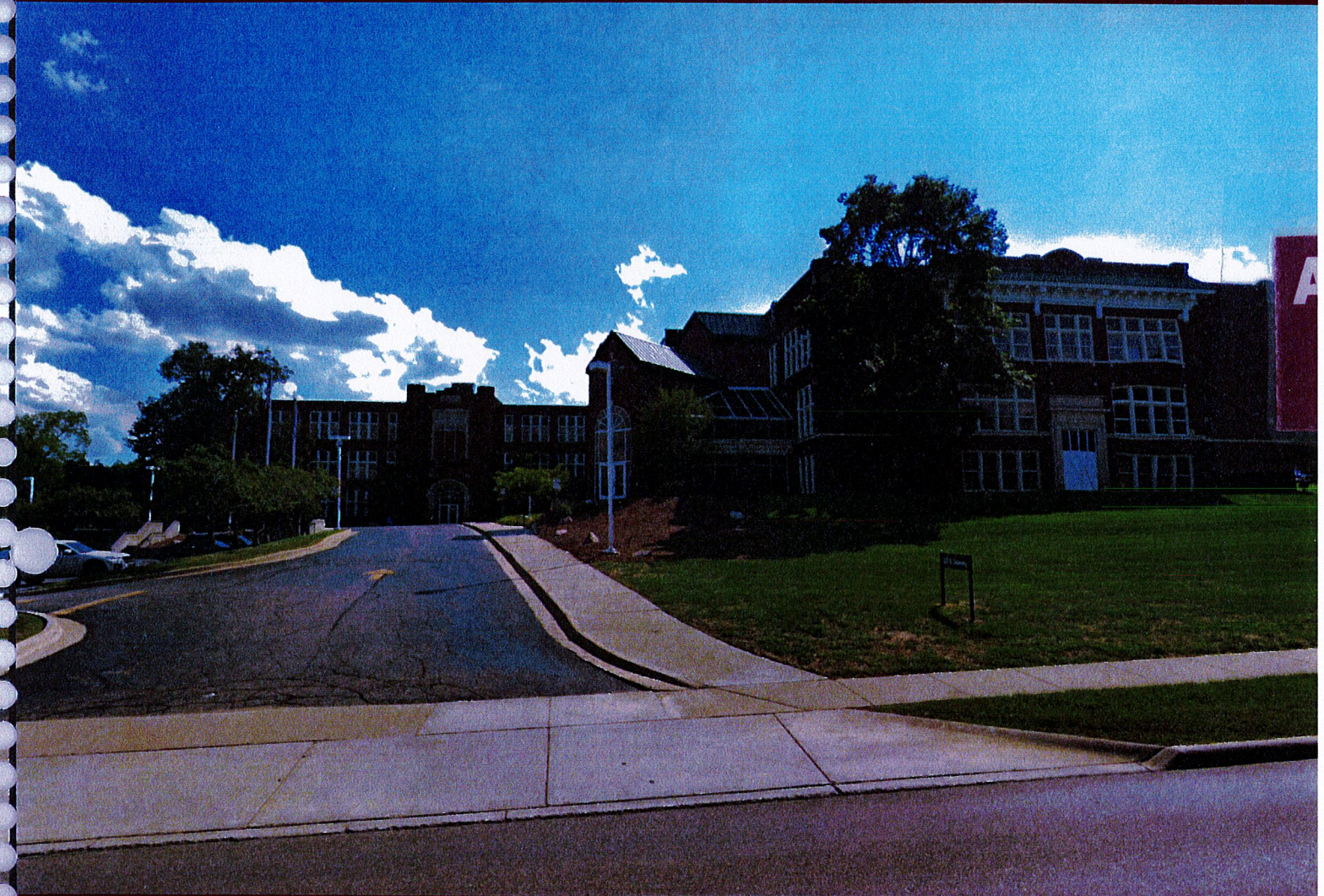


ROCHESTER
COMMUNITY SCHOOLS

PRIDE IN EXCELLENCE



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**ROCHESTER COMMUNITY SCHOOL DISTRICT
ADMINISTRATION BUILDING**

**KINGSCOTT ASSOCIATES, PC
CLARK CONSTRUCTION COMPANY
STRATEGIC ENERGY SOLUTIONS INC.
CBRE
BUR VALUATION GROUP**

**FACILITIES NEEDS ASSESSMENT
September 2019**

INTRODUCTION

PURPOSE: This Facilities Report was compiled for use by the **Rochester Community School District** in determining the future of the current Administration Building located at 501 W. University. The evaluation team consists of design, planning and engineering professionals who were tasked with evaluating the existing building in terms of facility condition and functional adequacy. The team also included real estate professionals to assess options and related costs for alternative sites, the value of the existing property and the costs of temporary space for housing the administrative departments during remodeling or construction.

The team, together with representatives of the school district, explored remodeling options for the existing building, as well as replacement options, both on the current site and on a new site.

PROCEDURE for the Existing Building Assessment: The building information presented in this report was obtained through a review of available building drawings, as well as by on-site inspections of the buildings by a team of Architects and Engineers. Inspections consisted of interviews with appropriate staff and maintenance personnel and multiple walk-through tours of the building and surrounding grounds. The complete assessments are included as an appendix to this report.

Mechanical, Electrical and Plumbing (MEP) assessment involved performing a non-invasive facility on-site evaluation of the existing mechanical, electrical and plumbing systems. Original MEP design drawings were also reviewed. Existing systems were documented, recording system types, capacities, make and model of equipment, age, life expectancy, and ranking of equipment repair/replacement. Any MEP issues in the building were also identified.

Considerations presented in this document reflect conditions observed during the winter and spring of 2019. For future reference purpose it is important for us to note when this evaluation occurred and understand that this document represents a snapshot of the facility as it existed during our evaluation.

PROCEDURE for the Facility programming: The architectural team led a series of meetings with senior administrative staff to determine the functional shortcomings of the existing building and to establish what would be ideal relationships between the various administrative departments,

as well as which departments needed to be more closely proximate to the public entrance. From the input gathered at these meetings several design options were prepared and shared with RCS staff. The most ideal remodeling solution was developed further in order to allow cost estimates to be prepared.

Options 1A and 1B

It was decided to prepare an estimate to simply fix the problem areas of the building, including the exterior skin, mechanical and electrical systems and various structural issues, specifically in the two story atrium area. Also included in this estimate were necessary upgrades to meet ADA standards and improve energy efficiency. There are two versions of this option-**Option 1A** would require vacation of the building during construction, and a temporary lease space to be used during construction. **Option 1B** would see completion of the remodeling while the building is occupied, saving the cost of temporary space, but requiring a longer construction period and multiple moves of staff within the building.

Option 2

Option 2 includes a re-organization of the building, demolition of the south wing, and additions near the public entrance was developed. This option gets as close to an ideal organization as can be accomplished in the existing building.

Option 3

A third option to demolish the existing building and build a new structure on the existing site was also developed. Because the site is too small to accommodate construction of the new building while maintain the existing building and parking, this option would require that the building be vacated, with administration relocated to a temporary site, while the existing building is demolished and a new structure constructed. This option would require temporarily relocating the existing head end room during construction.

Option 4

The fourth option developed would see a new Administration Building constructed on a new, yet to be determined site. Estimated costs for land purchase have been included in the estimate numbers.

BUR VALUATION GROUP APPRAISAL:

Bur Valuation Group has prepared an appraisal for the property located at 501 West University Drive, Rochester, Michigan (Subject Property). The subject property is an existing three-story office and educational building containing a total of 89,716 square feet (SF) of gross building area (GBA). The building, built between the 1880s and 1989, is in fair condition. The site contains 4.34 acres. The subject property was valued using the sales comparison approach and was analyzed both for its value as an improved office building and its value as vacant land (for redevelopment with single-family housing). A full appraisal is included in the appendices to this report.

CBRE SUMMARY:

CBRE, Inc. was engaged as part of the team to evaluate real estate options as it relates Rochester Community Schools ("RCS") and their occupancy of 501 West University Drive in Rochester, Michigan.

To date, much of the focus of the assignment has been on the renovation of the existing building, led by Kingscott and Clark Construction. There has also been some consideration of building a new building, either on a portion of a 27-acre site currently owned by RCS or an alternate site.

Based upon how the process thus far has unfolded, CBRE has been called upon to date to provide the following:

- A) Identification of temporary locations which could be leased at renovation commencement (estimated to be 12 -18 months) and for a period of approximately 20 months.
- B) Identification of vacant land within the District of approximately 8 to 10 acres on which a replacement building could be constructed.
- C) Provide an estimate of potential moving and infrastructure costs related to option A above. While this is outside the scope of services initially contemplated, CBRE Project Management (separate from our brokerage group) has agreed to provide information in this regard by separate transmittal.

FINDINGS

With regards to Task A above, we attach the following:

- A property survey of buildings close to the District which could accommodate at least 50,000 sf of occupancy today. It is not believed any fall within the District per se and we defer to the District to confirm that, given our uncertainty regarding the jagged boundaries we examined.
- A summary of the status of what we consider the three (3) buildings perhaps having the highest potential.
- Based on the current asking rates, we anticipate that rent on the temporary space would conservatively range from \$18 to \$22 psf. Using on an assumption of 55,000 sf needed, the annual cost would range from \$990,000 (\$82,500 monthly) to \$1,210,000 (\$100,833 monthly) plus utilities.

Caveats to securing temporary space for the renovation:

- What is available today provides no guarantees the space will be available in 12-18 months
- The market is very strong and it is questionable whether Landlords will be willing to commit to a shorter-term lease at the possible expense of missing out on a longer-term deal
- The District may need to commit (and likely begin paying rent) in advance of the actual need to secure the location. This will of course impact the project budget.
- The District may need to commit to a lease term in excess of the actual need (assumed to be 20 months). It may need to be prepared to enter into a minimum term of 36 months. Once again, this will impact the overall project budget.
- There won't be any solid answers to these questions until actual negotiations are undertaken.

With regards to Task B above, we attach the following:

- A survey of vacant land within the District
- A marketing flyer on the only currently available parcel large enough to accommodate the requirement

Caveats to securing vacant land

- There is very little vacant land available within the defined boundaries
- What is available is relatively expensive (\$645,00 per acre)

If this strategy is determined to have merit and further investigation is warranted, the next level would be to search for viable parcels which are currently not for sale and approaching owners on an anonymous and unsolicited basis. That is beyond the initial scope of CBRE's work.

We stand ready to discuss the findings to date and anticipate a future meeting in that regard. In the interim, we welcome any questions.

CBRE's full report is included in the appendices of this report.

Opinion of Probable Construction Costs:

A project timeline of 2 years (until commencement of construction starts) has been utilized. An inflation rate of **5.0%** annually has been applied to the cost to account for the work being completed at this preliminary projected timeframe.

Probable construction costs are summarized with Project Contingency, General Conditions, and Incidental Costs included arriving at Total Estimated Project Costs for the total project. The costs are summarized by work category in the final section of the report.

A Summary of Probable Costs is included to provide a concise review of the work to be considered. The estimated probable construction costs listed are based on historical cost data and are not to be considered "bid" costs for the work involved. Actual construction costs will vary due to the time the work is bid, the final scope of work, and the market conditions at the time for both materials and labor. The costs are listed by building and by work category to indicate how the work may be spread over a long-range plan. Incidental "soft" costs are also included to give a total Project Cost for the work listed in the report.

While striving to be accurate and precise, this report also attempts to avoid using complicated explanations and technical terminology to be easily read by non-technically oriented persons. It is our belief that a clear and thorough understanding of this report will lead to informed and insightful decisions by the District and Community.

Detailed Description of Options

Option 1A – Existing building repairs, no re-organization of spaces, building vacated during construction

This is a “repair and re-use” option that would address only the physical inadequacies of the building, (envelope including windows and roof, mechanical and electrical systems, minimal ADA upgrades, and other required repairs and upgrades.) There is also a budget for replacing the existing atrium structure and associated space at the first and second floors. The damage to this area has been caused by significant water infiltration over a long period of time through the sloped glazing. This option does not address any of the functional deficiencies of the building in terms of space adequacies, adjacencies and operational inefficiencies. This option would vacate the building during construction, requiring temporary relocation of the district’s technology infrastructure and the leasing of temporary space.

Option 1B- Existing building repairs, no re-organization of spaces, building occupied during construction

This is a “repair and re-use” option that would address only the physical inadequacies of the building, (envelope including windows and roof, mechanical and electrical systems, minimal ADA upgrades, and other required repairs and upgrades.) There is also a budget for replacing the existing atrium structure and associated space at the first and second floors. The damage to this area has been caused by significant water infiltration over a long period of time through the sloped glazing. This option does not address any of the functional deficiencies of the building in terms of space adequacies, adjacencies and operational inefficiencies. This option would utilize phased construction in order to avoid having to relocate staff and technology infrastructure to a temporary site. However, due to the need to vacate large areas of the building during the remodeling, the construction period is extended, and there will be multiple moves of staff required to accommodate construction.

Option 2- Existing building repairs, re-organization of spaces included partial demolition and building additions, building vacated during construction

This option makes major changes to the building to greatly improve the facility’s functional aspects for the building users (staff and public). The most inefficient portion of the building (the original structure at the south end of the complex), would be demolished and a new second floor constructed above the existing floor of the Board room. An addition would be constructed west of the existing Board Room to create a new, purpose built Multi-Purpose/Board Room. These changes would greatly improve the facility’s function for its users and put the staff members who regularly engage with the public at the front of the building. This option would vacate the building during construction, requiring temporary relocation of the district’s technology infrastructure and the leasing of temporary space.

Option 3- Existing building demolished and replaced with new building on the existing site, building vacated during demolition and construction

This option would see the construction of a new facility on the existing site. Due to the small size of the existing parcel, and the topography, this option would require relocation of the building staff and operations while the existing building is demolished and the new building constructed. There is not enough room on this site to provide parking and access to the existing building while the new structure is built. Because of the limited size (and topography) of the site the Administration Building would likely be a three story building. The functions related to central receiving and storage would be located in a separate building which could consist of a pre-engineered building to save costs. This option for a new building on the existing site has been estimated at a reduced square footage that would require utilizing some shared spaces and/or smaller office sizes. This new building would not include a Board Room and its supporting facilities; Board meetings would be conducted in the RCS school buildings.

Option 4- New building on a new, yet to be determined site, existing building stays in operation until completion of new building

This option would see new facilities built on a new site. The site size required would be in the 5 acre range (5 acres of useable land). The functions related to central receiving and storage would be located in a separate building which could consist of a pre-engineered building to save costs. The Administration Building would be planned as a two story building to reduce building footprint and save construction and operational costs. Once the building and site are completed and occupied, the existing facility could be sold, or the building demolished and the site sold. This option for a new building on a new site has been estimated at a reduced square footage that would require utilizing some shared spaces and/or smaller office sizes. This new building would not include a Board Room and its supporting facilities; Board meetings would be conducted in the RCS school buildings.

ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING FACILITY OPTIONS ANALYSIS

August 2019

	Renovate Existing			New Construction		
	Option 1A	Option 1B	Option 2	Option 3	Option 4 **	
Size (GSF)	89,716	89,716	78,595	55,760	55,760	
Design Duration (months)	8	10	11	11	10	
Project Duration (months)	12	16	16	18	16	
Construction Costs	\$ 15,866,917	\$ 16,556,784	\$ 21,050,667	\$ 21,679,701	\$ 18,143,815	
Construction Manager (CM) Fees	\$ 1,328,757	\$ 1,386,529	\$ 1,266,228	\$ 1,815,541	\$ 1,515,625	
Architect and Engineering (AE) Fees	\$ 1,485,081	\$ 1,549,650	\$ 1,978,585	\$ 1,815,541	\$ 1,515,625	
Subtotal Building & Site Costs	\$ 18,680,755	\$ 19,492,963	\$ 24,295,480	\$ 25,310,783	\$ 21,175,065	
Moving Costs	\$ 755,000	\$ 377,500	\$ 755,000	\$ 755,000	\$ 377,500	
Technology (Equipment)	\$ 560,423	\$ 974,648	\$ 1,191,744	\$ 1,265,539	\$ 1,058,753	
Fixed Furnishings	\$ 373,615	\$ 389,859	\$ 744,840	\$ 1,265,539	\$ 1,058,753	
Technology - Temporary Head End	\$ -			\$ 478,765	\$ -	
Fiber Rework - Allowance	\$ 950,000		\$ 744,840	\$ 797,942	\$ 1,000,000	
Subtotal Direct Owner Costs	\$ 2,639,038	\$ 1,742,007	\$ 3,436,424	\$ 4,562,785	\$ 3,495,006	
Total Building and Direct Owner Costs	\$ 21,319,793	\$ 21,234,970	\$ 27,731,904	\$ 29,873,568	\$ 24,670,071	
Temporary Lease - Allowance	\$ 2,017,660	\$ -	\$ 2,017,660	\$ 2,017,660	\$ -	
Land Acquisition (Exact Site yet TBD)**	\$ -				\$ 3,200,000	
Sale of Land - Allowance					\$ (1,640,000)	
Total Estimated Project Costs	\$ 23,337,453	\$ 21,234,970	\$ 29,749,564	\$ 31,891,228	\$ 26,230,071	
Building & Site cost per square foot	\$ 208	\$ 217	\$ 309	\$ 454	\$ 380	
Percentage CM fee	8%	8%	6%	8%	8%	
Percentage A&E fees	9.4%	9.4%	9.4%	8.4%	8.4%	

** For pricing purposes Options 4 has been priced to be constructed on property yet TBD. Pricing for site improvements will vary from site to site. Pricing indicated is an allowance.

Notes:

1A - Includes new windows, roof, mechanical and electrical systems, ADA upgrades, atrium; building vacated during construction.

1B - Includes new windows, roof, mechanical and electrical systems, ADA upgrades, atrium; building occupied during construction.

2 - Includes everything in 1A, plus new Board room addition and functional space reorganization (remodeling)

3 - Includes new building to replace existing on current site; separate central receiving and storage, no Board room.

4 - Includes sale of existing site, purchase of new site; new building ; separate central receiving and storage, no Board room.

ARCHITECTURAL ASSESSMENT SUMMARY:

The architectural assessment for the administration building for Rochester Schools encompassed all three portions of the administration building. The original school on the property, the original high school with addition that is on the property, and the connector addition between the schools, as well as the 1989 lobby addition and supplemental building improvements. The facility has a gross total square foot footprint of approximately of 33,000, and a total square foot area over 3 levels of 90,000. The contributing factors for the recommendations in this summary are; the buildings age, typical wear and tear, and construction techniques used at the time of construction.

The overall condition of the building is good, however there are major issues that will contribute to the overall financial viability of a renovation. Most areas of the building also meet current building and fire codes as well accessibility codes (ADA & ANSI). Again however, there are some major deficiencies that need to be addressed in any renovation of the facility to meet current code standards, including NFPA life safety. In the appendix, a spreadsheet is provided on these issues.

Most wall finishes throughout the facility are in good condition with only a small need for patching and repairing due to typical wear and tear, or previous maintenance/upgrade work. As with any major renovation, walls would be recommended to be painted due to stains, smudges and the like throughout the facility. This would also include removal or replacement of any wall coverings due to age. It is also recommended that all finishes be replaced due to age and wear and tear. This includes: carpeting, acoustical ceilings and grids, wall bases to match new carpeting, vinyl or composite floor tiles, sheet vinyl and select ceramic tile. There are areas that have a terrazzo floor finish that can be rejuvenated if deemed appropriate for the renovation. Otherwise such floor finishes can be covered. While the existing acoustical ceiling may seem to be in a fine condition, there are stained ceiling tiles, un-matching ceiling tiles depending on the area your in with relationship to an adjacent area, it would be difficult to match the existing ceiling tiles. Especially given their age and matching a new white tile to an age white. And if reconfiguration of spaces are part of the renovation, ceilings and their grids would be removed and have to be replaced.

There are four significant issues with the current facility. The first is the entire roof will need to be replaced. Refer to the roofing report in the appendicitis. Along with the roofing issues, related to this are the issues with the parapet to roofing material intersections. These areas will need significant rework. The top stone/pre-cast caps need to be removed so the new roofing material can wrap under these caps. This method of sealing the roof and parapets from the elements does not currently exist as installed and is causing damage to the exterior walls and creating structural issues above the top floor windows. The extent of this damage is unknow until selective demolition is undertaken. The extent could be only those few instances

in which we were able to observe the problem, or could be as much as 50% of the windows, or more. In either event, sections of the wall need to be removed to replace the steel lintels over the windows.

The second major issue is the 1989 lobby addition. The glazing and frame over the lobby and corridor is holding water at the individual panes of glass. This is caused by there not being; one, weep holes in the frame to allow the passage of water to the gutter, and two, the frames of the "skylight" system is above the glass surface which causes the water to pool at the frame edges. This is causing damage to the structure above the lobby and corridor windows. There is no remediation to this issue. The whole 1989 lobby addition needs to be removed and rebuilt.

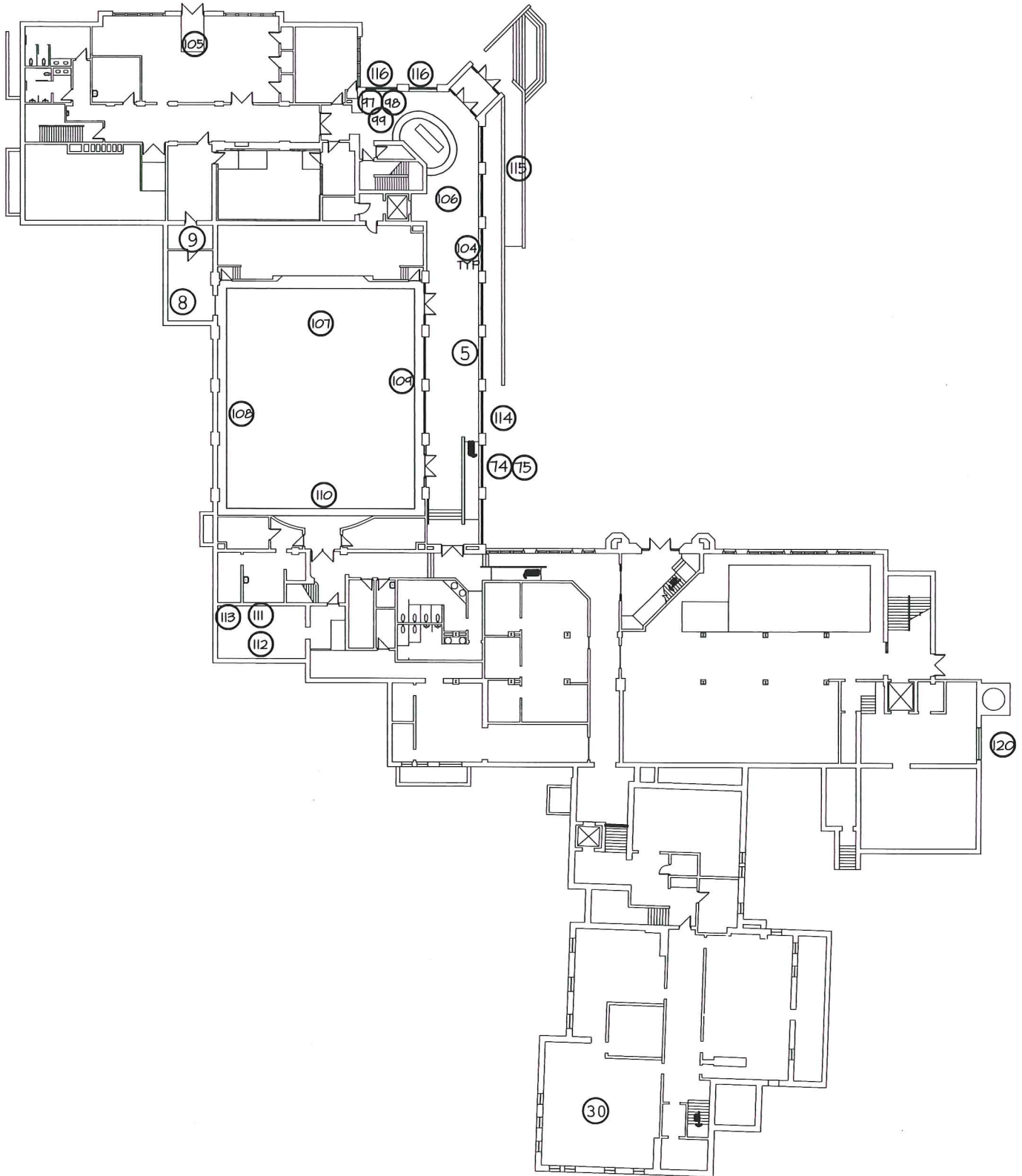
The third major issue is the public restrooms do not meet current barrier free (ADA & ANSI) codes. All public restrooms need to be updated to meet current codes. And given the limitations of the space available in the current restrooms, additional restrooms will need to be provided to meet the required restroom fixture count. Unless in the renovation there is the ability to expand the restrooms to the required dimensions to not only provide the required fixture count, but to meet all applicable codes.

The fourth major issue is that no stairs within the facility meet current codes and would have to be brought up to current standards in a major renovation. Each set of stairs has their own set of issues and can be more understood with the photo documentation appendix, and the architectural assessment spreadsheet appendix. However, in summary; two stairs need to have their guardrails rebuilt and handrails provided on the guardrail side, two stairs need to be fully enclosed with rated doors, one stair needs all combustible materials removed (I.E. carpeting, non-treated wood, etc). The stair at the freight elevator will require new rated doors at each level. And the freight elevator will require new rated doors and frames to prevent the passage of smoke or fire from floor to floor. There are also four sets of stairs that require a new set of rated doors with closers, two of which were stated the need for fully enclosed.

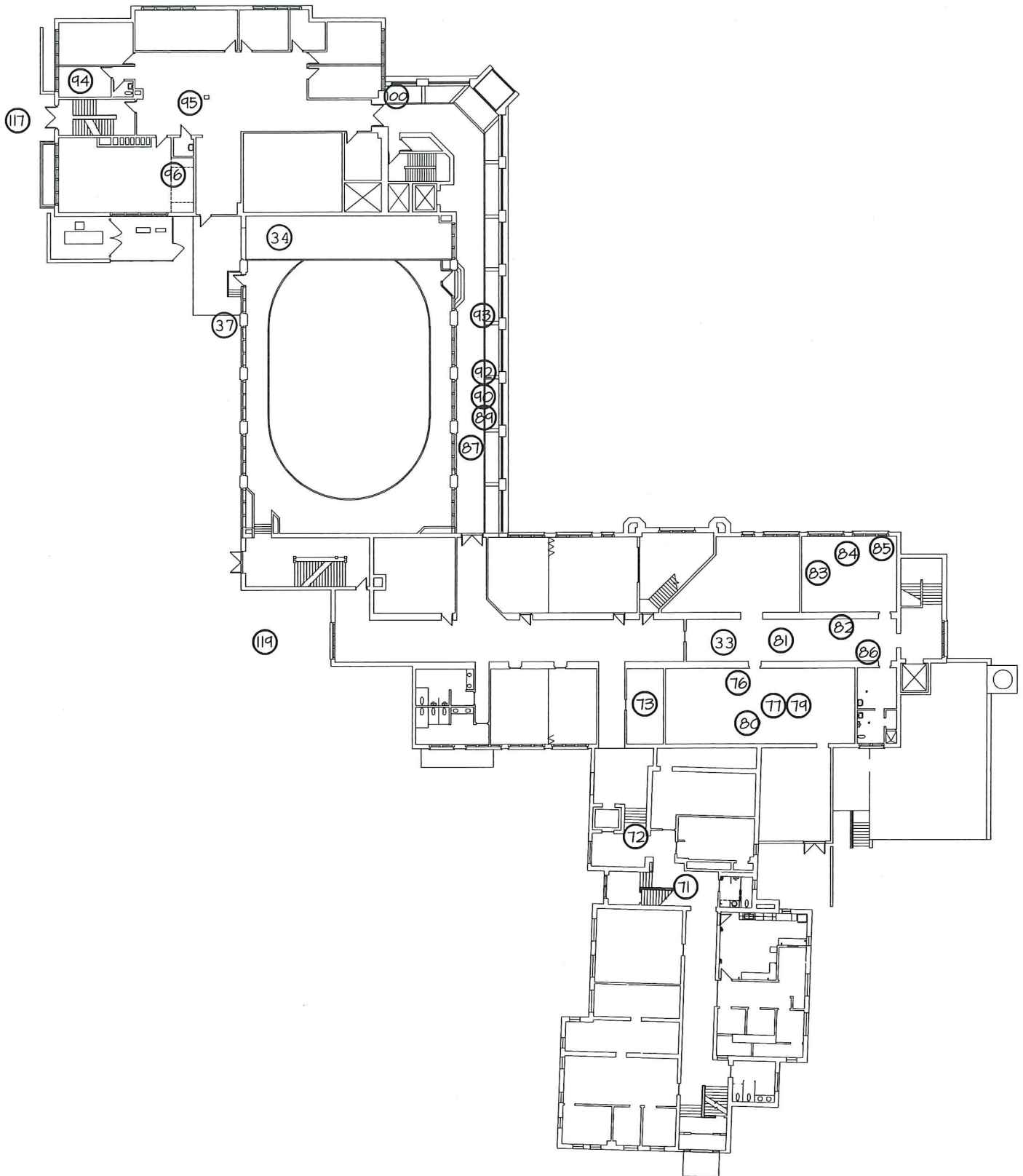
All windows in the facility are recommended to be replaced. While not all windows are showing signs of failure, it is of the opinion that they will in the future begin to fail as well. It is also believed that this issue is in direct relation to the issue of the roof leakage problem at the parapets, as well as no weep holes seem to be present at the window heads. It was also noted that a great majority of the windows had failing sealant which could also contribute to the problem.

The last of the observations we noted to the facility is the need for a handful of doors in the connector building to be reworked to meet current code standards and some exterior concrete flat work next to the building. Some doors to the corridor do not meet the required barrier free clear space on the pull and push side of the door. This is a relatively simple repair. The exterior stair and ramp on the West side of the building closest to the main thoroughfare needs to be rebuilt. The stairs are deteriorating, and the ramp does not meet barrier free code. Also, the

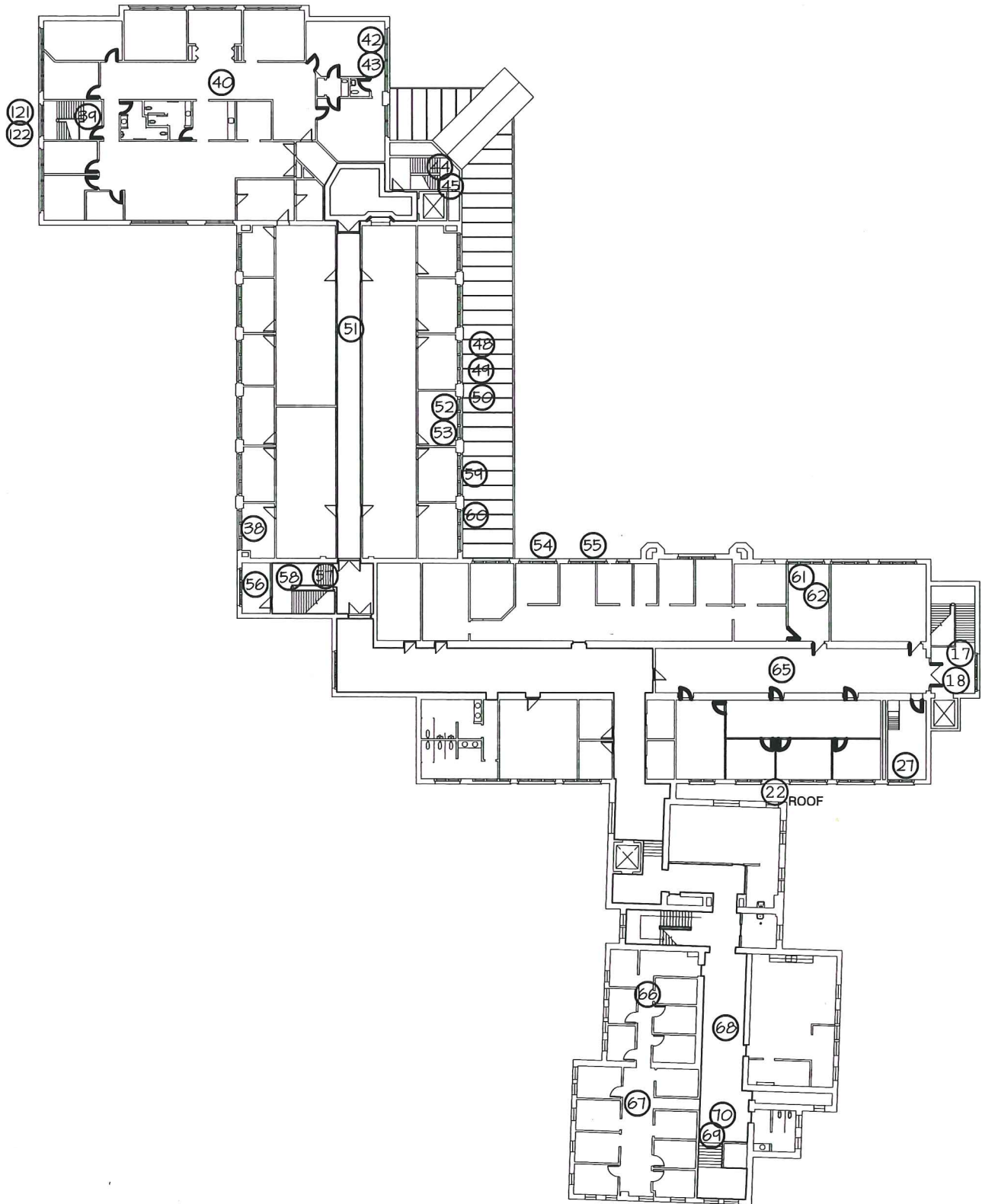
exterior stair to the auditorium/board room needs to be rebuilt as it does not meet current code standards. The concrete flatwork in this area would also need to be replaced to establish the proper drainage away from the building, which is likely the cause of the cracking, lifting and sprawling of the concrete walkway.



FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVEL 2



FLOOR PLAN: LEVEL 3

PHOTOGRAPHIC SURVEY

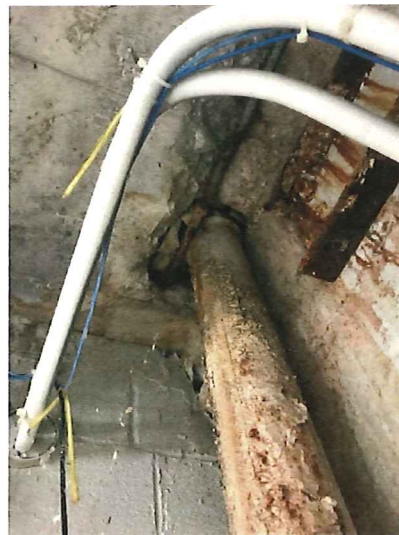
Pages herein show various conditions of the existing facility. Please refer to the previous pages for locations of the photos on each floor indicated on the floor plans with a number. Each number indicated will have a photo included. Some of these photos may have been closeups or just reference photos and where deemed not to add any additional useful information. Also, there maybe instances where numbers may be missing. Again, these may have been duplicates of the same instance or do not provide additional photographic information. Do not consider that there are photos missing, rather that these photos did not provide additional information to what has been included.



Picture #5: Staining of finish material due to water penetration of slope glazing in "Atrium". Further examples of issues with the "Atrium" are shown further in this photo survey.



Picture #8: Room under exterior walkway. This room has no area above it or grade. Damage is caused by the infiltration of water and environmental containments. Rooms should be demolished.



Picture #9: Same area as picture #8



Picture #17: Ceiling damage due to water penetration. Stairwell #5, but this can be found in areas throughout. Especially level 3.



Picture #18: Same area as picture #17 in different location.



Picture #19: Typical issue for the top of the wall where there is stone coping. Improper prior attempt to fix the coping grout between stones. Roof membrane should go up the wall and under the stone coping.



Picture #22: Typical aged wood trim. Limited amount required to be replaced.



Picture #38: Typical Window Issue.



Picture #30: Typical ceiling is due to atmospheric moisture in the basement of the original portion of the building on the property.



Picture #33: Typical floor remediation required at exposed original terrazzo floor.



Picture #34: Projection Room for the Board Room.



Picture #37: Exterior brick face requiring re-grouting. Limited areas of requirement.



Picture #39: Stair #2-Guardrail not meeting Code. No continuous handrail.



Picture #40: Typical ceiling grid and tile. North Section of building

Pictures #42 & 43 (#52 & 53 Similar):
Typical Level 3 window head above ceiling.

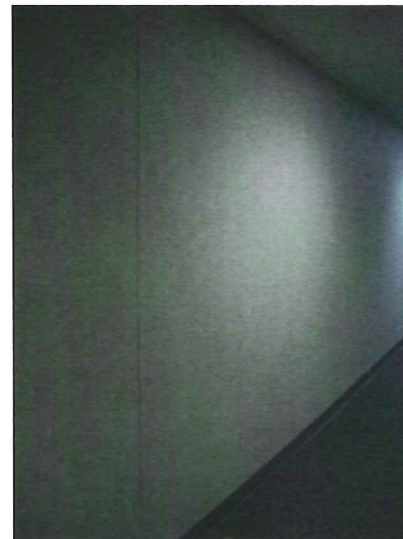


Pictures #43

Picture #44 & 45: Stair #1 guardrail not meeting code. No continuous handrail.



Picture #45



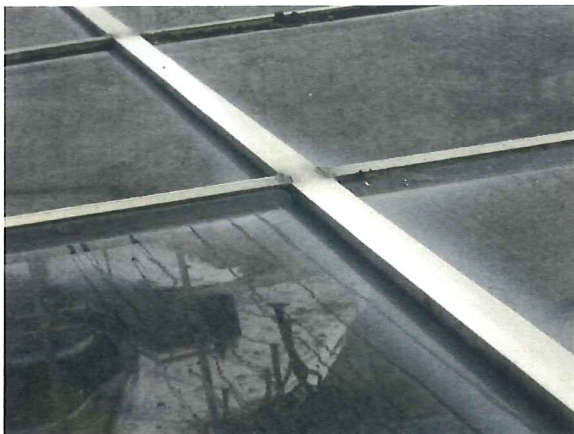
Picture #51: Typical corridor wall.
Good condition.

Pictures #48-50: Typical condition of main corridor sloped skylight. Design does not allow for the free flow of moisture.





Picture#49



Pictures #50



Picture #54 (#55 similar): Typical condition of exterior side of windows. Re-caulk all.



Picture #56: Storage/Office space. Replace door with 1 hour rated door, frame and threshold to prevent smoke infiltration.



Picture #57: combustible material replaced. I.E. wall cap, carpet, etc. Under a major renovation, code dictates these be replaced.



Picture #58: Door swing incorrect. Door to be rated. Wall in which door resides shall meet 1 hour rating. Further investigation would be required.



Picture #58: Wood trim peeling paint at the top of the wall.



Picture #60



Picture #61: Typical window head on the third level.



Picture #62: Typical window head on the third level-water damage to window head and wall.



Picture #65: Typical corridor issues

- 1) Combustible construction material, I.E. shelving, wood infill etc. Not acceptable in corridors for this facility.
- 2) Corridors shall remain free from all moveable objects.
- 3) Above ceiling may have non-sealed wall penetrations as seen in other areas.



Picture #66 & #67: Uneven floors throughout office area.



Picture #67:



Picture #68: Moveable objects in corridor are not allowed. Drinking fountain to code.



Picture #69 (#70 Sim.): Stair to be enclosed and combustible material replaced. I.E. wall cap, etc. Under a major renovation, code dictates stairs to be enclosed.



Picture #71: Similar circumstance as picture #69, different stair.



Picture #72: Example of various circumstance where finish materials would be upgraded/changed in a renovation.



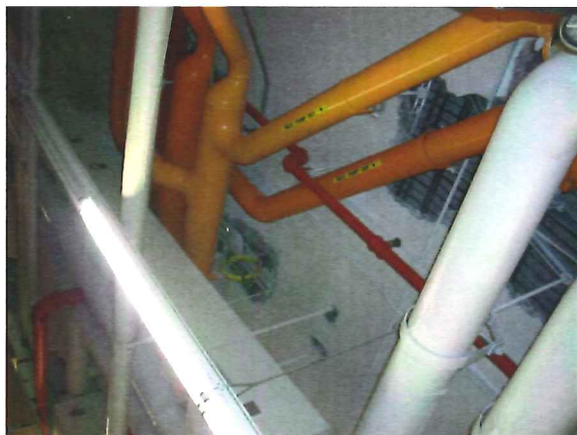
Picture #74 (Picture #75 sim.): Hallway "Atrium" in disrepair. Full re-build required in any renovation.

Pictures #76-#80: Penetrations through ceiling and walls that must be sealed.

#76



#77



#78



#79



#80





Picture #81: All items removed from corridor, including I.T. Ceiling to be repair or drop ceiling to be installed. Any wall and ceiling penetrations to be sealed.



Picture #82: Same corridor as picture 81



Picture #83-#85: Construction and R.P.D. offices. Complete remediation of spaces.



Picture #85: Same water damage at the window head that occurs on level 3.



Picture #87: Guardrail does not meet current codes and would require it to be removed and replaced or upgraded to today's codes.

Pictures #89-#93: Current glass sloped roof of the corridor "Atrium" has significant water penetrations problems. There is staining to finishes and damage to the system. As well as damage to the underlying structure below.



Picture #89



Picture #90



Picture #92



Picture #93



Picture #96: Example of ceiling finish that needs to be remedied.

Pictures #97-#104: Various locations of damage, including structural, of the leaking sloped windows in the "Atrium". Although currently not an extreme hazard, it would become a danger in the not to distant future.



Picture #97



Picture #99



Picture #100



Picture #101



Picture #102



Picture #104



Picture #105: Door requires new weather seals and the surrounding construction be remediated because of damage and weather sealed. In view in the staining due to moisture through the door and door edges.



Picture #106: Existing "Atrium". To be rebuilt due to the leaking sloped glazing and damage to the exterior wall.

Pictures #107-#110 (#108 & #109 not shown): Complete renovation of finishes in space to provide an modern and appropriate atmosphere. Upper floor guardrails to be replaced with new guardrails meeting building code.



Picture #107



Picture #110

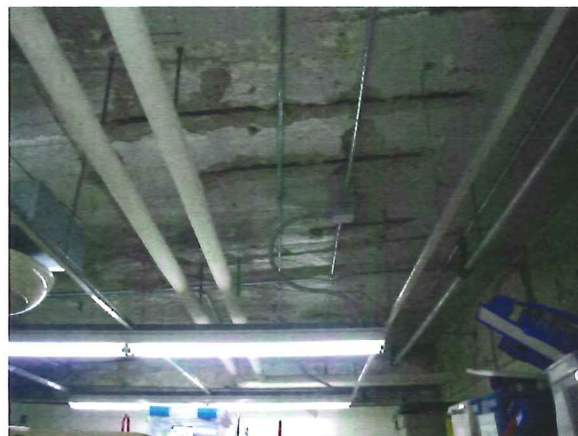
Pictures #111-#113: Storage space under concrete flat area (grade) is significantly damaged to water and environmental containments penetrating into the space and damaging the structure. This space does not have floor space above it or grade. This area should be demolished.



Picture #113: Exterior wall (below grade) deteriorating.



