

D.B. BENNETT

CONSULTING ENGINEER

74 MONTAUK HIGHWAY, UNIT #21 • P.O. BOX 1442 • EAST HAMPTON • NY • 11937
TEL: 631-907-0023 • FAX: 631-329-0324 • WWW.DBB-PE.COM

Memorandum

July 18, 2022

To: Mr. Scott Wilson
Director of Land Acquisition & Management
Town of East Hampton
159 Pantigo Road
East Hampton, NY 11937

SUBJECT: Restoration & Rehabilitation Design Development – Memo#1
Brooks Park Buildings
128 Neck Path
Springs, NY
SCTM# 300-103-8-6
Purchase Order # 2022-0677

The purpose of this memo is to outline Design Development (DD) working notes for review with the Property Management Committee.

Pertinent Documents Considered:

1. Draft Management Plan: Brooks-Park Arts & Nature Center (undated)
2. Field Observation Report by Michael Devonshire of Jan Pokorny Associates. Dated 10/20/21
3. Supplemental Building Condition Assessment by DB Bennett, PE, PC dated 2/14/22.

The Brooks-Park property is an 11 acre parcel in Springs and was once owned by James Brooks and Charlotte Park, artists associated with the Abstract Expressionist movement. The Town of East Hampton purchased the property for open space preservation.

The property contains structures used by the artists. These include:

- A 1-story 1,539 sq.ft. cottage used as a simple residence (Residence/Cottage)
- A 1-story 1,318 sq.ft. Brooks Studio
- A less than 200 sq.ft accessory structure known to be the Park Studio, and,
- a less than 200 sq.ft accessory structure known to be the Guest Cabin

The structures are deteriorated (some badly) and have been vandalized.

Guidelines & Scoping Definitions

The property was purchased with CPF funds in 2013, In 2014, the Town designated the site as a historic landmark. CPF can fund the restoration and rehabilitation of historic structures if the scope of work is consistent with the Rules & Regulations for CPF Acquisition & Stewardship and the Advisory Opinion 2016-10 for the Peconic Bay Preservation Fund.

- Preserves cultural property consistent with accepted standards for historic preservation.
- Restoration work has a useful life greater than 5 years.

For the purposes of DD, we have identified the following accepted standards:

- Department of Interior National Park Service: Archeology and Historic Preservation; Secretary of Interior's Standards and Guidelines (9/29/83), and
- NYS 2020 Existing Building Code – Chapter 12 Historic Buildings (as it applies to structure, life safety, and access).

The definitions of restoration and rehabilitation are important to DD for this project.

Per NPS Guidelines – Rehabilitation is the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. This assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's character.

Further, deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities, and where possible, materials. Replacement of features shall be substantiated by documentary, physical or pictorial evidence.

Demolition of a historic building and its reconstruction, might not be classified as “rehabilitation”.

It is important to note that the Rules & Regulations for CPF Acquisition & Stewardship do not permit CPF reimbursement for costs associated with the modernization or adaptive re-use of historic structures. Specifically, CPF cannot fund “Group C expenses”

Per the Rules & Regulations for CPF Acquisition & Stewardship:

The following expenses incurred for an historic structure or property can be expensed to the CPF if they are part of the rehabilitation or restoration of the historic features of the historic property:

Group A (permissible from CPF) Roof repair or replacement; Repair or replace exterior siding; Foundation repair;

Flooring repair or replacement;

Plaster/sheetrock repair or replacement; Window/doors repair or replacement;

Framing work, sills, soffits, fascia, corner boards, trim, moldings; Historic consultant, architect, engineer costs;

Repair of driveway and parking area existing at time of acquisition; Mandatory ADA-compliant structural modifications

Example: The following expenses incurred for an historic structure or property, can be expensed to the CPF at a rate equal to the total preservation cost multiplied by not more than 20%

Group B (partially permissible from CPF)

*Central air conditioning or heating components
Chimneys (existing)*

Electrical wiring and lighting fixtures Elevators

*Escalators Fire
escapes*

*Plumbing and plumbing fixtures Sprinkler
systems*

Total project costs will be derived from adding Group A and Group B expenses. Total project costs multiplied by no more than 20% is the amount of Group B expenses that may be expensed to CPF. Any amount beyond 20% must be paid from a funding source other than CPF. For example: Total Group A expenses = \$100,000 and Total Group B expenses = \$100,000 for a Total Project Cost = \$200,000. $20\% \times \$200,000 = \$40,000$. Therefore \$140,000 may be expensed to CPF and \$60,000 of Group B costs must be expensed to a fund other than CPF.

