

March 18, 2014

ASSESSMENT OF THE  
**CLARENCE E. MILLER BUILDING**

1587 Granville Pike, Lancaster, Ohio



prepared for the:  
Fairfield County Commissioners

Steve Davis

Mike Kiger

David Levacy

prepared by:  
Steve Luchtenberg  
**VPL ARCHITECTS, INC.**  
426 East Main Street, Lancaster, Ohio

# TABLE OF CONTENTS

Project Scope .....	2
Building Description .....	2
Building History .....	2
Assessment of Current Conditions / Recommendations for Improvement .....	9
Maintenance Issues - Building Exterior .....	9
Maintenance Issues - Building Interior .....	10
Egress Modifications .....	11
Replacement of Poorly Functioning Areas .....	13
Sprinkler System Upgrades .....	14
Heating, Cooling and Ventilation Upgrades .....	14
Plumbing Upgrades .....	14
Electrical Upgrades .....	15
Site Modifications .....	15
Abatement of Hazardous Materials .....	16
Summary of Preliminary Opinion of Probable Construction Costs .....	17
Property Options .....	18
Concluding Remarks .....	18
Exhibit 'A' .....	19
Exhibit 'B' .....	20

## **PROJECT SCOPE**

In February of 2014 VPL Architects, Inc., of Lancaster, Ohio, was retained by the Commissioners of Fairfield County, Ohio to assess the current condition of the Clarence E. Miller Building (CEM), located at 1587 Granville Pike in Lancaster, Ohio. VPL was also asked to make recommendations for measures to be taken in order to further the life of CEM and to provide a construction cost analysis of those measures.

The following report is based upon on-site observations, conversations with previous occupants of the building, discussions with material suppliers and contractors, derivation of construction cost data contained in RS Means Estimating manuals and review of the following documents provided by the County: Asbestos Material Sampling Report, conducted by Chryatech, Inc., in October 2010; Property Appraisal, conducted by Daugherty Appraisers, Inc., in September 2007; and the construction documents that were utilized for a renovation of the building and property in 1986.

## **BUILDING DESCRIPTION**

The Clarence E. Miller Building is a three story, 32,250 square foot building with a partially finished 3,982 square foot attic. It was built with masonry load bearing walls, a wood framed roof, wood framed interior partitions, wood framed upper level floor structures and a ground level wood floor structure over a shallow crawl space. The building is situated at the base of a hill on the west side of State Route 37, on the north side of Lancaster, directly across the road from the Lancaster campus of Ohio University.

## **BUILDING HISTORY** (see Exhibit 'A')

CEM was built in 1828 and in its original form was a small 32' x 46' three story structure, which has been added to on multiple occasions over the years since then. The first addition was a 50' x 46' three story structure that was built in 1840 adjacent to the south side of the original facility. Both the original building and the 1840 addition contained a semi-finished attic space with flat ceilings and multiple light wells up to skylight / roof hatches. The minimally appointed exteriors of these first two portions of the building had wide roof overhangs and brick facades with evenly spaced rectangular double hung wood windows with simple two over two divided lites and flat stone lintels and sills.

The facility was originally the County Infirmary as well as a County Home for the poor and elderly. As a result, sometime in those early years, a graveyard known as the "Pauper's Cemetery" came into being further up the hill directly west of CEM. The inscription on the cemetery marker still standing in the middle of the cemetery (shown at right) states "To the Memory of Our Dead" and is dated 1886.



In 1865 an 'L' - shaped addition was erected at the north side of the original building. Its exterior also had wide overhangs and a brick façade which contained evenly spaced arched double hung wood windows with more ornate six over six divided lites and more elegantly designed Italianate-styled window lintels. The roof peak was punctuated with an Italianate 'widow's walk' cupola, and the east façade contained a front porch with Tuscan-styled columns set on decorative plinths. It is the author's opinion that when first constructed, the building's eaves may have contained decorative cornices with brackets, as was typical of Italianate styled buildings of this era, which, for maintenance purposes, may have subsequently been removed. For unknown reasons, the upper two floors and the attic floor in the 1865 addition did not align with the floors of the original building, which later resulted in the construction of new wood ramps in the hallways between the addition and the original building.

Most of the rooms and hallways in the 1828, 1840 and 1865 structures had ceilings that were at least nine feet high and were adorned with beautiful, ornately stamped, painted tin ceiling panels. The attic in the 1865 addition was built with a steeply pitched, wall-board-faced ceiling punctuated with several skylight / roof hatches and a ladder/stair leading up to the 10'x10' wood framed, window-faced, widow's walk. The 1865 addition also included the flat-roofed front entry porch that currently faces east towards State Route 37.