Picture #111



Picture #112

Rochester Schools Administration Building:

Architectural Facility Assessment Criteria

Exterior Building Envelope

Exterior Walls	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Face Brick	Yes	Good	Re tuck point	42 s.f.	Limited area of missing mortar
CMU	No				CMU is a back-up to the brick face
Metal Panel	No				
Wood Panel	No				
EIFS / Stucco	Yes	Poor	Reconstruct	350 s.f. (138'-6" l.f.)	
Other	Yes	Poor		3,200 s.f. +/-	Completely remove and rebuild 2 story atrium
Movement Joints	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Expansion Joints	Yes	Fair			
Control Joints	Yes	Fair			
Exterior Trim	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Metal	No				
Wood	Yes	Fair		150 l.f. +/-	Scape and repaint
Exterior Windows	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Alum. Frames	Yes	Poor	Replace		50 Triple Pane (+/- 80 s.f. ea w/transom) 13 Four Pane (+/- 108 s.f. ea w/ transom) 13 Dbl Pane (+/- 50 s.f. ea w/ transom) 8 Single Pane (+/- 30 s.f. ea w/ transom) 10 Dbl Pane (+/- 36 s.f. ea w/o transom) 47 Single Pane (+/- 18 s.f. ea w/o transom)
HM Frames	No				
Wood Frames	No				
Vinyl Frames	No				
Insul. Glass	Yes	Poor			
Single Pane Glass	Yes	Poor			
Insul Metal Panel	No				
Wood sill	No				
Brick Sill	No				

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Rochester Schools Administration Building:

Architectural Facility Assessment Criteria

Building Interior

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2 X 2 Ceiling Tile	Yes	Fair	Recommendation	QTY Description	Unique Condition Notes
12" x 12" Fiber Tile	No				
12" x 12" Metal Pan	No				
Gypsum Ceiling	No				
Plaster Ceiling	Yes	Poor			Patch & repair. Ceiling/Flr penetrations throughout need to be rated sealed. Unknown condition until all ceiling/flr are exposed.
Wood Ceiling	No				
Metal Ceiling	No				
Other					
Doors / Frames / Hardware	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Alum Doors	Yes	Good			
HM Doors	Yes	Good			
FRP Doors	No				
Wood Doors	Yes	Good			(5) sets of dbl doors replaced w/ rated doors. (4) single corridor doors to be replaced w/ rated.
Alum Frames	Yes	Good			
HM Frames	Yes	Good			

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Rochester Schools Administration Building:

Architectural Facility Assessment Criteria

ADA Compliance Items

Main Entry/ Egress	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
At Grade	Yes	Fair			
Ramps	Yes	Fair			
Ramp Handrails	Yes	Fair			Repaint
Stairs	Yes	Good			
Stair Handrails	Yes	Good			
ADA Push-Button					
Sidewalk to Public Way	Yes	Good			
Reception Counter	Yes	Fair			
Other Entries / Egress	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
At Grade	Yes	Fair			Replace selecte concrete slabs
Ramps	Yes	Poor			(1) interior rebuild to meet Code
Ramp Handrails	Yes	Good			
Stairs	Yes	Fair			Refer to stair comments elsewhere in this spreadsheet
Stair Handrails	Yes	Fair			
Interior Doors	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
ADA Door Width	Yes	Good			
ADA Latchside Clearance	Yes	Fair			As many as 5 doors will require a new cofiguration to fix pull side clearance.
ADA Hardware	Yes	Good			
Other					
Corridors	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Drinking Fountains	Yes	Poor			Filtration needed. Drinking fountains do not meet ADA. Recess or provide "wing" walls. As many as

[illegible]

Rochester Schools Administration Building:

Architectural Facility Assessment Criteria

Code Compliance Items

Fire Protection	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Fully Sprinkled	No				
Partially Sprinkled	Yes				
Other					
Construction Type	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
1A					
1B					
2A					
2B	Yes				
3A					
3B					
4A					
4B					
5A					
5B	Yes				
Other					
Allowable Building Area	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
No Separation Walls					
2-Hour Walls	Yes	Good			
Portal Frames	No				
Other					
Corridor Walls / Glass	Present	Condition	Recommendation	QTY Description	Unique Condition Notes
Non-Rated					
1-Hour Rated	Yes	Fair			Seal wall penetrations throughout
Smoke Tight	Yes	Fair			Some doors to be resealed (+/- 10%)

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**HVAC, Plumbing and Electrical Facility Assessment Report
of
Rochester Schools Administration Building, Rochester, Michigan**

Prepared for: Kingscott Architects

Dated: June 05, 2019

Prepared By:
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Strategic Energy Solutions (SES), completed a limited mechanical, heating, ventilation and air conditioning, (HVAC), plumbing and electrical building condition survey of the property located at 501 W. University in Rochester, MI. The purpose of the limited condition survey was to conduct a mechanical and electrical evaluation of the property, in order to identify any items of significant concern. Our services included a visual review of the property, review of any original design documents and preparation of this report. The following sections provide a summary of the results of our review.

General

The original building was built in 1928, with a major renovation taking place in 1989. Nearly all of the mechanical, plumbing and electrical equipment and systems are 30 years old. A summary of the mechanical, electrical and plumbing equipment & systems condition, model numbers, age, condition, and life expectancy, and order of magnitude replacement cost is provided at the end of this report, along with reference photos.

Mechanical Systems

The mechanical heating, ventilating and air conditioning system consists of the following:

1. Two (2) 30-year-old 80% efficient gas fired boilers, provide heating hot water for miscellaneous terminal heating equipment and provide heat through a shell and tube heat exchanger for the water source heat pump loop water.
2. Four (4) inline pumps circulate heating hot water to the building's heating coils, fin tube radiation, cabinet unit heaters, heat pump loop heat exchanger and unit heaters.
3. Two (2) base mounted pumps circulate heat pump loop water to all the heat pumps in the building.
4. Just outside the boiler room is one 30-year-old cooling tower that appears to be in poor condition. The fan shaft was replaced years ago. Two associated base mounted pumps pump cooling tower water through the cooling tower and through a heat exchanger serving the heat pump loop water.
5. Heat pump loop piping consists of steel and copper pipe. The heat pump loop piping dielectrics need to be replaced.
6. Fresh air to most of the spaces is provided by ten (10) 30-year old fresh air inline fans connected to wall louvers at previous window locations, with associated heating hot water coils and freeze protection pumps. The fresh air is dumped into the ceiling space return air plenums where the heat pumps are located.
7. There are roughly 95 30-year old water source heat pump units scattered throughout the building. These are in fair condition but at the end of their useful life. Some of the heat pumps have been replaced.
8. Some of the copper condensate piping associated with the heat pump units has plugged up and had to be cleared.
9. The data center is served by two (2) Data Aire ten-year-old air conditioning units with two (2) associated dry coolers located outside on grade. These units are in good condition. There is also a five-year-old Panasonic split system cooling unit with associated outdoor condensing unit that serves the data room. An abandoned in place Liebert air conditioning unit and associated outdoor dry cooler are in poor condition.
10. Heat for various areas is provided by fin tube radiation, cabinet unit heaters and unit heaters. These are all 30 years old and at the end of their useful life.
11. Two (2) ceiling hung unit ventilators provide heating and ventilation to a couple of larger spaces.

12. Miscellaneous roof mounted and inline exhaust fans, exhaust various spaces and toilet rooms. Most appear to be original 30-year old units and are in fair condition.
13. Temperature controls are Alerton Controls and are 10 to 12 years old.

Mechanical Observations & Recommendations

1. The 30-year-old hot water boilers are at the end of their useful life and should be replaced. Since both boilers were 80% efficient when new, any replacement scheme should consider higher efficient boilers or even the highest efficiency condensing boilers as replacements.
2. The cooling tower is beyond the end of its useful life and should be replaced soon.
3. All the pumps are at the end of their useful life and should be considered for replacement.
4. The heat pump loop piping should have all its dielectric unions replaced.
5. The heat pumps that are 30 years old, which is most of them, should be replaced.
6. The abandoned Liebert unit and its associated dry cooler should be removed.
7. The cabinet unit heaters are at the end of their useful life and should be replaced. The units heater, which are also at the end of their useful life should be replaced or replaced as they fail.
8. The two, unit ventilators, are at the end of their useful life and should be replaced.
9. All the exhaust fans should be considered for replacement as they are at the end of their useful life.
10. All the fresh air fans, and associated coils and pumps, are at the end of their useful life and should be replaced.

Plumbing Systems

The plumbing system consists of the following:

1. A 4" cold water service and meter serve the building. There is no reduced pressure backflow preventer on the service.
2. Most of the domestic water piping was installed in 1989 and is copper.
3. Most of the above ground sanitary piping was installed in 1989 and is cast iron with some PVC. The original underground sanitary is cast iron and is approximately 100 year old.
4. There is a Spenser vacuum system which is currently not in use.
5. Domestic hot water is provided by two electric domestic water heaters, one 12 year old, A.O. Smith model and one 30 year old Lochinvar model. The 12 year old model is approaching the end of its useful life and the 30 year old is beyond the end of its useful life.
6. There are no sump pumps in the building.
7. A 3" gas line serves the building with a gas meter assembly located outside near the southeast portion of the building. The outgoing gas is at 7" W.C. pressure.

8. Plumbing fixtures are in fair condition considering the 30 year old age. Lavatories do not have the code required thermostatic mixing valves to prevent the hot water discharge temperature from exceeding 120 degF.
9. Storm water appears to be mostly handled by gutters and downspouts.

Plumbing Observations & Recommendations

1. Replace the 30-year domestic water heater immediately and replace the 12 year old domestic water heater in the next 5 years.
2. Due to the age or the remaining original underground sanitary, have all sanitary piping scoped out to determine its condition and replace portions or all as required.
3. Provide thermostatic mixing valves on all hot water serving lavatories.
4. Provide a reduced pressure back flow preventor on the incoming 4" domestic water main.

Fire Protections Systems

1. Fire protection consists of a wet pipe sprinkler system serving the entire building and a dry pipe sprinkler system serving the attic.
2. Office areas were designed for light hazard and storage areas were designed for ordinary hazard.

Electrical Systems

The electrical system consists of the following:

1. The building is supplied from utility owned transformer feed underground through a connection cabinet.
2. The main building transformer is an DTE owner RTE Corporation transformer rated at 750kva with a 480/277V secondary building service. The building has (2) 600A 480V disconnects located in a shared mechanical/electrical room. The disconnects serve (2) 480/277V 600A distribution panels DP-1 and DP-2 located in the adjacent storage room. The equipment manufacturer is Siemens and was manufactured in July of 1989.
3. The building panelboards are in fair condition. The panelboards are a mix of 480/277V and 208/120V Siemens panelboards installed in July of 1989. The dry type transformers are a mix of ITE and GE and were installed in 1989.
4. The low voltage service entrance is located in the first level. The district headend room is located in the building.
5. The building is served by an Onan Natural gas generator located in the service yard. A single 215kW 480/277V automatic transfer switch located inside the storage room. The normal power feed for the ATS is from switchboard DP-1. The ATS supplies panelboard DP-EM, a 480/277V 400A panelboard.
6. DP-EM feeds an emergency panel DP-HE which supplies the power for the MGE 36KVA and MGE 30KVA UPS systems located in an electrical adjacent to the district headend room. The UPS feed three panelboards located in the district headend room. DP-HE also supplies power for the associated mechanical equipment.

7. The existing lighting is mostly 277V with a limited amount of 120V.
8. The exterior lights are metal halide shoe box style fixtures and metal halide wall sconces. They are controlled from a timeclock.
9. The interior lighting is a mix of linear fluorescent, compact fluorescents, and incandescent lamps.
10. In general, there are no automatic lighting controls except for some exterior photocells. The lights are operated by wall switches.
11. The building has a National Time and Signal model #7000 FACP. This panel is close to obsolete.
12. The building PA system is Carehawk.

Electrical Observations & Recommendations

1. The electrical service should not need to be modified unless an addition is included. The existing panelboards are reaching the end of their life. The existing breakers and bussing should be tested. The existing breakers should be exercised to test if they are still functional. The existing panel enclosures and bussing can remain. Any significant electrical load added will require a new distribution panel and a pad mounted transformer from DTE.
2. All the existing interior and exterior lighting should be replaced with new LED fixtures and automatic lighting controls.
3. Additional emergency lighting and exits signs should be added as required along the new paths of egress.
4. Any unused low voltage cabling should be removed.
5. A new fire alarm should be installed. The existing initiation devices such as pullstations can remain, but new notification devices should be utilized.
6. The existing PA system can be modified for the new layout.

Rochester Schools Administration Building
Facility Assessment Report Summary

HVAC Component or System

Component or System	Picture Reference	Manufacturer	Model	Capacity Each	Quant.	Condition	Age	Remaining Life
Boilers	M1	Bryan	RV350-W-FDG	3500 MBH	2	Fair	30	0
Pumps (heat pump loop)	M2	Bell & Gossett	SE 10-3/8	760 @ 100'	2	Fair	30	0
Pumps (heat pump HX loop)	M3	Bell & Gossett	80 9 1/2B 7 1/2 BFE	140 @ 44'	2	Fair	30	0
Pumps (cooling tower)	M4	Bell & Gossett	1510	880 @ 65'	2	Fair	30	0
Pumps (heating hydronic)	M3	Bell & Gossett	80 2 1/2 x 2 1/2 x 9 1/2	158 @ 76'	2	Fair	30	0
Cooling Tower	M5	Baltimore Air coil		240 tons	1	Poor	30	0
Heat Pump Loop Piping	M6					Good	30	30
Heat Exchangers			varies	varies	3	Fair	30	0
Heat Pump Units	M7 & M8	McQuay	varies	varies	95	Fair	30	0
Air Handling Unit				2000 cfm	1	Fair	30	0
Computer Room AC units	M9	Data Aire			2	Good	10	10
Computer Room Dry Cooler	M10	Data Aire			2	Good	10	10
Computer Room AC units	M11	Liebert			1	Poor	30	0
Computer Room Dry Cooler	M12	Liebert			1	Poor	30	0
Computer Rm Split System	M13	Panasonic	CU-S24NKUA	2 ton	1	Good	5	10
Exhaust Fans	M21	Greenheck	varies	varies	37	Fair	30	0
Fresh Air Fans	M20	Greenheck	varies	1000-1600 cfm	10	Fair	30	0
Fresh Air Coils	M19			500-800 cfm	10	Fair	30	0
Fin Tube Radiation	M17 & M18					Fair	30	
Unit Ventilators	M14				2	Fair	30	
Cabinet Heaters & Unit Heaters	M15 & M16			varies	8	Fair	30	
Booster Pumps (heating coil)	M19	Bell & Gossett		2.5 gpm @ 6'	10	Fair	30	0
Booster Pump (AHU coil)		Bell & Gossett		30 gpm @ 22'	1	Fair	30	0
Controls	M22	Alerton				Good	10	10

Plumbing Component or System

Domestic Water Heaters	P3	A. O. Smith	DRE 80 920	54 kw	1	Fair	12	3
Domestic Water Heaters	P4	Lochinvar	HXC0012-052	12 kw	2	Fair	30	0
Pump (hot water return)		Bell & Gossett		1 gpm @ 12'	1		30	0
Domestic Water Piping								
Underground Sanitary						Poor	100	
Plumbing Fixtures	P5 & P6					Fair	30	
Add Lavatory HW mixing valves								
Add Back-flow preventor at water meter								

Electrical Component or System

Component or System	Picture Reference	Manufacturer	Model	Capacity Each	Quant.	Condition	Age	Remaining Life
Transformer	E1	RTE		750KVA	1	Fair	30	DTE
Generator	E2	Onan		215KW	1	Fair		
Transfer Switch	E3	Onan		215KW	1	Good		0
Main Switchboard	E4	Siemens	FC-I Series 6	480/277V 600A Bus	2	Fair	30	0
Distribution Panels DP-1/DP-2	E5	Siemens	FPP Series	480/277V 600A Bus	2	Fair	30	0
Lighting Panels	E6	Siemens	Series 7	480/277V / Amps vary		Fair	30	0
Dry Type Transformers	E7	ITE/GE	varies			Fair	30	30
Receptacle Panels	E8	Siemens	Series 8	208/120V / Amps vary		Fair	30	0
Headend UPS	E9	MGE		UPS#1 - 36KVA / UPS#2 - 30KVA	2	Good		0
UPS Panelboards	E10	GE	A Series	208/120V / Amps vary	3	Good		0
PA System		Carehawk			1	New	1	10
Fire Alarm	E11	National Time	Model 7000		1	Poor	10	10
Exterior Lights	E12/E13					Poor	30	0
Interior Lights	E14/E15/E16/E17					Poor	30	0

Photos



M1 - Boilers



M2 – Heat Pump Loop Pumps



M3 – Heating Hot Water Hydronic Pumps



M4 – Cooling Tower Pumps



M5 – Cooling Tower



M6 – Piping



M7 – Heat Pump Unit



M8 – Heat Pump Unit



M9 – Computer room AC unit



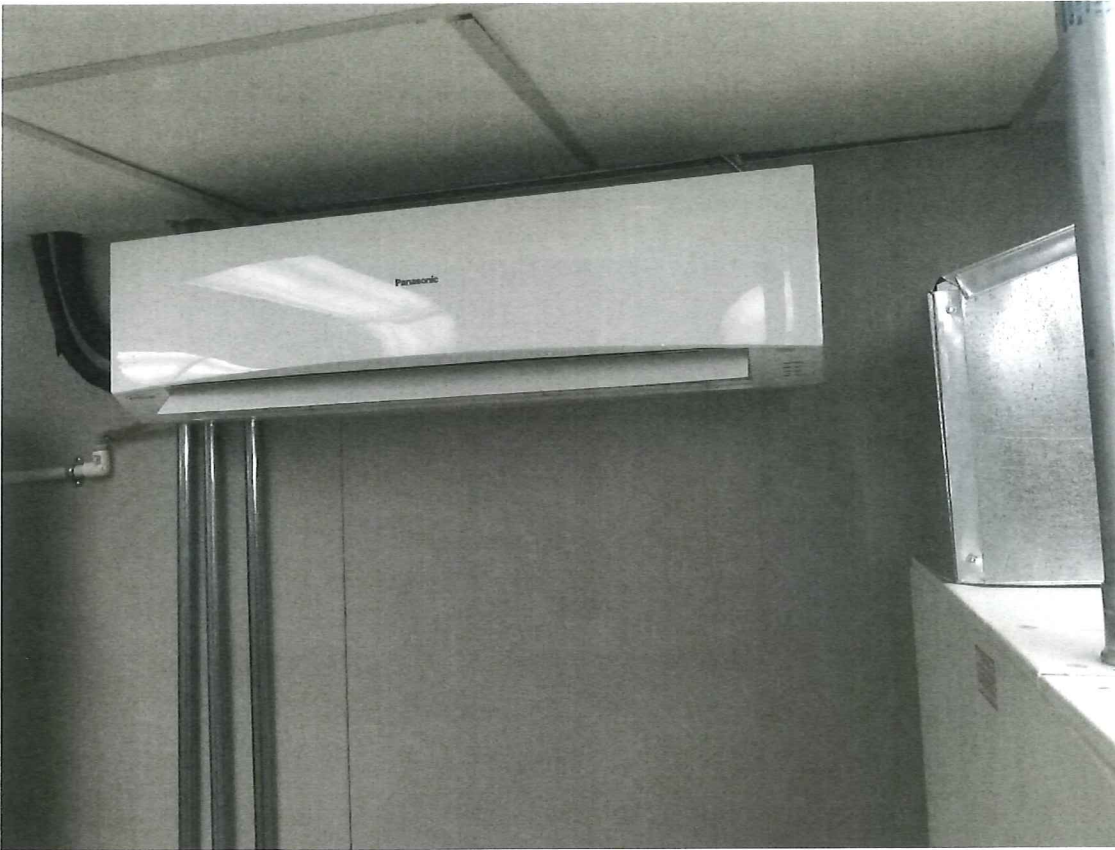
M10 – Computer room condensers



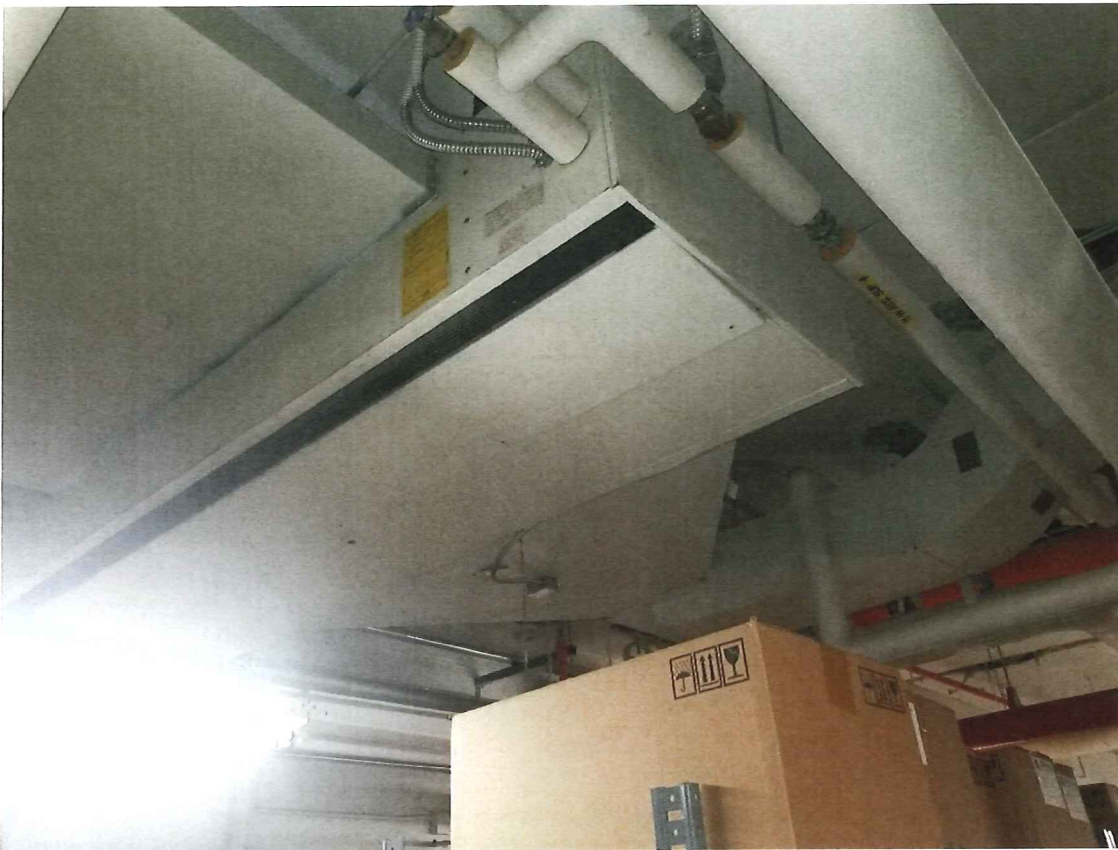
M11 – Computer room AC Unit



M12 – Computer Room dry cooler



M13 – Computer Room split system



M14 – Unit Ventilator



M15 – Cabinet Unit Heater



M16 – Unit heater



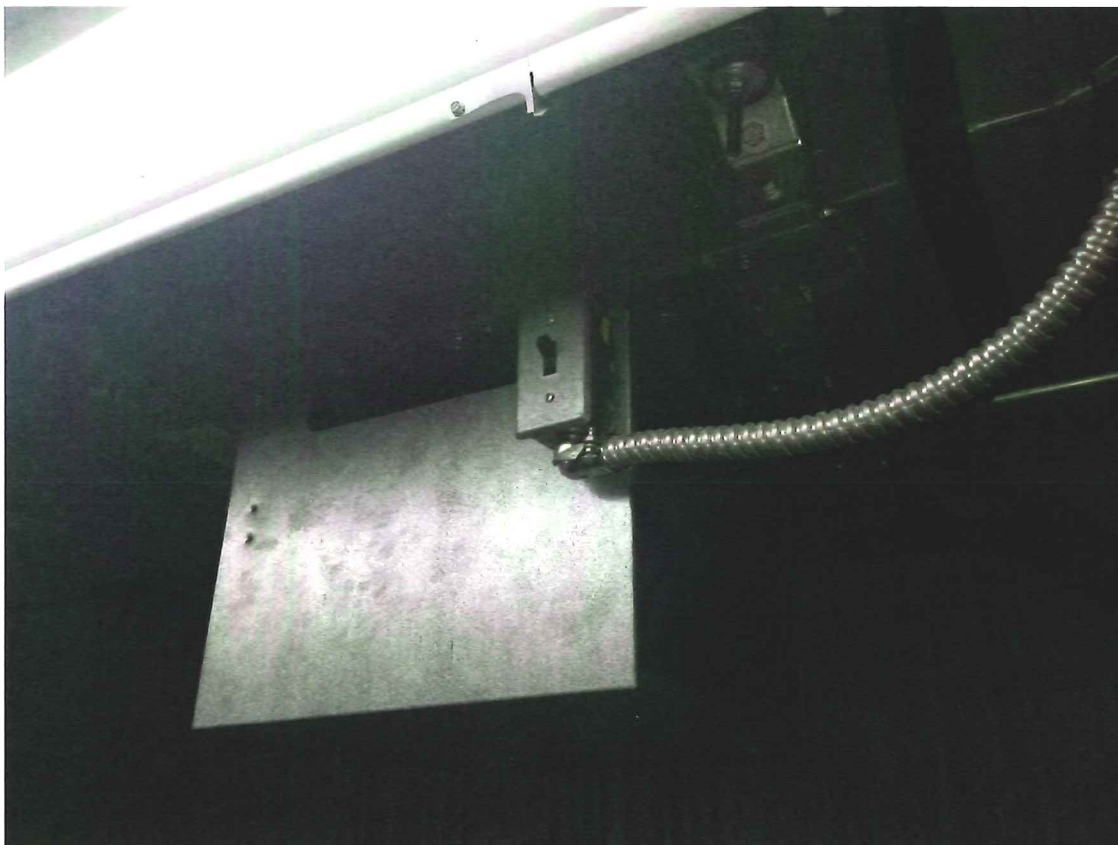
M17 – Fin Tube Radiation



M18 – Fin Tube Radiation



M19 – Fresh Air Coil



M20 – Fresh Air Fan



M21 – Exhaust Fans



M22 – Control Panel



P1 – Gas Meter



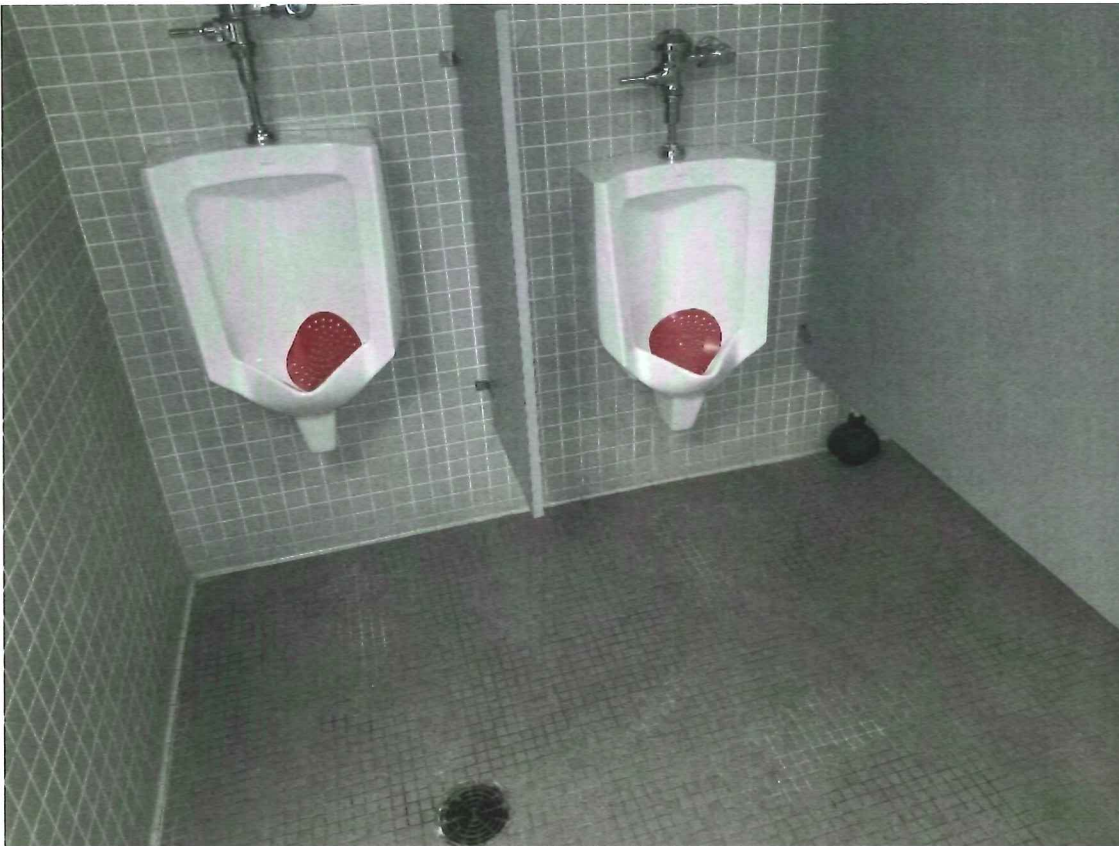
P2 – Water Softner



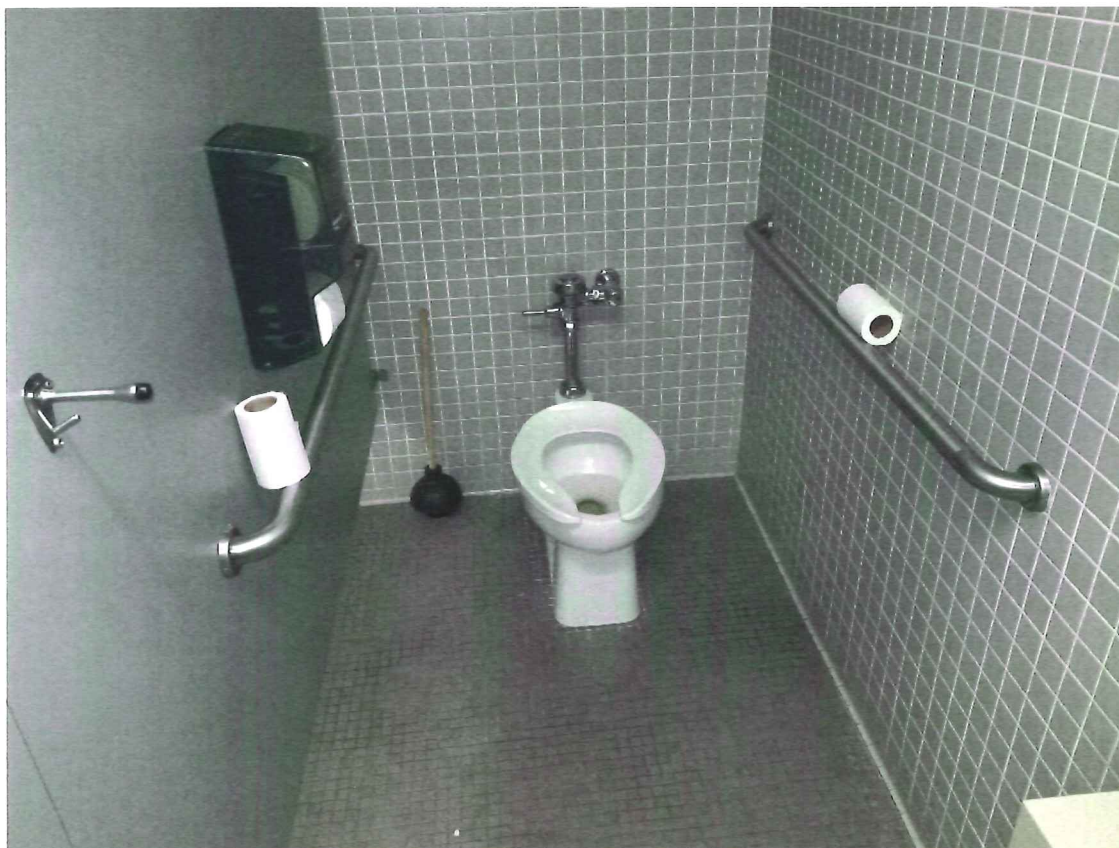
P3 – Domestic Water Heater



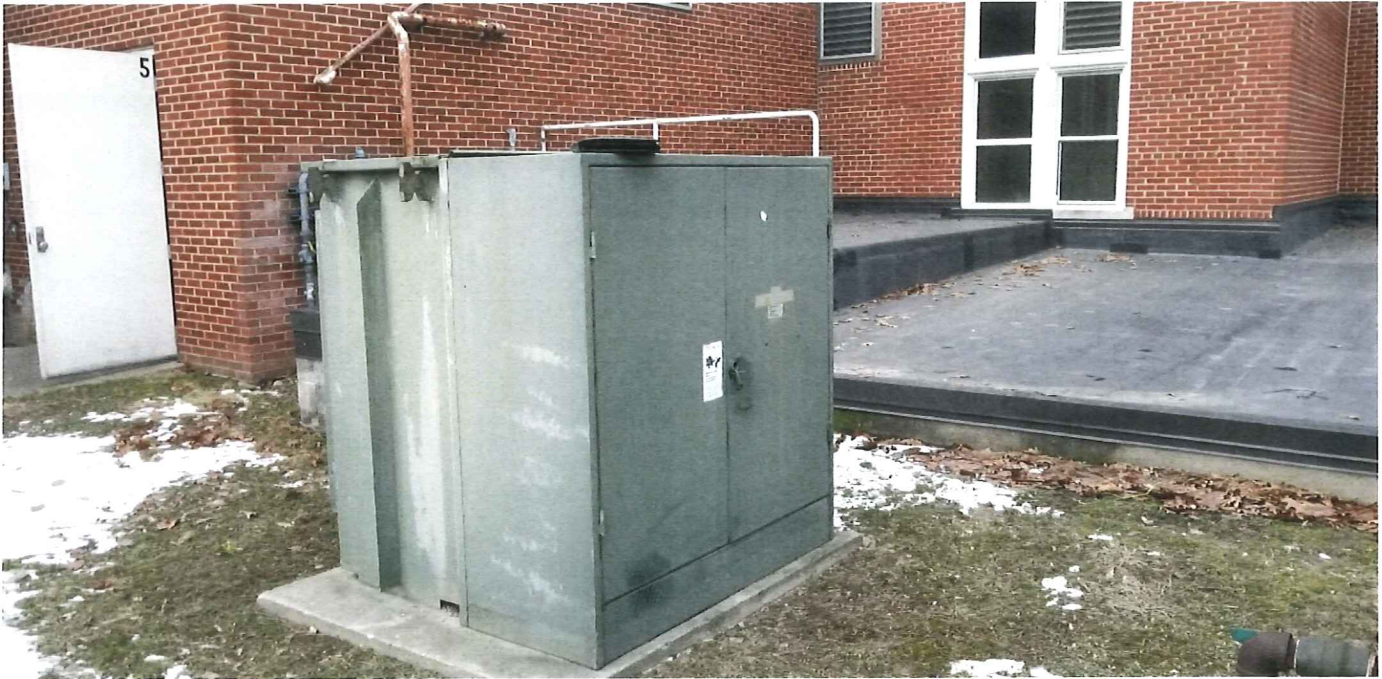
P4 – Domestic Water Heater



P5 - Urinals



P6 – Water Closet



E1 – Utility Transformer



E2 – Generator



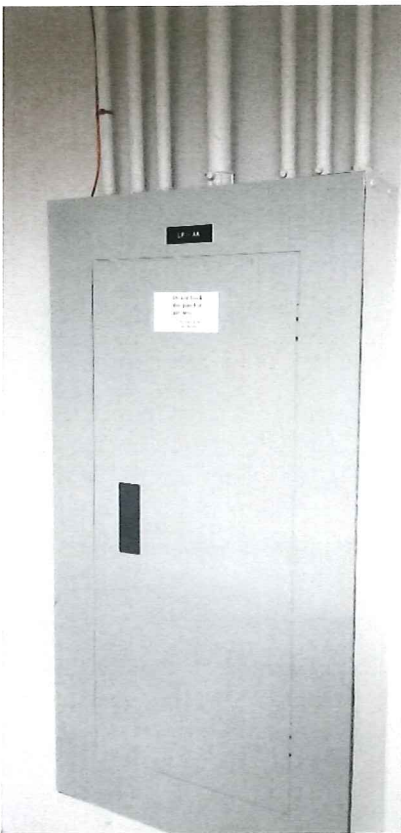
E3 – Transfer Switch



E4 – Main Distribution Switchboard



E5 – Distribution Switchboards / Motor Control Center



E6 – Lighting Panel



E7 – Dry Type Transformers



5

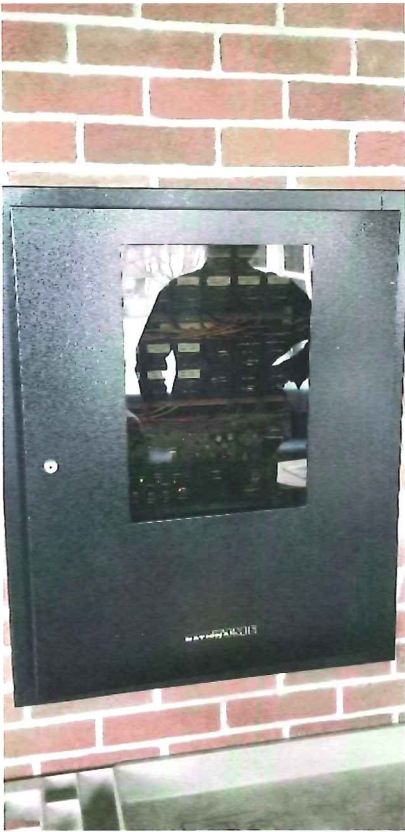
E8 – Receptacle Panelboards



E9 – U.P.S.



