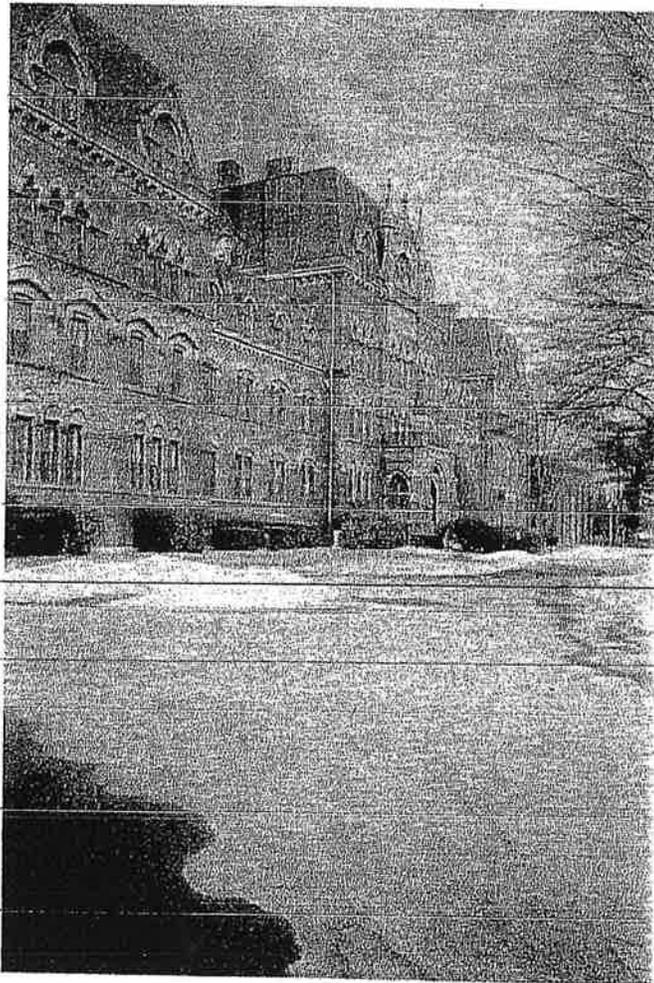


APPENDIX C
Comparative Costs of Alternatives

**The Garden City
Library
at
St. Paul's**



Prepared by
Beatty, Harvey & Associates, Architects

April 24, 2003

Plans

**C o s t
E s t i m a t e**

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Summary

| | | | |
|---|-----|-----------|----------------------|
| Site Work | | \$ | 890,560.00 |
| Demolition | | \$ | 324,504.76 |
| Exterior restoration | | \$ | 6,086,338.21 |
| Interior construction , library | | \$ | 13,297,325.00 |
| Interior construction , remaining building (to be mothballed) | | \$ | 1,573,000.00 |
| Total Hard Costs | | \$ | 22,171,727.96 |
| Soft Costs | 20% | \$ | 4,434,345.59 |
| TOTAL PROJECT COST | | \$ | 26,606,073.56 |

Potential upgrades

| | | | |
|---|--|---------------|-----------------------|
| Substitute real slate for synthetic slate | | \$ | 751,410.00 |
| Clean staining on building | | \$ | 394,490.25 |
| Replace remaining windows | | \$ | 1,565,437.50 |
| Demolish Ellis Hall | | \$ | 884,994.00 |
| Demolish Cottages | | \$ | 267,168.00 |
| | | \$ | 3,863,499.75 |

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library
Budget Cost Estimate April 24, 2003

Site Work

| | | | |
|-----------------|----------|-------------|---------------|
| Utilities | Is | | \$ 50,000.00 |
| New Parking lot | 200 cars | \$ 2,500.00 | \$ 500,000.00 |
| Landscaping | Is | | \$ 85,000.00 |
| Signage | Is | | \$ 5,000.00 |

| | | | |
|--------------------|-----|--|----------------------|
| | | | \$ 640,000.00 |
| General conditions | 10% | | \$ 64,000.00 |
| Overhead & profit | 10% | | <u>\$ 70,400.00</u> |
| | | | \$ 774,400.00 |
| Contingency | 15% | | <u>\$ 116,160.00</u> |
| | | | \$ 890,560.00 |

\$ 890,560.00

St. Pauls Renovation - Garden City Public Library
 Budget Cost Estimate
 April 24, 2003

Exterior restoration

| | | | |
|---|--------------|--------------|------------------------|
| Roofing repair and replacement | | | |
| replace flat roof | 35,900 sf @ | \$ 12.00 | \$ 430,800.00 |
| replace shingle roof w/ synthetic slate | 30,000 sf @ | \$ 17.50 | \$ 525,000.00 |
| repair / replace wood sheathing | 5,000 sf @ | \$ 5.00 | \$ 25,000.00 |
| repair / replace wood framing | ls | | \$ 50,000.00 |
| repair / replace chapel trusses | 3 ea @ | \$ 30,000.00 | \$ 90,000.00 |
| misc repairs | ls | | \$ 10,000.00 |
| | | | <u>\$ 1,130,800.00</u> |
| Masonry & stone repair | | | |
| repointing (100% of building) | 125,000 sf @ | \$ 7.00 | \$ 875,000.00 |
| brownstone dormers | 90 ea | \$ 3,890.00 | \$ 350,100.00 |
| biological growth cleaning | 50,402 sf @ | \$ 0.25 | \$ 12,600.50 |
| efforescence | 12,600 sf @ | \$ 2.50 | \$ 31,500.00 |
| repair spalling brick | 9,450 sf @ | \$ 15.00 | \$ 141,750.00 |
| repair severely damaged stone | 1 sf @ | \$ 100.00 | \$ 65.00 |
| repair delaminating masonry | 6,300 sf @ | \$ 75.00 | \$ 472,500.00 |
| repair stone window sills | 2,705 sf @ | \$ 25.00 | \$ 67,625.00 |
| repair masonry cracks | 6,300 sf @ | \$ 15.00 | \$ 94,500.00 |
| repair cracking in buttresses | ls | | \$ 50,000.00 |
| repair chimney masonry | ls | | \$ 25,000.00 |
| | | | <u>\$ 2,120,640.50</u> |
| Windows & doors | | | |
| replace library & damaged windows | 12,500 sf @ | \$ 75.00 | \$ 937,500.00 |
| replace remaining windows | 12,500 sf @ | \$ 75.00 | |
| restore port cochere & main doors | 2 ea @ | \$ 20,000.00 | \$ 40,000.00 |
| misc door / window repair | ls | | \$ 10,000.00 |
| repair two entrance doors | ls | | \$ 10,000.00 |
| | | | <u>\$ 997,500.00</u> |
| Flasing & sheet metal | | | |
| replace flashing | 2,000 sf @ | \$ 25.00 | \$ 50,000.00 |
| replace gutter system | 750 lf @ | \$ 100.00 | \$ 75,000.00 |
| | | | <u>\$ 125,000.00</u> |
| | | | \$ 4,373,940.50 |
| General conditions | 10% | | \$ 437,394.05 |
| Overhead & profit | 10% | | \$ 481,133.46 |
| | | | <u>\$ 5,292,468.01</u> |
| Contingency | 15% | | \$ 793,870.20 |
| | | | <u>\$ 6,086,338.21</u> |
| | | | \$ 6,086,338.21 |

