



TUFTONBORO TOWN HALL



April 9, 2009

**Abstract of the Orford Academy Assessment and Opinion of Probable Cost**

On July 15, 2008, U.K. Architects was awarded the contract to conduct an assessment of the original 1851 Orford Academy building with its 1937 addition. The assessment includes the following items, which can be found as corresponding sections in this report:

1. Architectural plans and elevations of the existing academy building.
2. Structural report and drawings indicating existing and required load capacities categorized by potential occupancy uses.
3. Mechanical, plumbing, and fire protection systems descriptions and recommendations.
4. A general building code review indicating the allowable height and area categorized by potential occupancy uses.
5. A general architectural assessment of items likely to require repair work as well as work outlines for three schematic design options.
6. Three schematic design options based on code analysis and the allowable structural load parameters along with input from the task force regarding the types of uses for the school and community. A preliminary site plan for estimating purposes. The proposed parking plan may require either an easement or land acquisition from the adjacent property owner.
7. Cost estimates for the general work and the three schematic design options.

*The results of this analysis indicated three options for occupancy.*

**Option 1:** Only the first floor would be usable as a mixed-use occupancy mainly for community, school and business functions. This was the least costly option, but also the least inefficient in terms of repeated contractor or tenant remobilization efforts.

**Option 2:** The entire building would be renovated into a mixed-use occupancy similar to option 1. This option falls in the middle in terms of cost.

**Option 3:** The entire building would be converted into housing units. This is the most costly option due to the amount of interior work. For this exercise, it was determined that ten units could fit into the existing building, although a range of possibilities exist in how to configure the space, it was beyond the scope of this analysis.

Thank you for the opportunity for us to assist the Rivendell School District and Orford Academy Task Force in working on this historically significant project.

Sincerely,

UK ARCHITECTS, PC

Douglas J. Sonsalla



# Orford Academy

## Assessment, Schematic design and Opinion of Probable Costs

For the Rivendell School District in Association with  
the Orford Academy Task Force



UK Architects, P.C.



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## **Peter Jensen**

- He felt the town could buy the property, develop a Village District Plan sought for many years by some members of the community, then ensure future development of the property fell within the range of options outlined in the Village District Plan.
- We have an opportunity to control what the village will look like. If the community does not desire to control what the Village District will look like, then reasons for the town to purchase the property would seem limited to some justified need for added town building space or some justified need for access across the property that we do not have today.
- If we own it we have the option of using it for a location of a gym if that is what a majority in the community vote to do or, after developing a Village District Plan, we could lease or sell the property to businesses and we could control what the appearance of the buildings would look like. We could end up recovering or maybe making money off of the property if we end up not building a gym.