

## Appendix E

### Maintenance Costs & Upgrades

- Memorandum, November 16, 2006, Maintenance & Upgrade Costs for Cony and Flatiron
- Letter, October 17, 2007, Seating Cost Options (Hussey): Restore v. Replace



Facilities and Systems Bureau  
16 Cony Street  
Augusta, Maine 04330  
(207) 626-2365  
(207) 626-2520 (fax)  
E-mail: bob.labreck@augustamaine.gov

## MEMORANDUM

To: Bill Bridgeo, City Manager

From: Bob LaBreck, Facilities and Systems Maintenance Manager

Date: November 16, 2006

Re: Cony High School building, and Flat Iron building

2006 NOV 16 P 12:06  
AUGUSTA  
FACILITIES MAINTENANCE OFFICE

In order to minimize the possibility of any building degradation I would like to recommend that we move forward and award the Heating Plant and Electrical Service Installation bid # 207016 to Mechanical Services for the bid price of \$149,685.00. There will also be CMP costs associated with the installation of the primary cables and the pad mount transformer to supply the new service for the Flat Iron. The CMP costs are approximately \$25,000.00. The combined total for the Flat Iron heat/electrical installation will be approximately \$ 174,685.00. This will supply the Flat Iron building to have its own heat plant and electrical service thus taking the first step necessary in separating the two buildings.

I would also recommend that we shut down the newer section of the Cony complex by draining the entire heating system, all potable water systems, and discontinue the electrical supply to the facility. I would also recommend that we install temporary lighting, on the Cony building, to assist in minimizing vandalism. The total cost for the proposed shut down is approximately \$ 58,700.00. Attached is a cost breakdown of each individual item associated with the shut down.

If we do not shut down the Cony building it will have to be heated and the cost associated with this option is listed below. The cost would be approximately \$140,500.00.

Note: at present the remaining boiler has not operated for approximately 6 months and appears to have a significant leak. Prior to start-up the source of the leak will require investigation.

There still will require a need to monitor snow loads and remove snow as necessary. There is the continued cost of probable repairs associated with all the heating equipment. The cost associated with fuel delivers, monitoring of the in-ground oil tank, electricity cost to operate all the heating equipment, the potential for flooding should something freeze, continued breakage of windows, and daily monitoring of the entire building.

Bob LaBreck  
Facilities and Systems Manager

**Cony Building shut down**

Electrical service (remove transformer, and primary cabling	N/C
Drain and stabilize all plumbing fixtures and heating equipment including the remaining boiler	\$ 27,000.00
Install temporary exterior lighting	\$ 10,000.00
Remove snow from roof approximately 5 times	\$ 18,000.00
Board windows as necessary	\$ 2,500.00
Replace lock cylinders on exterior doors	\$ 1,200.00
<b>TOTAL</b>	<b><u>\$ 58,700.00</u></b>

**Flat Iron installation**

CMP (transformer, cabling, connections)	\$ 25,000.00
Bid # 207016 (Mechanical Services)	\$149,685.00
<b>TOTAL</b>	<b><u>\$ 174,685.00</u></b>

Total necessary for the Flat Iron installation and the Cony building shut down.

**TOTAL**                    **\$ 233,385.00**





# husseyadvantage

PUT THE POWER OF THE FACTORY TO WORK FOR YOU

Date: October 17, 2007

To: Robert Lebreck  
City of Augusta

From: Mark Beaulieu  
Hussey Seating CO

Re: Auditorium Seating  
Former Cony High School

The following information is based on an inspection of the seating located at the above facility. I was asked to provide information relative to options for the re-use of the current seating. The seating appears to be approx 40 years old manufactured by a company no longer in business. Although many of the parts could be replaced with after market parts like the seat and back covers, however, there are a few key components that are no longer available and would have to be sent to a manufacturing facility to be reproduced. Having taken a sample of the seat from the facility I have completely taken it apart in attempts to do diligence in seeking out all repair options. Any of the above is possibilities as I have done some research over the last week. Please note any of the refurbishment options offered would include use of current seating product and therefore we would not be offering any type of extended warranty for operational purposes. Below, I have detailed the options as I see them and cost associated with each option to the best of my knowledge for each.

#### OPTION ONE:

Perform a detailed inspection of all existing seating both visually and operationally to identify all seating still in good working order and acceptable appearance. Remove these seats, clean them and touch up paint where needed and reinstall at new location. Please understand however that although seats may be in working order at the time of moving them if any seats were to become broken, getting replacement parts would not be an option for repair. For this option I would offer a price to assist in the inspection process, remove seating, clean, touch up and reinstall at a cost of \$68.00 per seat.

#### OPTION TWO:

This option would be very similar to the one above with the detailed inspection and identification process and reuse of seating. However we would remove all seating from the facility and ship to a manufacturing facility which we would then remove and replace all seat and back covers and padding and apply new fabric and foam padding. All usable seat pans would be repainted and dents removed as best to our ability. All stanchion uprights would be cleaned and repainted to match metal seat pans. After all manufacturing processes were

a division of

**Hussey Seating Company**

38 Dyer Street Ext. • North Berwick, ME 03906 USA

toll free USA 1.800.353.3308

tel +1 207.676.2271 • fax +1 207.676.2222

[www.husseyseating.com](http://www.husseyseating.com) • [info@husseyseating.com](mailto:info@husseyseating.com)



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complete seats would be installed back into new facility. This option pricing includes the above labor, materials for fabric covers, cutting and sewing, foam to be custom made to fit contour of the seats and backs, burn off process of current paint and repainting of metal items, and any misc repair type items or hardware required during this refurbishment process and the installation of seating. Again as mentioned above we cannot replace any of the operational mechanisms used to operate the seat to closing position and would reuse those operational units from current seating and also suggest refinishing of extras for future use when seats become broken. The proposal budget price to do the above per seat would be approximately \$154.00 each.

### OPTION THREE:

The final option we could offer is full replacement of all seating with a new Quattro model fully upholstered chair. Any new product could be tailored to your design and specifications for color, fabric and style options. We would be happy to provide you with a full detailed brochure of the options available as well as have a salesperson visit you to review specifications based on your needs for style and quantity of seating. The budget price per seat delivered and installed would be \$170.00 - \$250.00 depending on material selection.

In conclusion, I hope you find this information useful in whatever decision you decide to make in this process. If you have any further questions please feel free to call me directly at 207.676.0470.

Regards,

Mark Beaulieu  
Manager  
Husseyadvantage  
Repair, Parts & Service

a division of

**Hussey Seating Company**

38 Dyer Street Ext. • North Berwick, ME 03906 USA

toll free USA 1.800.353.3308

tel +1 207.676.2271 • fax +1 207.676.2222

[www.husseyseating.com](http://www.husseyseating.com) • [info@husseyseating.com](mailto:info@husseyseating.com)