



October 20, 2025
Revised May 4, 2026

Mark Silberman
Landmarks Preservation Commission
253 Broadway
Twelfth Floor
New York, New York 10007

Re: West Park Presbyterian Church, Manhattan
Block 1217, Lot 1

Dear Mr. Silberman:

The following is a summary of my review of the document titled “Application to Landmarks Preservation Commission Pursuant to Administrative Code § 25-309 for a Notice to Proceed Authorizing Demolition on the Grounds of Insufficient Return” from the West Park Administrative Commission and dated September 11, 2025. Per our discussion, I have only reviewed the technical exhibits that discuss structure or enclosure of the existing building, as listed below.

The building consists of a large church, completed in 1890 and an adjoining chapel completed in 1885. The structure of both portions consists of wood framing supported by brick bearing walls; the street facades have thick brownstone veneer.

The *Base Document* contains references to the exhibits but is not itself a technical document and so was not reviewed in detail. The letters below are the designations of the exhibits per the index on pages 26 to 29 of the document:

- A. *LZA Technology Study (Excerpts)*: This 2001 report was previously submitted and reviewed. See my letters to the LPC dated June 13, 2022 and August 30, 2023.
- B. *Martin Weaver Study*: This 2001 report was previously submitted and reviewed.
- C. *West Park Presbyterian Church 2010 Testimony to LPC*: Non-technical, not reviewed.
- D. *Presbyterian Foundation Letter*: This 2022 document is non-technical, not reviewed.
- E. *April 2023 Memorandum from West Park AC*: Non-technical, not reviewed.
- F. *August 2023 Memorandum from West Park AC*: Non-technical, not reviewed.
- G. *Memorandum from Appraisers & Planners, Inc.*: Non-technical, not reviewed.

- H. *FX Collaborative Development Rights Transfer Analysis*: Not about engineering or enclosure, not reviewed.
- I. *Updated FX Collaborative Development Rights Transfer Analysis*: Not about engineering or enclosure, not reviewed.
- J. *FX Collaborative Analysis of Redevelopment Alternatives*: Not about engineering or enclosure, not reviewed.
- K. *DOB and ECB Violations and Summons*: These 2021 and 2022 documents were previously reviewed.
- L. *DOB Violations*: The earlier violations have been previously reviewed. The more recent violations discuss the same type of damage as that previously discussed. Since it has been left unrepaired, the Department of Buildings has continued to revisit the building and issue new violations.
- M. *Consultant Qualifications*: Non-technical, not reviewed.
- N. *Façade MD Façade Condition Report*: This report was previously submitted and reviewed.
- O. *April 2023 Façade MD Probe Report*: This report was previously submitted and reviewed.
- P. *Façade MD Supplemental Report*: This July 29, 2025 report is new. It shows continued progress of damage at the unrepaired, unstabilized conditions at the brownstone facades. The conclusion is that the damage has increased by 5 to 10 percent, and that the owner should “assemble an appropriate professional team to direct a contractor to remove loose or unsafe materials from the façade, stabilize the remaining masonry and other façade elements, obtain any necessary work permits from NYC DOB and other regulatory parties and perform repairs to make the façade safe.” I agree with the recommendation, and had that work been done when FaçadeMD recommend it in 2021, the current scope would be smaller than it previously was rather than larger.
- Q. *Façade MD Façade and Roof Repair Scope of Work*: This 2021 report was previously submitted and reviewed.
- R. *Façade MD Revised Scope of Work*: This July 29, 2025 document is new and follows the same format as the 2021 scope of work (Exhibit Q). Many line items are identical; those that have changed are typically 5 to 10 percent higher, per the statement in Exhibit P.
- S. *Severud Structural Report*: This 2021 report was previously submitted and reviewed.
- T. *Krypton Engineering Survey and Monitoring Report*: This 2023 report was previously submitted and reviewed.
- U. *Severud Wall Stabilizing Recommendations Letter*: This 2022 letter was previously submitted and reviewed.

- V. *Updated Severud Report*: This July 28, 2025 letter is new. It describes conditions that are effectively the same as in the 2021 report (Exhibit S) except for an increase in the amount of pointing required at the interior of the bell tower.
- W. *CCI Fire & Life Safety Report*: Per the last paragraph of the Introduction, this is the same report previously submitted in 2021, updated from the 2014 NYC Codes to the 2022 Codes. It does not structure or enclosure in detail.
- X. *CCI Accessibility Report*: Per the last paragraph of the Introduction, this is an update to the report previously submitted in 2021. It does not address structure or enclosure.
- Y. *LBG Repair and Restoration Budgets*: This September 5, 2025 document is an updated version of the budget from 2023, incorporating Exhibits R and V, as well as other information outside of structure and enclosure. The cost increases are consistent with the scope increases in the Exhibits and with general price increases over the past two years. See my letters to the LPC dated June 13, 2022 and August 30, 2023.
- Z. *November 2022 Liberty Stained Glass Conservation Estimate*: This was previously submitted and reviewed.
- AA. *Cumming Group Report*: This August 25th, 2023 document is a peer review of the 2022 cost estimates, using the scope of work as defined in the LBG cost estimate (Exhibit Y). It does not address structure or enclosure.
- BB. *Old Structures Report*: This is my August 30, 2023 letter reviewing costs and scope. Not reviewed.
- CC. *West Park and Alchemy Sales Contract (Excerpted & Redacted)*: Non-technical, not reviewed.
- DD. *Appraisers & Planners Appraisal*: Non-technical, not reviewed.
- EE. *November 2023 FX Collaborative Study*: Does not address structure or enclosure, not reviewed.
- FF. *February 2022 FX Collaborative Study*: Does not address structure or enclosure, not reviewed.
- GG. *March 2023 FX Collaborative Study*: Does not address structure or enclosure, not reviewed.
- HH. *April 2022 FX Collaborative Memorandum*: Does not address structure or enclosure, not reviewed.
- II. *Weitzman Report*: Non-technical, not reviewed.
- JJ. *Appraisers & Planners Response to Weitzman Report*: Non-technical, not reviewed.
- KK. *Alchemy Properties Letter*: Non-technical, not reviewed.

- LL. *Breeze Nation Inc. Contract*: Non-technical, not reviewed.
- MM. *FX Collaborative Contract*: Non-technical, not reviewed.
- NN. *New Building Rendering and Zoning Summary*: Does not address structure or enclosure, not reviewed.

In short, there is little new technical information here. As the masonry has not been maintained, stabilized, or repaired, its condition has gotten marginally worse; other conditions are represented as not having changed. My previous discussion is therefore still valid.

In addition, I reviewed a summary presentation of “Conditions Assessment and Repair Recommendations” by WJE, dated March 6, 2026. A summary of the structural investigation is on slide 28; a summary of recommended repair work is on slides 29 to 33; a summary budget is on slide 34. In short, WJE agrees with my conclusions that (a) the outward tilt of the gable-end walls is the result of poor lateral bracing of the masonry to the roof, (b) the masonry deterioration is non-structural, and (c) the masonry work can be performed on a prioritized and phased basis to address the unsafe conditions first and less-severe conditions later. Their budget is roughly similar to and slightly lower than my budget from 2023.

I have attached my previous letters. If you have any questions or I can be of further assistance, please contact me.

Sincerely,



Donald Friedman, PE



August 30, 2023

Mark Silberman
Landmarks Preservation Commission
One Centre Street
New York, New York 10007

Re: West Park Presbyterian Church, Manhattan
Block 1217, Lot 1

Dear Mr. Silberman:

The following is a summary of my review of the proposed costs for restoration work at the church. This is generally based on the document package from Kramer Levin to the Commission dated April 13, which I received on April 24. I reviewed the costs for the stained-glass work, the structural work, and the envelope (facade and roof) work, as described in the following documents:

- A stained-glass costing spreadsheet that was part of the November 2022 conditions survey by Liberty Stained Glass Conservation, and included in the April 24 documents. (See attachment A.)
- A structural costing spreadsheet dated September 6, 2022 and prepared by Leeding Builders Group, and included in the April 24 documents. (See attachment B).
- A building-envelope costing spreadsheet dated March 30, 2023 and prepared by Leeding Builders Group. (See attachment C). This is referenced in the April 24 documents but was not included with them.
- A costing spreadsheet dated April 10, 2023 and prepared by Leeding Builders Group, and included in the April 24 documents. (See attachment D) This document has four scenarios for the future use of the building; only scenario A “Remain Church - Façade Restoration - No Code Improvements” was reviewed. That scenario (see page 1 of attachment D) has only three scope line items: facade restoration (which includes the roof), window restoration, and wall stabilization (structural work). Those three items refer back to the costing in attachments A, B, and C.
- Exterior and structural violations issued by the Department of Buildings, including LL0701RF (August 12, 2022), SR0702RF (February 14, 2023), and SR10701XN (May 30, 2023). Those three are the most recent of many similar violations referencing the condition of the exterior walls.

- All costs consist of line-item work (itemized actual scope) and mark-up costs (e.g., insurance). I have used the LBG mark-up costs as shown in attachment D.
- I conducted site visits with LPC staff and representatives of the building on July 7 and August 11, 2022.

EXECUTIVE SUMMARY

- The primary goal of this review was to determine the cost of immediate work necessary to make the building safe. “Safe” was defined as addressing the open Department of Buildings violations and associated issues concerning structure and the exterior of the building. A secondary goal is to provide a proposed timeline for repair work for issues beyond immediate safety.
- There are three broad areas of work in terms of restoration: the stained-glass windows, the building envelope (facades and roofs) other than the windows, and the structural work at the north and south gable walls. All other work discussed in the April 24 package is related to changes in use of the building and/or significant alterations.
- The immediate safety-related costs are estimated at \$1,700,000 (including the contingency, general conditions, and insurance mark-ups) assuming that stained glass stabilization is necessary at this time. As described below, it is likely that number can be reduced.
 - My estimated cost for immediate glass work is \$320,000, less than 20 percent of the LSGC estimate.
 - My estimated cost for immediate building envelope work is \$310,000, less than 40 percent of the LBG estimate for immediate facade work.
 - My estimated cost for structural work, \$860,000, is less than half of the LBG estimate.
- The complete scope of work for the masonry in the LBG estimate is excessive. It includes full replacement of veneer stones that have any degree of damage. My estimate for facade and roof work to be performed after the initial stabilization is \$5,000,000, less than one-third of the LBG estimate.

