

Old Covington Fire Station Feasibility Study



WDG | ARCHITECTS ENGINEERS

June 29, 2015

Daniel Hill, P.E.
City of Covington
317 N. Jefferson Avenue
Covington, LA 70433

RE: Old Covington Fire Station Feasibility Study

Dear Mr. Hill,

WDG | Architects Engineers is pleased to present the attached Old Covington Fire Station Feasibility Study.

We appreciated the opportunity to assist in the public meeting and present you with this summary. Please contact us with any questions you may have.

Sincerely,

Andres Johnson
Project Manager

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EXECUTIVE SUMMARY

This feasibility study for the Old Covington Fire Station and site was assembled between February and June 2015. The purpose of the feasibility study is to recommend the appropriate use of the fire station and its surrounding site. Four steps were taken to achieve the following recommendations: a building assessment, public meeting, master plan and a cost estimate.

The building assessment report concluded that the Old Covington Fire Station is in moderately good condition and the structural components appeared to be relatively stable. It is recommended that the building be brought up to code; structural components be reinforced; and the building envelope be thermally upgraded using current building standards.

The public meeting was held in the City of Covington Council Chambers on May 27, 2015. The community feedback indicated that the public wanted two possible uses for the fire house. One was a gathering place for the community, such as an art museum, Covington history museum or a senior citizen center. The other suggestion was a commercial use for the adjacent Brew House or a private owner.

The master plan addresses the community's range of requests with the design team's recommendation for the best use of the building and surrounding site. We propose that the fire station be a multipurpose, open room space for community gatherings with sufficient support spaces. In addition, the adjacent water tower, pump house and tank can be repurposed for recreational use by the community. The overall site has the potential to be a significant landmark for the Tammany Trace trail head and can be a major component of the adjacent cultural surroundings. Our proposal recommends unifying the building and site with the local historic neighborhood as a plaza-type concept with several entrances to these structures.

The cost estimate is broken down into two options for the fire station and two options for the site. The fire station options include one with a mezzanine and one without; both options include one open room with support spaces. The two site options include one with the development of the land area adjacent to the property and the other option without; both options include renovations to the water tower, pump house and tank.

HISTORIC FIRE STATION BUILDING ASSESSMENT REPORT

General Information

On April 8, 2015 members of the WDG | Architects Engineers team performed an existing conditions survey of the Old Covington Fire Station Building located at 432 North Theard Street in Covington, Louisiana. During the visit, the weather was partly cloudy and cool; the temperature was approximately 68 degrees. The WDG team was represented by architects Andres Johnson and Jeffrey Stoler, structural engineer Tevye Cruz, mechanical engineer Kent Poyser and electrical engineer Andrew Campbell.

Mr. Daniel P. Hill, P.E., City Engineer from the City of Covington, oversaw our visit providing us access to the building and joined the walk through. Fire Chief Richard Badon of the Covington Fire Department also joined our team and provided a historic background and photograph of the building in its original condition.

This building, located in the heart of old Covington, was used as the community's primary fire station from its construction (date unknown) through 1972 when the fire department vacated the building and moved the department to its the current location on North Jefferson Street. While the fire station occupied the first floor of the building, the second floor was used as a residence and was occupied by a family. The facility was most recently used by the Covington Police Department for the purpose of housing police detectives until 2011 after which the building was abandoned and has been used for miscellaneous storage ever since.



Historical Photograph provided by Covington Fire Chief Richard Badon

Purpose and Scope of Work

The purpose of this building assessment is to evaluate the existing building systems, including architectural, structural, mechanical and electrical systems, in order to ascertain the condition of the critical building components to determine whether they may be reused, repaired, repurposed, or replaced.

The work was not executed to evaluate the adequacy of the facility or its components, its ability to house a particular occupancy type, or its ability to serve a particular purpose. However, in order to honor the spirit of why this study was undertaken, this study does venture to speculate on possible uses appropriate to a renovated facility which honor its compelling structure, excellent location, and unique history.

Limitations

Structural, mechanical and electrical load calculations required to serve particular occupancies were not performed as part of the scope of this study. The report and conclusions are largely based on information obtained in the field during a single site visit. As it was not included in the scope of work, the team did not perform any specific testing of building systems, materials integrity, or structural connections. This report is based upon visual observation of the structural portions that were exposed and accessible at the time of the site visit. The team could not verify the quality of any workmanship or materials beyond what was readily visible. Neither the site visit nor this report should be considered to warrant or guarantee the structure or its components. Future observations or occurrences may reveal additional areas of concern or may indicate changes in the conditions mentioned above. While the team attempted to include all opinions and findings herein, we reserve the right to amend this report or file additional reports in the future.

Location

The old fire station is located in the heart of old Covington, adjacent to the Tammany Trace and proximate to the City Government Complex and Historic School Board Building. When facing the building's front façade, a historic water tower and a historic masonry art deco pump house are immediately adjacent to the building's left.



Architectural and Structural Existing Conditions

Foundation

The foundation consists of an approximately 1,500 square foot concrete slab on grade. It could not be determined whether the foundation was pile supported during the inspection.

Walls

The interior and exterior walls consist of stick framed 4" wood studs spaced 16"-20" on center. The rear exterior wall is load bearing and partially sheathed with wood; a portion of the building is unsheathed. The front wall is penetrated by openings which once acted as garage doors for the fire trucks. The garage door openings are supported by a beam that bears on the columns that separate them. The columns, which are likely steel, are set onto built up concrete footings and clad in wood trim. Traditional lap siding wraps the building's exterior up to the roof's eave and gable on the outside. House wrap separates the siding from the sheathing and the studs where no sheathing is present.



House wrap between studs and rigid foam board

Condition of the Building Façade

The four openings that formerly house the aforementioned garage doors (on the ground floor of the northwest façade) have been infilled with wood panels on wood studs that have been fashioned to appear as the operable overhead doors they replaced. The infill panels are in poor condition, and are deteriorating from water infiltration and splash back. The wood trim, at the base of the columns separating the openings, is also showing significant rotting at and just above ground level.

Generally, the lap siding is in fairly good condition except at a few locations where foliage is working its way into the building. Most of the windows are stable and remain closed. However, several windows have broken panes which are allowing the elements into the building which are beginning to erode the wood structure. (Reference the final two pages of this report for photos of the façade.)

Second Floor Structure

The building has 2x floor joists that span from the load bearing exterior walls to a beam that bisects the building lengthwise. The beam appears to be constructed of either (2) 2x8 or (2) 2x10 wood members fastened together. This beam was observed through minor localized demolition; the sizes cannot be verified without more invasive demolition. The beam transfers the load to first floor columns which appear to be either 4" or 6" steel columns which subsequently transfer the weight to the foundation. The beam supports a continuous 2x4 load bearing wall that runs the length of the building supporting the mid-span of the 2x8 ceiling joists. There is a cantilevered second floor porch that once acted as an access to an exterior stair; the stair has since been removed.



Cantilevered porch to former exterior stair

Roof

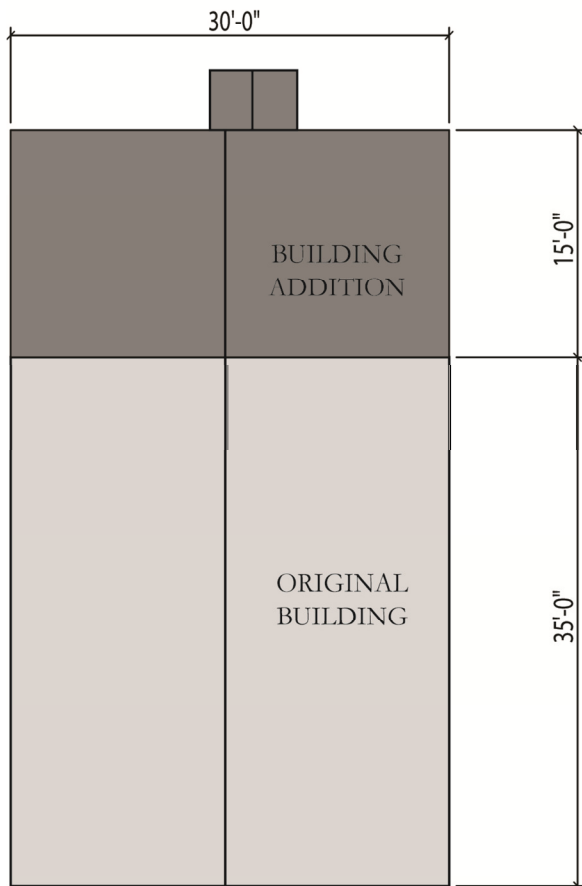
The original roof is a gable roof constructed of 2x6 rafters spaced approximately 24 inches on center with 2x8 cross ties at their base. 1x6 plank wood acts as the roof deck/sheathing. The roof is skinned in what appears to be a light gauge metal panel roof over roofing felt. The roof system appears to be keeping water out as there was no visible evidence of damage to the roof deck.



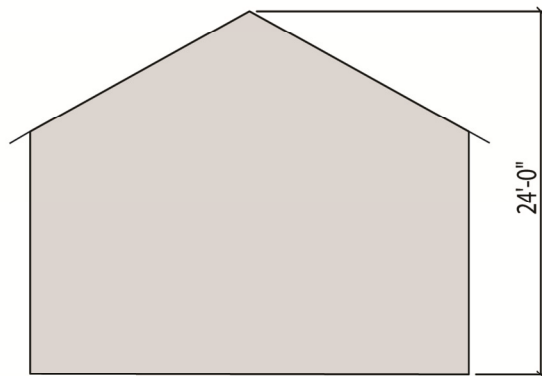
Wood rafters and plank wood roof deck

Addition

The original building appears to have been extended approximately 15' between the time of the aforementioned historic photograph and the present. The team suspects that this addition was made between the 1960s to early 1970s based on anecdotal information and the photograph presented to us by Fire Chief Richard Badon that illustrates the building in its original form. The new two-story extension was added to the existing building by using the former end wall of the exterior gable wall. The addition changed the orientation of the spans of the ceiling joists from the original gable wall to a new end wall. The ceiling joists of the addition are of similar size and spacing as the original. The addition appears to be a different type of wood and looks to be newer than the original portion of the building. The building was added with similar stick framed construction designed to match the size and type of material used in the original building.