Example: The following expenses incurred for an historic structure or property cannot be expensed to the CPF:

Group C (not permissible from CPF)

Appliances

Cabinets Carpeting

*Computer, telephone or cable lines Decks (not
part of the original building)*

*Demolition costs (removal of a building on property site) Enlargement costs
(increase in total volume)*

*Fencing Feasibility
studies Furniture
Landscaping*

Moving (building) costs

Outdoor lighting remote from building Parking lot

Patios Paving

Permit fees or architect, engineering costs for adaptive re-use purposes

Planters

Porches and Porticos (not part of original building) Retaining walls

Sidewalks

Signage

Storm sewer construction costs Walkways

Window treatments

Group C expenses cannot be expensed to CPF and therefore are not considered in calculating the total project cost. Furthermore, Group C expenses cannot be considered when calculating a CPF match for a grant.

Other Issues to be Considered

1. We are proposing the early 1970s as the date in time to frame the historical context of the restoration. 1970? 1975?
2. Energy Efficiency/Accessibility/Health & Safety Considerations:
 - Future use as place of Assembly Use. May trigger need for fire sprinklers. Public water is not available.
 - The four buildings are 600 to 900 feet off Neck Path. As public space, this will probably require a paved fire access road with turn-around.
 - Parking spaces required under Town Code
 - All electric HVAC. Solar panels compatible with historic context?
 - Adapting historic structures with passive/net-zero/climate positive building
3. The Brooks Studio siding is Transite and is known to be asbestos containing.
4. The Brooks Studio is in a state of collapse. It needs to be demolished and removed from the program or demolished and reconstructed historically accurate or replaced with a more modern and useful building to the program.

Basis of Preliminary Cost Estimates

To aid program and design development, we have prepared a preliminary cost estimate for discussion. With an interpretation (by others) on what scope of work is CPF fundable, we can begin to understand what elements of the program will require other sources of funds (e.g grants or private donations).

To be able to start this, we needed to make certain assumptions on program and scope of work. We developed two basic program scenarios:

Option 1: Four (4) Structures Rehabilitated with Brooks Studio Reconstructed

Option 2: Three (3) Structures Rehabilitated with Brooks Studio Demolished and Not Replaced

The purpose of this analysis is to develop a draft preliminary budget to finance the proposed conversion of the property from residential and open space to a museum and nature center use in order to provide for historic preservation and expanded public access to the buildings and grounds. This should serve as a starting point of a working model for Stakeholders to arrive at a satisfactory scope of work for the project and corresponding fund-raising target.

In addition to plan development work (architectural, engineering, MEP) that will need to be completed, a significant portion of the project scope will be informed by the Town of East Hampton code requirements from various departments such as the Fire Marshal, Building, Planning, Architectural Review Board, etc. These will be developed as the project goes forward through design, approval, and permitting process.

As a more effective approach than applying a unit cost factor per square foot to the entire size of the construction, and in the absence of updated formal drawings or specifications, a preliminary scope of work was developed based on concept sketches, previous 2016 drawings, site visits, condition assessment and conversations with Scott Wilson of the Town and Loring Bulger and Harriet Harrison (Management Committee).

Based on that scope, and using the previous design documents for the property, various dimensions and quantities were calculated to which current construction cost unit prices (assuming Davis-Bacon Act Prevailing Wages) were applied on a trade-by-trade basis. In the event there was no way to execute such a calculation, allowances were used. Where applicable, we utilized our data base of actual costs incurred on other historic preservation projects we have been involved with in East Hampton. These include: Gardiner Mill Cottage in East Hampton Village, Second House in Montauk, Boys & Girls Harbor Pavilion on Three Mile Harbor, Dominy Shops in East Hampton, and Duck Creek in Springs.