GENERAL NOTES

1. I have generally accepted unit prices as given in the estimates without change.
2. Except as noted, I have accepted quantities as given in the estimates. The reasons for my changes are given below or in the attachments for the affected items.
3. Except as noted, I have accepted the proposed scope as given in the estimates. The reasons for my changes are given below or in the attachments for the af-

fect items. There may be further cost savings possible by looking at different solutions, particularly with the structural work.

4. There are some self-contradictions in the documents reviewed. For example, in the FacadeMD responses to questions in the April 24 documents, it is stated that “However, it is our opinion that the use of cast stone at the Church would not result in appreciable savings and would not have the appearance of or perform as well as real stone.” while the envelope cost estimate in Attachment C specifies the use of cast stone.
5. I have not included escalation over time.
6. It makes sense to use full-precision calculations while working out an estimate, in order to avoid compound-rounding errors. That said, the results are no more accurate than the least accurate inputs, which in this case are the estimated quantities. The final results should be considered as having no more than two digits of accuracy, so that 2.54 and 2.46 are the equivalent of 2.5.

STAINED GLASS

7. The conditions report by Liberty Stained Glass Conservation (LSGC) contained within the April 24 documents lists relatively few hazardous conditions. (Also note that the glass is not part of the current Department of Buildings violations.) Rather than a full restoration, the existing conditions could be made safe by selective removal of damaged windows and the use of temporary enclosures of window openings. Where the frames are in acceptable condition (“The exterior wood frames show various stages of degradation. Chipped paint has left wood exposed to the elements for extended periods of time. Overall, the wood is salvageable. In a few instances, the exterior wood rot is significant, and the wood requires replacement.”) they can be used to mount temporary exterior protection similar to the Lexan panels already in place on some windows. Where they are not, the entire window can be removed and temporarily closed off. In other words, there is no reason for stained-glass conservation at this time.
8. The LSGC budget has \$770,149 for glass conservation that can be removed from the immediate scope. Taking “in a few instances” to mean 15 percent or less of the total, the \$671,153 cost for frame restoration can be reduced to \$100,673. It is not clear from the report what percentage of the existing Lexan safety panels are securely mounted and intact - it is definitely some and definitely not all. The estimate for new protective glazing is \$209,469 for all windows. Using that number, which is a conservative over-estimate, the total line-item work for the windows is more than \$300,000; and I have included adding half of the LSGC shop-drawing and submittal costs. The total for immediate glass work, for the stabilization, is \$320,000 (less than 20 percent of the LSGC total); it is likely that this can be further reduced through a detailed survey of the Lexan and frames. This number is included in the total cost estimate in attachment G.

STRUCTURAL WORK

9. The costs in the LBG estimate in attachment B contain errors regarding the scope of work required:
 - 9.1. Given the defined scope for plaster demolition for girt installation, the square foot area in line item 02 20 00 is excessive.
 - 9.2. The \$200,000 allowance for asbestos abatement (line item 02 40 10) is based on “anticipated material based on age of building.” This building was constructed before the use of asbestos fireproofing (and does not have fire-proofed steel), and there is little or no pipe-wrap or VCT in the areas affected. Where is the asbestos expected?
 - 9.3. There are eight steel girts in the design (line item 05 10 00), for a total of roughly 250 feet of steel channel. The estimate has “labor to install girts,” exclusive of plaster demolition, epoxy-bolt installation, and splicing the steel, as 640 person-hours, or 80 person-hours to erect a single piece of steel inside the building. This is grossly inflated. Similarly, two shifts of fire watch are listed as 320 hours. That implies the presence of (320/2 shifts/8 hours per shift=) 20 people on fire watch for each shift.
 - 9.4. Welding full-moment splice locations (line item 05 10 00) and fire watch: Were alternative connection types that don’t required on site welding considered?
 - 9.5. The quantity and time given for installing for tie rods (line item 05 10 00) seems excessive. Were alternative methods for reinforcing considered?
 - 9.6. Why is fireproofing of steel (line item 07 20 00) included in a non-rated building with a wood-framed roof?
 - 9.7. There is access to and a floor in the attic, so what extent of access construction (line item 14 85 00) are the charges for?

See attachment E for my cost spreadsheet changing the quantities to be more realistic, as well as explanations for the changes. My grand total for structural work, \$860,000 including the mark-ups, is less than half of the LBG number.

The structural total can likely be reduced further by redesign. The current design is based on the mistaken assumption that the movement of the north and south gable walls is caused by outward thrust from the trusses and hip rafters. Based on the geometry of the roof structure, it is unlikely that this is the cause of wall movement, since the trusses do not develop outward thrust and there are no rafter bearing in the area of significant movement. (Note that the June 9, 2023 letter by Michelle Dallhoff and Justin Spivey of WJE Engineers & Architects, P.C. came to the same conclusion.) A design based on the actual cause - a lack of proper ties between the roof framing and the masonry - could be much simpler and could have been performed at any time since the issue was first brought up.

ENVELOPE WORK

10. The cost estimate in attachment C specifically includes line items for stabilization work, in order to remove the immediate hazards. The stabilization is to be accomplished by removal (“dressing”) of loose stone surfaces and adding netting over decorative trim stone, with the work performed from a boom truck and scaffolding. This work is not meant to be a permanent fix for the damage, but rather to make the building safe. The stone work, scaffold costs, and cleaning bird waste and bird-proofing open windows at the tower) have a line-item total of \$140,000. The line-item cost for a smoke alarm system is listed in this phase, where it is not required. The design fee for this phase, \$267,000, is not only the largest of any of the phases despite having the smallest amount of work, it is wildly out of scale for the work scope as listed. Adding a design fee more appropriate for the project (\$50,000), the total is \$190,000; adding the various mark-ups brings this to \$310,000.
11. The scope of work for the masonry used as the basis for attachment C is excessive. It includes full replacement of veneer stones that have any degree of damage. The responses by FacadeMD in the April 24 documents rule out partial replacement of stone, the use of substitute materials, dutchman repairs, and patching, all of which are commonly-used techniques for brownstone repair. A large number of veneer-to-back-up pins are called for even though (a) the number suggested is double the code requirement and (b) there is no evidence of separation between the veneer and back-up. (Again, see the June 9, 2023 letter by Dallhoff and Spivey for a similar conclusion.)
12. See attachment F for my revised costs for the work other than immediate stabilization based on (a) getting the scaffold costs in line with known costs based on current OSE projects, (b) reducing the excessive stone replacement as discussed in item 12, (c) removing the full replacement of the slate roof and substituting repair and replacement with other materials. My grand total for facade and roof work, excluding the initial stabilization, is \$3,100,000 before the mark-ups and \$5,000,000 after, or less than one-third of the LBG estimate.

SCENARIOS FOR REPAIR

The projected cost depends on the goal of the repair work. A minimalist goal is simply to make the current conditions safe, to allow the removal of the bridge and curing of the DoB violations. That scope of work will solve the current problems, but new problems will develop over time. All facades deteriorate from weathering, which is why the DoB’s facade-inspection program requires re-evaluation on a five-year cycle. A maximalist approach is immediately to repair every known current condition to full historic-restoration standards. While admirable in its result, this is not required by either DoB or LPC regulations. There are various compromise options in between those two extremes.

The LBG and LSGC cost estimates submitted in the April 24 documents (attachments A, B, C, and D) go beyond the maximalist scope. They include unneeded work (e.g., fire-proofing the new structural steel), excessive intervention (e.g., full replacement of veneer stones with surface damage), and cosmetic work not necessarily needed (e.g., some of the glass restoration). The changes in my cost estimates (attachments E, F, and G) are a combination of eliminating the excessive work and some of the cosmetic work (particularly the new slate roof).

The LBG estimate for immediate stabilization (phase 1 in attachments C and F) is a reasonable approach to the masonry work required for the minimal work. The full minimal scope would include that masonry work, the structural stabilization, and any immediately hazardous glass issues. The cost for that full minimal scope is presented in attachment G as the “immediate work,” as \$1,000,000 for the itemized cost and \$1,700,000 with the mark-ups. That work can be completed within a few months from regulatory approval, and would address the current safety concerns and the issues in the DoB violations. It is reasonable to expect that more repair work will be required within two to five years after that stabilization.

The immediate stabilization cost can likely be reduced by examining the existing Lexan protective outer glazing for retention (reducing the stained glass scope), and redesigning the structural wall stabilization based on an accurate model of the forces. Once the immediate work is done, the remaining stained glass work can be put off indefinitely and there are no other structural costs.

The “later work” in attachment G is my estimate using a middle-ground approach. I have reduced the masonry scope based on using partial replacements, patching, and other ordinary repair techniques; I have eliminated the slate roof replacement in favor of repair and/or use of substitute materials; I have eliminated excess costs in the structural work. It may be possible to reduce those costs further without reducing the efficacy of the repairs, through structural redesign, re-evaluation of the necessary scope of glass restoration (as opposed to window frame restoration), and performing the masonry work in a single phase rather than the six in the LBG estimate. This work should be performed starting, if possible, within two years and, if phased, extending no more than ten years.

It is difficult to quantify cost differential between a single phase and multiple phases. First, cost escalation (due to materials supply issues and general inflation) has varied widely over the past five years and is difficult to predict at this time. Second, the timing of multiple phases is not known. As described below, some work at the less-damaged areas can be put off up to ten years, but that doesn’t mean that it will be. And finally, savings (from reducing the amount of scaffolding erected and dismantled, from reducing the overhead of starting and shutting down the site, and from eliminating some design and construction-phase oversight fees for multiple phases) are difficult to quantify without having a work plan. In general, the possible reductions from efficiency or increases

from escalation are less important than the issue of maintenance after the initial safety work has been performed.

