



CTS Group
Architecture/Planning PA

17 Commerce Street
Chatham, NJ 07928
973.635.5900 tel
973.635.7444 fax
www.ctsarch.com

5 December 2012

Plateau Associates LLC
427 Bedford Road
Pleasantville, NY 10570

Attn: Peter Stolatís

Re: The Brandreth Pill Factory Building
Ossining, N.Y.
Restoration Cost Estimates

Dear Mr. Stolatís:

On December 3, 2012 I and my partner, William Slack, AIA, visited the site at your request to observe conditions and develop preliminary cost estimates for exterior restoration of the Pill Factory building. The Brandreth Pill Factory Building consists of 2 connected structures, an "L-shaped" west wing and a rectangular east wing. Constructed for industrial use each building has 3 stories and is slab-on-grade. We reviewed a variety of material including existing record plans and elevations, proposed plans (for a 24 unit adaptive re-use) which served as the basis for some of the proposed work, an engineering assessment prepared by De Nardis Engineering, a flood map and a variety of additional incidental material.

Our cost estimate for exterior restoration was prepared on the basis of a scope of work which recognizes the Secretary of the Interior's Standards for Rehabilitation. It is based on contractor (and subcontractor) qualifications based on successful completion of 3 similar projects in the past 5 years. It assumes that the exterior will be brought up to 1st class condition by the proposed restoration work. It assumes that all replacement/restored features, e.g. windows, cornice etc. will replicate original configurations. It assumes that all masonry work will be done with scientific sampling for appropriate mortar work and that paint colors will be based on a similar analysis of existing features. It assumes comprehensive mockup program to demonstrate the quality of mechanics and products. To accomplish this specialized work we assume that the contractor will pay prevailing wages.

Our observations regarding conditions, and the required scope of restoration work, during 4-hour site visit include the following:

- Roof systems are old and conditions, particularly at the west wing are poor. New roofing to match the existing (slate and standing seam metal) are proposed including sheathing replacement at the west wing. A new insulated system is proposed for the top of the east wind corrugated deck to expose the high trussed ceiling.

- Cornices are in poor condition with large sections no longer in place. Due to water damage supports for cornices are missing or suspect. All new replicated cornices (roof and main building) and supports are proposed for the west wing. The replication includes replacement of the detailed brackets with their drop pendants. Restoration of the east wing rake edge metal cornices is proposed and creation of new cornices as the bottoms of the gable (north and south) slopes.
- Masonry conditions vary. Paint covers about 10% of the surfaces and the bricks are soiled. Paint removal and cleaning is proposed. A significant percentage, about 30%, of the brick joints are eroded or filled with non-matching hard, Portland cement mortar. Re-pointing with appropriate color and type of mortar is proposed. Areas of the walls need rebuilding and repair and new openings are proposed in some windowless locations.
- Windows are single glazed and in generally poor (to fair) condition. Replacement of all windows with new insulated-glass windows to match all existing dimensions and profiles exactly is proposed.

All work should be carried out based on detailed field survey and preparation of construction documents by a licensed NY Architect who satisfies the Department of the Interior's Standards for work on historic buildings.

Regarding flood issues we note that at the site you mentioned that in 2007 the project area was included in an updated FEMA Flood Map. Additionally we understand that your engineer has certified that you would need to bring the base floor elevation of a building up by two (2) feet just to meet the FEMA base flood elevation. As designed, the proposed (new construction) redevelopment of the site brings the base floor elevation up by six (6) feet from the existing base. We also understand that your development team has been notified by the Village of Ossining that on December 17, 2012, FEMA will issue new base flood elevations and, although these new base flood elevations are only "advisory", FEMA will highly recommend that municipalities adopt the new guidelines. The Village has indicated that it will likely adopt the FEMA recommendations - - so the base flood elevations for this site may wind up being significantly more than two feet higher than it is now.

Our firm has been involved in a number of flood plain rehabilitation projects. We have been required to design 1 of 2 different strategies. As applied at the Pill Factory adaptive re-use one alternative would keep the water away with a perimeter wall around the entire site and the other would reinforce the 3-wythe, unreinforced brick masonry exterior wall. It would be visually inappropriate and impractical to create a perimeter wall around the entire site. Therefore we have developed a conceptual cost estimate based on adding reinforced "gunite" to the interior of all 1st floor masonry walls. This approach would also require "flood doors" at 1st floor doors. If the flood level is increased based on the new FEMA elevations all windows would require flood barriers as well. These alternatives would be impractical, visually obtrusive and inconsistent with the Secretary's Guidelines.

As indicated on the attachment the estimated exterior restoration cost – exclusive of all interior work to adapt and finish the structure for residential use - is \$ 2,803,094.

The estimated cost to reinforce the 1st floor walls for flood resistance (exclusive of flood doors and similar opening protection) is \$439,666.

Feel free to contact us with any questions.

