

BESC Narrative Scope

Summary

The Betty Ehart Senior Center requires renovations, improvements, and adaptations that are consistent with those of an aging building with 26 years of operation. The completion of these renovation needs will improve the health and safety of the occupants, the energy efficiency of the buildings, and ensure that the building reaches or exceeds its expected design lifecycle in a good operational capacity. Based on a facility condition assessment completed in 2022, the Los Alamos County has prioritized the renovation needs, packaged them in a project, and proposed a project schedule.

The estimated budget to complete this project is \$5,230,000.00 (NM GRT included).

Background

Betty Ehart Senior Center (BESC) provides numerous services for the Los Alamos senior and retired citizens. These services include day out/daycare, transportation, community meals, home-delivered meals, activities, and entertainment, and a safe place to be in the community with others in about 18,597 square feet of space. The two-story masonry structure was constructed in 1997 and expanded in 2003. The BESC started operation in 1998 and has reached 26 years of service.

In 2022, the County completed an ADA Access Audit and Transition plan that identified needs for ADA improvements throughout the building. ADA improvements in restrooms, public and employee spaces, stairs, and the elevator were some areas identified that will be included in this project. In the same year, the County completed a thorough facility condition assessment that identified the renewal needs, improvements, and adaptations for the BESC that are typically required by aging buildings. This facility condition assessment was conducted by the Intelligent Systems and Engineering Services Corporation (ISES). Based on this assessment the Los Alamos County is setting a renovation project that prioritizes the renewals, repairs, upgrades, and replacements in all the building systems. Moreover, this assessment has enabled Los Alamos County to create a budget estimate for this renovation project.

The renovations proposed in this project will improve the health and safety of the occupants, the energy efficiency of the buildings, and ensure that the building reaches or exceeds its expected design lifecycle in a good operational capacity. Most important of all, these renewals, improvements, and adaptations will permit the long-term continuation of the excellent service that Los Alamos Retired and Senior Organization (LARSO) provides to Los Alamos citizens.

Energy efficiency improvements included in the project consist of newer, more efficient HVAC equipment and controls, installation of insulation with roof replacement in the Day Out Area, conversion of lighting from fluorescent lights to LED lights, and replacement of aging windows original to the 1997 construction. The existing HVAC system is controlled with older pneumatic technology controlled using air compressors that are maintenance intensive and difficult to balance heating and cooling needs in the building. The replacement HVAC controls will provide greater control, efficiency, and long-term maintenance capabilities. These improvements will reduce maintenance costs and improve efficient use of utilities.

The table below presents the budget estimated to complete this project. Note that the budget is presented in 2024 dollars. Appropriate escalation factors need to be utilized to project the budget to the outyears.

PROJECT BUDGET SPREADSHEET BESC Renovations and Improvements	
Design Budget	Amount
FY 2025 Major Facilities Maintenance Fund	\$190,000.00
Subtotal	\$190,000.00
Construction Budget	Amount
FY 2026 Major Facilities Maintenance Fund (MFM) - Renewal	\$1,900,000.00
NM - ALTS Grant	
Subtotal	\$1,900,000.00
Total Budget	\$2,090,000.00
Estimated project costs	
Estimated project costs	Amount
Estimated Construction Cost	\$3,460,000.00
NMGR 8.1875%	<u>\$290,000.00</u>
Total Estimated Construction Cost w/NMGR	\$3,750,000.00
Contingency ~20%	\$750,000.00
Design and Construction Administration Services	<u>\$670,000.00</u>
NMGR 8.1875%	<u>\$60,000.00</u>
Total Estimated Design and Construction Administration Services w/NMGR	<u>\$730,000.00</u>
TOTAL BUDGET REQUEST	
	\$5,230,000.00

The table below provides the timeline for this project

Project phase	Start	Finish	Duration [months]
Design with Public Outreach	June 2024	January 2025	8
Bidding and Contracting	February 2025	March 2025	2
Construction	April 2025	December 2025	9

The table below presents a breakdown of the renovation, improvements, and adaptations proposed in this project and categorized by building systems.

IMPROVEMENTS & ADAPTATIONS	Exterior Enclosure Electrical Accessibility	REPLACE INTERIOR DOOR SIGNAGE	\$10,000.00	
		IMPROVE RESTROOM ACCESSIBILITY	\$30,000.00	
		CORRECT MINOR DEVIATIONS FROM ADA STANDARDS	\$20,000.00	
		ADD LIGHTNING PROTECTION SYSTEM	\$30,000.00	
		RESTORE EXTERIOR MASONRY FINISH AND WALL JOINTS	\$60,000.00	
SHELL	Exterior enclosure	RENEW HARDWARE, ASSISTS & FINISHES ON EXTERIOR DOORS	\$130,000.00	
		REPLACE 1-PLY BALLASTED ROOF COVERING	\$100,000.00	
		REPLACE ROTENING STEEL FRAME EXTERIOR WINDOWS	\$200,000.00	
		RESTORE STUCCO OR CONCRETE ON EXTERIOR WALL	\$80,000.00	
INTERIORS	Interior finishes	REPLACE SHEET CARPET THROUGHOUT	\$70,000.00	
		REPLACE 12X12 VINYL TILE THROUGHOUT	\$30,000.00	
		PAINT INTERIOR WALLS AND CEILINGS THROUGHOUT	\$70,000.00	
	Construction	REPLACE MOVABLE PARTITION WALLS IN CLASSROOMS	\$100,000.00	
		RENEW DOORS HARDWARE AT S. VESTIBULE	\$10,000.00	
SERVICES	Plumbing	BACKFLOW PREVENTER	\$20,000.00	
		KITCHEN SINK, DUAL-LEVEL DRINKING FOUNTAINS	\$30,000.00	
	HVAC	RENOVATE HVAC GENERATING, CONTROLS, AND DISTRIBUTION SYSTEMS	\$1,000,000.00	
		Fire Protection	REPLACE FIRE PROTECTION SPECIALTIES	\$50,000.00
	Electrical		REPLACE EXTERIOR LIGHTS	\$30,000.00
		INSTALL T8-LED LIGHTING THROUGHOUT	\$260,000.00	
		REPLACE INTRUSION ALARM SYSTEM	\$40,000.00	
		MODERNIZE ELEVATOR	\$120,000.00	
	Conveying	Commercial equip	REPLACE COMMERCIAL KITCHEN EQUIPMENT	\$920,000.00
			REPLACE EVAP FANS AND CONDENSER IN KITCHEN REF. SYST.	\$20,000.00
Replace walk-in refrigerator			\$30,000.00	
		Estimated construction cost	\$3,460,000.00	