Over the years, small one story out-buildings (wood framed on sandstone block foundations) were erected approximately sixty feet to the west of CEM. These facilities were initially utilized as a blacksmith shop, a carpentry shop, a smoke house, a chicken house and a storage barn.



Sometime in the early to mid 1900's a pair of small additions were built into the hill at the west (rear) side of CEM. The northern of these two additions contained a food storage facility (spring house) at the ground level and had office spaces at its second floor. The southern of these two additions had mechanical spaces at the ground level, and contained restroom facilities at its second and third floors. The interior access routes to these new restrooms (at both floors) were awkwardly provided through offices and through a landing in the main central staircase. The path to the women's restrooms on both floors contained two sets of steps and therefore was not (and still is not) handicapped accessible. During this time three of the facility's four egress stairs were enclosed with dangerous, non-code compliant enclosures. An exterior elevated wood walkway was erected between the paired additions, leading to a rear, second floor entry door; and a companion wood stair led down to a first floor entry door.



In 1986 a very narrow and somewhat dangerous driveway was paved through the tight space between the outbuildings and these new paired additions, with the masonry corner of one of the outbuildings on one side and only a pipe rail separating the drive from a steep drop-off at its other side where it ran adjacent to a parking area located next to the mechanical spaces at the first floor level. A wood bridge walkway was erected in the area between these two additions to provide access from the driveway to a rear entry door at the second floor.



Also in 1986 CEM underwent a major renovation which included, among other things:

1. the paving of two new parking lots up the hill to the west of the building,
2. the erection of a new 8' high retaining wall precariously close to the west and north exterior walls of the 1865 addition,
3. the installation of a sprinkler system throughout the facility,
4. the construction of the above mentioned interior hallway ramps,
5. the installation of a new elevator which connected all three floors and the attic,
6. slight upgrades to the restroom facilities, and
7. the remodeling of the second floor offices in the northern rear addition.

The remodeling of the rear addition included the installation of a new ambiguous second floor exterior entry door and a new narrow exterior ramp connecting this entry to the smaller of the two rear parking lots.



Because of its proximity to the parking lot, this new ramp and non-descript entry door became the new main entry to the building, and led to an extremely awkward interior path to the main second floor hallway via a series of small interior, ramped spaces.

The 1986 upgrades included a new sprinkler system along with new electrical outlets and fluorescent lights throughout the building. The installation of the sprinkler piping appears to have been done for bare-bones costs, with many of the exposed main pipes running haphazardly through and across the hall ceiling spaces at varying heights under the tin ceiling panels and with main riser pipes running exposed next to existing walls. Most of the new wiring for the new outlets and lights was surface mounted (in wiremold) to the walls and ceilings, and in some instances, was run in conduit that was suspended from the hall ceilings as well. When added to the existing steam heat pipes that already ran exposed through the hall ceiling spaces and exposed vertically next to the walls, the sprinkler system and electrical work created a literal maze of crisscrossing pipes, conduits and wiremold at the ceilings and walls in some of the halls.



The existing heating system was not upgraded in the 1986 renovations and has not been upgraded since then. The system consists of one boiler (without any backup system) that provides piped radiant steam heat to the entire facility. The level of heat throughout the whole building is controlled by one thermostat that is located on the second floor. This lack of multiple controls results in extremely uneven levels of heat throughout the building. Additionally, CEM has never had a central air conditioning system, which has resulted in the installation of several window air conditioners around the facility.

Sometime after the 1986 renovations, new data and phone wiring was installed in various areas throughout the facility, (all running exposed on the walls and ceilings), a new 24 car parking lot was added (located further up the hill), heavy timber bracing was added to the newly-installed-but-already-failing retaining wall along the west side of CEM and several sources of major roof leaks in the south wing were patched.





The Fairfield County Health Department was the most recent tenant in CEM, and in 2006 and 2007 they fought several infestations of fleas in the south wing of the first floor; and in 2010, they detected elevated levels of Radon throughout the entire first floor. These events, along with the emergence of significant areas of surface mold in several rooms prompted the department to abandon the first floor and consolidate their offices on the second and third floors. In 2012 two water mains burst in the first floor corridors, causing much water damage. In late 2013 the Health Department relocated from CEM to a different facility in Lancaster. Since then, CEM has been vacant and during that time has experienced a major water leak in a sprinkler main pipe located in one of the west paired wings, causing severe flooding from the second floor down into portions of the first floor.

## **ASSESSMENT OF CURRENT CONDITIONS / RECOMMENDATIONS FOR IMPROVEMENT**

The Clarence E. Miller Building has the potential for many years of ongoing use, but before that can happen, it is the author's opinion that CEM needs to first undergo a significant amount of maintenance work, egress modifications mandated by the Ohio Building Code, demolition and replacement of poorly functioning areas, upgrades of mechanical/electrical systems, site modifications and abatement of hazardous materials.

