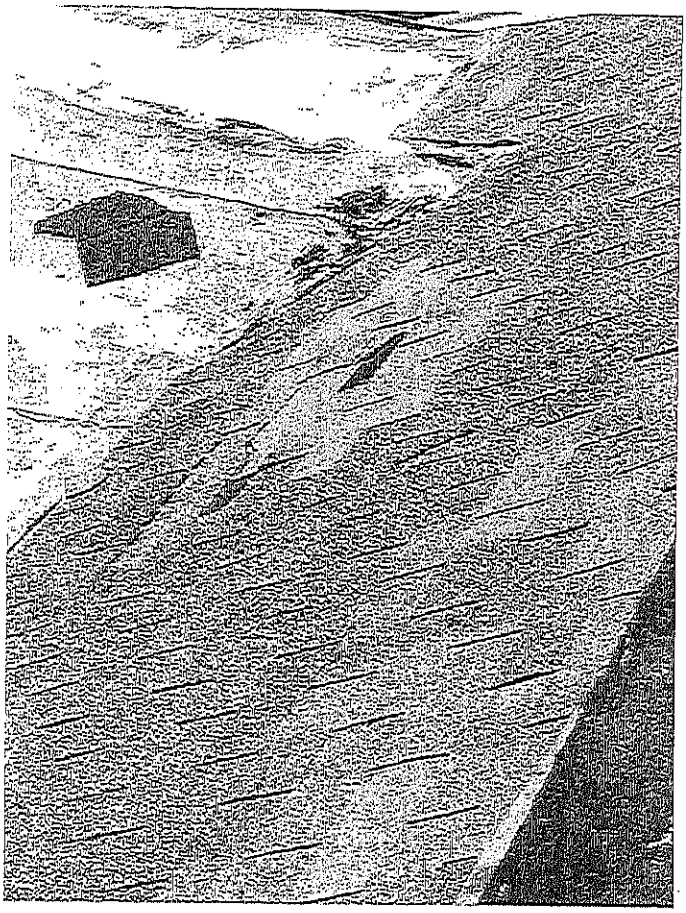


Photo #12 - Deteriorated and poorly repaired roofing. Although the shingles were only installed in the late 1980s, many have pulled loose. Shingles used to patch openings do not match the surrounding shingles.

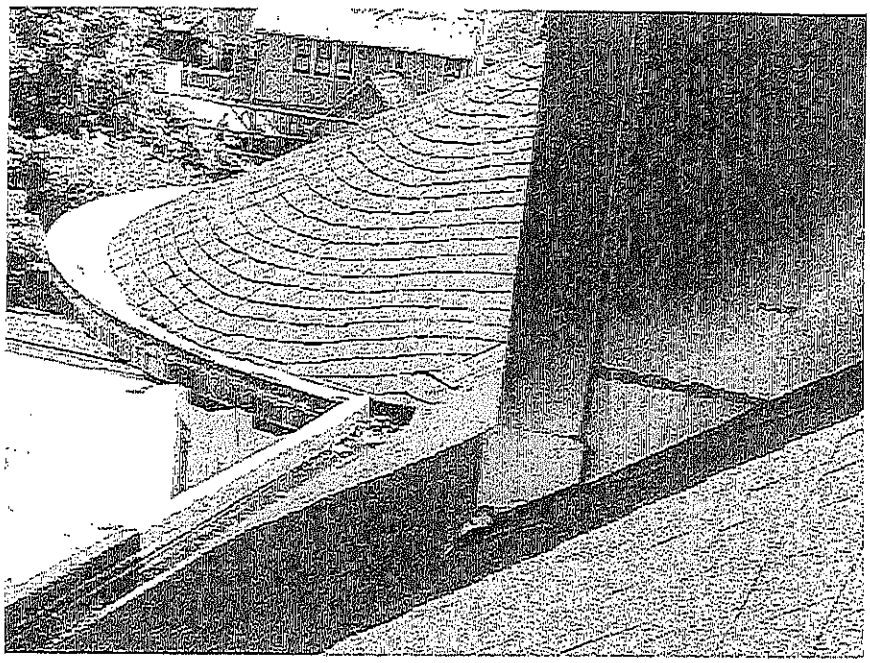


Photo #13. The open joint between the copper dormer siding and roof allows water infiltration. The clogged gutter outlet holds water and prevents proper drainage. Note the irregular application of the roofing shingles on the rounded roof surface beyond to the left of the dormer.

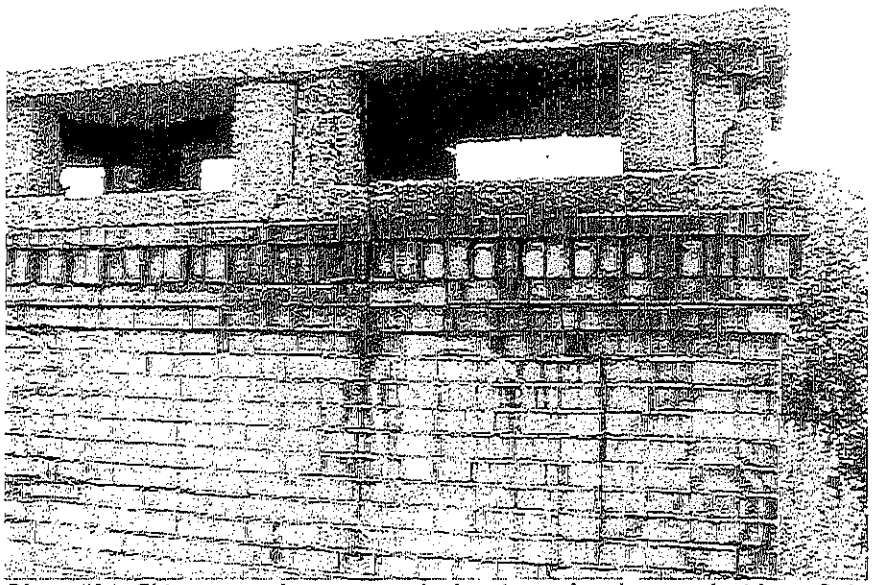


Photo #14. Chimney stacks are severely deteriorated and covered with grafitti. Note cracking, displacement and staining of brick members, and the spalling and surface erosion present on the concrete chimney hood.

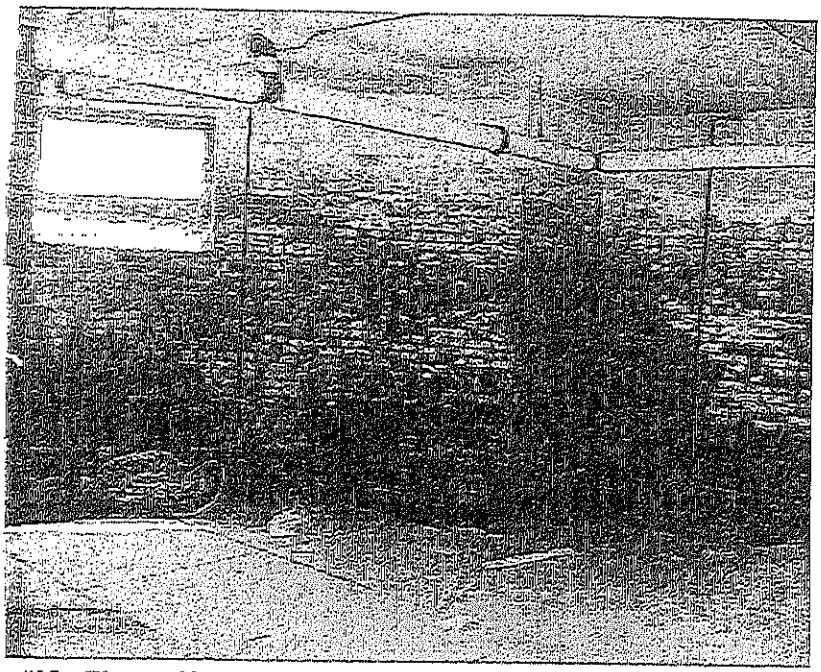


Photo #15 - Water infiltration and rising damp have damaged the walls in Room B04A and most other masonry walls throughout the basement.

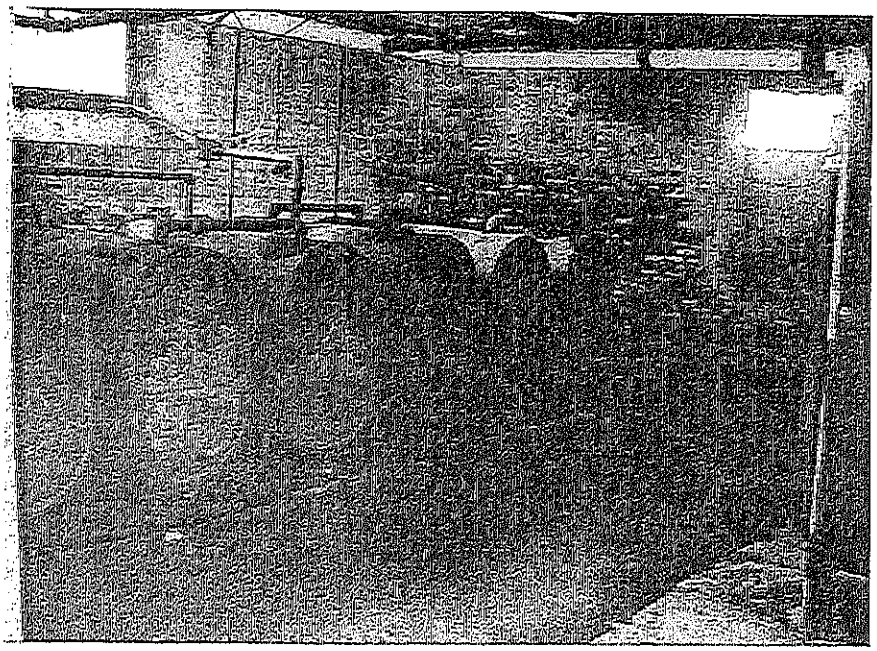


Photo #16 - Defective roof and site drainage has caused water to accumulate on the floor of Room B04B.