E10 – Server Room Panelboard



E11 – Fire Alarm Control Panel



E12 – Exterior Light Poles



E13 – Exterior Wall Sconce



E14 – Interior Hall Lights



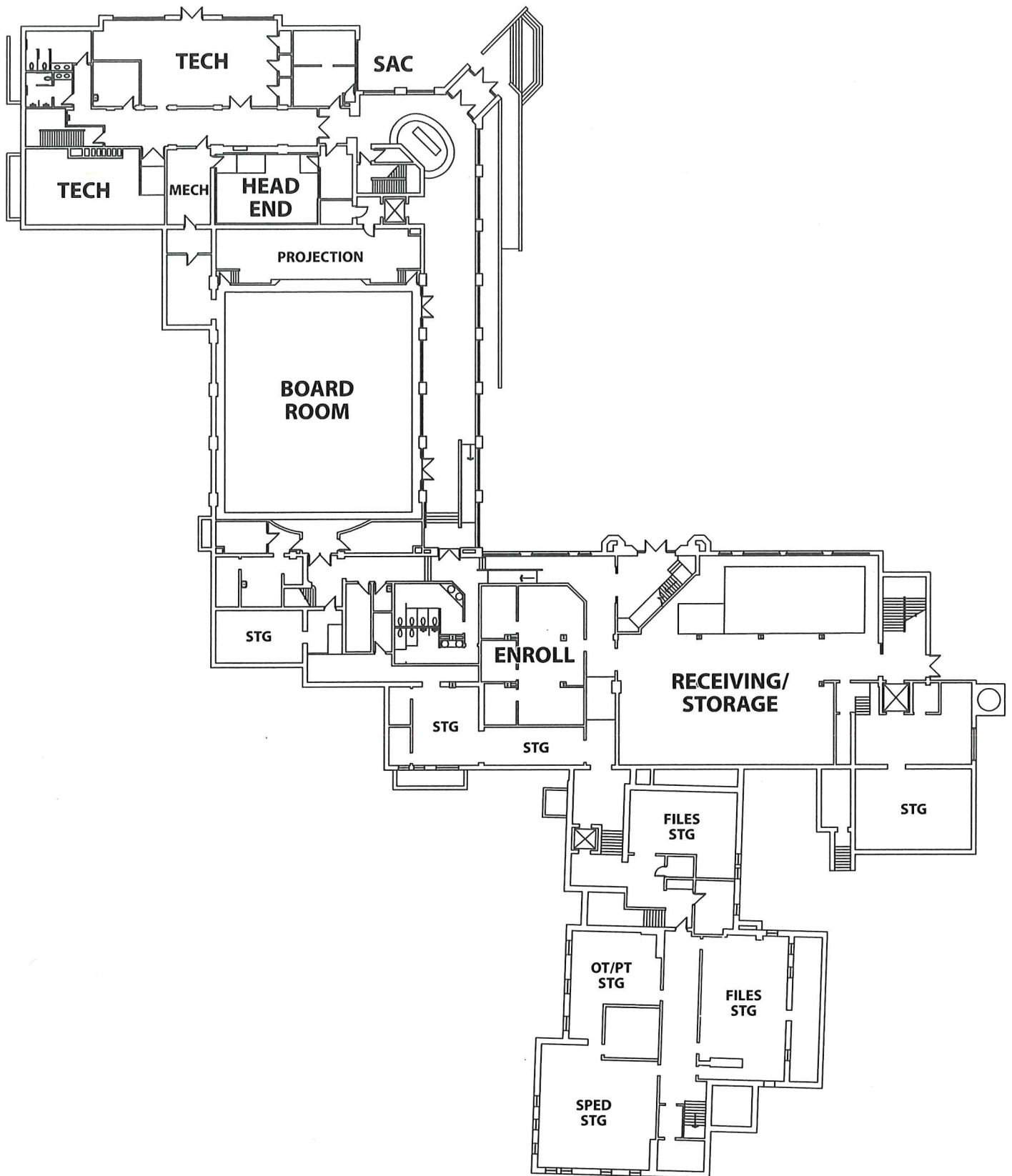
E15 – Interior Light Fixture



E16 - Interior Light Fixture

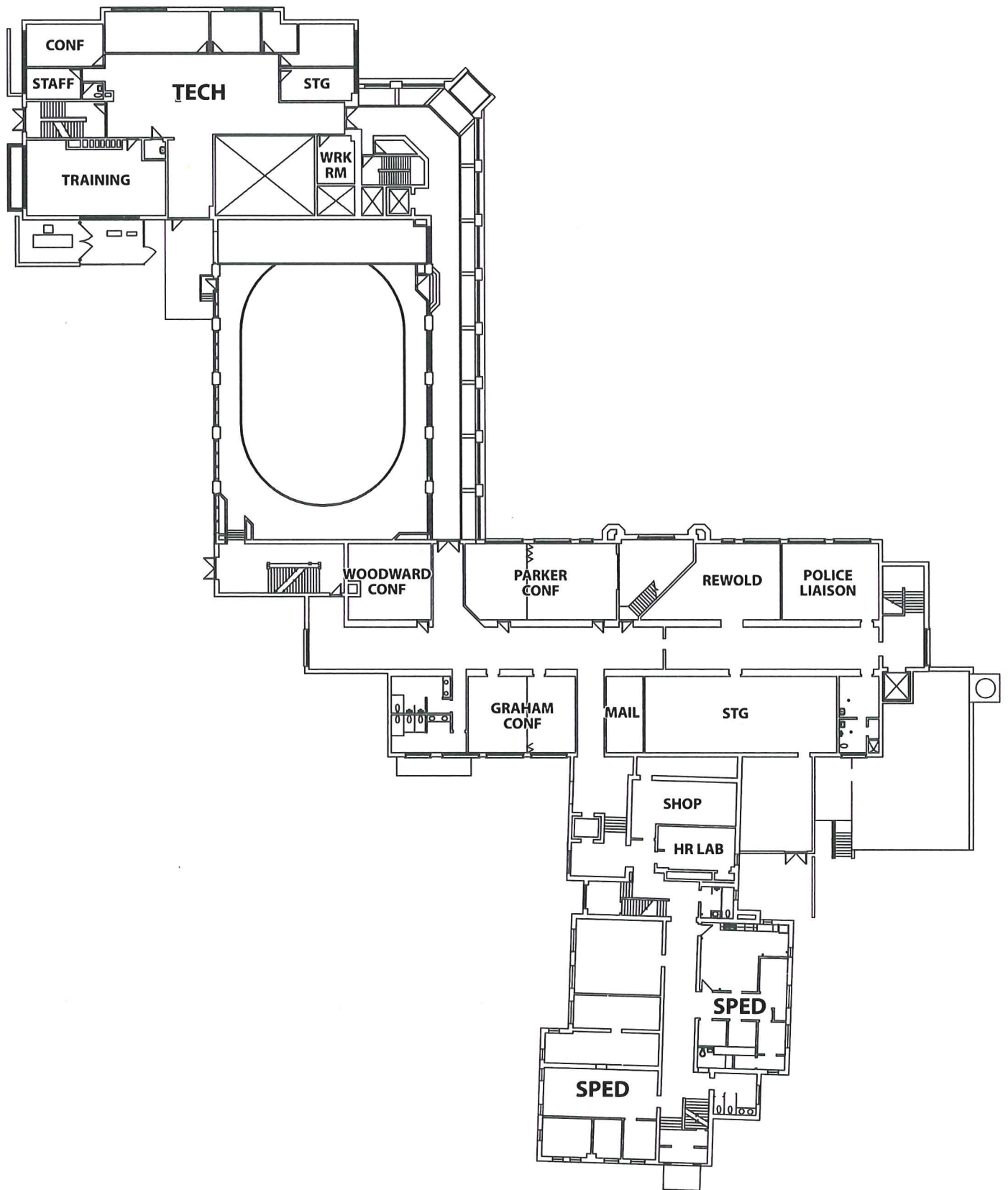


E17 – Interior Light Fixtures



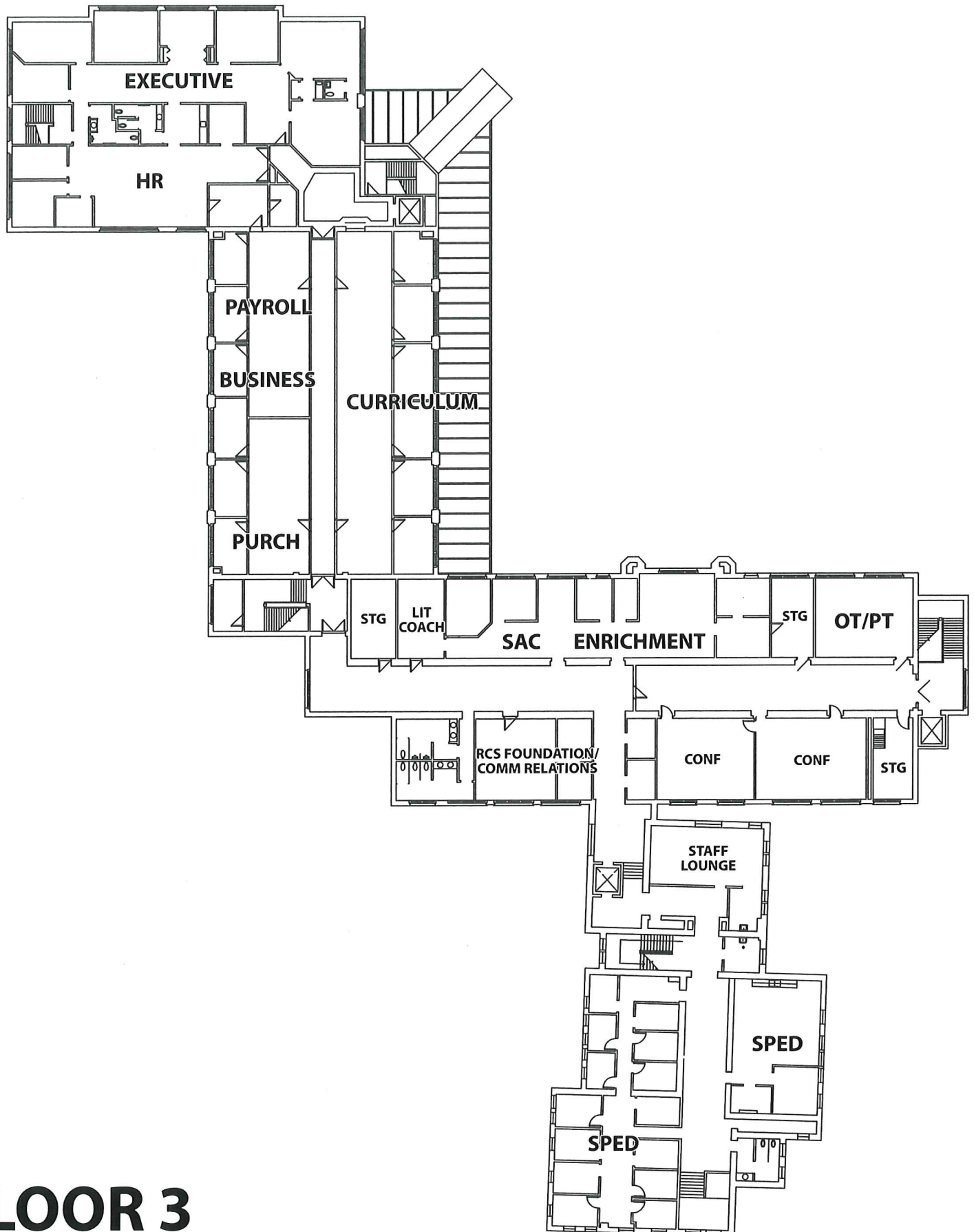
FLOOR 1

EXISTING



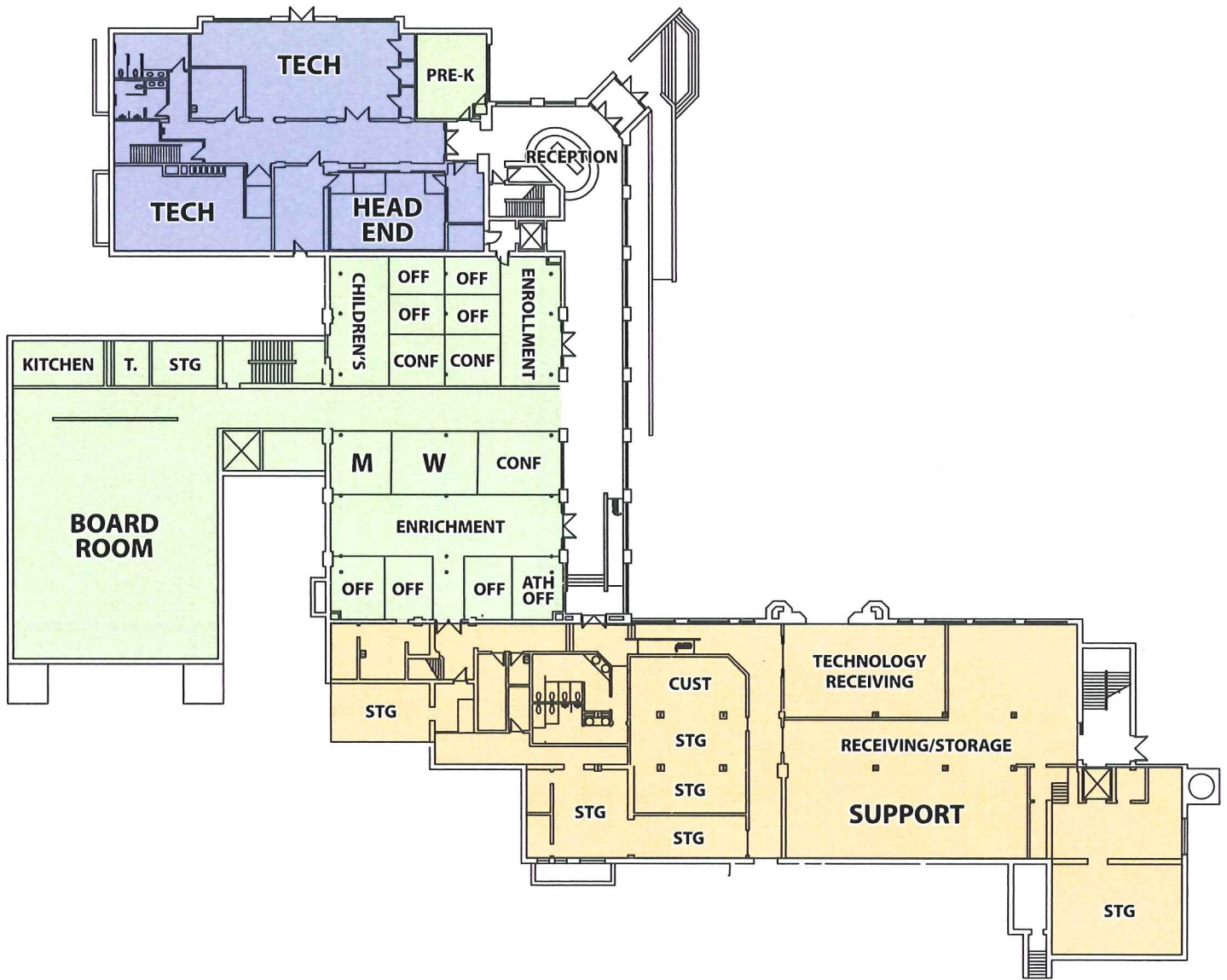
FLOOR 2

EXISTING



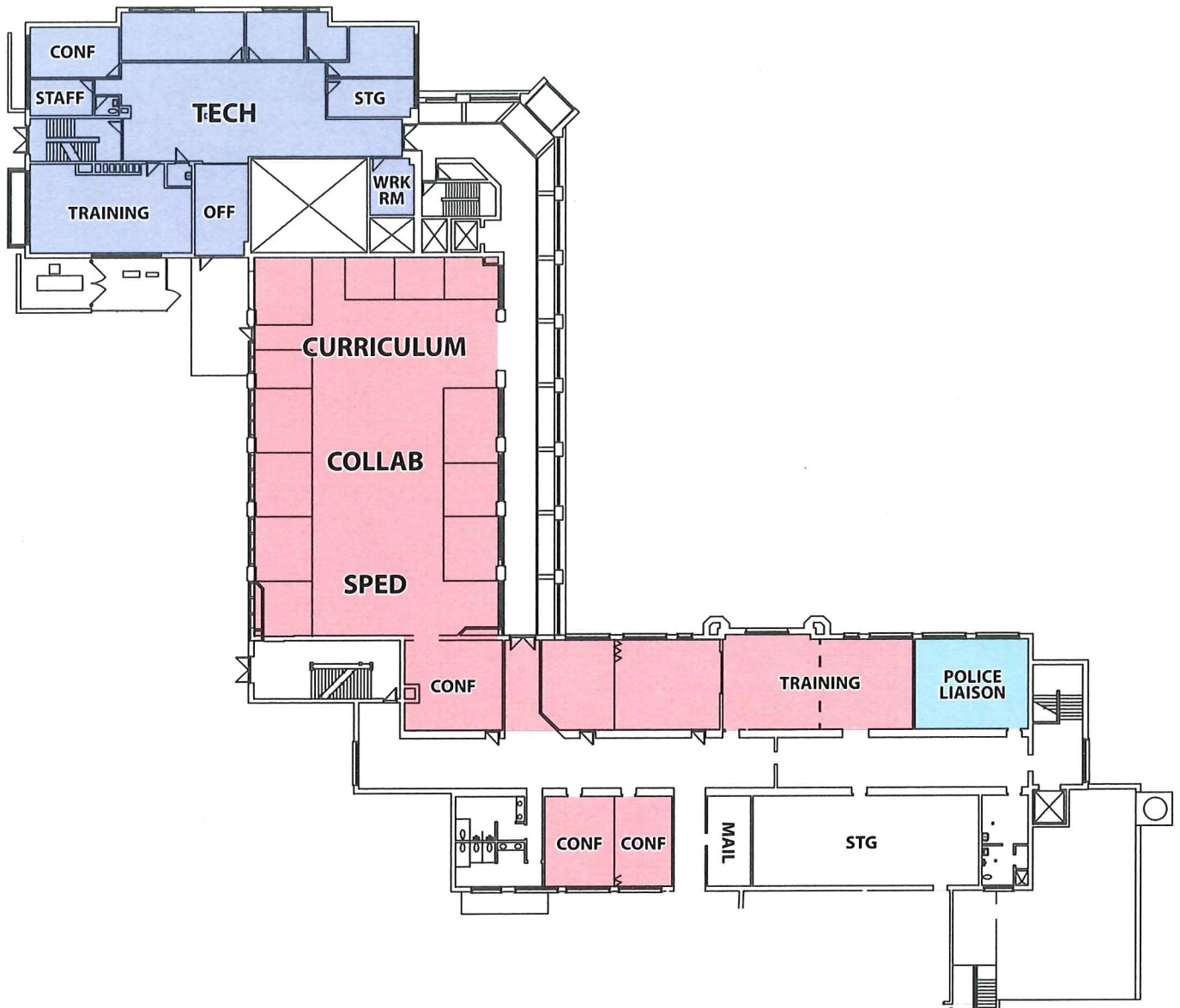
FLOOR 3

EXISTING



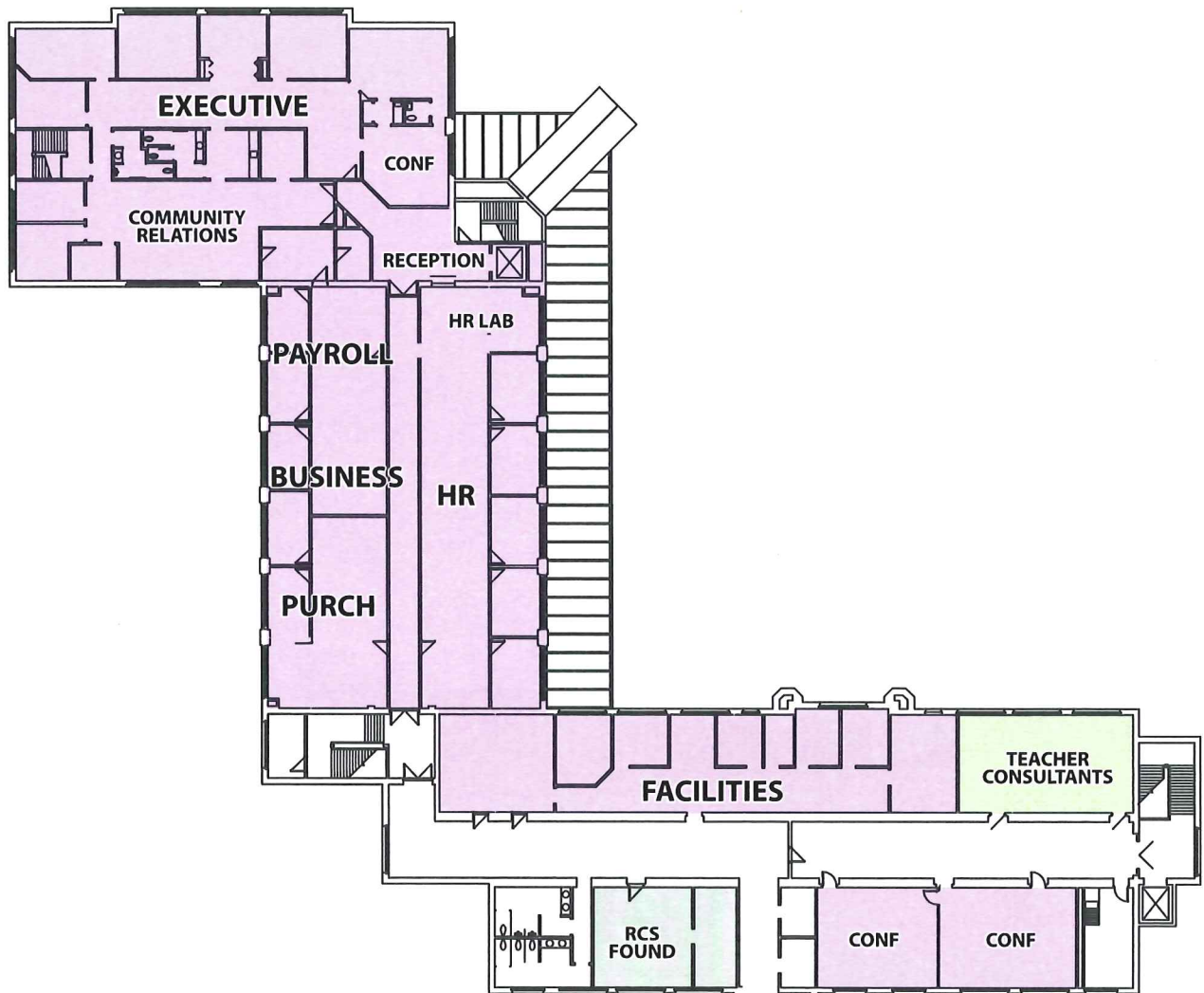
FLOOR 1

OPTION 2



FLOOR 2

OPTION 2



FLOOR 3

OPTION 2



ROCHESTER COMMUNITY SCHOOLS

PRIDE IN EXCELLENCE



ROCHESTER SCHOOLS ADMIN. BLDG.

Option 1A- Conceptual Estimate

6.6.2019

Rochester Schools Admin. Building - Option 1A Conceptual Estimate

Option 1A -

This is the "repair and re-use" option that would address only the physical inadequacies of the building, (envelope including windows and roof, mechanical and electrical systems, minimal ADA upgrades, and other required repairs and upgrades.) There is also a budget for replacing the existing atrium structure and associated space at the first and second floors. The damage to this area has been caused by significant water infiltration over a long period of time through the sloped glazing. This option does not address any of the functional deficiencies of the building in terms of space adequacies, adjacencies and operational inefficiencies. This option would vacate the building during construction, requiring temporary relocation of the district's technology infrastructure and the leasing of temporary space.

Unifomat Level 1		Cost
B SHELL		\$2,300,627
C INTERIORS		\$1,988,217
D SERVICES		\$4,083,866
E EQUIPMENT AND FURNISHINGS		\$37,750
F SPECIAL CONSTRUCTION AND DEMOLITION		\$672,756
G BUILDING SITEWORK		\$516,455
H OTHER PROJECT COSTS		\$1,507,425
Subtotal Direct Cost		\$11,107,095
Escalation, GC's and Contingency		
Escalation (3 years @ 4% compounded)	19.40%	\$2,154,776
GC's	2.50%	\$331,547
Contingency	15.00%	\$2,039,013
Subtotal Escalation, GC's and Contingency		\$4,525,336
Fees and Bonds		
CM Fees	8.50%	\$1,328,757
AE Fees & Costs	9.50%	\$1,485,081
Other Bond Costs	1.50%	\$234,486
Subtotal Fees and Bonds		\$3,048,324
Owner Direct Costs		
Temporary Lease	LSUM	\$2,017,660
Moving Costs	LSUM	\$755,000
Technology	3.00%	\$560,423
Fixed Furnishings	2.00%	\$373,615
Temporary Head End	0.00%	\$0
Fiber Rework (Temp Office Location) - Allowance	LSUM	\$950,000
Land Aquisition	0.00%	\$0
Subtotal Owner Direct Costs		\$4,656,698
Unifomat Level 1		
Project Total		\$23,337,453

B SHELL

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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B20 Exterior Enclosure

B2010 Exterior Walls

\$31,095

Infill Window Opening that is below Grade - FA	80.00	sqft	\$55.00	\$4,400
Wood Panel - Scrape and Repaint - Various Locations - FA	700.00	sqft	\$5.50	\$3,850
Brick Veneer - Re Tuck point - FA	42.00	sqft	\$45.00	\$1,890
EIFS/Stucco - Reconstruct - FA	350.00	sqft	\$36.00	\$12,600
Scrape and Repaint Exterior Perimeter Trim - FA	557.00	sqft	\$15.00	\$8,355

B2020 Exterior Windows

\$1,530,375

Aluminum Framed Windows - FA	7,140.00	sqft	\$75.00	\$535,500
Aluminum Framed Windows - Not Already Included Above	2,590.00	sqft	\$75.00	\$194,250
Investigate and Repairs @ Top Floor Window Lintels - ALLOWANCE - FA	10,675.00	lnft	\$75.00	\$800,625

B2030 Exterior Doors

\$7,500

Exterior Doors - Replace Aluminum Sills with new - FA	15.00	each	\$500.00	\$7,500
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B20 Exterior Enclosure

\$1,568,970

B30 Roofing

B3010 Roof Coverings

\$731,657

Replace Roof Terminations with New - FA	500.00	lnft	\$20.00	\$10,000
Replace Gravel Stop & Drip Edge - FA	9,157.00	lnft	\$20.00	\$183,140
Replace Metal Coping - FA	175.00	lnft	\$25.00	\$4,375
Replace Metal Gutters and Downspouts - FA	667.00	lnft	\$24.00	\$16,008
Shingles with Felt, Drip Edges AREA 09 - FA	9,618.00	sqft	\$5.00	\$48,090
Standing Seam Roof - AREA 12 - FA	80.28	sqft	\$75.00	\$6,021
Clean Cast Stone Grout Lines - FA	698.00	lnft	\$10.00	\$6,980
EPDM .06 - AREA 01 - FA	10,225.32	sqft	\$17.00	\$173,830
EPDM .06 AREA 03 - FA	13,383.23	sqft	\$17.00	\$227,515
EPDM .06 AREA 04 - FA	331.14	sqft	\$17.00	\$5,629
EPDM .06 AREA 05 - FA	80.28	sqft	\$17.00	\$1,365
EPDM .06 AREA 06 - FA	571.98	sqft	\$17.00	\$9,724
EPDM .06 AREA 07 - FA	15.05	sqft	\$17.00	\$256
EPDM .06 AREA 08 - FA	446.54	sqft	\$17.00	\$7,591
EPDM .06 AREA 10 - FA	1,555.37	sqft	\$17.00	\$26,441
EPDM .06 AREA 11 - FA	255.88	sqft	\$17.00	\$4,350
EPDM .060 AREA 02 - FA	20.07	sqft	\$17.00	\$341
Allowance to meet Current Energy Code - FA	0.00	NIC	\$10.00	\$0

B30 Roofing

\$731,657

B SHELL

\$2,300,627

C INTERIORS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
C10 Interior Construction				
C1010 Partitions				\$341,116
Architectural Implications for MEP Rework	89,716.00	sqft	\$2.00	\$179,432
At Least 5 Doors will Require ADA Latch Side Clearance - FA	5.00	each	\$8,500.00	\$42,500
Plaster Ceiling and Floor Penetrations throughout need to be sealed and rated - FA	89,716.00	sqft	\$1.00	\$89,716
Plaster on CMU - Lower Level Walls - FA	0.00	NIC	\$4.50	\$0
CMU, 8" - Interior - O2	841.94	sqft	\$35.00	\$29,468
C1020 Interior Doors				\$40,500
Replace Double Wood Doors with Fire Rated Doors, Frames, Hdw - FA	5.00	each	\$4,000.00	\$20,000
Replace Single Corridor Wood Door with Fire Rated Door, Frame, Hardware - FA	4.00	each	\$2,000.00	\$8,000
Some Doors Require Resealing for Smoke - FA	20.00	each	\$250.00	\$5,000
Stair #7 - Provide Double Doors - FA	3.00	pair	\$2,500.00	\$7,500
C10 Interior Construction				\$381,616
C20 Stairs				
C2010 Stair Construction				\$288,395
Build New Interior Side of Handrail at Stairway - FA	4.00	each	\$8,000.00	\$32,000
Demo and Rebuild Stair #5 to Meet Code & Fire Rating - FA	0.00	NIC	\$25,000.00	\$0
Enclose Existing Stairway - FA	3.00	each	\$15,000.00	\$45,000
Rebuild Interior Ramp to Meet Code - FA	200.00	sqft	\$150.00	\$30,000
Remove and Replace Catwalk Guardrails - FA	213.00	lnft	\$165.00	\$35,145
Replace with Code Compliant Stair Handrails - FA	650.00	lnft	\$150.00	\$97,500
Replace with Code Compliant Stair Guardrails - FA	650.00	lnft	\$75.00	\$48,750
C20 Stairs				\$288,395
C30 Interior Finishes				
C3010 Wall Finishes				\$35,884
Replace Vinyl Wall Covering - Medium Weight - FA	8,971.00	sqft	\$4.00	\$35,884
C3020 Floor Finishes				\$766,455
Resurface Rest Room Terrazzo Flooring - FA	0.00	NIC	\$35.00	\$0
Resurface Terrazzo Flooring - FA	2,300.00	sqft	\$35.00	\$80,500
Carpet Tile	4,856.00	sqyd	\$40.00	\$194,240
Minor Floor Leveling - Throughout	87,416.00	sqft	\$3.50	\$305,956
Std. LVT (ILO VCT) - FA	43,708.00	sqft	\$4.25	\$185,759
C3030 Ceiling Finishes				\$515,867
Plaster Ceiling - Patch & Repair - FA	44,858.00	sqft	\$6.00	\$269,148
Replace 2x2 Acoustical Ceiling Tile - Base Grade - FA	44,858.00	sqft	\$5.50	\$246,719
C30 Interior Finishes				\$1,318,206
C INTERIORS				\$1,988,217

D SERVICES

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
D10 Conveying				
D1010 Elevators and Lifts				\$300,000
Replace Elevator in Existing Shaft (2 EA)	6.00	stop	\$50,000.00	\$300,000
D10 Conveying				\$300,000
D20 Plumbing				
D2010 Plumbing Fixtures				\$42,000
Drinking Fountain - Water Bottle Fill - FA (Incl Architectural Implications)	6.00	each	\$6,000.00	\$36,000
Domestic Hot Water Heater - FA	2.00	each	\$2,000.00	\$4,000
Pump (hot water return) - FA	1.00	each	\$2,000.00	\$2,000
D2020 Domestic Water Distribution				\$5,300
Add Backflow Preventer at Water Meter - FA	1.00	each	\$5,300.00	\$5,300
D2030 Sanitary Waste				\$3,000
Re-seal existing Roof Penetrations - FA	20.00	each	\$150.00	\$3,000
D2040 Rainwater Drainage				\$3,000
Clean Existing Overflow Drain Outlets - FA	20.00	each	\$75.00	\$1,500
Clean Existing Roof Drain Outlets - FA	20.00	each	\$75.00	\$1,500
D20 Plumbing				\$53,300
D2090 Other Plumbing Systems				
D2030 Sanitary Waste				\$141,400
Underground Sanitary (underslab) - FA	1,010.00	Inft	\$140.00	\$141,400
D2090 Other Plumbing Systems				\$141,400
D30 HVAC				
D3020 Heat Generation Systems				\$447,165
Booster Pump (AHU coil) - FA	1.00	each	\$1,200.00	\$1,200
Booster Pump (heating coil) - FA	10.00	each	\$1,200.00	\$12,000
Pump (cooling tower) - FA	2.00	each	\$1,500.00	\$3,000
Pump (heat pump HX loop) - FA	2.00	each	\$3,500.00	\$7,000
Pump (heat pump loop)	2.00	each	\$3,500.00	\$7,000
Pump (heating hydronic) - FA	2.00	each	\$8,482.40	\$16,965
Boiler, 3500 mbh - FA (2 EA)	2.00	each	\$200,000.00	\$400,000
D3030 Cooling Generation Systems				\$262,300
Computer Room AC Unit - FA	1.00	each	\$6,800.00	\$6,800
Computer Room Dry Cooler- FA	1.00	each	\$5,500.00	\$5,500
Cooling Tower - FA	2.00	each	\$125,000.00	\$250,000
D3040 HVAC Distribution Systems				\$170,000
Exhaust Fans, 1000-1600 cfm - FA	37.00	cfm	\$4,000.00	\$148,000
Fresh Air Coils - FA	10.00	each	\$1,100.00	\$11,000
Fresh Air Fans - FA	10.00	each	\$1,100.00	\$11,000
D3050 Terminal & Packaged Units				\$1,290,673

Fresh Air Fan Coil - FA	10.00 each	\$5,865.00	\$58,650
Unit Ventilators - FA	2.00 each	\$3,200.00	\$6,400
Cabinet Heaters and Unit Heaters - FA	8.00 each	\$2,242.50	\$17,940
Heat Pump Units - FA	95.00 each	\$12,500.00	\$1,187,500
Unit Heaters - FA	9.00 each	\$2,242.50	\$20,183

D30 HVAC

\$2,170,137

D35 HVAC Specialties

D3090 Other HVAC Systems & Equipment

\$6,360

AHU, 2000 cfm, FA	1.00 each	\$6,360.00	\$6,360
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D35 HVAC Specialties

\$6,360

D50 Electrical

D5010 Electrical Service & Distribution

\$35,400

Transformer - 750 kVA - FA	1.00 each	\$35,400.00	\$35,400
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D5020 Lighting & Branch Wiring

\$984,064

Exterior Lighting Upgrade - Allowance - FA	1.00 allw	\$25,000.00	\$25,000
Interior Lighting Upgrades, Demo, Controls - FA	89,716.00 sqft	\$4.75	\$426,151
Remove and Upgrade Electrical Equipment/Panels - FA	89,716.00 sqft	\$5.94	\$532,913

D5030 Communications & Security Systems

\$251,205

Remove/Replace Fire Alarm - FA	89,716.00 sqft	\$2.80	\$251,205
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D5090 Other Electrical Systems

\$142,000

Generator - 215 kW - FA	1.00 each	\$142,000.00	\$142,000
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D50 Electrical

\$1,412,669

D SERVICES

\$4,083,866

E EQUIPMENT AND FURNISHINGS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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E20 Furnishings

E2010 Fixed Furnishings

\$37,750

Casework - Replace Some PLAM Base Cabinets - FA	100.00 Inft	\$250.00	\$25,000
Replace some PLAM Countertops - FA	150.00 Inft	\$85.00	\$12,750

E20 Furnishings

\$37,750

E EQUIPMENT AND FURNISHINGS

\$37,750

F SPECIAL CONSTRUCTION AND DEMOLITION

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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F10 Abatement & Remediation

F1010 Abatement and Remediation

\$179,432

Allowance - Asbestos and Lead Remediation	89,716.00 select unit	\$2.00	\$179,432
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F10 Abatement & Remediation

\$179,432

F20 Selective Building Demolition**F2010 Building Elements Demolition****\$493,324**

Interior Demolition	89,716.00 sqft	\$4.00	\$358,864
Demo Roofing - FA	36,490.00 sqft	\$3.00	\$109,470
Demo Windows - FA	7,140.00 sqft	\$3.50	\$24,990

F20 Selective Building Demolition**\$493,324****F SPECIAL CONSTRUCTION AND DEMOLITION****\$672,756****G BUILDING SITEWORK**

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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G10 Site Preparation**G1030 Site Earthwork****\$10,000**

Grading Allowance - NE Corner	1.00	allw	\$10,000.00	\$10,000
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G10 Site Preparation**\$10,000****G20 Site Improvements****G2020 Parking Lots****\$171,617**

Asphalt Paving 1 1/2" Overlay	80,065.00	sqft	\$1.50	\$120,098
Milling of Existing Parking Lots	80,065.00	sqft	\$0.25	\$20,016
Curb & Gutter Concrete	500.00	lnft	\$30.00	\$15,000
Demo and Replace Some Curb & Gutter, Concrete	500.00	lnft	\$25.00	\$12,500
Stripe Parking Lot	80,065.00	sqft	\$0.05	\$4,003

G2030 Pedestrian Paving**\$182,438**

Demo and Replace 4" Concrete Sidewalks	21,450.00	sqft	\$7.50	\$160,875
Remove and Replace Existing Concrete Sidewalks - FA	2,875.00	sqft	\$7.50	\$21,563

G2040 Site Development**\$55,200**

Repair Top of Retaining Wall - (Front Entrance Ramp) - FA	52.00	lnft	\$100.00	\$5,200
Rebuild Exterior Concrete Steps @ Board Room - FA	5.00	each	\$1,500.00	\$7,500
Rebuild Exterior Ramp, Landing & Steps @ Stair #2 (NW Corner) - FA	250.00	sqft	\$150.00	\$37,500
Repaint Ramp Handrails at Main Entry/Egress - FA	250.00	lnft	\$20.00	\$5,000

G2050 Landscaping**\$17,200**

Provide Landscape Bed @ Window Infill Location - FA	1.00	each	\$1,500.00	\$1,500
Lawn Restoration	6,280.00	sqyd	\$2.50	\$15,700

G20 Site Improvements**\$426,455****G30 Site Mechanical Utilities****G3020 Sanitary Sewer****\$80,000**

Remove and Replace Sanitary Pipe	1,000.00	lnft	\$80.00	\$80,000
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G30 Site Mechanical Utilities**\$80,000****G BUILDING SITEWORK****\$516,455****H OTHER PROJECT COSTS**

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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H10 General Allowances

H1030 Allowances

\$1,507,425

Add Single Occupancy Toilet Room - Renovate Existing Space	2.00	select unit	\$20,000.00	\$40,000
Board Room Kitchenette to be Renovated - Light Renovation - FA	275.00	sqft	\$50.00	\$13,750
Completely Remove and Rebuild 2 Story Atrium - FA	3,200.00	sqft	\$220.00	\$704,000
Employee Lounge to be Renovated - Light Renovation- FA	600.00	select unit	\$50.00	\$30,000
Exposed Concrete Deck Area - Remove underground portion of Building - FA	1,100.00	sqft	\$30.00	\$33,000
Kitchenette/Break Area in Original Building to be Renovated - Light Renovation - FA	500.00	sqft	\$50.00	\$25,000
Level Second Floor in Old (South) Portion - Allowance	6,952.00	select unit	\$25.00	\$173,800
Level the Floor in the Entry Level N Section of Bldg in IT Area Open Office - FA	1,315.00	sqft	\$25.00	\$32,875
Toilet Rooms - Renovate Existing for ADA Compliance	13.00	each	\$35,000.00	\$455,000

H10 General Allowances

\$1,507,425

H OTHER PROJECT COSTS

\$1,507,425

B SHELL	Assumptions, Clarifications and Exclusions
Brick Veneer - Re Tuck point - FA	Limited area missing mortar
EIFS/Stucco - Reconstruct - FA	138'-6" LF
Aluminum Framed Windows - FA	50 EA 3 Lite with Transom
Aluminum Framed Windows - FA	13 EA 4 Lite with Transom
Aluminum Framed Windows - FA	13 EA 2 Lite with Transom
Aluminum Framed Windows - FA	8 EA 1 Lite with Transom
Aluminum Framed Windows - FA	10 EA 2 Lite, no Transom
Aluminum Framed Windows - FA	47 EA 1 Lite, no Transom
Replace Roof Terminations with New - FA	Assumed Qty
Replace Metal Coping - FA	Qty per FA
Clean Cast Stone Grout Lines - FA	Assume 35%, Clean as Necessary
Replace Metal Gutters and Downspouts - FA	Qty per FA, Replace all Gutters
Investigate and Repairs @ Top Floor Window Lintels - ALLOWANCE - FA	All top floor lintels to be investigated with selective demolition to inspect for integrity. All window heads do not have weeps or have been grouted closed. Selective demolition required on all window heads to determine if proper flashing is present and provide weep holes.
Allowance to meet Current Energy Code - FA	Not Included
Aluminum Framed Windows - Not Already Included Above	Balance of Windows not Listed in FA.

C INTERIORS	Assumptions, Clarifications and Exclusions
Resurface Terrazzo Flooring - FA	Includes Patch and Fill Cracks
Resurface Rest Room Terrazzo Flooring - FA	Included in Terrazzo qty above
Std. LVT (ILO VCT) - FA	Assume 1/2 of Flooring
Replace Vinyl Wall Covering - Medium Weight - FA	Allowance - Assumed 10% of GSF (Floor Space)
Replace 2x2 Acoustical Ceiling Tile - Base Grade - FA	Assume 50% of GSF
Plaster Ceiling - Patch & Repair - FA	Assume 50% of GSF
Plaster Ceiling and Floor Penetrations throughout need to be sealed and rated - FA	ALLOWANCE. Requires more investigation to quantify and price.

Rebuild Interior Ramp to Meet Code - FA	This has been included in the pricing to remove and rebuild the Atrium Space.
At Least 5 Doors will Require ADA Latch Side Clearance - FA	Allowance
Some Doors Require Resealing for Smoke - FA	Assume 10%
Carpet Tile	Assume 1/2 of Flooring

D SERVICES	Assumptions, Clarifications and Exclusions
Boiler, 3500 mbh - FA (2 EA)	Past the End of Useful Life. Includes Demo, Flush/Fill/chem feed, HHW/drain/Gas/Flue, controls, T&B, GC's
Cooling Tower - FA	Past the End of Useful Life
Clean Existing Roof Drain Outlets - FA	Assumed Qty from GOOGLE Earth
Clean Existing Overflow Drain Outlets - FA	Assumed Qty from GOOGLE Earth
Replace Elevator in Existing Shaft (2 EA)	Allowance
Cabinet Heaters and Unit Heaters - FA	Past the End of Useful Life
Unit Ventilators - FA	Past the End of Useful Life
Transformer - 750 kVA - FA	Past the End of Useful Life, DTE
Generator - 215 kW - FA	Past the End of Useful Life
Remove/Replace Fire Alarm - FA	Past the End of Useful Life
Remove and Upgrade Electrical Equipment/Panels - FA	Past the End of Useful Life
Domestic Hot Water Heater - FA	One is 12 Years Old, the other is past it's UL of 30 Yrs.
Pump (heating hydronic) - FA	Past the End of Useful Life
Pump (heat pump loop)	Past the End of Useful Life
Pump (heat pump HX loop) - FA	Past the End of Useful Life
Pump (cooling tower) - FA	Past the End of Useful Life
Underground Sanitary (underslab) - FA	Saw Cut Concrete Floor, replace pipe, patch concrete, over 100 years old

F SPECIAL CONSTRUCTION AND DEMOLITION	Assumptions, Clarifications and Exclusions
Allowance - Asbestos and Lead Remediation	Report Review Required

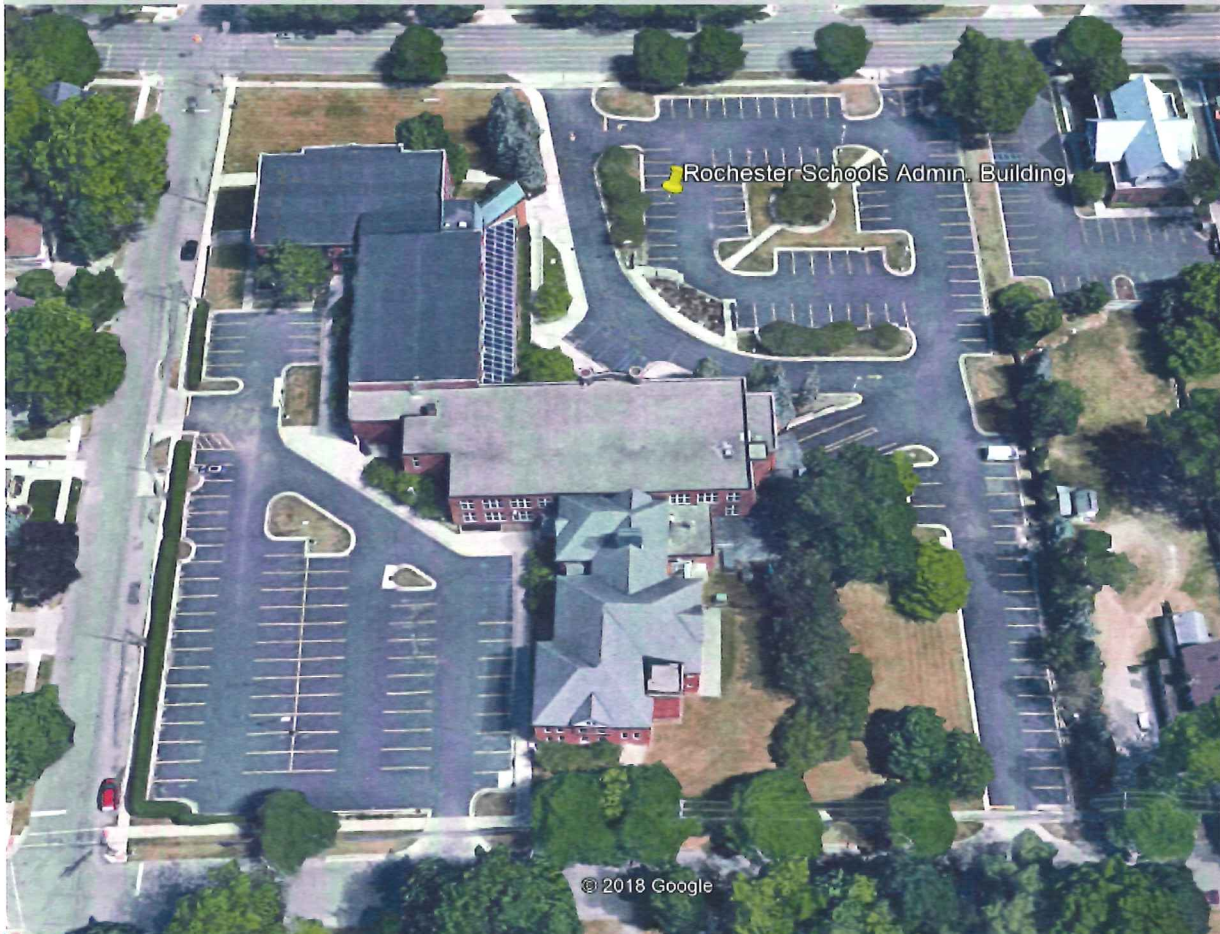
G BUILDING SITEWORK	Assumptions, Clarifications and Exclusions
Grading Allowance - NE Corner	There is a low spot toward the NE corner of site that required regrading.
Lawn Restoration	For Perimeter of Sidewalk Removal and Replacement and a portion of the Parking Lots
Curb & Gutter Concrete	Allowance
Remove and Replace Sanitary Pipe	Not Included

H OTHER PROJECT COSTS	Assumptions, Clarifications and Exclusions
Toilet Rooms - Renovate Existing for ADA Compliance	Require relocating some walls and fixtures
Kitchenette/Break Area in Original Building to be Renovated - Light New Finishes and Minor MEP Renovation - FA	
Board Room Kitchenette to be Renovated - Light Renovation - FA	New Finishes and Minor MEP
Employee Lounge to be Renovated - Light Renovation- FA	New Finishes and Minor MEP



ROCHESTER COMMUNITY SCHOOLS

PRIDE IN EXCELLENCE



ROCHESTER SCHOOLS ADMIN. BLDG.

Option 1B- Conceptual Estimate

6.6.2019

Rochester Schools Admin. Building - Option 1B Conceptual Estimate

Option and 1B-

This is the "repair and re-use" option that would address only the physical inadequacies of the building, (envelope including windows and roof, mechanical and electrical systems, minimal ADA upgrades, and other required repairs and upgrades.) There is also a budget for replacing the existing atrium structure and associated space at the first and second floors. The damage to this area has been caused by significant water infiltration over a long period of time through the sloped glazing. This option does not address any of the functional deficiencies of the building in terms of space adequacies, adjacencies and operational inefficiencies. This option would utilize phased construction in order to avoid having to relocate staff and technology infrastructure to a temporary site. However, due to the need to vacate large areas of the building during the remodeling, the construction period is extended, and there will be multiple moves of staff required to accommodate construction.

