

## ST. PAUL'S PROJECTS - APPROXIMATE BALL PARK COST

### Option "A" - Adaptive Re-Use: \$60 - 75 Million

	Ballpark Cost	10% Contingency	Project Cost
1. Architect, Engineers and Soft Costs	\$3,000,000.00	\$300,000.00	\$3,300,000.00
2. Utilities - Water, Sewer and Gas	\$990,000.00	\$99,000.00	\$1,089,000.00
3. Parking Lots, Landscape, Irrigation, Drywells and Drainage Piping, Cottages Removal and Parking Lots Lighting	\$4,800,000.00	\$480,000.00	\$5,280,000.00
4. Abatement, Interior Demolition and Structural Repairs	\$9,000,000.00	\$900,000.00	\$9,900,000.00
5. Restore Exterior of Building with Scaffolding, Metal Staircases and Railings	\$22,500,000.00	\$2,250,000.00	\$24,750,000.00
6. Finish Interior Square Footage (Approximately 25,000 sqft x 800 per ft)	\$20,000,000.00	\$2,000,000.00	\$22,000,000.00
7. Stained Glass Chapel Windows rebuild and re-install all units	\$600,000.00	\$60,000.00	\$660,000.00
8. New Elevator for Building	\$400,000.00	\$40,000.00	\$440,000.00
9. New Fire Sprinkler for Entire Building	\$1,350,000.00	\$135,000.00	\$1,485,000.00
10. Geothermal and Solar System (Approximate Budget ONLY)	\$3,500,000.00	\$350,000.00	\$3,850,000.00
<b>TOTAL COST FOR OPTION "A"</b>	<b>\$66,140,000.00</b>	<b>\$6,614,000.00</b>	<b>\$72,754,000.00</b>

### Option "B" - Partial Replacement: \$75 - 90 Million

1. Architect, Engineers and Soft Costs	\$3,000,000.00	\$300,000.00	\$3,300,000.00
2. Utilities - Water, Sewer and Gas	\$990,000.00	\$99,000.00	\$1,089,000.00
3. Parking Lots, Landscape, Irrigation, Drywells and Drainage Piping, Cottages Removal and Parking Lots Lighting	\$4,800,000.00	\$480,000.00	\$5,280,000.00
4. Abatement, Interior Demolition and Structural Repairs	\$9,000,000.00	\$900,000.00	\$9,900,000.00
5. Resetore Exterior of Building with Scaffolding, Metal Staircases and Railings	\$22,500,000.00	\$2,250,000.00	\$24,750,000.00
6. Finish Interior Square Footage (Approximately 25,000 sqft x 800 per ft)	\$20,000,000.00	\$2,000,000.00	\$22,000,000.00
7. Stained Glass Chapel Windows rebuild and re-install all units	\$600,000.00	\$60,000.00	\$660,000.00
8. New Elevator for Building	\$400,000.00	\$40,000.00	\$440,000.00
9. New Fire Sprinkler for Entire Building	\$1,350,000.00	\$135,000.00	\$1,485,000.00
10. New Construction Option for Rear of Building (Approximately 10,000 sqft x \$1,200 per sqft)	\$12,000,000.00	\$1,200,000.00	\$13,200,000.00
11. Geothermal and Solar System (Approximate Budget ONLY)	\$3,500,000.00	\$350,000.00	\$3,850,000.00
<b>TOTAL COST FOR OPTION "B"</b>	<b>\$78,140,000.00</b>	<b>\$7,814,000.00</b>	<b>\$85,954,000.00</b>

### Option "C" - Mothballing: \$30 - 40 Million

1. Abatement of Entire Building, Interior Demolition and Structural Repairs on Interior	\$9,000,000.00	\$900,000.00	\$9,900,000.00
2. Restore Exterior of Building with Scaffolding, Metal Staircases and Railings	\$22,500,000.00	\$2,250,000.00	\$24,750,000.00
3. Stained Glass Chapel Windows rebuild and re-install all units	\$600,000.00	\$60,000.00	\$660,000.00
4. Misc Landscaping and Asphalt around Building	\$1,000,000.00	\$100,000.00	\$1,100,000.00

### TOTAL COST FOR OPTION "C"

**\$33,100,000.00**

**\$3,310,000.00**

**\$36,410,000.00**