If you have any questions or we can be of further assistance, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald Friedman', written in a cursive style.

Donald Friedman, PE

ATTACHMENT A

STAINED-GLASS COST ESTIMATE BY LIBERTY STAINED GLASS CONSERVATION, NOVEMBER 2022, AS PRESENTED, WITHOUT CHANGES OR MARK-UPS.

West Façade	Budget
Stained Glass Conservation	\$270,249
Wood Restoration	\$184,698
Base Scope Subtotal	\$454,947
ADD ALT Protective Glazing	\$63,276
ADD ALT Replacement Pieces	\$31,712
ADD ALT Subtotal	\$94,988
Total	\$549,935

South Façade	Budget
Stained Glass Conservation	\$276,626
Wood Restoration	\$262,178
Base Scope Subtotal	\$538,804
ADD ALT Protective Glazing	\$77,104
ADD ALT Replacement Pieces	\$14,865
ADD ALT Subtotal	\$91,969
Total	\$630,773

Base Scope Item	Budget
Stained Glass Conservation	\$770,149
Frame Restoration	\$671,153
Shop Drawings	\$18,500
Submittals	\$4,200
Mock-ups	\$23,457
5% Contingency	\$74,373
Total	\$1,561,832

North Façade	Budget
Stained Glass Conservation	\$204,760
Wood Restoration	\$195,021
Base Scope Subtotal	\$399,781
ADD ALT Protective Glazing	\$59,339
ADD ALT Replacement Pieces	\$13,873
ADD ALT Subtotal	\$73,212
Total	\$472,993

East Façade	Budget
Stained Glass Conservation	\$18,514
Wood Restoration	\$29,256
Base Scope Subtotal	\$47,770
ADD ALT Protective Glazing	\$9,750
ADD ALT Replacement Pieces	\$0
ADD ALT Subtotal	\$9,750
Total	\$57,520

ADD ALT Item	Budget
Protective Glazing & internal ventilation	\$209,469
Replacement Pieces	\$60,450
Custom ventilators (est. 35) (Estimated cost per vent, \$1,875)	\$64,625
Total	\$334,544

GRAND TOTAL \$1,896,376

ATTACHMENT B

STRUCTURAL COST ESTIMATE BY LEEDING BUILDERS GROUP, SEPTEMBER 6, 2022, AS PRESENTED, WITHOUT CHANGES OR MARK-UPS.



9/6/2022

Leading Builders Group
33 East 33rd St
New York, NY 10016

West Park Presbyterian Church

Order of Magnitude Estimate for Façade Stabilization
Based on "Structural Stability Analysis" from Severud Associates dated July 15, 2022

02 20 00 - Demolition			
Selective Demo Plaster for Girt Installation	1020 sf	\$ 50.00	\$ 51,000
Demo at floors for Girt Installation	2 ea	\$ 5,000.00	\$ 10,000
Demo at Ceiling for Girt Installation	2 ea	\$ 5,000.00	\$ 10,000
02 40 10 - Abatement			
Allowance to contain and abate demo areas	1 allow	\$ 200,000.00	\$ 200,000
- Note insurance not included (by owner).			
- Note no surveys have been conducted, allowance is based anticipated material based on age of building			
05 10 00 - Structural Steel			
FURNISH ONLY			
MC12x40 North Elev Vert Girts	1.8 tons	\$ 15,000.00	\$ 27,000
MC12x31 North Elev Horiz Girts	1.085 tons	\$ 15,000.00	\$ 16,275
MC12x40 South Elev Vert Girts	2 tons	\$ 15,000.00	\$ 30,000
MC12x31 South Elev Horiz Girts	1.085 tons	\$ 15,000.00	\$ 16,275
HSS 8x8x1/2 Tie Rod Girts 48.85 plf			
	1.954 tons	\$ 18,000.00	\$ 35,172
1" Tie Rod and Couplers			
	0.75 tons	\$ 17,500.00	\$ 13,125
Fabricate Truss Clip Connections (L8x8x3/8 x12")			
	30 ea	\$ 500.00	\$ 15,000
Fabricate Rafter Clip Connection (16ga)			
	450 ea	\$ 50.00	\$ 22,500
INSTALL ONLY			
Drilling / Epoxy Bolts @16" oc	150 ea	\$ 150.00	\$ 22,500
Labor to install Girts	640 hrs	\$ 200.00	\$ 128,000
Welding MC full connection splice locations	34 ea	\$ 2,500.00	\$ 85,000
Fire watch (2 overnight shifts)	320 hrs	\$ 280.00	\$ 89,600
Install tie rod allowance	1 ls	\$ 75,000.00	\$ 75,000
Install Truss Clips			
	60 hrs	\$ 200.00	\$ 12,000
Install Rafter Clips			
	300 hrs	\$ 200.00	\$ 60,000
Install 3/4" Tie rod at upper trusses			
	5 ea	\$ 2,500.00	\$ 12,500
Allowance to tighten existing truss rods (scope and procedure to be refined)			
	1 ls	\$ 25,000.00	\$ 25,000
06 10 00 Carpentry Drywall			
Restore Sanctuary Walls	1 allow	\$ 50,000.00	\$ 50,000
**** NOTE - MC Channels will most likely protrude beyond existing finishes. This is an allowance but exact detail is required to understand cost. This cost is not for a 'historically accurate restoration).			
**** NOTE No costs are included for restoration of any wood flooring, millwork or trim at sanctuary.			
**** NOTE - No costs are included for restoration of plaster at ceiling - this allowance is to patch the space with sheetrock only			
07 20 00 - Fireproofing			
Fireproof new girts and tie rods	1 allow	\$ 35,000.00	\$ 35,000
09 90 00 - Painting			
Painting *** Only at patches	1 allow	\$ 10,000.00	\$ 10,000
14 85 00 - Scaffolding and Access			
Scaffolding in Sanctuary for Access	1 ls	\$ 35,000.00	\$ 35,000
Scaffolding in Attic for Access	1 ls	\$ 85,000.00	\$ 85,000
		Trade Cost Totals	\$ 1,170,947
General Conditions	13%		\$ 152,223
		Subtotal	\$ 1,323,170
Construction Contingency	10%		\$ 132,317
Design Contingency - for scope added during design development.	10%		\$ 132,317
-Note the above is not intended to cover cost of design (assumed by owner)		Subtotal	\$ 1,587,804
CCIP	9%		\$ 142,902
		Subtotal	\$ 1,730,707
Addition Ins (Offsite, Auto, Pollution)	2.50%		\$ 43,268
		Subtotal	\$ 1,773,974
Construction Services Fee	4%		\$ 70,959
		Subtotal	\$ 1,844,933
SDI Program	1.75%		\$ 32,286
		Total	\$ 1,877,219

ATTACHMENT C

**MASONRY COST ESTIMATE BY LEEDING BUILDERS GROUP, MARCH 30, 2023, AS PRESENTED,
WITHOUT CHANGES OR MARK-UPS.**



Leading Builders Group - Updated Sciami Estimate from 2011
 West Park Presbyterian Church
 88th Street, New York, NY

Exterior Restoration

BUDGET SUMMARY

Spec. Description

Jan 2023 Category

3/30/2023

Item	Description	Jan 2023 Category	PHASE						SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE \$ /GSF	Delta
			1 PHASE 1	2 PHASE 2	3 PHASE 3	4 PHASE 4	5 PHASE 5	6 PHASE 6			
A	MASONRY STABILIZATION	Nova	119,725	-	-	-	-	-	119,725	8	\$ 145,410.00
B	OUTLINED ITEMS ARE INDICATED BY FACADE/ID	Nova	-	140,300	24,500	232,550	213,770	18,000	631,720	42	\$ 822,332.50
C	CONCRETE SIDEWALK	LBG	-	-	-	-	-	-	-	-	-
D	MASONRY RESTORATION	Nova	13,000	4,064,525	1,520,680	175,000	2,177,125	118,070	8,068,400	538	\$ 9,888,274.00
E	MISC STEEL	LBG	-	-	20,000	30,000	15,000	-	20,000	5	\$ 30,000.00
F	ROUGH CARPENTRY	LBG	-	15,000	15,000	458,015	291,476	-	75,000	5	\$ 115,000.00
G	ROOFING & WATERPROOFING	Nova	-	57,012	55,000	-	-	25,000	886,503	59	\$ 1,279,000.00
H	SEALANTS & CAULKING	LBG	-	-	-	45,000	-	-	45,000	3	\$ 70,000.00
I	SKYLIGHT	LBG	-	101,358	183,786	7,542	284,718	166,088	733,472	49	\$ 470,000.00
J	WINDOW & DOOR RESTORATION	LBG	250,000	35,000	-	31,700	120,375	37,100	285,000	19	\$ 470,000.00
K	ELECTRICAL	LBG	267,000	54,635	59,500	-	-	-	570,310	38	\$ 878,277.40
L	PROFESSIONAL FEES	LBG	649,725	4,467,830	1,878,466	979,807	3,102,464	354,238	11,435,130	762	\$ 13,695,293.90
	GENERAL CONDITIONS @	8%	51,978	357,426	150,277	78,385	248,197	28,339	914,602		\$ 1,095,863.51
	SUBTOTAL I		701,703	4,825,256	2,028,743	1,088,192	3,350,661	382,577	12,347,132	823	\$ 14,794,157.41
	CONSTRUCTION MANAGEMENT FEES @	3%	21,051	144,758	60,862	31,746	100,520	11,477	370,414		\$ 443,824.72
	SUBTOTAL II		722,754	4,970,014	2,089,606	1,089,937	3,451,181	394,054	12,717,546	848	\$ 15,237,982.13
	INSURANCE @	2%	14,485	99,400	41,792	21,799	69,024	7,881	254,351		\$ 304,759.64
	SUBTOTAL III		737,239	5,069,414	2,131,398	1,111,736	3,520,205	401,935	12,971,897	865	\$ 15,542,741.78
	ESTIMATING CONTINGENCY @	10%	73,721	506,941	213,140	111,174	352,020	40,194	1,297,190		\$ 1,554,274.18
	SUBTOTAL IV		810,960	5,690,559	2,478,847	1,242,754	3,885,648	442,129	14,550,867	970	\$ 17,097,015.95
	CGIP 9%								1,538,731.44		\$ 1,538,731.44
	TOTAL		810,960	5,690,559	2,478,847	1,242,754	3,885,648	442,129	14,550,867		\$ 18,635,747.39
	Alternate 1: Deduct Slate Roof and Replace with Synthetic Slate Roof								(120,000)		NA
	Alternate 2: Deduct Slate Roof and Replace with Asphalt Shingle								(495,000)		NA
	Alternate 3: Deduct Slate Roof and Replace with Standing Seam Aluminum								(165,000)		NA
	Note: Standing seam copper roof same price as slate										NA
	Alternate 4: Provide carved Stone in lieu of Cast Stone -Add								1,618,797		NA

Revised Trade Costs.
 Note: 'Below the line' markups are included
 in overall estimate summary sheet.