In addition, to account for the effects of currently unknown but additional scope, a 20% scope contingency was added to the total construction costs. These estimates are in 2022 dollars. No escalation is included in these estimates. Finally, with your assistance, we have estimated the costs which may be reimbursed by CPF. These estimates were made using the Rules & Regulations for CPF Acquisition & Stewardship.

Preliminary Cost Estimate Summary

Option 1:	Project Cost	CPF Eligible Estimate	Other Funding
Residence:	\$1,450,000	\$1,310,000	\$140,000
Brooks Studio Restoration/Reconstruction:	\$1,554,000	\$0	\$1,554,000
Park Studio & Guest Cabin Restoration:	\$80,500	\$80,500	\$0
General Site Work:	<u>\$772,500</u>	<u>\$0</u>	<u>\$772,500</u>
Total =	\$3,857,000	\$1,310,000	\$2,466,500

Option 2:	Project Cost	CPF Eligible Estimate	Other Funding
Residence:	\$1,450,000	\$1,310,000	\$140,000
Brooks Studio Demolition :	\$160,000	\$60,000	\$0
Park Studio & Guest Cabin Restoration:	\$80,500	\$80,500	\$0
General Site Work:	<u>\$496,000</u>	<u>\$0</u>	<u>\$496,000</u>
Total =	\$2,086,500	\$1,450,500	\$636,000

Notes:

- Assumes 2022 dollars
- Assumes Prevailing wage rates apply

Budgeted Scope of Work & Budget Detail

Budgeted Scope of Work

Residence/Cottage

Demolition/Stabilization

- Remove all exterior siding and roof shingles
- Remove all south, east and west windows for disposal. Remove north side windows for refurbishment
- Remove and repair wood rot at sill, floor rim and floor joist ends
- Remove all HVAC, electrical and plumbing. Save existing pre-1975 plumbing fixtures for re-use
- Repair rotten roof sheathing & rafters
- Repair all rotten wall sheathing
- Repair and level floor joist system
- Remove all “sheetrock” like wall board on walls and ceilings

- Dispose of collapsed car port and other yard debris
- Existing appliances (??)

Utilities

- New 600 amp electric service from street (650’ run). New main panel in residence.
- New comm & cable wiring from street
- New water supply well
- New fire well, storage tank, pump & generator (TBD)
- New “low nitrogen” nitrogen sanitary
- Dry wells/rain garden for roof runoff

Residence Sitework

- Post construction landscape & restoration of grounds
- Exterior lighting
- ADA path to residence from parking area

Concrete

- 33 sonotube piers for ramps and exterior circulation decks

Interior Cleaning & Restoration

- Remove broken & vandalized materials
- Clean wood panels and remove for installation
- Clean & refinish floor
- Remove all carpet
- Mold & Mildew remediation
- Mop, scrub & wash

Roofing

- New GAF asphalt roof with ridge vent
- New aluminum gutters

Exterior Doors and Windows

- Refurbish 9 windows and reinstall with new flashing
- Restore and rehab two kitchen entry doors.
- Restore old hardware or procure vintage replacements
- Install 2 double outswing patio doors
- Install 20 replacement windows (replace post 1975 windows that have been vandalized)

Insulation

- Closed cell spray insulation in concealed floor and roof
- Batt insulation in walls
- 1" ridged foam panel (ZIP System) on exterior where needed for additional R factor

Interior Carpentry

- Restore pre-1975 doors, closets and cabinetry to functional conditions
- Build out new ADA bath space (tile floor, sheet rock walls)
- Build out mechanical space
- Reinstall wood panels & trim
- Install new wall board, flooring and ceilings
- Re-create studio storage shelving and racks and built-ins
- Install all hardware
- General repairs

Exterior Carpentry

- Install new wood shingle siding on vapor barrier
- Install new cedar ship lap siding
- Install new "in kind" trim kits
- Install new ADA ramp and exterior circulation deck

Plumbing

- Main bath and kitchen fixtures to remain disconnected
- 2 frost free hose bids
- Install new plumbing, fixtures and bath accessories in ADA bath
- Provide connections to new water supply and sanitary system

Electrical

- Rewire entire house
- Reinstall vintage fixture and replacement fixture, switched and control
- Connect HVAC
- Setup main panel to serve sub-panel(s) serving outdoor lighting and Brooks Studio
- Exist/emergency lights to code
- Voice & Data systems (AV wiring & equipment) CAT^?
- Alarm & security systems
 - Code compliant fire alarm
 - Security system
 - CCTV