### **Maintenance Issues – Building Exterior**

In order to extend the life of CEM, its entire exterior enclosure first needs to be weatherproofed. Recommendations:

1. The building has multiple chimneys. One of them houses the boiler vent and was recently rebuilt. The rest of the existing chimneys serve no functional purpose. They date back to the 1800's, are a source of multiple building leaks, are dangerously weak and could potentially topple over in a severe wind, causing untold damage and potential loss of life. Recommendation – tear them down, patch the resultant holes in the roof.
2. The existing skylight / roof hatches are more than likely over a hundred years old. They provide natural light and ambience to the attic spaces, which helps make the attic a marketable space for future tenants. However, many of the skylights have leaked over the years and many are damaged. Previous tenants indicate that the hatches often were blown open during high winds. Recommendation – replace them with inoperable skylights.
3. The existing shingles have not been replaced for at least thirty years. Recommendation – tear off the shingles, replace all damaged roof sheathing, reflash every roof penetration, install new felt underlayment, ice guard, roof edge, continuous ridge venting and shingles.
4. The existing widow's walk cupola provides ambience to the attic space, but its wood windows are single pane awning sashes, and many of them do not close tightly. Recommendation - Replace all existing cupola windows with aluminum clad, insulating glass, awning windows.
5. The existing gutters and downspouts are in an advanced state of disrepair. The existing wood fascias, rakes, soffits and breast boards are sources of ongoing maintenance cost. Recommendation – cover the eaves with prefabricated, Kynar-finished, Italianate styled, aluminum fascias, soffits (with built-in attic vents), cornices, and rakes. Replace existing gutters and downspouts.
6. Although the previous tenant noted that they experienced no leaks through the exterior walls during their stay at CEM, the existing brick and stone sealer on the building's masonry veneer has long outlived its life and is currently peeling off. A cursory examination of the existing brick, stone and mortar at the exterior wall, however, indicates them to be in decent shape, having firm mortar and no noticeable major cracks. Recommendation – air blast the existing sealer off the brick and stone. Recoat the veneer with a clear, elastic, long-life sealer.

7. The existing single pane, double hung, painted wood windows are estimated to be over a hundred years old and are a source of continual air infiltration.  
Recommendation – replace them with historically-sensitive aluminum clad, double hung wood windows with insulating glazing and full screens.
8. The existing front porch roof and floor structures are detaching from the building. The porch columns, plinths and railing are badly deteriorated. Recommendation – rebuild the porch roof and floor. Install new gutters, downspouts, aluminum eaves and cornices to blend with the main building, and install new painted, load bearing Tuscan-styled fiberglass columns and plinths.
9. Replace all exterior doors.
10. The hill behind CEM has multiple underground streams, some of which break the ground through the crawl space and flow on the surface under the ground floor in the northwest corner of the building. This continual moisture source has contributed to interior building issues that will be addressed later in this report. The streams have also caused the failure of the eight foot high retaining wall that is located approximately five feet from the west side of CEM. Recommendation: Replace the existing retaining wall with a series of terraced, three foot high retaining walls starting at fifteen feet from the west side of CEM (see Exhibit ‘B’), utilizing existing sandstone blocks salvaged from the site; install new perforated underground drainage pipes at the bases of all of the new retaining walls and at the perimeter foundation wall of CEM, and apply adhered elastic waterproofing membrane to the exterior face of the north, west and south foundation walls of CEM

### **Maintenance Issues – Building Interior**

#### Attic Recommendations:

1. Replace all leak-damaged attic insulation.
2. In order to discourage major eave-damaging and physically dangerous icicles:
  - a. Add eave and ridge venting (noted above).
  - b. Add eave venting interior baffles at perimeter of attic.
  - c. Add additional six inches of additional attic insulation throughout all horizontal attic framing.
  - d. Add nine inches of attic insulation at sidewalls of finished attic space.
  - e. Verify that there is a minimum two inch wide ventilation air gap between top of insulation and underside of roof sheathing above sloped attic ceilings.
3. Leave semi-finished attic interior as is. Future tenant to provide finishes.

#### Second and Third Floor Recommendations:

1. Not including the paired additions at the west side of CEM, the remaining second and third floor levels have a total of 17,780 net square feet of space that could be rehabilitated for future use for relatively minimal interior maintenance costs:
  - a. Skim coat and repair damaged walls; paint all walls
  - b. Repair any damaged wood work; paint all wood trim and doors throughout
  - c. Replace all door knobs with ADA compliant levers and strike plates
  - d. Replace all carpet.