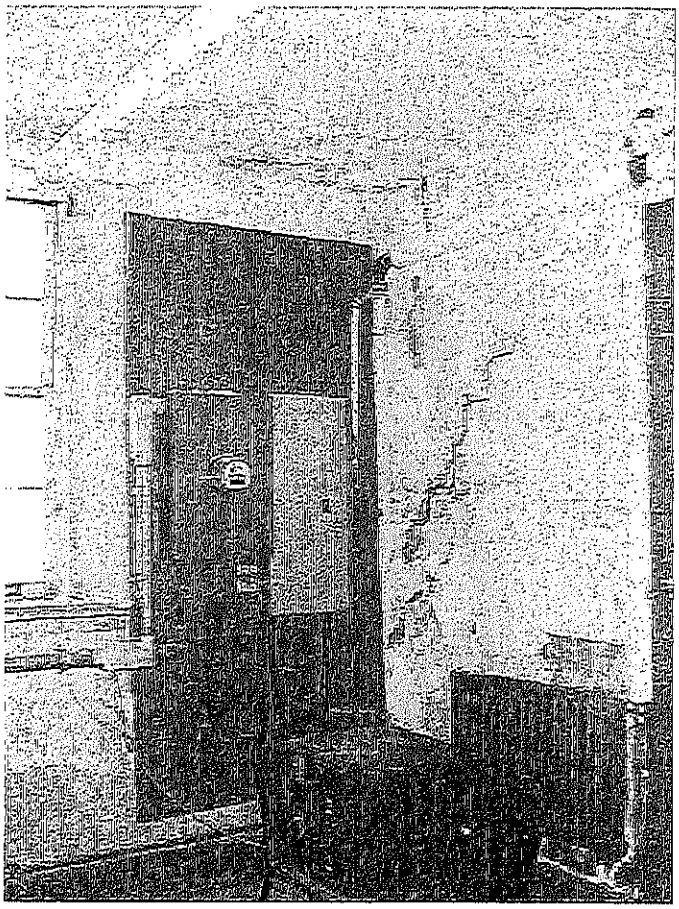


Photo #17 - Water infiltration has severely damaged the ceiling and walls in Room B12.

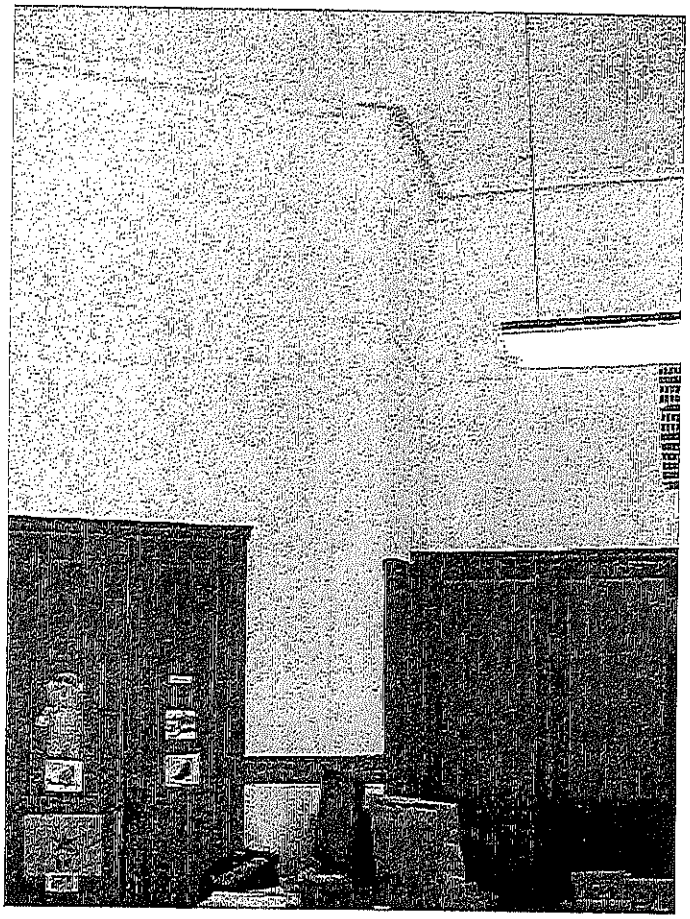


Photo #18 - Active water infiltration has damaged plaster walls in Room 108. Note the incompatible modern suspended fluorescent light fixture.

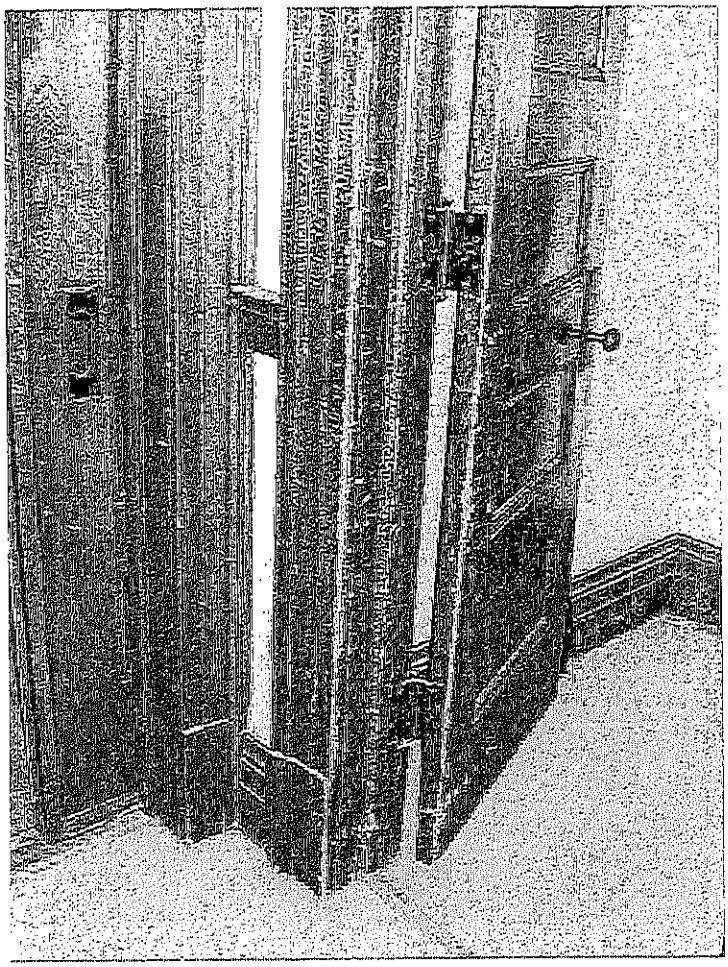


Photo #19 - Wood trim is badly scratched and dented on the doorway between Lobby 101 and Stairway 101B. In many places, original door hardware remains. Modern vinyl tile conceals original wood flooring.

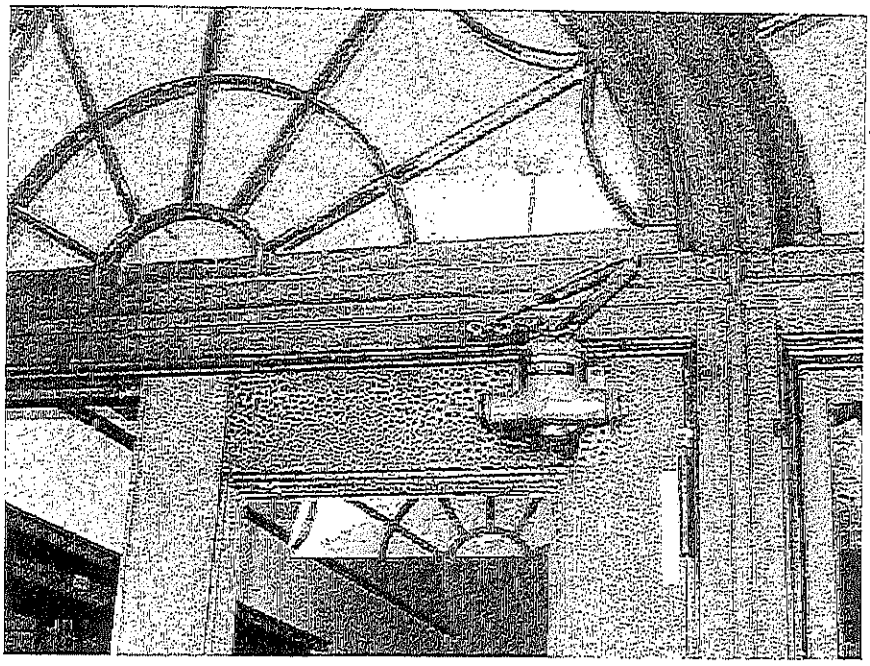


Photo #20 - Varnish finish on woodwork in Entry Vestibule 101A is severely alligatored. Glazing compound on the fan light is also deteriorated.