BUILDING PLAN



BUILDING ELEVATION

Interior

The first floor finished flooring is ceramic tile laid over the concrete slab. Walls, partitions, and ceiling are painted sheetrock. The rooms are usable albeit unappealing. The interior space as it is currently divided and finished masks the history and charm of what was once there. It would be reasonable to think that the area could regain some of its original character by opening up the space and removing the more recent finishes.

The second floor finished flooring is long leaf pine planks. The wood floors are in fair to poor condition but can be salvaged in place through patching and refinishing. The exterior walls' interior have been stripped of their finishes through exposing the wood framing. The materials used to deck the roof, build the walls, and lay the flooring is of a fine quality. Should this space remain intact, it would be reasonable for these materials to be refinished and exposed.

The interior ceiling height is particularly low. The removal of all, or a portion of the second floor, should be considered in order to achieve a more open and compelling interior volume.



First floor interior



Second floor interior



Building Access and Egress

The ground floor has two access points, one door located at the northeast and another door located at the southwest, which are both lockable and functional. The second floor has one access door located at the northwest side of the building, but the entrance is boarded as the door is damaged beyond use.



The exterior door to the second floor is boarded up and beyond repair

Site and Drainage

General topography of the site is of level grade. Along the southeast side of the building there is a swale that collects storm water drainage away from the property. On the southwest side there is an inlet that collects the water and the team suspects that drains towards the swale. On the northwest side of the building the site has concrete parking that slopes towards the street, and storm water drains towards the street. On the northeast side of the building there is a concrete sidewalk that leads towards the street.

Mechanical Existing Conditions

Air Conditioning and Heat

The first floor of the building is currently served by two (2) residential, single zone, DX split systems. The units are in operation although there is a high level of humidity in the building indicating that the units are not functioning properly. There is no mechanical heating or cooling on the second floor.

Air Distribution

The ductwork is concealed above the ceiling. All air outlets were relatively clean and appeared to be in satisfactory working condition.

Controls

The two DX split systems are controlled by wall thermostats and are not connected to a building management system. All thermostats appeared to be in satisfactory working condition.

Ventilation

The toilet room exhaust fans do not appear to be in operation.

Mechanical Recommendations

Due to the age of the equipment and the abandonment of the building, it is recommended that the HVAC systems be replaced when the building is renovated.

The second floor will need a new HVAC system. It is recommended that this unit be independent of the first floor units.

Plumbing Existing Conditions

Hot Water Supply

The building's hot water supply is provided by a storage tank hot water heater located on the first floor.

Cold Water Supply

The incoming water service is 1". However, the building is located adjacent to a former pumping station which indicates that there is ample utility infrastructure to increase the incoming domestic water service if needed.

Sanitary Sewer

Most of the sanitary drains are exposed on the east side of the building. There is an existing 6" sanitary sewer cleanout at the southeast corner of the building. The 6" sanitary sewer will be large enough to handle any additional load required of the building.

Plumbing Fixtures

There are two (2) toilet rooms on the first floor. The fixtures appear to be in working order. The toilet room and shower on the second floor have been abandoned and the plumbing has been disconnected from the fixtures.

Plumbing Recommendations

Due to the abandonment of the building, all plumbing fixtures and water heating equipment should be replaced when the building is renovated. The existing piping can be utilized during the renovation. The second floor will require new domestic hot water and domestic cold water piping.

It is recommended that the existing sanitary drains be removed and routed inside the building during the renovation.

Electrical Existing Conditions and Recommendations

The second floor electrical fixtures, devices, and wiring are damaged and deteriorated and will need to be removed.

One (1) of the two (2) electrical utility services will need to be removed.

The electrical panel serving the second floor is located in the stairwell and will need to be relocated.

The first floor electrical panel is in good condition but it will need to be relocated. In lieu of relocation, the closet shelving blocking the door from opening fully will need to be removed.

The condition of the existing receptacles and lighting fixtures on the first floor are consistent with the age of the latest renovation. It would be recommended to remove and replace all receptacles and lighting fixtures.

Receptacles located in the bathroom do not appear to be code compliant.

Emergency lighting will need to be added.

A fire alarm system may need to be added once the building's use is determined.

The current telecommunications outlets and equipment do not appear adequate for current industry compatibility but, due to the buildings size, wireless access points can be utilized from a central location with ease.

Once the building's use is decided, the electrical service can be reviewed to verify that it is adequate to support the future renovations. If it is determined to be inadequate, it appears that the area may have alternate voltage options. Further coordination with the utility company would be required.

Conclusion and Recommendations

The overall structure of the Old Covington Fire Station is in moderately good condition. Internally, the building's structural components appear to be in good shape and free from major damage such as termite damage or dry rot. The exception is the stair entry gable wall where the broken windows are causing the stud walls to rot, which will need to be replaced. The exterior walls of the building do not exhibit evidence of damage to the structural components at the second floor where the framing members are exposed.

The exterior envelope is in fair to poor condition with many visible instances of rotten wood and broken window panes. The building's sheathing and insulation is inadequate. The roof is resisting the elements but is substandard and at risk due to its light gauge and minimal fasteners. Without repainting, the lap siding is at risk from the elements.

The team recommends that the building envelope be removed, the structural framing be reinforced, and that the envelope be re-sheathed, insulated, re-clad and painted. The windows should be replaced with double insulated glazing of similar aesthetic design. The infill into the former garage door openings should be removed and replaced with operable, insulated overhead panel doors which reflect the doors of the original structure.

Once the use of the space is designated, the appropriate number of toilets should be relocated according to a plan devised to best suit the building. The floor plans should be opened up with consideration given to removing all or a portion of the second floor.

The building has the potential to be repurposed for a number of applications. Its location in the heart of old Covington, adjacent to the Tammany Trace and proximate to the City Government Complex and Historic School Board Building, reaches toward integrating the building into a plan in which it can interact with adjacent properties. Options include supporting or sharing programmatic elements with the Tammany Trace Trail Head or government complex as a visitor center, museum, instructional space, or publicly accessed administrative offices. Even in its compromised condition, the building possesses an undeniable sense of history and character and the team suggests that the building be accessible to public view even if on a limited basis.

When choosing a use and program for the facility, decision makers should remain aware of its spatial limitations. The volume is small. Even with a fully usable 2nd floor, there is a limited amount of functional space that can be claimed for use.

The team also recommends that the City of Covington take steps to involve the Covington Brew House in the conversation regarding the future use of the building and property. The Brew House's development of the adjacent triangle of land will greatly impact the way the Old Covington Fire Station interacts with adjacent properties. Should the Brew House choose to pave the triangle, for example, the Old Covington Fire Station would likely maintain a single sided orientation. However, with the support and encouragement of the City, if the Brew House develops the triangle for outdoor pedestrian use then the building may anchor a connection to the Trailhead and become multi-faced.



South West Facade



South East Facade



North West Facade



North East Facade

PUBLIC MEETING

Public meeting was held on the City Council Chamber on 222 E Kirkland Street on Wednesday May 27th, 2015 from 6:00 to 7:30pm. The public meeting was concerning the Rehabilitation and Reuse of the Old Covington Fire Station. The purpose was to gather historical information from local residents and to make recommendation for its best use to benefit the community.

Presenters:

Mike Cooper - Mayor, City of Covington

Daniel Hill - City Engineer, City of Covington

Jeffrey Stoler - Director of Design, WDG | Architects Engineers

Welcome and Introductions - Mayor Mike Cooper:

Mayor Mike Cooper addressed the public regarding the Old Fire Station and its current condition as well as the intention of the City of Covington to make the building usable.

The City has been awarded a grant to perform a feasibility study for the Old Fire Station. The City hired WDG | Architects Engineers to conduct the feasibility study and to give an assessment of the building's current condition.

The purpose of the meeting was for the community to give their opinions on the best future use of the Old Fire Station.

Power Point Presentation Part 1 - Daniel Hill:

Daniel Hill presented the building's history and its location in the historic district of downtown Covington. It is estimated that the building was built in the 1920s and that the extra bay was added to the building in the 1940s. The building most recently served as the headquarters for the Covington Police Investigation Unit.

Due to the poor condition of the building, the City of Covington relocated the Police Investigation Unit in 2011. Since then, the City has searched for opportunities to revitalize and repurpose the building. The City applied for a grant from the Louisiana Office of Cultural Development and Historic Preservation.

In 2014, the City of Covington received a grant funded by the National Park Service Historic Preservation fund. The grant partially funded a feasibility study to assess the condition and determine the best use of the Old Covington Fire Station.

Power Point Presentation Part 2 - Jeffrey Stolier:

Jeffrey Stolier presented an overview of WDG | Architects Engineers and the services provided for the building assessment report. Jeffrey provided a description of the materials and building systems and informed that in the Old Fire Station the structure is in good condition while the envelope is in fair to poor condition.

WDG | Architects Engineers recommended that the building envelope be removed, the structural framing be reinforced, and that the envelope be re-sheathed, insulated, re-clad and painted. The windows should be replaced with double insulated glazing of similar aesthetic design. The infill into the former garage door openings should be removed and replaced with operable rollup doors to preserve the character of the original fire station. Consideration should be given to removal of all or part of the second floor in order to open up the space as the current volume of the building is limited.