Unifomat Level 1		Cost
B SHELL		\$2,300,627
C INTERIORS		\$1,988,217
D SERVICES		\$4,083,866
E EQUIPMENT AND FURNISHINGS		\$37,750
F SPECIAL CONSTRUCTION AND DEMOLITION		\$672,756
G BUILDING SITEWORK		\$516,455
H OTHER PROJECT COSTS		\$1,507,425
Subtotal Direct Cost		\$11,107,096
Escalation, GC's and Contingency		
Escalation (3 years @ 4% compounded)	19.40%	\$2,154,777
GC's	2.50%	\$331,547
Contingency	15.00%	\$2,039,013
Phased Construction (Added GC's, Temp. Entrances/Protection, Re-Mobe., Etc.)	5.00%	\$679,671
Subtotal Escalation, GC's and Contingency		\$5,205,007
Fees and Bonds		
CM Fees	8.50%	\$1,386,529
AE Fees & Costs	9.50%	\$1,549,650
Other Bond Costs	1.50%	\$244,682
Subtotal Fees and Bonds		\$3,180,860
Owner Direct Costs		
Temporary Lease	LSUM	\$0
Moving Costs (Within Building)	LSUM	\$377,500
Technology	5.00%	\$974,648
Fixed Furnishings	2.00%	\$389,859
Temporary Head End	0.00%	\$0
Fiber Rework (Temp Office Location)	0.00%	\$0
Land Aquisition	0.00%	\$0
Subtotal Owner Direct Costs		\$1,742,007
Unifomat Level 1		

Project Total

\$21,234,970

B SHELL

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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B20 Exterior Enclosure**B2010 Exterior Walls****\$117,095**

Allowance to Meet Current Energy Code	8,600.00	sqft	\$10.00	\$86,000
Infill Window Opening that is below Grade - FA	80.00	sqft	\$55.00	\$4,400
Wood Panel - Scrape and Repaint - Various Locations - FA	700.00	sqft	\$5.50	\$3,850
Brick Veneer - Re Tuck point - FA	42.00	sqft	\$45.00	\$1,890
EIFS/Stucco - Reconstruct - FA	350.00	sqft	\$36.00	\$12,600
Scrape and Repaint Exterior Perimeter Trim - FA	557.00	sqft	\$15.00	\$8,355

B2020 Exterior Windows**\$1,530,375**

Aluminum Framed Windows - FA	7,140.00	sqft	\$75.00	\$535,500
Aluminum Framed Windows - Not Already Included Above	2,590.00	NIC	\$75.00	\$194,250
Investigate and Repairs @ Top Floor Window Lintels - ALLOWANCE - FA	10,675.00	Inft	\$75.00	\$800,625

B2030 Exterior Doors**\$7,500**

Exterior Doors - Replace Aluminum Sills with new - FA	15.00	each	\$500.00	\$7,500
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B20 Exterior Enclosure**\$1,654,970****B30 Roofing****B3010 Roof Coverings****\$731,657**

Replace Roof Terminations with New - FA	500.00	Inft	\$20.00	\$10,000
Replace Gravel Stop & Drip Edge - FA	9,157.00	Inft	\$20.00	\$183,140
Replace Metal Coping - FA	175.00	Inft	\$25.00	\$4,375
Replace Metal Gutters and Downspouts - FA	667.00	Inft	\$24.00	\$16,008
Shingles with Felt, Drip Edges AREA 09 - FA	9,618.00	sqft	\$5.00	\$48,090
Standing Seam Roof - AREA 12 - FA	80.28	sqft	\$75.00	\$6,021
Clean Cast Stone Grout Lines - FA	698.00	Inft	\$10.00	\$6,980
EPDM .06 - AREA 01 - FA	10,225.32	sqft	\$17.00	\$173,830
EPDM .06 AREA 03 - FA	13,383.23	sqft	\$17.00	\$227,515
EPDM .06 AREA 04 - FA	331.14	sqft	\$17.00	\$5,629
EPDM .06 AREA 05 - FA	80.28	sqft	\$17.00	\$1,365
EPDM .06 AREA 06 - FA	571.98	sqft	\$17.00	\$9,724
EPDM .06 AREA 07 - FA	15.05	sqft	\$17.00	\$256
EPDM .06 AREA 08 - FA	446.54	sqft	\$17.00	\$7,591
EPDM .06 AREA 10 - FA	1,555.37	sqft	\$17.00	\$26,441
EPDM .06 AREA 11 - FA	255.88	sqft	\$17.00	\$4,350
EPDM .060 AREA 02 - FA	20.07	sqft	\$17.00	\$341
Allowance to meet Current Energy Code - FA	0.00	NIC	\$10.00	\$0

B30 Roofing**\$731,657****B SHELL****\$2,386,627**

C INTERIORS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
C10 Interior Construction				
C1010 Partitions				\$341,116
Architectural Implications for MEP Rework	89,716.00	sqft	\$2.00	\$179,432
At Least 5 Doors will Require ADA Latch Side Clearance - FA	5.00	each	\$8,500.00	\$42,500
Plaster Ceiling and Floor Penetrations throughout need to be sealed and rated - FA	89,716.00	sqft	\$1.00	\$89,716
Plaster on CMU - Lower Level Walls - FA	0.00	NIC	\$4.50	\$0
CMU, 8" - Interior - O2	841.94	sqft	\$35.00	\$29,468
C1020 Interior Doors				\$40,500
Replace Double Wood Doors with Fire Rated Doors, Frames, Hdw - FA	5.00	each	\$4,000.00	\$20,000
Replace Single Corridor Wood Door with Fire Rated Door, Frame, Hardware - FA	4.00	each	\$2,000.00	\$8,000
Some Doors Require Resealing for Smoke - FA	20.00	each	\$250.00	\$5,000
Stair #7 - Provide Double Doors - FA	3.00	pair	\$2,500.00	\$7,500
C10 Interior Construction				\$381,616
C20 Stairs				
C2010 Stair Construction				\$288,395
Build New Interior Side of Handrail at Stairway - FA	4.00	each	\$8,000.00	\$32,000
Demo and Rebuild Stair #5 to Meet Code & Fire Rating - FA	0.00	NIC	\$25,000.00	\$0
Enclose Existing Stairway - FA	3.00	each	\$15,000.00	\$45,000
Rebuild Interior Ramp to Meet Code - FA	200.00	sqft	\$150.00	\$30,000
Remove and Replace Catwalk Guardrails - FA	213.00	lnft	\$165.00	\$35,145
Replace with Code Compliant Stair Handrails - FA	650.00	lnft	\$150.00	\$97,500
Replace with Code Compliant Stair Guardrails - FA	650.00	lnft	\$75.00	\$48,750
C20 Stairs				\$288,395
C30 Interior Finishes				
C3010 Wall Finishes				\$35,884
Replace Vinyl Wall Covering - Medium Weight - FA	8,971.00	sqft	\$4.00	\$35,884
C3020 Floor Finishes				\$766,455
Resurface Rest Room Terrazzo Flooring - FA	0.00	NIC	\$35.00	\$0
Resurface Terrazzo Flooring - FA	2,300.00	sqft	\$35.00	\$80,500
Carpet Tile	4,856.00	sqyd	\$40.00	\$194,240
Minor Floor Leveling - Throughout	87,416.00	sqft	\$3.50	\$305,956
Std. LVT (ILO VCT) - FA	43,708.00	sqft	\$4.25	\$185,759
C3030 Ceiling Finishes				\$515,867
Plaster Ceiling - Patch & Repair - FA	44,858.00	sqft	\$6.00	\$269,148
Replace 2x2 Acoustical Ceiling Tile - Base Grade - FA	44,858.00	sqft	\$5.50	\$246,719
C30 Interior Finishes				\$1,318,206
C INTERIORS				\$1,988,217

D SERVICES

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
D10 Conveying				
D1010 Elevators and Lifts				\$300,000
Replace Elevator in Existing Shaft (2 EA)	6.00	stop	\$50,000.00	\$300,000
D10 Conveying				\$300,000
D20 Plumbing				
D2010 Plumbing Fixtures				\$42,000
Drinking Fountain - Water Bottle Fill - FA (Incl Architectural Implications)	6.00	each	\$6,000.00	\$36,000
Domestic Hot Water Heater - FA	2.00	each	\$2,000.00	\$4,000
Pump (hot water return) - FA	1.00	each	\$2,000.00	\$2,000
D2020 Domestic Water Distribution				\$5,300
Add Backflow Preventer at Water Meter - FA	1.00	each	\$5,300.00	\$5,300
D2030 Sanitary Waste				\$3,000
Re-seal existing Roof Penetrations - FA	20.00	each	\$150.00	\$3,000
D2040 Rainwater Drainage				\$3,000
Clean Existing Overflow Drain Outlets - FA	20.00	each	\$75.00	\$1,500
Clean Existing Roof Drain Outlets - FA	20.00	each	\$75.00	\$1,500
D20 Plumbing				\$53,300
D2090 Other Plumbing Systems				
D2030 Sanitary Waste				\$141,400
Underground Sanitary (underslab) - FA	1,010.00	Inft	\$140.00	\$141,400
D2090 Other Plumbing Systems				\$141,400
D30 HVAC				
D3020 Heat Generation Systems				\$447,165
Booster Pump (AHU coil) - FA	1.00	each	\$1,200.00	\$1,200
Booster Pump (heating coil) - FA	10.00	each	\$1,200.00	\$12,000
Pump (cooling tower) - FA	2.00	each	\$1,500.00	\$3,000
Pump (heat pump HX loop) - FA	2.00	each	\$3,500.00	\$7,000
Pump (heat pump loop)	2.00	each	\$3,500.00	\$7,000
Pump (heating hydronic) - FA	2.00	each	\$8,482.40	\$16,965
Boiler, 3500 mbh - FA (2 EA)	2.00	each	\$200,000.00	\$400,000
D3030 Cooling Generation Systems				\$262,300
Computer Room AC Unit - FA	1.00	each	\$6,800.00	\$6,800
Computer Room Dry Cooler- FA	1.00	each	\$5,500.00	\$5,500
Cooling Tower - FA	2.00	each	\$125,000.00	\$250,000
D3040 HVAC Distribution Systems				\$170,000
Exhaust Fans, 1000-1600 cfm - FA	37.00	cfm	\$4,000.00	\$148,000
Fresh Air Coils - FA	10.00	each	\$1,100.00	\$11,000
Fresh Air Fans - FA	10.00	each	\$1,100.00	\$11,000
D3050 Terminal & Packaged Units				\$1,290,673

Fresh Air Fan Coil - FA	10.00 each	\$5,865.00	\$58,650
Unit Ventilators - FA	2.00 each	\$3,200.00	\$6,400
Cabinet Heaters and Unit Heaters - FA	8.00 each	\$2,242.50	\$17,940
Heat Pump Units - FA	95.00 each	\$12,500.00	\$1,187,500
Unit Heaters - FA	9.00 each	\$2,242.50	\$20,183

D30 HVAC

\$2,170,137

D35 HVAC Specialties

D3090 Other HVAC Systems & Equipment

\$6,360

AHU, 2000 cfm, FA	1.00 each	\$6,360.00	\$6,360
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D35 HVAC Specialties

\$6,360

D50 Electrical

D5010 Electrical Service & Distribution

\$35,400

Transformer - 750 kVA - FA	1.00 each	\$35,400.00	\$35,400
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D5020 Lighting & Branch Wiring

\$984,064

Exterior Lighting Upgrade - Allowance - FA	1.00 allw	\$25,000.00	\$25,000
Interior Lighting Upgrades, Demo, Controls - FA	89,716.00 sqft	\$4.75	\$426,151
Remove and Upgrade Electrical Equipment/Panels - FA	89,716.00 sqft	\$5.94	\$532,913

D5030 Communications & Security Systems

\$251,205

Remove/Replace Fire Alarm - FA	89,716.00 sqft	\$2.80	\$251,205
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D5090 Other Electrical Systems

\$142,000

Generator - 215 kW - FA	1.00 each	\$142,000.00	\$142,000
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D50 Electrical

\$1,412,669

D SERVICES

\$4,083,866

E EQUIPMENT AND FURNISHINGS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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E20 Furnishings

E2010 Fixed Furnishings

\$37,750

Casework - Replace Some PLAM Base Cabinets - FA	100.00 Inft	\$250.00	\$25,000
Replace some PLAM Countertops - FA	150.00 Inft	\$85.00	\$12,750

E20 Furnishings

\$37,750

E EQUIPMENT AND FURNISHINGS

\$37,750

F SPECIAL CONSTRUCTION AND DEMOLITION

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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F10 Abatement & Remediation

F1010 Abatement and Remediation

\$179,432

Allowance - Asbestos and Lead Remediation	89,716.00 select unit	\$2.00	\$179,432
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F10 Abatement & Remediation

\$179,432

F20 Selective Building Demolition**F2010 Building Elements Demolition****\$493,324**

Interior Demolition	89,716.00 sqft	\$4.00	\$358,864
Demo Roofing - FA	36,490.00 sqft	\$3.00	\$109,470
Demo Windows - FA	7,140.00 sqft	\$3.50	\$24,990

F20 Selective Building Demolition**\$493,324****F SPECIAL CONSTRUCTION AND DEMOLITION****\$672,756****G BUILDING SITEWORK**

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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G10 Site Preparation**G1030 Site Earthwork****\$10,000**

Grading Allowance - NE Corner	1.00	allw	\$10,000.00	\$10,000
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G10 Site Preparation**\$10,000****G20 Site Improvements****G2020 Parking Lots****\$171,617**

Asphalt Paving 1 1/2" Overlay	80,065.00	sqft	\$1.50	\$120,098
Milling of Existing Parking Lots	80,065.00	sqft	\$0.25	\$20,016
Curb & Gutter Concrete	500.00	lnft	\$30.00	\$15,000
Demo and Replace Some Curb & Gutter, Concrete	500.00	lnft	\$25.00	\$12,500
Stripe Parking Lot	80,065.00	sqft	\$0.05	\$4,003

G2030 Pedestrian Paving**\$182,438**

Demo and Replace 4" Concrete Sidewalks	21,450.00	sqft	\$7.50	\$160,875
Remove and Replace Existing Concrete Sidewalks - FA	2,875.00	sqft	\$7.50	\$21,563

G2040 Site Development**\$55,200**

Repair Top of Retaining Wall - (Front Entrance Ramp) - FA	52.00	lnft	\$100.00	\$5,200
Rebuild Exterior Concrete Steps @ Board Room - FA	5.00	each	\$1,500.00	\$7,500
Rebuild Exterior Ramp, Landing & Steps @ Stair #2 (NW Corner) - FA	250.00	sqft	\$150.00	\$37,500
Repaint Ramp Handrails at Main Entry/Egress - FA	250.00	lnft	\$20.00	\$5,000

G2050 Landscaping**\$17,200**

Provide Landscape Bed @ Window Infill Location - FA	1.00	each	\$1,500.00	\$1,500
Lawn Restoration	6,280.00	sqyd	\$2.50	\$15,700

G20 Site Improvements**\$426,455****G30 Site Mechanical Utilities****G3020 Sanitary Sewer****\$80,000**

Remove and Replace Sanitary Pipe	1,000.00	lnft	\$80.00	\$80,000
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G30 Site Mechanical Utilities**\$80,000****G BUILDING SITEWORK****\$516,455****H OTHER PROJECT COSTS**

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
H10 General Allowances				
H1030 Allowances				\$1,507,425
Add Single Occupancy Toilet Room - Renovate Existing Space	2.00	select unit	\$20,000.00	\$40,000
Board Room Kitchenette to be Renovated - Light Renovation - FA	275.00	sqft	\$50.00	\$13,750
Completely Remove and Rebuild 2 Story Atrium - FA	3,200.00	sqft	\$220.00	\$704,000
Employee Lounge to be Renovated - Light Renovation- FA	600.00	select unit	\$50.00	\$30,000
Exposed Concrete Deck Area - Remove underground portion of Building - FA	1,100.00	sqft	\$30.00	\$33,000
Kitchenette/Break Area in Original Building to be Renovated - Light Renovation - FA	500.00	sqft	\$50.00	\$25,000
Level Second Floor in Old (South) Portion - Allowance	6,952.00	select unit	\$25.00	\$173,800
Level the Floor in the Entry Level N Section of Bldg in IT Area Open Office - FA	1,315.00	sqft	\$25.00	\$32,875
Toilet Rooms - Renovate Existing for ADA Compliance	13.00	each	\$35,000.00	\$455,000
H10 General Allowances				\$1,507,425
H OTHER PROJECT COSTS				\$1,507,425

B SHELL	Assumptions, Clarifications and Exclusions
Brick Veneer - Re Tuck point - FA	Limited area missing mortar
EIFS/Stucco - Reconstruct - FA	138'-6" LF
Aluminum Framed Windows - FA	50 EA 3 Lite with Transom
Aluminum Framed Windows - FA	13 EA 4 Lite with Transom
Aluminum Framed Windows - FA	13 EA 2 Lite with Transom
Aluminum Framed Windows - FA	8 EA 1 Lite with Transom
Aluminum Framed Windows - FA	10 EA 2 Lite, no Transom
Aluminum Framed Windows - FA	47 EA 1 Lite, no Transom
Replace Roof Terminations with New - FA	Assumed Qty
Replace Metal Coping - FA	Qty per FA
Clean Cast Stone Grout Lines - FA	Assume 35%, Clean as Necessary
Replace Metal Gutters and Downspouts - FA	Qty per FA, Replace all Gutters
Investigate and Repairs @ Top Floor Window Lintels - ALLOWANCE - FA	All top floor lintels to be investigated with selective demolition to inspect for integrity. All window heads do not have weeps or have been grouted closed. Selective demolition required on all window heads to determine if proper flashing is present and provide weep holes.
Allowance to meet Current Energy Code - FA	Not Included
Aluminum Framed Windows - Not Already Included Above	Balance of Windows not Listed in FA.

C INTERIORS	Assumptions, Clarifications and Exclusions
Resurface Terrazzo Flooring - FA	Includes Patch and Fill Cracks
Resurface Rest Room Terrazzo Flooring - FA	Included in Terrazzo qty above
Std. LVT (ILO VCT) - FA	Assume 1/2 of Flooring
Replace Vinyl Wall Covering - Medium Weight - FA	Allowance - Assumed 10% of GSF (Floor Space)
Replace 2x2 Acoustical Ceiling Tile - Base Grade - FA	Assume 50% of GSF
Plaster Ceiling - Patch & Repair - FA	Assume 50% of GSF
Plaster Ceiling and Floor Penetrations throughout need to be sealed and rated - FA	ALLOWANCE. Requires more investigation to quantify and price.

Rebuild Interior Ramp to Meet Code - FA

At Least 5 Doors will Require ADA Latch Side Clearance - FA

Some Doors Require Resealing for Smoke - FA

Carpet Tile

This has been included in the pricing to remove and rebuild the Atrium Space.

Allowance

Assume 10%

Assume 1/2 of Flooring

D SERVICES	Assumptions, Clarifications and Exclusions
Boiler, 3500 mbh - FA (2 EA)	Past the End of Useful Life. Includes Demo, Flush/Fill/chem feed, HHW/drain/Gas/Flue, controls, T&B, GC's
Cooling Tower - FA	Past the End of Useful Life
Clean Existing Roof Drain Outlets - FA	Assumed Qty from GOOGLE Earth
Clean Existing Overflow Drain Outlets - FA	Assumed Qty from GOOGLE Earth
Replace Elevator in Existing Shaft (2 EA)	Allowance
Cabinet Heaters and Unit Heaters - FA	Past the End of Useful Life
Unit Ventilators - FA	Past the End of Useful Life
Transformer - 750 kVA - FA	Past the End of Useful Life, DTE
Generator - 215 kW - FA	Past the End of Useful Life
Remove/Replace Fire Alarm - FA	Past the End of Useful Life
Remove and Upgrade Electrical Equipment/Panels - FA	Past the End of Useful Life
Domestic Hot Water Heater - FA	One is 12 Years Old, the other is past it's UL of 30 Yrs.
Pump (heating hydronic) - FA	Past the End of Useful Life
Pump (heat pump loop)	Past the End of Useful Life
Pump (heat pump HX loop) - FA	Past the End of Useful Life
Pump (cooling tower) - FA	Past the End of Useful Life
Underground Sanitary (underslab) - FA	Saw Cut Concrete Floor, replace pipe, patch concrete, over 100 years old

F SPECIAL CONSTRUCTION AND DEMOLITION	Assumptions, Clarifications and Exclusions
Allowance - Asbestos and Lead Remediation	Report Review Required

G BUILDING SITEWORK	Assumptions, Clarifications and Exclusions
Grading Allowance - NE Corner	There is a low spot toward the NE corner of site that required regrading.
Lawn Restoration	For Perimeter of Sidewalk Removal and Replacement and a portion of the Parking Lots
Curb & Gutter Concrete	Allowance
Remove and Replace Sanitary Pipe	Not Included

H OTHER PROJECT COSTS	Assumptions, Clarifications and Exclusions
Toilet Rooms - Renovate Existing for ADA Compliance	Require relocating some walls and fixtures
Kitchenette/Break Area in Original Building to be Renovated - Light New Finishes and Minor MEP Renovation - FA	
Board Room Kitchenette to be Renovated - Light Renovation - FA	New Finishes and Minor MEP
Employee Lounge to be Renovated - Light Renovation- FA	New Finishes and Minor MEP



ROCHESTER COMMUNITY SCHOOLS

PRIDE IN EXCELLENCE



ROCHESTER SCHOOLS ADMIN. BLDG.

Option 2 - Conceptual Estimate

6.6.2019

Rochester Schools Admin. Building - Option 2 Conceptual Estimate

Option 2 Description -

This option makes major changes to the building to greatly improve the facility's functional aspects for the building users (staff and public). The most inefficient portion of the building (the original structure at the south end of the complex), would be demolished and a new second floor constructed above the existing floor of the Board room. An addition would be constructed west of the existing Board Room to create a new, purpose built Multi-Purpose/Board Room. These changes would greatly improve the facility's function for its users and put the staff members who regularly engage with the public at the front of the building.

Uniformat Level 1	Cost
B SHELL	\$2,445,526.53
C INTERIORS	\$1,966,543.90
D SERVICES	\$3,784,088.64
E EQUIPMENT AND FURNISHINGS	\$37,750.00
F SPECIAL CONSTRUCTION AND DEMOLITION	\$818,811.00
G BUILDING SITEWORK	\$598,454.50
H OTHER PROJECT COSTS	\$5,245,625.00
Subtotal Direct Cost	\$14,896,799.57

Escalation, GC's and Contingency

Escalation (3 years @ 4% compounded)	19.40%	\$2,889,979
GC's	2.50%	\$372,420
Contingency	15.00%	\$2,668,017

Subtotal Escalation, GC's and Contingency **\$5,930,416**

Fees and Bonds

CM Fees	8.50%	\$1,266,228
AE Fees & Costs	9.50%	\$1,978,585
Other Bond Costs	1.50%	\$223,452

Subtotal Fees and Bonds **\$3,468,265**

Owner Direct Costs

Temporary Lease (\$100,883/mo. X 20 mo.)	LSUM	\$2,017,660
Moving Costs	LSUM	\$755,000
Technology (Equipment and Infrastructure)	8.00%	\$1,191,744
Fixed Furnishings (assumed for 40% of new spaces)	5.00%	\$744,840
Fiber Rework (Temp Office Location)	5.00%	\$744,840

Subtotal Owner Direct Costs **\$5,454,084**

Uniformat Level 1

Project Total **\$29,749,564**

B SHELL

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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B20 Exterior Enclosure

B2010 Exterior Walls

\$175,995

Infill Window Opening that is below Grade - FA	80.00 sqft	\$55.00	\$4,400
Patch Exterior Wall Where Old Building Was Removed (South)-O2	2,100.00 sqft	\$75.00	\$157,500
Wood Panel - Scrape and Repaint - Various Locations - FA	700.00 sqft	\$5.50	\$3,850
Brick Veneer - Re Tuck point - FA	42.00 sqft	\$45.00	\$1,890
EIFS/Stucco - Reconstruct - FA	0.00 NIC	\$36.00	\$0
Scrape and Repaint Exterior Perimeter Trim - FA	557.00 sqft	\$15.00	\$8,355

B2020 Exterior Windows

\$1,530,375

Aluminum Framed Windows - FA	7,140.00 sqft	\$75.00	\$535,500
Aluminum Framed Windows - Not included in Qty Above	2,590.00 sqft	\$75.00	\$194,250
Investigate and Repairs @ Top Floor Window Lintels - ALLOWANCE - FA	10,675.00 Inft	\$75.00	\$800,625

B2030 Exterior Doors

\$7,500

Exterior Doors - Replace Aluminum Sills with new - FA	15.00 each	\$500.00	\$7,500
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B20 Exterior Enclosure

\$1,713,870.00

B30 Roofing

B3010 Roof Coverings

\$731,657

Replace Roof Terminations with New - FA	500.00 Inft	\$20.00	\$10,000
Replace Gravel Stop & Drip Edge - FA	9,157.00 Inft	\$20.00	\$183,140
Replace Metal Coping - FA	175.00 Inft	\$25.00	\$4,375
Replace Metal Gutters and Downspouts - FA	667.00 Inft	\$24.00	\$16,008
Shingles with Felt, Drip Edges AREA 09 - FA	9,618.00 sqft	\$5.00	\$48,090
Standing Seam Roof - AREA 12 - FA	80.28 sqft	\$75.00	\$6,021
Clean Cast Stone Grout Lines - FA	698.00 Inft	\$10.00	\$6,980
EPDM .06 - AREA 01 - FA	10,225.32 sqft	\$17.00	\$173,830
EPDM .06 AREA 03 - FA	13,383.23 sqft	\$17.00	\$227,515
EPDM .06 AREA 04 - FA	331.14 sqft	\$17.00	\$5,629
EPDM .06 AREA 05 - FA	80.28 sqft	\$17.00	\$1,365
EPDM .06 AREA 06 - FA	571.98 sqft	\$17.00	\$9,724

EPDM .06 AREA 07 - FA	15.05 sqft	\$17.00	\$256
EPDM .06 AREA 08 - FA	446.54 sqft	\$17.00	\$7,591
EPDM .06 AREA 10 - FA	1,555.37 sqft	\$17.00	\$26,441
EPDM .06 AREA 11 - FA	255.88 sqft	\$17.00	\$4,350
EPDM .060 AREA 02 - FA	20.07 sqft	\$17.00	\$341
Allowance to meet Current Energy Code - FA	0.00 NIC	\$10.00	\$0

B30 Roofing

\$731,656.53

B SHELL

\$2,445,527

C INTERIORS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
C10 Interior Construction				

C1010 Partitions

\$384,588

Architectural Implications for MEP Rework	89,716.00 sqft		\$2.00	\$179,432
At Least 5 Doors will Require ADA Latch Side Clearance - FA	5.00 each		\$8,500.00	\$42,500
Plaster Ceiling and Floor Penetrations throughout need to be sealed and rated - FA	89,716.00 sqft		\$1.00	\$89,716
Plaster on CMU - Lower Level Walls - FA	6,688.00 sqft		\$6.50	\$43,472
CMU, 8" - Interior - O2	841.94 sqft		\$35.00	\$29,468

C1020 Interior Doors

\$40,500

Replace Double Wood Doors with Fire Rated Doors, Frames, Hdw - FA	5.00 each		\$4,000.00	\$20,000
Replace Single Corridor Wood Door with Fire Rated Door, Frame, Hardware - FA	4.00 each		\$2,000.00	\$8,000
Some Doors Require Resealing for Smoke - FA	20.00 each		\$250.00	\$5,000
Stair #7 - Provide Double Doors - FA	3.00 pair		\$2,500.00	\$7,500

C10 Interior Construction

\$425,087.90

C20 Stairs

C2010 Stair Construction

\$223,250

Build New Interior Side of Handrail at Stairway - FA	4.00 each		\$8,000.00	\$32,000
Demo and Rebuild Stair #5 to Meet Code & Fire Rating - FA	0.00 NIC		\$25,000.00	\$0
Enclose Existing Stairway - FA	3.00 each		\$15,000.00	\$45,000
Rebuild Interior Ramp to Meet Code - FA	0.00 NIC		\$150.00	\$0
Remove and Replace Catwalk Guardrails - FA	0.00 NIC		\$165.00	\$0
Replace with Code Compliant Stair Handrails - FA	650.00 Inft		\$150.00	\$97,500
Replace with Code Compliant Stair Guardrails - FA	650.00 Inft		\$75.00	\$48,750

C20 Stairs

\$223,250.00

C30 Interior Finishes**C3010 Wall Finishes \$35,884**

Replace Vinyl Wall Covering - Medium Weight - FA	8,971.00 sqft	\$4.00	\$35,884
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C3020 Floor Finishes \$766,455

Resurface Rest Room Terrazzo Flooring - FA	0.00 NIC	\$35.00	\$0
Resurface Terrazzo Flooring - FA	2,300.00 sqft	\$35.00	\$80,500
Carpet Tile	4,856.00 sqyd	\$40.00	\$194,240
Minor Floor Leveling - Throughout	87,416.00 sqft	\$3.50	\$305,956
Std. LVT (ILO VCT) - FA	43,708.00 sqft	\$4.25	\$185,759

C3030 Ceiling Finishes \$515,867

Plaster Ceiling - Patch & Repair - FA	44,858.00 sqft	\$6.00	\$269,148
Replace 2x2 Acoustical Ceiling Tile - Base Grade - FA	44,858.00 sqft	\$5.50	\$246,719

C30 Interior Finishes \$1,318,206.00**C INTERIORS \$1,966,544****D SERVICES**

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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D10 Conveying**D1010 Elevators and Lifts \$300,000**

Replace Elevator in Existing Shaft (2 EA)	6.00 stop	\$50,000.00	\$300,000
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D10 Conveying \$300,000.00**D20 Plumbing****D2010 Plumbing Fixtures \$30,000**

Drinking Fountain - Water Bottle Fill - FA	6.00 each	\$4,000.00	\$24,000
Domestic Hot Water Heater - FA	2.00 each	\$2,000.00	\$4,000
Pump (hot water return) - FA	1.00 each	\$2,000.00	\$2,000

D2020 Domestic Water Distribution \$5,300

Add Backflow Preventer at Water Meter - FA	1.00 each	\$5,300.00	\$5,300
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D2030 Sanitary Waste \$3,000

Re-seal existing Roof Penetrations - FA	20.00 each	\$150.00	\$3,000
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D2040 Rainwater Drainage \$3,000

Clean Existing Overflow Drain Outlets - FA	20.00 each	\$75.00	\$1,500
Clean Existing Roof Drain Outlets - FA	20.00 each	\$75.00	\$1,500

D20 Plumbing \$41,300.00**D2090 Other Plumbing Systems****D2030 Sanitary Waste \$141,400**

Underground Sanitary (underslab) - FA	1,010.00 Inft	\$140.00	\$141,400
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D2090 Other Plumbing Systems \$141,400.00

D30 HVAC**D3020 Heat Generation Systems****\$447,165**

Booster Pump (AHU coil) - FA	1.00 each	\$1,200.00	\$1,200
Booster Pump (heating coil) - FA	10.00 each	\$1,200.00	\$12,000
Pump (cooling tower) - FA	2.00 each	\$1,500.00	\$3,000
Pump (heat pump HX loop) - FA	2.00 each	\$3,500.00	\$7,000
Pump (heat pump loop)	2.00 each	\$3,500.00	\$7,000
Pump (heating hydronic) - FA	2.00 each	\$8,482.40	\$16,965
Boiler, 3500 mbh - FA (2 EA)	2.00 each	\$200,000.00	\$400,000

D3030 Cooling Generation Systems**\$262,300**

Computer Room AC Unit - FA	1.00 each	\$6,800.00	\$6,800
Computer Room Dry Cooler- FA	1.00 each	\$5,500.00	\$5,500
Cooling Tower - FA	2.00 each	\$125,000.00	\$250,000

D3040 HVAC Distribution Systems**\$170,000**

Exhaust Fans, 1000-1600 cfm - FA	37.00 cfm	\$4,000.00	\$148,000
Fresh Air Coils - FA	10.00 each	\$1,100.00	\$11,000
Fresh Air Fans - FA	10.00 each	\$1,100.00	\$11,000

D3050 Terminal & Packaged Units**\$1,002,895**

Fresh Air Fan Coil - FA	7.00 each	\$5,865.00	\$41,055
Unit Ventilators - FA	2.00 each	\$3,200.00	\$6,400
Cabinet Heaters and Unit Heaters - FA	8.00 each	\$2,242.50	\$17,940
Heat Pump Units - FA	75.00 each	\$12,500.00	\$937,500
Unit Heaters - FA	0.00 NIC	\$2,242.50	\$0

D30 HVAC**\$1,882,359.80****D35 HVAC Specialties****D3090 Other HVAC Systems & Equipment****\$6,360**

AHU, 2000 cfm, FA	1.00 each	\$6,360.00	\$6,360
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D35 HVAC Specialties**\$6,360.00****D50 Electrical****D5010 Electrical Service & Distribution****\$35,400**

Transformer - 750 kVA - FA	1.00 each	\$35,400.00	\$35,400
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D5020 Lighting & Branch Wiring**\$984,064**

Exterior Lighting Upgrade - Allowance - FA	1.00 allw	\$25,000.00	\$25,000
Interior Lighting Upgrades, Demo, Controls - FA	89,716.00 sqft	\$4.75	\$426,151
Remove and Upgrade Electrical Equipment/Panels - FA	89,716.00 sqft	\$5.94	\$532,913

D5030 Communications & Security Systems**\$251,205**

Remove/Replace Fire Alarm - FA	89,716.00 sqft	\$2.80	\$251,205
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D5090 Other Electrical Systems**\$142,000**

Generator - 215 kW - FA	1.00 each	\$142,000.00	\$142,000
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D50 Electrical**\$1,412,668.84****D SERVICES****\$3,784,089**

E EQUIPMENT AND FURNISHINGS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
E20 Furnishings				
E2010 Fixed Furnishings				\$37,750
Casework - Replace Some PLAM Base Cabinets - FA	100.00	Inft	\$250.00	\$25,000
Replace some PLAM Countertops - FA	150.00	Inft	\$85.00	\$12,750
E20 Furnishings				\$37,750.00
E EQUIPMENT AND FURNISHINGS				\$37,750

F SPECIAL CONSTRUCTION AND DEMOLITION

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
F10 Abatement & Remediation				
F1010 Abatement and Remediation				\$179,432
Allowance - Asbestos and Lead Remediation	89,716.00	select unit	\$2.00	\$179,432
F10 Abatement & Remediation				\$179,432.00
F20 Selective Building Demolition				
F2010 Building Elements Demolition				\$639,379
Interior Demolition	89,716.00	sqft	\$4.00	\$358,864
Demo Building - O2	20,865.00	sqft	\$7.00	\$146,055
Demo Roofing - FA	36,490.00	sqft	\$3.00	\$109,470
Demo Windows - FA	7,140.00	sqft	\$3.50	\$24,990
F20 Selective Building Demolition				\$639,379.00
F SPECIAL CONSTRUCTION AND DEMOLITION				\$818,811

G BUILDING SITEWORK

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
G10 Site Preparation				
G1030 Site Earthwork				\$10,000
Grading Allowance - NE Corner	1.00	allw	\$10,000.00	\$10,000
G10 Site Preparation				\$10,000.00
G20 Site Improvements				
G2020 Parking Lots				\$253,617

Add Parking Spaces in Place of Building Demo (25 Spaces)	18,000.00 sqft	\$5.25	\$94,500
Asphalt Paving 1 1/2" Overlay	80,065.00 sqft	\$1.50	\$120,098
Milling of Existing Parking Lots	80,065.00 sqft	\$0.25	\$20,016
Demo and Replace Some Curb & Gutter, Concrete	500.00 Inft	\$30.00	\$15,000
Stripe Parking Lot	80,065.00 sqft	\$0.05	\$4,003
G2030 Pedestrian Paving			\$182,438
Demo and Replace 4" Concrete Sidewalks	21,450.00 sqft	\$7.50	\$160,875
Remove and Replace Existing Concrete Sidewalks - FA	2,875.00 sqft	\$7.50	\$21,563
G2040 Site Development			\$55,200
Repair Top of Retaining Wall - (Front Entrance Ramp) - FA	52.00 Inft	\$100.00	\$5,200
Rebuild Exterior Concrete Steps @ Board Room - FA	5.00 each	\$1,500.00	\$7,500
Rebuild Exterior Ramp, Landing & Steps @ Stair #2 (NW Corner) - FA	250.00 sqft	\$150.00	\$37,500
Repaint Ramp Handrails at Main Entry/Egress - FA	250.00 Inft	\$20.00	\$5,000
G2050 Landscaping			\$17,200
Provide Landscape Bed @ Window Infill Location - FA	1.00 each	\$1,500.00	\$1,500
Lawn Restoration	6,280.00 sqyd	\$2.50	\$15,700
G20 Site Improvements			\$508,454.50
G30 Site Mechanical Utilities			
G3020 Sanitary Sewer			\$80,000
Remove and Replace Sanitary Pipe	1,000.00 select unit	\$80.00	\$80,000
G30 Site Mechanical Utilities			\$80,000.00
G BUILDING SITEWORK			\$598,455

H OTHER PROJECT COSTS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
H10 General Allowances				
H1030 Allowances				\$5,245,625
Add Single Occupancy Toilet Room - Within Existing Space	2.00	select unit	\$20,000.00	\$40,000
Employee Lounge to be Renovated - Light Renovation- FA	600.00	select unit	\$50.00	\$30,000
Exposed Concrete Deck Area - Remove underground portion of Building - FA	1,100.00	sqft	\$30.00	\$33,000
Level the Floor in the Entry Level N Section of Bldg in IT Area Open Office - FA	1,315.00	sqft	\$25.00	\$32,875
Toilet Rooms - Renovate Existing for ADA Compliance	13.00	each	\$35,000.00	\$455,000
Work Scope Area B (LL) - Medium Renovation - O2	4,065.00	sqft	\$90.00	\$365,850
Work Scope Area C (LL) - Medium Renovation - O2	1,114.00	sqft	\$90.00	\$100,260
Work Scope Area D (LL) - Light Renovation - O2	418.00	sqft	\$30.00	\$12,540
Work Scope Area E (LL) - Light Renovation - O2	395.00	sqft	\$30.00	\$11,850
Work Scope Area F (FF) - Heavy Renovation - O2	5,267.00	sqft	\$250.00	\$1,316,750
Work Scope Area F (LL) - Medium Renovation - O2	5,348.00	sqft	\$90.00	\$481,320
Work Scope Area G (LL) - Addition - O2	5,592.00	sqft	\$250.00	\$1,398,000
Work Scope Area H (LL) - Medium Renovation - O2	797.00	sqft	\$90.00	\$71,730

Work Scope Area I (LL & FF) - Addition - 2 Story - O2	3,200.00 sqft	\$220.00	\$704,000
Work Scope Area J (LL & FF) - Heavy Renovation - O2	375.00 sqft	\$200.00	\$75,000
Work Scope Area K (SF) - Medium Renovation - O2	900.00 sqft	\$90.00	\$81,000
Work Scope Area L (SF) - Medium Renovation - O2	405.00 sqft	\$90.00	\$36,450

H10 General Allowances

\$5,245,625.00

H OTHER PROJECT COSTS

\$5,245,625

B SHELL	Assumptions, Clarifications and Exclusions
Brick Veneer - Re Tuck point - FA	Limited area missing mortar
EIFS/Stucco - Reconstruct - FA	138'-6" LF
Aluminum Framed Windows - FA	50 EA 3 Lite with Transom
Aluminum Framed Windows - FA	13 EA 4 Lite with Transom
Aluminum Framed Windows - FA	13 EA 2 Lite with Transom
Aluminum Framed Windows - FA	8 EA 1 Lite with Transom
Aluminum Framed Windows - FA	10 EA 2 Lite, no Transom
Aluminum Framed Windows - FA	47 EA 1 Lite, no Transom
Replace Roof Terminations with New - FA	Assumed Qty
Replace Metal Coping - FA	Qty per FA
Clean Cast Stone Grout Lines - FA	Assume 35%, Clean as Necessary
Replace Metal Gutters and Downspouts - FA	Qty per FA, Replace all Gutters
Investigate and Repairs @ Top Floor Window Lintels - ALLOWANCE - FA	All top floor lintels to be investigated with selective demolition to inspect for integrity. All window heads do not have weeps or have been grouted closed. Selective demolition required on all window heads to determine if proper flashing is present and provide weep holes.
Allowance to meet Current Energy Code - FA	Not Included
Patch Exterior Wall Where Old Building Was Removed (South)- O2	Infill Wall and patch roof
Aluminum Framed Windows - Not included in Qty Above	Balance of Windows not listed in FA.

C INTERIORS	Assumptions, Clarifications and Exclusions
Resurface Terrazzo Flooring - FA	Includes Patch and Fill Cracks
Resurface Rest Room Terrazzo Flooring - FA	Included in Terrazzo qty above
Std. LVT (ILO VCT) - FA	Assume 1/2 of Flooring
Replace Vinyl Wall Covering - Medium Weight - FA	Allowance - Assumed 10% of GSF (Floor Space)
Replace 2x2 Acoustical Ceiling Tile - Base Grade - FA	Assume 50% of GSF
Plaster Ceiling - Patch & Repair - FA	Assume 50% of GSF
Plaster Ceiling and Floor Penetrations throughout need to be sealed and rated - FA	ALLOWANCE. Requires more investigation to quantify and price.
Rebuild Interior Ramp to Meet Code - FA	This has been included in the pricing to remove and rebuild the Atrium Space.
At Least 5 Doors will Require ADA Latch Side Clearance - FA	Allowance
Some Doors Require Resealing for Smoke - FA	Assume 10%
Demo and Rebuild Stair #5 to Meet Code & Fire Rating - FA	Not Included
Carpet Tile	Assume 1/2 of Flooring

D SERVICES	Assumptions, Clarifications and Exclusions
Boiler, 3500 mbh - FA (2 EA)	Past the End of Useful Life. Includes Demo, Flush/Fill/chem feed, HHW/drain/Gas/Flue, controls, T&B, GC's

Cooling Tower - FA	Past the End of Useful Life
Clean Existing Roof Drain Outlets - FA	Assumed Qty from GOOGLE Earth
Clean Existing Overflow Drain Outlets - FA	Assumed Qty from GOOGLE Earth
Replace Elevator in Existing Shaft (2 EA)	Allowance
Cabinet Heaters and Unit Heaters - FA	Past the End of Useful Life
Unit Ventilators - FA	Past the End of Useful Life
Transformer - 750 kVA - FA	Past the End of Useful Life, DTE
Generator - 215 kW - FA	Past the End of Useful Life
Remove/Replace Fire Alarm - FA	Past the End of Useful Life
Remove and Upgrade Electrical Equipment/Panels - FA	Past the End of Useful Life
Domestic Hot Water Heater - FA	One is 12 Years Old, the other is past it's UL of 30 Yrs.
Pump (heating hydronic) - FA	Past the End of Useful Life
Pump (heat pump loop)	Past the End of Useful Life
Pump (heat pump HX loop) - FA	Past the End of Useful Life
Pump (cooling tower) - FA	Past the End of Useful Life
Underground Sanitary (underslab) - FA	Saw Cut Concrete Floor, replace pipe, patch concrete, over 100 years old

F SPECIAL CONSTRUCTION AND DEMOLITION

Assumptions, Clarifications and Exclusions

Allowance - Asbestos and Lead Remediation	Report Review Required
Demo Building - O2	Demolish Historic (S) Building, 3 Stories, Backfill and Restore with Grass.