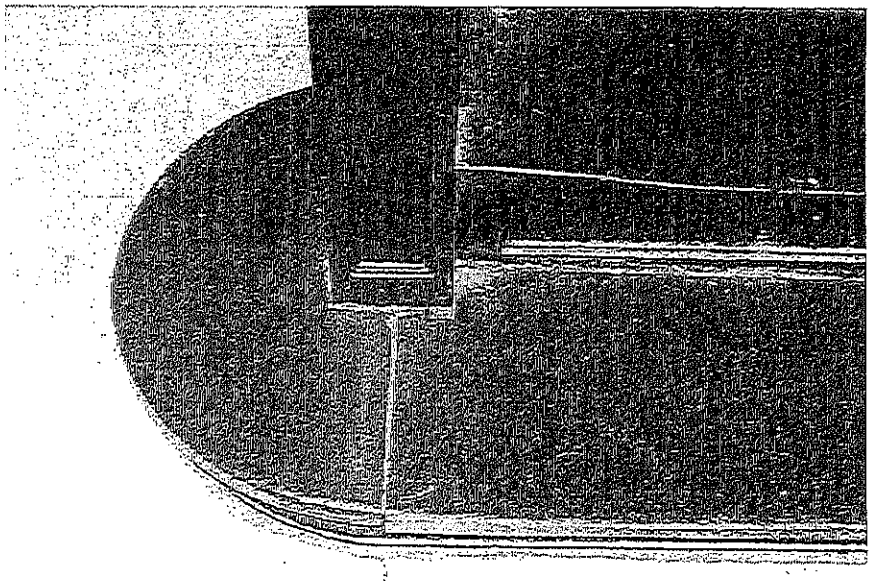


Photo #21 - The bottom stair tread in Lobby 101 is displaced.

Photo #22 - Water infiltration has damaged wall and ceiling plaster in Auditorium 114. Water appears to have migrated along the painted plaster cornice in the room, damaging the cornice and severely damaging window curtains.

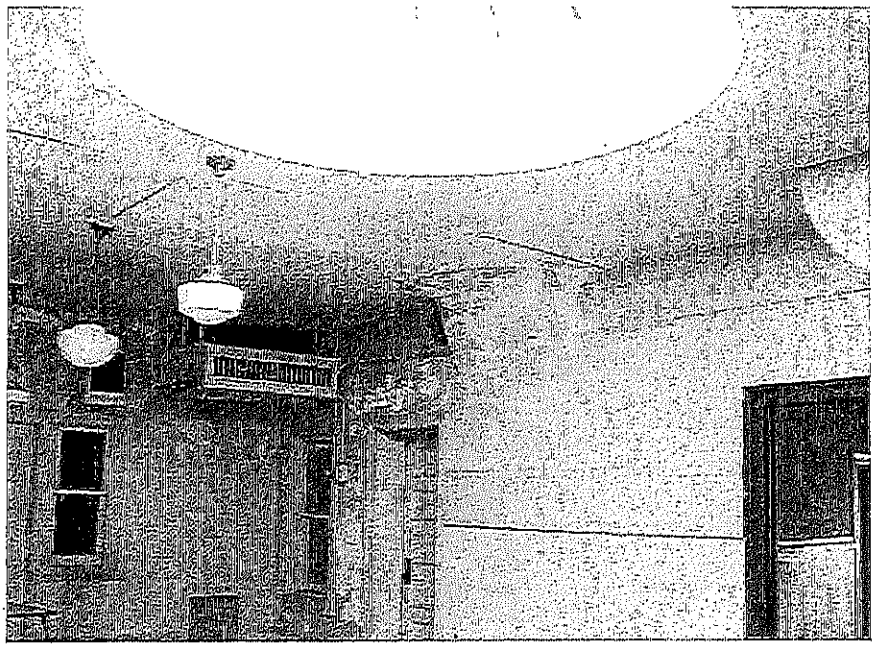


Photo #23 - Water damaged paint and plaster resulting from deteriorated roofing in Room 301. The mechanical equipment is incompatible with the historic character of the space and is inappropriately located. Many original suspended milk-glass shaded light fixtures remain on the third floor.

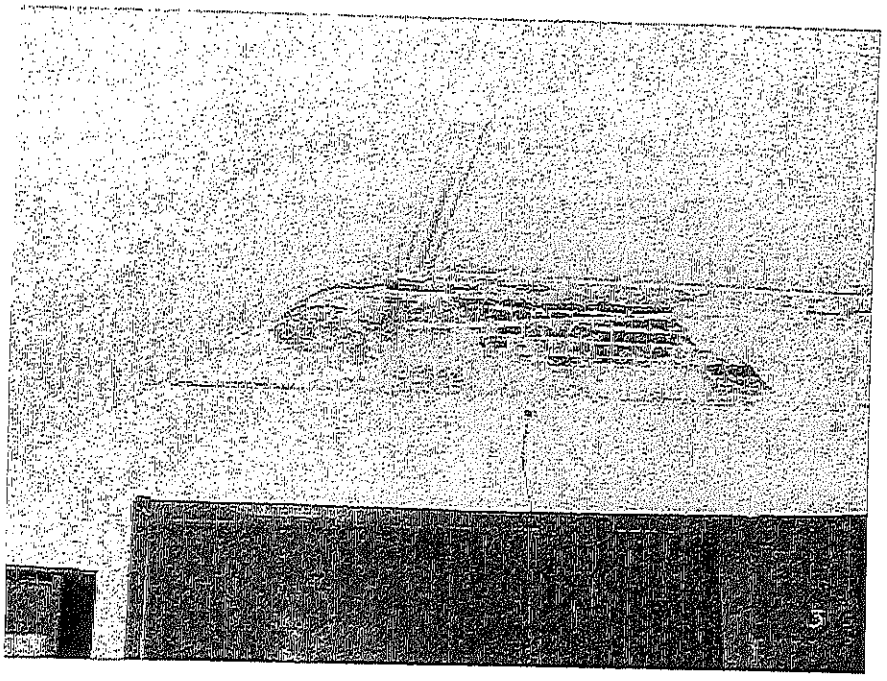


Photo #24 - Water damaged plaster and paint in Room 303, resulting from deteriorated roofing.

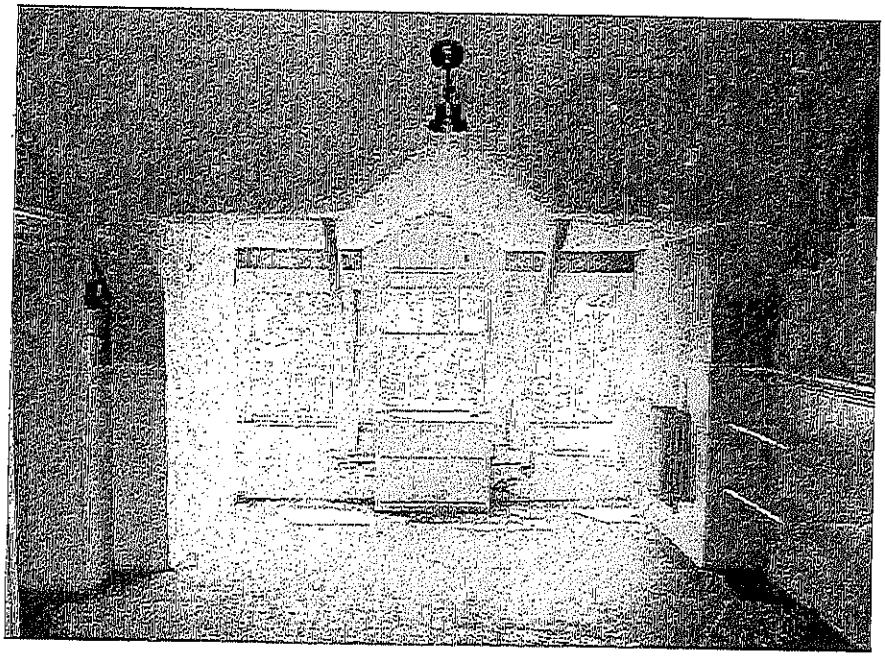


Photo #25 - Room 308 showing water damaged plaster and paint resulting from deteriorated roofing.

RECOMMENDATIONS FOR REPAIR AND CONSERVATION

General Principles

In addition to including an assessment of the building's current physical condition, this report provides recommendations to correct identified problem conditions and plan restoration efforts to ensure the long-term survival of the Thorne Memorial Building without comprising its integrity.

In consideration of the building's architectural significance, along with its local landmark status and historical importance to the community, recommended conservation work should be undertaken using a careful, curatorial approach. For this purpose, such work should be carefully planned, directed, and executed only by professionals with experience in current historic preservation methods, practices and materials. Architects specializing in building restoration should prepare construction documents for the required work, while only skilled and experienced craftsmen should perform repairs and maintenance.