HVAC

- SVR electric heat pump
- Tankless hot water for ADA bath

- No flame backup
- Low temperature alarm

Fire Sprinklers (wet) (TBD)

- Install sprinklers, piping and control box

Painting & Finishes

- 3 coats of spackle
- Preparation, prime & 2 coats

No allowances made for furnishes or displays

Brooks Studio

Demolition/Stabilization

- Remove contents
- Remove all HVAC, electrical and plumbing.
- Save existing pre-1975 gas heater and vent pipe for display
- Crane work for controlled demolition of main studio area
- Provide temporary shoring and bracing of structure during demo
- Remove and dispose roof and clerestory
- Remove and salvage roof I-beam and steel columns and steel cables
- Remove transite wall panels by asbestos remediation contractor
- Remove wall framing down to floor frame
- Remove and repair wood rot at sill, floor rim and floor joist ends where columns fell through floor
- Demolition rear storage area down to foundation
- Dispose of yard debris
- Cleanout cellar of old paint products

Utilities

- New 200 amp electric service from residence (350' run). New subpanel in studio
- New comm & cable wiring from residence
- New water service from residence
- New fire well, storage tank, pump & generator (TBD)
- New "low nitrogen" nitrogen sanitary
- Dry wells/rain garden for roof runoff

Studio Sitework

- Post construction landscape & restoration of grounds
- Exterior lighting
- ADA path and nature paths from residence and parking areas

Concrete

- 10 sonotube piers for ADA ramp access

Interior Cleaning & Restoration

- Clean & restore main studio floor

Roofing

- New GAF asphalt roof with ridge vent
- New aluminum gutters

Exterior Doors and Windows

- New clerestory windows
- 6 new transom windows in rear studio storage area
- 8 new transom windows in main studio

- New replica exterior entrance door to studio
- Restore old hardware or procure vintage replacements

Insulation

- Closed cell spray insulation in concealed floor and roof
- Batt insulation in walls
- 1" ridged foam panel (ZIP System) on exterior where needed for additional R factor

Interior Carpentry

- Restore new interior doors to match pre-1975 conditions
- Build out new ADA bath space (tile floor, sheet rock walls)
- Build out mechanical space
- Reinstall wood panels & trim
- Install new wall board
- Install all hardware
- General carpentry

Exterior Carpentry

- Repair rotten floor sheathing & joists in main studio
- Crane work to reset roof steel I-Beam and steel columns; extend columns to foundation
- Reframe wood stud exterior walls and roof to match existing
- Install new Hardie-Plank cement board panels as studio siding
- Install new Hardie Plank cement board horizontal clapboard to match
- Install trim kits to match

Plumbing

- 1 frost free hose bib
- Install new plumbing, fixtures and bath accessories in ADA bath
- Provide connections to new water supply and sanitary system

Electrical

- Rewire entire studio
- Reinstall vintage fixture and replacement fixture, switched and controls
- Connect HVAC
- Setup sub-panel to serve Brooks Studio
- Exist/emergency lights to code
- Voice & Data systems (AV wiring & equipment) CAT6?
- Alarm & security systems
 - Code compliant fire alarm
 - Security system
 - CCTV

HVAC

- SVR electric heat pump
- Tankless hot water for ADA bath
- No flame backup
- Low temperature alarm

Fire Sprinklers (wet) (TBD)

- Install sprinklers, piping and control box

Painting & Finishes

- 3 coats of spackle
- Preparation, prime & 2 coats

No allowances made for furnishes or displays

Park Studio & Guest Cabin

Restoration

- Lift Cabin and level and restore CMU grade supports
- Temporary cable & come-along Cabin to plumb walls and reduce building rack
- Remove and preserve contents
- Replace roofing with new GAF asphalt shingles
- Remove and restore all windows and doors and/or reconstruct replicas
- Replace skylight
- Clean and restore floor
- Remove wall and ceiling boards and replace in kind
- Replace rotten or damaged horizontal cedar siding and trim
- Prep and paint to match existing
- No proposed electric or heating/cooling