G BUILDING SITEWORK

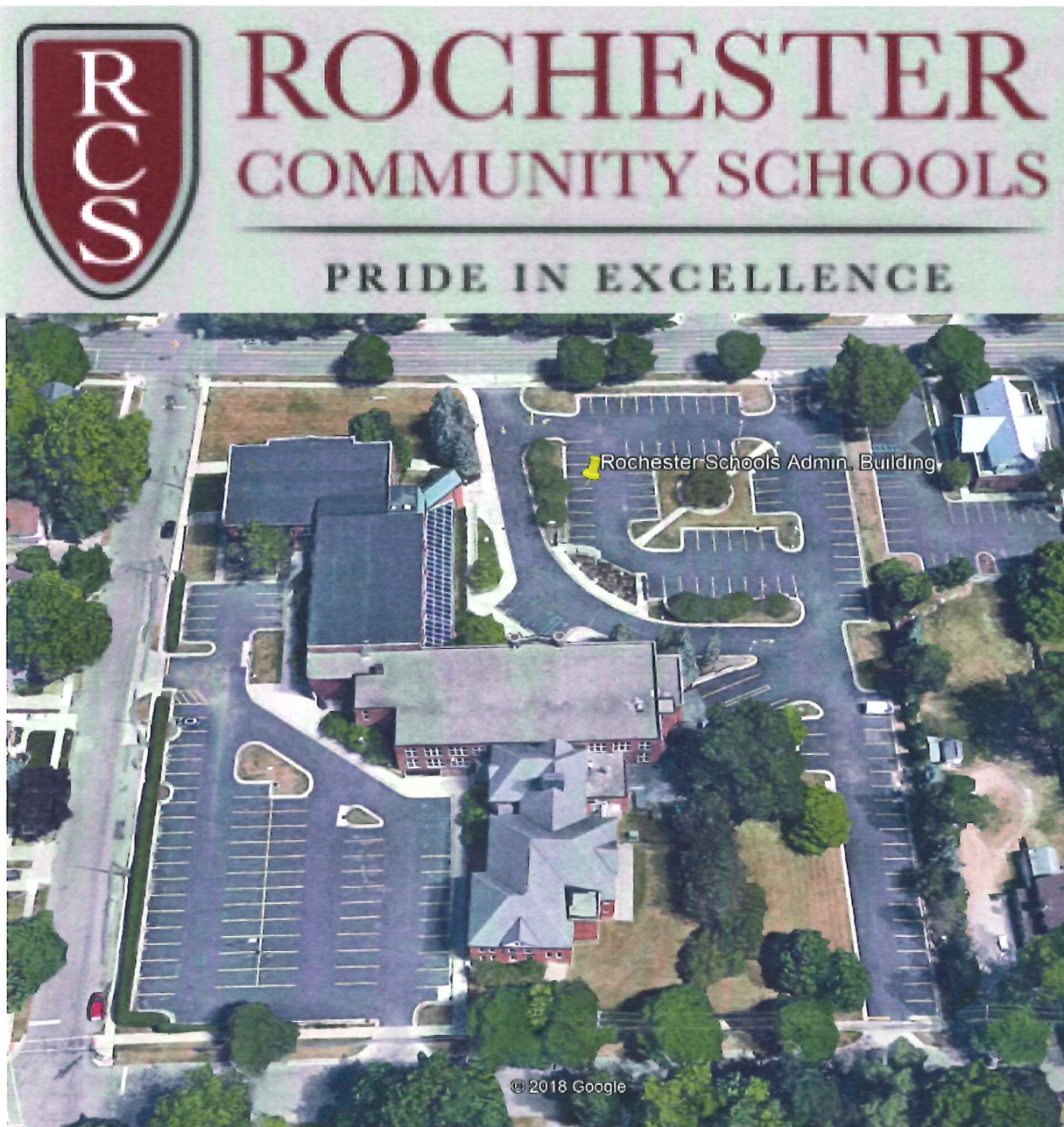
Assumptions, Clarifications and Exclusions

Grading Allowance - NE Corner	There is a low spot toward the NE corner of site that required regrading.
Lawn Restoration	For Perimeter of Sidewalk Removal and Replacement and a portion of the Parking Lots
Remove and Replace Sanitary Pipe	Not Included

H OTHER PROJECT COSTS

Assumptions, Clarifications and Exclusions

Toilet Rooms - Renovate Existing for ADA Compliance	Bring existing up to meet current code. Relocate some walls and fixtures.
Add Single Occupancy Toilet Room - Within Existing Space	Code requires additional fixtures.
Employee Lounge to be Renovated - Light Renovation- FA	New Finishes and Minor MEP
Level the Floor in the Entry Level N Section of Bldg in IT Area Open Office - FA	Requires more investigation
Exposed Concrete Deck Area - Remove underground portion of Building - FA	Demo and patching of remaining structure.
Work Scope Area B (LL) - Medium Renovation - O2	Demo. extg. walk-in freezer and cooler, demo. extg wall and stair, new CMU walls, new exterior loading doors
Work Scope Area C (LL) - Medium Renovation - O2	Demo. extg. partition walls, build new MS/DW partitions walls
Work Scope Area D (LL) - Light Renovation - O2	Demo. extg. basement room and patch in walls
Work Scope Area E (LL) - Light Renovation - O2	Demo. extg. basement rooms
Work Scope Area F (FF) - Heavy Renovation - O2	Demo. extg. partition walls, flase floor, slab, add new footings, steel columns, paritions walls, finishes and MEP
Work Scope Area G (LL) - Addition - O2	Heavy Renovation, 20'H, low slope roof, existing foundation
Work Scope Area H (LL) - Medium Renovation - O2	Demo Existing Partition Walls
Work Scope Area I (LL & FF) - Addition - 2 Story - O2	Demo. extg. Atrium, Build new Addition, some excav. & sitework
Work Scope Area F (LL) - Medium Renovation - O2	New Flexicore Floor, partition walls, ceiling/lighting, finishes, light MEP
Work Scope Area J (LL & FF) - Heavy Renovation - O2	Demo. extg stair, add new floor structure
Work Scope Area L (SF) - Medium Renovation - O2	New Partiton Walls, doors, ceilings, finishes, MEP
Work Scope Area K (SF) - Medium Renovation - O2	New Partiton Walls, doors, ceilings, finishes, MEP



ROCHESTER SCHOOLS ADMIN. BLDG.

Option 3 - Conceptual Estimate

8.2.2019

Rochester Schools Admin. Building - Option 3 Conceptual Estimate

Option 3-

This option would see the construction of a new facility on the existing site. Due to the small size of the existing parcel, and the topography, this option would require relocation of the building staff and operations while the existing building is demolished and the new building constructed. There is not enough room on this site to provide parking and access to the existing building while the new structure is built. Because of the limited size (and topography) of the site the Administration Building would likely be a three story building. The functions related to central receiving and storage would be located in a separate building which could consist of a pre-engineered building to save costs. This option for a new building on the existing site has been estimated at a reduced square footage that would require utilizing some shared spaces and/or smaller office sizes. This new building would not include a Board Room and its supporting facilities; Board meetings would be conducted in the RCS school buildings.

Unifomat Level 1

Cost

F SPECIAL CONSTRUCTION AND DEMOLITION	\$448,580.00
G BUILDING SITEWORK (Based on 2 Story Admin. Bldg. @ 47,560 GSF & 1 Story PEMB Maint./Receiv. Bldg @ 8200 GSF. See detail below.)	\$3,165,980.00
H NEW BUILDINGS ON EXISTING SITE (see detail pricing below)	\$12,344,280.00

Subtotal Direct Cost **\$15,958,840.00**

Escalation, GC's and Contingency

Escalation	19.40%	\$3,096,015
GC's	2.50%	\$398,971
Contingency	10.00%	\$1,905,485
		\$0

Subtotal Escalation, GC's and Contingency **\$5,400,471**

Fees and Bonds

CM Fees	8.50%	\$1,815,541
AE Fees & Costs	8.50%	\$1,815,541
Other Bond Costs	1.50%	\$320,390

Subtotal Fees and Bonds **\$3,951,473**

Owner Direct Costs

Moving Costs	LSUM	\$755,000
Technology (Equipment and Infrastructure)	5.00%	\$1,265,539
Fixed Furnishings	5.00%	\$1,265,539
Temporary Head End (FiberTech to confirm)	3.00%	\$478,765
Fiber Rework (Temp Office Location) (FiberTech to Confirm)	5.00%	\$797,942

Subtotal Owner Direct Costs **\$4,562,786**

Project Total without Lease **\$29,873,570**

Additional Miscellaneous Owner Costs

Temporary Lease (\$100,883/mo. X 20 mo.)	LSUM	\$2,017,660
Purchase of New Land (Location and exact size TBD)	N/A	\$0.00
Sale of Existing Building/Land	N/A	\$0.00

Project Total With Temp. Lease **\$31,891,228**

Unifomat Level 1**F SPECIAL CONSTRUCTION AND DEMOLITION**

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
F20 Selective Building Demolition				
F2010 Building Elements Demolition				\$448,580
Demolish Existing Building Completely - 3 Story	89,716.00	sqft	\$5.00	\$448,580
F20 Selective Building Demolition				\$448,580.00
F SPECIAL CONSTRUCTION AND DEMOLITION				\$448,580

G BUILDING SITEWORK

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
G10 Site Preparation				
G1020 Site Demolition & Relocation				\$448,580
Existing Site Demolition	89,716.00	sqft	\$5.00	\$448,580
G1030 Site Earthwork				\$2,417,400
Engineered Fill for Raised Building	29,240.00	cuyd	\$35.00	\$1,023,400
Sitework for New Building - Option 3	55,760.00	sqft	\$25.00	\$1,394,000
G10 Site Preparation				\$2,865,980.00
G30 Site Mechanical Utilities				
G3010 Water Supply				\$300,000
Natural Gas Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
Sanitary Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
Storm Sewer Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
Underground Storm	1.00	allw	\$200,000.00	\$200,000
Water Service Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
G30 Site Mechanical Utilities				\$300,000.00
G40 Site Electrical Utilities				
G4010 Electrical Distribution				\$0
Electrical Connection to Utility - Allowance	25,000.00	allw	\$0.00	\$0
Fiber Rework - by Others	1.00	NIC	\$0.00	\$0
G40 Site Electrical Utilities				\$0.00
G BUILDING SITEWORK				\$3,165,980

H OTHER PROJECT COSTS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
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H10 General Requirements

H1030 Temporary Construction				\$12,344,280
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New 1 Story Maint./Receiv. Building on Extg. Site - 8,200 GSF	8,200.00	sqft	\$125.00	\$1,025,000
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New 3 Story Admin. Building on Existing Site - 47,560 GSF	47,560.00	sqft	\$238.00	\$11,319,280
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\$12,344,280.00

H10 General Requirements

H OTHER PROJECT COSTS

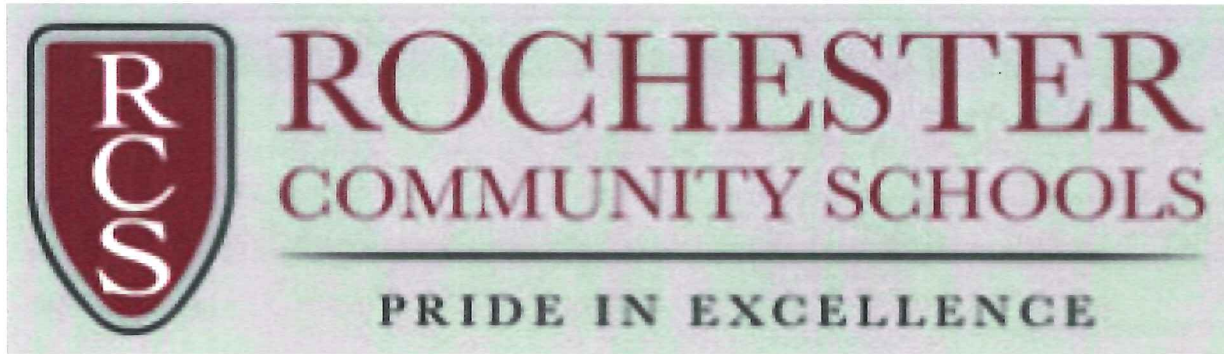
\$12,344,280

G BUILDING SITEWORK

Assumptions, Clarifications and Exclusions

Sitework for New Building - Option 3

Covers typical costs for storm, sanitary, power and water connections.
It does not include underground storm retention/detention or Fiber.



ROCHESTER SCHOOLS ADMIN. BLDG.

Option 4 - Conceptual Estimate

8.2.2019

Rochester Schools Admin. Building - Option 4 Conceptual Estimate

Option 4 -

This option would see a new facility built on a new site to be purchased (Location TBD). Once the building and site are completed and occupied, the existing facility could be sold, or the building demolished and the site sold. This option for this new building on a new site has been estimated at a reduced square footage that would require utilizing some shared spaces and/or smaller office sizes. This new building would not include a Board Room and it's supporting facilities; Board meetings would be conducted in the RCS school buildings.

Unifomat Level 1	Cost
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G BUILDING SITEWORK (Based on 2 Story Admin. Bldg. @ 47,560 GSF & 1 Story PEMB Maint./Receiv. Bldg @ 8200 GSF. See detail below.)	\$1,519,000
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H NEW BUILDINGS ON NEW SITE (Exact Size and Location TBD, see detail pricing below)	\$11,726,000
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Subtotal Direct Cost	\$13,245,000
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Escalation, GC's and Contingency

Escalation (3 years @ 4% compounded)	19.40%	\$2,569,530
GC's	2.50%	\$395,363
Contingency	10.00%	\$1,620,989

Subtotal Escalation, GC's and Contingency	\$4,585,883
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Fees and Bonds

CM Fees	8.50%	\$1,515,625
AE Fees & Costs	8.50%	\$1,515,625
Other Bond Costs	1.50%	\$312,932

Subtotal Fees and Bonds	\$3,344,182
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Owner Direct Costs

Temporary Lease	LSUM	\$0
Moving Costs	LSUM	\$377,500
Technology (Equipment)	5.00%	\$1,058,753
Fixed Furnishings	5.00%	\$1,058,753
Fiber Rework - Allowance	LSUM	\$1,000,000
Sale of Existing Building/Land		

Subtotal Owner Direct Costs Above	\$3,495,006
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Project Total without Land	\$24,670,071
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Additional Miscellaneous Owner Costs

Purchase of New Land (Location and exact size TBD, ALLOWANCE)	\$3,200,000
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Sale of Existing Building/Land	(\$1,640,000)
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Temporary Lease	\$0
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Project Total With Land	\$26,230,071
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G BUILDING SITEWORK

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
G10 Site Preparation				
G1030 Site Earthwork				\$1,394,000
Sitework for New Admin. Building - Option 4REV2	47,560.00	sqft	\$25.00	\$1,189,000
Sitework for New Maint./Receiv. Building - Option 4REV2	8,200.00	sqft	\$25.00	\$205,000
G10 Site Preparation				\$1,394,000
G30 Site Mechanical Utilities				
G3010 Water Supply				\$50,000
Natural Gas Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
Water Service Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
G3020 Sanitary Sewer				\$25,000
Sanitary Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
G3030 Storm Sewer				\$25,000
Storm Water Connection Fee - Allowance	1.00	allw	\$25,000.00	\$25,000
G30 Site Mechanical Utilities				\$100,000
G40 Site Electrical Utilities				
G4010 Electrical Distribution				\$25,000
Electrical Connection to Utility Co - Allowance	1.00	allw	\$25,000.00	\$25,000
Fiber Connection - By Others	1.00	NIC	\$0.00	\$0
G40 Site Electrical Utilities				\$25,000
G BUILDING SITEWORK				\$1,519,000

H OTHER PROJECT COSTS

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL COST
H10 General Requirements				
H1030 Temporary Construction				\$11,726,000
New 1 Story Maint./Receiv. Building on New Site (Exact size and Location TBD)- 8,200 GSF	8,200.00	sqft	\$125.00	\$1,025,000
New 2 Story Admin. Building on New Site (Exact size and Location TBD)- 47,560 GSF	47,560.00	sqft	\$225.00	\$10,701,000
H10 General Requirements				\$11,726,000
H OTHER PROJECT COSTS				\$11,726,000

G BUILDING SITEWORK**Assumptions, Clarifications and Exclusions**

Sitework for New Building	Covers typical costs for storm, sanitary, power and water on site. It does not include underground storm retention/detention or Fiber.
Water Service Connection Fee - Allowance	Does not include usage Fees
Natural Gas Connection Fee - Allowance	Does not include usage Fees
Sanitary Connection Fee - Allowance	Does not include usage Fees
Storm Water Connection Fee - Allowance	Does not include usage Fees
Electrical Connection to Utility Co - Allowance	Does not include usage Fees
Fiber Connection - By Others	By Owner

Lease Availability Report

5505 Corporate Dr

Troy, MI 48098 - Troy North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1986; Renov 2018
RBA:	142,582 SF
Floors:	5
Typical Floor:	28,516 SF
Core Factor:	15%

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	57,962 SF
Total Available:	57,962 SF
Asking Rent:	\$17.95 - 18.95/MG

EXPENSES PER SF

Taxes:	\$0.54 (2017)
Opex:	\$4.44 (2012-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	5,000 - 29,429	29,429	57,962	\$17.95 - 18.95/MG	30 Days	Negotiable
Friedman Real Estate - Robert Gagniuk (248) 848-4093									
P 3rd	300	Office	Direct	28,533	28,533	57,962	\$17.95 - 18.95/MG	30 Days	Negotiable
Friedman Real Estate - Robert Gagniuk (248) 848-4093									

LEASING COMPANY

Company:	Friedman Real Estate
Contacts:	Robert Gagniuk (248) 848-4093

SALE

Last Sale:	Sold on Feb 17, 2017 for \$10,000,000 (\$70.14/SF)
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AMENITIES

24 Hour Access, Atrium, Conferencing Facility, Controlled Access, Courtyard, Fitness Center, Food Service, Pond, Property Manager on Site, Reception, Security System, Signage

TRANSPORTATION

Parking:	753 free Surface Spaces are available; Ratio of 5.37/1,000 SF
Airport:	27 minute drive to Detroit City Airport
Walk Score ®:	Car-Dependent (30)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

985 W Entrance Dr

Auburn Hills, MI 48326 - Auburn Hills Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985; Renov 2005
RBA:	55,698 SF
Floors:	3
Typical Floor:	18,566 SF

AVAILABILITY

Min Divisible:	1,805 SF
Max Contig:	55,698 SF
Total Available:	55,698 SF
Asking Rent:	\$14.00/NNN

EXPENSES PER SF

Taxes:	\$1.48 (2018)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	100	Office	Direct	1,805 - 18,566	18,566	55,698	\$14.00/NNN	Vacant	3 - 5 Yrs
<i>Friedman Real Estate - Robert Gagniuk (248) 848-4093, David B. Friedman, SIOR (248) 848-3500</i>									
E 2nd	200	Office	Direct	1,805 - 18,566	18,566	55,698	\$14.00/NNN	Vacant	3 - 5 Yrs
<i>Friedman Real Estate - Robert Gagniuk (248) 848-4093, David B. Friedman, SIOR (248) 848-3500</i>									
E 3rd	300	Office	Direct	1,805 - 18,566	18,566	55,698	\$14.00/NNN	Vacant	3 - 5 Yrs
<i>Friedman Real Estate - Robert Gagniuk (248) 848-4093, David B. Friedman, SIOR (248) 848-3500</i>									

LEASING COMPANY

Company:	Friedman Real Estate
Contacts:	Robert Gagniuk (248) 848-4093, David B. Friedman, SIOR (248) 848-3500

SALE

Last Sale:	Sold on Sep 30, 2005 for \$8,400,000 (\$150.81/SF)
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AMENITIES

Signage	
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TRANSPORTATION

Parking:	215 free Surface Spaces are available; Ratio of 4.51/1,000 SF
Airport:	34 minute drive to Detroit City Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

1080 W Entrance Dr

Auburn Hills, MI 48326 - Auburn Hills Submarket



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	1986; Renov 2005
RBA:	50,000 SF
Floors:	2
Typical Floor:	50,000 SF

AVAILABILITY

Min Divisible:	25,000 SF
Max Contig:	50,000 SF
Total Available:	50,000 SF
Asking Rent:	\$14.00/NNN

EXPENSES PER SF

Taxes:	\$1.27 (2014)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	25,000	25,000	50,000	\$14.00/NNN	Vacant	Negotiable
<i>Friedman Real Estate - Robert Gagniuk (248) 848-4093, David B. Friedman, SIOR (248) 848-3500</i>									
P 2nd	200	Office	Direct	25,000	25,000	50,000	\$14.00/NNN	Vacant	Negotiable
<i>Friedman Real Estate - Robert Gagniuk (248) 848-4093, David B. Friedman, SIOR (248) 848-3500</i>									

LEASING COMPANY

Company:	Friedman Real Estate
Contacts:	Robert Gagniuk (248) 848-4093, David B. Friedman, SIOR (248) 848-3500

SALE

Last Sale:	Sold on May 3, 2017
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TRANSPORTATION

Parking:	225 free Surface Spaces are available; Ratio of 4.50/1,000 SF
Airport:	39 minute drive to Detroit City Airport
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

3851-3853 W Hamlin Rd - Bldg B

Rochester Hills, MI 48309 - I-75 Corr/N Oakland Ind Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1996
RBA:	60,900 SF
Floors:	1
Typical Floor:	60,900 SF
Ceiling Ht:	14'-20'

AVAILABILITY

Min Divisible:	53,871 SF
Max Contig:	53,871 SF
Total Available:	53,871 SF
Asking Rent:	\$12.00 - 14.00/NNN

EXPENSES PER SF

Taxes:	\$0.45 (2012)
Opex:	\$2.32 (2012)
Total Expenses:	\$2.78 (2012)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3851	Office	Direct	53,871	53,871	53,871	\$12.00 - 14.00/NNN	Vacant	Negotiable

Friedman Real Estate - Gregory Kent (248) 848-4126

LEASING COMPANY

Company:	Friedman Real Estate
Contacts:	Robert Gagniuk (248) 848-4093, Gregory Kent (248) 848-4126

LOADING

Docks:	None	Drive Ins:	6 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Heating, Sewer - City, Water - City
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FEATURES

Signage

Lease Availability Report

3851-3853 W Hamlin Rd - Bldg B

Rochester Hills, MI 48309 - I-75 Corr/N Oakland Ind Submarket



LAND

Land Area:	13.06 AC
Zoning:	T & R
Parcel	15-30-103-002

TRANSPORTATION

Parking:	215 free Surface Spaces are available; Ratio of 6.00/1,000 SF
Airport:	34 minute drive to Detroit City Airport
Walk Score ®:	Car-Dependent (22)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

5825 Innovation Dr - Delphi Technologies
Troy, MI 48098 - Troy North Submarket



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	1996
RBA:	101,803 SF
Floors:	2
Typical Floor:	50,902 SF

AVAILABILITY

Min Divisible:	20,000 SF
Max Contig:	101,803 SF
Total Available:	101,803 SF
Asking Rent:	\$16.95/+ELEC

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Sublet	20,000 - 50,902	50,902	101,803	\$16.95/+ELEC	120 Days	Thru Nov 2022
Colliers International - John T. Fricke (248) 226-1887, Patrich Jett, MCR, SIOR (734) 660-0763								
E 2nd	Office	Sublet	20,000 - 50,901	50,901	101,803	\$16.95/+ELEC	120 Days	Thru Nov 2022
Colliers International - John T. Fricke (248) 226-1887, Patrich Jett, MCR, SIOR (734) 660-0763								

LEASING COMPANY

Company:	Colliers International
Contacts:	John T. Fricke (248) 226-1887

TRANSPORTATION

Parking:	350 free Surface Spaces are available; 60 free Covered Spaces are available; Ratio of 4.03/1,000 SF
Airport:	31 minute drive to Detroit City Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

54728-54808 Shelby Rd - Rainbow Plaza
Utica, MI 48316 - Macomb West Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2002
GLA:	85,190 SF
Floors:	1
Typical Floor:	85,190 SF

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	54,000 SF
Total Available:	64,900 SF
Asking Rent:	\$10.00/NNN

EXPENSES PER SF

Taxes:	\$0.30 (2018)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,200 - 54,000	54,000	54,000	\$10.00/NNN	Vacant	Negotiable

Center Management, Inc - Thomas Guastello (248) 549-0900, Ron Estes (248) 540-9999

LEASING COMPANY

Company:	Center Management, Inc
Contacts:	Ron Estes (248) 540-9999, Thomas Guastello (248) 549-0900

SALE

Last Sale:	Sold on Feb 22, 2005 for \$8,300,000 (\$97.43/SF) at 10.16% Cap
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TRAFFIC & FRONTAGE

Traffic Volume:	15,618 on 25 Mile Rd & Royal Cove Dr (2018)
	14,776 on 25 Mile Rd & Stardust Ct (2018)
Frontage:	584' on Shelby Rd (with 2 curb cuts)
	602' on 25 Mile Rd (with 3 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

54728-54808 Shelby Rd - Rainbow Plaza
Utica, MI 48316 - Macomb West Submarket



TRANSPORTATION

Parking:	482 Surface Spaces are available; Ratio of 5.66/1,000 SF
Airport:	48 minute drive to Detroit City Airport
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

2000 E Taylor Rd

Auburn Hills, MI 48326 - Pontiac Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2001
RBA:	179,560 SF
Floors:	4
Typical Floor:	44,890 SF
Core Factor:	12%

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	95,336 SF
Total Available:	121,024 SF
Asking Rent:	\$21.95/+ELEC

EXPENSES PER SF

Taxes:	\$1.66 (2018)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 3rd	300	Office	Direct	4,000 - 47,668	47,668	95,336	\$21.95/+ELEC	Vacant	Negotiable
JLL - JP Champine (248) 581-3322, Larry Emmons (248) 581-3388									
E 4th	400	Office	Direct	4,000 - 47,668	47,668	95,336	\$21.95/+ELEC	Vacant	Negotiable
JLL - JP Champine (248) 581-3322, Larry Emmons (248) 581-3388									

LEASING COMPANY

Company:	JLL
Contacts:	JP Champine (248) 581-3322, Larry Emmons (248) 581-3388

SALE

Last Sale:	Sold on Oct 17, 2017 for \$11,325,000 (\$63.07/SF) at 9.50% Cap
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AMENITIES

Conferencing Facility, Food Service

TRANSPORTATION

Parking:	740 free Surface Spaces are available; Ratio of 4.12/1,000 SF
Airport:	37 minute drive to Detroit City Airport
Walk Score @:	Car-Dependent (6)
Transit Score @:	Minimal Transit (0)

Lease Availability Report

3300 University Dr - Building A & B

Auburn Hills, MI 48326 - I-75 Corr/N Oakland Ind Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1986
RBA:	128,000 SF
Floors:	2
Typical Floor:	103,000 SF
Ceiling Ht:	22'-23'

AVAILABILITY

Min Divisible:	11,000 SF
Max Contig:	128,000 SF
Total Available:	128,000 SF
Asking Rent:	\$14.00/NNN

EXPENSES PER SF

Taxes:	\$0.74 (2018)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	25,000	92,000	128,000	\$14.00/NNN	Vacant	Negotiable
<i>Bailey Schmidt & Associates - Drew J. Schmidt (248) 594-4353, Peter Noonan (248) 594-4335</i>								
P 2nd	Office	Direct	25,000	36,000	128,000	\$14.00/NNN	Vacant	Negotiable
<i>Bailey Schmidt & Associates - Drew J. Schmidt (248) 594-4353, Peter Noonan (248) 594-4335</i>								

LEASING COMPANY

Company:	Bailey Schmidt & Associates
Contacts:	Drew J. Schmidt (248) 594-4353, Peter Noonan (248) 594-4335

SALE

Last Sale:	Sold on May 2, 2016 for \$4,775,000 (\$37.30/SF)
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LOADING

Docks:	2 ext	Drive Ins:	2 tot./12'w x 14'h
Cranes:	4/3.00-5.00 tons		

POWER & UTILITIES

Power:	3,000a Heavy
Utilities:	Heating - Gas, Lighting - Metal Halide

Lease Availability Report

3300 University Dr - Building A & B
Auburn Hills, MI 48326 - I-75 Corr/N Oakland Ind Submarket



FEATURES

Air Conditioning, Security System, Signage

LAND

Land Area:	5.88 AC
Zoning:	T & R
Parcel	14-13-300-006

TRANSPORTATION

Parking:	325 free Surface Spaces are available; Ratio of 2.53/1,000 SF
Walk Score @:	Car-Dependent (31)
Transit Score @:	Minimal Transit (0)

Lease Availability Report

2910 Waterview Dr - Rochester Hills Corporate Centre Park
Rochester Hills, MI 48309 - I-75 Corr/N Oakland Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1988; Renov 2001
RBA:	143,199 SF
Floors:	2
Typical Floor:	71,600 SF
Ceiling Ht:	21'-24'
Columns:	None

AVAILABILITY

Min Divisible:	21,460 SF
Max Contig:	71,617 SF
Total Available:	71,617 SF
Asking Rent:	\$7.95/NNN

EXPENSES PER SF

Taxes:	\$0.40 (2018)
Opex:	\$0.73 (2010-Est)

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	21,460	49,861	71,617	\$7.95/NNN	30 Days	Negotiable
<i>Signature Associates - John R. Boyd (248) 948-0102, Kris R. Pawlowski, SIOR (248) 359-3801</i>								
P 1st	Flex	Direct	28,401/21,460 ofc	49,861	71,617	\$7.95/NNN	30 Days	Negotiable
<i>Signature Associates - John R. Boyd (248) 948-0102, Kris R. Pawlowski, SIOR (248) 359-3801</i>								
P 2nd	Office	Direct	21,756	21,756	71,617	\$7.95/NNN	30 Days	Negotiable
<i>Signature Associates - John R. Boyd (248) 948-0102, Kris R. Pawlowski, SIOR (248) 359-3801</i>								

LEASING COMPANY

Company:	Signature Associates
Contacts:	John R. Boyd (248) 948-0102, Kris R. Pawlowski, SIOR (248) 359-3801

SALE

Last Sale:	Sold on Sep 8, 2014
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LOADING

Docks:	2 ext	Drive Ins:	4 tot./12'w x 14'h
Cross Docks:	None	Cranes:	1/1.00 tons
Rail Spots:	None		

Lease Availability Report

2910 Waterview Dr - Rochester Hills Corporate Centre Park
Rochester Hills, MI 48309 - I-75 Corr/N Oakland Ind Submarket



POWER & UTILITIES

Power:	4,000a/240-480v 3p Heavy
Utilities:	Heating - Gas, Lighting - Metal Halide

FEATURES

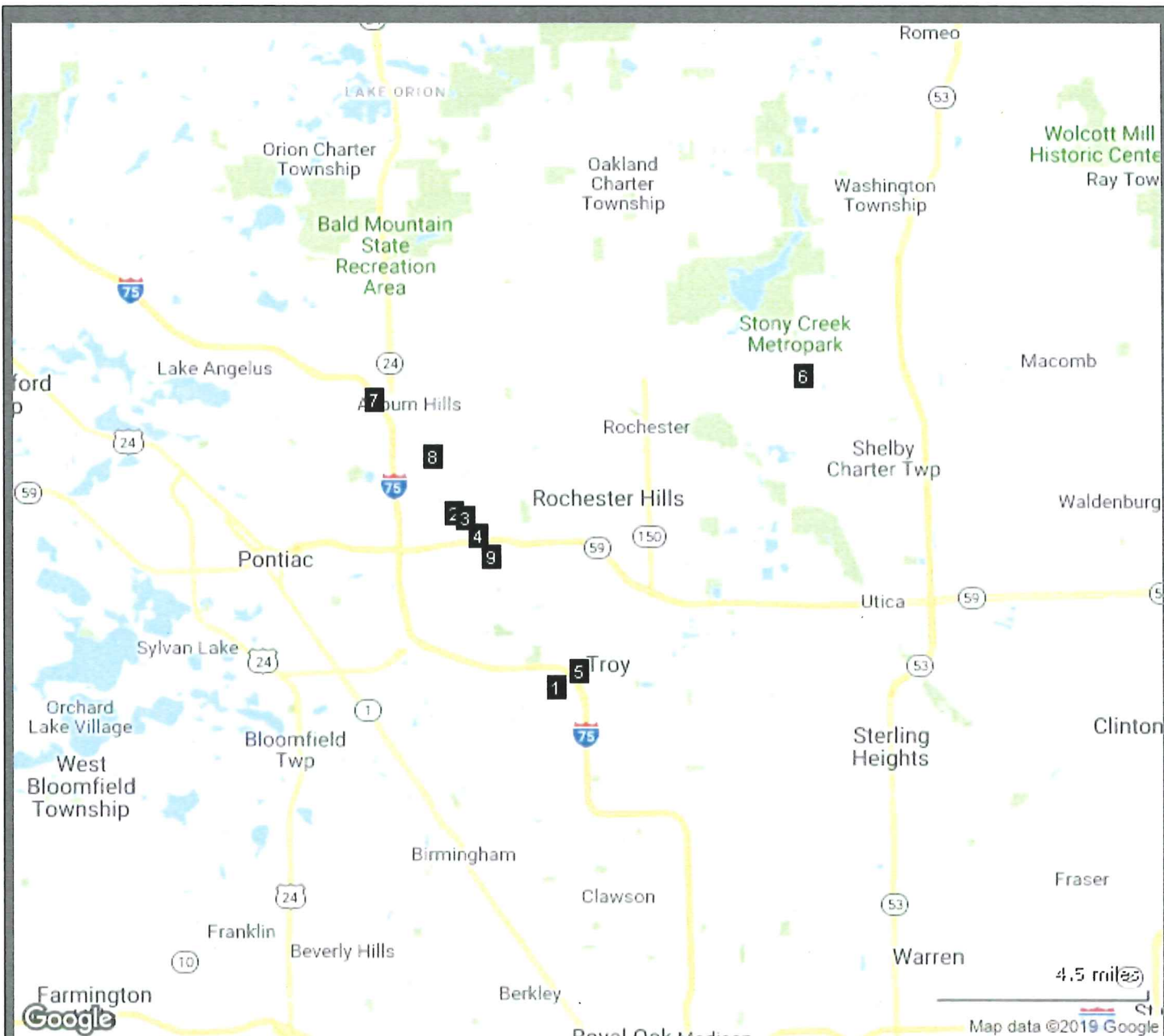
Air Conditioning, Fenced Lot, Floor Drains, Security System, Signage

LAND

Land Area:	8.29 AC
Zoning:	I-1, Lt. Industrial
Parcel	15-30-451-049

TRANSPORTATION

Parking:	346 free Surface Spaces are available; Ratio of 2.10/1,000 SF
Airport:	35 minute drive to Detroit City Airport



1








5505 Corporate Dr
Troy, MI 48098
Oakland County
Troy North Submarket

Building Type: **Class B Office/Medical**
 Status: **Built 1986, Renov 2018**
 Building Size: **142,582 SF**
 Typical Floor Size: **28,516 SF**
 Stories: **5**
 Expenses: **2017 Tax @ \$0.54/sf; 2012 Est Ops @ \$4.44/sf**

Space Avail: **57,962 SF**
 Max Contig: **57,962 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/Yr: **\$17.95-\$18.95**
 % Leased: **100%**

Landlord Rep: Friedman Real Estate / Robert Gagniuk (248) 848-4093 -- 57,962 SF (5,000-29,429 SF)

2		985 W Entrance Dr Auburn Hills, MI 48326 Oakland County Auburn Hills Submarket	Building Type: Class B Office Status: Built 1985, Renov 2005 Building Size: 55,698 SF Typical Floor Size: 18,566 SF Stories: 3 Expenses: 2018 Tax @ \$1.48/sf	Space Avail: 55,698 SF Max Contig: 55,698 SF Smallest Space: 1,805 SF Rent/SF/Yr: \$14.00 % Leased: 0%
		Landlord Rep: Friedman Real Estate / Robert Gagniuk (248) 848-4093 / David B. Friedman (248) 848-3500 -- 55,698 SF (1,805-18,566 SF)		
3		1080 W Entrance Dr Auburn Hills, MI 48326 Oakland County Auburn Hills Submarket	Building Type: Class B Office Status: Built 1986, Renov 2005 Building Size: 50,000 SF Typical Floor Size: 50,000 SF Stories: 2 Expenses: 2014 Tax @ \$1.27/sf	Space Avail: 50,000 SF Max Contig: 50,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: \$14.00 % Leased: 0%
		Landlord Rep: Friedman Real Estate / Robert Gagniuk (248) 848-4093 / David B. Friedman (248) 848-3500 -- 50,000 SF (25,000 SF)		
4		3851-3853 W Hamlin Rd Bldg B Rochester Hills, MI 48309 Oakland County I-75 Corr/N Oakland Ind Submarket	Building Type: Class B Flex/R&D Status: Built 1996 Building Size: 60,900 SF Land Area: 13.06 AC Stories: 1 Expenses: 2012 Tax @ \$0.45/sf; 2012 Ops @ \$2.32/sf	Space Avail: 53,871 SF Max Contig: 53,871 SF Smallest Space: 53,871 SF Rent/SF/Yr: Withheld % Leased: 11.5%
		Landlord Rep: Friedman Real Estate / Robert Gagniuk (248) 848-4093 / Gregory Kent (248) 848-4126 -- 53,871 SF (53,871 SF)		
5		5825 Innovation Dr Delphi Technologies Troy, MI 48098 Oakland County Troy North Submarket	Building Type: Class B Office Status: Built 1996 Building Size: 101,803 SF Typical Floor Size: 50,902 SF Stories: 2	Space Avail: 101,803 SF Max Contig: 101,803 SF Smallest Space: 20,000 SF Rent/SF/Yr: Withheld % Leased: 100%
		Landlord Rep: Colliers International / T. John T. Fricke (248) 226-1887 Sublet Contact: Colliers International / John T. Fricke (248) 226-1887 Patrich Jett (734) 660-0763 -- 101,803 SF (20,000-50,902 SF)		
6		54728-54808 Shelby Rd Rainbow Plaza Utica, MI 48316 Macomb County Macomb West Submarket	Building Type: Retail/Storefront (Neighborhood Ctr) Status: Built 2002 Building Size: 85,190 SF Land Area: 9.22 AC Stories: 1 Expenses: 2018 Tax @ \$0.30/sf	Space Avail: 64,900 SF Max Contig: 54,000 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$10.00 % Leased: 23.8%
		Landlord Rep: Center Management, Inc / Ron Estes (248) 540-9999 / Thomas Guastello (248) 549-0900 -- 54,000 SF (1,200-54,000 SF)		

7



2000 E Taylor Rd
Auburn Hills, MI 48326
Oakland County
Pontiac Submarket

Building Type: **Class B Office**
 Status: **Built 2001**
 Building Size: **179,560 SF**
 Typical Floor Size: **44,890 SF**
 Stories: **4**
 Expenses: **2018 Tax @ \$1.66/sf**

Space Avail: **121,024 SF**
 Max Contig: **95,336 SF**
 Smallest Space: **4,000 SF**
 Rent/SF/Yr: **\$21.95**
 % Leased: **32.6%**

Landlord Rep: JLL / JP Champine (248) 581-3322 / Larry Emmons (248) 581-3388 -- 95,336 SF (4,000-47,668 SF)

8



3300 University Dr
Building A & B
Auburn Hills, MI 48326
Oakland County

Building Type: **Class B Flex/Light Manufacturing**
 Status: **Built 1986**
 Building Size: **128,000 SF**
 Land Area: **5.88 AC**
 Stories: **2**
 Expenses: **2018 Tax @ \$0.74/sf**

Space Avail: **128,000 SF**
 Max Contig: **128,000 SF**
 Smallest Space: **11,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**

West of Squirrel Road; East of I-75

I-75 Corr/N Oakland Ind

Landlord Rep: Bailey Schmidt & Associates / J.Drew J. Schmidt (248) 594-4353 / Peter Noonan (248) 594-4335 -- 50,000 SF (25,000 SF)

9



2910 Waterview Dr
Rochester Hills Corporate Centre Park
Rochester Hills, MI 48309
Oakland County

Building Type: **Class B Manufacturing**
 Status: **Built 1988, Renov 2001**
 Building Size: **143,199 SF**
 Land Area: **8.29 AC**
 Stories: **2**




Space Avail: **71,617 SF**
 Max Contig: **71,617 SF**
 Smallest Space: **21,460 SF**
 Rent/SF/Yr: **\$7.95**
 % Leased: **100%**

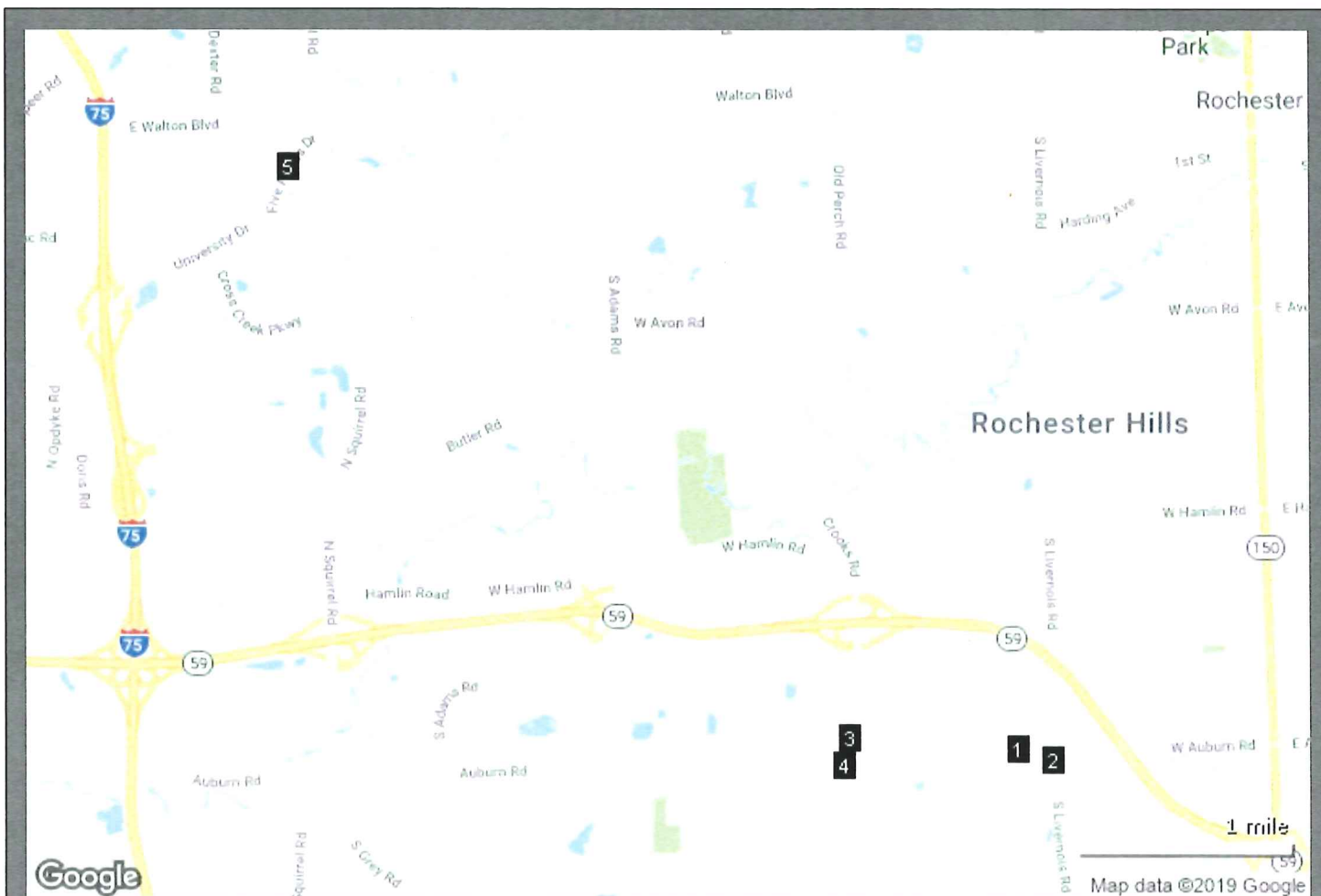
Expenses: **2018 Tax @ \$0.40/sf, 2010 Est Tax @ \$1.33/sf; 2009 Ops @ \$0.73/sf, 2010 Est Ops @ \$0.73/sf**

Auburn Road

I-75 Corr/N Oakland Ind

Landlord Rep: Signature Associates / R.John R. Boyd (248) 948-0102 / Kris R. Pawlowski (248) 359-3801 -- 71,617 SF /21,460 ofc (21,460-28,401 SF)

	Address	Base Rental Rate	SF available	Comments
	985 W Entrance Auburn Hills	\$18.00- \$20.00/MG + elec	55,698	Good, re-usable condition
	5825 Innovation Drive Troy, MI	Negotiable Estimated to be \$16.95/MG + elec	101,803	Delphi sublease Partially furnished
	2000 E Taylor Auburn Hills, MI	\$20.00- \$22.00/MG + elec	121,000	Good, re-usable condition.