The installation of new building utility systems often causes substantial damage to historic buildings. New electrical, plumbing, and HVAC systems often require large amounts of space and can cause substantial destruction of original building fabric. Although it may be possible to conceal building systems once they have been installed, the underlying damage caused by their installation can threaten the building's integrity. Utility systems for significant historic buildings should be designed only by engineers who have experience in the integration of systems in historic structures, and the work should be coordinated by restoration architects to ensure that the least intrusive methods of installation are implemented.

Careful conservation work is required in the near future to prevent further deterioration of the building. However, care should be taken to limit interventions to only those situations where they are absolutely necessary to protect public safety or to preserve original materials and finishes. All repair and restoration work should be completely reversible, so that should adverse reactions occur or long-term problems develop, the interventions can be neutralized without damaging the building's historic fabric.

High Priority Recommendations

The primary consideration for the preservation and longevity of the Thorne Memorial Building is the **prevention of water infiltration**, since this ongoing process has caused

considerable damage to both exterior materials and interior finishes over a long period of time. Proper sequential planning for phased rehabilitation of existing structures **starts with securing the exterior perimeter before any renewal work is attempted at the interior.** This is important to ensure that public funds expended to rehabilitate the interior, the part of the building most people will experience, will have been spent wisely, and to avoid damage to newly refinished spaces caused by unattended exterior problems.

Accordingly, the highest priority has been given to those measures that will eliminate the infiltration of water through the exterior envelope of the building and is focused on repairing and refinishing exterior materials and systems of the building. These measures to prevent water infiltration and building deterioration should be considered as **HIGH PRIORITY** and be accomplished as soon as possible:

- Installation of a new roof system with associated flashing, built-in gutters, and leaders connected to an underground drainage to carry water away from the building.
- Repairing and painting of windows and other exterior wood surfaces.
- Preparation and repointing of open joints in the masonry of the chimneys, cornice, walls and foundation. Joints should be repointed using a soft, lime-based mortar, and that deteriorated bricks be replaced where they have lost their integrity.

This work should help to stop the long-term deterioration of the basement masonry and finishes that has been caused by rising damp coming through the floor and by moisture migrating through the walls. Replacement of the roofing system will also mitigate the deterioration of interior wall and ceiling finishes, such as the damage visible at the current time on the third floor.

Once the exterior and roof of the building have been secured from water infiltration, and site deficiencies that may be contributing to deterioration in the building's foundation have been addressed, work can proceed at the interior to repair water damaged finishes and substrates, and to undertake the restoration and renovation of systems and finishes

Building Exterior

As stated previously in this report, the entire exterior fabric of the building has suffered from deferred maintenance over many years. Although the roof was completely replaced in 1987, it has started to deteriorate and allow water infiltration. The open mortar joints of the masonry and the open joints between the window frames and the surrounding masonry openings have also invited water and air infiltration into the wall cavity and the interior. Correcting these problems will ensure the future survival of this important historic resource.

Site

- Re-grade around building to provide positive surface drainage away from the foundation.

- ❑ Install sealant between limestone cheekwalls and bluestone steps that lead up to the west entrance.
- ❑ Repair or rebuild the underground drainage system for roof runoff.

Roof

- ❑ Remove all existing asphalt shingles, roof coatings and flashings down to sheathing. Replace deteriorated sheathing.
- ❑ Install new historically appropriate roofing and flashing materials.
- ❑ Replace damaged built-in copper gutters.
- ❑ Rebuild gutter outlets and provide new leaders connected to the underground drainage system.
- ❑ Clean chimney masonry of dirt and graffiti.
- ❑ Reset loose chimney bricks and replace deteriorated mortar joints.
- ❑ Replace deteriorated concrete chimney hoods.
- ❑ Replace existing copper dormer cladding with new copper to match the original condition.
- ❑ Install a new balustrade along the edges of the flat roof to match its original appearance.
- ❑ Remove exterior door and walkway to east fire escape and rebuild roof to eliminate door opening.
- ❑ Remove the brick parapet wall and return the southeast section of the roof to its original configuration.

Masonry

- ❑ Remove vines from walls.
- ❑ Clean brick, marble and bluestone of all dirt, rust and water stains, and biological growth.
- ❑ Remove exterior fire escapes and patch holes in masonry.
- ❑ Repoint open and deteriorated mortar joints to match original.
- ❑ Replace missing, spalled and cement-patched molded brick.
- ❑ Remove loose and exfoliated bluestone at watertable down to sound bluestone.
- ❑ Remove deteriorated parging from brick foundation walls and repoint mortar joints where required.
- ❑ Remove the non-original brick parapet wall and associated fire escape components on the east side and restore southeast corner brick and roof intersection.
- ❑ Repair cracks in marble cheekwalls at bluestone steps and base of carriage porch.
- ❑ Repair cracks in east entrance concrete landing.
- ❑ Caulk open joints between marble cheekwalls and bluestone steps.
- ❑ Replace cracked and heaved concrete entrance pads with new concrete pads.
- ❑ Remove deteriorated concrete troughs along east and west walls of the Auditorium and regrade.

Windows

- Remove deteriorated paint, prepare, prime and paint frames and sash.
- Reattach loose sash components and replace deteriorated components.
- Caulk open joints between wood frames and surrounding masonry openings.
- Replace wire glazing with clear glazing and replace cracked glazing.
- Replace deteriorated putty glazing.
- Remove air conditioning units.
- Replace non-original basement windows with eight-light awning windows to match originals.
- Remove insect screens and frames from the masonry openings.

Exterior Doors

- Remove deteriorated paint, prepare, prime and paint frames and doors.
- Replace wire glazing with clear safety glazing.

Metalwork

- Remove metal fire escapes.
- Replace section of cornice missing at east fire escape.
- Repair displaced copper cornice on the north wall of the auditorium.
- Replace missing basement window grilles with new grilles.
- Prepare, prime and paint metal column capitals and bases at west entrance porch and carriage porch on the east elevation.

Exterior Wood

- Replace deteriorated west porch roof components to match original.
- Remove deteriorated paint; prepare, prime and paint porch components.

Building Interior

The building conservation work listed below is recommended to correct the identified problems with interior fabric. As with the exterior, repair work should be limited to problems that only affect the physical integrity and preservation of historic building fabric. In keeping with this important conservation principle, surfaces that show evidence of normal use should only be preserved and protected from further damage, rather than restored to an "as new" appearance.

General Recommendations

- Replace all existing building utility systems to include: heating, electrical and plumbing equipment and fixtures. Replace electrical service entrance for higher demand for electrical power for new uses. Historic and character-defining

elements, such as light fixtures and decorative radiators, should be refurbished and reused.

- Perform additional tests for the presence of asbestos and abate if required: vinyl flooring and adhesives, electrical wiring insulation, and pipe insulation.
- Perform tests for lead paint and abate if required.
- A licensed structural engineer should analyze the structure of the existing building to determine floor loading capacity of existing floors.

Basement

- Thoroughly clean all building surfaces: floors, walls, ceilings, woodwork, etc.
- After the sources of water infiltration to the basement are corrected, repair damaged brick and clay tile walls by pointing or unit replacement.
- Remove historically inappropriate surface treatments, such as modern ceiling systems in Rooms B07 and B08. However, these ceilings can be repaired and allowed to remain if they are well suited to the new uses of these rooms.
- Repair damaged plaster walls and ceilings.
- Paint walls, ceilings, and woodwork.
- Repair damaged concrete floor in Room B04.
- Provide new bathroom fixtures and toilet partitions.
- Monitor basement walls for future moisture penetration and migration.

First Floor

- Replace obtrusive and historically inappropriate lighting fixtures, receptacles and surface wiring.
- In Entrance Vestibules 101A and 103, repair damaged doors, hardware and trim. Strip deteriorated varnish from woodwork and refinish. Repair damaged mosaic floor tiles. Replace deteriorated glazing compound on transom windows.
- Remove modern vinyl tiles and carpeting to expose original wood floor. Repair damaged wood flooring and restore finish to original appearance.
- Correct sources of water infiltration and plaster damage in Rooms 104A, 108 and Auditorium 114. Replace or repair damaged wall and ceiling plaster.
- Clean soiled clear-finished woodwork and touch up scratches.
- Remove paint from the glass tiles in the ceiling of stair 101B.
- Repair displaced lower stone tread on the main stair.
- Refinish deteriorated clear finishes on woodwork, especially window trim and all varnish coatings that have alligatored.
- Replace inappropriate wood floor patching in Auditorium 114 with dutchman repairs.
- Paint walls and ceilings to replicate the historic color scheme.

Second Floor

- Replace previous plaster repairs that have been improperly performed on walls and ceilings. In addition, repair all other plaster cracks, damage and losses.
- Perform paint serration analysis on woodwork to determine the historically correct finish—paint or clear finish.
- Remove modern vinyl floor coverings to expose original wood floor surfaces. Repair damaged wood flooring and refinish to original appearance.
- Remove modern partitions and restore the second floor plan to its original configuration.
- Paint walls and ceilings to match the historic color scheme.

