

Westerman's costs are summarized as follows:

These costs have been developed on the above Scope Of Work and experience with similar projects. All work is figured with the publicly funded NYS requirements as union/ prevailing wage. Assumptions have been made with the information provided. If the project is determined to move forward drawings will need to be prepared by an Architect, Structural, MEP, and Fire protection engineers for final pricing. These services are not included in the cost estimates. For this type of historic restoration project, soft costs can range between 15 and 20 percent of the cost of construction depending on the required consultants and design specialists desired.

DEMOLITION (Phase 1)

- \$ 17,678,312 to demolish entire building & cottages, remove foundations, plant grass and trees at site. Although the building is entirely removed this would be a baseline for further development of the area.
 - Future possible phases estimates to be added to above estimated baseline cost.
 - \$15,000,000. The St. Paul's Committees suggested that the area where the building was could be converted to a formal open community park with features,
 - Multiple options are possible.
 - The decorative elements are generally particular to this building. As far as their value the best one could hope for is that a firm would remove what they want for free, which would reduce the cost of demolition and salvage. This can only be determined at the time of contract.

ADAPTIVE REUSE (Phase 1)

- \$ 49,526,287 for restoration of exterior elevations. Interior central bay to be developed for public use. East and West wings to be cleared and fire protected. This is a base line..
 - Future possible phases estimates to be added to above estimated baseline cost.
 - \$5,000,000 simple proscenium type theater inset between chapel and west wing.
 - \$7,000,000 indoor pool complex with appropriate environmental systems inset between chapel and west wing.
 - Multiple options are possible
 - Determining a cost to restore the entire building would be dependent on what the programming of the space would be. If it was to be a simple "white box" as described in our approach to the project above, finishing entire building so it is suitable for public use – with no clearly defined program-, could be , in an order of magnitude, an **additional** \$60,000,000.
 - To demolish the cottages add \$300,000 (price is higher than the other two schemes because there is no mobilized building demolition contractor.)

FACADISM (Phase 1)

- \$ 46,444,836 for South Facade restoration and temporary enclosure structure
 - Future possible phases options to be added to above baseline estimated cost.
 - \$120,000,000 for a 100,000 sf Moynihan Station style, monumental skylighted building \$1,200/ square foot
 - \$60,000,000 for a 100,000 sf office building like structure at \$600/ square foot
 - \$20,000,000 50,000 sf home depot style big box type structure. At \$400/ square foot
 - Multiple options are possible.
 - To demolish the cottages add \$200,000 (price is lower than above because there is a mobilized demolition contractor)

* Detailed cost estimates are provided in Appendix A