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate

April 24, 2003

Demolition

| | | | | |
|----------------------|------|--------------------|---------------|---------------|
| Exterior fire stairs | 2 ea | \$ 5,000.00 | \$ 10,000.00 | |
| Asbestos Abatement | ls | | \$ 223,205.00 | |
| | | | | \$ 233,205.00 |
| | | General conditions | 10% | \$ 23,320.50 |
| | | Overhead & profit | 10% | \$ 25,652.55 |
| | | | | \$ 282,178.05 |
| | | Contingency | 15% | \$ 42,326.71 |
| | | | | \$ 324,504.76 |
| | | | | \$ 324,504.76 |

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate April 24, 2003

Interior Construction, Library

| | | | | | |
|--------------------------------|--------|--------------------|-------|----|------------------------|
| Demolition | 50,000 | sf @ \$ | 10.00 | \$ | 500,000.00 |
| Structural upgrades | 50,000 | sf @ \$ | 17.50 | \$ | 875,000.00 |
| Partitions & doors | 50,000 | sf @ \$ | 36.00 | \$ | 1,800,000.00 |
| Finishes (clgs, floors, walls) | 50,000 | sf @ \$ | 29.00 | \$ | 1,450,000.00 |
| Speciaties & Millwork | 50,000 | sf @ \$ | 7.50 | \$ | 375,000.00 |
| Vertical Transportation | | ls | | \$ | 550,000.00 |
| Plumbing | 50,000 | sf @ \$ | 5.50 | \$ | 275,000.00 |
| HVAC | 50,000 | sf @ \$ | 28.00 | \$ | 1,400,000.00 |
| Electrical | 50,000 | sf @ \$ | 15.00 | \$ | 750,000.00 |
| Lighting | 50,000 | sf @ \$ | 6.50 | \$ | 325,000.00 |
| Fire protection | 50,000 | sf @ \$ | 5.00 | \$ | 250,000.00 |
| | | | | | \$ 8,550,000.00 |
| | | General conditions | 10% | | \$ 855,000.00 |
| | | Overhead & profit | 10% | | \$ 940,500.00 |
| | | | | | <u>\$10,345,500.00</u> |
| | | Contingency | 15% | | \$ 1,551,825.00 |
| | | | | | <u>\$11,897,325.00</u> |
| Furnture & Shelving | 50,000 | sf @ \$ | 28.00 | | \$ 1,400,000.00 |
| | | | | | <u>\$13,297,325.00</u> |

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate April 24, 2003

Interior Construction, Remaining building (to be mothballed)

| | | | | | |
|-----------------------|--------------------|------|----|------------|----------------------------|
| Demolition | 80,000 sf @ \$ | 2.00 | \$ | 160,000.00 | |
| Structural upgrades | 80,000 sf @ \$ | 3.00 | \$ | 240,000.00 | |
| Interior construction | 80,000 sf @ \$ | 7.50 | \$ | 600,000.00 | |
| | | | | | <u>\$ 1,000,000.00</u> |
| | General conditions | 10% | \$ | 100,000.00 | |
| | Overhead & profit | 10% | \$ | 110,000.00 | |
| | | | | | <u>\$ 1,210,000.00</u> |
| | Contingency | 15% | \$ | 181,500.00 | |
| | | | | | <u>\$ 1,391,500.00</u> |
| | | | | | <u>\$ 1,573,000.00</u> |

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate

April 24, 2003

Potential upgrades (phase II work)

| | | | |
|---|----------------------|------------------------|------------------------|
| 1 substitute real slate for synthetic slate | 30,000 sf @ \$ 15.00 | \$ 450,000.00 | |
| General conditions | 10% | \$ 45,000.00 | |
| Overhead & profit | 10% | \$ 49,500.00 | |
| | | <u>\$ 544,500.00</u> | |
| Contingency | 15% | \$ 81,675.00 | |
| | | <u>\$ 626,175.00</u> | |
| Soft costs | 20% | \$ 125,235.00 | \$ 751,410.00 |
| 2 clean staining on building | 94,500 sf @ \$ 2.50 | \$ 236,250.00 | |
| General conditions | 10% | \$ 23,625.00 | |
| Overhead & profit | 10% | \$ 25,987.50 | |
| | | <u>\$ 285,862.50</u> | |
| Contingency | 15% | \$ 42,879.38 | |
| | | <u>\$ 328,741.88</u> | |
| Soft costs | 20% | \$ 65,748.38 | \$ 394,490.25 |
| 3 replace remaining windows | 12,500 sf @ \$ 75.00 | \$ 937,500.00 | |
| General conditions | 10% | \$ 93,750.00 | |
| Overhead & profit | 10% | \$ 103,125.00 | |
| | | <u>\$ 1,134,375.00</u> | |
| Contingency | 15% | \$ 170,156.25 | |
| | | <u>\$ 1,304,531.25</u> | |
| Soft costs | 20% | \$ 260,906.25 | \$ 1,565,437.50 |
| 4 demolish ellis hall (includes asbestos abatement) | ls | \$ 530,000.00 | |
| General conditions | 10% | \$ 53,000.00 | |
| Overhead & profit | 10% | \$ 58,300.00 | |
| | | <u>\$ 641,300.00</u> | |
| Contingency | 15% | \$ 96,195.00 | |
| | | <u>\$ 737,495.00</u> | |
| Soft costs | 20% | \$ 147,499.00 | \$ 884,994.00 |
| 5 demolish cottages (included asbestos abatement) | ls | \$ 160,000.00 | |
| General conditions | 10% | \$ 16,000.00 | |
| Overhead & profit | 10% | \$ 17,600.00 | |
| | | <u>\$ 193,600.00</u> | |
| Contingency | 15% | \$ 29,040.00 | |
| | | <u>\$ 222,640.00</u> | |
| Soft costs | 20% | \$ 44,528.00 | \$ 267,168.00 |
| | | | \$ 3,863,499.75 |