Third Floor

- Replace deteriorated plaster with new plaster.
- Remove deteriorated paint, prepare, prime and paint plaster and wood surfaces to match historic appearance.
- Restore windows to weather tight condition.
- Repair plaster ceiling and wall cracks.
- Patch holes in plaster.
- Repair and refinish floors to match historic appearance.
- Repair scratches on wainscot and refinish to match the original appearance.
- Remove paint from historically stained woodwork.
- Install historically appropriate light fixtures in all rooms.
- Remove VAT flooring in Room 308.
- Remove vertical piping in Room 308 and patch wood floors.

Miscellaneous

- A structural engineer should examine the cracked brickwork in the upper proscenium wall located in the attic space above the Auditorium.
- Excavated probes should be undertaken to determine the depth and condition of foundations at the perimeter of the existing stage exterior. This will be important to determine the level of work required to modify the basement exits at the north side of the building and for the proposed backstage addition.
- Test borings should be taken to determine soil bearing capacity for the backstage addition and the new basement exit at the south side of the basement.

BUILDING ACCESSIBILITY REQUIREMENTS AND RECOMMENDATIONS

Both the *Americans with Disabilities Act* (ADA) and the *Building Code of New York State* require the Thorne Memorial Building to be made accessible for persons with physical disabilities. These codes recognize, however, that full compliance with accessibility requirements may not be possible for historic buildings, especially where such accommodation would either be technically infeasible or threaten the historic character defining elements of the building. In such instances, building owners must undertake good faith efforts to eliminate accessibility barriers when they are "readily achievable". If the removal of barriers is not readily achievable, the ADA requirements also permit owners some flexibility in developing reasonable solutions to improve accessibility. Accordingly, the proposed plan for the rehabilitation of the Thorne Memorial Building as shown on the program drawings will achieve full code compliance by providing the following accessible features to accommodate the physically disabled:

- **Requirement**: An accessible route from a site arrival point to at least one accessible building entrance.
  Solution: This is currently provided by the existing concrete ramp at the west entrance adjacent to the porte cochere. Dedicated parking spaces for those with physical disabilities should also be provided near the accessible entrance.

- **Requirement**: An accessible route from an accessible entrance to public spaces on the same floor level.
  Solution: All public spaces on the first floor are either accessible or can be made accessible.

- **Requirement**: Vertical accessibility to all four floor levels.
  Solution: A new elevator would make all floor levels accessible. Once at those other levels, all areas on individual floors are at the same level.

- **Requirement**: Accessible restrooms.
  Solution: Accessible restrooms will be provided in the basement, first floor and third floor.

BUILDING CODE REQUIREMENTS AND RECOMMENDATIONS

Under the new 2002 *Building Code of New York State*, the Thorne Memorial Building used as a community arts center would be classified under Assembly Group A-3 for use and occupancy. This is an assembly use classification for recreation and amusement uses, such as those proposed for the Thorne Memorial Building, including community halls, art galleries, exhibit halls, and lecture halls. The building also appears to meet the requirements of Building Type IIA or IIB category, where building materials are non-combustible. The building is also considered to be a "Historic Building", since it is listed in the National Register of Historic Places. This classification is very important because the building may continue to be occupied for the same use or adapted for new uses, without complying with the full requirements of the Code that are applicable to new structures.

Specific requirements relating to the repair, renovation, alteration, and reconstruction, or change of occupancy of historic buildings are identified in Chapter K10 – "HISTORIC BUILDINGS" of the Building Code. This chapter outlines criteria for compliance, requires plans for such proposed work to be investigated and evaluated, and requires that "a written report shall be prepared for such a building and filed with the code enforcement official by a registered design professional. Such report shall identify each required safety feature in compliance with this chapter and where compliance with other chapters of this appendix would be damaging to the contributing historic features." This report would be prepared as part of the preparation of documents for repair, renovation, and restoration of the building, and would identify proposed modifications to meet the intent of code requirements

For the purposes of this report, however, the Thorne Memorial Building was evaluated only for general compliance with the *Building Code*. The following safety-related improvements and recommendations are illustrated on the set of plans included in the "Programming" chapter of this report, which show the proposed rehabilitation and alteration of the building.

- A new fire-rated enclosed exit stairway to connect the basement, first, second and third floors. This enclosure includes egress from the basement to the first floor building exit, although a door is required at the first floor to separate the run of stairs to the basement from those coming down from the second and third floors.

- An enclosed stair from the third floor to the flat section of the roof, if it is required by the code enforcement official and is technically feasible.
- In the basement, a new exit doorway and stairs to grade at the south end of the building. In addition, the existing exits at the north end of the basement will be reconfigured and enlarged. New enclosed stairs from the first floor and the basement to an exit at grade are also included.
- An emergency lighting system throughout the building.
- Automatic fire detection and alarm systems throughout the building, with pull stations and local notification to the police or fire department.
- Safety glazing where such glazing may be subject to occupant impact at all building entrances and exits, and elsewhere throughout the building.
- Reconfiguration of the historic stairs connecting the second and third floors to eliminate the non-code compliant winder treads.
- Fire retardant treated curtain for the auditorium stage.
- New fire retardant treated draperies for windows.
- If the stage is enlarged, full compliance with requirements of the Building Code will be required for construction of the new addition.
- The maximum occupancy of the auditorium is 441 persons (3050 s.f. @ 7 s.f. allowed area per person). The two exits at the northeast and northwest corners of the auditorium must be reconfigured in order to safely accommodate this audience capacity in accordance with *Building Code* requirements, and to eliminate the step up conditions at the doors. (Egress requirements can be reduced somewhat by providing an automatic sprinkler system).

PROGRAMMING

The Thorne Memorial Building was originally presented to the Village of Millbrook with the intent that its use be restricted to educational and cultural purposes. Its original design of large airy and well lit classrooms, clear circulation, and multi-use auditorium spaces are general in nature and can be easily adapted to new uses similar to their original roles. To that end, the proposed reuse of the building for a community arts center would be in keeping with the intent of the children of Jonathan and Lydia Thorne, and continue the long use of the building for the educational and cultural benefit of the Millbrook community.

The advisory committee to the Village has met and toured the building with individuals who work in the culinary, literary, performing, and visual arts fields to assemble a preliminary assessment of assets and limitations of the existing facilities. These professionals and specialists toured the building with the Village's planning and development consultant and the architects, and reviewed the existing facilities to assess the potential for the building's proposed reuse as a community arts center. The feasibility of using the auditorium for catered events was also explored and found feasible. The committee's observations and suggestions, assembled and coordinated by the planning consultant, have been used as a guide by the architects to develop a preliminary program for readily achievable new uses that will benefit the Millbrook community. This information in turn was conveyed to the architects as it became available and was included in the plans for adapting the building to use as an arts center.

Although this planning is at a very preliminary stage, and specific uses may change as community needs are further identified and clarified, a core of activities and functions has emerged. Initial sentiment for a new project often encompasses an "everything for everyone" approach to activities and programs in a new facility, stretching the project program – and budget -- very thin. Limited means are stretched to the breaking point, and the project runs the danger of failure. The primary mission of the community arts center will become evident as the potential providers and users of the basic program of visual and performing arts activities and events are better identified. The spaces of the building have great flexibility for a wide variety of potential uses, and are readily adaptable, whether as classrooms or arts studios.