ATTACHMENT D

TOTAL COST ESTIMATE BY LEEDING BUILDERS GROUP, APRIL 10, 2023, AS PRESENTED, WITHOUT CHANGES OR MARK-UPS.



Preliminary Hard Cost - Summary
West Park Presbyterian Church - 165 West 86th Street

TRADE DESCRIPTION	CCIP	SDI	A	B	C	D
			Remain Church - Façade Restoration - No Code Improvements	Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements	Commercial / Community Facility 'White Box' with Infill-Façade Restoration, Code Improvements	Residential Use
02 40 00 - Demo	Y	Y	\$0	\$1,450,000	\$1,450,000	\$3,861,360
02 40 10 - Abatement	Y	Y	\$0	\$390,000	\$390,000	\$790,000
03 30 00 - Cast In Place Concrete	Y	Y	\$0	\$252,000	\$397,920	\$2,513,190
04 20 00 - Masonry	Y	Y	\$0	\$781,469	\$781,469	\$660,903
04 30 10 - Façade Restoration Scope w/ New Scope	Y	Y	\$13,865,544	\$13,865,544	\$13,865,544	\$13,865,544
04 30 20 - Window Restoration	Y	Y	\$1,896,376	\$0	\$0	\$0
04 30 30 - New Egress	Y	Y	\$0	\$127,500	\$127,500	\$127,500
05 10 00 - Structural Steel	Y	Y	\$0	\$1,230,000	\$1,412,400	\$525,000
05 20 00 - Misc Metal	Y	Y	\$0	\$343,163	\$343,163	\$217,663
05 20 10 - Wall Stabilization Per Severud Analysis dated July 22, 2022	Y	Y	\$1,170,947	\$1,170,947	\$1,170,947	\$1,170,947
06 05 00 - Structural Repair (Wood Framing / Trusses)	Y	Y	\$0	\$175,000	\$175,000	\$175,000
06 10 00 - Drywall / Miscellaneous Carpentry / Millwork & Trim	Y	Y	\$0	\$3,010,305	\$3,101,505	\$100,000
06 40 00 - Architectural Millwork	Y	Y	\$0	\$350,000	\$350,000	\$0
07 20 00 - Fireproofing	Y	Y	\$0	\$100,000	\$100,000	\$0
07 40 00 - Roofing / Waterproofing	Y	Y	\$0	\$0	\$0	\$1,500,000
08 10 00 - Doors, Frames & Hardware (furnish only)	Y	Y	\$0	\$330,000	\$330,000	\$8,000
08 50 00 - New Windows, Louvers, Replacement Windows	Y	Y	\$0	\$350,000	\$350,000	\$445,000
08 80 00 - Interior Glazing & Shower Doors	Y	Y	\$0	\$0	\$0	\$0
09 30 00 - Ceramic and Stone	Y	Y	\$0	\$48,000	\$48,000	\$0
09 60 00 - Wood Flooring & Carpet	Y	Y	\$0	\$75,000	\$75,000	\$0
09 90 00 - Painting	Y	Y	\$0	\$0	\$0	\$0
10 14 00 - Signage	Y	Y	\$0	\$25,000	\$25,000	\$25,000
10 80 00 - Specialties	Y	Y	\$0	\$25,000	\$25,000	\$25,000
50 00 00 Interior Fit out Allowances	Y	Y	\$0	\$2,468,700	\$2,833,500	\$6,029,650
14 20 00 - Elevators	Y	Y	\$0	\$200,000	\$200,000	\$500,000
14 85 00 - Scaffolding and Protection	Y	Y	\$0	\$661,750	\$661,750	\$0
21 00 00 - Fire Protection System	Y	Y	\$0	\$572,504	\$651,136	\$720,170
22 00 00 - Plumbing	Y	Y	\$0	\$435,000	\$489,720	\$320,000
23 00 00 - HVAC Piping & Ductwork	Y	Y	\$0	\$1,290,000	\$1,370,256	\$1,290,000
26 00 00 - Electrical & Low Voltage	Y	Y	\$0	\$859,537	\$1,023,697	\$952,913
26 50 00 - Lighting Fixtures	Y	Y	\$0	\$74,064	\$85,008	\$207,102
31 00 00 - Excavation / Foundation	Y	Y	\$0	\$377,000	\$377,000	\$1,068,000
32 30 00 - Site work	Y	Y	\$0	\$135,000	\$135,000	\$135,000
32 40 00 - Landscaping	Y	Y	\$0	\$0	\$0	\$0
01 35 04 - Site Security (Allowance)	Y	Y	\$0	\$330,000	\$330,000	\$330,000
01 35 28 - Site Safety (Excluded)	Y	Y	\$0	\$0	\$0	\$0
FFE - EXCLUDED			\$0	\$0	\$0	\$0
Trade Subtotals			\$16,932,867	\$31,502,483	\$32,675,515	\$37,562,942
General Conditions Costs 13%			\$2,201,273	\$4,095,323	\$4,247,817	\$4,883,182
Subtotal			\$19,134,140	\$35,597,806	\$36,923,332	\$42,446,124
Design Contingency 10%			\$1,693,287	\$3,150,248	\$3,267,551	\$3,756,294
Construction Contingency 10%			\$1,693,287	\$3,150,248	\$3,267,551	\$3,756,294
Subtotal			\$22,520,713	\$41,898,302	\$43,458,435	\$49,958,713
CCIP 9.00%			\$2,026,864	\$3,770,847	\$3,911,259	\$4,496,284
Subtotal			\$24,547,577	\$45,669,149	\$47,369,694	\$54,454,997
Insurance (Professional/Auto/Offsite/ Pollution) 2.50%			\$563,018	\$1,047,458	\$1,086,461	\$1,248,968
Subtotal			\$25,110,595	\$46,716,607	\$48,456,155	\$55,703,965
Construction Services Fee 4.00%			\$900,829	\$1,675,932	\$1,738,337	\$1,998,349
Subtotal			\$26,011,423	\$48,392,539	\$50,194,492	\$57,702,313
SDI 1.75%			\$394,112	\$733,220	\$760,523	\$874,277
Total			\$26,405,536	\$49,125,759	\$50,955,015	\$58,576,591



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

	C	W	I	R
	Remain Church - Façade Restoration - No Code Improvements	Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements	Commercial / Community Facility 'White Box' - Infill- Façade Restoration, Code Improvements	Residential Use
\$	13,698,294	13,698,294	13,698,294	13,698,294
\$	-	-	-	-
\$	(47,500)	(47,500)	(47,500)	(47,500)
\$	16,250	16,250	16,250	16,250
\$	32,500	32,500	32,500	32,500
\$	6,000	6,000	6,000	6,000
\$	92,500	92,500	92,500	92,500
\$	67,500	67,500	67,500	67,500

Applies to:

Total

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Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Description	Quantity	Cost	/	Isum	Applies to:	Remain Church - Façade Restoration - No Code Improvements			Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements			Commercial / Community Facility 'White Box' with Infill - Façade Restoration, Code Improvements			Residential Use	
						C	W	I	R	C	W	I	R	C		W
2 Dummage for new AC VRF units	1.00	\$25,000.00	/	Isum	WIR	\$	-	\$	25,000	\$	25,000	\$	25,000	\$	25,000	
3 Misc handrail allowance - code only (per CCI report 11/11/21 page 11)	1.00	\$50,000.00	/	allow	WIR	\$	-	\$	50,000	\$	50,000	\$	50,000	\$	50,000	
4 Balcony handrail allowance - code only (per CCI report 11/11/21 page 11)	1.00	\$25,000.00	/	allow	WIR	\$	-	\$	25,000	\$	25,000	\$	25,000	\$	25,000	
5 Install Railings for ADA Entrances (per CCI 11/11/21 pg 3)	1.00	\$15,000.00	/	allow	WIR	\$	-	\$	15,000	\$	15,000	\$	15,000	\$	15,000	
6 Decorative railings for ADA GF Access (per CCI 11/11/21 pg 4)	1.00	\$25,000.00	/	allow	WIR	\$	-	\$	25,000	\$	25,000	\$	25,000	\$	25,000	
7 Decorative railings for ADA Sanctuary Access (per CCI 11/11/21 pg 5)	1.00	\$5,500.00	/	allow	WI	\$	-	\$	5,500	\$	5,500	\$	5,500	\$	-	
8 Allowance for Residential Conversion	34517.00	\$2.25	/	gsf	WIR	\$	-	\$	77,663.25	\$	77,663	\$	77,663	\$	77,663	
						\$	-	\$	343,163	\$	343,163	\$	343,163	\$	217,663	
									\$343,163							