Depending on how the Brew House intends to use the green space next door to the Fire Station, the building may be able to open its facade to this adjacent green space for public pedestrian use.

Summary and Opinions of the Community Meeting:

It was perceived from the public meeting that a portion of the community would like the building to be used as a gathering place for the arts, senior citizens, community meeting space, or as a space that would be able to exhibit the history of the Old Fire Station. Additional suggestions from the community included utilizing the space as a gathering place with a commercial use such as a beer tasting location for the Brew House or gift store for the Tammany Trace Bike Trail.

WDG | Architects Engineers believes that all of these uses can coexist. Ultimately, the building would need to be adapted to be a single open space with restrooms, storage rooms and a minor vending area.

Suggestions and Comments from the Community:

- Expose history or items mounted on the interior building walls.
- Utilize removed wood from the second floor somewhere else in the building as a way of preserving the materials of the original building.
- Create a small museum with a medium size meeting area as the city is lacking meeting space.

- Covington Heritage Building for the City of Covington as well as office and meeting space.
- Brew House is requiring more space so lease the property which benefits the City and neighbors.
- Public arts and education center that can benefit the surrounding commercial properties.
- Event space for the City of Covington.
- Rent as an event space, exhibition space or theater space.
- Healing Center for the arts and history.
- Senior Citizen Center.
- Utilize green space next to the Fire Station as a beer garden or special event space such as October Fest.
- Gift store for the Covington Tourist Center and the Tammany Trace Bike Trail.

MASTER PLAN

The existing Fire Station and accompanying structures on site are historic landmarks that the design team recommends be rehabilitated and made accessible for community use. We propose that the Fire Station be re-purposed as a multi-use facility, capable of hosting local events and providing services to visitors of downtown Covington. The design team recommends that the other existing buildings and site elements be rehabilitated as well. These elements-a water tower, pump house, and water tank- while no longer in use as community infrastructure, will be re-purposed as site infrastructure. In this way, they will be preserved as both historical structures and used again as contemporary landscape elements. All of these separate elements-the Fire Station, pump house, water tower, and water tank- will be unified with an overall hardscape plan to create an outdoor plaza. A more detailed description of the proposed use of the Fire Station and supporting site elements is outlined below.

Building Design Concept Summary

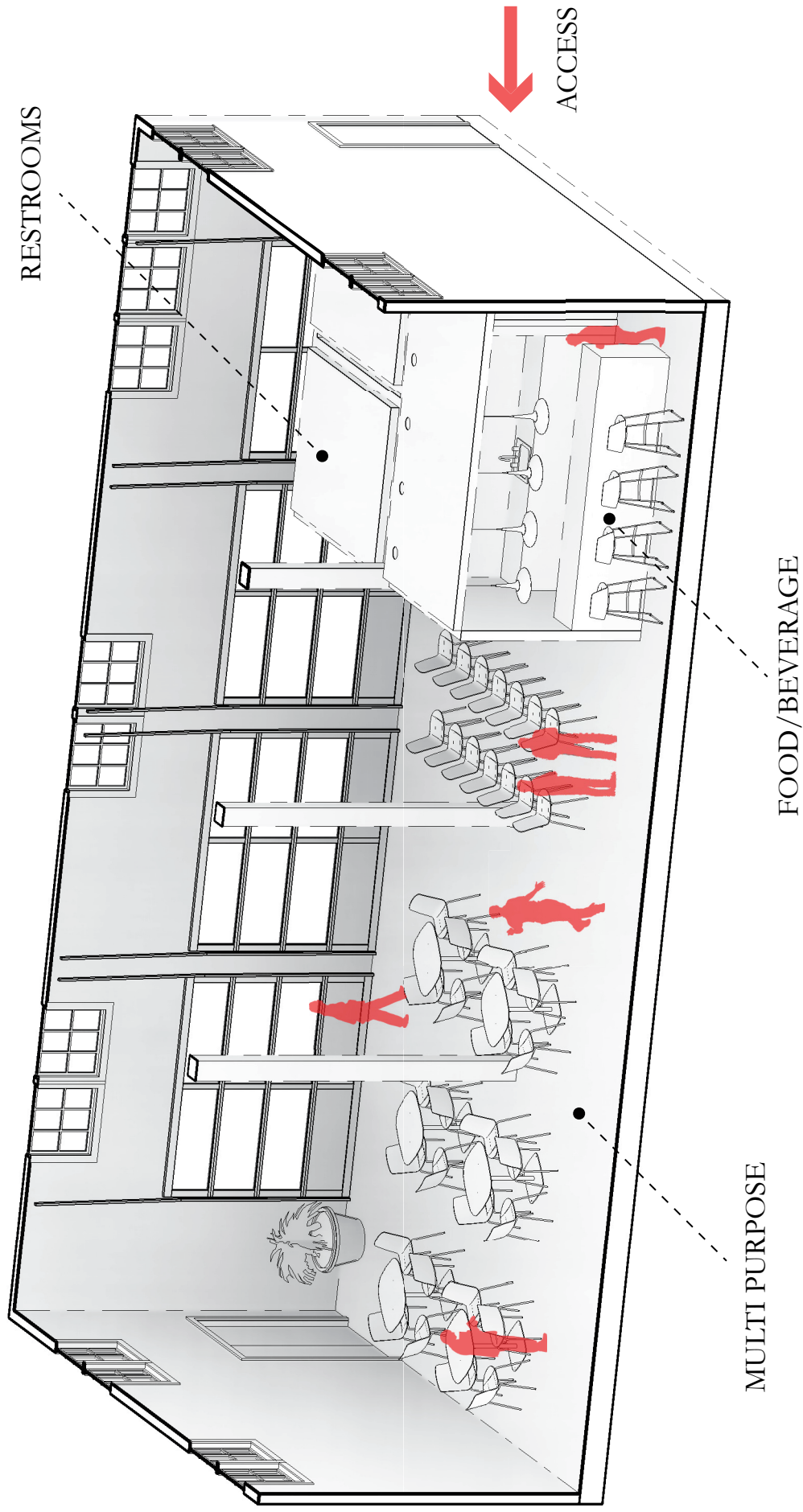
The design team proposes two options for the fire station; both options include repurposing the two story structure into one open space. One option is to add a mezzanine for exhibition space, which can be accessed by an exterior elevator or an internal stair. The other option does not include the mezzanine. Both concepts include restrooms as well as counters and bar seating for food/beverage service.

The exterior of the building will have glazed coiling doors, creating an inviting space and exposing interior activities to the public. The building interior will have exposed roof framing, which highlights the historical structural components. The intent is to salvage existing materials and repurpose them into the design of the new building.



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BUILDING CONCEPT OPTION 1



BUILDING CONCEPT OPTION 1



BUILDING CONCEPT OPTION 1



WDG | ARCHITECTS ENGINEERS



BUILDING CONCEPT OPTION 1



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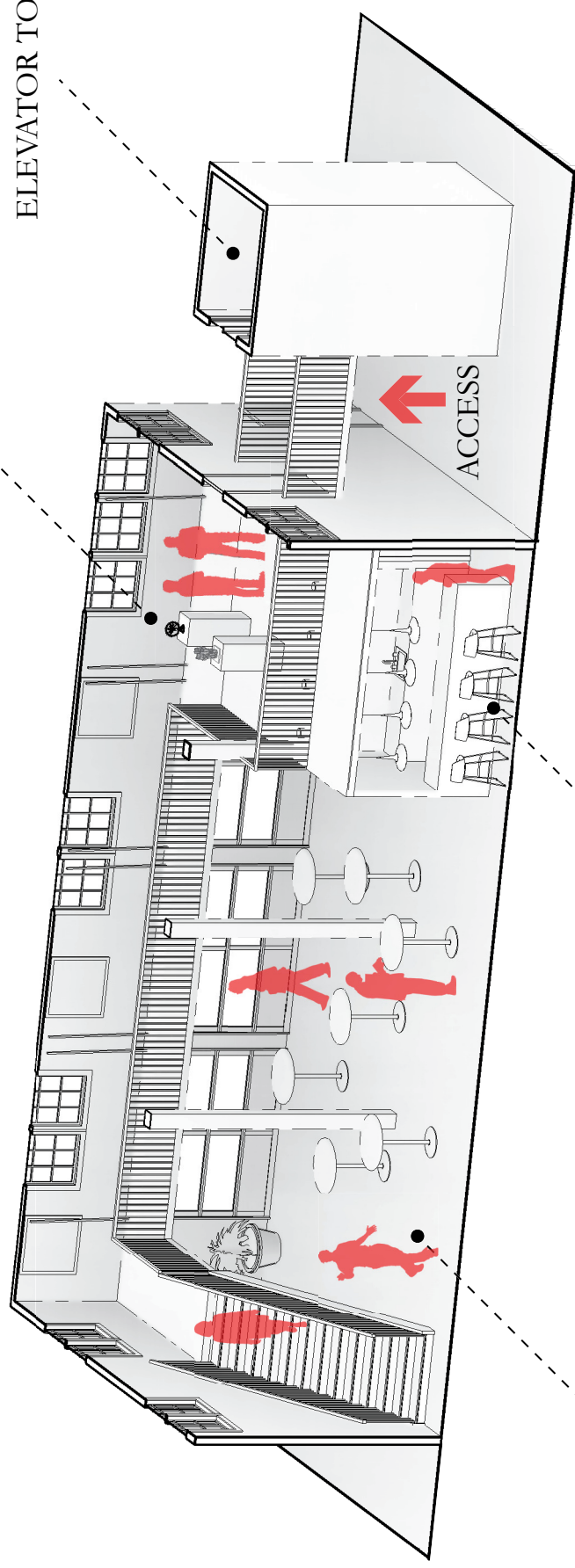
BUILDING CONCEPT OPTION 2