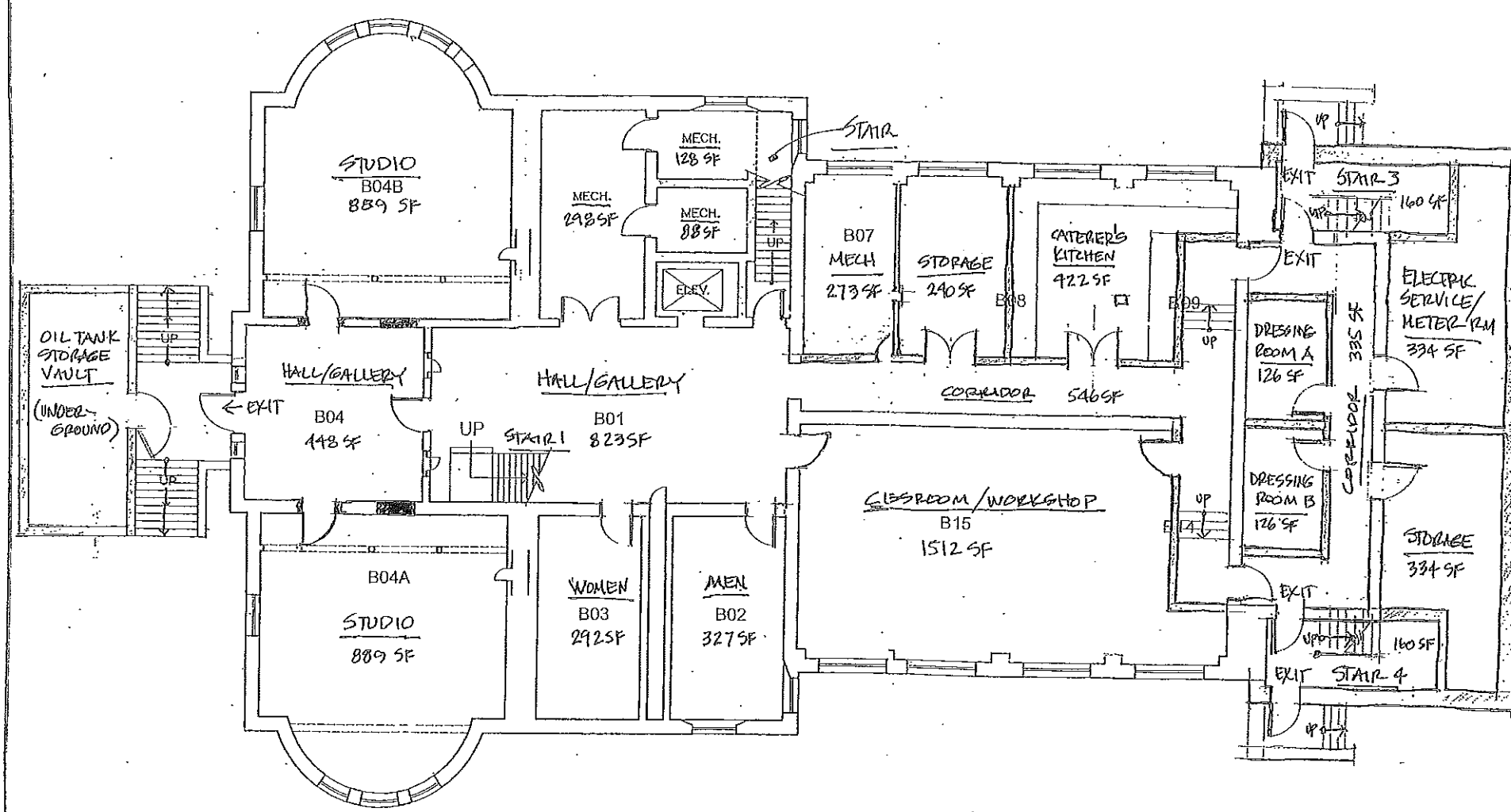
The Village's planning and development consultant has started the process of identifying other facilities in the community or region that provide comparable and complementary facilities or programs to those proposed for the Thorne Memorial Building. This research effort should be continued to avoid the danger of creating facilities that duplicate those found elsewhere and burdening the project budget with administrative and construction costs for providing facilities that already exist elsewhere. As an example, the auditorium with its flat floor, side wall windows, limited overhead above the stage, will never be capable of presenting the types of

theatrical performances that would be presented in a theater that is designed with raked seating, full sound and lighting systems, and a set loft above the stage and backstage. However, the flat floor, high ceiling, raised stage, and movable seating, has great potential to use the auditorium as a multi-activity space. Ideas for its use range from small theatrical productions, chamber music and solo music performances, dance performances, conferences, movies, poetry and book readings, and lectures. By way of a raised platform in the center of the room, seating can be arranged in a circular pattern for a "theater-in-the-round" experience. The creation of a musician's balcony above the doors in the south wall would provide a location for a movie projector or follow spotlights for theatrical stage performances.

With chairs removed, the auditorium can serve as a site for aerobic exercise and dance classes. With the introduction of tables and seating, the room can also become a venue for catered events, such as wedding receptions, galas, or catered fund-raising dinners, where food is prepared either off site or in mobile kitchen facilities outside the building. Tables, chairs, linens, glass and chinaware would all be rented for the event by the user of the auditorium so that the arts center does not need to purchase, or be responsible for cleaning, maintaining, or storing such items.

Attendant with hosting catered events is the need for a caterer's service or staging area. The cost of kitchen equipment and mechanical and fire protection equipment to outfit a full commercial kitchen would be have a high initial expense, particularly where the preparation and service of food is not a primary activity, and would not provide an adequate payback to the community over the long run. Cooking can be performed by the catering entity off site or outdoors and prepared food brought into the building to be served. Similarly, cleaning of table service and cooking equipment should be performed off site. An area of the basement, close to the northwest basement entrance and convenient to stairs to the auditorium at the first floor, with work counters, several refrigerators, sinks, and limited dishwashing capacity, would serve adequately for a caterer's staging and service area.

The conceptual floor plans included on the following pages present a preliminary assignment of the proposed arts center uses in the building. These proposed room use assignments reflect numerous conversations between the architects, and the Village's planning and development consultant and the Mayor. This plan starts with the basic premise of maintaining the building's historic room layout and supplementing it as required for new uses where needed or to achieve accessibility and emergency egress goals. The new elevator and interior fire exit stair are shown in the northwest corner rooms of the classroom block of the building, leaving the larger classroom spaces on the upper floors available for program uses. Due to limited secondary space in the building, placement of multi-occupant toilet rooms has been confined to the basement and third floors. Single occupant handicapped accessible toilet rooms are proposed on the first and second floors. The proposed addition to the north end of the auditorium wing is shown to provide space for a backstage to the existing stage and dressing rooms in the basement. Since the existing electric service entrance and main and branch panels are to be replaced, new electrical rooms are shown in the new basement under the new backstage.



BASEMENT FLOOR PLAN

PROPOSED

NORTH

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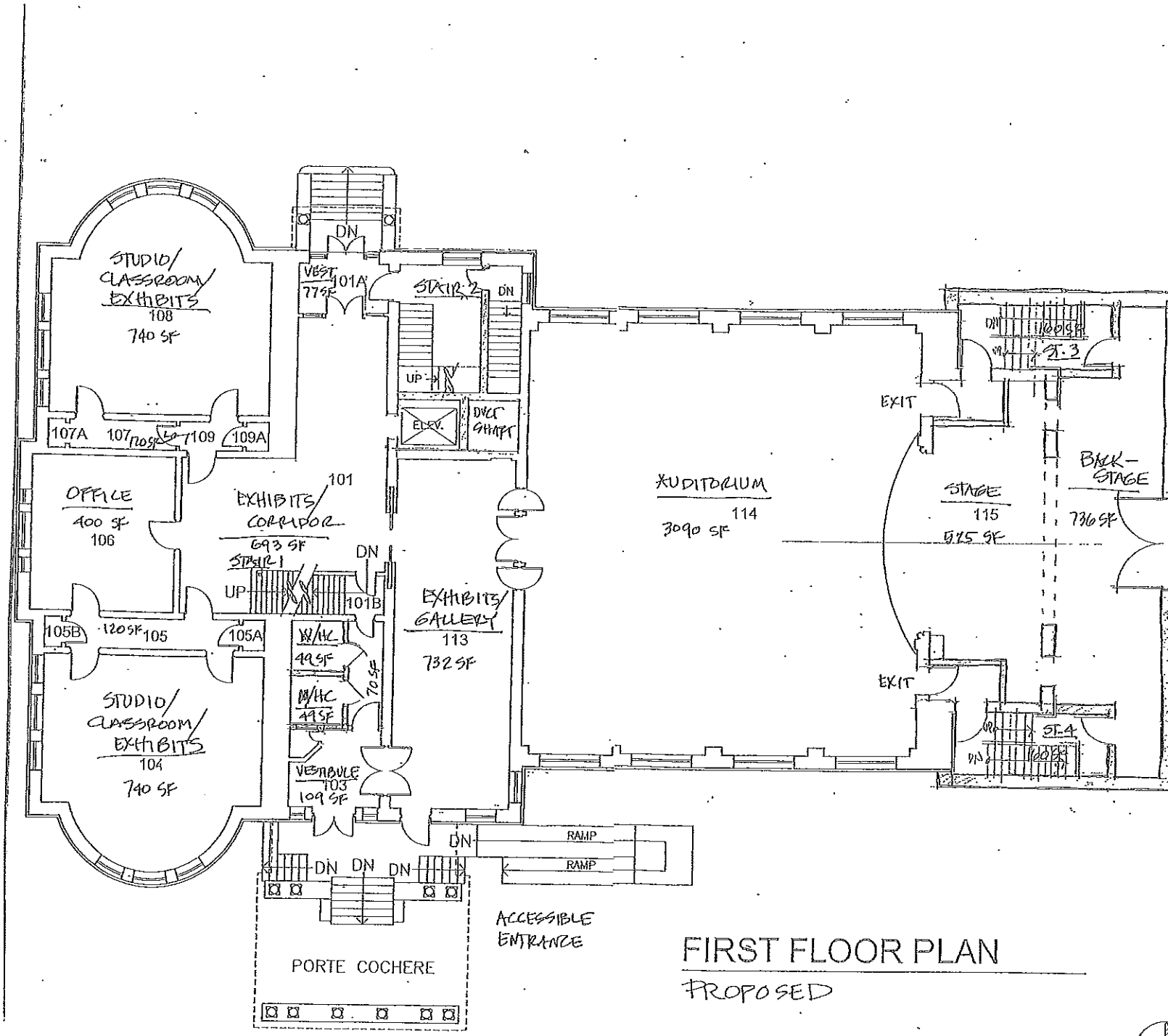
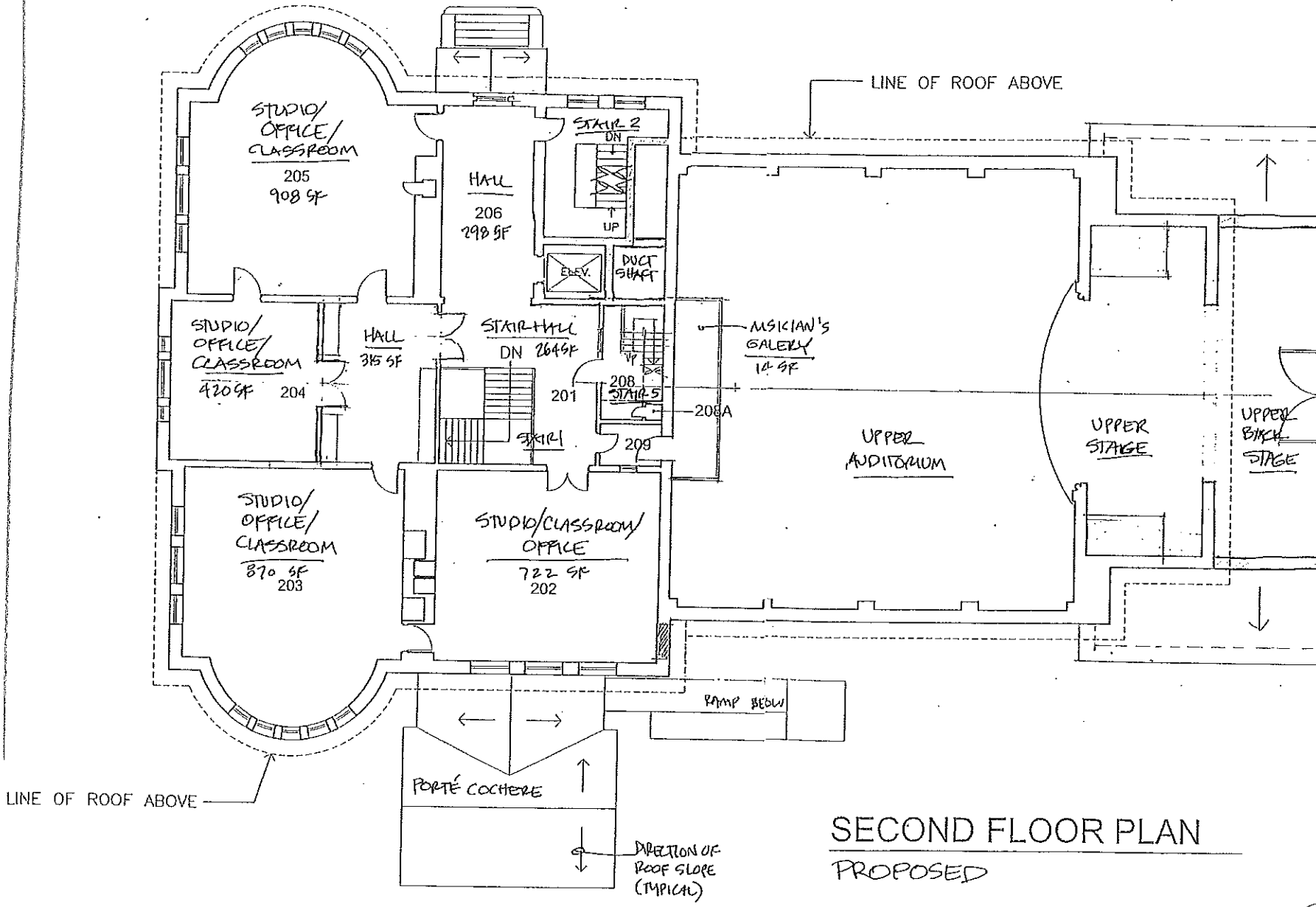


FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED

NORTH

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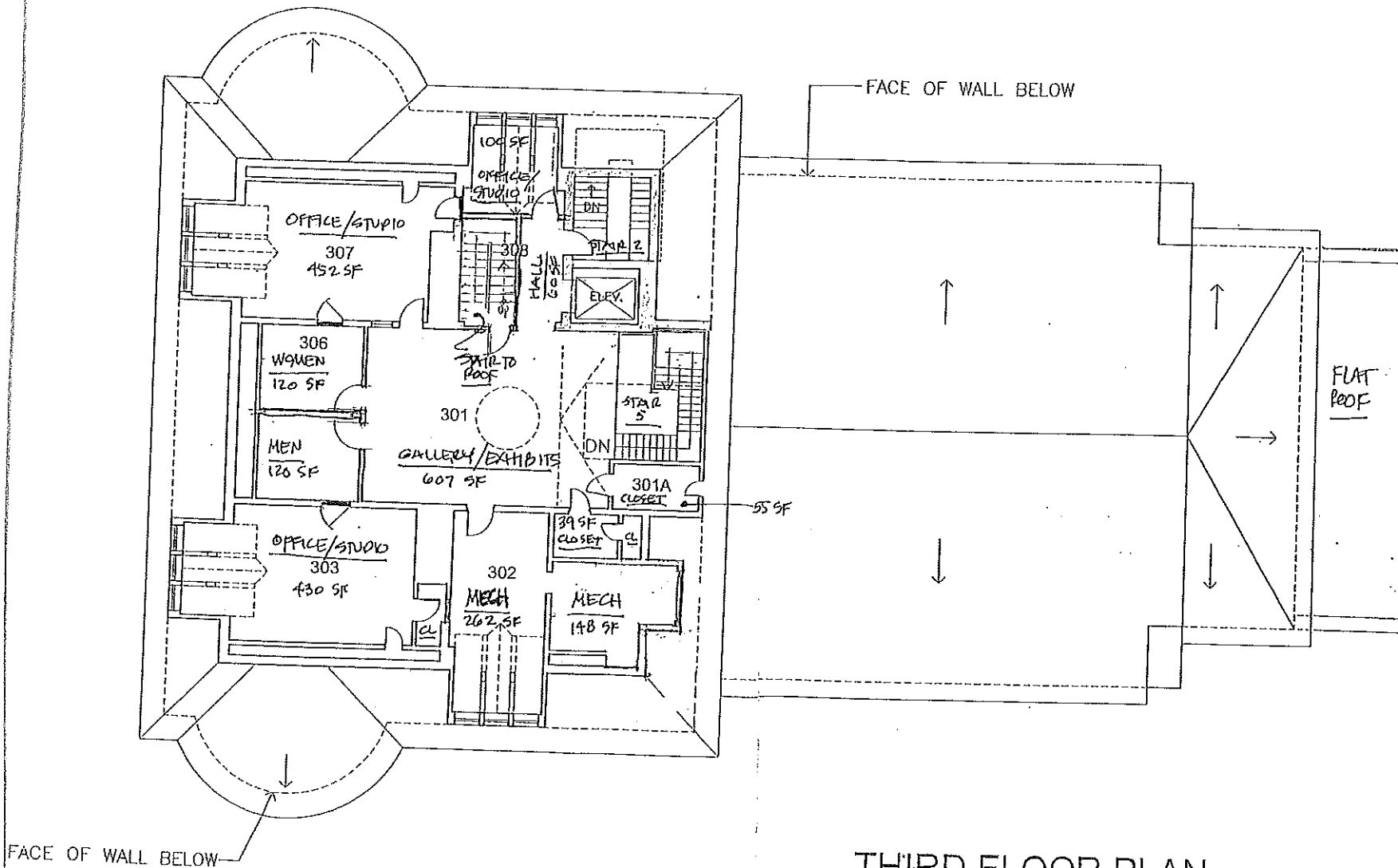

THIRD FLOOR PLAN

PROPOSED

0 8 16 32 48 FEET

NORTH

STATEMENT OF PROBABLE CONSTRUCTION COSTS

The following estimate of probable construction costs has been prepared for **planning and budgeting purposes only**. These costs are based upon professional judgment and experience with similar projects and do not reflect actual bid proposals for the work. In fact, such bid proposals can vary widely even after the preparation of complete construction documents that clearly define the nature and quantities of all items of work. Among factors affecting costs are time of year, amount of activity in the regional construction industry, availability of qualified labor, availability of materials, rate of inflation and similar circumstances. The size of the project, the amount of work to be done by each trade at one time and the possibilities of sharing scaffolding among different trades to perform different tasks also affect the cost of the work.

Costs for renovation work are especially difficult to estimate since hidden conditions may not be discovered until work has started and the full extent of observed conditions may be unknown before construction begins. Work on historic buildings is also usually more expensive than work on contemporary structures because of the need to match existing materials and techniques that may not be commonly available or in common use, and the need to employ skilled craftsmen or tradesmen to make appropriate repairs.

The probable costs that follow are organized according to the two main categories of recommended work contained in this report, namely: Building Conservation and New Construction. These costs contain allowances for the contractor's overhead and profit, but do not include professional fees for architectural or engineering services, or miscellaneous construction expenses such as permit fees. In addition, costs are excluded for such items as: room furnishings; special theatre equipment; stage lighting; stage, audio-visual, and communications/information technology equipment; specialized arts equipment or tools; and, security system equipment.