05 20.00 - Misc Metal



Preliminary Budget Detail
 WPPC 165 86th St
 4/10/23

Description	Quantity	Cost	Total	Applies to:	Remain Church - Façade Restoration - No Code Improvements			Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements		Commercial / Community Facility 'White Box' with Infill- Façade Restoration, Code Improvements		Residential Use
					C	W	I	R	R			
06 20 10 - Wall Stabilization Per Severud Analysis dated July 22, 2022												
1 Reference LBG Estimate Dated 9/6/22	1.00 Isum	\$1,170,947	\$1,170,947.00	CWIR	\$	\$	\$	\$	\$	\$	\$	\$
2	1.00 Isum		\$0.00	CWI	\$	\$	\$	\$	\$	\$	\$	\$
05 20 10 - Wall Stabilization Per Severud Analysis dated July 22, 2022							\$1,170,947			\$1,170,947		\$1,170,947
06 05 00 - Structural Repair (Wood Framing / Trusses)												
1 Allowances for joists and trusses (per Severud 11/16/21 pg 3 #5)	1.00 allow	\$150,000.00	\$150,000	WIR	\$	\$	\$150,000	\$	\$150,000	\$	\$	\$150,000
2 Repair of storage Room Floor (per Severud 11/16/21 #6)	1.00 Isum	\$25,000.00	\$25,000	WIR	\$	\$	\$25,000	\$	\$25,000	\$	\$	\$25,000
3	1.00 Isum		\$0	WI	\$	\$	\$0	\$	\$0	\$	\$	\$0
4	1.00 Isum		\$0	WI	\$	\$	\$0	\$	\$0	\$	\$	\$0
06 10 00 - Drywall / Miscellaneous Carpentry / Millwork & Trim							\$175,000			\$175,000		\$175,000
1 New elevator shaft walls	1500 sf	\$18.00 / sf	\$27,000.00	WI	\$	\$	\$27,000	\$	\$27,000	\$	\$	\$27,000
2 Patching for MEP trades / probes etc	1 allow	\$100,000.00 / allow	\$100,000.00	WI	\$	\$	\$100,000	\$	\$100,000	\$	\$	\$100,000
3												
4 New Shaft wall for stairs (per CCI report 11/11/21 page 7)	6720 Isum	\$18.00 / Isum	\$120,960.00	WI	\$	\$	\$120,960	\$	\$120,960	\$	\$	\$120,960
5 New bathroom walls	20 Isum	\$500.00 / Isum	\$10,000.00	WI	\$	\$	\$10,000	\$	\$10,000	\$	\$	\$10,000
6	0 sf	\$11.00 / sf	\$0.00	WI	\$	\$	\$0.00	\$	\$0.00	\$	\$	\$0.00
7 New cellar framing for new EMR closet, new services and egress	2650 sf	\$12.00 / sf	\$31,800.00	WI	\$	\$	\$31,800	\$	\$31,800	\$	\$	\$31,800
8 Patching of Damage to Existing Plaster	1 Isum	\$350,000.00 / Isum	\$350,000.00	WI	\$	\$	\$350,000	\$	\$350,000	\$	\$	\$350,000
9 Temp Protection Allowance	1 Isum	\$75,000.00 / Isum	\$75,000.00	WI	\$	\$	\$75,000	\$	\$75,000	\$	\$	\$75,000
10 New Rated Ceilings at Chapel building	12000 sf	\$9.00 / sf	\$108,000.00	WI	\$	\$	\$108,000	\$	\$108,000	\$	\$	\$108,000
11 New egress from stairs - route TBD Allowance only (per CCI report 11/14/21 page 7)	1 Isum	\$50,000.00 / Isum	\$50,000.00	WI	\$	\$	\$50,000	\$	\$50,000	\$	\$	\$50,000
12 New Spray / blown-in insulation to meet Energy Code	1 allow	\$150,000.00 / allow	\$150,000.00	WI	\$	\$	\$150,000	\$	\$150,000	\$	\$	\$150,000
13 Restoration of black iron, framing, ceiling and interior finishes for structural repairs (Severud 11/16/21 various)	56000 sf	\$15.00 / sf	\$840,000.00	WI	\$	\$	\$840,000	\$	\$840,000	\$	\$	\$840,000
14 OSHA Protection	1 allow	\$750,000.00 / allow	\$750,000.00	WI	\$	\$	\$750,000	\$	\$750,000	\$	\$	\$750,000
15	1 allow	\$100,000.00 / allow	\$100,000.00	WIR	\$	\$	\$100,000	\$	\$100,000	\$	\$	\$100,000



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Description	Quantity	Cost	Total	Applies to:	Remain Church - Façade Restoration - No Code Improvements				Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements		Residential Use
					C	W	I	R	W	I	
16 From 7/7/22 FX Accessible Layout											
17	1 allow	\$25,000.00 / allow	\$25,000.00	WI	\$	\$	\$	\$	25,000 \$	25,000 \$	-
18 Furnish and install new egress door											
19 Perimeter Furring w/ Insulation											
20 1st Floor	744 sf	\$22.00 / sf	\$16,368.00	WI	\$	\$	\$	\$	16,368 \$	16,368 \$	-
21 2nd Floor	1520 sf	\$22.00 / sf	\$33,440.00	WI	\$	\$	\$	\$	33,440 \$	33,440 \$	-
22 3rd Floor	1008 sf	\$22.00 / sf	\$22,176.00	WI	\$	\$	\$	\$	22,176 \$	22,176 \$	-
23 4th Floor	2470 sf	\$22.00 / sf	\$54,340.00	WI	\$	\$	\$	\$	54,340 \$	54,340 \$	-
24 Demising											
25 1st Floor	1668 sf	\$11.50 / sf	\$19,182.00	WI	\$	\$	\$	\$	19,182 \$	19,182 \$	-
26 2nd Floor	2470 sf	\$11.50 / sf	\$28,405.00	WI	\$	\$	\$	\$	28,405 \$	28,405 \$	-
27 3rd Floor	2470 sf	\$11.50 / sf	\$28,405.00	WI	\$	\$	\$	\$	28,405 \$	28,405 \$	-
28 4th Floor	2470 sf	\$11.50 / sf	\$28,405.00	WI	\$	\$	\$	\$	28,405 \$	28,405 \$	-
29 Furring											
30 Cellar	210 sf	\$9.50 / sf	\$1,995.00	WI	\$	\$	\$	\$	1,995 \$	1,995 \$	-
31 1st Floor	624 sf	\$9.50 / sf	\$5,928.00	WI	\$	\$	\$	\$	5,928 \$	5,928 \$	-
32 2nd Floor	784 sf	\$9.50 / sf	\$7,448.00	WI	\$	\$	\$	\$	7,448 \$	7,448 \$	-
33 3rd Floor	325.5 sf	\$9.50 / sf	\$3,092.25	WI	\$	\$	\$	\$	3,092 \$	3,092 \$	-
34 4th Floor	1170 sf	\$9.50 / sf	\$11,115.00	WI	\$	\$	\$	\$	11,115 \$	11,115 \$	-
35 Interior											
36 Cellar	75 sf	\$8.00 / sf	\$600.00	WI	\$	\$	\$	\$	600 \$	600 \$	-
37 2nd Floor	120 sf	\$8.00 / sf	\$960.00	WI	\$	\$	\$	\$	960 \$	960 \$	-
38 4th Floor	312 sf	\$8.00 / sf	\$2,496.00	WI	\$	\$	\$	\$	2,496 \$	2,496 \$	-
39 Demising Chase											
40 Cellar	112.5 sf	\$12.00 / sf	\$1,350.00	WI	\$	\$	\$	\$	1,350 \$	1,350 \$	-
41 2nd Floor	180 sf	\$12.00 / sf	\$2,160.00	WI	\$	\$	\$	\$	2,160 \$	2,160 \$	-
42 4th Floor	390 sf	\$12.00 / sf	\$4,680.00	WI	\$	\$	\$	\$	4,680 \$	4,680 \$	-
43											
44 Commercial / Community infill area allowance	3648.00 sf	\$25.00	\$91,200	I	\$	\$	\$	\$	91,200 \$	91,200 \$	-
06 40 00 - Architectural Millwork											
1 Repair of existing millwork / architectural elements	1.00 lsum	\$350,000.00 / lsum	\$350,000	WI	\$	\$	\$	\$	350,000 \$	350,000 \$	-
06 10 00 - Drywall / Miscellaneous Carpentry / Millwork & Trim											
			\$3,101,505		\$	\$	\$	\$	3,101,505 \$	3,101,505 \$	100,000
07 20 00 - Fireproofing											
1 Spray FP at new framing	1.00 lsum	\$65,000.00 / lsum	\$65,000	WI	\$	\$	\$	\$	65,000 \$	65,000 \$	-
2 Spray FP patching allowance	1.00 allow	\$35,000.00 / lsum	\$35,000	WI	\$	\$	\$	\$	35,000 \$	35,000 \$	-
07 20 00 - Fireproofing											
			\$100,000		\$	\$	\$	\$	100,000 \$	100,000 \$	-
07 40 00 - Roofing / Waterproofing											
1 Excluded	1.00 lsum	\$0	\$0	WI	\$	\$	\$	\$	- \$	- \$	-
2 New roof allowance for residential modification	1.00 lsum	\$1,500,000.00 / lsum	\$1,500,000	R	\$	\$	\$	\$	- \$	- \$	1,500,000



Preliminary Budget Detail
 WPPC 165 86th St
 4/10/23

Description	Quantity	Cost	Applies to:				Total
07 40 00 - Roofing / Waterproofing							\$1,500,000
			C	W	I	R	
			\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
			Remain Church - Façade Restoration - No Code Improvements	Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements	Commercial / Community Facility 'White Box' with Infill- Façade Restoration, Code Improvements	Residential Use	



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Remain Church - Façade Restoration - No Code Improvements
 Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements
 Commercial / Community Facility 'White Box' with Infill- Façade Restoration, Code Improvements
 Residential Use