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EXHIBITION SPACE

ELEVATOR TOWER



MULTI PURPOSE

FOOD/BEVERAGE



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BUILDING CONCEPT OPTION 2



BUILDING CONCEPT OPTION 2



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BUILDING CONCEPT OPTION 2

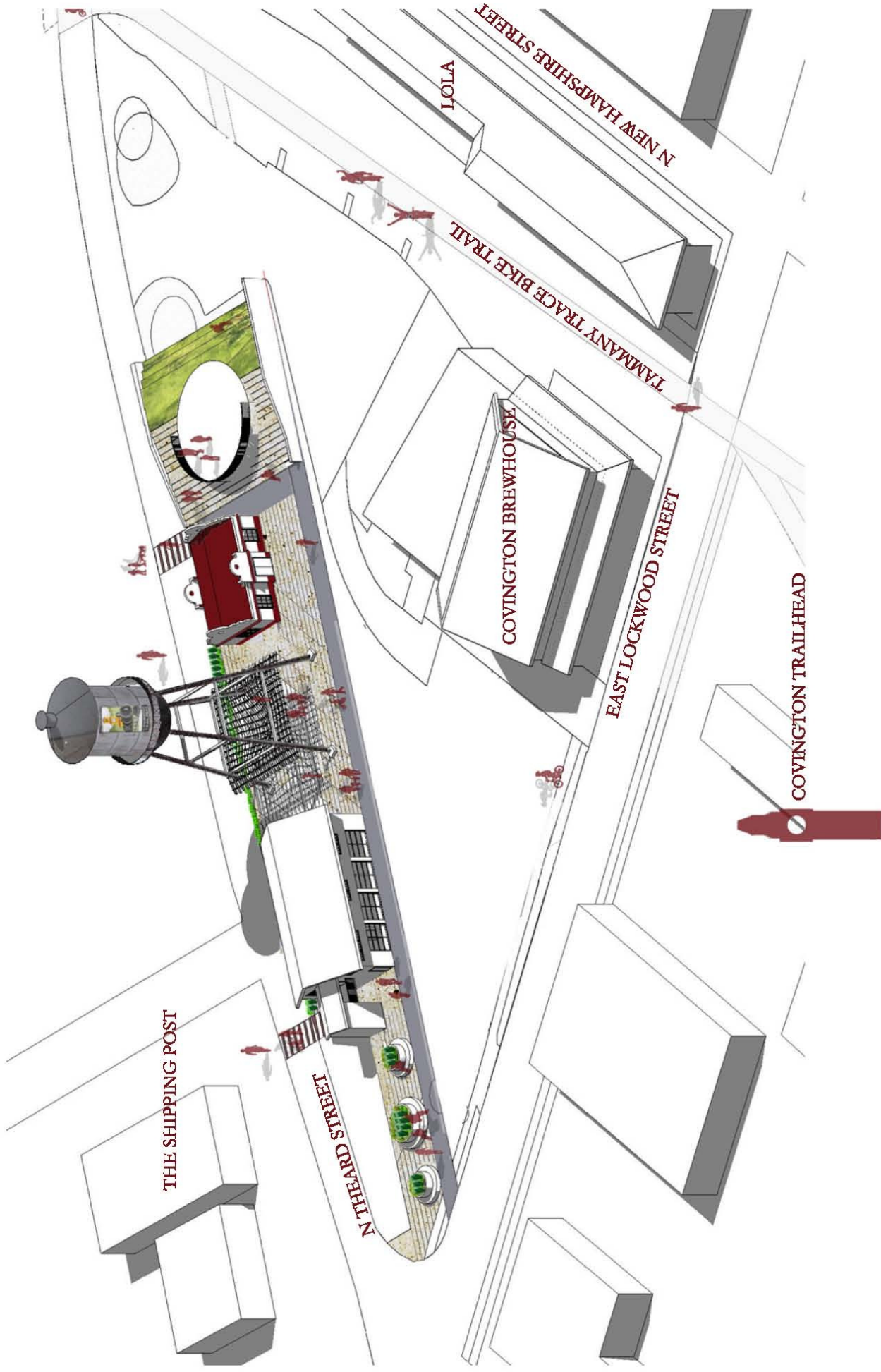


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Site Improvement Design Concept Summary

The design team proposes two options for the existing site elements. In Site Improvement Concept One, the limits of the site are the Tammany Trace Bike Trail and East Lockwood Street. The primary orientation of the site is North Theard Street. The design intent is to create relationships between the Fire Station, water tower, pump house, and water tank. Hardscaping and landscaping will create a clear circulation pattern for visitors to the site. The water tower will feature a shade structure and space for seating. The pump station will provide vending service and gifts, and the water tank will function as an observation platform.

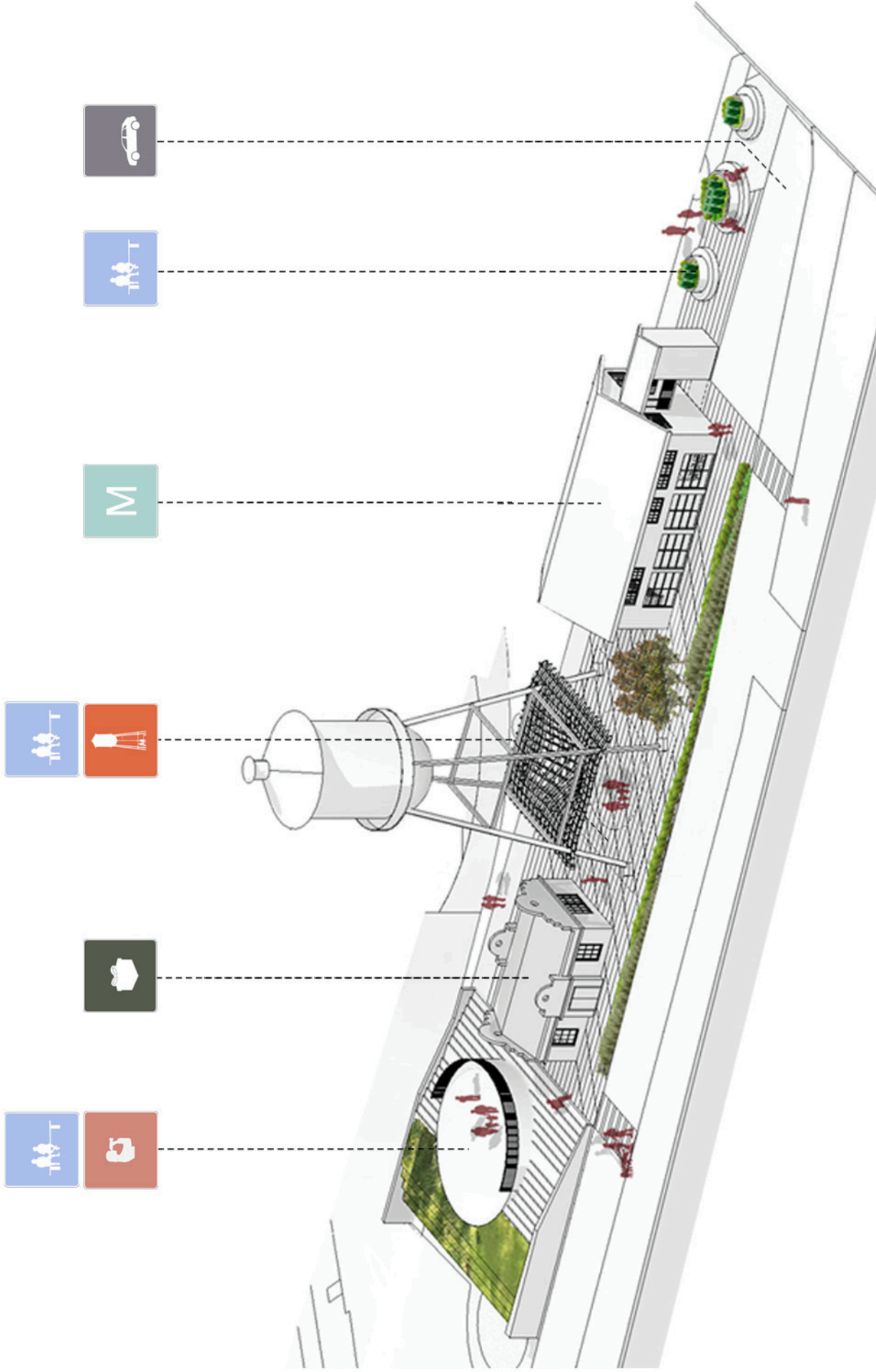
In Site improvement Concept Two, the design team proposes the incorporation of a section of adjacent land which faces East Lockwood Street. This will shift the primary orientation of the site toward East Lockwood St., creating a stronger connection with the nearby Trail Head Museum, Tammany Trace Bike Trail, Farmer's Market, and many other local amenities. We propose that the additional land be developed into a small park, celebrating the connection between the fire station and these existing neighborhood elements.