1



1220 W Auburn Rd

Zoning: B-1 Local Business

Sale Price: \$350,000

1.03 Acres W Auburn Road

Parcel Size: 1.03 AC

Price/AC: \$339,805.83

Rochester Hills, MI 48309

Lot Dimensions: 235x235

Sale Status: Active

Days On Market: 1,734

of Lots: -

Oakland County

This property is represented by Team CORE, LLC - Phil Wojtowicz, (248) 710-8000

This property is for sale individually

2



Auburn Rd & Livernois Rd

Zoning: ME

Sale Price: \$6,450,000

Rochester Hills, MI 48307

Parcel Size: 10 AC

Price/AC: \$645,000.00

Oakland County

Lot Dimensions: Irregular

Sale Status: Active

Days On Market: 83

of Lots: -

Intersection of Auburn Rd. & Livernois Rd.

Proposed Use: Office, MultiFamily, Apartment Units - Condo

This property is represented by L. Mason Capitani, Inc. - Jason E. Capitani, (248) 637-7684 Garry Rogers, (248) 637-3527

This property is for sale individually

3

**2896 Crooks Rd****Rochester Hills, MI 48309****Oakland County****Rochester Submarket****Zoning: O-1****Parcel Size: 2.60 AC****Lot Dimensions: -****# of Lots: -****Sale Price: \$849,999****Price/AC: \$326,922.69****Sale Status: Active****Days On Market: 215****Proposed Use: Commercial. Retail. Office****This property is represented by Dominion Real Estate Advisors - Barry Landau, (248) 399-9999 Rem Murray, (248) 399-9999****This property is for sale individually**

4

**Donley Ave & Auburn Rd****Rochester Hills, MI 48309****Oakland County****Rochester Submarket****Zoning: B-1, FB-2****Parcel Size: 0.85 AC****Lot Dimensions: 200x200****# of Lots: -****Sale Price: \$350,000****Price/AC: \$411,764.71****Sale Status: Active****Days On Market: 372****Proposed Use: Commercial, Office****This property is represented by Newmark Knight Frank - Christopher S. Dowell, (248) 447-2717****This property is for sale individually**

5

**3355 Five Points Dr****Auburn Hills, MI 48326****Oakland County****Btn N Squirrel Rd & University****Zoning: B3****Parcel Size: 2.80 AC****Lot Dimensions: 220x220****# of Lots: -****Sale Price: \$1,250,000****Price/AC: \$446,428.57****Sale Status: Active****Days On Market: 587****This property is represented by Mark V Investments - Mark Vestevich, (248) 646-8440****This property is for sale individually**



L. MASON CAPITANI

CORFAC INTERNATIONAL



FOR SALE

10 ACRES +/-

ROCHESTER HILLS, MICHIGAN

FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

248.637.7684

jcapitani@Lmcap.com

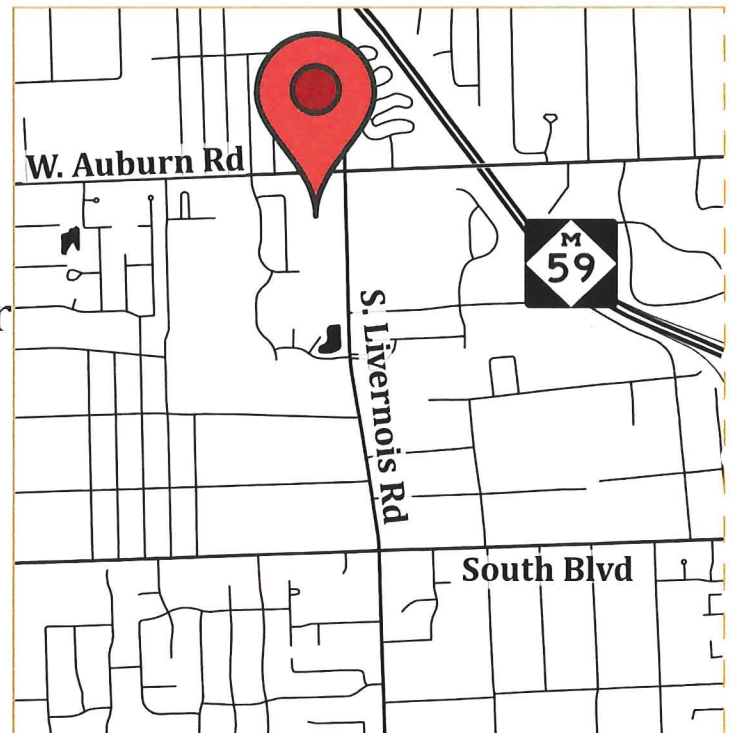
Garry Rogers

248.637.3527

grogers@Lmcap.com

PROPERTY FEATURES:

- Great Development Opportunity
- Potential Multi-Use
- Flexible Business Zoning At Corner
- Multi-Family Zoning on Balance
- Subject To Lot Split



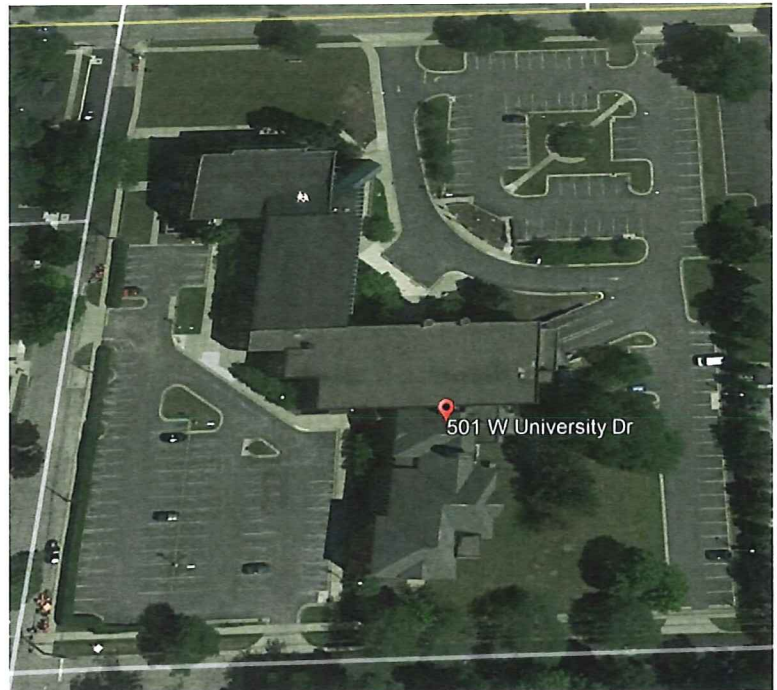
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**APPRAISAL REPORT
REAL ESTATE VALUATION**



Of:
Rochester Community Schools Administration Building
501 West University Drive
Rochester, Oakland County, MI, 48307

As of:
February 26, 2019

Prepared For:
Mr. Pete Muscio
Rochester Community Schools
501 West University Drive
Rochester, MI, 48307

Prepared by:
BUR VALUATION GROUP, INC.
David Bur, MAI





22440 Amberlund Ct.
Novi,
Michigan , 48374

(248) 943-0663
dbur@burvg.com
www.burvaluationgroup.com

May 30, 2019

Mr. Pete Muscio
Rochester Community Schools
501 West University Drive
Rochester, MI 48307

Re: Appraisal Report, Real Estate Appraisal
Rochester Community Schools Administration Building
501 West University Drive,
Rochester, Oakland County, MI, 48307

Dear Mr. Muscio:

At your request, we have prepared an appraisal for the above referenced property, which may be briefly described as follows: The subject property is an existing three-story office and educational building containing a total of 89,716 square feet (SF) of gross building area (GBA). The building, built between the 1880s and 1989, is in fair condition. The site contains 4.34 acres. The building is occupied by the building's owner.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis, and valuation methodology. Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- There are no extraordinary assumptions for this appraisal.



Mr. Muscio
Rochester Community Schools
May 30, 2019
Page 2 of Letter of Transmittal

The following appraisal sets forth the most pertinent data gathered, the techniques employed and the reasoning leading to the opinion of value. The analysis, opinions and conclusions are in conformance with our interpretation of the guidelines and recommendations set forth in the *Uniform Standards of Professional Appraisal Practice* (USPAP) and the *Code of Professional Ethics, Standards of Professional Appraisal Practice* of the Appraisal Institute.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Certification, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusion(s):

Market Value Conclusions

Appraisal Premise	Interest Appraised	Effective Date	Value Conclusion
Current As Is	Fee Simple	February 26, 2019	\$1,640,000 One Million Six Hundred Forty Thousand Dollars

The market exposure time preceding February 26, 2019 would have been 12 months and the estimated marketing period as of February 26, 2019 is 12 months. It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis or if we can be of further service, please feel free to contact us.

A handwritten signature in blue ink, appearing to read 'David Bur'.

David Bur, MAI
MI-1201002356

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Summary of Important Facts and Conclusions

GENERAL

Subject: Rochester Community Schools Administration Building
501 West University Drive, Rochester,
Oakland County, MI, 48307

The subject property is an existing three-story office and educational building containing a total of 89,716 square feet (SF) of gross building area (GBA). The building, built between the 1880s and 1989, is in fair condition. The site contains 4.34 acres. The building is occupied by the building's owner.

Owner: Rochester Community Schools

Date of Report: May 30, 2019

Intended Use: The intended use is for internal decision making.

Intended User(s): Rochester Community Schools, Clark Construction Company, and Kingscott and Associates

Assessment:

Real Estate Assessment and Taxes

Assessment Year	Parcel Tax ID Number	School District	Millage Rate	Taxable Value	Assessed Value	Current Annual	Annual Taxes (If Property Sold)
2018	15-15-203-001	Rochester	\$50.0754	NA	NA	NA	NA
Totals			\$50.0754	NA	NA	NA	NA

Notes: The subject property is owned by the Rochester Community Scholls and is property tax exempt.

Sale History: The subject has not sold in the last three years, according to public records.

Current Listing/Contract(s): The subject is not currently listed for sale, or under contract.

Land:

Land Summary				
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Topography	Shape
15-15-203-001	4.34	189,050	Sloping	Rectangular
Notes: The site has a sloping topography that would require land balancing for a residential development.				

Improvements:

Building Summary					
Building Name/ID	Year Built	Condition	Number of Stories	Gross Building Area	Rentable Area
Rochester Community Schools Administration Building	1880-1989	Fair	3.0	89,716	89,716
Notes: The building has functional obsolescence and deferred maintenance.					

Zoning: R-1, One-Family Residential District

Highest and Best Use of the Site As If Vacant: Residential

Highest and Best Use as Improved: Redevelopment with residential use

VALUE INDICATIONS

Type of Value:	As Is
Land Value:	\$1,640,000
Cost Approach:	Not estimated
Sales Comparison Approach:	\$1,250,000
Income Approach:	
Direct Capitalization	Not estimated

Reconciled Value(s):

Value Conclusion(s)	\$1,640,000
Effective Date (s)	February 26, 2019
Property Rights	Fee Simple

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Bur Valuation Group, Inc.. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Bur Valuation Group, Inc.'s regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Bur Valuation Group, Inc. has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value; however, this has not been considered or analyzed in this appraisal.**

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations;
- and typical appraisal work by peers for similar assignments.

This appraisal is prepared for Rochester Community Schools. The problem to be solved is to estimate the current 'As Is' market value. The intended use is for internal decision making. This appraisal is intended for the use of Rochester Community Schools, Clark Construction Company, and Kingscott and Associates.

SCOPE OF WORK	
Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
Property Identification:	The subject has been identified by the legal description and the assessors' parcel number.
Inspection:	A complete interior and exterior inspection of the subject property has been made, and photographs taken on February 26, 2019
Market Area and Analysis of Market Conditions:	I completed a market study of the real estate market in the subject property's area. This included an analysis of market rents, market occupancy, and market trends.
Highest and Best Use Analysis:	A complete as vacant and as improved highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.
Type of Value:	Market Value

Valuation Analyses

Cost Approach:	A cost approach was not applied as the age of the improvements makes the depreciation difficult to accurately measure.
Sales Comparison Approach:	A sales approach was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.
Income Approach:	An income approach was not applied as the subject is not an income producing property and this approach does not reflect market behavior for this property type.
Hypothetical Conditions:	There are no hypothetical conditions for this appraisal.
Extraordinary Assumptions:	There are no extraordinary assumptions for this appraisal.

Comments:

The subject property is currently used by the Rochester Community Schools for offices and educational use. The building was originally built as a school in the 1880s and it has had several additions. In the sales comparison approach, we estimate the value of the property with the current building.

In discussions with Nick Banda, the planning director at the City of Rochester, he stated that the property could continue to be used as offices (as a continuation of the current legal non-conforming use) or single-family residential housing (within the current R-1 zoning). He also stated that the property may be eligible for a special project's designation, which would allow the property to be redeveloped with a more intense use, assuming that the plan was deemed to benefit the City. He stated that residential condos are currently in favor with the City. He also opined that the community would be against demolishing the building, due to its historical significance.

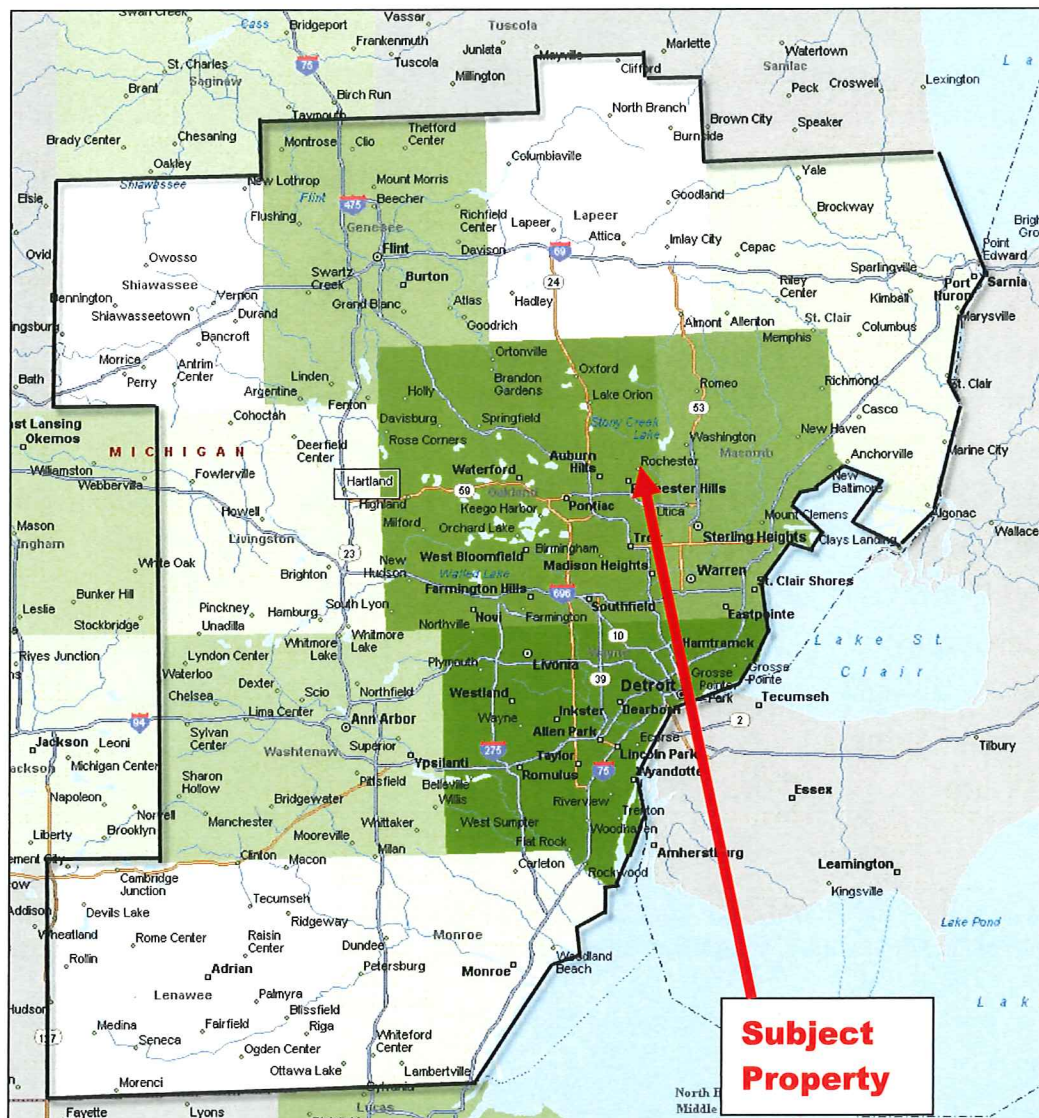
We are under the opinion that the existing building is not protected by historical designations, meaning that it could be demolished. The existing zoning would allow for a maximum of 31 residential lots; however, due to the shape of the site, the maximum number of lots is closer to 27 residential lots. The property is located within walking distance of both downtown Rochester and the community park; and the location of the subject site would be very attractive for future residents.

In the land valuation, we value the site as it is currently zoned and deduct demolition costs. If the existing building were to be demolished by the School District, it would significantly increase interest in the property by developers. Furthermore, if the school district demolished the existing building and gave developers time to negotiate with the City of Rochester for a special project's designation, which would allow a more dense development (than is currently available under the R-1 zoning), this would further increase interest in the property and may increase its market value.

Area Analysis

The Detroit Combined Statistical Area (CSA), otherwise known as “Metro Detroit”, includes three Metropolitan Statistical Areas (MSAs) including the Detroit MSA, Ann Arbor MSA, and Flint MSA, and encompasses eleven counties including Genesee, Lapeer, Lenawee, Livingston, Macomb, Monroe, Oakland, St. Clair, Shiawassee, Washtenaw, and Wayne Counties. The Detroit CSA is in Southeastern Michigan. Its eastern boundary is along Canada, its southern boundary is along Ohio, and its western and northern boundaries border other Michigan counties.

The following map shows the borders of the Detroit CSA with a black outline, and shows each of the eleven counties in the CSA in a different color.



The major city in the region is Detroit. Traveling by land, Detroit is 60 miles north of Toledo, OH, 160 miles east of Grand Rapids, MI, 170 miles northwest of Cleveland, OH, 270 miles southwest of Toronto, Canada, and 280 miles east of Chicago, IL.

Population

Population figures showed a decline in population for the Detroit CSA between 2000 and 2018. However, the overall population of the CSA is expected to increase slightly between 2018 and 2023. The outlying county of Livingston showed the greatest percentage growth in population between 2000 and 2018. Livingston County is also projected to see the greatest percentage population growth between 2018 and 2023. Wayne County (includes the city of Detroit) and Genesee County (includes the city of Flint) saw the greatest percentage decline in population between 2000 and 2018, and these two counties are projected to continue to decline in population between 2018 and 2023. The following table shows historical and projected growth by county.

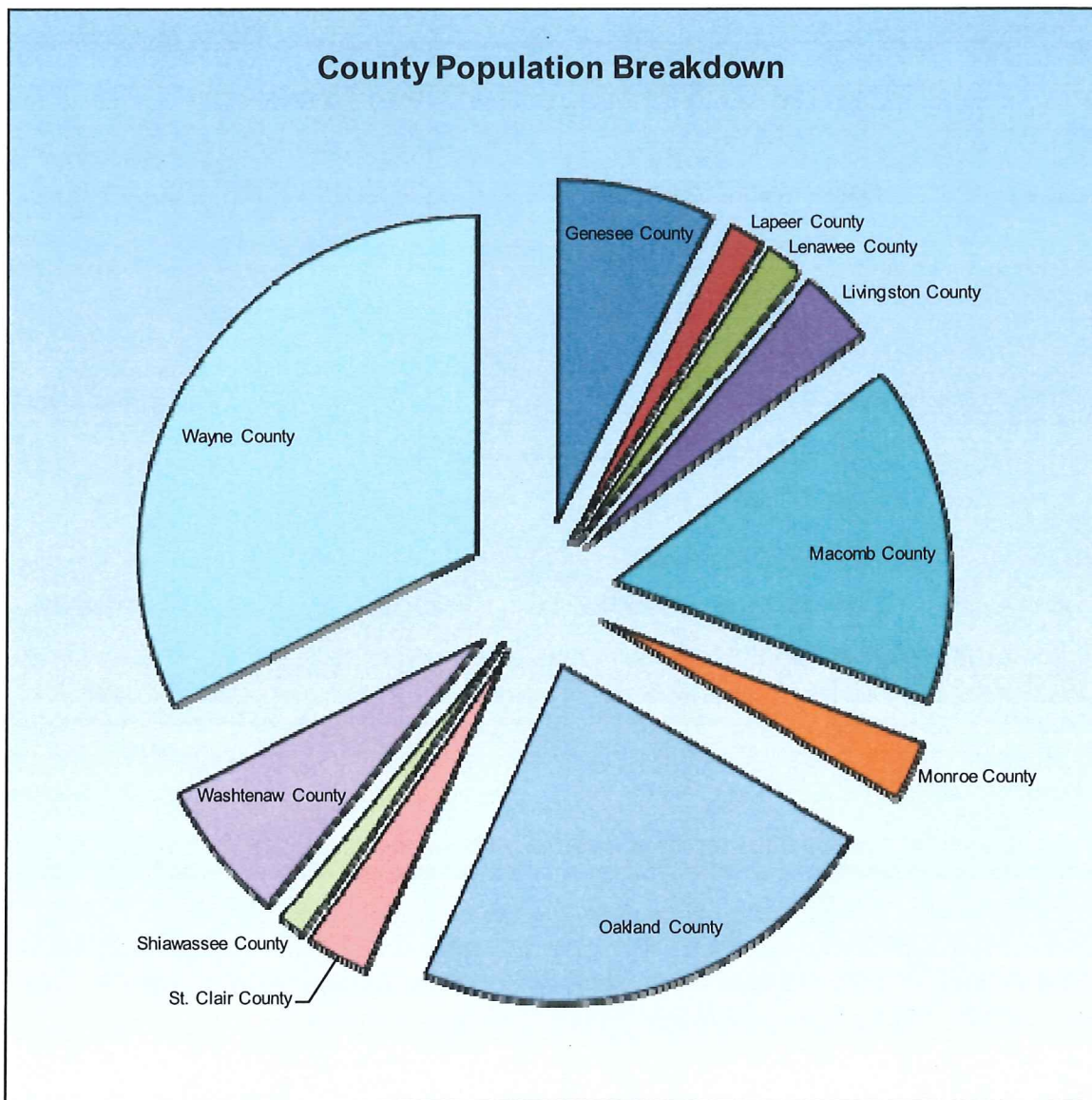
DETROIT CSA POPULATION TRENDS					
	2000	2018	Change	2023 Projection	Change
Detroit CSA	5,528,115	5,448,783	-1.44%	5,499,231	0.93%
Genesee County	436,141	410,359	-5.91%	402,872	-1.82%
Lapeer County	87,904	89,458	1.77%	90,518	1.18%
Lenawee County	98,890	100,181	1.31%	100,891	0.71%
Livingston County	156,951	193,743	23.44%	203,321	4.94%
Macomb County	788,149	880,462	11.71%	907,098	3.03%
Monroe County	145,945	152,156	4.26%	151,899	-0.17%
Oakland County	1,194,156	1,254,059	5.02%	1,285,671	2.52%
St. Clair County	164,235	161,121	-1.90%	160,765	-0.22%
Shiawassee County	71,687	69,534	-3.00%	69,164	-0.53%
Washtenaw County	322,895	370,067	14.61%	382,764	3.43%
Wayne County	2,061,162	1,767,643	-14.24%	1,744,268	-1.32%

Source: Site To Do Business

The Detroit CSA does not include any area of Canada, because the definition of CSA does not include foreign countries; however, the Windsor, Canada area adds another 500,000 persons to the area population.

The Detroit CSA had an estimated 2018 population of 5,448,783 persons. The population ranking for Metro Detroit's population was 11th in the list of the largest urban areas in the U.S. Furthermore, the population of the Detroit CSA comprises 54.5% of the population of the State of Michigan (9,991,177 - total population in 2018). The state of Michigan's population has declined from its peak of 10,314,853 in 2008 (a 3.14% decline).

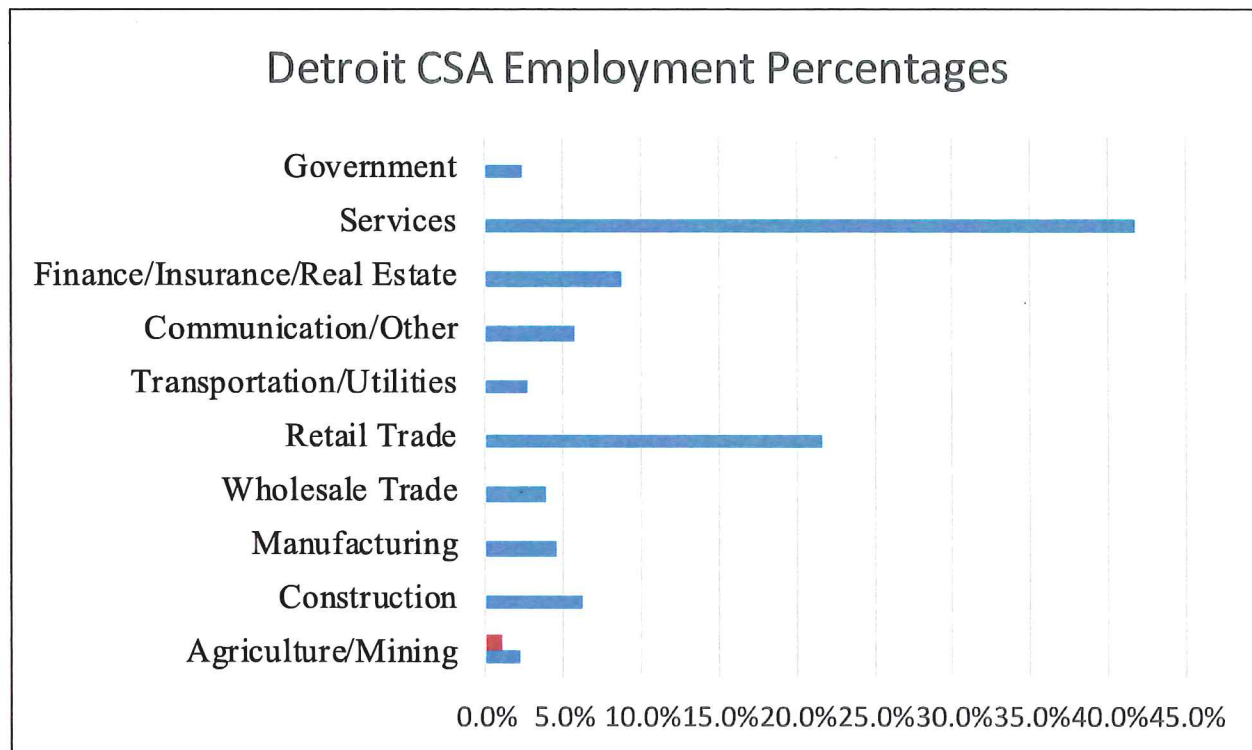
The following chart presents a breakdown of the population in the Detroit CSA by county.



Source: Site to Do Business

Employment

The economic growth of the Detroit CSA can be partially attributable to a combination of factors, which include location, quality of educational facilities, and the local business environment. The local economy is still heavily reliant upon the automotive industry, but it has diversified over the past few decades. Although the manufacturing sector maintains a major role, the growth of the services industry and retail trade has been vital to the area's economy, as is shown in the following chart.



Automotive companies comprise the top three positions for largest employers in the Detroit CSA and include General Motors, FCA USA (Fiat-Chrysler) and Ford Motor Company. Major non-automotive employers include public-related employers including the University of Michigan, the Federal Government U.S. Postal Service, and the City of Detroit; and health-related employers including Henry Ford Health Systems, Trinity Health, Detroit Medical Center, Beaumont Hospitals, and St. John Providence Health. The following table presents a list of major employers.

Largest Metro Detroit Employers

Company	Location of Headquarters- Main Local Office	Employees in Metro Area 2017	Employees in Metro Area 2010
Ford Motor Company	Dearborn	48,000	38,000
General Motors Corp.	Detroit	37,713	25,903
University of Michigan	Ann Arbor	32,749	27,145
FCA - USA	Auburn Hills	32,514	18,255
Beaumont Hospitals	Royal Oak	28,038	14,495
U.S. Government	Detroit	18,920	18,197
Henry Ford Health Systems	Detroit	17,608	18,388
Rock Ventures	Detroit	16,617	NA
Trinity Health	Novi	14,676	12,588
Acension Michigan	Warren	11,893	NA
Detroit Medical Center	Detroit	10,279	11,626
U.S. Postal Service	Detroit	9,694	12,200
State of Michigan	Detroit	9,377	10,886
Ilitch Companies	Detroit	9,191	NA
City of Detroit	Detroit	9,066	12,472
Blue Cross Blue Shield	Detroit	7,265	NA
DTE Energy	Detroit	6,278	NA

Source: Crains Detroit

The following table presents unemployment statistics for the Detroit CSA. The current unemployment rate is above the average unemployment rate in the nation (U.S. unemployment rate of 4.6% in 2016).

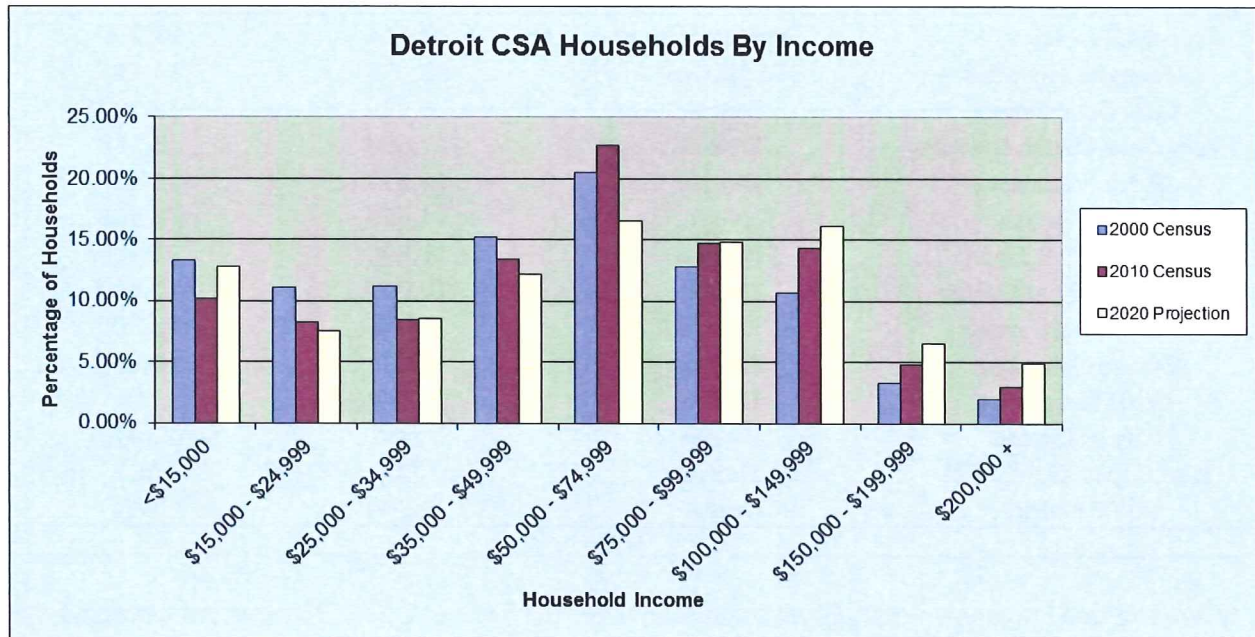
Detroit CSA Unemployment

Year	Unemployment Rate
2002	6.4%
2003	7.2%
2004	6.9%
2005	7.2%
2006	8.0%
2007	8.8%
2008	9.9%
2009	15.4%
2010	13.5%
2011	11.5%
2012	10.2%
2013	9.4%
2014	8.3%
2015	6.2%
2016	5.4%
2017	4.4%
2018	4.3%

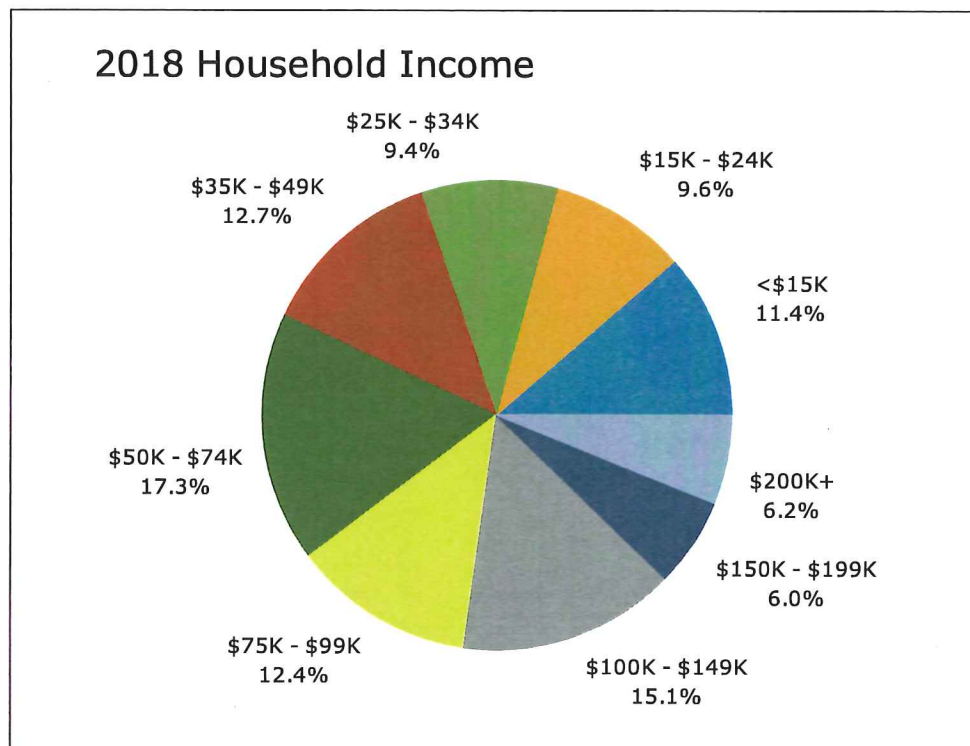
Source: Bureau of Labor Statistics

Income

Median household income in the Detroit CSA is \$57,953 in 2018 and is projected to increase to \$67,416 by 2023, a total increase of 16.3%. The median household income in 2018 in the Detroit metro area is higher than the median household income levels in the State of Michigan and the U.S.A.

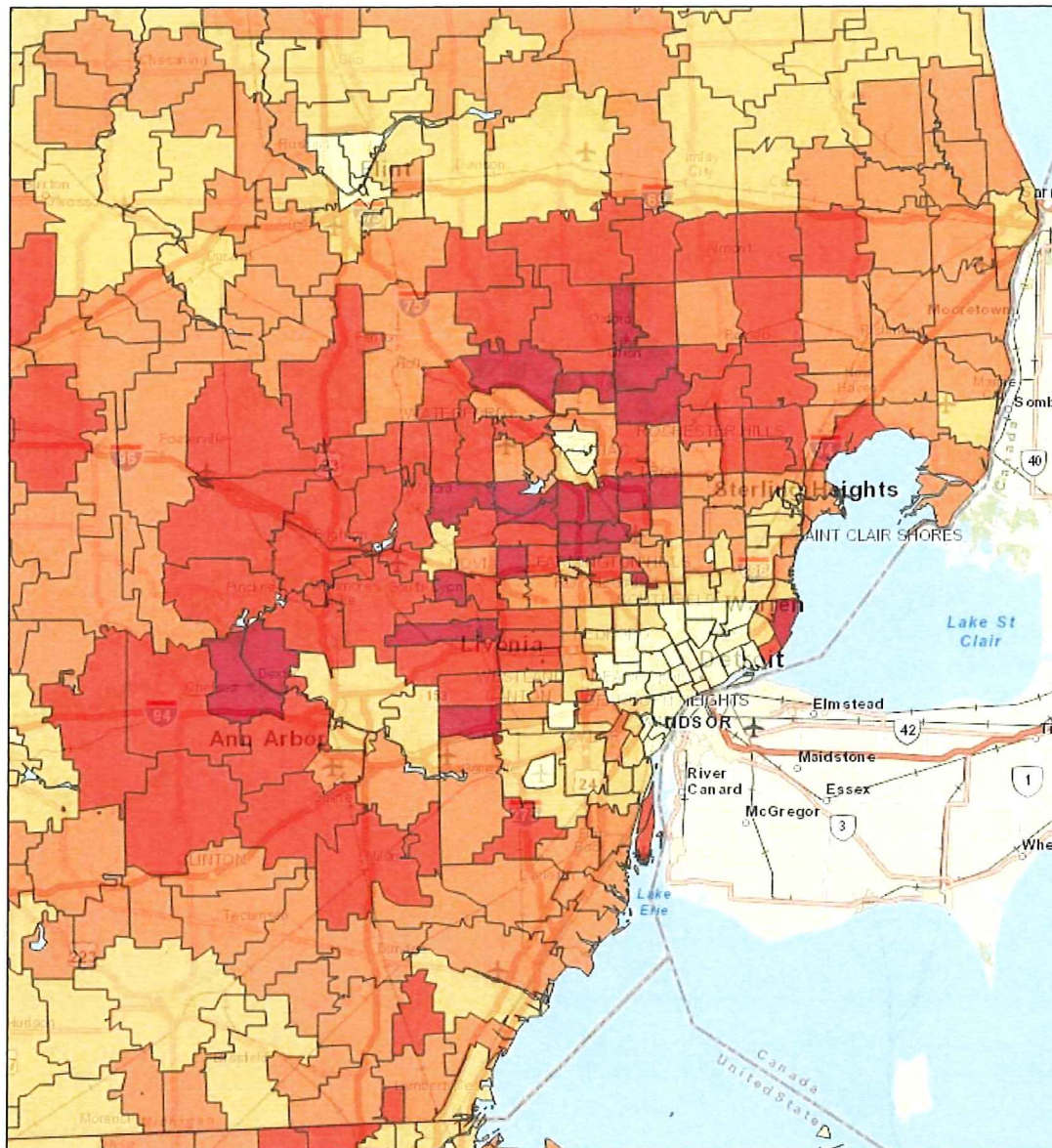


The 2018 income levels by bracket are shown in the following chart.



The following map shows income levels by zip code in the Detroit Metro Area. The highest income levels are primarily in Oakland County and the lowest income levels are primarily in the City of Detroit.

Detroit Metro Area Income Levels by Zip Code



■	\$91,978 to \$152,087
■	\$66,080 to \$91,977
■	\$49,138 to \$66,079
■	\$31,398 to \$49,137
■	\$0 to \$31,397

Transportation

The road network in metro Detroit includes several primary highways as well as numerous secondary roadways. The primary freeways include I-75, I-94, I-96, I-69, I-275, I-696, US Hwy. 23, State Hwy. 10, and State Hwy. 59. In addition, the major highways and local roads in the metro Detroit area serve the region well. The following map shows the major roads.



The Detroit Metropolitan Wayne County Airport is one of the busiest in the nation with nearly 35 million passengers. In addition, the other major airport in the region that carries commuter traffic is Flint Bishop Airport. In addition, Willow Run Airport is a major cargo airport, and the Coleman A. Young International Airport and Pontiac Oakland Airport handle a significant amount of private flights.

There is insufficient public transportation in metro Detroit. Areas such as the Cities of Detroit, Ann Arbor, and Flint have public bus service. Although several of the Detroit suburbs have some public bus service, it is insufficient to serve the needs of masses. In addition, there is a short (3.3 mile) light-rail system that runs from Wayne State University to the Detroit CBD that was completed in 2017. There has been discussion of improving public transportation, but most ideas have never reached beyond political debate.

Cultural and Area Amenities

Numerous cultural and entertainment facilities are located in metro Detroit. Additionally, the region sponsors various festive events each year. Major events include the North American Auto Show, Woodward Dream Cruise and numerous music and art festivals throughout the area. Art galleries, museums, and libraries are scattered throughout the area. Major tourist attractions include The Henry Ford, Detroit Institute of Arts, and the Detroit Zoo. Major sports teams include the Detroit Tigers, Detroit Pistons, Detroit Lions, and Detroit Red Wings, and the University of Michigan sports teams. Finally, residents of the area take advantage of the outdoors, with many regional and local parks, and several hundred inland lakes scattered throughout the region. The region borders two of the Great Lakes, Lake Erie and Lake Huron, and borders the Detroit River, St. Clair River, and Lake St. Clair.

Education

Higher educational facilities in metro Detroit include the University of Michigan (with campuses in Ann Arbor, Dearborn, and Flint), Wayne State University, University of Detroit Mercy, Oakland University, Eastern Michigan University, and many others. Furthermore, the area has a strong network of public and private primary and secondary schools.

Climate

Detroit has a Midwestern temperate seasonal climate. The Great Lakes influence the weather. The average high/low monthly temperatures range from 31/18 degrees in January to 83/64 degrees in July. Average monthly precipitation in metro Detroit ranges from a low of 1.9 inches in January and February to a high of 3.6 inches in June.

Summary

Although the population in the area is projected for slow decline overall, there has been a significant shift in population from the inner-urban areas of Wayne County to the outlying counties. This trend should continue in the future. Furthermore, the outlying areas tend to have zoning ordinances that require large lot-type developments, which continues to exacerbate urban/suburban sprawl.

Although the economy continues to diversify, it is still heavily reliant upon the automotive industry, and particularly General Motors, FCA USA and Ford Motor Company. These three companies and many of the tier one automotive suppliers downsized in the period between 2005 and 2009 and this significantly affected the number of people employed and unemployed. However, these companies had been hiring over the past few years and the unemployment rate has consistently improved since 2009. In November 2018, General Motors announced that they are going to idle five factories (two in the Detroit metro area) and layoff 14,000 salaried employees (most in the Detroit metro area).