Description	Quantity	Cost	Total	Applies to:	C	W	I	R	
08 10 00 - Doors, Frames & Hardware (furnish only)									
1 New Stair Doors	8.00 ea	\$1,800.00 / ea	\$14,400	WI	\$	14,400 \$	14,400 \$	-	
2 New EMR Door	1.00 ea	\$1,800.00 / ea	\$1,800	WI	\$	1,800 \$	1,800 \$	-	
3 New Bathroom Doors	6.00 ea	\$1,800.00 / ea	\$10,800	WI	\$	10,800 \$	10,800 \$	-	
4 Misc Repairs for existing doors	1.00 allow	\$50,000.00 / allow	\$50,000	WI	\$	50,000 \$	50,000 \$	-	
5 Modify / Repair Existing Wood Doors for ADA Entrances (per CCI	1.00 allow	\$120,000.00 / allow	\$120,000	WI	\$	120,000 \$	120,000 \$	-	
6 Modify openings for ADA Entry Doors (per CCI 11/11/21 pg 6)	1.00 allow	\$50,000.00 / allow	\$50,000	WI	\$	50,000 \$	50,000 \$	-	
7 New Doors all locations for ADA Entry Doors (per CCI 11/11/21	1.00 allow	\$75,000.00 / allow	\$75,000	WI	\$	75,000 \$	75,000 \$	-	
8 Modify Thresholds for ADA Entry Doors (per CCI 11/11/21 pg 6)	1.00 allow	\$8,000.00 / allow	\$8,000	WIR	\$	8,000 \$	8,000 \$	8,000	
					\$	- \$	330,000 \$	330,000 \$	8,000
08 10 00 - Doors, Frames & Hardware (furnish only)									
08 50 00 - New Windows, Louvers, Replacement Windows									
1 Existing Window Restoration - inc With Façade Restoration	0.00 allow	\$0.00 / allow	\$0	WI	\$	- \$	- \$	-	
2 Additional lite for energy code (Assumed)	1.00 allow	\$350,000.00 / allow	\$350,000	WI	\$	350,000 \$	350,000 \$	-	
3 New Windows per drawing	600.00 sf	\$250.00 / sf	\$150,000	R	\$	- \$	- \$	150,000	
4 Legal Window Modifications (Allowance)	1200.00 sf	\$100.00 / sf	\$120,000	R	\$	- \$	- \$	120,000	
5 Assumed rear yard windows	500.00 sf	\$150.00 / sf	\$75,000	R	\$	- \$	- \$	75,000	
6 Louver allowance	1.00 allow	\$100,000.00 / allow	\$100,000	R	\$	- \$	- \$	100,000	
					\$	- \$	350,000 \$	350,000 \$	445,000
08 50 00 - New Windows, Louvers, Replacement Windows									
08 80 00 - Interior Glazing & Shower Doors									
1 Excluded	1.00 lsum	/ lsum	\$0	WI	\$	- \$	- \$	-	
					\$	- \$	- \$	-	
08 80 00 - Interior Glazing & Shower Doors									
					\$	- \$	48,000 \$	48,000 \$	-
09 30 00 - Ceramic and Stone									
1 New Bathroom Tile Floors and Walls	6 ea	\$8,000 / ea	\$48,000	WI	\$	48,000 \$	48,000 \$	-	
					\$	- \$	48,000 \$	48,000 \$	-
09 60 00 - Wood Flooring & Carpet									
1 Remove and replace carpet IN FITOUT ALLOWANCE	0.00 sf	\$9.00 / sf	\$0	WI	\$	- \$	- \$	-	
2 VCT in Chapel offices	0.00 sf	\$5.00 / sf	\$0	WI	\$	- \$	- \$	-	
3 Wood Floor Repair / Restoration Allowance IN FITOUT ALLOWANCE	0.00 allow	\$125,000.00 / allow	\$0	WI	\$	- \$	- \$	-	
4									
5 Flooring allowance for ADA GF Access (per CCI 11/11/21 pg 4)	1.00 allow	\$50,000.00 / allow	\$50,000	WI	\$	50,000 \$	50,000 \$	-	
6 Flooring allowance for ADA Sanctuary Access (per CCI 11/11/21 pg 5)	1.00 allow	\$25,000.00 / allow	\$25,000	WI	\$	25,000 \$	25,000 \$	-	
					\$	- \$	75,000 \$	75,000 \$	-
09 60 00 - Wood Flooring & Carpet									



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Description	Quantity	Cost	Total	Applies to:	C	W	I	R
Remain Church - Façade Restoration - No Code Improvements								
Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements								
Residential Use								



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Remain Church - Façade Restoration - No Code Improvements
 Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements
 Commercial / Community Facility 'White Box' with Infill- Façade Restoration, Code Improvements
 Residential Use

Description	Quantity	Cost	Total	Applies to:	C	W	I	R
09 90 00 - Painting								
1 Paint Interior IN FITOUT ALLOWANCE	0.00 Isum	\$250,000.00 / Isum	\$0	WIR	\$	- \$	- \$	- \$
		09 90 00 - Painting	\$0		\$	- \$	- \$	- \$
10 14 00 - Signage								
1 Allowance for Code Signage	1.00 allow	\$25,000.00 / allow	\$25,000	WIR	\$	- \$	25,000 \$	25,000 \$
		10 14 00 - Signage	\$25,000		\$	- \$	25,000 \$	25,000 \$
10 80 00 - Specialties								
1 Fire Extinguisher Cabinets	1.00 allow	\$25,000.00 / allow	\$25,000	WIR	\$	- \$	25,000 \$	25,000 \$
		10 80 00 - Specialties	\$25,000		\$	- \$	25,000 \$	25,000 \$
50 00 00 Interior Fit out Allowances								
1 Residential Fit Out Allowance covers finishes not above	16377.00 Isum	\$250.00 / Isum	\$4,094,250	R	\$	- \$	- \$	4,094,250
2 Residential Lobby Fit Out Allowance covers finishes not above	1138.00 Isum	\$300.00 / Isum	\$341,400	R	\$	- \$	- \$	341,400
3 Residential Amenity Fit Out Allowance covers finishes not above	7970.00 Isum	\$200.00 / Isum	\$1,594,000	R	\$	- \$	- \$	1,594,000
4 Office White Box Fit out Allowance (All Areas - Less Partitions) to above from 2/17/22 FX Infill	24687.00 sf	\$100.00 / sf	\$2,468,700	WI	\$	- \$	2,468,700 \$	-
5 Office White Box Infill Fit Out Allowances - Second Floor (additive to above)	2157.00 sf	\$100.00 / sf	\$215,700	I	\$	- \$	215,700 \$	-
	1491.00 sf	\$100.00 / sf	\$149,100	I	\$	- \$	149,100 \$	-
		50 00 00 Interior Fit out Allowances	\$8,863,150		\$	- \$	2,468,700 \$	2,833,500 \$
11 95 00 - Winter Heat, Summer Concrete, and Climate Control								
1 Excluded	1.00 allow	/ allow	\$0	WI	\$	- \$	- \$	- \$
		11 95 00 - Winter Heat, Summer Concrete, and Climate Control	\$0		\$	- \$	- \$	- \$
14 20 00 - Elevators								
1 New 4 stop elevator (stretcher car)	4.00 stops	\$50,000.00 / stops	\$200,000	WIR	\$	- \$	200,000 \$	200,000 \$
2 New Additional Car for Residential	4.00 stops	\$75,000.00 / stops	\$300,000	R	\$	- \$	- \$	300,000 \$
3	1.00 Isum	/ Isum	\$0		\$	- \$	- \$	- \$
		14 20 00 - Elevators	\$500,000		\$	- \$	200,000 \$	500,000 \$



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Remain Church - Façade
Restoration - No Code
Improvements

Commercial / Community
Facility 'White Box' -
Façade Restoration, Code
Improvements

Commercial / Community
Facility 'White Box' with
Infill- Façade Restoration,
Code Improvements

Residential Use

Description

Quantity

Cost

Total

Applies to:

C

W

I

R



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Description	Quantity	Cost	Total	Applies to:	Residential Use			
					C	W	I	R
14 85 00 - Scaffolding and Protection								
1 Install common scaffold for entire Nave / Sanctuary (40' high)	3360.00 sf	\$50.00 / sf	\$168,000	WI	\$	168,000 \$		
2 Install common scaffold for entire Nave / Sanctuary (25' high)	2850.00 sf	\$35.00 / sf	\$99,750	WI	\$	99,750 \$		
3 Stair Towers inc above	0.00 ea	\$0.00 / ea	\$0	WI	\$			
4 Shoring for truss repairs to cellar (per Severud 11/16/21 Pg3 #4)	1.00 allow	\$350,000.00 / allow	\$350,000	WI	\$	350,000 \$		
5 Sidewalk Bridge - INCLUDED WITH FAÇADE RESTORATION	0.00 If	\$500.00 If	\$0	WI	\$			
5 Jersey Barriers / Logistics	200.00 If	\$155.00 If	\$31,000	WI	\$	31,000 \$		
6 Site Fence	200.00 If	\$65.00 If	\$13,000	WI	\$	13,000 \$		
14 85 00 - Scaffolding and Protection					\$	661,750 \$		
21 00 00 - Fire Protection System								
1 New Fire Pumps	1.00 Isum	\$125,000.00 / Isum	\$125,000	WIR	\$	125,000 \$		125,000
2 CCI11/11/21 Report page 6, 18)	2.00 ea	\$75,000.00 / ea	\$150,000	WIR	\$	150,000 \$		150,000
3 Install of pipe and heads (per CCI11/11/21 Report page 6, 18)	24688.00 sf	\$8.00 / sf	\$197,504	W	\$			
4 Install of pipe and heads (per CCI11/11/21 Report page 6, 18)	34517.00 sf	\$8.00 / sf	\$276,136	IR	\$	276,136 \$		276,136
5 Additional heads required for residential	34517.00 sf	\$2.00 / sf	\$69,034	R	\$			69,034
6 New standpipe in new egress stairs (per CCI11/11/21 Report page 6, 18)	2.00 Isum	\$50,000.00 / Isum	\$100,000	WIR	\$	100,000 \$		100,000
21 00 00 - Fire Protection System					\$	572,504 \$	651,136 \$	720,170
22 00 00 - Plumbing								
1 New sump pump for elevator	1.00 Isum	\$15,000.00 / Isum	\$15,000	WIR	\$	15,000 \$		15,000
2 New water service for Fire Protection	1.00 Isum	\$35,000.00 / Isum	\$35,000	WIR	\$	35,000 \$		35,000
3 New boiler Office	1.00 Isum	\$25,000.00 / Isum	\$25,000	WI	\$	25,000 \$		
New Boiler Residential	1.00 Isum	\$25,001.00 / Isum	\$35,000	R	\$			35,000
4 New domestic HW heater	1.00 Isum	\$15,000.00 / Isum	\$15,000	WIR	\$	15,000 \$		15,000
5 New heat piping	1.00 Isum	\$200,000.00 / Isum	\$200,000	WIR	\$	200,000 \$		200,000
6 New domestic lines to new bathrooms	1.00 Isum	\$35,000.00 / Isum	\$35,000	WI	\$	35,000 \$		
7 New bathrooms (assume 6 total) (rough and fixtures, accessories)	6.00 Isum	\$15,000.00 / Isum	\$90,000	WI	\$	90,000 \$		
8 Disconnect and reconnect existing systems	1.00 Isum	\$20,000.00 / Isum	\$20,000	WIR	\$	20,000 \$		20,000
9 MEP Increase for infill area allowance	3648.00 sf	\$15.00 sf	\$54,720	I	\$		54,720 \$	
22 00 00 - Plumbing					\$	435,000 \$	489,720 \$	320,000



