



SECTION XI
OPINION OF PROBABLE COST

Lothrop
Lothrop Associates LLP Architects
333 Westchester Avenue
White Plains, New York 10604
914-741-1115

OPINION OF PROPABLE COSTS

HARBOR ISLAND – THE PAVILION

1) Provide a sprinkler system for the entire building. 8000 SF X \$15/SF	\$120,000
2) Remove and replace existing exterior doors; possibly doors can be relocated in the plane of the wall to correct ADA issues relating to wall thickness. Lump Sum:	\$5,000
3) Provide additional toilet facilities to serve beach and other park function not related to actual building occupancy. There are existing toilets that can be accessed from the exterior that we were not able to gain access to due to snow build up. These have been reported to not be adequate to serve the exterior park load. The number of fixtures required will have to be verified based on peak beach load. Lump Sum:	\$25,000
4) Provide two single user stall toilets will be required one for each gender. 2 locations X \$10,000/location	\$20,000
5) Repair masonry where damaged due to plumbing repairs. Lump Sum:	\$5,000
6) Upgrade lifeguard Office/First Aid room either in its current location or at another location with better visibility to the beach. Lump Sum:	\$10,000
7) Provide storage building more appropriate to a public park than the 3 storage containers currently used and to house the 8 sailboat currently stored on the beach under tarps. 1000 SF X \$150/SF	\$150,000
Opinion of Probable Cost.....	\$335,000

HARBOR ISLAND – POLICE BUILDING

Option A; 1) Police, Coast Guard and Senior's buildings. Lump Sum:	\$25,000
2) Provide two story building for Police, Coast Guard and Senior's buildings. 2500 SF X \$250/SF	\$575,000
3) Reinstall landscaping on old building sites, embellish the pedestrian pathway.	\$5,000
Opinion of Probable Cost Option "A"	\$605,000
Option B; 1) Replace roof. 700 SF X \$15/SF	\$10,500
2) Provide accessible entrances to police and locker areas. Lump Sum:	\$10,000
3) Lack of toilet facilities also needs to be addressed. This can be handled by constructing a toilet building with a men's and women's ADA compliant toilet rooms sized to serve the load of this building, the coast guard building and the senior building This could be a free standing structure or be added to the senior building. Lump Sum:	\$25,000
4) An option would be to remove all 3 buildings and provide a single structure that could provide the	

functions of all three buildings and be more appropriate to the park setting. Refer to Senior Building for cost analysis with this option. 0.00

Opinion of Probable Cost Option "B" \$45,000

HARBOR ISLAND – COAST GUARD BUILDING

Option A; Provide new 2 story facility. Refer to Harbor Island Police Building for new facility cost and description.	0.00
Option B; 1) Replace roof. 700 SF X \$15/SF	\$10,500
2) Provide accessible entrances to the building and storage area. Lump Sum:	\$10,000
3) Lack of toilet facilities also needs to be addressed. This can be handled by constructing a toilet building with a men's and women's ADA compliant toilet rooms sized to serve the load of this building, the police building and the senior building This could be a free standing structure or be added to the senior building. Lump Sum:	\$25,000
4) An option would be to remove all 3 buildings and provide a single structure that could provide the functions of all three buildings and be more appropriate to the park setting. Refer to Senior Building for cost analysis with this option.	
Opinion of Probable Cost Option "B"	\$45,000

HARBOR ISLAND – SENIOR BUILDING

Option A; Provide new 2 story facility. Refer to Harbor Island Police Building for new facility cost and description.	0.00
Option B; 1) Replace roof. 900 SF X \$15/SF	\$13,500
2) Lack of toilet facilities also needs to be addressed. This can be handled by constructing a toilet building with a men's and women's ADA compliant toilet rooms sized to serve the load of this building, the police building and the coast guard building This could be a free standing structure or be added to the building. Lump Sum:	\$25,000
3) An option would be to remove all 3 buildings and provide a single structure that could provide the functions of all three buildings and be more appropriate to the park setting.	

Opinion of Probable Cost Option "B" \$38,500

169 MOUNT PLEASANT AVENUE

Option A; 1) Construct a new Police/Court Building on another site. (location not known at this time.) 15,000 SF X \$500/SF + land cost of \$1,000,000	\$8,500,000
2) Proceed with a complete renovation of the building including the following items.	