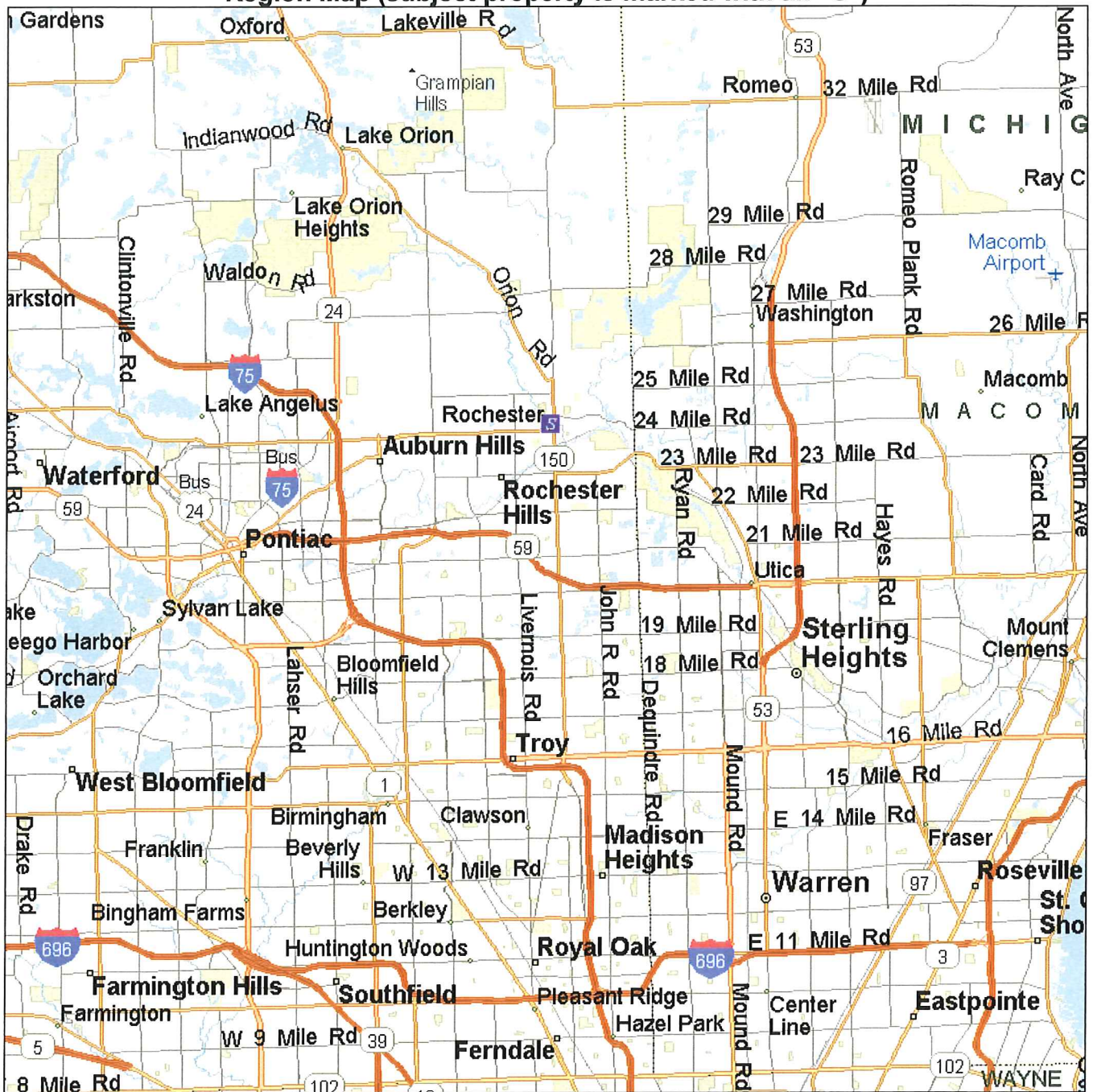
The effects of the slow population growth and stagnant economy hurt real estate values. Home values began to decline toward the end of 2005 and dropped significantly (some studies show a 30% to 70% drop) until 2010-2011. Home values finally began to recover in 2011-2012 and have since increased. Current home values in many submarkets are equal to the highs reached in 2005-2006. Commercial and industrial properties also saw property values drop between 2006 and 2011, but most property types saw values stabilize or show slight increases since 2012.

The future for the metro Detroit real estate market is unclear at this time. If the past is any indication of the future, the economy will continue to be cyclical and will be significantly impacted by the automotive industry. The automotive industry in the region is currently improving. It is likely that real estate values will increase, lagging slightly behind the improving general economy.

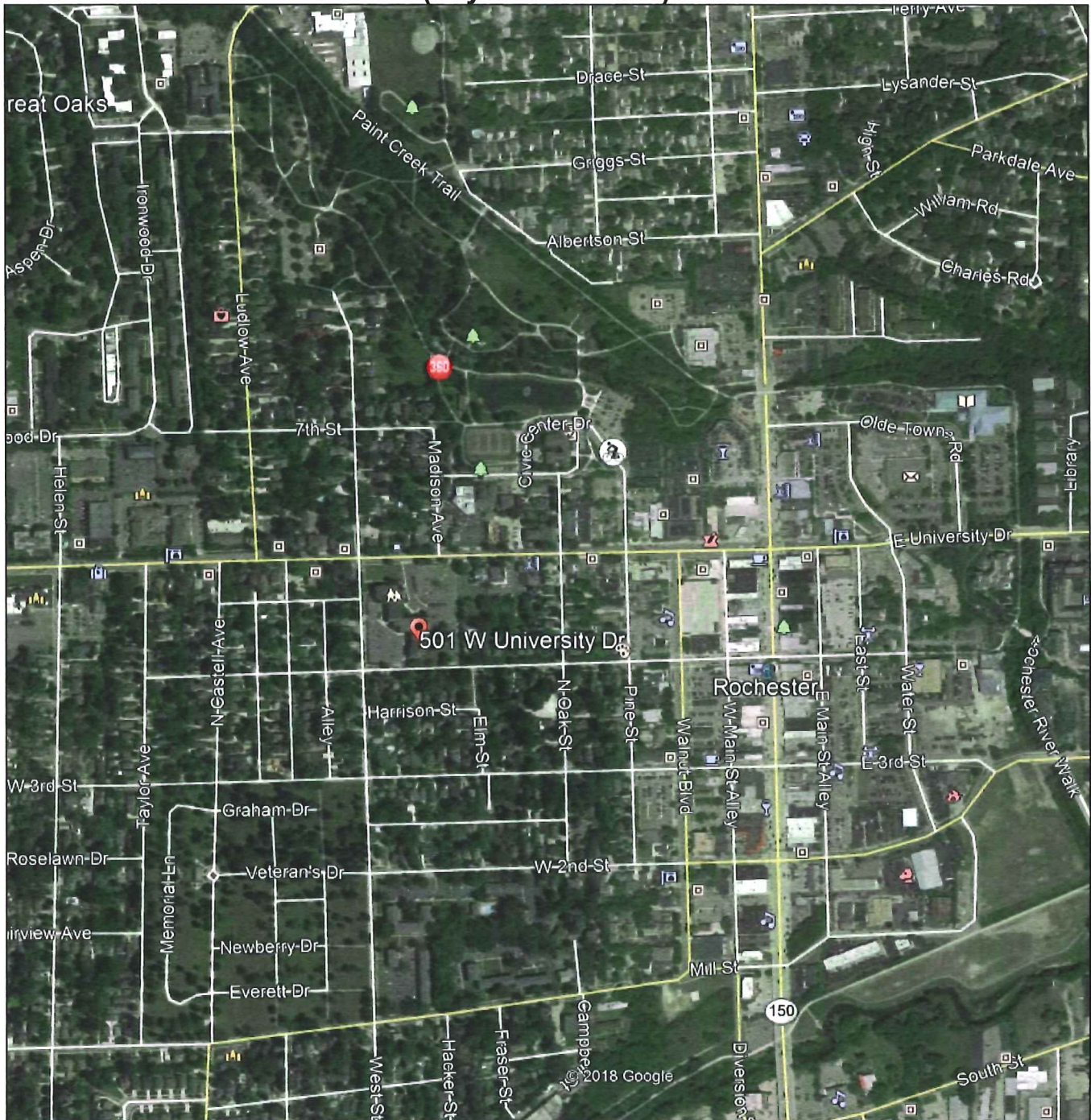
Neighborhood Analysis

The following maps and aerial photo show the location of the subject property within its region and neighborhood.

Region Map (subject property is marked with an "S")



**Aerial Photo
(May not be current)**



This is a detailed street map of Rochester, Minnesota. The map shows a grid of streets with major thoroughfares highlighted in yellow. Key streets include N Main St, E Tienken Rd, W University Dr, and N Livernois Rd. The map also shows several parks, including Jacee Field, Woodward Halbac Field, and Bloomer Park. The city's name, 'Rochester', is prominently displayed in the center. The map is oriented with North at the top.

The boundaries of the immediate neighborhood are:

The land uses bordering the subject property include:

The land uses surrounding the subject property (land uses beyond the adjacent properties) include:

Rochester Community Schools Administration Building

General Development

Land uses on the subject property's street consist of residential and commercial. Traffic volume on the subject property's street is moderate to heavy. Most of the development within close proximity to the subject property ranges in age from new years to over 100 years, more or less. Major land uses within close proximity to the subject property include downtown Rochester, which is east of the subject site.

Neighborhood Life Stage

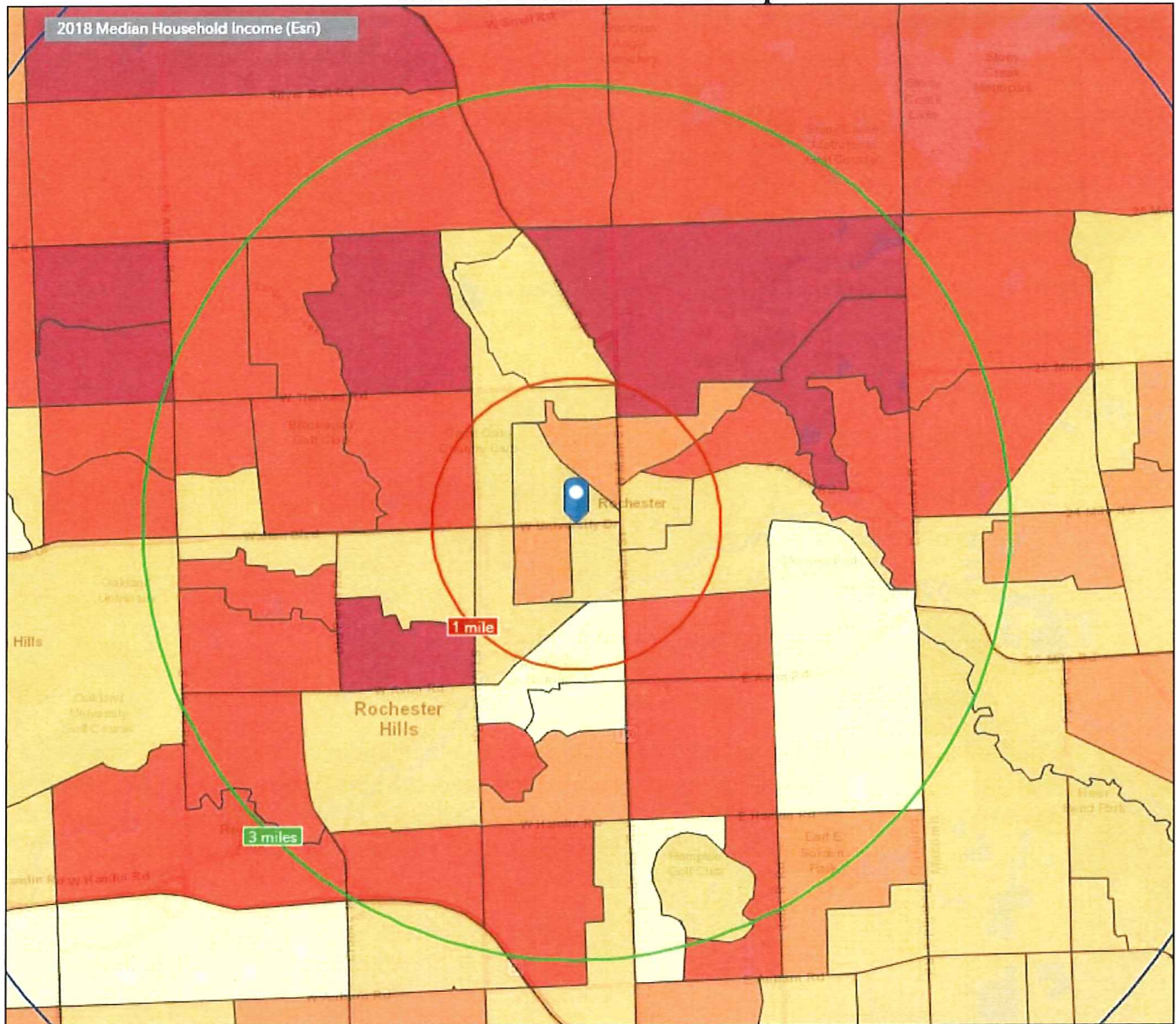
Neighborhoods go through life cycles, which are described as follows:

- **Growth** – A period during which the neighborhood gains public favor and acceptance
- **Stability** – A period of equilibrium without marked gains or losses
- **Decline** – A period of diminishing demand
- **Revitalization** – A period of renewal, modernization, and increasing demand

The life stage of the neighborhood is stability. The following table and map present demographic data for the neighborhood.

Regional Demographic Data			
Description	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population Statistics			
2000 Population	10,034	61,980	130,864
2018 Population	10,907	68,587	150,049
Overall Population Change 2000-2018	8.70%	10.66%	14.66%
2023 Population Projection	11,170	70,263	154,751
Estimated Overall Population Change 2018-2023	2.41%	2.44%	3.13%
2000 Households	4,939	24,540	49,597
2018 Households	5,109	26,364	55,151
Overall Households Change 2000-2018	3.44%	7.43%	11.20%
2023 Households Projection	5,333	27,580	58,663
Estimated Overall Household Change 2018-2023	4.38%	4.61%	6.37%
2018 Income Statistics			
Per Capita Income	45,509	46,992	45,189
Median Household Income	65,990	88,709	84,636
Household Income < \$15,000	10.6%	6.4%	6.2%
Household Income \$15,000-\$24,999	8.0%	6.7%	6.5%
Household Income \$25,000-\$34,999	8.0%	6.2%	6.7%
Household Income \$35,000-\$49,999	12.1%	9.3%	9.5%
Household Income \$50,000-\$74,999	15.9%	13.9%	15.3%
Household Income \$75,000-\$99,999	11.5%	12.4%	12.9%
Household Income \$100,000-\$149,999	15.7%	20.3%	19.2%
Household Income \$150,000-\$199,999	7.1%	10.7%	10.1%
Household Income \$200,000+	11.2%	14.2%	13.6%
2018 Housing Statistics			
Total Housing Units	5,787	29,189	61,822
Owner Occupied Housing Units	50%	69%	70%
Renter Occupied Housing Units	42%	25%	25%
Vacant Housing Units	8%	6%	5%
Source: Site To Do Business			

Median Household Income Map



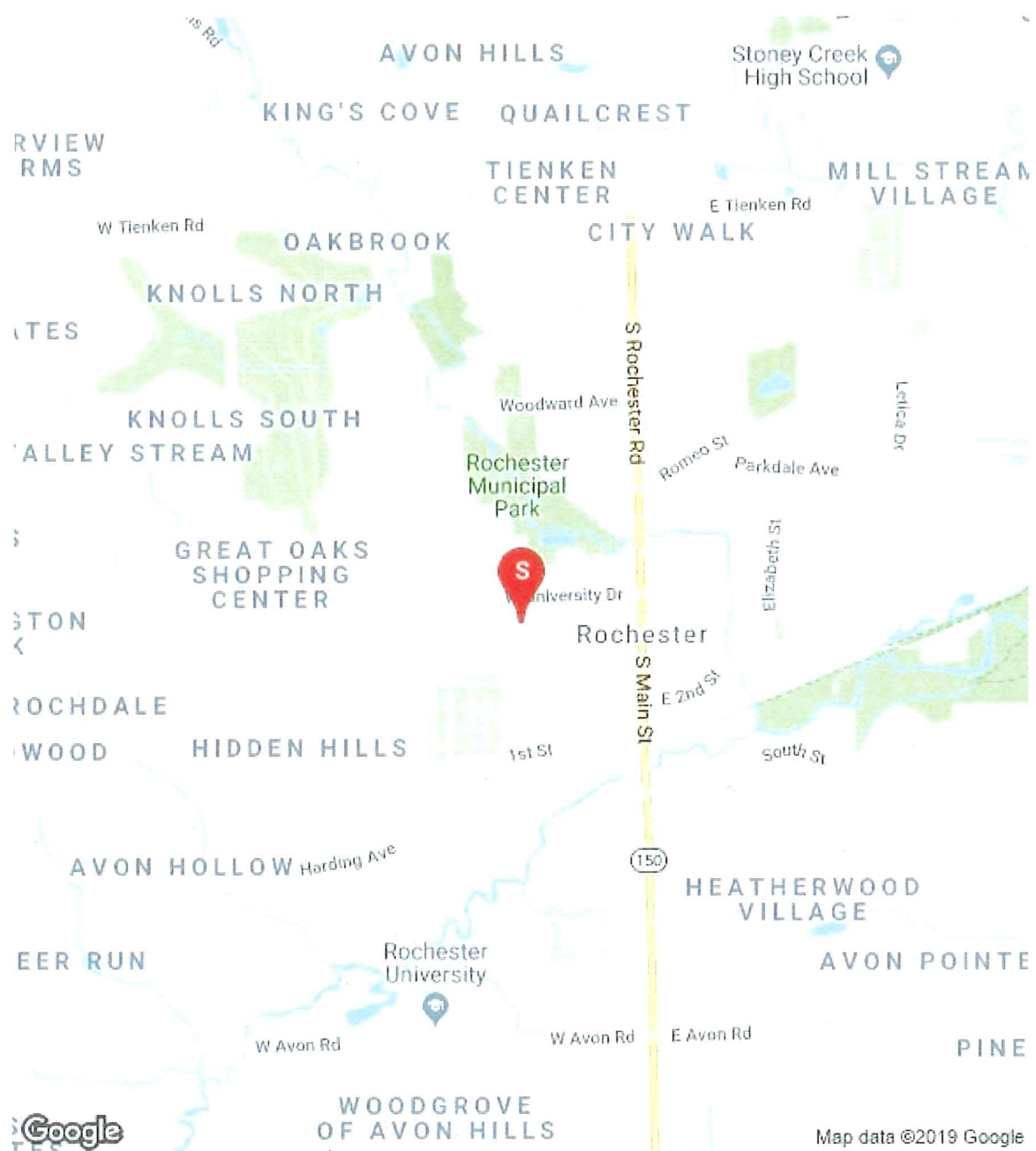
2018 Median Household Income

	\$137,458 to \$179,185
	\$99,202 to \$137,457
	\$72,685 to \$99,201
	\$46,897 to \$72,684
	\$10,736 to \$46,896

Neighborhood Summary

Population Trend:	Projected to increase
Public Transportation:	No
Development Built-up:	95%+/-
Maintenance and Condition:	Good
Property Compatibility:	Mixture of residential and commercial
Appeal and Appearance:	Good
Development Potential:	Good
Vacancy Rate in Area:	Low vacancy - residential
Vacancy Trend:	Projected to remain relatively stable
Neighborhood Access:	Average
Supply and Demand:	Balanced
Development Trend:	Some new development
Value Trend:	Projected to increase
Change in Land Use:	There has been some new development of residential and commercial land in the neighborhood. There are many projects in the Rochester area that are either under construction or in the planning stages including several multi-family residential developments.

Location Map



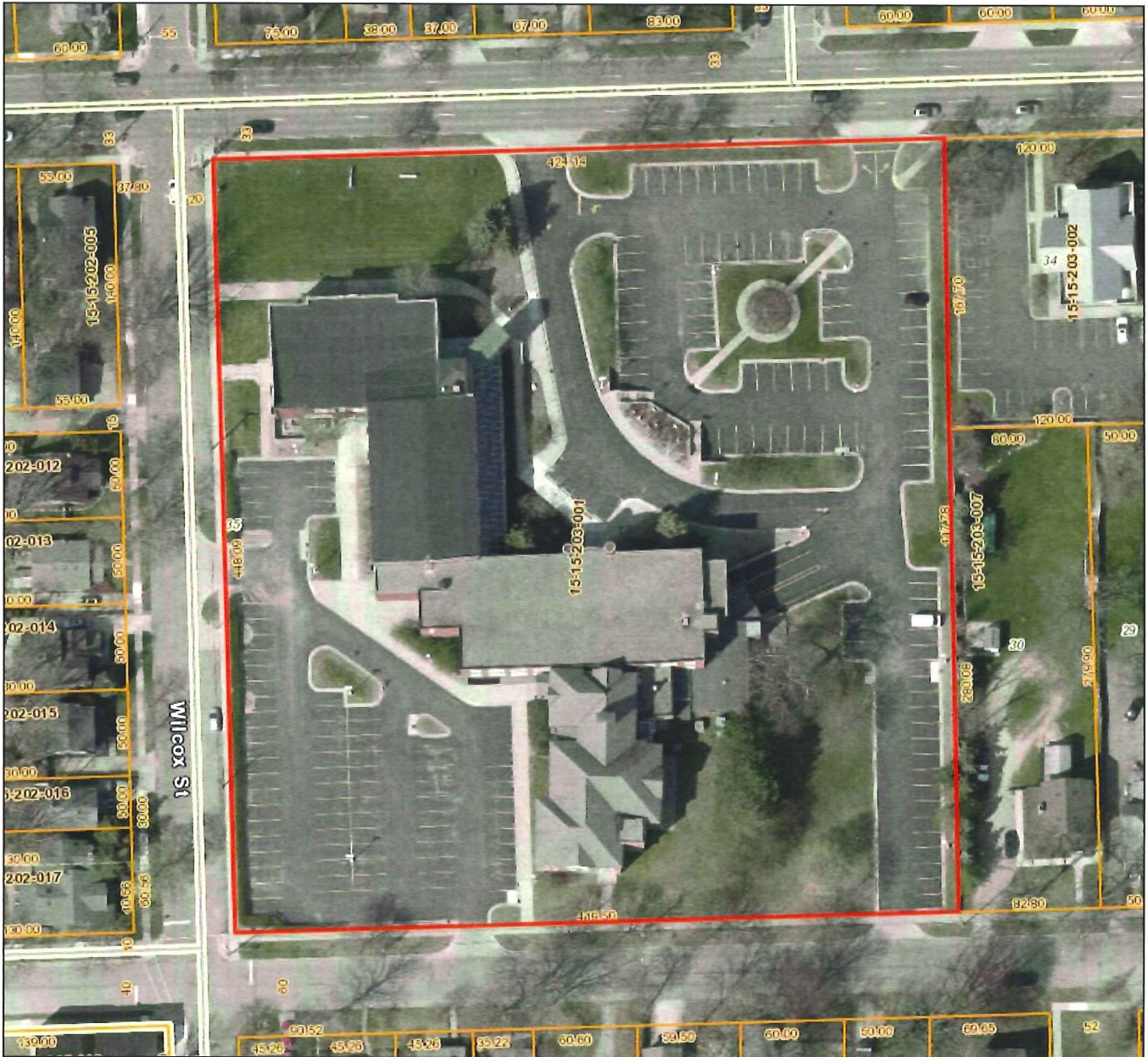
Property Description

Land Summary				
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Topography	Shape
15-15-203-001	4.34	189,050	Sloping	Rectangular
Notes:	The site has a sloping topography that would require land balancing for a residential development.			

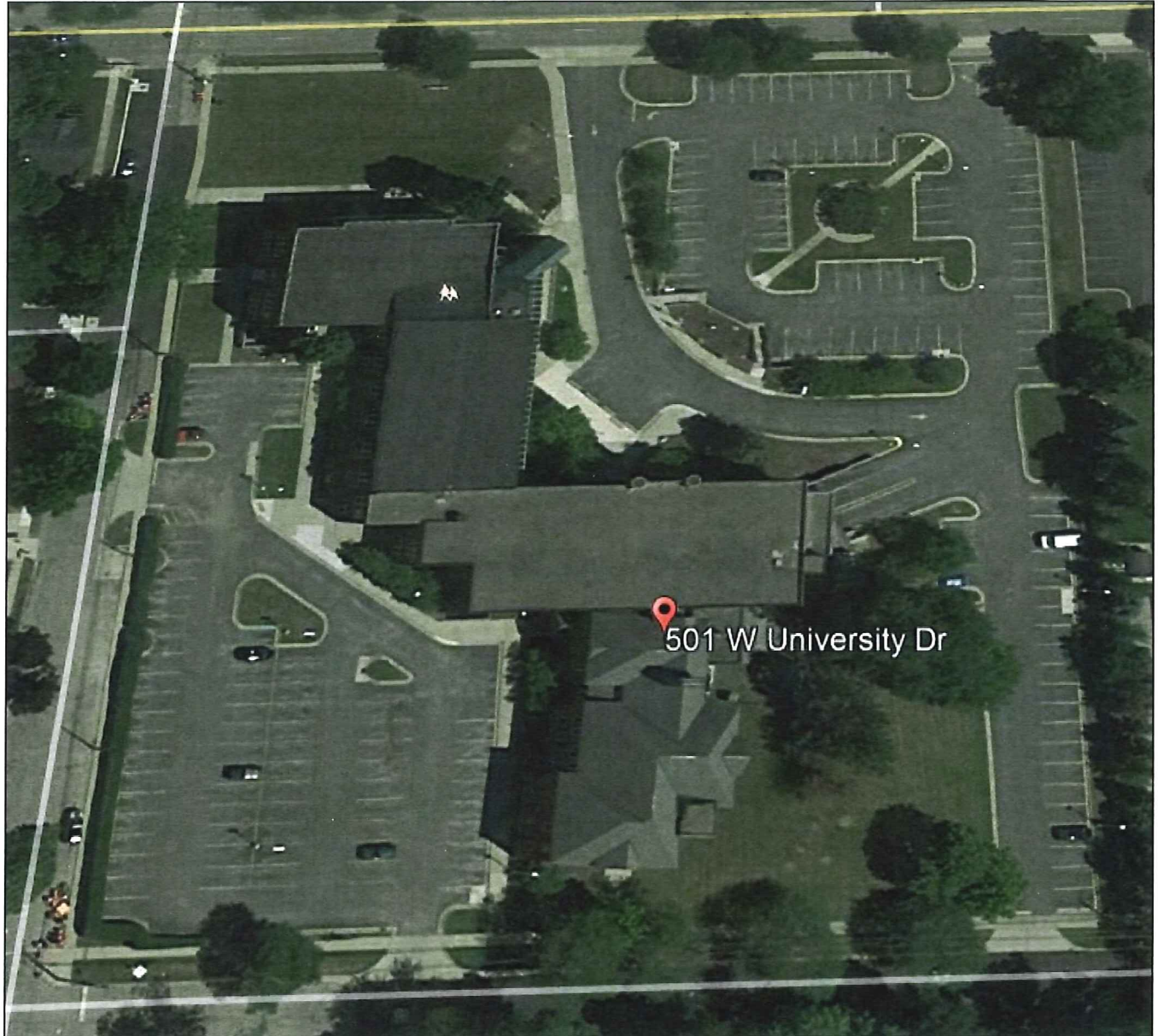
SITE	
Location:	The subject property is located on the southeast corner of University Drive and Wilcox Street.
Current Use of the Property:	Office and educational
Legal Description:	T3N, R11E, SEC 15 SUPERVISOR'S PLAT NO 4 LOT 35
Site Size:	Total: 4.34 acres; 189,050 square feet Usable: 4.34 acres; 189,050 square feet The site is fully usable.
Shape:	Rectangular
Frontage/Access:	The subject property has average access with frontage as follows: <ul style="list-style-type: none"> • University Drive: 424 feet • Wilcox Street and 4th Street: 448 feet and 419 feet, respectively feet The site has an average depth that varies. It is a corner lot.
Visibility:	Good
Traffic Count:	18,747 vehicles/day on University Drive
Topography:	Sloping
Soil Conditions:	The soil conditions observed at the subject appear to be typical of the region and adequate to support development.

Utilities:	The site has electricity, city sewer, city water, and natural gas. The subject's utilities are typical and adequate for the market area.
Site Improvements:	<ul style="list-style-type: none"> • Light posts in the parking lots • Sidewalks to the building entrances • Typical landscaping
Flood Zone:	<p>The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in FEMA flood zone X (an area of minimal flooding), which is not classified as a flood hazard area.</p> <p>FEMA Map Number: 261250392F FEMA Map Date: September 29, 2006</p>
Wetlands/Watershed:	No wetlands were observed during our site inspection.
Environmental Issues:	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.
Encumbrance / Easements:	There no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.
Site Comments:	The subject site is one of the larger sites in the area of downtown Rochester. The site has frontage on three roads with access to each.

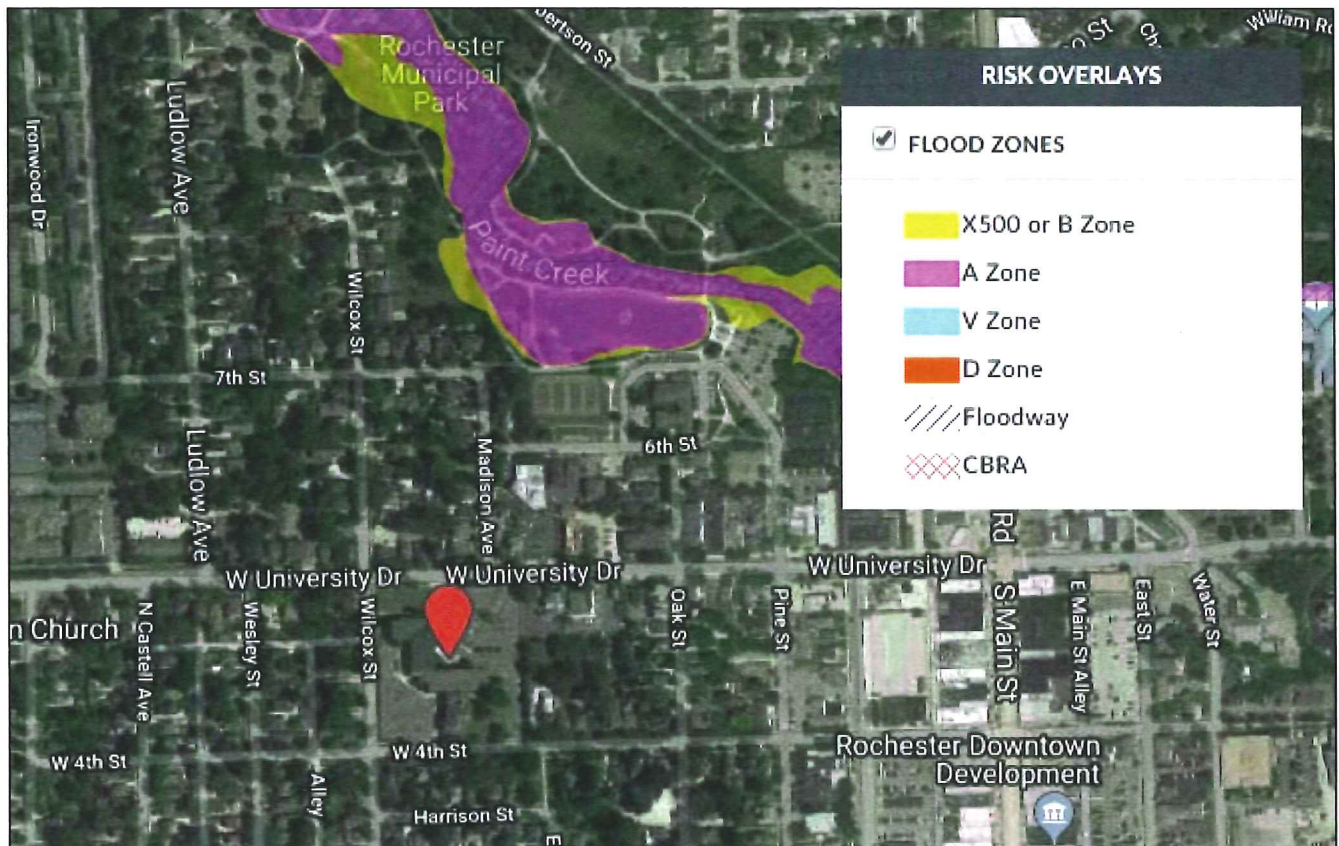
Tax Map



Subject Aerial



Flood Map



IMPROVEMENTS DESCRIPTION

Development/Property Name: Rochester Community Schools Administration Building

Property Type: Residential (Single-Family)

Building Class: C

Overview: The subject property is an existing three-story office and educational building containing a total of 89,716 square feet (SF) of gross building area (GBA). The building, built between the 1880s and 1989, is in fair condition. The site contains 4.34 acres. The building is occupied by the building's owner.

Building Summary

Building Name/ID	Year Built	Condition	Number of Stories	Gross Building Area	Rentable Area
Rochester Community Schools Administration Building	1880-1989	Fair	3.0	89,716	89,716

Notes: The building has functional obsolescence and deferred maintenance.

We utilize Marshall Valuation Services (MVS) cost manual to estimate construction information on the subject building.

GENERAL - ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING

MVS Building Description: Office Buildings

Construction: Class B per MVS

Construction Quality: Average per MVS

Year Built: 1880-1989

Effective Age: 48 years

Useful Life: 50 years

Remaining Useful Life: 2 years

Condition: Fair

Appeal/Appearence: Average

Areas, Ratios & Numbers:	Number of Stories: 3.00
	Gross Building Area: 89,716
	Rentable Area: 89,716
	Building Efficiency Ratio: 100.0%

FOUNDATION, FRAME & EXTERIOR - ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING

Foundation:	Concrete
Basement/Sublevels:	The building has basement-type areas.
Basement Use:	Storage and mechanicals
Structural Frame:	Masonry Frame
Exterior:	Brick and glass curtain
Windows:	Poor condition
Roof/Cover:	Flat and sloped / Rubber Membrane and asphalt shingles

INTERIOR - ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING

Interior Layout:	Poor/Fair
Floor Cover:	Carpet, tile and concrete
Walls:	Painted drywall, plaster, brick, panel, and concrete block
Ceilings & Ceiling Height:	Painted drywall and exposed / 8 to 13 feet (higher in the old gymnasium)
Lighting:	Fluorescent
Restrooms:	Adequate

MECHANICAL SYSTEMS - ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING

Heating:	Heat pumps (mostly), hot water boiler, and radiant
Cooling:	Package Units (in most of the building) and no A/C in the storage and mechanical areas
Electrical:	Typical
Plumbing Condition:	Fair

Fire Sprinkler: Wet water (most) and dry water system in the attic

Elevators/Escalators: 3 / 0

PARKING

Parking Type and Number of Spaces: Type: Paved open surface parking
Condition: Average

Parking Adequacy: Parking is adequate

PROPERTY ANALYSIS

Design & Functional Utility: The building was originally a school building that was converted for use mostly as offices with some educational use. The building has functional obsolescence due to its age, number of additions, and conversion to office use (for a building that is not designed for office use).

Deferred Maintenance: Includes asbestos abatement, part of the roof, exterior wall repairs, and part of the HVAC system

Comments: The subject building is a three-story office and educational building. It was originally built as a school building in the late 1800s and with later additions the building became the district's high school, and it is currently used as the school district's administration building. The first floor contains 34,060 SF, second floor contains 27,252 SF, and the third floor contains 28,604 SF. The building was built in 1880s, 1910s, 1928, and 1989. The property has been remodeled over the years, but overall it is in fair condition and requires major updates. The first floor contains the lobby, old gymnasium (Harrison Room/board room), computer room with raised flooring, offices, storage areas, loading dock, mechanical rooms, and bathrooms. The second floor contains offices (mostly private offices with some open office areas), classrooms, conference rooms, running track, break room, glass atrium, storage rooms, and bathrooms. The third floor contains offices (mostly private offices), conference rooms, large hallways, special education area, and bathrooms.

Americans With Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

Subject Photographs



Exterior facing south



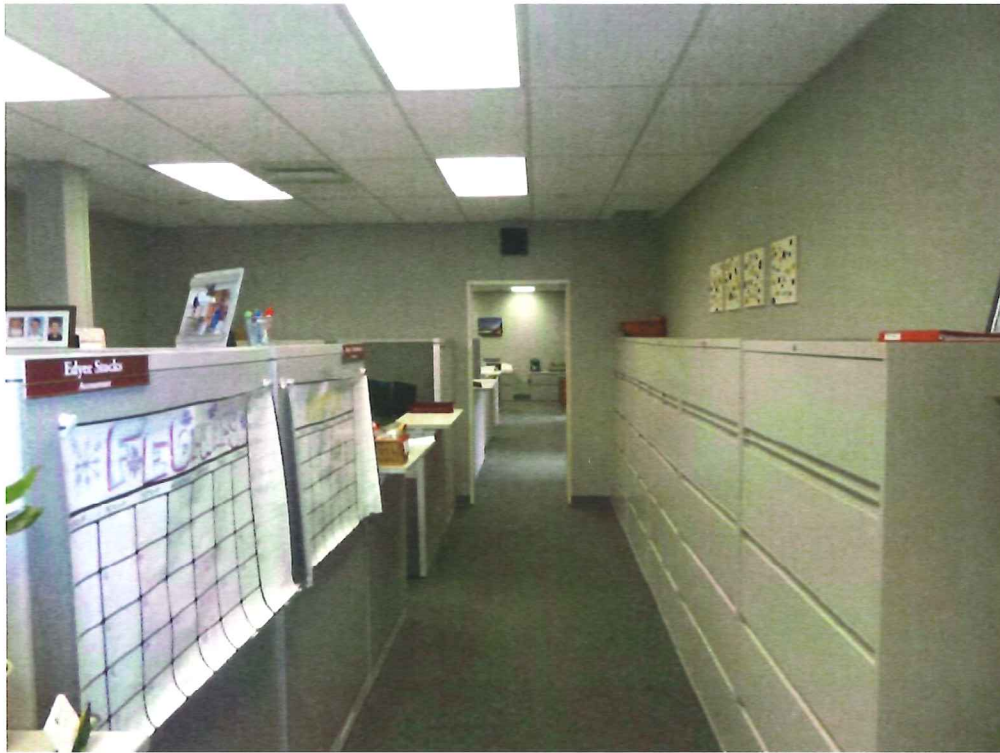
Exterior facing north



Exterior facing west



Exterior facing east



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



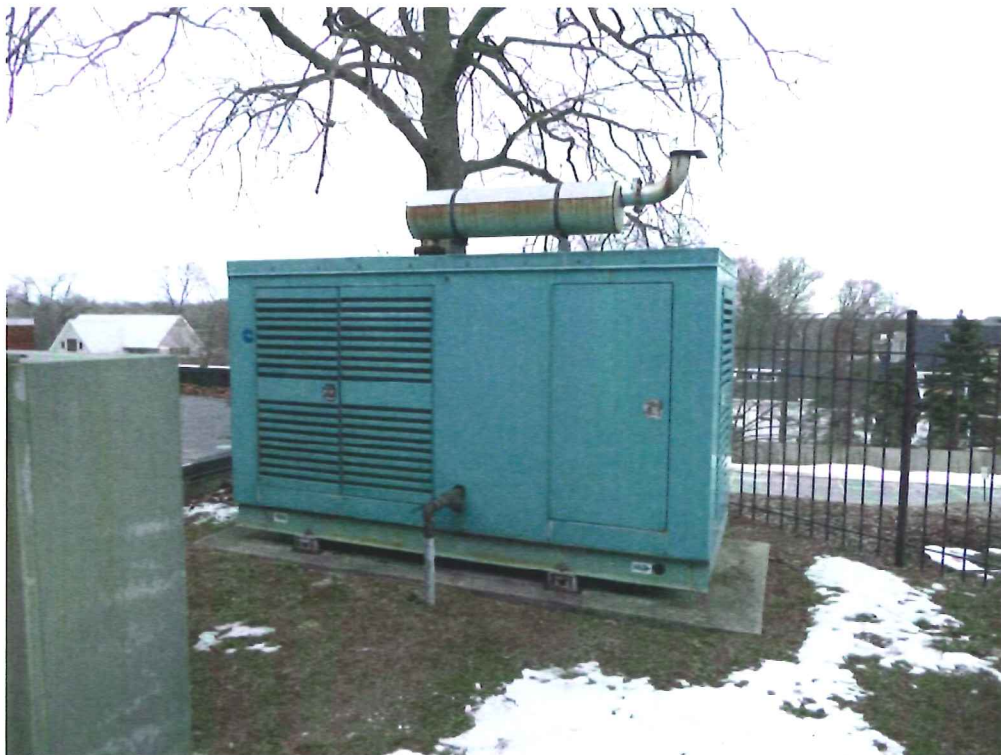
Interior



Interior



Parking lot



Generator

Assessment and Taxes

Property taxation in the State of Michigan was reformed in 1994. The Michigan Legislature abolished the mills assessed by local school districts to support local school systems. To replace this funding, the State reinstated 18.0 mills of school property taxes for non-homestead property.

Property taxes are determined by applying a mandated millage rate for a given township, city, or school district to the taxable basis of the property. The taxable basis is based upon the lower of the state-equalized value (SEV) or the capped taxable value. The capped taxable value is increased at a rate equal to the lesser of the consumer price index change or five percent. When a property sells, the SEV of the year following the sale becomes the property's capped taxable value. The SEV is generally 50 percent of true cash value as estimated by the local assessor. The 1994 SEV became the capped taxable value for all properties in the State of Michigan when this change was instituted.

The applicable millage rate is either homestead for an individual's primary residence or non-homestead for all other real property. The subject is considered non-homestead property.

Taxing Authority Rochester

Assessment Year 2018

Real Estate Assessment and Taxes							
Assessment Year	Parcel Tax ID Number	School District	Millage Rate	Taxable Value	Assessed Value	Current Annual	Annual Taxes (If Property Sold)
2018	15-15-203-001	Rochester	\$50.0754	NA	NA	NA	NA
Totals			\$50.0754	NA	NA	NA	NA

Notes: The subject property is owned by the Rochester Community Scholls and is property tax exempt.