- e. Add steps adjacent to both sides of existing hallway ramps and replace wood railing at ramp with code compliant rail.
- f. Abate lead paint at tin ceiling panels, replace all damaged ceiling panels, paint ceilings.

First Floor Recommendations:

1. Not including the paired additions at the west side of CEM, the first floor has a total of 8,890 net square feet (nsf) - 5,450 nsf of which, in the author’s opinion, is potentially habitable space (the 1865 ‘L’ shaped addition); while the remaining 3,340 nsf should be designated for storage and mechanical space (the 1828 original building and the 1840 south wing addition).
  - a. 1865 addition: Due to the continual presence of flowing streams through the crawl space underneath the floor in this area, this lower level area faces significant rehabilitation measures:
    - i. Abate all areas of mold at walls and ceilings.
    - ii. Repair all areas of sagging floor structure.
    - iii. Remove all carpet and abate all mold found underneath carpeting.
    - iv. Replace all doors, door frames and hardware.
    - v. Abate lead paint at tin ceiling panels, repaint ceilings
    - vi. Skim coat and repair damaged walls; paint all walls
    - vii. Repair any damaged wood work; paint all wood trim throughout
  - b. 1828 original building and 1840 south wing addition: This area has low ceiling heights, and contains most of the building’s mechanical spaces. Previous tenants have not noted the presence of underground streams flowing through the crawl space in this area.
    - i. It is the author’s opinion that this 3,340 nsf area should be utilized for future tenant storage and mechanical purposes only, and that minimal interior renovation be done in this area.
      1. Abate lead paint at tin ceiling panels and at existing water storage tank. Remove ceiling panels as necessary for reinstallation where needed in other areas of the building.

**Egress Modifications**

Per the following Ohio Building Code articles, the existing exit stairs in CEM do not meet the minimum headroom, landing size, stair width, handrail/guardrail, rise/run, area of refuge, fire rating enclosure and dead-end corridor requirements of the OBC.

- OBC 1022.1 Fire rated enclosure of egress stairs
- OBC 1009.5 Stairway landings – minimum sizes
- OBC 1009.2 Stairway head room
- OBC 1009.4 Stairway riser height and tread depth
- OBC 1007.6 Areas of refuge
- OBC 1013.1 Guard rails
- OBC 1018.4 Exit stair locations

All of the existing egress stairs are not only non-code compliant, but, in the opinion of the author, they are also hazardous to the building occupants in multiple ways. None of them are salvageable.



Recommendation: Remove all existing stairways throughout the facility. Fill in all resultant floor openings to create additional office and hallway space. Add the following new, code compliant, fire rated, enclosed stairways connecting all three floors and the attic:

1. New enclosed stairway additions at the south side of the south wing and at the north side of the north wing with new exit doors entering the stair landings at both ends of the main building corridor.
2. New interior stairway cut into the existing east wing of the facility, adjacent to the existing elevator.
3. New interior stairway built inside a proposed new addition at the west side of the facility (see Exhibit 'B').

The existing elevator and elevator equipment appear to be in good working order. They will require some limited maintenance work to provide access to the third floor. The elevator pit has experienced some water seepage and should have a permanent sump pump installed in it.

### **Replacement of Poorly Functioning Areas**

As noted above, the interior paths that were created to access the paired additions at the west side of CEM were extremely ill-conceived. Later on, the decision to remodel the northern of the two additions into the main entry for the building created an entirely non-descript and difficult to find 'front door' to the building, which then led to a path through a series of small spaces to arrive at the center of the building's main corridor, at which point a first time visitor would be entirely confused as to where to go. To compound these issues, a poorly executed built-in gutter was initially incorporated into the southern of the two additions, resulting in an ongoing roof leak issue for years, and thereby causing multiple problems in the restrooms at both levels below.

Recommendation: Demolish both of the paired additions at the west side of CEM. Build new 'west wing' addition at the center of the west side of CEM. This addition should have a new west-facing main entry door, a new entry vestibule and a small interior lobby with new public restrooms and a new stairway connecting all three floors and attic. Due to the existing contour of the site, this recommended new 'front' door would enter CEM at the second level, and the new interior lobby would connect to CEM where the existing main central stair used to be (if demolished per the author's recommendation above), thereby creating an easily identifiable new main entry to the building, easily findable handicapped accessible restrooms and a clear, direct internal circulation path east-west and north-south through CEM. The estimated footprint of the new wing would be 30' x 48', resulting in a four story, 1,440 square foot per floor, addition. (5,760 total new square footage in proposed new west wing). See Exhibit 'B'.

**Sprinkler System Upgrades:**

The existing sprinkler system and steam heat piping was originally installed with seemingly no regard for the aesthetics of the spaces it served. The maze of pipes in the main hallway ceilings throughout the building greatly reduces the marketability of the facility. The age of the system calls into question its viability.

