

COST ESTIMATES: CAPITAL IMPROVEMENTS 2012

Item #	Priority	Item	Estimated Cost	Comments
1	1	Center Street Sidewalk Replacement	12.7K	Scope Includes remove and replace all Center Street Sidewalks. Phil has recent bid from contractor who repaired Wall St walks
1a	1	Repair leaks from Hurricane Irene	27.3K-41.2K (One estimate of \$85K eliminated)	Repoint mortar north and east walls of S. tower, brick relacement on same sides, \$1900 internal repairs
2	1	Wall Street Entrance Improvements		Project completed in '11
3	1	Repair/Replace Deteriorating RE Roof Capstones	24.9K	One estimate from Macheimer Consruction
4	1	Re-point brickwork on South Side	30-120.5 K	Preliminary discussions held with contractor. Project can be phased in three increments. Two estimates provided.
5	1	Minor Roof RE Roof Repairs	2.5 K	Scope includes installation of rain diversion, replacement of roof gutter section-no further estimates
5a	1	Liquidate Member RE Roof Loans	123K	
Category 1 Subtotal			220.4-324.8K	
6	2	Gym Kitchen Improvements	5-15 K	Includes replacing residential stove with a commercial stove (\$5000) , floor replacement(\$4500-7,300), painting and repairing walls (\$\$1100-3900)
7	2	Remodel and rewire Community Room / FM Kitchen	36 K	Scope includes carpeting+installation(\$12,800), electrical (\$6000), window replacement (\$7500-19,600), ceiling treatment+ painting (\$5200)
8	2	Additional rewiring Sanctuary Bldg. Bring electrical system to modern standards.	25 K	Inadequate electrical wiring. Improve utility and rentability; Bill T to follow up re required work in Sanctuary
9	2	Disabled access to buildings(lift)	122K	Lift purchase cost=\$90K; installation costs=\$32K

Category 2 Subtotal 188-198K

10	3	Study of remodeling Sanctuary		Remodeling Sanctuary
11	3	Memorial Garden	8 K	Assumes Memorial Garden privately funded.
12	3	Air-condition Sanctuary	65 K	Improve usability & rentability, but operating cost (high electric bills) a concern
13	3	Add bathroom to gym, including showers and washer/dryer	10.1K	Improve usability & rentability
14	3	Air-condition Community Room	21.1-24.8 K	Improve usability & rentability. Will increase electric bill.
15	3	Improve Gym Acoustics	3 K	Improve usability & rentability ; estimate reflects material costs
16	3	Install dual fuel burner	10.9	Fuel savings

Category 3 Subtotal 118.1-121.8K

TOTAL \$526.5-644.6K

Criteria For Capital Rankings
 Impact on physical
 2=Improves aesthetics, comfort level, or rentabilty of space
 3=Pending Available Financing