



Property Acquisition, Development & Management

26 Maple Street, Frostburg MD 21532

www.frostburghomes.com

Hill Street School/Museum Re-development Project Scope

The Hill Street School is the oldest school building found in Frostburg. It was erected in the late 19th century. Up until October of 2018, it has been used as the Frostburg museum. After surveying this building for several commercial clients, they determined it was not financially feasible for their use. I feel the best use of this building would be residential apts. I would propose repurposing the 11766 sq/ft building into 6- luxury two-bedroom apts and 8 luxury one-bedroom apts. This housing would operate on a 12-month lease cycle and be marketed to professionals from the hospital, Northrup Grumman, IBM and Frostburg State University. The first floor apts would be ADA accessible.

The renovation scopes would consist of a complete gut of the interior shell of the building except for the stair ways and common halls. New mechanicals would be installed including separately metered electric, gas and water. New individual HVAC units would be installed with programmable thermostats for each apt. A fully automated sprinkler and fire alarm system would be installed per Maryland State fire marshal's office. The interior finishes will consist of drywall walls, hard wood floors, granite countertops and stainless-steel appliances. The exterior of the building will be improved by the removal of all exterior metal fire escapes, fixing of the shingle roof, Capping of the existing chimneys, new soffit, fascia and gutters. Most windows have been replaced but the one that are left will be replaced and new entry doors will be installed. The unused boarded up windows will be brick shut with a matching brick. The exterior would also be improved by new exterior lighting, a newly paved parking lot, and spruced up landscaping.

In summary, once complete this building will be fully updated and repurposed into a financially viable property while preserving its rich historical stature and presence in the Frostburg community.



Western Maryland Construction Solutions, LLC
 26 Maple Street, Frostburg Maryland 21532
 301.687.1767/301.687.1769

**Schedule of Values Construction
 Frostburg Museum Project**

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO		Historic Tax Credit Qualifying Investment
			From Previous Application(s)	This Period				FINISH (G)	(C - G)	
1	Planning/ Architectural	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 80,000.00		\$ 80,000.00 Architectural
2	Demo	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,000.00		\$ -
3	Floor Systems	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 25,000.00		\$ -
4	Interior Framing Systems	\$ 89,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 89,000.00		\$ -
5	Roof framing system	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00		\$ -
6	Window And Door Systems	\$ 165,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 165,000.00		\$ 48,000.00 Exterior egress doors
7	Electrical/fire alarm Systems	\$ 155,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 155,000.00		\$ 45,000.00 Fire alarms system
8	Plumbing System	\$ 129,800.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 129,800.00		\$ 21,800.00 4" tap and water main to
9	Hvac Systems	\$ 86,800.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 86,800.00		\$ - sprinkler connection
10	Sprinkler Systems	\$ 135,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 135,000.00		\$ 135,000.00 sprinkler
11	Roofing/Gutters	\$ 89,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 89,000.00		\$ -
12	Insulation and Drywall	\$ 111,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 111,000.00		\$ -
13	Exterior Veneer	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,000.00		\$ -
14	Cabinetry and Countertop	\$ 95,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 95,000.00		\$ -
15	Interior trim and stairs	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 30,000.00		\$ -
16	Floor covering	\$ 63,400.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 63,400.00		\$ -
17	Interior Finishing	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 125,000.00		\$ -
18	Site improvements / ADA ramp/St	\$ 215,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 215,000.00		\$ 82,000.00 egress
19	Exterior trim	\$ 26,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 26,000.00		\$ - improvements(Ada
23	General Conditions	\$ 135,750.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 135,750.00		\$ - ramp, steps,
TOTALS		\$ 1,835,750.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,835,750.00		\$ 411,800.00



Property Acquisition, Development & Management

26 Maple Street, Frostburg MD 21532

www.frostburghomes.com

Hill Street School Rehabilitation

Project Timeline

Funding	9/31/2023
Design	10/01/2023-02/01/2024
Demo	02/01/2024-10/01/2024
Interior Renovations	10/01/2024-02/28/2026
Exterior Renovations	03/01/2025-03/31/2026
Pre-Lease	3/1/2026- 4/31/2026
Occupancy	5/1/2026



Property Acquisition, Development & Management

26 Maple Street, Frostburg MD 21532

www.frostburghomes.com

**Hill Street School Rehabilitation
Economic Impact Summary**

Current Property assessment	\$	117,200.00
Estimated Property assessment upon completion	\$	1,850,000.00
Estimated Temp Construction Job		16
Estimated Permanent Jobs full time equivalency		2
Increase in City of Frostburg Residency		20