Overall Sitework to Provide Public Access

- Install 20' wide x 350' long paved driveway entrance
- Install paved parking area (40 spaces)
- Install 20' wide x 500' long Fire Apparatus Access Road with turnaround from parking area to Brooks Studio
- Install exterior path lighting and parking area lighting
- Install paths
- Install drainage dry wells or raingarden for parking area
- Install signage
- No allowance for site furnishings or displays

Preliminary Cost Estimates - Brooks-Park Property Restoration

Item	Description	QYT	Units	Unit Price	Total Price
Residence/Cottage					
A	Demolition/Stabilization				
1	Strip Shingles & Siding, remove doors & windows	192	Hours	\$ 90.00	\$ 17,280.00
2	Wood rot repair	480	Hours	\$ 150.00	\$ 72,000.00
3	Remove HVAC	48	Hours	\$ 90.00	\$ 4,320.00
4	Yard debris & utilities removal	18	Hours	\$ 90.00	\$ 1,620.00
5	Materials	1	allowance	\$ 40,000.00	\$ 40,000.00
6	Dumpsters	10	40 yrds	\$ 1,000.00	\$ 10,000.00
B	Utilities				\$ -
1	600 amp service	650	LF	\$ 120.00	\$ 78,000.00
2	Comm & Cable	1	allowance	\$ 10,000.00	\$ 10,000.00
3	Water well & pressure tank	1	allowance	\$ 15,000.00	\$ 15,000.00
4	Fire well, tank, pump & generation	1	allowance	\$ 120,000.00	\$ 120,000.00
5	Sanitary	1	allowance	\$ 40,000.00	\$ 40,000.00
C	Residence Site Work				\$ -
1	ADA Path	1000	SF	\$ 45.00	\$ 45,000.00
2	Exterior Lighting	1	fixtures	\$ 10,000.00	\$ 10,000.00
3	Drainage	1	allowance	\$ 10,000.00	\$ 10,000.00
4	Restoration of grounds	1	allowance	\$ 10,000.00	\$ 10,000.00
D	Concrete				
1	Sonotube piers	33	pier	\$ 1,000.00	\$ 33,000.00
E	Interior Cleaning & Restoration				\$ -
1	Cleaning	160	Hours	\$ 90.00	\$ 14,400.00
2	Mold & Mildew Remediation	1	allowance	\$ 20,000.00	\$ 20,000.00
3	Asbestos Removal	1	allowance	\$ 10,000.00	\$ 10,000.00
F	Roofing				\$ -
1	New asphalt roof + moisture barrier	1750	SF	\$ 20.00	\$ 35,000.00
2	Aluminum gutters & downspouts	200	LF	\$ 80.00	\$ 16,000.00
G	Exterior Doors & Windows				\$ -
1	Reurbish	11	units	\$ 3,000.00	\$ 33,000.00
2	New windows	20	units	\$ 1,000.00	\$ 20,000.00
3	New double patio doors	2	units	\$ 4,000.00	\$ 8,000.00

4	Installation labor	150	hours	\$	150.00	\$	22,500.00
5	hardware	1	allowance	\$	5,000.00	\$	5,000.00
H	Insulation (installed)					\$	-
1	Batts	1	allowance	\$	5,000.00	\$	5,000.00
2	Spray Foam	1	allowance	\$	50,000.00	\$	50,000.00
3	1" rigid foam board	3000	SF	\$	10.00	\$	30,000.00
I	Interior Carpentry					\$	-
1	Labor	300	hour	\$	150.00	\$	45,000.00
2	Materials	1	allowance	\$	15,000.00	\$	15,000.00
J	Exterior Carpentry					\$	-
1	Labor	300	hour	\$	150.00	\$	45,000.00
2	Miscellaneous Materials	1	allowance	\$	35,000.00	\$	35,000.00
3	Cedar Siding materials	1800	SF	\$	20.00	\$	36,000.00
K	Plumbing					\$	-
1	Labor	80	hour	\$	165.00	\$	13,200.00
2	Miscellaneous Materials	1	allowance	\$	35,000.00	\$	35,000.00
L	Electrical					\$	-
1	Labor	160	hour	\$	200.00	\$	32,000.00
2	Miscellaneous Materials	1	allowance	\$	20,000.00	\$	20,000.00
M	HVAC					\$	-
1	Allowance	1	allowance	\$	45,000.00	\$	45,000.00
N	Paint & Finishes					\$	-
1	Labor	160	hour	\$	100.00	\$	16,000.00
2	Miscellaneous Materials	1	allowance	\$	10,000.00	\$	10,000.00
O	Fire Sprinklers					\$	-
1	Allowance	1	allowance	\$	35,000.00	\$	35,000.00
	Subtotal (A-O)					\$	1,167,320.00
	Contractor overhead, profit, insurance		18%			\$	210,117.60

