusted steel has broken & displaced masonry allowing water infiltration.



Costs of Stabilization

- A one-time capital exclusion means, for each median household, a **one-time charge** of approx. \$106 (assumes Special Roof article funds to be used)
- Don Mills of Mills Whitaker Architects reviewed his 2003 Deferred Maintenance Study and revisited the building
- A professional cost estimator developed the current cost projections
- A formal bidding process will occur after Town Meeting approval to proceed. This process is the same process that is used with all Town building and renovation projects and all capital budget requests.

Expenses and Funds

- Repair costs paid by Town/CDC

● FY05	\$ 27,861/ \$11,923 =	\$ 39,784
● FY06	<u>6,740/ 9,636 =</u>	<u>16,376</u>
Total	\$ 34,601/ \$ 21,559 =	\$ 56,160

- Available Funds

● Special maint. fund (FY05-07)	\$ 68,265
● Roof repair article (FY04)	\$ 77,979
● Operating funds (FY08)	\$ 15,000



Decommissioning

- Preliminary discussions with Board of Health, Fire Inspector, Building Inspector
- Windows boarded up, minimum heat, electricity on, fire alarm on which requires weather-tight building (roof repair necessary)
- Costs: all operating costs (though reduced) borne by Town, including costs to decommission (costs dependent upon intent/length of closure)

Decommissioning (continued)

- Impact:

- increased interior condensation leading to mold growth and subsequent remediation costs if building renovated
- Major building code implications if not used for 5 yrs & then recommissioned



Status Quo

- Building will continue to deteriorate
- Presence of mold will escalate
- Safety issues (falling roof shingles, slippery floors) will continue
- Increased risk of electrical/fire alarm problems
- Occupancy and continued use at greater risk
- Options for renovation decrease
- FY08 & FY09 repair work based upon reactive approach to problems as they arise

Summary Highlights

- **Time frame** for reaching a consensus/decision on the Caryl School site is unknown.
- Best chance for reaching a consensus/decision exists when there is **flexibility** and few limits on options. A building that cannot be economically renovated due to its condition **LIMITS** options
- These repairs **eliminate the major cause** of deterioration.
- A vacant building will result in the Town of Dover incurring **decommissioning costs & additional operating costs**
- A vacant building means the CDC closes and all **programs, including all gym programs, will be eliminated.**

THERE IS NO NO-COST OPTION



**STABILIZING THE BUILDING
MAINTAINS THE FLEXIBILITY
NECESSARY FOR THE DECISION
PROCESS TO REMAIN OPEN TO
ALL OPTIONS AND EXTENDS THE
USEFULNESS OF THE CARYL
SCHOOL.**