Recommendation: Reroute the sprinkler mains through the perimeter rooms, tight to the hall side corner of the ceilings, core through the hallway walls to provide horizontally mounted sprinkler heads in the halls. Do minimal remedial work to the sprinkler piping in the attic and in the south wing of the first floor. Locate a new sprinkler riser in the first floor level of the proposed addition at the west side of CEM.

**Heating , Cooling and Ventilation Upgrades:**

Currently, CEM is primarily heated with an inefficient hot-water-piped perimeter steam heat radiator system which entails multiple continuous horizontal pipes at the lower portion of the perimeter exterior walls and multiple exposed pipes in the hallway ceilings, with fin tube radiators and cast iron radiators along the walls. The boiler supplying this system appears to be vintage 1986. Additionally, some rooms utilize baseboard electric heaters, and unit heaters suspended from the ceiling provide heat to the restrooms in the west side addition. The building has no central air conditioning system.

Recommendation: Replace all existing heating systems with a new heating, ventilation and air conditioning system by adding a hydronic heat pump system. This new system would consist of a boiler, a remote cooling tower, and hydronic piping to vertically stacked heating / cooling units located in small closets throughout the facility, with minimally sized exposed spiral duct feeding forced air from the heating / cooling units to adjacent rooms. We would recommend providing minimal electric heat to the existing attic at this time, and if this space becomes occupied in the future, extend the hydronic heat pump system to it when future attic tenant finishes are installed. We also recommend providing a new ventilation system in the crawl space to alleviate further moisture damage to the structure and to eliminate radon gasses from the building.

**Plumbing Upgrades:**

All existing drinking fountains and all of the plumbing fixtures in the existing single occupancy restrooms in the east wing are not ADA compliant and will need replaced. There are several sections of exposed piping that has been patched over the years, some of which should be rerouted for aesthetic purposes. The plumbing fixtures in the existing public restrooms located in the southern west wing are antiquated and will be replaced in the proposed new west side addition. All other plumbing work is associated with the proposed HVAC system and is discussed in that section of this report.

### **Electrical Upgrades:**

Lighting - most of the lighting throughout the building consists of surface mounted fluorescent light fixtures with 'T12' lamps. (T12's are considered inefficient and are not utilized in new construction.) Most of these fixtures are powered via surface mounted wiremold or conduit. Recommendation: Replace existing light fixtures with vastly more efficient T8 fixtures.

The exit lights and emergency lighting throughout are operational and are in good shape.

Electrical Outlets - The previous tenant encountered few, if any, problems with electrical outlets throughout the building. Most are powered via exposed surface mounted wiremold. Recommendation: leave system as is.

Computer and phone wiring – most of the low voltage wiring for the phone and IT systems has been surface installed on walls and exposed sprinkler piping, the latter of which is not code compliant. Recommendation: reroute where necessary.

Electrical Service – is located in the northern of the paired west additions. Recommendation: provide new electric service to the building in the proposed west side entry addition.

Fire Alarm – existing alarm panel is obsolete, existing system does not have required ADA strobe lights. Recommendation: provide new alarm system.

### **Site Modifications** (see Exhibit 'B')

1. The continual flow of underground streams down the hillside toward CEM have been CEM's main nemesis. Not only have the streams caused damage to the first floor of the building, and caused the failure of the retaining wall adjacent to the building (as discussed above), they also have caused several areas of the main parking lot to heave and deteriorate.  
Parking lot recommendation: Install a trench drain at the west and north perimeter of the existing parking lot, repair damaged portions of paving within the lot.
2. The existing north-south driveway is narrow and dangerously close to the existing outbuildings on one side and a steep drop off on the other side.

Recommendations:

- a. Tear down the existing outbuildings at west side of CEM.
    - i. Salvage existing sandstone foundation blocks for reinstallation into the new retaining walls.
  - b. Reroute the existing north-south drive at west side of CEM to be approximately thirty feet west of the west wall of the proposed new entry addition. Provide visitor parking along this drive for easy visitor access to the new main entry.
3. Use of the existing northwest parking lot (24 cars) apparently was discontinued shortly after it was installed, due to the steepness of the path from the lot to the rear entry door.

Recommendation: Add new exterior stair and sidewalk for access from existing north west parking lot to new rear entry area.



### **Abatement of Hazardous Materials**

The scope of VPL's report did not include testing to determine the extent of the presence of hazardous materials on site or in the building. However, various forms of hazardous materials are known to exist in CEM.