Bonds	3%	\$	35,019.60
Contingency	20%	\$	37,821.17
Subtotal for Residence Restoration			\$ 1,450,278.37

Brooks Studio

AA	Demolition/Stabilization					
1	Crane Work	2	Days	\$ 10,000.00	\$	20,000.00
2	Demo Labor	200	Hours	\$ 90.00	\$	18,000.00
3	Abestos Removal	1	allowance	\$ 50,000.00	\$	50,000.00
4	Yard debris & utilities removal	16	Hours	\$ 90.00	\$	1,440.00
5	Demo of storage area by backhoe	1	allowance	\$ 25,000.00	\$	25,000.00
6	Dumpsters	15	40 yrds	\$ 1,000.00	\$	15,000.00
BB	Utilities				\$	-
1	200 amp service	350	LF	\$ 120.00	\$	42,000.00
2	Comm & Cable	1	allowance	\$ 10,000.00	\$	10,000.00
3	Water line	350	LF	\$ 100.00	\$	35,000.00
5	Sanitary	1	allowance	\$ 40,000.00	\$	40,000.00
CC	Residence Site Work				\$	-
1	ADA Path	1000	SF	\$ 45.00	\$	45,000.00
2	Exterior Lighting	1	fixtures	\$ 10,000.00	\$	10,000.00
3	Drainage	1	allowance	\$ 10,000.00	\$	10,000.00
4	Restoration of grounds	1	allowance	\$ 10,000.00	\$	10,000.00
DD	Concrete					
1	Sonotube piers	10	pier	\$ 1,000.00	\$	10,000.00
EE	Interior Cleaning & Restoration				\$	-
1	Cleaning	64	Hours	\$ 90.00	\$	5,760.00
2	Mold & Mildew Remediation	1	allowance	\$ 10,000.00	\$	10,000.00
FF	Roofing				\$	-
1	New asphalt roof + moisture barrier	1500	SF	\$ 20.00	\$	30,000.00
2	Scuppers & downspouts	1	allowance	\$ 12,000.00	\$	12,000.00

GG	Exterior Doors & Windows					\$	-
1	new Clerestory	16	units	\$	1,500.00	\$	24,000.00
2	New transom windows	14	units	\$	800.00	\$	11,200.00
3	Exterior Doors & Windows	2	units	\$	1,500.00	\$	3,000.00
4	Installation labor	400	hours	\$	150.00	\$	60,000.00
5	hardware	1	allowance	\$	5,000.00	\$	5,000.00
HH	Insulation (installed)					\$	-
1	Batts	1	allowance	\$	5,000.00	\$	5,000.00
2	Spray Foam	1	allowance	\$	50,000.00	\$	50,000.00
3	1" rigid foam board	3000	SF	\$	10.00	\$	30,000.00
I	Interior Carpentry					\$	-
1	Labor	350	hour	\$	150.00	\$	52,500.00
2	Materials	1	allowance	\$	15,000.00	\$	15,000.00
II	Exterior Carpentry					\$	-
1	Labor	640	hour	\$	150.00	\$	96,000.00
2	Miscellaneous Materials	1	allowance	\$	85,000.00	\$	85,000.00
3	Hardie Siding materials	2250	SF	\$	26.00	\$	58,500.00
	Crane & Steel work	1	allowance	\$	15,000.00	\$	15,000.00
KK	Plumbing					\$	-
1	Labor	40	hour	\$	165.00	\$	6,600.00
2	Miscellaneous Materials	1	allowance	\$	35,000.00	\$	35,000.00
LL	Electrical					\$	-
1	Labor	160	hour	\$	200.00	\$	32,000.00
2	Miscellaneous Materials	1	allowance	\$	20,000.00	\$	20,000.00
MM	HVAC					\$	-
1	Allowance	1	allowance	\$	45,000.00	\$	45,000.00
NN	Paint & Finishes					\$	-
1	Labor	200	hour	\$	100.00	\$	20,000.00
2	Miscellaneous Materials	1	allowance	\$	15,000.00	\$	15,000.00