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Description	Quantity	Cost	Total	Applies to:				Residential Use
				C	W	I	R	
23 00 00 - HVAC Piping & Ductwork								
1 Ventilation for elevator shaft	1.00 Isum	\$25,000.00 / Isum	\$25,000	WIR	25,000 \$		25,000	25,000
2 AC for EMR closet	1.00 Isum	\$15,000.00 / Isum	\$15,000	WIR	15,000 \$		15,000	15,000
3 Assumed new VRF cooling system (air cooled)	1.00 Isum	\$400,000.00 / Isum	\$400,000	WIR	400,000 \$		400,000	400,000
4 Install new interior ductless units and condensate lines	1.00 Isum	\$200,000.00 / Isum	\$200,000	WIR	200,000 \$		200,000	200,000
5 New make up air system	1.00 Isum	\$250,000.00 / Isum	\$250,000	WIR	250,000 \$		250,000	250,000
6								
New smoke purge system(per CCI Report 11/11/21 page 6)	1.00 Isum	\$350,000.00 / Isum	\$350,000	WIR	350,000 \$		350,000	350,000
7 New TX riser	1.00 Isum	\$50,000.00 / Isum	\$50,000	WIR	50,000 \$		50,000	50,000
8 MEP increase for infill area allowance	3648.00 sf	\$22.00 sf	\$80,256	I	- \$	- \$	80,256	- \$
23 00 00 - HVAC Piping & Ductwork			\$1,370,256		1,290,000 \$	1,370,256 \$		1,290,000
26 00 00 - Electrical & Low Voltage								
1 Elevator power (from switchgear to disconnect Fire Alarm (per CCI Report 11/11/21 page 6)	1.00 Isum	\$45,000.00 / Isum	\$45,000	WIR	45,000 \$		45,000	45,000
2 Install conduit and wire for new FA	24688.00 Isum	\$6.00 / Isum	\$148,128	WI	- \$	- \$	- \$	- \$
3 New devices	34517.00 Isum	\$6.00 / Isum	\$207,102	R	- \$	- \$	148,128	207,102
4 New FA command center	1.00 Isum	\$150,000.00 / Isum	\$150,000	WIR	150,000 \$		150,000	150,000
5 Power to new AC VRF units	1.00 Isum	\$65,000.00 / Isum	\$65,000	WIR	65,000 \$		65,000	65,000
6 Upgrade switchgear / service size	1.00 Isum	\$45,000.00 / Isum	\$45,000	WIR	45,000 \$		45,000	45,000
7 Upgrade Stage Lighting	1.00 allow	\$250,000.00 / allow	\$250,000	WIR	250,000 \$		250,000	250,000
8 Upgrade Stage Audio	0.00 allow	\$50,000.00 / allow	\$0	WI	- \$	- \$	- \$	- \$
9 Temp Lighting / Power	24688.00 sf	\$1.50 / sf	\$37,032	WI	- \$	- \$	37,032	- \$
10 Disconnect / existing equipment and reconnect	34517.00 sf	\$1.50 / sf	\$51,776	R	- \$	- \$	- \$	51,776
11 Emergency Lighting (per CCI Report 11/11/21 page 7, 16)	1.00 allow	\$20,000.00 / allow	\$20,000	WIR	20,000 \$		20,000	20,000
12 New Exit Signage (per CCI Report 11/11/21 page 7, 16)	24688.00 Isum	\$2.00 / Isum	\$49,376	WI	- \$	- \$	49,376	- \$
13								
New Step lighting install only (per CCI Report 11/11/21 page 12)	34517.00 Isum	\$2.00 / Isum	\$69,034	R	- \$	- \$	- \$	69,034
14 New CO monitors (per CCI Report 11/11/21 page 19)	1.00 allow	\$15,000.00 / allow	\$15,000	WIR	15,000 \$		15,000	15,000
15 MEP increase for infill area allowance	3648.00 sf	\$45.00 sf	\$164,160	I	- \$	- \$	164,160	- \$
26 00 00 - Electrical & Low Voltage			\$1,351,609		859,537 \$	1,023,697 \$		952,913
26 50 00 - Lighting Fixtures								
1 Allowance (excludes decorative fixtures)	24688.00 sf	\$3.00 / sf	\$74,064	WI	- \$	- \$	74,064	- \$
2 Allowance for Infill	3648.00 sf	\$3.00 / sf	\$10,944	I	- \$	- \$	- \$	10,944
3 Allowance (excludes decorative fixtures)	34517.00 sf	\$6.00 / sf	\$207,102	R	- \$	- \$	- \$	207,102
26 50 00 - Lighting Fixtures			\$292,110		74,064 \$	85,008 \$		207,102



Preliminary Budget Detail
WPPC 165 86th St
4/10/23

Remain Church - Façade Restoration - No Code Improvements
 Commercial / Community Facility 'White Box' - Façade Restoration, Code Improvements
 Commercial / Community Facility 'White Box' with Infill- Façade Restoration, Code Improvements
 Residential Use

Description	Quantity	Cost	Total	Applies to:	C	W	I	R	
31 00 00 - Excavation / Foundation									
1 Demo and excavate for new elevator pit (inc disposal)	1.00 lsum	\$85,000.00 / lsum	\$85,000	WIR	\$	\$85,000	\$	\$85,000	
2 SOE / underpinning for new elevator	1.00 lsum	\$75,000.00 / lsum	\$75,000	WIR	\$	\$75,000	\$	\$75,000	
3 Waterproofing for elevator pit	1.00 lsum	\$8,000.00 / lsum	\$8,000	WIR	\$	\$8,000	\$	\$8,000	
4 Concrete for elevator pit	1.00 lsum	\$50,000.00 / lsum	\$50,000	WIR	\$	\$50,000	\$	\$50,000	
5 Foundations for stair towers	2.00 ea	\$50,000.00 / ea	\$100,000	WIR	\$	\$100,000	\$	\$100,000	
6 Infill of vault (per Severud 11/16/21 #7)	1.00 allow	\$34,000.00 / allow	\$34,000	WI	\$	\$34,000	\$	\$	
7 Cellar Void Repair (per Severud 11/16/21 #8)	1.00 allow	\$25,000.00 / allow	\$25,000	WI	\$	\$25,000	\$	\$	
8 Residential Core Footing	1.00 allow	\$500,000.00 / allow	\$500,000	R	\$	\$	\$	\$500,000	
9 Residential Wall Footing	1.00 allow	\$250,000.00 / allow	\$250,000	R	\$	\$	\$	\$250,000	
31 00 00 - Excavation / Foundation					\$	\$	\$377,000	\$	1,068,000
32 30 00 - Site work									
1 Demo Sidewalk and curb	2800.00 sf	\$15.00	\$42,000	WIR	\$	\$42,000	\$	\$42,000	
2 New Steel Faced Curbs	200.00 lf	\$65.00	\$13,000	WIR	\$	\$13,000	\$	\$13,000	
3 New Sidewalk	2800.00 sf	\$25.00	\$70,000	WIR	\$	\$70,000	\$	\$70,000	
4 Street Repair	200.00 lf	\$50.00	\$10,000	WIR	\$	\$10,000	\$	\$10,000	
32 30 00 - Site work					\$	\$	\$135,000	\$	135,000
32 40 00 - Landscaping									
1 Excluded	1.00 lsum	/ lsum	\$0	WI	\$	\$	\$	\$	
32 40 00 - Landscaping					\$	\$	\$	\$	
01 35 04 - Site Security (Allowance)									
1 Security - Working Hours	20.00 month	\$3,900.00 / month	\$78,000	WIR	\$	\$78,000	\$	\$78,000	
2 Security - Non Working Hours	20.00 month	\$12,600.00 / month	\$252,000	WIR	\$	\$252,000	\$	\$252,000	
01 35 04 - Site Security (Allowance)					\$	\$	\$330,000	\$	330,000
01 35 28 - Site Safety (Excluded)									
1 Site Safety - not required	1.00 lsum	/ lsum	\$0	WI	\$	\$	\$	\$	
01 35 28 - Site Safety (Excluded)					\$	\$	\$	\$	