#### Asbestos

In 2010, the County hired Chryatech, Inc., an Environmental Consultant in Hebron, Ohio, to perform asbestos testing in the original 1828 building, the 1840 south addition and the mid 1900s southwest addition. Chryatech's report noted a limited amount of asbestos wrap on an existing hot water storage tank in the lower level of the 1828 addition, but indicated no other dangerous amount of Asbestos throughout the rest of their test area.

Additionally, the most recent CEM tenant has indicated that they encountered Asbestos floor tile under the existing carpet. This tile poses no significant danger to the building occupants if it remains 'encapsulated' by the existing carpet, or is undisturbed and re-encapsulated by the installation of new carpet.

#### Radon and Mold

Four years ago, elevated levels of Radon were discovered in the ground floor level. Additionally, significant amounts of mold have been observed in rooms located in the northwest corner of the ground floor level. Both need to be abated. A recent tenant also indicated knowledge of mold that had been encapsulated with the installation of new drywall on walls and ceilings in various locations in the facility. This encapsulation, combined with the installation of a new HVAC system and new exhaust systems in the existing remaining restrooms and in the crawl space, along with the diversion of underground streams around the building via new storm drainage tile should alleviate concerns for any future mold growth as well as radon concerns.

#### Lead Paint

It is assumed that the walls and ceilings were painted with lead paint at some time in the past. If that layer of paint has since been encapsulated by subsequent layers of paint, and if the painted surface remains undisturbed, this lead paint poses no significant danger to construction workers or future occupants. In locations where all layers of the existing paint are peeling from a surface, or the if the painted surface is disturbed for remodeling, lead paint abatement measures should be taken.

**SUMMARY OF THE AUTHOR’S  
PRELIMINARY OPINION OF  
PROBABLE CONSTRUCTION COSTS**

This report has listed a broad spectrum of measures that, if the County or a future owner of CEM should chose to take, could help make the Clarence E. Miller Building a viable facility. The author has performed a detailed cost analysis of those measures, and has summarized his findings in the following Opinion of Probable Construction Costs:

Recommended Site Work .....	\$ 296,940
Recommended Work on Exterior of Existing Building.....	\$ 400,475
Recommended Work on Interior of Existing Building	
General Trades .....	\$ 441,625
Fire Protection .....	\$ 77,715
Plumbing .....	\$ 40,935
Heating/Cooling/Ventilation .....	\$ 547,345
Electrical .....	\$ 287,985
<u>Proposed Entry and Stair Additions .....</u>	<u>\$2,194,865</u>
<b>Total</b>	<b>\$4,287,885</b>

Note that this Preliminary Opinion of Probable Construction Costs is based upon observations taken at CEM, and a preliminary site design concept sketch. It is not derived from a finished set of construction documents and specifications. Therefore it constitutes only a very preliminary Opinion of Probable Construction Costs, and represents the author’s best judgment as a design professional familiar with the construction industry. Note, however, that neither the author nor the County have any control over the cost of labor, materials or equipment, or any contractor’s method of determining pricing, or the competitive bid process or market conditions in the future at the time of bid. Accordingly, the author does not guarantee that final construction costs won’t vary from this Opinion of Probable Construction Costs.

## PROPERTY OPTIONS

The following three potential options for this property are provided for cost comparison purposes:

1. Demolish CEM, leave all other out-buildings and parking lots intact, sell the property
  - a. Estimated Demolition Costs:  
452,000 cu ft x \$0.39 / cu ft ..... \$ 176,280\*
  - b. Estimated Resultant Property value ..... ?
  
2. Demolish CEM, build new three story office building of identical square footage:
  - a. Estimated Demolition Costs:  
452,000 cu ft x \$0.39 / cu ft ..... \$ 176,280\*
  - b. Estimated Cost of New Building:  
32,249 sq ft x \$179.05 / sq ft ..... \$5,774,185
  - c. Estimated Site Work Costs ..... \$ 253,000

Total \$6,201,465
  
3. Renovate existing building and site as described in this report:
  - a. Estimated Costs ..... \$4,287,885\*

\* Note:

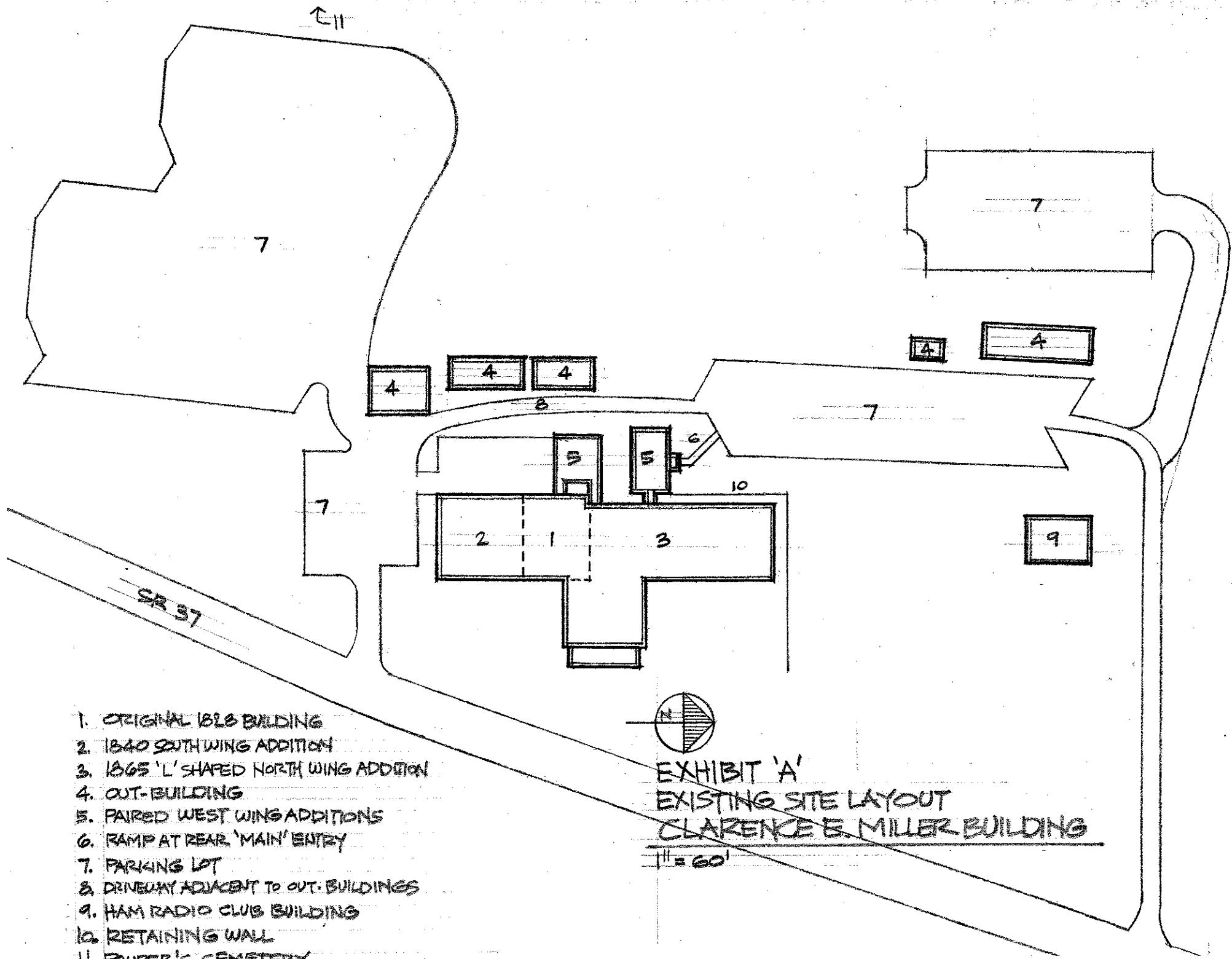
Demolition costs do not include costs for abatement of, as of yet, unquantified amounts of hazardous materials.

## CONCLUDING REMARKS

The Clarence E. Miller is a grand old building. It is a historical pre-Civil War structure, probably one of a hundred or fewer that are still standing in Fairfield County. It has served many noble causes during its 194 year life span, including the county infirmary (the most recent visible grave marker in Pauper's Cemetery is dated 1981) and housing for the county's poor and elderly until the mid 1980's, and since then, offices for the Fairfield County Emergency Management Agency, Human Resources, Children's Services, Big Brothers Big Sisters, Teenage Pregnancy Program, Board of Education, and the Fairfield County Health Department. Countless people have benefited because of services provided at CEM.

It is the author's opinion that the unfortunate demise of the Miller Building can be traced back to three main contributing factors: the relentless, unhindered presence of underground streams in the hillside behind CEM, the poorly planned additions built on the west side of CEM, and the lack of sufficient funds allocated for CEM's maintenance over the past fifty years.

Given proper planning and sufficient funding, I believe that the integrity and beauty of the Clarence E. Miller building could be restored, its functionality enhanced, its future ensured and its usefulness made possible for decades to come.