Sincerely,

CTS Group

A handwritten signature in black ink, appearing to read "David V. Abramson", written over a horizontal line.

David V. Abramson, AIA
NY Licensed Architect No. 013736-1

Attachment: Cost Estimate: December 5, 2012

Cc: Peter Samton

COST ESTIMATE

PROJECT: The Brandreth Pill Factory Building
Exterior Restoration (Consistent with the Secretary of the
of the interior's Guidelines)
LOCATION: Ossining, New York
Architect: CTS Group (cost estimating)
DATE: December 5, 2011

C.S.I DIV.	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
=====					
1	GENERAL CONDITIONS				
	ManLift: for chimney	2	Mo.	3,200.00	6,400.00
	Scaffolding: Set up & dismantle	22420	SF	5.00	112,100.00
	Scaffolding: Rental	22420	SF/MO	.60 x 8 mo	107,616.00
=====					
3	CONCRETE				
=====					
4	MASONRY				
	Remove paint	2916	SF	7.50	21,870.00
	Clean including all staining	18640	SF	3.50	65,240.00
	Remove & Patch Embeds	20	SF	175.00	3,500.00
	Replace Cracked / Spalled Lintel	1	Pc	665.00	665.00
	Replace Spalled/Cracked Sill	2	Pc	565.00	1,130.00
	New Arched brick lintel	6	Opng	750.00	4,500.00
	Remove mas for new/expanded opening (3 wythes)	350	SF	150.00	52,500.00
	Rebuild masonry (3 wythes)	1200	SF	170.00	20,400.00
	Rake & repoint stone masonry	300	SF	25.00	7,500.00
	Rake & repoint brick masonry	6150	SF	18.00	110,700.00
	Provide new (& repair existing) cement plaster	800	SF	35.00	2,800.00
	Rake & repoint brick chimney	1984	SF	25.00	49,600.00
=====					
5	METALS				
=====					
6	WOOD				
	Provide new wood roof cornice -upper cornice	400	LF	175.00	70,000.00
	Provide new roof cornice brackets (fiberglass)-molds	1	Unit	4,500.00	4,500.00
	Provide new roof cornice brackets (fiberglass)	175	Pc	325.00	58,875.00
	Provide new wood main building cornice	420	LF	350.00	147,000.00
	Provide new wood cornice (east wing)	120	LF	175.00	21,000.00
	Patch and repair metal cornice (east wing)	120	LF	35.00	4,200.00
	Remove existing and provide new dormer "ear" boards	39	Pairs	150.00	5,850.00
	Patch / Repair dormers	39	Unit	300.00	11,700.00
7	ROOFING				
	Remove existing & Provide new Slate Shingle (west wings)	3780	SF	65.00	245,700.00
	Remove existing & provide new EPDM (at dormers)	1560	SF	20.00	31,200.00
	Remove exist & provide new SSMetal (west wings-upper roof)	8000	SF	17.00	136,000.00
	Provide new insulated roof panels (east wing)	3600	Unit	7.50	27,000.00
	Provide new SSMetal roof (east wing)	3,600	SF	17.00	61,200.00
	Remove existing and provide new roof sheathing (west wings)	10,000	SF	4.50	45,000.00
	Provide Gutter (east wing)	120	LF	20.00	2,400.00

Provide Downspouts	450	LF	10.00	4,500.00
--------------------	-----	----	-------	----------

8	=====	=====	=====	=====
	WINDOWS, DOORS & GLAZING			

Remove exist & provide new windows (east wing 40" x 72")	11	Wndw	2,430.00	26,730.00
Remove exist & provide new windows (east wing 40" x 87")	22	Wndw	2,813.00	61,886.00
Remove exist & provide new windows (west wing 40" x 84")	45	Wndw	2,950.00	132,750.00
Remove exist & provide new windows (west wing 40" x 96")	35	Wndw	3,287.00	115,045.00
Remove exist & provide new windows (west wing dormer)	39	Wndw	2,045.00	79,755.00
Remove exist & provide dbl doors w/arched transom (west wing)	3	Opng	4,150.00	12,450.00
New Dwelling unit entry doors	9	Door	1,400.00	12,600.00

9	=====	=====	=====	=====
	FINISHES			

Paint Windows & Doors - Included in Window costs				
Paint Doors (Dwelling Unit Entry)	9	Units	175.00	1,575.00
Paint Cornices	1060	LF	7.50	7,950.00
Paint Dormers	39	Unit	350.00	13,650.00

9	=====	=====	=====	=====
	SPECIALTIES			

1,907,037.00

TOTAL	1,907,037.00
--------------	--------------

General Requirements	0.10	190,704.00
Sub-Total		2,097,741.00

Overhead	0.10	209,774.00
Sub-Total		2,307,515.00

Profit	0.10	230,752.00
Sub-Total		2,548,267.00

Contingency	0.10	254,827.00
-------------	------	------------

Total (including Contingency)	2,803,094.00
--------------------------------------	--------------