St. Pauls Renovation - Garden City Public Library

Cost Estimate Comparisons - April 24, 2003

| | EYP estimate 3/5/02 | EYP estimate 6/27/02 | BHA / EYP estimate 4/24/03 |
|---|--|---|---|
| 1 Site Work | Renovate entire 130,000 sf for multiple tenments \$37,420,326.00 includes roadways, parking, landscaping, signage, etc. | Renovate 50,000 sf for Village Hall \$19,475,010.00 includes roadways, parking, landscaping, signage, etc. | Renovate 50,000 sf for Public Library \$26,420,164.33 includes roadways, parking, landscaping, signage, etc. |
| 2 Demolition | includes Ellis Hall, Cottages & Fire escapes & interior work as required | includes interior work as required only (Ellis Hall & Cottages listed as add alternates) | includes interior work as required only (Ellis Hall & Cottages listed as add alternates) |
| 3 New Construction | Fire department - 6,700 sf Police garage - 1,500 sf New entrance structure | Fire stairs | No new construction anticipated |
| 4 Exterior Restoration roofing repainting masonry repair window replacement | entire building entire building entire building entire building | entire building entire building entire building minimal replacement | entire building entire building entire building 50% of building |
| 5 Interior construction finished space | 130,000 square feet (entire building) | 50,000 square feet | 50,000 square feet |
| unfinished (mothballed) space | 0 square feet | 80,000 square feet | 80,000 square feet |
| 6 Soft Costs | not included | some included | included |
| 7 Furniture | not included | not included | included |
| Total Cost including Soft Costs | \$44,904,391.20 | \$21,422,511.00 | \$26,420,164.33 |

INCORPORATED
VILLAGE OF GARDEN CITY

August 27, 2004

See memo
to Mrs
2/19

TO: Mayor Barbara K. Miller
Board of Trustees
Counsel

RE: **Revised Report - Dated August 11, 2004**
Sullivan & Nickel Construction Company
St. Paul's - Cost Estimates

Enclosed please find a revised Cost Estimate Report from Sullivan & Nickel which was received yesterday. Please discard the previous one that was sent to you.

Thank you.



Robert L. Schoelle, Jr.
Village Administrator

RLS:kma

cc: Messrs. Michael D. Filippon
Brian S. Ridgway
Robert J. Mangan



CLIENT: THE INCORPORATED VILLAGE OF GARDEN CITY, GARDEN CITY, NEW YORK

PROJECT: ST. PAUL'S SCHOOL, STEWART AVENUE GARDEN CITY, NEW YORK

TASK: AN ANALYSIS OF THE RENOVATION/RECONSTRUCTION/REMEDIAL COSTS ASSOCIATED WITH THE EXISTING BUILDING CONDITIONS AS DISCUSSED IN REPORTS PREPARED BY EINHORN, YAFFEE, PRESCOTT, PC DATED 1 FEBRUARY 2002 AND THOMAS POLISE CONSULTING ENGINEERS DATED APRIL 1994. VISUAL OBSERVATION OF CONDITIONS BY SULLIVAN & NICKEL AND BUILDING ELEVATION AND FLOOR PLANS PREPARED BY BEATTY, HARVEY & ASSOCIATES, PC WERE UTILIZED IN THIS COST ANALYSIS.

DATE: 11 AUGUST 2004

PREPARED BY: SULLIVAN & NICKEL CONSTRUCTION COMPANY

QUALIFICATIONS & ASSUMPTIONS

The following cost analysis has been prepared after a review of documents provided to Sullivan & Nickel by the Village of Garden City and after a site visit to confirm and quantify the conditions. The documents provided to Sullivan & Nickel are as follows: a report containing building elevations prepared by Einhorn, Yaffee, Prescott, PC dated 1 February 2002, a report prepared by Thomas Polise Consulting Engineers dated April 1994 and floor plans dated 19 January 2004 prepared by Beatty, Harvey & Associates, PC.

The Village of Garden City (through Michael Filipon, Superintendent Village of Garden City Building Department) outlined the scope of the analysis that would best serve to advise the Village Trustees in their decision making regarding the future of the St. Paul's School. We have followed Mr. Filipon's direction but do, however, need to define the scope of the terms and in some cases the terms themselves utilized in the budget estimate.

- 1) Demolition will be defined as the complete removal of the referenced structure or space. In the case of building removals, the site will be only brought to grade – there is not any landscaping or aesthetic site restoration included. Removal of the east and west wings of the building will require the construction of masonry walls at the north side of the remaining structure where the wings would be removed.
- 2) Environmental Abatements – we anticipate that because of the age of the building that Asbestos will be encountered and mitigation of the material will be required before demolition could commence.
- 3) Stabilization as this budget estimate defines it is the complete restoration of the entire building envelope (roofs (using a synthetic slate), masonry, windows (as required up to 50%), architectural exterior elements (repaired with some degree of replacement), flashings, gutters and downspouts, building substrate repair, building caulking and the installation of a new main entrance. The E,Y,P report discusses the installation of exterior fire escapes for egress purposes from the upper floors. We do not believe this to be necessary under a stabilization program but would be a requirement if the building's upper floors were to be tenanted. We have included money for secondary egress stairs to be located within the building footprint in the Threshold portion of the budget. Included in the stabilization budget is the cost for scaffolding the entire building as we feel that the pricing received to perform this work will reflect the greater efficiencies possible by making the whole building available at one time. Additionally, project safety will be enhanced by fixed scaffolding in lieu of swing equipment.
- 4) Threshold shall be defined as those activities required for the stabilization the building interior. Those activities include upgrade of the Mechanical, Electrical and Plumbing (M/E/P) systems to support the entire building. The distribution of the newly installed systems via duct risers, new hot water risers, new plumbing risers

(waste, vent and water), new electrical power distribution to the panels is all included. Fire protection and fire alarm systems for the entire building are included. It is felt that the fire alarm and the fire sprinkler system are a prudent investment to protect the Village's expenditure for stabilization. In any case, the fire alarm and fire protection would be required if the Village's overall plan for St. Paul's included even limited use of the building. Vertical transportation and communication (elevator installation and stair modifications with the associated structural requirements) are included. Not included, however is the creation of any individual floor distribution systems for the new HVAC, Plumbing and Electrical installations. That means there are not any new electrical outlets, new horizontal duct to distribute air from the fans, new lighting (only code required), new plumbing fixtures or other bathroom work included in the budget estimates. These items are not required for the mothballing of the building and would generally be provided as a part of the tenant or end user build out.