a) Add an elevator <i>Lump Sum:</i>	\$50,000
b) Provide an enclosed stair. <i>Lump Sum:</i>	\$50,000
c) Provide ADA complaint Toilet Rooms. <i>Lump Sum:</i>	\$40,000
d) Install a sprinkler system. <i>18,000 SF X \$15/SF</i>	\$270,000
3) Reconfiguring the space to meet the needs of both the departments that will remain in the building and the departments that will be relocated from the Regatta. If possible existing partitions would be re-used and any existing doors that do not comply with ADA would be replaced with ADA complaint doors. <i>18,000 SF X \$150/SF</i>	\$2,700,000
Opinion of Probable Cost Option "A"	\$9,210,000
Option B;	
1) Construct a new Police/Court Building to the north of the existing court buildings. This structure would be about the size of the original building located on the site not including the court addition. <i>15,000 SF X \$500/SF</i>	\$7,500,000
2) Move police functions into new structure and partially renovate existing building to bring up to code. Relocate building department and other departments remaining in this building to renovated space. <i>3,500 SF X \$150/SF</i>	\$525,000
3) Construct a new entrance/ vertical circulation tower in front of the existing court entrance. <i>Lump Sum:</i>	\$150,000
4) Renovate remaining portions of building including;	
a) Add an enclosed egress stair. <i>Lump Sum:</i>	\$50,000
b) Add a sprinkler system. <i>\$18,000 SF X \$15/SF</i>	\$270,000
c) ADA Improvements. <i>Lump Sum:</i>	\$75,000
5) Relocate Departments from Regatta building in to this building. <i>Lump Sum:</i>	\$100,000
6) Remove parking area to the north and east of building and convert land into Village Green. <i>Lump Sum:</i>	\$250,000
7) Construct secure police parking. Best location would be to southwest corner of site with access from Johnson Street. Provide employee parking above secured police parking with access from Mt Pleasant Avenue. <i>Lump Sum:</i>	\$400,000
These steps would fix the functional and code issues and create a village government complex that would provide a community anchor.	
Opinion of Probable Cost Option "B"	\$9,320,000
Option C;	
1) Build an addition to near the existing public entrance to install an elevator. The elevator would also be available to allow the police department to move a disabled prisoner during these transfers the police	

would have to secure the elevator to prevent public access during the transfer. Ideally this elevator would be able to access the attic storage space. <i>Lump Sum:</i>	\$150,000
2) Build an addition to the east side of the building for an enclosed stair. The stair would only be able to be accessed from the third floor during an emergency and then only to exit the building. During normal operation this stair would provide a secured prisoner entrance and internal circulation for the police department. This stair would have to access the attic storage space since the attic is currently accessed by the existing 30" wide stair and this stair is to narrow to meet code. <i>Lump Sum:</i>	\$150,000
3) Remove the existing unenclosed stair at the east end of the building and close up the holes in the floor to increase floor area. This floor area would be used to reconfigure and enlarge the toilet rooms to provide ADA accessible toilet rooms for each gender with the code required number of fixtures. This area would also include drinking fountains and a slop sink. <i>Lump Sum:</i>	\$150,000
4) Renovate and include ADA approval. <i>3,500 SF X \$150/SF</i>	\$525,000
5) Renovate the existing building as best as possible to suit the needs of the police.	
6) Construct addition of rear of building to provide the required locker and changing facilities. <i>800 SF X \$200/SF</i>	\$160,000
7) Fully sprinkler the building. <i>18,000 X \$15/SF</i>	\$270,000
8) Correct miscellaneous ADA issues which includes as follows;	
a) Modify the handrail on the existing open stair to comply with code. <i>Lump Sum:</i>	\$5,000
b) Add ramp to dais in court room. <i>Lump Sum:</i>	\$6,000
c) Correct ADA issues in ADA toilet room on ground floor. <i>Lump Sum:</i>	\$5,000
d) Replace and relocate doors to meet ADA. <i>Lump Sum:</i>	\$10,000
Note: This option does not provide for complete separation of circulation paths for the public and prisoner transfer. These issues will have to be resolved by developing procedures to limit public access to portions of the building, including the elevator during prisoner transfer operations	
Opinion of Probable Cost Option "C"	\$1,431,000
Option D;	
1) Sell both 123 Mamaroneck Avenue & 169 Mount Pleasant Avenue including 2.6 acre lot and utilize proceeds to help fund item below. <i>Estimated revenue for sale of 123 Mamaroneck Avenue:</i>	\$(1,500,000)
<i>Estimated revenue for sale of 169 Mount Pleasant Avenue:</i>	\$(2,500,000)
2) Acquire land on an alternate site; build new Government Facility to house offices from both locations and include separate Police Department and Remote Storage <i>28,000 SF X \$500/SF + land cost of \$2,500,000</i>	\$16,500,000
Opinion of Probable Cost Option "D"	\$12,500,000

Option E;		
1) Sell both 123 Mamaroneck Avenue & 169 Mount Pleasant Avenue including 2.6 acre lot and utilize proceeds to help fund item below.		
<i>Estimated revenue for sale of 123 Mamaroneck Avenue:</i>		\$(1,500,000)
<i>Estimated revenue for sale of 169 Mount Pleasant Avenue:</i>		\$(2,500,000)
2) Demolish parking facility on city owned Hunter Lot.		\$960,000
3) Build on Hunter Lot a new Government Facility for offices from both locations and a separate Police Department with parking structure; parking capacity to match current parking structure plus spaces required for new Government Facility.		
a) <i>New Government Facility 28,000 SF X \$500/SF</i>		\$14,000,000
b) <i>New Parking Structure 3 floors with 116 spaces/floor</i>		\$6,000,000
Opinion of Probable Cost Option "E"		\$16,960,000