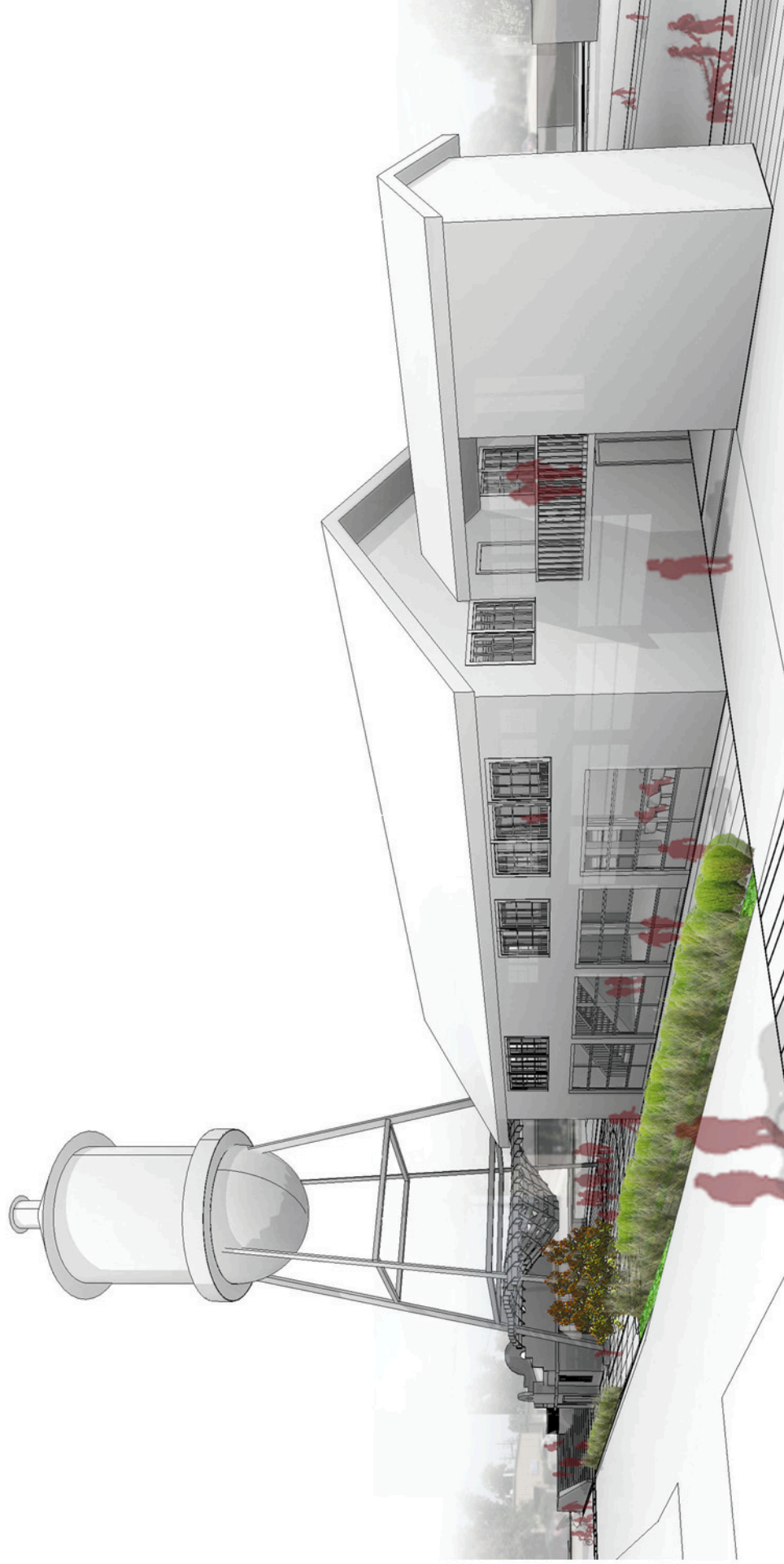
SITE CONCEPT OPTION 1



WDG ARCHITECTS ENGINEERS

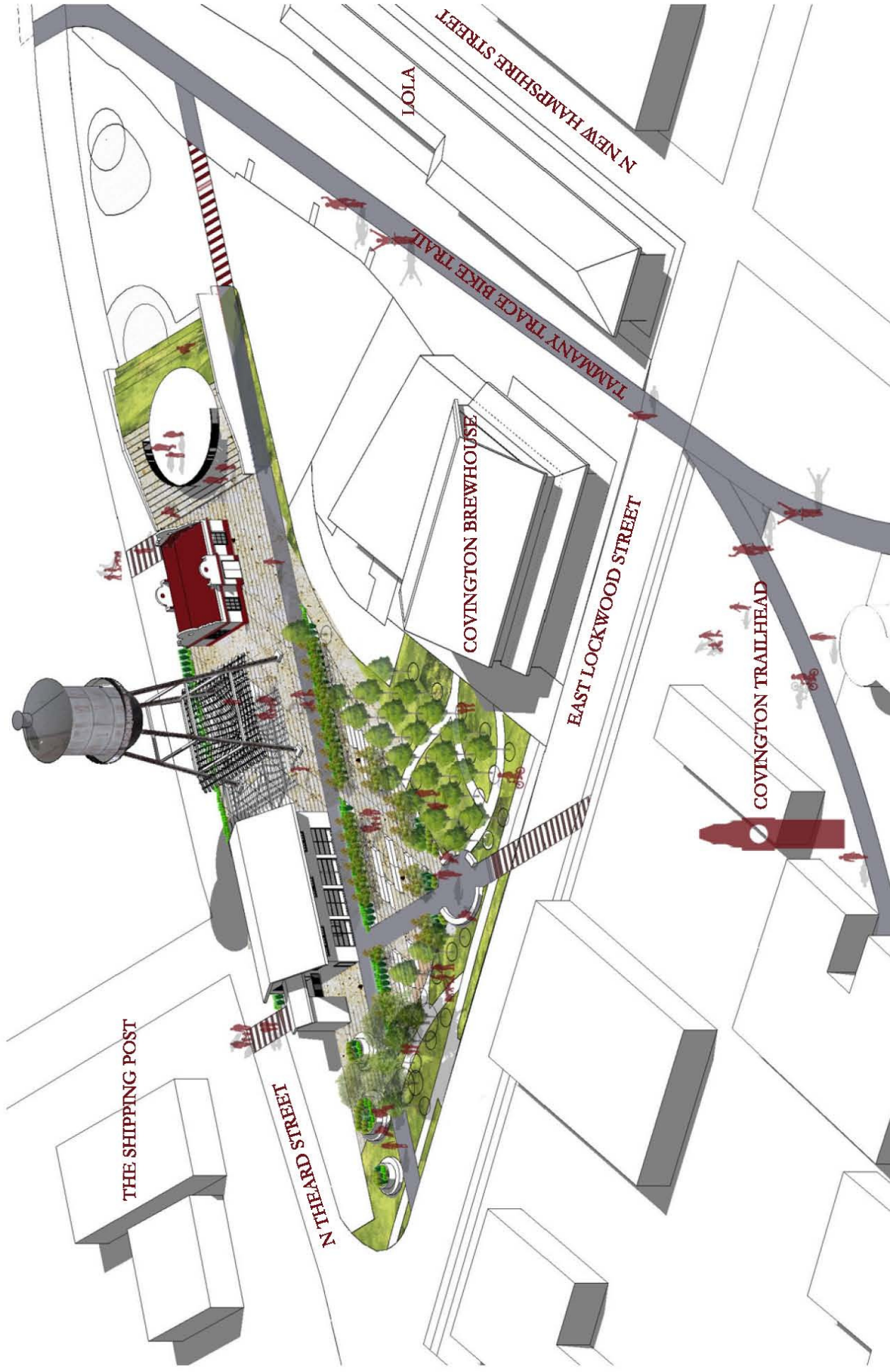


SITE CONCEPT OPTION 1



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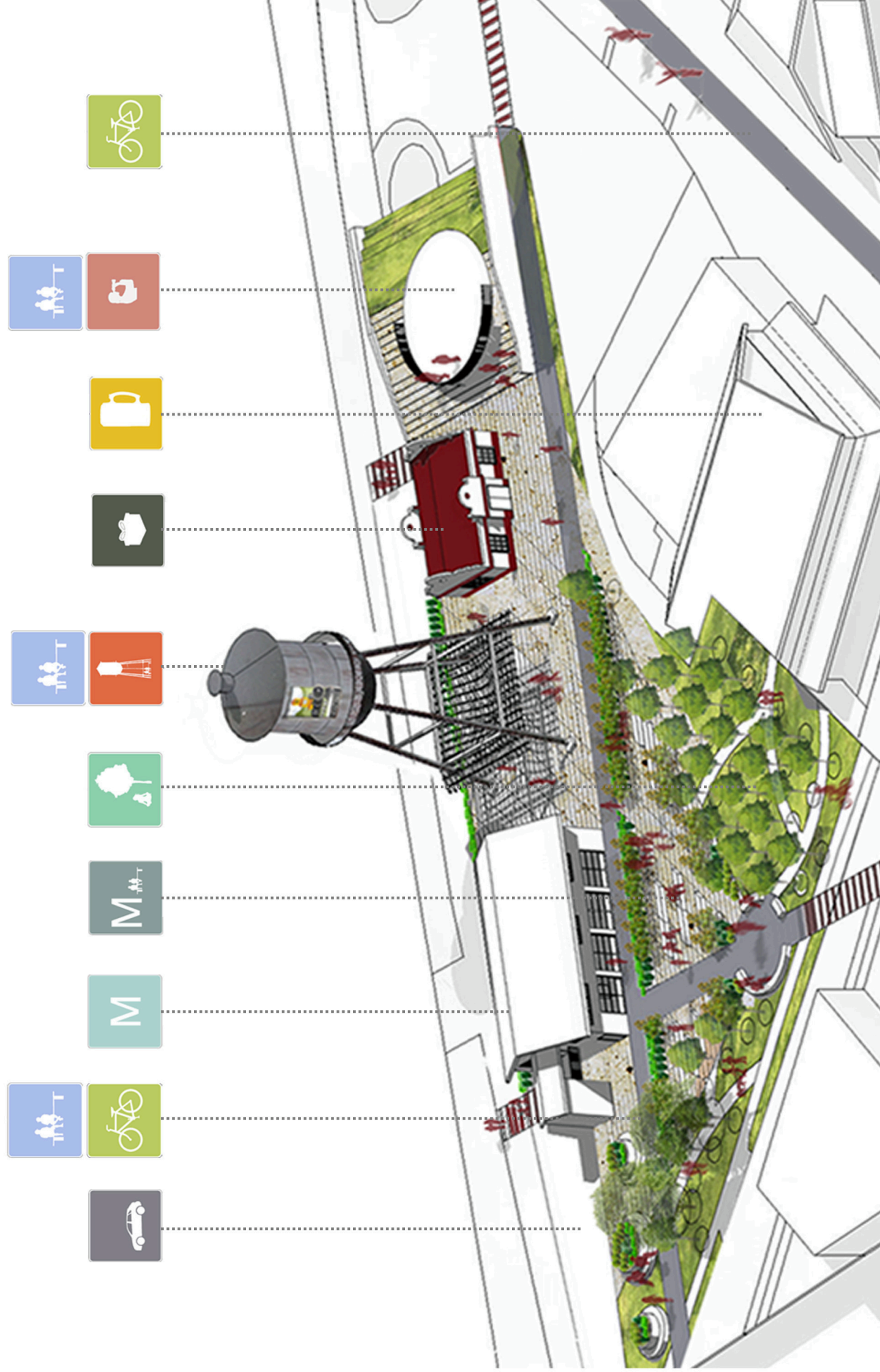
SITE CONCEPT OPTION 1