OO	Fire Sprinklers				\$	-
1	Allowance	1	allowance	\$	35,000.00	\$ 35,000.00
	Subtotal (AA-OO)					\$ 1,118,000.00
	Contractor overhead, profit, insurance		18%		\$	201,240.00
	Bonds		3%		\$	33,540.00
	Contingency		20%		\$	201,240.00
Subtotal for Brooks Studio						\$ 1,554,020.00

Park Studio & Guest Cabin

AAA	Demolition/Stabilization					
1	Labor to remove vandalism damage	80	Hours	\$	90.00	\$ 7,200.00
2	Repair & Level cabin foundation	1	allowance	\$	5,000.00	\$ 5,000.00
3	Straighten Cabin walls to correct leaning	16	Hours	\$	120.00	\$ 1,920.00
4	New roofing	650	SF	\$	20.00	\$ 13,000.00
5	Remove and restore doors and windows	1	40 yrds	\$	1,000.00	\$ 1,000.00
6	Restore interior finishes, walls, cabinetry & shelving	1	allowance	\$	10,000.00	\$ 10,000.00
7	Restore exterior siding and trim	1	allowance	\$	10,000.00	\$ 10,000.00
8	Replace skylight	1	unit	\$	1,500.00	\$ 1,500.00
	Subtotal (AAA)					\$ 49,620.00
	Contractor overhead, profit, insurance		18%		\$	8,931.60
	Bonds		3%		\$	1,488.60
	Contingency		20%		\$	8,931.60
Subtotal for Park Studio & Guest Cabin						\$ 80,471.80

General Site Work (Option 1)

AAAA	Demolition/Stabilization					
1	Entry Drive	350	LF	\$	115.00	\$ 40,250.00

2	Fire Rd from parking to Brooks Studio	500	LF	\$ 115.00	\$ 57,500.00
3	Parking (40 spaces)	1	allowance	\$ 350,000.00	\$ 350,000.00
4	Exterior Lighting	8	fixtures	\$ 4,000.00	\$ 32,000.00
5	Signage	1	allowance	\$ 10,000.00	\$ 10,000.00
6	Paths	1	allowance	\$ 6,000.00	\$ 6,000.00
7	Restoration after construction	1	allowance	\$ 10,000.00	\$ 10,000.00
8	Clear & Grade & prep to pave	1	allowance	\$ 50,000.00	\$ 50,000.00
	Subtotal (AAA)				\$ 555,750.00
	Contractor overhead, profit, insurance		18%		\$ 100,035.00
	Bonds		3%		\$ 16,672.50
	Contingency		20%		\$ 100,035.00

Subtotal for General Site Work	\$ 772,492.50
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General Site Work (Option 2)

AAAA	Demolition/Stabilization				
1	Entry Drive	350	LF	\$ 115.00	\$ 40,250.00
2	Fire Rd from parking to Brooks Studio	0	LF	\$ 115.00	\$ -
3	Parking (25 spaces)	1	allowance	\$ 219,000.00	\$ 219,000.00
4	Exterior Lighting	5	fixtures	\$ 4,000.00	\$ 20,000.00
5	Signage	1	allowance	\$ 10,000.00	\$ 10,000.00
6	Paths	1	allowance	\$ 6,000.00	\$ 6,000.00
7	Restoration after construction	1	allowance	\$ 10,000.00	\$ 10,000.00
8	Clear & Grade & prep to pave	1	allowance	\$ 30,000.00	\$ 30,000.00
	Subtotal (AAA)				\$ 335,250.00
	Contractor overhead, profit, insurance		18%		\$ 60,345.00
	Bonds		3%		\$ 10,057.50
	Contingency		20%		\$ 60,345.00

Subtotal for General Site Work	\$ 495,997.50
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