Option F;		
1) Sell 123 Mamaroneck Avenue and utilize proceeds to help fund item below.		
<i>Estimated revenue for sale of 123 Mamaroneck Avenue:</i>		\$(1,500,000)
2) Demolish parking facility on city owned Hunter Lot.		\$960,000
3) Construct new:		
a) Public Safety Building on Hunter Lot.		
<i>15,000 SF X \$400/SF</i>		\$6,000,000
b) Parking structure, capacity to match current parking structure plus those required for Public Safety Building.		\$6,000,000
4) Renovate 169 Mount Pleasant to accommodate offices from; 123 Mamaroneck Avenue, DPW, Parks and Recreation, Building Department and Remote Storage.		
<i>18,000 SF X \$150 SF</i>		\$2,700,000
5) Add ADA compliant toilets, elevator and new stair.		
<i>Lump Sum:</i>		\$410,000
Opinion of Probable Cost Option "F"		\$14,570,000

VILLAGE HALL-123 MAMARONECK AVENUE

Option A;		
Suggest that 123 Mamaroneck Avenue be sold any proceeds from sale go toward funding Option A through D from 169 Mount Pleasant Avenue.		
<i>Estimated revenue from sale:</i>		\$1,000,000
Option B;		
1. Make the ADA toilet room and drinking fountain fully code complaint.		
<i>Lump Sum:</i>		\$7,500
2. Modify the corridor leading to the Break room so that it is less than 50 feet long.		
<i>Lump Sum:</i>		\$10,000
3. Add emergency lighting.		
<i>Lump Sum:</i>		\$5,000

4. Reconstruct the public counters and public computer terminal to make them ADA compliant and to limit the public's view of the work surfaces.		
<i>Lump Sum:</i>		\$25,000
5. Add a janitor's closet with a slop sink and remove the cleaning products from the air handler room.		
<i>Lump Sum:</i>		\$5,000
6. Complete the construction of the acoustic partitions.		
<i>Lump Sum:</i>		\$70,000
7) Balance the HVAC system.		
<i>Lump Sum:</i>		\$10,000

Note: Refer to 169 Mount Pleasant Avenue for descriptions of options A,B and D.

Opinion of Probable Cost Option "B"	\$132,500
--	-----------

DPW GARAGE - 313 FAYETTE AVENUE

Option A;		
Demolish existing building(s) and construct new DPW Facility.		
<i>51,200 SF X \$250/SF</i>		\$12,800,000
Opinion of Probable Cost		\$12,800,000
Option B (upgrade to existing building)		
1) Add sprinkler system.		
<i>11,600 SF X \$15/SF</i>		\$174,000
2) Provide proper means of egress in existing garage.		
<i>Lump Sum:</i>		\$25,000
3) Relocate recycling yard to area near transfer station.		\$50,000
4) Add a large vehicle lift		
<i>Lump Sum:</i>		\$25,000
5) Construct a second large vehicle storage garage on land currently being used for recycling. This would displace some employee parking however lower density of parking in existing garage to allow for		
<i>9,800 SF X \$150</i>		\$1,470,000
Opinion of Probable Cost Option "B"		\$1,744,000

DPW GARAGE/OFFICES - 313 FAYETTE AVENUE

Option A;		
Provide new facility. Refer to DPW Garage option A for total cost of new facility described.		0.00
Option B (upgrade to existing building);		
1) Relocate stored vehicles from south large bay and convert that into second large vehicle repair bay.		
<i>Lump Sum:</i>		\$100,000
2) Add single user toilet room on lower level.		
<i>Lump Sum:</i>		\$7,500
3) Remove storage from under stair and reconfigure public entrance/ stair.		
<i>Lump Sum:</i>		\$5,000
4) Add elevator and code compliant exit stair.		
<i>Lump Sum:</i>		\$75,000
5) Reconfigure storage to decrease amount of floor space used. (Add shelving)		
<i>Lump Sum:</i>		\$20,000

6) Reconfigure 2nd floor offices to allow for elevator. Relocate sign shop to lower level. <i>Lump Sum:</i>	\$150,000
7) Add exhaust extraction system. <i>Lump Sum:</i>	\$75,000
Opinion of Probable Cost Option "B"	\$432,500

DPW TRANSFER STATION-313 FAYETTE AVENUE

Option A; Provide new facility. Refer to DPW Garage option A for total cost of new facility described.	0.00
Option B (upgrade to existing building); 1) Provide a new roof structure and raise wall heights. Roof shall be set high enough to mitigate damage from compactor truck when they unload. <i>1800SF X \$60/SF</i>	\$108,000
2) ADA upgrades. <i>Lump Sum:</i>	\$25,000
Opinion of Probable Cost Option "B"	\$133,000
Option C; 1) Demolish existing structure and upper portions of ramps. <i>Lump Sum:</i>	\$100,000
2) Widen ramps and provide upper level ramps that are supported on columns so that space under them can be used for employee parking relocated from other side of street. <i>8,100 SF X \$150/SF</i>	\$1,215,000
3) Construct new 2 lane transfer station with staggered dump locations on upper level and staggered compactors below. Area below transfer station not used for additional parking or recycling storage. <i>2700 SF X \$250/SF</i>	\$675,000
Opinion of Probable Cost Option "C"	\$1,990,000