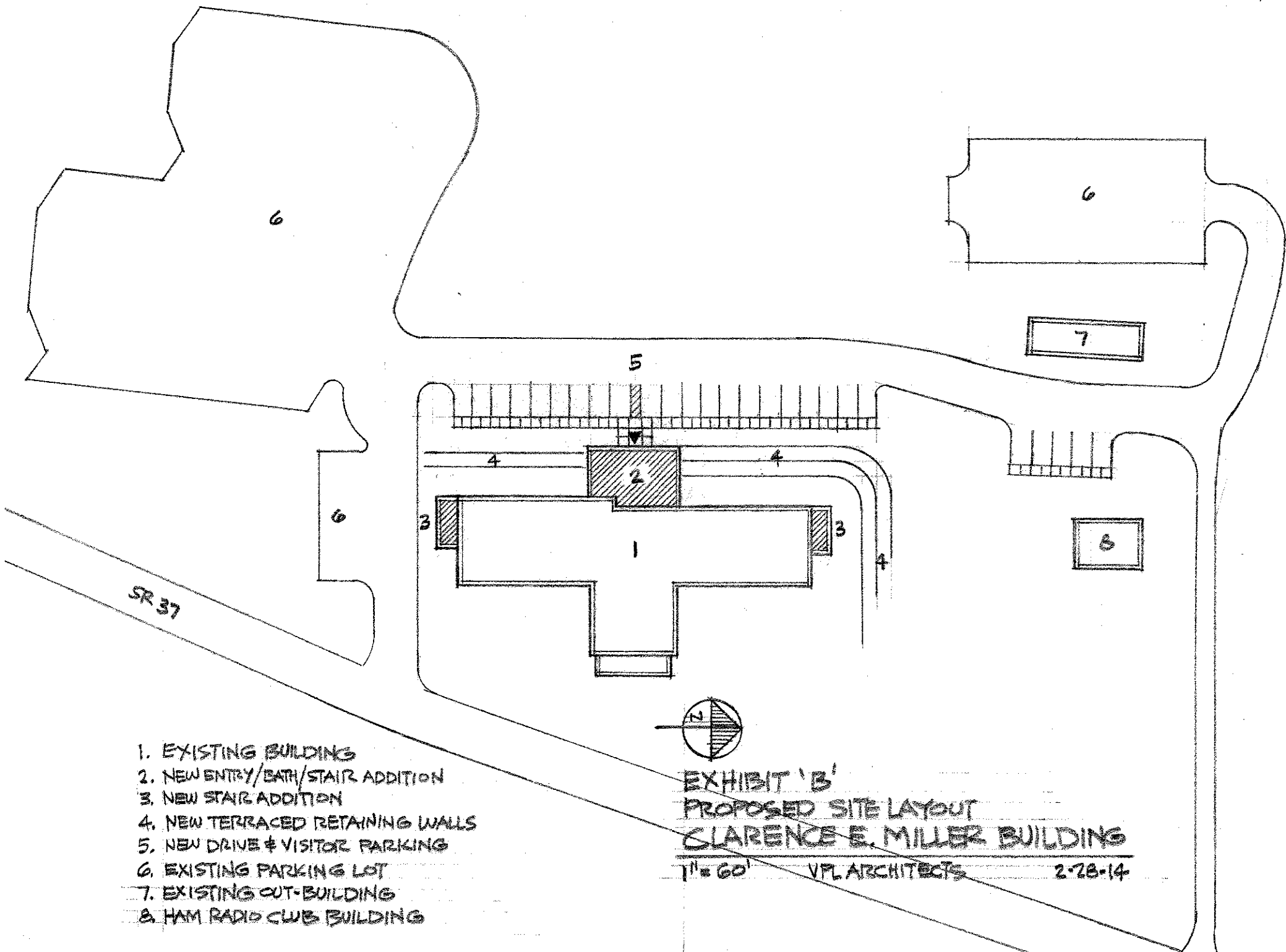


1. ORIGINAL 1828 BUILDING
2. 1840 SOUTHWING ADDITION
3. 1865 'L' SHAPED NORTH WING ADDITION
4. OUT-BUILDING
5. PAIRED WEST WING ADDITIONS
6. RAMP AT REAR 'MAIN' ENTRY
7. PARKING LOT
8. DRIVEWAY ADJACENT TO OUT-BUILDINGS
9. HAM RADIO CLUB BUILDING
10. RETAINING WALL
11. FAUPER'S CEMETERY



EXHIBIT 'A'  
 EXISTING SITE LAYOUT  
 CLARENCE E. MILLER BUILDING

1" = 60'



1. EXISTING BUILDING
2. NEW ENTRY/BATH/STAIR ADDITION
3. NEW STAIR ADDITION
4. NEW TERRACED RETAINING WALLS
5. NEW DRIVE & VISITOR PARKING
6. EXISTING PARKING LOT
7. EXISTING OUT-BUILDING
8. HAM RADIO CLUB BUILDING

EXHIBIT 'B'  
 PROPOSED SITE LAYOUT  
 CLARENCE E. MILLER BUILDING

1" = 60' VPL ARCHITECTS 2-28-14