The projected budget costs are significantly higher than those projected for the 1996 report for a number of reasons. First, almost eight years have passes since the previous report was prepared, and construction costs have increased significantly in a number of areas. It was anticipated by the architects that several years may transpire before funding can be secured for the construction work to be undertaken. Second, due to the deferring of maintenance for issues identified in the 1996, a number of the problems identified at that time have become more extensive, and the scope of repairs has increased. For instance, greater expense is anticipated for roof replacement, cleaning and repairs to exterior masonry, more extensive repairs required for windows and doors, and more extensive repairs to interior walls, ceilings, floors, and wall finishes, doors and frames, and interior trim due to more extensive deterioration. This work is classed under Category I work.

The work proposed for the building is different than that proposed in 1996. Other increases in cost fall under Category II items, the construction work anticipated for the new uses and modifications required to make the building more functional to meet the expanded program of uses. These include: a greater number of toilet rooms than proposed in 1996, increased costs for constructing the elevator and elevator shaft, the addition of a backstage area to the existing auditorium stage, the creation of proper dressing rooms and upgraded spaces in the basement under the stage and backstage, more extensive alterations for revising the exit doors at the sides of the stage, removal of the existing stage stairs and addition of new exit stairs, the addition of a musician's gallery that can be used for movie projection and spot lights for theatrical productions, upgrades (and replacement) of the existing electrical service entrance and equipment to provide sufficient power for the new elevator, air conditioning and ventilation equipment, theater lighting in the auditorium, power for electrically powered ceramics kilns, and wiring for computer needs), and a sprinkler system through the building.

Again, it must be restated that these are very preliminary construction costs to be used for setting up a budget for fund raising goals for the project. They are not based on bid proposals submitted by contractors for construction based on completed architectural and engineering drawings and specifications. As architectural and engineering documents are prepared for bidding, construction cost projections will be reassessed as the scope and level of work required is further developed.

Category I: Building Conservation

Site

Regrading and underground drainage system.	$25,000
Repairing driveways and parking areas, painted lines, signage.	15,000

Building Exterior

Roof

Complete roofing replacement: removals, membrane underlayment, slate shingles, flashing, and sheet metal roofing. Repairs to gutters, leaders, and chimneys. New roof balustrade. (Includes full perimeter scaffolding).	475,000

Masonry

Cleaning, repairs and repointing.	175,000

Windows

Repairing, reglazing, perimeter caulking and painting.	$250,000
Interior storm sash at all windows.	75,000

Exterior Doors and Entrances

Repairing, reglazing, perimeter caulking and painting. Repairing and painting carriage and entrance porches. 55,000

Building Interior

Ceilings and Walls

Plaster repairs and painting. 200,000

Brick wall repairs – basement. 225,000

Attic insulation. 20,000

Floors

Carpeting and vinyl flooring removals; repairing and refinishing wood floors; mosaic tile repairs; and basement concrete floor repairs. 45,000

Doors and Wood Trim

Cleaning, repairs, and refinishing / painting. 40,000

Subtotal Category I $1,600,000

Category II: New Construction

Building Exterior

Removal of existing fire escapes and rebuilding roof and cornice on east façade. $25,000

New basement exit at south façade. 35,000

Building Interior

General Construction

New accessible restrooms on basement, first and third floors (including water service and sanitary lines). $185,000

New elevator – all floors, including roof penthouse. 200,000

New enclosed exit stair – all floors, including

stair to roof and roof penthouse.	125,000
Addition to auditorium stage area with new backstage, stairs, and emergency exits.	700,000
New food preparation (catering) area in basement (including water service and sanitary lines).	75,000
Miscellaneous remodeling and alterations – all floors. Includes repainting all new wall and ceiling surfaces.	100,000
Building Utilities	
Upgraded electrical service entrance and distribution system, main and subpanels, outlets and receptacles, and lighting fixtures.	350,000
New heating distribution, ventilation, air conditioning systems, and controls.	850,000
New smoke and fire alarm systems, emergency power and lighting, exit signage.	75,000
Sprinkler system.	350,000

Subtotal: Category II	$2,970,000
SUBTOTAL: CATEGORIES I & II	4,570,000
Contingency (15%)	685,500
TOTAL	$5,255,500

POTENTIAL FUNDING SOURCES

The Thorne Memorial Building was placed on the National Register of Historic Places December 1996, as an individual listing. This listing will greatly assist the Village of Millbrook in pursuing and securing funding for the building's preservation and continued use to the community.

The following pages identify potential sources of funding along with information relevant to that particular source. Most grantors require that the grantee raise a percentage match to the grant from other sources. Grant sources typically cover only selected aspects of a project. For instance, restrictions on some grants may limit the use of the grantor's funds to the preparation of planning studies only but not construction costs, or the grant will match costs for construction but not planning or feasibility studies. Individual grantors should be contacted directly for program requirements, deadlines, specific information about covered actions.

Private fundraising is also a potential funding source.

Funding Source	Projects Funded	Who Can Apply?	Funding Ranges	Contact Information	Approx. Deadline	Notes
Preservation Services Fund of the National Trust for Historic Preservation (www.nthp.org/help/grants.html)	Preservation planning and education efforts, including historic structure reports. Does *not* include construction activities and National Register nominations	Must be a Forum member	Up to $5,000, with average of $1,000 to $1,500	Leigh Seyfert, Program Assistant National Trust for Historic Preservation Northeast Regional Office Seven Faneuil Hall Marketplace Boston, MA 02109 (617) 523-0885 (617) 523-1199 fax nero@nthp.org	February 1 & October 1	Per grant round, only 1 grant will be awarded per organization. A single grantee can be awarded up to 3 grants within a 2-year period.
Architecture, Planning & Design (APD) Grants: New York State Council on the Arts (NYSCA) (www.nysca.org)	Design, planning or adaptive use studies; also, design phase of a construction project (does *not* include construction administration or construction costs)	Non-profit or municipality; open to new applicants	A few hundred dollars to $10,000; no match required	New York State Council on the Arts 175 Varick Street New York, NY 10014-4604 (212) 627-4455 *general* Anne VanIngen, Director, (212) 741-7013 Nancy Cohn, Associate, (212) 741-7014	early March	On-line application; could be as much as 10 months (or more) after application before notification regarding funding is received; cannot apply for Preseve New York Grant Program in same year as APD Grant Program
Capital Projects (CAP) Grants: New York State Council on the Arts (NYSCA) (www.nysca.org)	Improvement, expansion, or rehabilitation of existing building, with special emphasis on accessibility and rural/minority-area projects; does *not* cover architectural, engineering or consultant fees	Organizations that have received NYSCA funding in each of previous 3 years; Applicant must own facility or have long-term lease of at least 6 years	Covers 50% of construction costs, with a minimum grant amount of $5,000 and a maximum of $50,000; also, provide loans up to $100,000; 1:1 match	New York State Council on the Arts 175 Varick Street New York, NY 10014-4604 (212) 627-4455 *general* Anne VanIngen, Director, (212) 741-7013 Nancy Cohn, Associate, (212) 741-7014	early March	On-line application; could be as much as 10 months (or more) after application before notification regarding funding is received

Funding Source	Projects Funded	Who Can Apply?	Funding Ranges	Contact Information	Approx. Deadline	Notes
Preserve New York Grant Program of the Preservation League of New York State and the New York State Council on the Arts (www.preservenys.org/fundinghome.htm	Historic structure reports, historic landscape reports, and cultural resource surveys	Non-profit or municipalities	Approximately $3,000-$15,000 per grant; no match required	Tania Werbizky, Director Technical and Grant Programs Preservation League of New York State 44 Central Avenue, Floor 3 Albany, NY 12206 (607) 272-6510 or Lorraine E. Weiss, Program Manager (518) 462-5658 x12 lweiss@preservenys.org	early May	Cannot apply for APD Grant Program in same year as Preserve New York Grant Program
Environmental Protection Fund through New York State Office of Parks, Recreation and Historic Preservation (www.nysparks.com/grants)	Projects to improve, protect, preserve, rehabilitate or restore properties on the State or National Register for use by segments of the population for park, recreation, conservation or preservation purposes.	Property must be on State or National Register of Historic Places; Municipalities and not-for-profit corporations with an ownership interest in the property (including long-term leases)	Funding cap of $350,000 ($1 million for projects over $4 million); Grant will only cover up to 50% of project cost; reimbursement grant program with an advance up to 25% of grant amount	For information, contact regional grant officer for Washington County: John Albert Saratoga Spa State Park 19 Roosevelt Drive Saratoga Springs, NY 12866 (518) 584-2000 (518) 584-5694 fax	mid-June (could vary)	Federal funds are not eligible as match, but state funds are
Clean Water/Clean Air Bond Act through New York State Office of Parks, Recreation and Historic Preservation (www.nysparks.com/grants)	Projects to improve, protect, preserve, rehabilitate or restore properties on the State or National Register for use by segments of the population for park, recreation, conservation or preservation purposes.	Property must be on State or National Register of Historic Places; Municipalities and not-for-profit corporations with an ownership interest in the property (including long-term leases)	Funding cap of $500,000 ($1 million for projects over $4 million); Grant will only cover up to 50% of project cost; reimbursement grant program with an advance up to 25% of grant amount	For information, contact regional grant officer for Washington County: John Albert Saratoga Spa State Park 19 Roosevelt Drive Saratoga Springs, NY 12866 (518) 584-2000 (518) 584-5694 fax	mid-June (could vary)	Federal and state funds are not eligible as match