SITE CONCEPT OPTION 2



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SITE CONCEPT OPTION 2



SITE CONCEPT OPTION 2



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COST ESTIMATE

The cost estimate was generated by Gibbs Construction per the plans drawn by WDG | Architects Engineers, from June 2015.

Pricing Summary

The cost estimate for the fire station building is split into two options. In both options we recommend the demolition of the second floor and the extension of the first floor columns to the second floor ceiling joists, creating one large single volume in the building.

Building Option One: This option includes ground floor restrooms and a food/beverage preparation area with bar seating.

Building Option Two: This option includes ground floor restrooms and a food/beverage preparation area with bar seating; on the second floor there is a mezzanine which includes an elevator and a stair.

The cost estimate for the fire station site was also split into two options. In both options we recommend the rehabilitation of the water tower, pump house and tank.

Site Option One: This option provides paver hardscaping at the Fire Station Water Tower and Pump House, concrete sidewalk access to the site, parking and site furniture, such as benches and other hardscape components.

Site Option Two: This option provides paver hardscaping at the Firehouse Water Tower Pump House and the adjacent lot. Additional scope includes grading and sodding a grassy area, landscaping and site furniture, such as benches and other hardscape components.

Cost Estimates for each option:

Building Option One	\$386,474
Building Option Two	\$664,819
Site Option One	\$887,484
Site Option Two	\$1,173,687

Historic Covington Fire Station

June 22, 2015



CONCEPTUAL BUDGET

Building Renovation Option 1	Qty	Units	Unit Cost	Total
Demo	1,507	SF	\$ 10	\$ 15,070
First Floor New Polished Concrete	1,507	SF	\$ 15	\$ 22,605
Provide Structural Beam and Reinforce Roof Structure	1,625	SF	\$ 20	\$ 32,500
New Wood Siding Envelope	1,985	SF	\$ 10	\$ 18,858
Bathroom Cabinets	10	LF	\$ 175	\$ 1,750
Kitchen Cabinets	23	LF	\$ 350	\$ 8,050
New Standing Seam Metal Roof (over poly-iso)	1,625	SF	\$ 24	\$ 39,000
New Thermal Windows	350	SF	\$ 50	\$ 17,500
9'x9' Glass Overhead Doors	8	EA	\$ 3,500	\$ 28,000
Doors/Frames/Hardware	6	EA	\$ 1,500	\$ 9,000
Painting	1,507	SF	\$ 7	\$ 10,549
Interior Partitions	620	SF	\$ 10	\$ 6,200
Ceilings	1,507	SF	\$ 5	\$ 7,535
Specialties	1,507	SF	\$ 1	\$ 1,507
Two Residential Single Zone, DX Spilt with duct on first floor	1,507	SF	\$ 10	\$ 15,070
New Sewer, Plumbing and associated water heater to connect to new layout	1,507	SF	\$ 18	\$ 27,126
New Electrical Panel with and lighting and data system	1,507	SF	\$ 20	\$ 30,140
Subtotal				\$ 290,460
Contingency				\$ 29,046
General Conditions				\$ 38,341
Fee				\$ 28,628
				\$ 386,474

Building Renovation Option 2	Qty	Units	Unit Cost	Total
Demo	1,507	SF	\$ 10	\$ 15,070
First Floor New Polished Concrete	1,507	SF	\$ 15	\$ 22,605
Provide Structural Beam and Reinforce Roof Structure	1,625	SF	\$ 20	\$ 32,500
New Wood Siding Envelope	1,985	SF	\$ 10	\$ 18,858
Stairs	1	EA	\$ 20,000	\$ 20,000
Bathroom Cabinets	10	LF	\$ 175	\$ 1,750
Kitchen Cabinets	23	LF	\$ 350	\$ 8,050
New Standing Seam Metal Roof (over poly-iso)	1,625	SF	\$ 24	\$ 39,000
New Thermal Windows	350	SF	\$ 50	\$ 17,500
9'x9' Glass Overhead Doors	8	EA	\$ 3,500	\$ 28,000
Doors/Frames/Hardware	7	EA	\$ 1,500	\$ 10,500
Painting	2,111	SF	\$ 7	\$ 14,777
Interior Partitions	620	SF	\$ 10	\$ 6,200
Ceilings	2,111	SF	\$ 5	\$ 10,555
Railings	75	LF	\$ 100	\$ 7,500
Specialties	2,111	SF	\$ 1	\$ 2,111
Elevator	1	EA	\$ 150,000	\$ 150,000
Two Residential Single Zone, DX Spilt with duct on first floor	2,111	SF	\$ 12	\$ 25,332
New Sewer, Plumbing and associated water heater to connect to new layout	1,507	SF	\$ 18	\$ 27,126
New Electrical Panel with and lighting and data system	2,111	SF	\$ 20	\$ 42,220
Subtotal				\$ 499,654
Contingency				\$ 49,965
General Conditions				\$ 65,954
Fee				\$ 49,246
				\$ 664,819

Historic Covington Fire Station

June 22, 2015



CONCEPTUAL BUDGET

Site Improvements Option 1	Qty	Units	Unit Cost	Total
Sitework and Demo	17,200	SF	\$ 4	\$ 68,800
Paver	5,700	SF	\$ 25	\$ 142,500
Concrete Sidewalk	3,900	SF	\$ 7	\$ 27,300
Grass and Planting	2,500	SF	\$ 2	\$ 5,000
Clean and Repaint 45' Water Tower	1	EA	\$ 150,000	\$ 150,000
Add 45' square canopy	2,025	SF	\$ 75	\$ 151,875
Remove existing pumps from pump house and recondition building as open space	770	SF	\$ 60	\$ 46,200
risers at terrace fill	550	LF	\$ 25	\$ 13,750
terrace fill	285	CY	\$ 35	\$ 9,975
Landscape furniture and lighting provide allowance	17,200	SF	\$ 3	\$ 51,600
Subtotal				\$ 667,000
Contingency				\$ 66,700
General Conditions				\$ 88,044
Fee				\$ 65,740
				\$ 887,484

Site Improvements Option 2	Qty	Units	Unit Cost	Total
Sitework and Demo	30,200	SF	\$ 4	\$ 120,800
Paver	9,500	SF	\$ 25	\$ 237,500
Concrete Sidewalk	6,200	SF	\$ 7	\$ 43,400
Grass and Planting	9,000	SF	\$ 2	\$ 18,000
Clean and Repaint 45' Water Tower	1	EA	\$ 150,000	\$ 150,000
Add 45' square canopy	2,025	SF	\$ 75	\$ 151,875
Remove existing pumps from pump house and recondition building as open space	770	SF	\$ 60	\$ 46,200
risers at terrace fill	550	LF	\$ 25	\$ 13,750
terrace fill	285	CY	\$ 35	\$ 9,975
Landscape furniture and lighting provide allowance	30,200	SF	\$ 3	\$ 90,600
Subtotal				\$ 882,100
Contingency				\$ 88,210
General Conditions				\$ 116,437
Fee				\$ 86,940
				\$ 1,173,687



CITY OF COVINGTON

BUILDING NAME:

HISTORIC FIRE STATION
BUILDING RENOVATION AND
SITE IMPROVEMENTS

DEMOLITION SCOPE

TOTAL SF: 3,000 SF

STRUCTURAL FRAME
IS TO REMAIN AND REMOVE CENTER
COLUMNS AND SHORE FOR NEW BEAM

FIRST FLOOR
REMOVE ALL INTERIOR PARTITION AND
EXISTING FLOORING AND CEILING

SECOND FLOOR
REMOVE SECOND FLOOR INTERIOR WALLS
AND FLOOR AND STRUCTURE

ROOF
REMOVE EXISTING ROOFING
ENVELOPE AND OPENINGS
REMOVE SIDING ENVELOPE AND OPENINGS

MECHANICAL
REMOVE TWO RESIDENTIAL SINGLE ZONE,
DX SPLIT AND ALL DUCT ASSOCIATED ON
FIRST FLOOR.