- 5) Community Space shall be a 15,000 sf buildout of space within the building. The budget allows for a cost of \$55 per sf and makes the following assumptions
 - a) the space will be located on the 1st floor and contiguous with the main entrance or the west side entrance
 - b) both the threshold and stabilization options will be authorized in conjunction with this work
 - c) the finishes will be painted drywall, carpeting, acoustic ceilings. Aesthetically accurate restoration of the existing 1st floor finishes is not included.
 - d) The latest plan by B,H & A also spoke of a 5,000 sf community space and we have provided an alternate price on the summary sheet for that.
- 6) The Library work is as described on the Beatty Harvey & Associates supplied drawings consists of a 50,000 sf space located on the 1st, 2nd and 3rd floors in a stacked configuration. We have priced this work on a gross square footage basis using current historical cost data which reflects both the design characteristics of Beatty Harvey & Associates and contemporary library planning. The cost for a revised plan that would place the Library on the 1st floor only or on the 1st and 2nd floors would not be significantly changed as long as the design offered showed all the spaces arranged in a contiguous fashion.
- 7) Site Work is the activities that will be required to satisfy the E,Y,P report as it describes the required upgrades to electrical, gas, water and sanitary services to support the new building uses and their associated M/E/P/ FS needs. Additionally it is anticipated that new traffic flow patterns will be created and these costs have been included in the stabilization phase. We recommend including these activities in the stabilization phase of the work because
 - a) the service upgrades will be required regardless of any planned use of the building space – the building is under serviced by current standards in all aspects

- b) performing these upgrades during stabilization will eliminate the potential for damaging already completed exterior work (new roadways, sidewalks, etc.) by installing the work later
- 8) All "Total Building Cost" values are "fully loaded" in that they contain contingencies (both design and construction), incidental costs (consultants fees, testing and inspection costs, financing bond costs (both legal and broker), and other miscellaneous costs (surveys, borings, etc.). The loading factor is based on historical data from other public sector projects.
 - 9) The costs represented in this Budget Estimate are current costs. Escalation is not included in these budget estimates as we have not been provided with an anticipated start date for the work. Please be advised that the construction industry is currently facing a 5-7%/year escalation factor with certain trade items (e.g. concrete, steel, copper, plywood and activities that are dependent on fuel costs) rising at a faster rate.
 - 10) We have included money in the budget estimate to create a separate entrance near the new elevator location to service the upper floors in the event that they are tenanted.
 - 11) We have included two (2) contingencies that total fifteen (15) percent. We would suggest that at this stage in the process a twenty (20) percent contingencies would be prudent however we chose to follow form (the E,Y,P estimate).
 - 12) While the work activities included in this budget estimate are all costed to be performed to improve the energy efficiency of the building, the acquisition of any LEEDS certification is not guaranteed.
 - 13) Labor rates used are all in compliance with current prevailing wage rates. All insurances and payment and performance bonds required under NYS Public bidding statutes are included.

SULLIVAN & NICKEL

Sullivan & Nickel Construction Company

Est. Date : 6.24.04
 Est. No. :
 File Code : St Pauls
 Lead Estr. : DR
 Dwgs. Rec'd : Conceptual

St Paul's School Renovation

Village of Garden City

Garden City, New York

ARCH: Various

CONCEPTUAL BUDGET ESTIMATE

| Description | Total | Comments |
|---|-------------------|---|
| <u>GARDEN CITY LIBRARY/ST PAUL'S - Total Building Demolition</u> | | |
| Demolition of Entire Building | 1,722,000 | East/West Wing Demo with required reconstruction work cost is |
| Environmental Abatements | 500,000 | |
| TOTAL DIRECT WORK | 2,222,000 | \$1,393,444 |
| INCIDENTALS (15%) | 333,300 | |
| DESIGN CONTINGENCY(8%) | 0 | |
| CONSTRUCTION CONTINGENCY(7%) | 155,540 | |
| TOTAL BUILDING COST | 2,710,840 | |
| <u>GARDEN CITY LIBRARY/ST PAUL'S - Stabilization</u> | | |
| Site Work | 1,185,037 | If the East/West Wings were remv'd Stabilization Cost would be reduced to \$8,036,466 |
| Exterior Restoration | 6,180,146 | |
| TOTAL DIRECT WORK | 7,365,183 | |
| INCIDENTALS (20%) | 1,590,880 | |
| DESIGN CONTINGENCY(8%) | 589,215 | |
| CONSTRUCTION CONTINGENCY(7%) | 515,563 | |
| TOTAL BUILDING COST | 10,060,841 | |
| <u>GARDEN CITY LIBRARY/ST PAUL'S - Threshold (Includes 15,000 SF Fitout of Community Space)</u> | | |
| Stabilization | 7,365,183 | If the East/West Wings were remv'd Threshold option would be reduced to \$19,517,746 |
| Threshold Space Fitout | 2,734,541 | |
| Mechanical/Electrical Upgrades (for entire building) | 6,478,500 | If the Community Space was reduced to 5,000 sf and the existing boiler was used to heat the unused space, (reducing unused space M/E/P work) the cost of this option could be reduced to about \$18,000,000 |
| TOTAL DIRECT WORK | 16,578,224 | |
| INCIDENTALS (20%) | 3,580,896 | |
| DESIGN CONTINGENCY(8%) | 1,326,258 | |
| CONSTRUCTION CONTINGENCY(7%) | 1,160,476 | |
| TOTAL BUILDING COST | 22,645,855 | |
| <u>GARDEN CITY LIBRARY/ST PAUL'S - Threshold (Includes 50,000 SF Fitout of Library/Community Space)</u> | | |
| Stabilization | 7,365,183 | |
| Library/Community Space Fitout | 7,155,100 | |
| Mechanical/Electrical Upgrades (for entire building) | 6,478,500 | |
| TOTAL DIRECT WORK | 20,998,783 | |
| INCIDENTALS (20%) | 4,535,737 | |
| DESIGN CONTINGENCY(8%) | 1,679,903 | |
| CONSTRUCTION CONTINGENCY(7%) | 1,469,915 | |
| TOTAL BUILDING COST | 28,684,338 | |

Alternates

| | | |
|-----------------------------|-----|---------|
| 1) Demolition of Ellis Hall | ADD | 722,300 |
| 2) Demolition of Cottages | ADD | 303,800 |

SULLIVAN & NICKEL

Sullivan & Nickel Construction Company

Est. Date : 7.6.04
 Est. No. :
 File Code : St Pauls
 Lead Estr. : DR
 Dwgs. Rec'd : Schematic