ATTACHMENT E

REVISED STRUCTURAL COST ESTIMATE BY OSE

Structural Costs based on LBG Estimate dated 9/6/22

Item #	Item	Quantity	Units	Unit Cost	Total	Notes
						Note: items removed from LBG estimate (whether replaced by new item or not) are marked in strikeout-orange; items modified are in green, items added (as replacements) are in blue.
02 20 00	Demo					
	Plaster demo for girts	1020	SF	50	\$51,000	
	Floor demo for girts	2	ea	5000	\$10,000	
	Ceiling demo for girts	2	ea	5000	\$10,000	
	Total 02 20 00				\$71,000	
02 40 10	Abatement					
	Allowance made without survey	1	ea	200000	\$200,000	No reason to believe that ordinary 19C plaster would contain ACM.
	Total 02 40 10				\$0	
05 10 00	Steel					
	Furnish channel girts	5.97	tons	15000	\$89,550	
	Furnish HSS girts	1.954	tons	18000	\$35,172	
	Furnish tie rod and couplers	0.75	tons	17500	\$13,125	
	Furnish truss L clips	30	ea	500	\$15,000	
	Furnish rafter light-gage clips	450	ea	50	\$0	The area in question is 64 feet long, and the rafters are at 16" o.c., There are four connection points between the rafters and trusses.
		192	ea	50	\$9,600	
	Install epoxy bolts	150	ea	150	\$22,500	
	Labor to install girts	640	hrs	200	\$0	The hours were calculated as 4 laborers for 2 hours for each of the 8 channels. Note that this line item does not include the tie rods, splices, or epoxy-bolt installation.
		64	hrs	200	\$12,800	
	Full-welded channel splices	34	ea	2500	\$0	Each of the vertical first gets two splices, each of the horizontal first gets one.
		12	ea	2500	\$30,000	
	Fire watch (2 overnight shifts)	320	hrs	280	\$0	2 shots of 8 hours each, with four people on fire watch (two in attic, two in sanctuary).
		64	hrs	280	\$17,920	
	Install tie rod allowance	1	ea	75000	\$0	Use steelworker labor rates from girt installation. Four people times 16 hours
		64	hrs	200	\$12,800	
	Install truss clips	60	hrs	200	\$12,000	
	Install rafter clips	300	hrs	200	\$0	One labor-hour per clip.
		192	hrs	200	\$38,400	

Note: items removed from LBG estimate (whether replaced by new item or not) are marked in strikeout-orange ; items modified are in green , items added (as replacements) are in blue .						
Item #	Item	Quantity	Units	Unit Cost	Total	Notes
	Install upper tie rod	5 ea	ea	2500	\$0	
		20	hrs	200	\$4,000	Use steelworker labor rates from girt installation. Two people times 2 hours each
	Allowance to tighten existing truss rods	1 ea	ea	25000	\$25,000	No rationale provided for this work.
	Total 05 10 00				\$337,867	
06 10 00	Carpenter Drywall	1 ea	ea	50000	\$50,000	
07 20 00	Fireproofing	1 ea	ea	35000	\$35,000	Not required: this is an unrated building.
09 90 00	Painting	1 ea	ea	10000	\$10,000	
14 85 00	Scaffold					
	Sanctuary	1 ea	ea	35000	\$35,000	
	attic	1 ea	ea	85000	\$35,000	The attic is accessible. Some planking and scaffold will be required, but the allowance is excessive.
	total 14 85 00				\$70,000	
	Total Trade Costs				\$538,867	
	General conditions	13%			\$70,053	
					\$608,920	
	Construction contingency	10%			\$60,892	
	Design contingency	10%			\$60,892	
					\$730,704	
	CCIP	9%			\$65,763	
					\$796,467	
	Other insurance	2.5%			\$19,912	
					\$816,379	
	Construction services fee	4%			\$32,655	
					\$849,034	
	SDI program	1.75%			\$14,858	
	Grand Total for Structural Work				\$863,892	

ATTACHMENT F

REVISED MASONRY COST ESTIMATE BY OSE

Envelope (Masonry and Roof) Costs based on LBG Estimate dated 3/30/23

		Note: items removed from LBG estimate (whether replaced by new item or not) are marked in strikeout orange ; items modified are in green , items added (as replacements) are in blue .	
Item #	Item	Total	Notes
	Line Item Costs		
15400	DemoBridge/Scaffold/Netting		
	Phase 1 Stabilization	\$7,800	
	Phase 2 South Tower	\$140,300	
	Phase 3 North Tower	\$24,500	
	Phase 4 Sanctuary	\$100,000	Scaffold costs for piping low-rise building too high, adjusted per current projects.
	Phase 5 Community House	\$75,000	
	Phase 6 North facade	\$18,000	
33051	Concrete Sidewalk	\$0	
42000	Masonry Stabilization		
	Phase 1 Stabilization	\$119,725	
	Phase 2 South Tower	\$0	
	Phase 3 North Tower	\$0	
	Phase 4 Sanctuary	\$0	
	Phase 5 Community House	\$0	
	Phase 6 North facade	\$0	
42000	Masonry Restoration		Replacement scope reduced by 50%. Partials instead of full stones, another 50%
	Phase 1 Stabilization	\$13,000	
	Phase 2 South Tower	\$1,016,131	
	Phase 3 North Tower	\$380,170	
	Phase 4 Sanctuary	\$43,750	
	Phase 5 Community House	\$544,281	
	Phase 6 North facade	\$29,518	
55000	Miscellaneous Steel		
	Phase 1 Stabilization	\$0	
	Phase 2 South Tower	\$0	
	Phase 3 North Tower	\$20,000	New Steel Rafters at North Tower. Not discussed in AE reports.
	Phase 4 Sanctuary	\$0	
	Phase 5 Community House	\$0	
	Phase 6 North facade	\$0	
61000	Rough Carpentry		
	Phase 1 Stabilization	\$0	
	Phase 2 South Tower	\$15,000	
	Phase 3 North Tower	\$15,000	
	Phase 4 Sanctuary	\$30,000	
	Phase 5 Community House	\$15,000	
	Phase 6 North facade	\$0	

		Note: items removed from LBG estimate (whether replaced by new item or not) are marked in strikeout orange ; items modified are in green , items added (as replacements) are in blue .	
Item #	Item	Total	Notes
75556	Roofing and Waterproofing		
	Phase 1 Stabilization	\$0	
	Phase 2 South Tower	\$57,012	
	Phase 3 North Tower	\$55,000	
	Phase 4 Sanctuary	\$100,000	Slate repair and/or substitute materials instead of full slate replacement
	Phase 5 Community House	\$75,000	Slate repair and/or substitute materials instead of full slate replacement
	Phase 6 North facade	\$25,000	
79200	Sealants and Caulking		
	Phase 1 Stabilization	\$0	
	Phase 2 South Tower	\$0	
	Phase 3 North Tower	\$0	
	Phase 4 Sanctuary	\$0	
	Phase 5 Community House	\$0	
	Phase 6 North facade	\$0	
86000	Skylight		
	Phase 1 Stabilization	\$0	
	Phase 2 South Tower	\$0	
	Phase 3 North Tower	\$0	
	Phase 4 Sanctuary	\$45,000	
	Phase 5 Community House	\$0	
	Phase 6 North facade	\$0	
88000	Windows and Doors		Not included in the total, since addressed separately.
	Phase 1 Stabilization	\$0	
	Phase 2 South Tower	\$101,358	
	Phase 3 North Tower	\$183,786	
	Phase 4 Sanctuary	\$7,543	
	Phase 5 Community House	\$284,718	
	Phase 6 North facade	\$156,068	
26000	Electrical		
	Phase 1 Stabilization	\$250,000	Remove smoke alarm system
	Phase 2 South Tower	\$35,000	This is for bridge, scaffold, etc. OK.
	Phase 3 North Tower	\$0	
	Phase 4 Sanctuary	\$0	
	Phase 5 Community House	\$0	
	Phase 6 North facade	\$0	
0	Professional Fees		
	Phase 1 Stabilization	\$267,000	No justification provided for a design fee higher than the work, higher than any other phase, all of which are more complex.
		\$50,000	
	Phase 2 South Tower	\$54,635	

		Note: items removed from LBG estimate (whether replaced by new item or not) are marked in strikeout orange ; items modified are in green , items added (as replacements) are in blue .	
Item #	Item	Total	Notes
	Phase 3 North Tower	\$59,500	
	Phase 4 Sanctuary	\$31,700	
	Phase 5 Community House	\$70,000	
	Phase 6 North facade	\$37,100	
	Phase 1 Total Line Item Costs		
	Total trade costs, Phase 1 only	\$190,525	
	General conditions	\$24,768	
		\$215,293	
	Construction contingency	\$21,529	
	Design contingency	\$21,529	
		\$258,352	
	CCIP	\$23,252	
		\$281,604	
	Other insurance	\$7,040	
		\$288,644	
	Construction services fee	\$11,546	
		\$300,189	
	SDI program	\$5,253	
	Grand Total for Envelope Work Phase 1 Stabilization	\$305,443	
	Phases 2 through 6 Line Item Costs		
	Total trade costs, without Phase 1	\$3,141,597	
	General conditions	\$408,408	
		\$3,550,005	
	Construction contingency	\$355,000	
	Design contingency	\$355,000	
		\$4,260,006	
	CCIP	\$383,400	
		\$4,643,406	
	Other insurance	\$116,085	
		\$4,759,491	
	Construction services fee	\$190,380	
		\$4,949,871	
	SDI program	\$86,623	
	Grand Total for Envelope Work Phases 2 through 6	\$5,036,494	

ATTACHMENT G

REVISED TOTAL COST SUMMARY BY OSE

Revised Costs Summary

	LBG Total	Revised Total	Notes
Two Phases			
Immediate Work: Stained Glass	\$1,822,003	\$321,492	Further savings may be possible depending on the condition of the existing Lexan. Saved costs will be shifted to the later work phase.
Immediate Work: Structural Repair	\$1,170,947	\$538,867	Further savings may be possible through structural redesign.
Immediate Work: Envelope (Masonry and Roof)	\$11,435,140.00	\$190,525	
Immediate Work Total:	\$14,428,090	\$1,050,884	
Immediate Work Grand Total (with Mark-up):	\$23,130,587	\$1,684,739	Includes contingencies.
Later Work: Stained Glass	\$0	\$1,500,511	Savings may be possible by eliminating work at the windows in better condition.
Later Work: Structural Repair	\$0	\$0	
Later Work: Envelope (Masonry and Roof)	\$0	\$3,141,597	
Later Work Total:	\$0	\$4,642,108	
Later Work Grand Total (with Mark-up):	\$0	\$7,442,058	Includes contingencies.
Two Phase Total:	\$14,428,090	\$5,692,992	
Two Phase Grand Total (with Mark-up):	\$23,130,587	\$9,126,797	Includes contingencies.