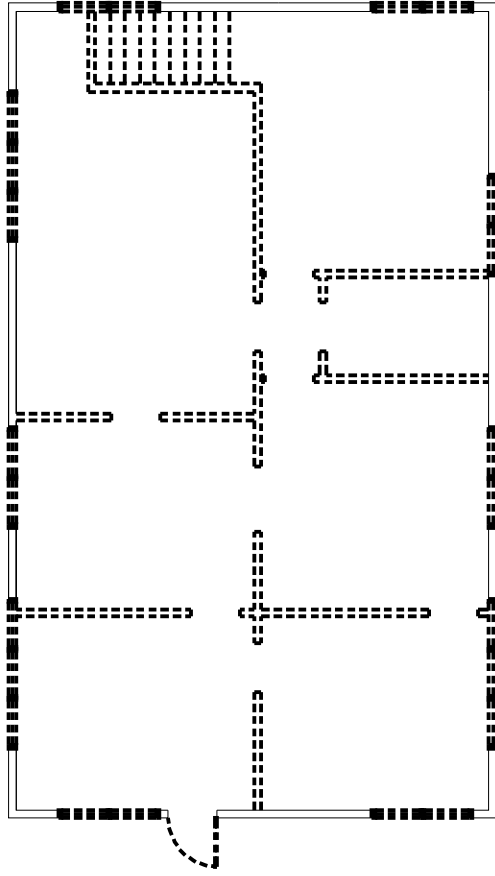
PLUMBING
REMOVE EXISTING SEWER PLUMBING AND
ASSOCIATED WATER HEATER.

ELECTRICAL
ELECTRICAL PANELS TO BE REMOVED WITH
EXISTING WIRING.

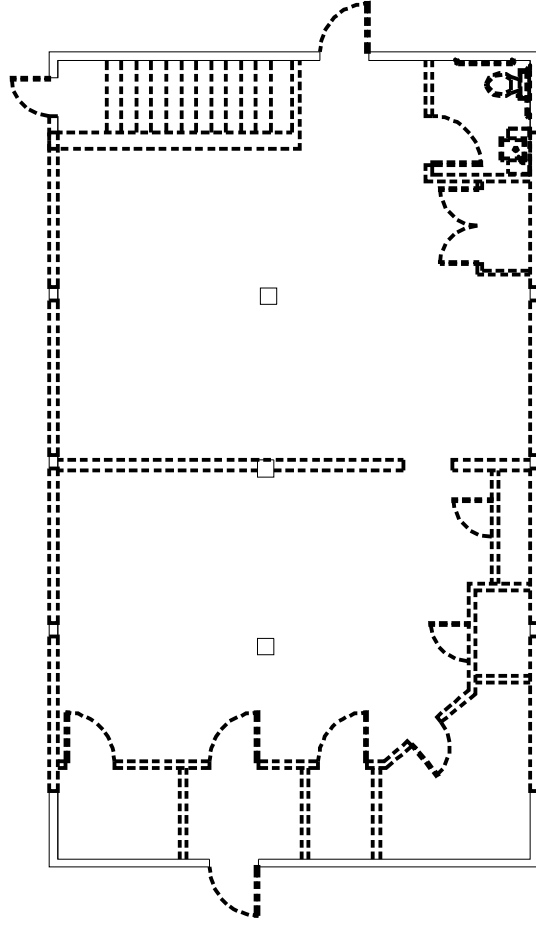


YARD / ARCHITECTS ENGINEERS

100 FORT BRASS, SUITE 200, NEW ARLAND, VA 22091



SECOND FLOOR DEMOLITION PLAN



FIRST FLOOR DEMOLITION PLAN



CITY OF COVINGTON

BUILDING NAME:

HISTORIC FIRE STATION
BUILDING RENOVATION AND
SITE IMPROVEMENTS

BUILDING RENOVATION OPTION 1

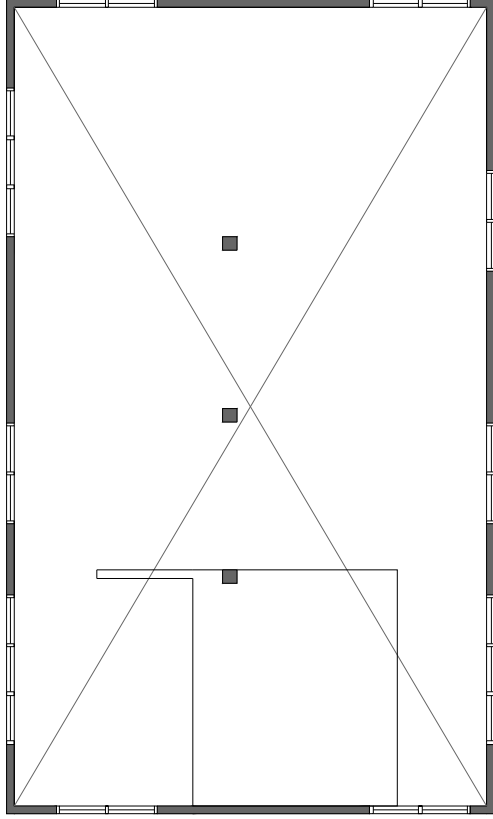
TOTAL SF: 1,500 SF

- STRUCTURAL FRAME
PROVIDE A STRUCTURAL BEAM AND
REINFORCE ROOF STRUCTURE
- FIRST FLOOR
ADD NEW POLISHED CONCRETE FLOORING
- SECOND FLOOR
SPACE FOR THE MECHANICAL UNITS
OPEN TO STRUCTURE
- ROOF
NEW STANDING SEAM METAL ROOFING
- ENVELOPE AND OPENINGS
NEW WOOD SIDING ENVELOPE AND
THERMAL WINDOWS AND EIGHT 9' GLASS
OVERHEAD DOORS
- MECHANICAL
TWO RESIDENTIAL SINGLE ZONE, DX SPLIT
AND ALL DUCT ASSOCIATED ON FIRST
FLOOR.
- PLUMBING
NEW SEWER, PLUMBING AND ASSOCIATED
WATER HEATER TO CONNECT TO NEW
LAYOUT
- ELECTRICAL
NEW ELECTRICAL PANELS WITH AND
LIGHTING AND DATA SYSTEMS.

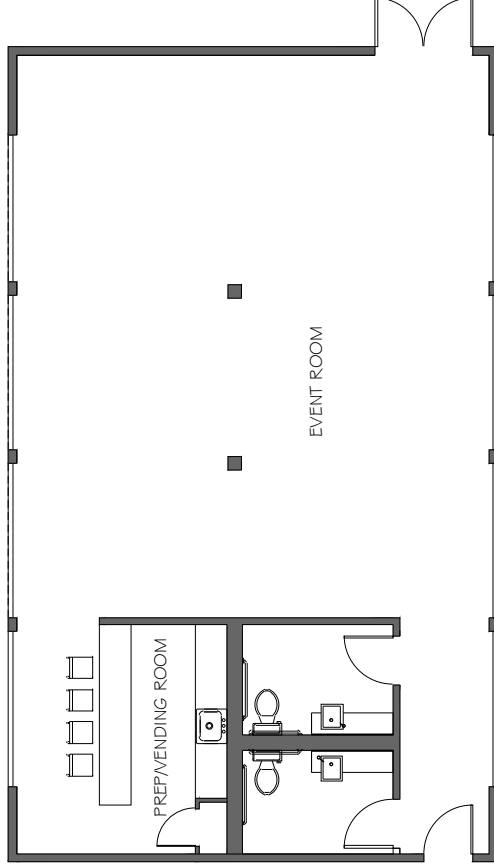


YARD ARCHITECTS ENGINEERS

100 POSTRESS STREET, SUITE 100, NEW ORLEANS, LA 70112



SECOND FLOOR PLAN



FIRST FLOOR PLAN



CITY OF COVINGTON

BUILDING NAME:

HISTORIC FIRE STATION
BUILDING RENOVATION AND
SITE IMPROVEMENTS

BUILDING RENOVATION OPTION 2

TOTAL SF: 2,300 SF

STRUCTURAL FRAME
PROVIDE A STRUCTURAL BEAM TO
REINFORCE ROOF AND PROVIDE AND
ELEVATOR SHAFT.

FIRST FLOOR
ADD NEW POLISHED CONCRETE FLOORING

SECOND FLOOR
MEZZANINE IS WOOD FLOORING WITH
WOOD JOIST STRUCTURE.

ROOF
NEW STANDING SEAM METAL ROOFING
ENVELOPE AND OPENINGS
NEW WOOD SIDING ENVELOPE AND
THERMAL WINDOWS AND EIGHT 9' GLASS
OVERHEAD DOORS

MECHANICAL
TWO RESIDENTIAL SINGLE ZONE, DX SPLIT
AND ALL DUCT ASSOCIATED ON FIRST
FLOOR.