St Paul's School Renovation

Village of Garden City

Garden City, New York

ARCH: Various

CONCEPTUAL BUDGET ESTIMATE

| <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Cost</u> | <u>Total</u> | <u>Comments</u> |
|--------------------------------|-----------------|-------------|-------------|------------------|----------------------|
| <u>SITE WORK</u> | | | | | |
| Remove Existing Fuel Oil Tank | 1 | LS | 50000.00 | 50,000 | Assume 10,000 Gallon |
| Remove Existing Asphalt | 45,100 | SF | 0.25 | 11,275 | |
| Strip Top Soil | 115,774 | SF | 0.10 | 11,577 | |
| Fill Material | 3,500 | YDS | 15.00 | 52,500 | |
| Regrade | 160,874 | SF | 0.20 | 32,175 | |
| Drainage Pools | 25 | EA | 2200.00 | 55,000 | |
| Drainage Inlets | 16 | EA | 800.00 | 12,800 | |
| Piping | 1,200 | LF | 20.00 | 24,000 | |
| Fencing - 4' | 1,281 | LF | 16.00 | 20,499 | |
| Concrete Curbs | 2,500 | LF | 12.00 | 30,000 | |
| Signage | 1 | Allow | 8000.00 | 8,000 | |
| Install New Gas Service | 1 | Allow | 40000.00 | 40,000 | |
| Install New Electrical Service | 1 | Allow | 60000.00 | 60,000 | |
| Site Lighting Power | 1 | Allow | 20000.00 | 20,000 | |
| Sidewalk | 7,500 | SF | 4.50 | 33,750 | |
| Asphalt Pavement | 160,874 | SF | 3.00 | 482,621 | |
| Lighting | 1 | Allow | 40000.00 | 40,000 | |
| TOTAL DIRECT WORK | | | | 984,198 | |
| GENERAL CONDITIONS (10%) | | | | 98,420 | |
| CONTRACTOR OH/P (10%) | | | | 102,420 | |
| ESCALATION (4%) | | | | 0 | |
| INCIDENTALS (20%) | | | | W/Summary | |
| DESIGN CONTINGENCY(10%) | | | | W/Summary | |
| CONSTRUCTION CONTINGENCY(10%) | | | | W/Summary | |
| TOTAL BUILDING COST | | | | 1,185,037 | |

SULLIVAN & NICKEL

Sullivan & Nickel Construction Company

Est. Date : 7.6.04
 Est. No. :
 File Code : St Pauls
 Lead Estr. : DR
 Dwgs. Rec'd : Schematic

St Paul's School Renovation

Village of Garden City

Garden City, New York

ARCH: Various

CONCEPTUAL BUDGET ESTIMATE

| Description | Quantity | Unit | Cost | Total | Comments |
|--|----------|-------|-----------|------------------|----------------------------|
| <u>EXTERIOR RESTORATION</u> | | | | | |
| A) Roof Repair/Replacement | | | | | |
| Scaffolding | 1 | LS | 600000.00 | 600,000 | |
| Remove Existing Flat Roof | 33,100 | SF | 4.00 | 132,400 | |
| Install New 3Ply Modified Bitumen Roof System | 33,100 | SF | 9.00 | 297,900 | |
| Install New Perimeter Thru-wall Flashing @ Flat Roof Areas | 1,679 | LF | 120.00 | 201,480 | |
| Remove Existing Shingle Roof | 31,601 | SF | 4.00 | 126,404 | |
| Replace Water Damged Sheathing | 15,000 | SF | 6.00 | 90,000 | Assumes 50% Replacement |
| Replace Water Damaged Structural Wood Components | 1 | Allow | 50000.00 | 50,000 | |
| Install New Synthetic Slate Roof | 320 | SQ | 1200.00 | 384,000 | |
| Install New Copper Roof Flashings @ Slate Roof | 5,129 | LF | 35.00 | 179,515 | |
| Install New Copper Gutters and Downspouts | 1,679 | LF | 35.00 | 58,765 | |
| B) Masonry Repair/Replacement | | | | | |
| Clean Exterior Façade - Basic | 114,747 | SF | 1.50 | 172,120 | |
| Repoint Façade | 114,747 | SF | 5.00 | 573,733 | |
| Replace/Repair Stone Sills | 2,500 | LF | 125.00 | 312,500 | |
| Spalling Brick Repair | 12,000 | SF | 28.00 | 336,000 | Assumed 10% of Façade |
| Repair Structural Masonry Cracking | 5,000 | LF | 22.00 | 110,000 | |
| Replace Structural Masonry as Required | 12,000 | SF | 18.00 | 216,000 | Assumed 10% of Façade |
| Heavy Stain and Growth Removal | 57,373 | SF | 4.00 | 229,493 | Assumed 50% of Façade |
| C) Window Repair/Replacement | | | | | |
| Remove Existing Windows | 12,048 | SF | 8.00 | 96,384 | Assumes 50% window replace |
| Furnish and Install New Aluminum Windows | 12,048 | SF | 75.00 | 903,600 | |
| Exterior Sealants | 11,245 | LF | 2.00 | 22,490 | |
| Furnish and Install New Exterior Main Entrance Door | 204 | SF | 85.00 | 17,338 | |
| Replace Miscellaneous Exterior Doors | 1 | LS | 40000.00 | 40,000 | |
| TOTAL DIRECT WORK | | | | 5,150,122 | |
| GENERAL CONDITIONS (10%) | | | | 515,012 | |
| CONTRACTOR OH/P (10%) | | | | 515,012 | |
| ESCALATION (4%) | | | | 0 | |
| INCIDENTALS (20%) | | | | W/Summary | |
| DESIGN CONTINGENCY(10%) | | | | W/Summary | |
| CONSTRUCTION CONTINGENCY(10%) | | | | W/Summary | |
| TOTAL BUILDING COST | | | | 6,180,146 | |

SULLIVAN & NICKEL

Sullivan & Nickel Construction Company

Est. Date : 7.6.04
 Est. No. :
 File Code : St Pauls
 Lead Estr. : DR
 Dwgs. Rec'd : Schematic

St Paul's School Renovation

Village of Garden City

Garden City, New York

ARCH: Various

CONCEPTUAL BUDGET ESTIMATE

| Description | Quantity | Unit | Cost | Total | Comments |
|--|----------|------|-------|------------------|----------|
| <u>INTERIOR CONSTRUCTION - 15,000 Threshold Space</u> | | | | | |
| Remove Existing Finishes | 15,000 | SF | 10.00 | 150,000 | |
| Structural Modifications @ Existing Load Bearing Walls | 15,000 | SF | 12.00 | 180,000 | |
| Restore Existing Finishes @ Corridors | 10,684 | SF | 25.00 | 267,100 | |
| Install New Finishes (Ceilings, Floors, Walls, Paint) | 15,000 | SF | 55.00 | 825,000 | |
| Building Specialties | 15,000 | SF | 8.00 | 120,000 | |
| HVAC Distribution | 15,000 | SF | 12.00 | 180,000 | |
| Electrical Power and Lighting Distribution | 15,000 | SF | 10.00 | 150,000 | |
| Lighting | 15,000 | SF | 6.00 | 90,000 | |
| Fire Alarm/Security/Data Networking | 15,000 | SF | 3.00 | 45,000 | |
| TOTAL DIRECT WORK | | | | 2,007,100 | |
| GENERAL CONDITIONS (10%) | | | | 200,710 | |
| CONTRACTOR OH/P (10%) | | | | 205,210 | |
| ESCALATION (4%) | | | | 0 | |
| F, F, & E | | | | 225,000 | |
| INCIDENTALS (20%) | | | | W/Summary | |
| DESIGN CONTINGENCY(10%) | | | | W/Summary | |
| CONSTRUCTION CONTINGENCY(10%) | | | | W/Summary | |
| TOTAL BUILDING COST | | | | 2,638,020 | |