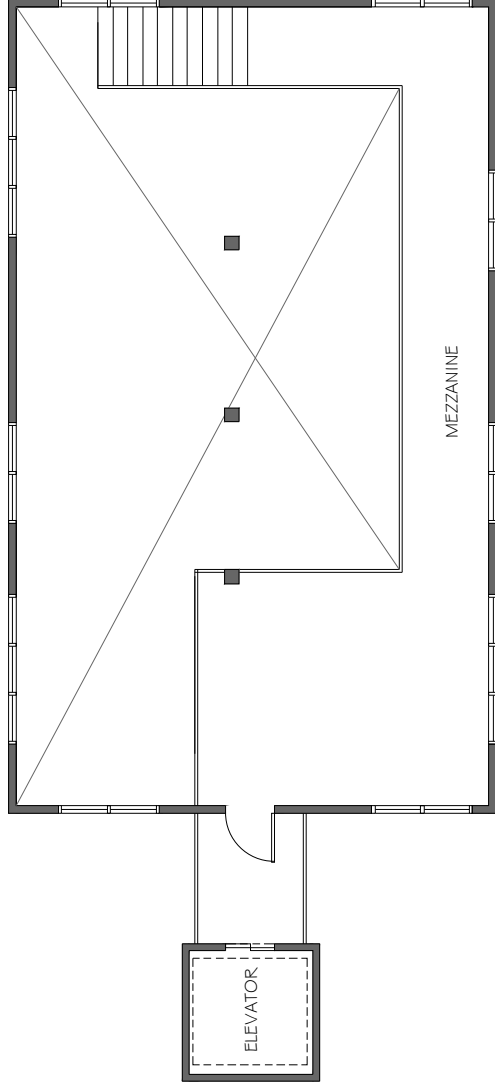
PLUMBING
NEW SEWER, PLUMBING AND ASSOCIATED
WATER HEATER TO CONNECT TO NEW
LAYOUT

ELECTRICAL
NEW ELECTRICAL PANELS WITH AND
LIGHTING AND DATA SYSTEMS

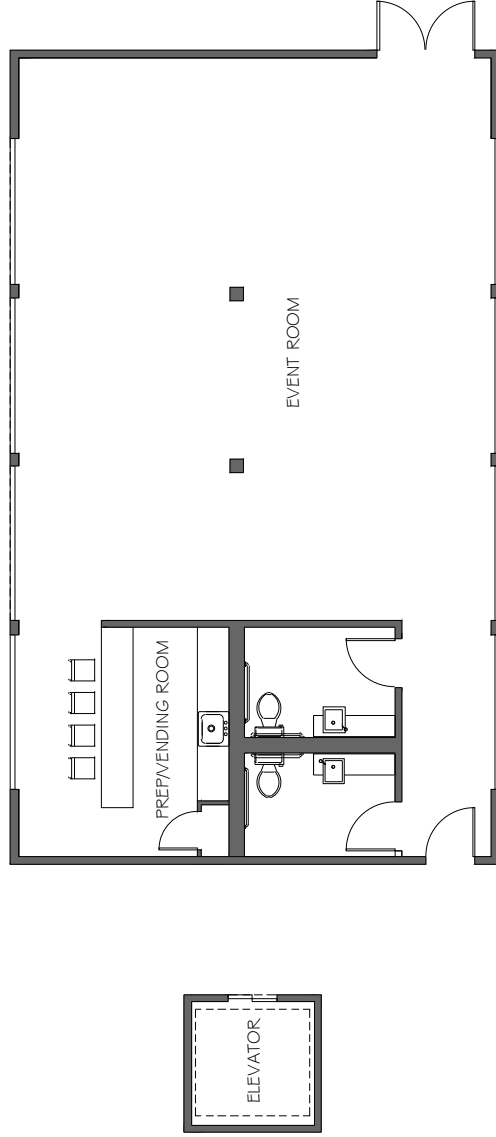


HOD / HOD-INTERIOR DESIGN

101. PONDREY ST. SUITE 101 - NOLA 70116 - 504.741.4286



SECOND FLOOR PLAN



FIRST FLOOR PLAN



CITY OF COVINGTON

BUILDING NAME:

HISTORIC FIRE STATION
BUILDING RENOVATION AND
SITE IMPROVEMENTS

SITE IMPROVEMENTS OPTION 1

TOTAL SF: 17,500 SF

IMPROVEMENTS
SITE IMPROVEMENTS INCLUDE PAVER
CONCRETE SIDEWALKS AND GRASS
PLANTING WERE INDICATED

WATER TOWER CANOPY
EXISTING 45' WATER TOWER IS TO BE
CLEANED REPAINTED AND 45' SQUARE
CANOPY IS TO BE ADDED AS THE
IMPROVEMENT.

PUMP HOUSE
REMOVE EXISTING PUMPS FROM THE PUMP
HOUSE AND RECONDITION BUILDING AS
OPEN SPACE.

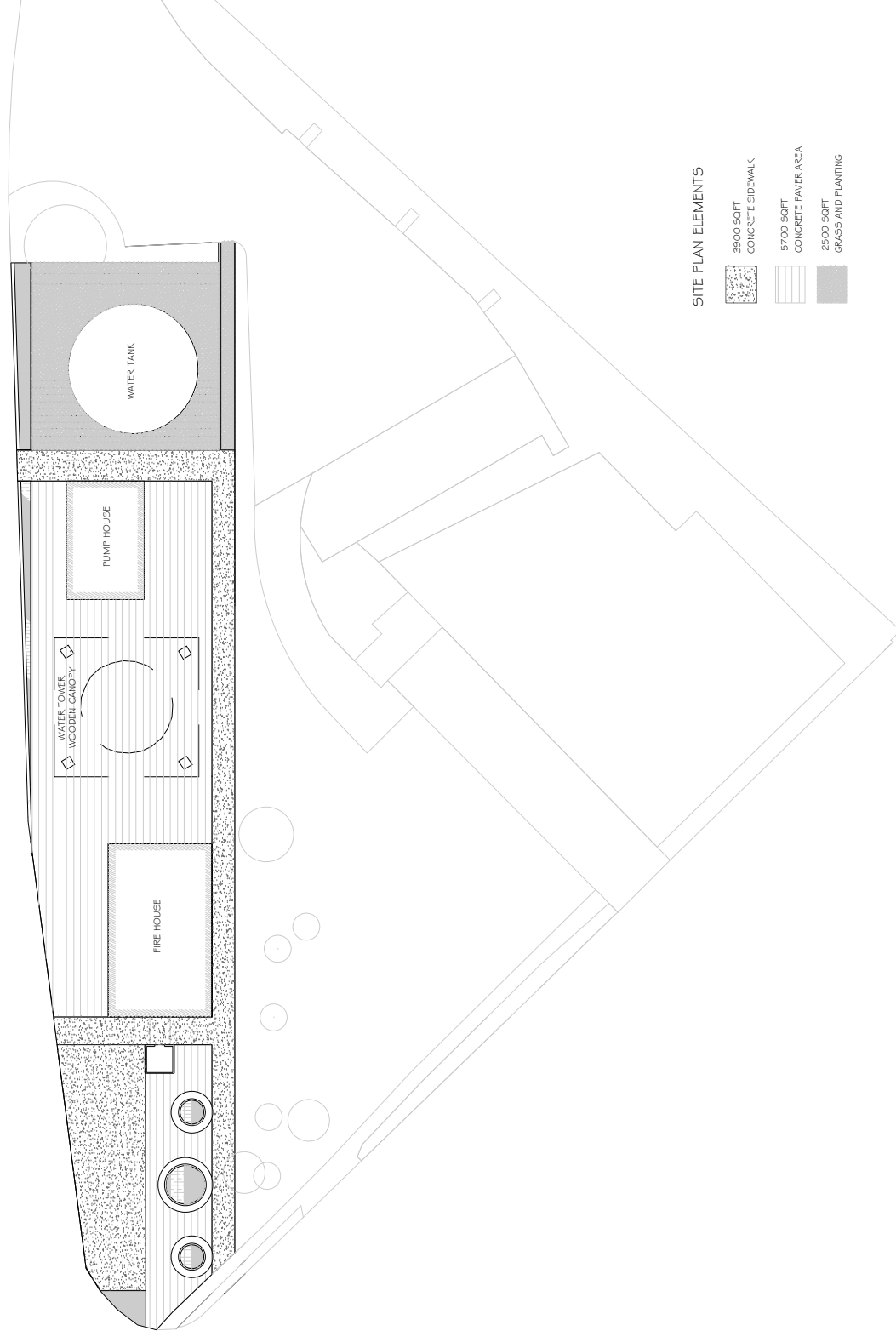
WATER TANK
ADD FILL AROUND WATER TANK IN A
TERRACE FORM

LANDSCAPE FURNITURE AND LIGHTING
PROVIDE PRICING ALLOWANCE FOR SITE
LIGHTING AND SITE FURNITURE AS BENCHES
AND GARBAGE BINS.



WMA ARCHITECTS ENGINEERS

1405 KENTWORTH LANE, SUITE 200, NEW ORLEANS, LA 70115



SITE PLAN ELEMENTS

- 3900 SQFT
CONCRETE SIDEWALK
- 5700 SQFT
CONCRETE PAVEMENT AREA
- 2500 SQFT
GRASS AND PLANTING



CITY OF COVINGTON

BUILDING NAME:

HISTORIC FIRE STATION BUILDING RENOVATION AND SITE IMPROVEMENTS

SITE IMPROVEMENTS OPTION 2

TOTAL SF: 28,000 SF

IMPROVEMENTS

SITE IMPROVEMENTS INCLUDE PAVER
CONCRETE SIDEWALKS AND GRASS
PLANTING WERE INDICATED

WATER TOWER CANOPY

EXISTING 45' WATER TOWER IS TO BE
CLEANED REPAINTED AND 45' SQUARE
CANOPY IS TO BE ADDED AS THE
IMPROVEMENT.

PUMP HOUSE

REMOVE EXISTING PUMPS FROM THE PUMP
HOUSE AND RECONDITION BUILDING AS
OPEN SPACE.

WATER TANK

ADD FILL AROUND WATER TANK IN A
TERRACE FORM

LANDSCAPE FURNITURE AND LIGHTING

PROVIDE PRICING ALLOWANCE FOR SITE
LIGHTING AND SITE FURNITURE AS BENCHES
AND GARBAGE BINS.



HKS / ARCHITECTS ENGINEERS

1000 PONTIAC AVENUE, SUITE 200, ALBUQUERQUE, NM 87102