SULLIVAN & NICKEL

Sullivan & Nickel Construction Company

Est. Date : 6.24.04
 Est. No. :
 File Code : St Pauls
 Lead Estr. : DR
 Dwgs. Rec'd : Schematic

St Paul's School Renovation

Village of Garden City

Garden City, New York

ARCH: Various

CONCEPTUAL BUDGET ESTIMATE

| <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Cost</u> | <u>Total</u> | <u>Comments</u> |
|--|-----------------|-------------|-------------|------------------|-----------------|
| <u>MEP Upgrades - Entire Building</u> | | | | | |
| Elevators/Stairs | 1 | Allow | 250000.00 | 250,000 | |
| Structural Modifications for Elevator and MEP Shafts | 1 | Allow | 250000.00 | 250,000 | |
| Plumbing Upgrades | 105,000 | SF | 4.00 | 420,000 | |
| Fire Protection | 105,000 | SF | 5.50 | 577,500 | |
| Boiler Replacement and HVAC Upgrades | 105,000 | SF | 22.00 | 2,310,000 | |
| Electrical Main Distribution Upgrade | 1 | LS | 200000.00 | 200,000 | |
| Electrical Power and Lighting Distribution | 105,000 | SF | 10.00 | 1,050,000 | |
| Fire Alarm | 105,000 | SF | 3.00 | 315,000 | |
| TOTAL DIRECT WORK | | | | 5,372,500 | |
| GENERAL CONDITIONS (10%) | | | | 537,250 | |
| CONTRACTOR OH/P (10%) | | | | 568,750 | |
| ESCALATION (4%) | | | | 0 | |
| F,F, & E | | | | 0 | |
| INCIDENTALS (20%) | | | | W/Summary | |
| DESIGN CONTINGENCY(10%) | | | | W/Summary | |
| CONSTRUCTION CONTINGENGY(10%) | | | | W/Summary | |
| TOTAL BUILDING COST | | | | 6,478,500 | |

SULLIVAN & NICKEL

Sullivan & Nickel Construction Company

Est. Date : 7.6.04
 Est. No. :
 File Code : St Pauls
 Lead Estr. : DR
 Dwgs. Rec'd : Schematic

St Paul's School Renovation

Village of Garden City

Garden City, New York

ARCH: Various

CONCEPTUAL BUDGET ESTIMATE

| Description | Quantity | Unit | Cost | Total | Comments |
|--|----------|-------|-----------|------------------|----------|
| <u>INTERIOR CONSTRUCTION LIBRARY SPACE</u> | | | | | |
| Remove Existing Finishes | 50,000 | SF | 10.00 | 500,000 | |
| Repair Existing Trusses in Chapel | 1 | Allow | 100000.00 | 100,000 | |
| Structural Modifications @ Existing Load Bearing Walls | 50,000 | SF | 8.00 | 400,000 | |
| Restore Existing Finishes @ Corridors | 10,684 | SF | 30.00 | 320,520 | |
| Install New Finishes (Ceilings, Floors, Walls, Paint) | 39,316 | SF | 55.00 | 2,162,380 | |
| Building Specialties | 50,000 | SF | 8.00 | 400,000 | |
| Fire Protection | 50,000 | SF | 5.50 | 275,000 | |
| HVAC Distribution | 50,000 | SF | 12.00 | 600,000 | |
| Electrical Power and Lighting Distribution | 50,000 | SF | 10.00 | 500,000 | |
| Lighting | 50,000 | SF | 6.00 | 300,000 | |
| Fire Alarm/Security/Data Networking | 50,000 | SF | 3.00 | 150,000 | |
| TOTAL DIRECT WORK | | | | 5,107,900 | |
| GENERAL CONDITIONS (10%) | | | | 510,790 | |
| CONTRACTOR OH/P (10%) | | | | 525,790 | |
| F,F, & E | | | | 1,010,620 | |
| ESCALATION (4%) | | | | 0 | |
| INCIDENTALS (20%) | | | | W/Summary | |
| DESIGN CONTINGENCY(10%) | | | | W/Summary | |
| CONSTRUCTION CONTINGENCY(10%) | | | | W/Summary | |
| TOTAL BUILDING COST | | | | 7,155,100 | |

CC-MBC
RLS

Michael Filippon

From: Doug Renna [drenna@sullivanickel.com]
Sent: Tuesday, November 16, 2004 11:50 AM
To: Michael Filippon
Subject: St Pauls



Exterior
restoration 11-16-04.
Mike,

Attached is the revised exterior restoration number for St. Pauls. It is a reduced scope of work from the initial Stabilization numbers. This number is basically to keep water out of the building. No more. There is no money in here for HVAC or electrical work. No site work. Minimal restoration to the exterior wall only as it relates to keeping water out of the building.

Doug

*cc
Messis
Margie
Curt
Kerney
C. L.
F.H.L*

SULLIVAN & NICKEL

Sullivan & Nickel Construction Company

Est. Date : 11.16.04
 Est. No. :
 File Code : St Pauls
 Lead Estr. : DR
 Dwgs. Rec'd : Schematic

St Paul's School Renovation

Village of Garden City

Garden City, New York

ARCH: Various

CONCEPTUAL BUDGET ESTIMATE

| Description | Quantity | Unit | Cost | Total | Comments |
|--|----------|-------|-----------|------------------|----------|
| EXTERIOR RESTORATION | | | | | |
| A) Roof Repair/Replacement | | | | | |
| Scaffolding | 0 | LS | 600000.00 | 0 | |
| Remove Existing Flat Roof | 33,100 | SF | 4.00 | 132,400 | |
| Install New 3Ply Modified Bitumen Roof System | 33,100 | SF | 9.00 | 297,900 | |
| Install New Perimeter Thru-wall Flashing @ Flat Roof Areas | 0 | LF | 120.00 | 0 | |
| Remove Existing Shingle Roof | 31,601 | SF | 4.00 | 126,404 | |
| Replace Water Damaged Sheathing | 15,000 | SF | 6.00 | 90,000 | |
| Replace Water Damaged Structural Wood Components | 1 | Allow | 50000.00 | 50,000 | |
| Install New Synthetic Slate Roof | 0 | SQ | 1200.00 | 0 | |
| Install New Copper Roof Flashings @ Slate Roof | 0 | LF | 35.00 | 0 | |
| Install New Copper Gutters and Downspouts | 0 | LF | 35.00 | 0 | |
| B) Masonry Repair/Replacement | | | | | |
| Clean Exterior Façade - Basic | 0 | SF | 1.50 | 0 | |
| Repoint Façade | 0 | SF | 5.00 | 0 | |
| Replace/Repair Stone Sills | 0 | LF | 125.00 | 0 | |
| Spalling Brick Repair | 0 | SF | 28.00 | 0 | |
| Repair Structural Masonry Cracking | 5,000 | LF | 22.00 | 110,000 | |
| Replace Structural Masonry as Required | 0 | SF | 18.00 | 0 | |
| Heavy Stain and Growth Removal | 0 | SF | 4.00 | 0 | |
| C) Window Repair/Replacement | | | | | |
| Remove Existing Windows | 2,000 | SF | 8.00 | 16,000 | |
| Furnish and Install New Aluminum Windows | 2,000 | SF | 75.00 | 150,000 | |
| Exterior Sealants | 0 | LF | 2.00 | 0 | |
| Furnish and Install New Exterior Main Entrance Door | 0 | SF | 85.00 | 0 | |
| Replace Miscellaneous Exterior Doors | 0 | LS | 40000.00 | 0 | |
| TOTAL DIRECT WORK | | | | 972,704 | |
| GENERAL CONDITIONS (10%) | | | | 97,270 | |
| CONTRACTOR OH/P (10%) | | | | 97,270 | |
| ESCALATION (6%) | | | | 70,035 | |
| INCIDENTALS (20%) | | | | 194,541 | |
| DESIGN CONTINGENCY(10%) | | | | 136,179 | |
| CONSTRUCTION CONTINGENCY(10%) | | | | 156,800 | |
| TOTAL BUILDING COST | | | | 1,724,799 | |

INCORPORATED
VILLAGE OF GARDEN CITY

November 13, 2008

TO: Mayor Peter A. Bee
Board of Trustees

RE: **“Mothball” Option - Historic Main Building at St. Paul’s**

Trustee Lamberti has asked that I provide the Board with a staff recommendation as to whether the preservation steps outlined in the mothball option need to be taken now or in the near term (1-5 years).

Having consulted with Messrs. Mangan and Filippon and based upon our visual inspection of the Historic Main Building on November 3, 2008, it is recommended that should the mothball option be selected that the items identified by Stephen Furnstahl, AIA, The Nelson New York Operating Company, LLC in his memorandum of June 16, 2008 to Karen Backus, copy enclosed, as “items that are recommended to be maintained to prevent further structural deterioration of the building envelope and to ensure the public safety around the building” be undertaken as soon as possible. Prolonging the needed repairs will result in further structural deterioration and increase the remediation costs.



Robert L. Schoelle, Jr.
Village Administrator

RLS:kma

Enc.

cc: Messrs. Robert J. Mangan
Michael D. Filippon

Memorandum

To: Karen Backus
From: Stephen Furnstahl, AIA
Subject: St. Paul's, Village of Garden City – Reduction of Stabilization Scope of Work
Date: 6.16.08
CC:

The scope of work included in the Sullivan & Nickel construction cost estimate reflects the work recommended by the reports prepared by Einhorn, Yaffee, Prescott, PC (2002), Thomas Polise Consulting Engineers (1994), and their own observations of the site (2004), in consultation with the Village.

Since the report's issuance in 2004, some items of work have been completed and can be **removed** from the scope.

Other items are not essential for the structural stability of the unoccupied building and can be **postponed**. They would be incorporated in a future redevelopment of the building.

The remaining items are recommended to be **maintained** in the scope, to prevent further structural deterioration of the building envelope and to ensure the public's safety around the building.

Sitework

- **Maintain**
 - Fencing (4')
 - Signage
 - Site Lighting (power and fixtures) – **Note:** if existing site lighting is adequate for public safety, this scope of work could be postponed.
- **Postpone**
 - Removal of oil tank
 - Regrading and site drainage work
 - All paving, sidewalk and curb work
 - New gas and electric services to the building

Exterior Restoration

- **Maintain**
 - Scaffolding – It is assumed that the scope of required scaffolding may be **reduced** by 50% due to the postponing of much of the exterior restoration work.
 - Shingled gable roofing replacement and associated sheathing and flashing replacements – **Note:** verify that this work has not been done.
 - New gutters and downspouts – **Note:** verify that this work has not been done.
 - Repoint façade, repair/replace damaged sills, spalling brick, and structural masonry.
 - Remove plant growth from the façade.
 - Repair broken windows to a weather-tight (though non-operational) condition – reset sashes and replace broken glass. (Estimating assumptions: 25% of the windows at \$25/sf (\$300 +/- per window).
 - Exterior sealants and door replacements
- **Postpone**
 - Cleaning exterior façade and removal of heavy staining
 - Window replacement

- **Remove**
 - Flat roof replacement and flashing - **Note:** verify that this work has been done (if not, add it to the Maintain scope).

See the attached revised construction cost estimate.

End of Memorandum

Attachment 6: Demolition and Mothball Cost Estimates

Nelson Architects and Gardiner & Theobold (Cost Estimators) were engaged in May 2008 to prepare a cost estimate for: 1) the demolition of the Main Building and Ellis Hall, and 2) the mothballing or stabilization of the Main Building and the demolition of Ellis Hall. A summary of their cost estimates is below:

| COST ESTIMATES: DEMOLITION AND MOTHBALLING | | | |
|--|--------------------|---------------------|---|
| Prepared by Nelson Architects and Gardiner & Theobold, Cost Estimators | | | |
| June 16, 2008 | | | |
| 1. DEMOLITION | | | Notes: |
| Hard Costs: | | | |
| Main Building | \$3,548,490 | | Demolition, abatement, contingencies |
| Ellis Hall | <u>\$1,820,000</u> | | Demolition, abatement, contingencies |
| Subtotal | \$5,368,490 | | |
| <i>Construction Costs Escalation</i> | 8% | <u>\$429,479</u> | To June, 2009 |
| Total Hard Costs | | \$5,797,969 | |
| Soft Costs: | | | |
| | | \$20,000 | Mechanical engineer, permits |
| <i>Soft Costs Escalation</i> | 3% | <u>\$600</u> | |
| Total Soft Costs | | \$20,600 | |
| Total | | \$5,818,569 | |
| 2. MOTHBALL MAIN BUILDING | | | |
| Hard Costs: | | | |
| Main Building | | | |
| Building Enclosure | \$8,199,556 | | Abatement, contingencies |
| Emergency power | <u>\$200,000</u> | | |
| Subtotal - Main Building | \$8,399,556 | | |
| Ellis Hall | <u>\$1,820,000</u> | | Demolition, abatement, contingencies |
| Subtotal | \$10,219,556 | | |
| <i>Construction Costs Escalation</i> | 8% | <u>\$817,564</u> | To June, 2009 |
| Total Hard Costs | | \$11,037,120 | |
| Soft Costs: | | | |
| | 25% | \$2,759,280 | Architectural & engineering, permits, insurance, etc. |
| <i>Soft Costs Escalation</i> | 3% | <u>\$82,778</u> | |
| Total Soft Costs | | \$2,842,059 | |
| Total | | \$13,879,179 | |

Additional Notes:

- Demolition is defined as the complete removal of the referenced structure or space. Site will be only brought to grade – no landscaping or aesthetic site restoration is included.
- Mothballing entails the enclosure of the entire building envelope, including shingled gable roofing replacement and associated sheathing and flashing replacements, replacement of existing flat roofs, cleaning and repointing of façade, removal of plant growth, repairing and replacing structural masonry as required, replacement of flashings, gutters and downspouts, replacement of broken windows to a weather-tight condition, exterior sealants and door replacements, and scaffolding for the entire building.
- Funds potentially available to offset the cost to the Village of either demolition or mothballing include approximately \$283,000 remaining in the Village's Capital Maintenance Fund, and \$750,000 from Nassau County's "Brownfield's" Fund, for a total of \$1,033,000.

#56

St. Paul's Academy - conversion to public offices and meeting rooms

Existing Floor Area

| | | |
|-------------------|----------------|------------|
| Basement | 28,132 | gsf |
| 1st Fl | 28,132 | gsf |
| 2nd Fl | 28,132 | gsf |
| 3rd Fl | 24,742 | gsf |
| 4th Fl | 16,433 | gsf |
| Subtotal | | |
| 1st - 4th | 97,439 | gsf |
| Total | | |
| Bsmt - 4th | 125,571 | gsf |

Total Direct Work Comment

Exterior Restoration of Main building

\$ 5,150,122 Per Sullivan & Nickel, including:
roof repair/replacement; masonry repair/replacement;
window repair/replacement (50% replacement);
new building entrance.

Site work

\$ 984,198 Per Sullivan & Nickel, including:
new driveways & parking (160,000 sf);
new gas & elect service; site lighting.

| | <u>Quant</u> | <u>Unit</u> | <u>Cost</u> | <u>Total</u> | |
|---|--------------|-------------|-------------|--------------|---|
| MEP upgrade - stabilization of interior | | | | | |
| Elevators/Stairs | 1 | allow | 250,000 | 250,000 | Per Sullivan & Nickel |
| Structural modifications for elevators and shafts | 1 | allow | 250,000 | 250,000 | Per Sullivan & Nickel |
| Electrical main distribution upgrade | 1 | ls | 200,000 | 200,000 | Per Sullivan & Nickel |
| Plumbing, boiler replacement, HVAC upgrade, power & lighting distribution | 97,439 | sf | 36 | 3,507,804 | Per Sullivan & Nickel, adjusted for floor area for 1st - 4th Floors; (97,439 sf instead of 105,000 sf) |
| Fire Protection and fire alarm | 125,571 | sf | 8.5 | 1,067,354 | Per Sullivan & Nickel, adjusted for floor area for Bsmt - 4th Floors; (125,571 sf instead of 105,000 sf). |
| Lighting and heating for Bsmt | 28,132 | sf | 5 | 140,660 | Minimal lighting and heating were added for the Bsmt |

\$ 5,415,818

Office and meeting room build-out

\$11,175,143 1st - 4th Floors
Per Sullivan & Nickel, excluding corridor finishes to be restored

| | | | | | |
|---|--------|-------|---------|-----------|---|
| Remove exist. Finishes | 86,755 | sf | 10 | 867,550 | |
| Structural modifications at exist. Load bearing walls | 97,439 | sf | 8 | 779,512 | Per Sullivan & Nickel |
| Repair trusses in Chapel | 1 | allow | 100,000 | 100,000 | Per Sullivan & Nickel |
| Restore existing finishes in corridors | 10,684 | sf | 30 | 320,520 | Per Sullivan & Nickel |
| New finishes | 86,755 | sf | 55 | 4,771,525 | Per Sullivan & Nickel, excluding corridor finishes to be restored |
| Building specialities (bathrooms) | 97,439 | sf | 8 | 779,512 | Per Sullivan & Nickel |
| Fire protection (sprinkler) | 97,439 | sf | 5.5 | 535,915 | Per Sullivan & Nickel |
| HVAC distribution | 97,439 | sf | 12 | 1,169,268 | Per Sullivan & Nickel |
| Elect power & lighting distribution | 97,439 | sf | 10 | 974,390 | Per Sullivan & Nickel |
| Lighting | 97,439 | sf | 6 | 584,634 | Per Sullivan & Nickel |
| Fire alarm, security, data | 97,439 | sf | 3 | 292,317 | Per Sullivan & Nickel |

SUBTOTAL - DIRECT WORK

\$22,725,280

GENERAL CONDITIONS (10% of Direct Work)
CONTRACTOR OH/PR (10% of Direct Work + Genl conditions)

\$ 2,272,528 Per Sullivan & Nickel
\$ 2,499,781 Per Sullivan & Nickel

Office build-out FFE 97,439 sf 15 1,461,585
SUBTOTAL (2004 costs)

\$ 1,461,585
\$28,959,174 Per Sullivan & Nickel FFE unit price for 15,000 sf community space build-out

ESCALATION

26% **\$ 7,529,385** Assumes 13.5% per year for 16 months (8.04 - 12.05) and 8% per year for 12 months (1.06 - 12.06)

SUBTOTAL (December 2006 costs)

\$36,488,559

Incidentals (20% of Subtotal) 20%
Design Contingency (10% of Subtotal) 10%
Construction Contingency (10% of Subtotal) 10%

\$ 7,297,712 Per Sullivan & Nickel
\$ 3,648,856 Increase from 8% to 10% per Sullivan & Nickel's recommendation
\$ 3,648,856 Increase from 7% to 10% per Sullivan & Nickel's recommendation

TOTAL BUILDING COST

\$51,084,000