Zoning

LAND USE CONTROLS

Zoning Code

R-1

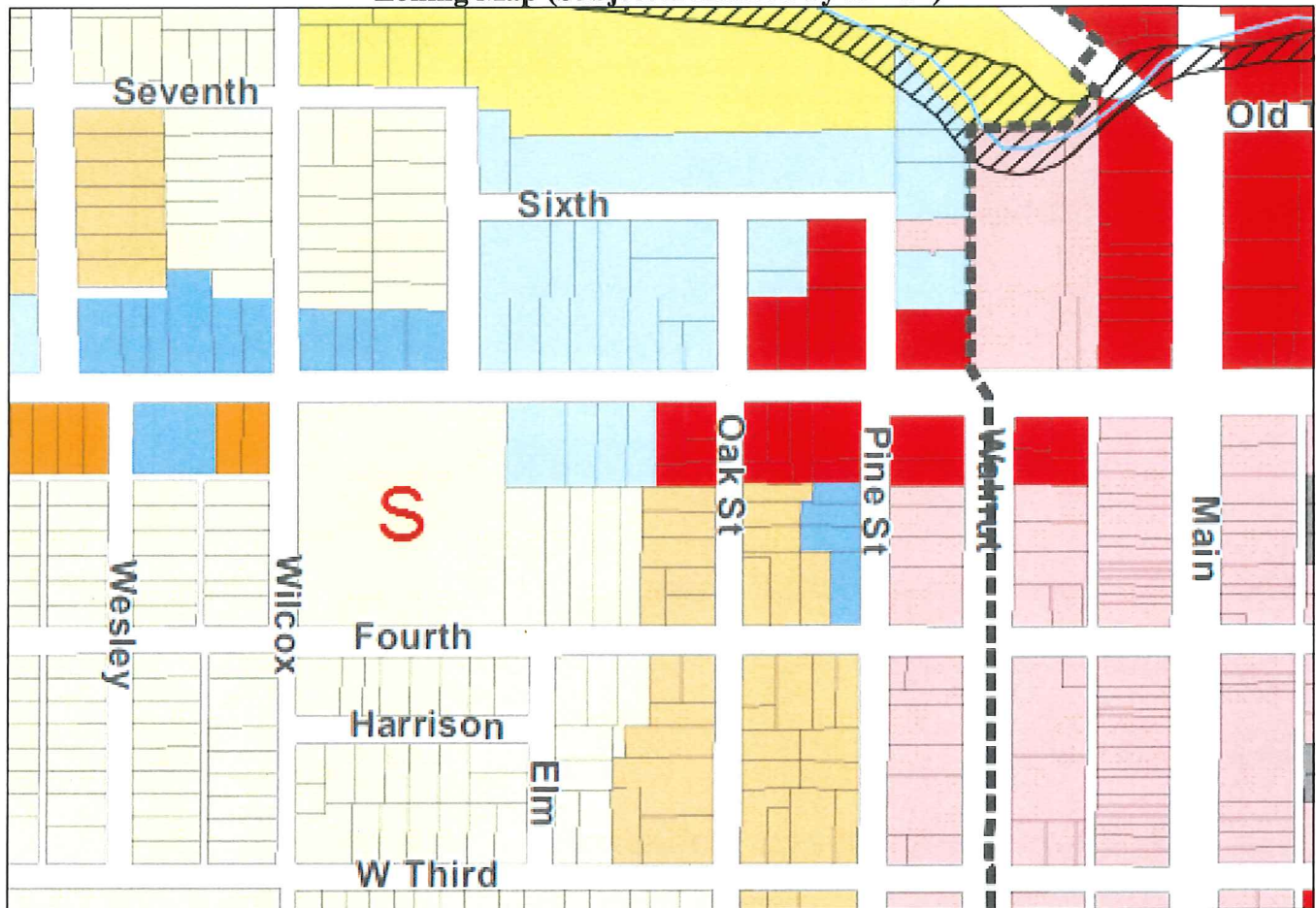
Zoning Description

One-Family Residential District

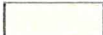
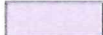




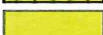





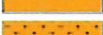

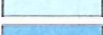



Zoning Comments

The current use of the subject property as office use appears to be legal non-conforming to the zoning ordinance. The property is currently zoned R-1, which allows for single-family residential development. In the R-1 district, the minimum lot size is 6,000 square feet and the minimum lot width is 50 feet. Based upon these restrictions, the subject site could accommodate a maximum of 31 lots (although based upon the site shape, the maximum available lots is probably 27 residential lots). The city is master planned for community use. In discussions with Nick Banda, the planning director for Rochester, he stated that the current use is office and this use would continue to be allowed as a non-conforming use. He also stated that a developer of the subject property could apply for a Special Projects permit, which would allow the City of Rochester to approve a development that is deemed to improve the community. He said this would be dependent upon public opinion and the City's approval.

Zoning Map (Subject is marked by an "S")



ZONING DISTRICTS

	R-1	ONE FAMILY RESIDENTIAL		I-1	INDUSTRIAL 1
	R-2	ONE FAMILY RESIDENTIAL		I-2	INDUSTRIAL 2
	R-3	ONE FAMILY RESIDENTIAL		P-1	VEHICULAR PARKING
	R-4	ONE FAMILY RESIDENTIAL		RV	RIVER VALLEY
	R-5	ONE FAMILY RESIDENTIAL			Bistro Overlay Zone
	RT	TWO FAMILY RESIDENTIAL			
	RM-1	MULTIPLE FAMILY RESIDENTIAL			
	RM-2	MULTIPLE FAMILY RESIDENTIAL			
	O-1	LIMITED OFFICE			
	O-2	RESTRICTED OFFICE			
	CBD	GENERAL BUSINESS			
	B-1	GENERAL BUSINESS			
	RP	RESEARCH PARK			

ARTICLE 6. - R-1, R-2, R-3, R-4, AND R-5 ONE-FAMILY RESIDENTIAL DISTRICTS

Sec. 600. - Intent.

The regulations are intended to encourage a suitable environment for families typically with children. To this end, uses are basically limited to single-family dwellings, together with certain other uses, such as schools, parks, and playgrounds, which provide a neighborhood environment. In keeping with the intent, development is regulated to a moderate density. Commercial and other uses, tending to be incompatible with the intent, are prohibited.

The R-1 District is only intended for areas already platted and substantially developed into lots of less than R-2 standards.

Sec. 601. - Permitted principal uses.

[The following principal uses shall be allowed in the R-1, R-2, R-3, R-4 and R-5 One-Family Residential Districts:]

One-family dwellings.

Sec. 602. - Permitted accessory uses.

[The following accessory uses shall be allowed in the R-1, R-2, R-3, R-4 and R-5 One-Family Residential Districts:]

Private garage.

Garden house, tool house, swimming pool, playhouse, or greenhouse, none used for commercial purposes.

A home occupation.

Automobile parking for domestic use of the dwelling unit.

Any use customarily incidental to the permitted principal use.

Sec. 603. - Special exception uses.

[The following special exception uses shall be allowed in the R-1, R-2, R-3, R-4 and R-5 One-Family Residential Districts:]

Churches and similar houses of worship, subject to approval by the planning commission according to [article 26](#) and the following standards:

Shall have direct access to a thoroughfare and/or a neighborhood collector street, as designated on the city's adopted master plan.

If the only access to the site is from a neighborhood collector street, the applicant shall submit a traffic impact study illustrating expected volume, peak days and hours, anticipated turning movements, and a plan for mitigating any adverse impacts on local residential streets that provide alternate routes of access.

Elementary, intermediate, and senior high schools, subject to approval by the planning commission according to [article 26](#) and the following standards:

Shall have direct access to a thoroughfare and/or a neighborhood collector street, as designated on the city's adopted master plan.

If the only access to the site is from a neighborhood collector street, the applicant shall submit a traffic impact study illustrating expected volume, peak days and hours, anticipated turning movements, and a plan for mitigating any adverse impacts on local residential streets that provide alternate routes of access.

Public or non-profit recreation uses, such as parks, playgrounds, golf courses, ball fields, athletic fields, swimming pools, and community centers.

See [section 2108](#) on public utilities and facilities.

Cemeteries.

Accessory buildings and uses customarily incidental to a use permitted above.

Bed and breakfast homes, subject to [section 2114](#).

[\[Sec. 500. - Purpose.\]](#)

Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use of the Site As If Vacant

Legally Permissible - The subject property is zoned R-1, One-Family Residential District. Legally permissible uses include a variety of residential and related uses. In addition, the property could continue to be used as offices as a continuation of the existing legal non-conforming use.

Physically Possible Factors

Land Size: 4.34 acres

Shape of the site: Rectangular

Topography: Sloping

Frontage: 424 feet along University Drive and 448 feet and 419 feet, respectively feet of frontage along Wilcox Street and 4th Street

Utilities to the site include: electricity, city sewer, city water, and natural gas

Flood zone: X, an area of minimal flooding

Physically Possible Conclusion: Residential and related use

Financially Feasible – The economy in the Detroit metro area is improving at this time. The economy is still overly reliant upon the automotive industry, which has achieved better financial results recently. The real estate market had been stagnant, but has seen some recent improvement. Increasing rental rates and improving vacancy rates are seen in some submarkets. Values are near to the breakpoint necessary to support new construction in some submarkets.

Maximally Productive - The highest and best use of the site, as vacant is residential.

Highest and Best Use as Improved

Legally Permissible - The current use of the subject property as office appears to be a legal non-conforming to the zoning ordinance. The current zoning would allow demolition of the existing improvements and redevelopment with single-family homes.

Physically Possible – The subject property currently functions for office and educational use. Marshall Valuation Service ("MVS") identifies the subject property as Office Buildings type construction. According to MVS criteria, the building is a Class B, Average quality building. The building, built in 1880-1989, is in fair condition. It would be physically possible to renovate the existing building as office or demolish the building.

Financially Feasible – The existing office and educational building is financially feasible. However, the building was built as a school and it is functionally obsolete for office/educational use due to its age/condition and layout. The building would require major renovations to continue to be functional for office use. Furthermore, it would be financially feasible to demolish the existing building and redevelop the site with a residential development.

Maximally Productive - The highest and best use of the subject property as improved is redevelopment with residential use. In this appraisal assignment, we demonstrate that demolishing the building for a residential development (see the sales comparison approach - land value) has a higher value than the value of the existing building (see the sales comparison approach – existing building).

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ \hline = \text{Value} \end{array}$$

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied

A **cost analysis** was considered and was not developed because the age of the improvements makes the depreciation difficult to accurately measure.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed because the subject is not an income producing property and this approach does not reflect market behavior for this property type.

Sales Comparison Approach – Land Valuation

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Land Comparables

We have researched four comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified.

Comp	Address City	Date Price	Acres Price Per Acre	Land SF Price Per Land SF
Subject	501 West University Drive Rochester	2/26/2019 --	4.34 --	189,050 --
1	501 West Main Street Northville	8/1/2019 \$1,797,000	1.22 \$1,472,951	53,143 \$33.81
2	333-375 East 2nd Street Rochester	2/6/2019 \$1,300,000	2.48 \$524,194	108,029 \$12.03
3	1600 South Main Street Royal Oak	6/27/2018 \$2,500,000	4.15 \$602,410	180,774 \$13.83
4	790 Letica Road Rochester	9/29/2017 \$1,968,480	4.40 \$447,382	191,664 \$10.27

Land Comparable 1



Transaction			
ID	824	Date	8/1/2019
Address	501 West Main Street	Price	\$1,797,000
City	Northville	Price per Acre	\$1,472,951
State	MI	Financing	Cash Equivalent
Tax ID	48-003-03-0280-306	Property Rights	Fee Simple
Grantor	Northville Community		
Grantee	Old Village, LLC		

Site			
Acres	1.2		
Land SF	53,143	Zoning	R-1B

Comments			
This is a pending contract between the Northville Public School District and a developer. The property formerly housed the administrative offices of the school district in a 44,000 SF building. The school district paid for the demolition of the building and asbestos abatement. The developer has 90 days for due diligence after the demolition is completed. The expected sale date is August 1, 2019. The site is approved for four single-family residences.			

Land Comparable 2



Transaction

ID	825	Date	2/6/2019
Address	333-375 East 2nd Street	Price	\$1,300,000
City	Rochester	Price per Acre	\$524,194
State	MI	Financing	Cash Equivalent
Tax ID	15-14-107-012 and 15-14-	Property Rights	Fee Simple
Grantor	Rewold Office Building,		
Grantee	Blossom Mills, LLC		

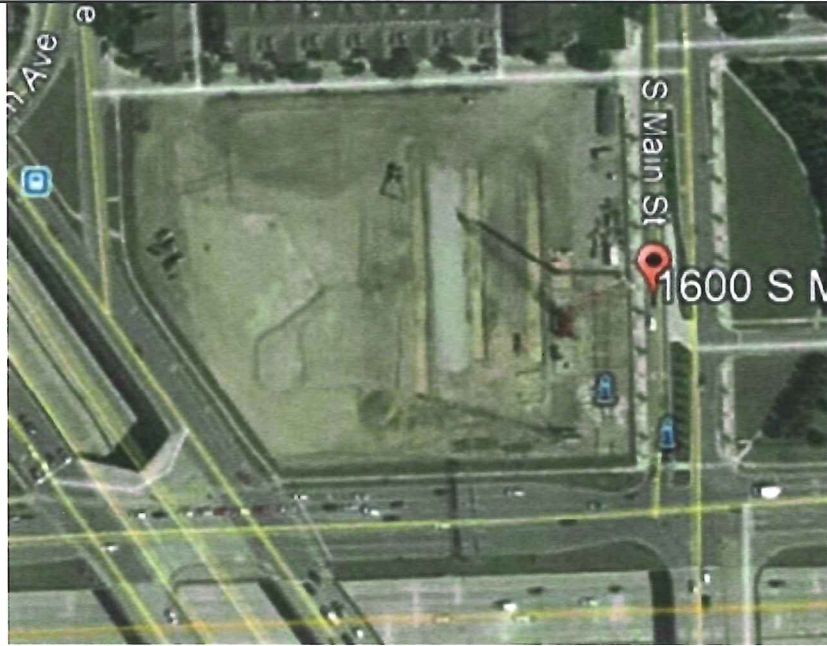
Site

Acres	2.5	Zoning	I-1
Land SF	108,029		

Comments

This is the sale of two industrial/office buildings that will be demolished to be redeveloped with residential housing by Mocer Developers. The two industrial/office buildings contain 26,027 SF and the estimated demolition costs are \$130,000. The developer is looking to get a special projects designation which would allow them to build a six-story apartment building for 55 and older.

Land Comparable 3



Transaction

ID	826	Date	6/27/2018
Address	1600 South Main Street	Price	\$2,500,000
City	Royal Oak	Price per Acre	\$602,410
State	MI	Financing	Cash Equivalent
Tax ID	25-21-479-031	Property Rights	Fee Simple
Grantor	Royal Oak DDA		
Grantee	Griffin Singh, LLC		

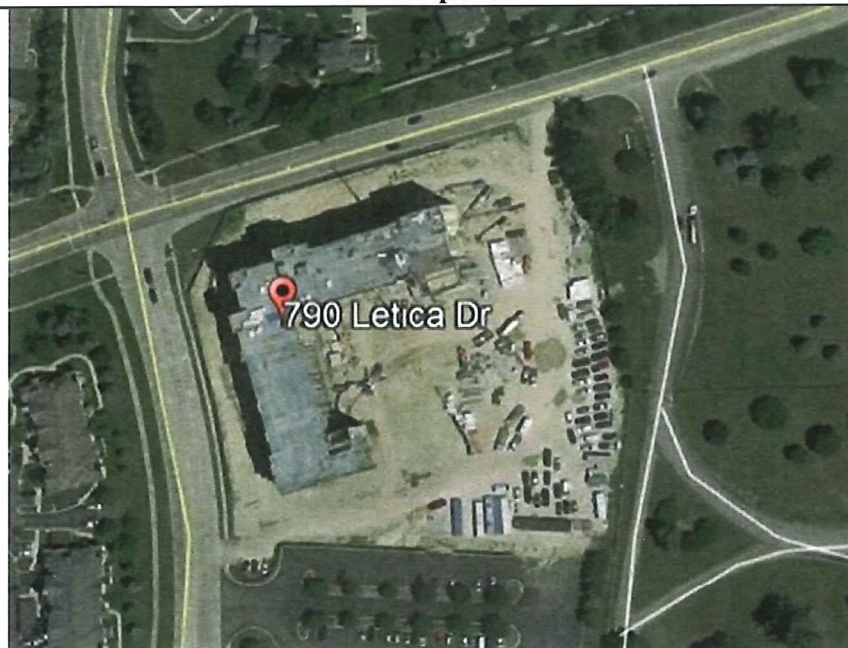
Site

Acres	4.2	Zoning	PUD
Land SF	180,774		

Comments

This is a parcel of vacant land on the corner of Main Street and I-696 in Royal Oak. The property was acquired by developers to build a mixed-use development (approved for 240 residential units, 10,074 SF of retail space, 451-space parking deck, and 61 surface parking spaces).

Land Comparable 4



Transaction

ID	827	Date	9/29/2017
Address	790 Letica Road	Price	\$1,968,480
City	Rochester	Price per Acre	\$447,382
State	MI	Financing	Cash Equivalent
Tax ID	15-11-451-017	Property Rights	Fee Simple
Grantor	Krislee Rochester, LLC	Days on Market	802
Grantee	Letica Parkdale Land		

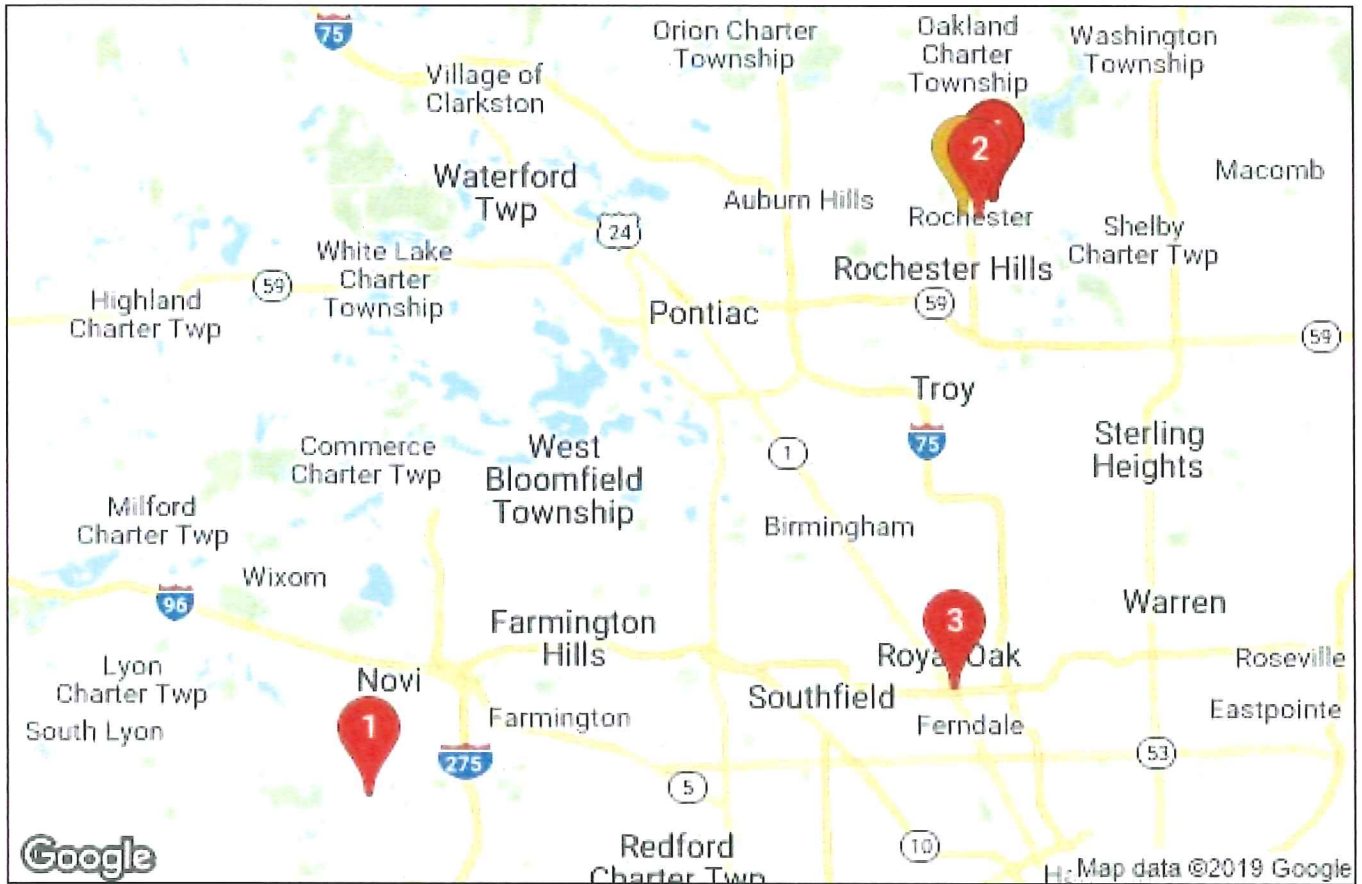
Site

Acres	4.4	Zoning	RP
Land SF	191,664		

Comments

This site was sold to a developer who is building senior housing. The developer secured a special projects designation from the City of Rochester in order to build senior housing.

Comparables Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is presented a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4	
Address	501 West University	501 West Main Street		333-375 East 2nd		1600 South Main		790 Letica Road	
City	Rochester	Northville		Rochester		Royal Oak		Rochester	
State	MI	MI		MI		MI		MI	
Date	2/26/2019	8/1/2019		2/6/2019		6/27/2018		9/29/2017	
Price	--	\$1,797,000		\$1,300,000		\$2,500,000		\$1,968,480	
Land SF	189,050	53,143		108,029		180,774		191,664	
Land SF Unit Price	\$0.00	\$33.81		\$12.03		\$13.83		\$10.27	
Transaction Adjustments									
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Cash Equivalent	0.0%	Cash Equivalent	0.0%	Cash Equivalent	0.0%	Cash Equivalent	0.0%
Conditions of Sale	Cash	Arms' Length	0.0%	Arms' Length	0.0%	Arms' Length	0.0%	Arms' Length	0.0%
Expend. After Sale		\$0.00		\$130,000		\$0.00		\$0.00	
Adjusted Land SF Unit Price		\$33.81		\$13.24		\$13.83		\$10.27	
Market Trends Through	2/26/2019	3.0%	0.0%	0.2%		2.0%		4.3%	
Adjusted Land SF Unit Price		\$33.81		\$13.26		\$14.11		\$10.71	
Location									
% Adjustment		0%		0%		-10%		5%	
\$ Adjustment		\$0.00		\$0.00		-\$1.41		\$0.54	
Acres	4.34	1.22		2.48		4.15		4.40	
% Adjustment		-25%		-5%		0%		0%	
\$ Adjustment		-\$8.45		-\$0.66		\$0.00		\$0.00	
Functional Utility	Average	Good		Average		Average		Average	
% Adjustment		-10%		0%		0%		0%	
\$ Adjustment		-\$3.38		\$0.00		\$0.00		\$0.00	
Zoning	R-1	R-1B		I-1		PUD		RP	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Adjusted Land SF Unit Price		\$21.98		\$12.60		\$12.69		\$11.24	
Net Adjustments		-35.0%		-5.0%		-10.0%		5.0%	
Gross Adjustments		35.0%		5.0%		10.0%		5.0%	

Comparable Land Sale Adjustments

Property Rights

The property rights valued is the Fee Simple interest. An adjustment reflects any differences in the property rights of the comparable land sales versus those of the subject land. Property rights typically include fee simple, leased fee, leasehold, or partial interest property rights. All of the comparable sales reflect fee simple property rights and no adjustments are necessary.

Financing

Any comparable land sale with non-market financing may require an adjustment for cash equivalency. The purpose of the adjustment is to remove any effect on value due to favorable or unfavorable financing. No adjustments are necessary because all of the comparable land sales sold with cash or cash equivalent financing.

Conditions of Sale

A conditions of sale adjustment reflects any extraordinary motivations of the seller or buyer. The conditions of sale for the subject property are assumed arms' length. The conditions of sale for the comparable land sales are all arms' length. Since there are no differences between the assumed conditions of sale for the subject property and the conditions of sale for the comparable land sales, no adjustments are necessary.

Expenditures Made Immediately After Sale

A comparable land sale requires an adjustment for this factor when the buyer makes any mandatory expenditures immediately after purchase. Mandatory expenditures made immediately after sale include past due property taxes, buyer paid sale commissions, or the cost to demolish improvements. The comparable land sales do not require adjustments for expenditures made immediately after purchase.

Economic Trends

This adjustment reflects the difference in market conditions between the comparable land sales and the date of value for the subject property. Land values often change over time due to market participant's perceptions regarding the market since the sale date of the comparable sale. Land values in the area have been increasing during the past year at around 3%.

Location

The subject property has a good location near to downtown Rochester and the Rochester Community Park. The income levels in the area support high land prices. Comparables 1 and 2 have equivalent locations and no adjustments are necessary. Comparable 3 is located in Royal Oak, which is superior in land value to Rochester, and it requires a downward adjustment. Comparable 4 is in an inferior area of Rochester and it requires an upward adjustment.

Acres

Generally, smaller parcels of land sell for more on a per unit basis, while larger parcels sell for less on a per unit basis. The comparables are adjusted accordingly.

Functional Utility

The subject site has average functional utility. Comparable 1 has superior functional utility due to the fact that the site will be partially prepared for future development. Comparables 2, 3 and 4 have similar functional utility to the subject property and no adjustments are necessary.

Zoning

The subject property is zoned R-1, Single-Family Residential. All of the properties had equal zoning designations at the time of sale and no adjustments are necessary.

Sales Comparison Approach Conclusion – Land Valuation

Land Value Ranges & Reconciled Value				
Number of Comparables:	4	Unadjusted	Adjusted	% Δ
Low:		\$10.27	\$11.24	9%
High:		\$33.81	\$21.98	-35%
Average:		\$17.49	\$14.63	-16%
Median:		\$12.93	\$12.65	-2%
Reconciled Value/Unit Value:			\$12.00	
Subject Size:			189,050	
Indicated Value:			2,268,605	
Less: Demolition Costs			628,012	
Indicated Value:			1,640,593	
Reconciled Final Value:			\$1,640,000	
One Million Six Hundred Forty Thousand Dollars				

All of the value indications have been considered, and in the final analysis, comparables 2 and 4 have been given most weight in arriving at the final value of \$12.00 per SF.

Finally, we deduct for building demolition costs, which were estimated at \$628,012 by Clark Construction Company.

Sales Comparison Approach – Existing Building

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Comparables

We have researched three comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified.

Comp	Address City	Grantor Grantee	Price Date	Price Per SF GBA	Year Built Acres
Subject	501 West University Drive Rochester		-- 8/9/2017	-- 89,716	1880-1989 4.34
1	3976 South Livernois Road Rochester Hills	Oakland Steiner School SOTC Properties, LLC	\$1,567,500 12/30/2016	\$46.09 34,010	0 7.96
2	550 North Holbrook Street Plymouth	Plymouth Canton Community Schools Curtis-Plymouth, LLC	\$1,155,000 2/18/2016	\$55.00 21,000	0 5.713
3	30 North Saginaw Street Pontiac	30 North Saginaw, LLC 30 North Properties, LLC	\$1,875,000 10/26/2018	\$22.06 85,000	0 0.26

Comparable 1



Transaction

ID	828	Date	12/30/2016
Address	3976 South Livernois	Price	\$1,567,500
City	Rochester Hills	Price Per SF	\$46.09
State	MI	Transaction Type	NA
Tax ID	15-33-476-027	Financing	Cash Equivalent
Grantor	Oakland Steiner School	Property Rights	Fee Simple
Grantee	SOTC Properties, LLC	Days on Market	NA

Site

Acres	8.0	Zoning	R-4
Land SF	346,738		

Improvements & Financial Data

Rentable Area	34,010
Year Built	NA

Comments

This is a former school that a developer purchased with intent on future development.

Comparable 2



Transaction

ID	829	Date	2/18/2016
Address	550 North Holbrook Street	Price	\$1,155,000
City	Plymouth	Price Per SF	\$55.00
State	MI	Transaction Type	NA
Tax ID	49-004-01-0429-309	Financing	Cash Equivalent
Grantor	Plymouth Canton	Property Rights	Fee Simple
Grantee	Curtis-Plymouth, LLC		

Site

Acres	5.7		
Land SF	248,858	Zoning	RT-1

Improvements & Financial Data

Rentable Area	21,000
Year Built	NA

Comments

This is a former school and surplus land that was purchased by a developer. The developer was approved for conversion of the former school building to 22 apartments and development of 23 single-family home sites on the surplus land.

Comparable 3



Transaction

ID	830	Date	10/26/2018
Address	30 North Saginaw Street	Price	\$1,875,000
City	Pontiac	Price Per SF	\$22.06
State	MI	Transaction Type	Closed Sale
Tax ID	NA	Financing	Cash Equivalent
Grantor	30 North Saginaw, LLC	Property Rights	Fee Simple
Grantee	30 North Properties, LLC		

Site

Acres	0.3	Zoning	Commercial
Land SF	11,326		

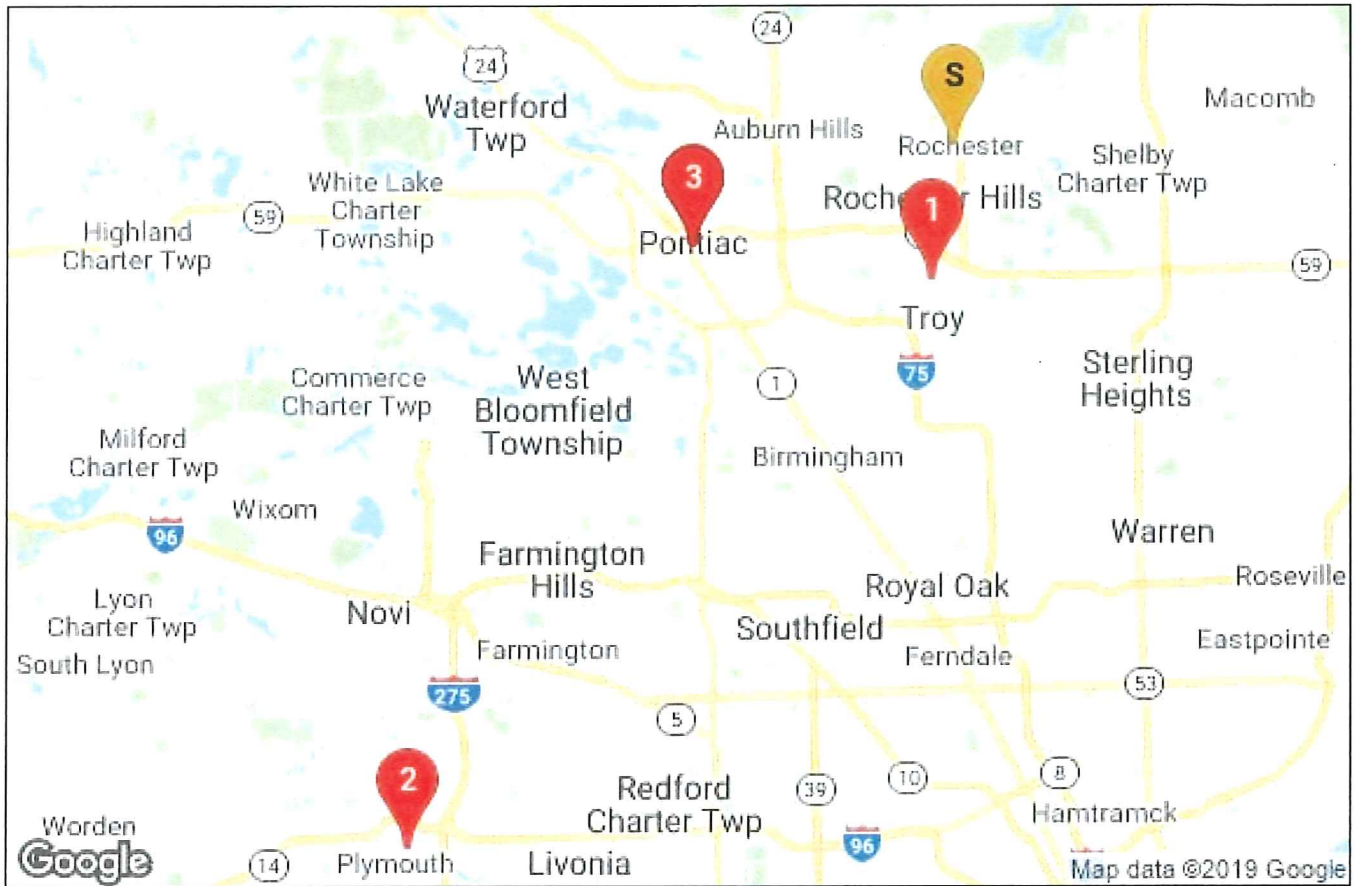
Improvements & Financial Data

Rentable Area	85,000
Year Built	NA

Comments

This is a mixed-use property in downtown Pontiac. This is a former bank building. The first two floors consist of a two-story ballroom that is rented through a venue manager. The third and fourth floors are finished as office space. The sixth and seventh floors are finished with 14 residential lofts. The upper floors are unfinished.

Comparables Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is presented a sales comparison grid displaying the subject property, the comparables and the applied adjustments.

Analysis Grid			Comp 1		Comp 2		Comp 3	
Address	501 West University Drive	3976 South Livernois Road	550 North Holbrook Street	30 North Saginaw Street				
City	Rochester	Rochester Hills	Plymouth	Pontiac				
State	MI	MI	MI	MI				
Date	8/9/2017	12/30/2016	2/18/2016	10/26/2018				
Price	--	\$1,567,500	\$1,155,000	\$1,875,000				
GBA	89,716	34,010	21,000	85,000				
GBA Unit Price	--	\$46.09	\$55.00	\$22.06				
Transaction Adjustments								
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	
Financing	Cash equivalent	Cash Equivalent	0.0%	Cash Equivalent	0.0%	Cash Equivalent	0.0%	
Conditions of Sale	Arms' length	Arms' Length	0.0%	Arms' Length	0.0%	Arms' Length	0.0%	
Expenditures After Sale		\$0.00		\$0.00		\$0.00		
Adjusted GBA Unit Price		\$46.09		\$55.00		\$22.06		
Market Trends Through	8/9/2017	3.0%	1.8%	4.5%		0.0%		
Adjusted GBA Unit Price		\$46.93		\$57.45		\$22.06		
Location								
% Adjustment		5%		0%		25%		
\$ Adjustment		\$2.35		\$0.00		\$5.51		
GBA	89,716	34,010		21,000		85,000		
% Adjustment		-10%		-15%		0%		
\$ Adjustment		-\$4.69		-\$8.62		\$0.00		
Year Built	1880-1989	1929		1927		1928		
% Adjustment		-5%		0%		0%		
\$ Adjustment		-\$2.35		\$0.00		\$0.00		
Functional Utility	Fair	Average		Average		Average		
% Adjustment		-15%		-15%		-15%		
\$ Adjustment		-\$7.04		-\$8.62		-\$3.31		
Land To Building Ratio	2.1	10.2		11.9		0.1		
% Adjustment		-25%		-25%		10%		
\$ Adjustment		-\$11.73		-\$14.36		\$2.21		
Adjusted GBA Unit Price		\$23.46		\$25.85		\$26.47		
Net Adjustments		-50.0%		-55.0%		20.0%		
Gross Adjustments		61.8%		59.5%		50.0%		

Comparable Sale Adjustments

Property Rights

The property rights valued are the Fee Simple rights. Property rights typically include fee simple, leased fee, leasehold, or partial interest property rights. An adjustment reflects any differences in the property rights of the comparable sales versus those of the subject property. All of the comparable sales reflect fee simple property rights and no adjustments are necessary.

Financing

Any comparable sales with non-market financing may require an adjustment for cash equivalency. The purpose of the adjustment is to remove any effect on value due to favorable or unfavorable financing. No adjustments are necessary because all of the comparables sold with cash or cash equivalent financing.

Conditions of Sale

A conditions of sale adjustment reflects any extraordinary motivations of the seller or buyer. The conditions of sale for the subject property are assumed arms' length. The conditions of sale for all of the comparables are arms' length. The conditions of sale for the comparables are arms' length; and since there are no differences between the assumed conditions of sale for the subject property and the conditions of sale for the comparables, no adjustments are necessary.

Expenditures After Sale

A comparable sale requires an adjustment for this factor when the buyer makes any mandatory expenditures immediately after purchase. Mandatory expenditures made immediately after sale include deferred maintenance, past due property taxes, buyer paid sale commissions, or the cost to demolish obsolete improvements. No adjustments for expenditures after sale are necessary.

Economic Trends

This adjustment reflects the difference in market conditions between the comparable sales and the date of value for the subject property. Real estate values often change over time due to market participant's perceptions regarding the market since the sale date of the comparable sale. Similar type property values in the area have increased during the past year at an annual rate of 3%, and the comparables require adjustments.

Location

The subject property has a good location near to downtown Rochester. Based upon ratings for individual locational factors, comparables 1 and 3 have inferior locations to the subject property and they require upward adjustments. Comparable 2 has a similar location to the subject property and no adjustment is necessary.

GBA (Size)

Generally, smaller buildings sell for more on a per unit basis, while larger buildings sell for less on a per unit basis. The comparable sales require adjustments based upon their size differences with the subject property, if necessary.

Year Built

The subject property, constructed in 1880-1989, is in fair condition. Comparable 1 is superior to the subject property in condition, and it requires a downward adjustment. Comparables 2 and 3 are generally similar in condition to the subject property, and no adjustments are necessary.

Functional Utility

The subject property was built as a school, and due to its use, age, and many additions, it has fair functional utility for the existing office/educational use. Also, it could not easily be converted to apartments or condominiums due to its layout (a developer would require a special project's designation by the City of Rochester for this use). The comparables have better functional utility for conversion to alternative uses and they require downward adjustments.

Land To Building Ratio

Land-to-building ratio is important because it is an indication of the amount of area for parking, building expansion or future development. Generally, buildings with higher land-to-building ratios sell for more on a per unit basis, while buildings with smaller land-to-building ratios sell for less on a per unit basis. The comparables require adjustments for land-to-building ratio, if different than the subject property.

Sales Comparison Approach Conclusion

Value Ranges & Reconciled Value				
Number of Comps:	3	Unadjusted	Adjusted	% Δ
Low:		\$22.06	\$23.46	6%
High:		\$55.00	\$26.47	-52%
Average:		\$41.05	\$25.26	-38%
Median:		\$46.09	\$25.85	-44%
Reconciled Value/Unit Value:			\$25.00	
Subject Size:			89,716	
Indicated Value:			2,242,900	
Less: Deferred Maintenance			996,527	
Indicated Value:			\$1,246,373	
Reconciled Final Value:			\$1,250,000	
One Million Two Hundred Fifty Thousand Dollars				

All of the value indications have been considered, and in the final analysis, comparables 1 and 2 have been given most weight in arriving at the final reconciled value of \$25.00 per SF of GBA.

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

Value Indications

Land Valuation:	\$1,640,000
Cost Approach:	Not estimated
Sales Comparison Approach:	\$1,250,000
Income Approach:	Not estimated

Sales Comparison Approach – Land Valuation

The land value is estimated using the sales comparison approach and then deducting the demolition costs of the building. The comparable sales are recent sales and are generally similar to the subject site. This approach results in a reliable value of the property for vacant land.

Sales Comparison Approach – Existing Building

The sales comparison approach is used to value the existing office/educational building. The comparable sales are generally similar physically and have occurred recently. The methodology utilized in the adjustment of the comparable sales is considered to result in a reliable indication of value of the existing improvements.

Value Conclusion

The value of the property as vacant land is higher than the value of the property with the existing building, supporting that the highest and best use is to demolish the existing building and redevelop the site with a residential development. Based on the data and analyses developed in this appraisal, we have reconciled to the following value conclusion(s), as of February 26, 2019, subject to the Limiting Conditions and Assumptions of this appraisal.

Market Value Conclusions

Appraisal Premise	Interest Appraised	Effective Date	Value Conclusion
Current As Is	Fee Simple	February 26, 2019	\$1,640,000 One Million Six Hundred Forty Thousand Dollars

Certification Statement

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- We certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- David Bur has made an inspection of the subject property.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Appraisers are required to be licensed and are regulated by the Michigan Department of Consumer and Industry Services, Licensing Division, P.O. Box 30018, Lansing, Michigan 48909. David D. Bur, MAI is presently licensed as a State Certified Real Estate Appraiser, which allows appraisals of all types of real estate in Michigan.



David Bur, MAI
MI-1201002356

Addenda

Qualifications

DAVID D. BUR, MAI
PRESIDENT

PROFESSIONAL HISTORY

2006-present

President of Bur Valuation Group, which was founded in August 2006. Mr. Bur's experience encompasses a wide range of commercial real estate engagements for local, national, and international clients for a variety of purposes including acquisitions and divestitures, ad valorem tax appeals, condemnation, family law proceedings, other litigation, asset-based lending and workouts, insurance appraisals, liquidation valuation, impairment determination, and valuation of easements and other fractional interests. He has appraised many property types, including office, industrial, retail, multi-family, hotel, health care, vacant land, and many unique facilities such as health clubs, golf and country clubs, marinas, college buildings, convention centers, and agricultural/mining properties. Mr. Bur has completed feasibility and marketability studies, market analyses, highest and best use studies, and market rental rate determinations.

2005-2006

Vice President, Allen & Associates Appraisal Group, Inc., a real estate valuation and consulting firm.

1997-2004

Managing Director, Stout Risius Ross, Inc. where he managed their real estate valuation and consulting group of 18 people. Mr. Bur specialized in litigation support assignments.

1991-1997

Assistant Vice President and Senior Appraiser, Mellon Bank in Pittsburgh, where he was responsible for the review of external appraisals and preparation of internal appraisals.

1986-1991

His previous experience also includes appraisal positions with BDO Seidman (an international accounting firm) and a regional company in Kansas.

MAJOR PROJECTS

Market Study for the "Thumb Loop Project", which is a 500-mile long electrical transmission corridor in the Thumb Area of Michigan. We provided ranges of values and identified valuation issues for approximately 600 properties along the route.

Valuations of over 50 large industrial properties (containing over 500,000 square feet of gross building area).

Valuations of major commercial and industrial properties involved with property tax appeal, estate planning, condemnation, family law, and other litigation actions, as well as subsequent testimony.

DAVID D. BUR, MAI (continued)

Valuations of numerous portfolio assignments, including a 96-property portfolio including apartments, offices, and vacant land.

Valuations of national and international portfolios for purchase price allocation and determination of impairment. This includes properties that were located in Europe, Asia, Australia, Africa, and North and South America.

Valuations of numerous golf courses and country clubs for purposes including shareholder litigation, property tax appeal, and financing.

EDUCATION

University of Wisconsin, Madison, Business Degree in Real Estate and Urban Economics (studied under Professor James Graaskamp).

Various Appraisal Institute Courses and Seminars

PROFESSIONAL LICENSURE / DESIGNATIONS

State Certified Appraiser, Michigan
MAI, Member of the Appraisal Institute – previously held positions on the nominating committee and as chairperson for candidate guidance

PRESENTATION EXPERIENCE

Roundtable presenter at the Michigan Bar, Real Property Section on the topic of Determining Economic Feasibility in Rezoning Cases.

Conference presentations to the Institute for Professionals in Taxation, International Right of Way Association, National Real Estate Trust Conference, and American Society of Appraisers on various real estate valuation topics including intangible value and partial interests.

Seminar presenter for Lorman Educational Services and Michigan Association of CPAs on property taxes and valuation issues.

EXPERT WITNESS

United States Bankruptcy Court, United States District Courts in Ohio and Illinois; Ohio – County Board of Revision; State of Michigan Tax Tribunal; Macomb County Probate Court; and Wayne and Oakland County Circuit Courts

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING

N409438

CERTIFIED GENERAL APPRAISER
LICENSE

DAVID DILLON BUR

LICENSE NO.
1201002356

EXPIRATION DATE
07/31/2020

AUDIT NO.
3335132

THIS DOCUMENT IS DULY ISSUED
UNDER THE LAWS OF THE STATE
OF MICHIGAN

Glossary

This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the **Works Cited** section below for more information.

Works Cited:

- Appraisal Institute. *The Appraisal of Real Estate*. 13th ed. Chicago: Appraisal Institute, 2008. Print.
- Appraisal Institute. *The Dictionary of Real Estate Appraisal*. 5th ed. 2010. Print.

Band of Investment

A technique in which the capitalization rates attributable to components of a capital investment are weighted and combined to derive a weighted-average rate attributable to the total investment. (Dictionary, 5th Edition)

Common Area

1. The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities.
2. In a shopping center, the walkways and areas onto which the stores face and which conduct the flow of customer traffic. (ICSC) (Dictionary, 5th Edition)

Common Area Maintenance (CAM)

1. The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.
 - CAM can be a line-item expense for a group of items that can include maintenance of the parking lot and landscaped areas and sometimes the exterior walls of the buildings.
 - CAM can refer to all operating expenses.
 - CAM can refer to the reimbursement by the tenant to the landlord for all expenses

reimbursable under the lease. Sometimes reimbursements have what is called an administrative load. An example would be a 15% addition to total operating expenses, which are then prorated among tenants. The administrative load, also called an administrative and marketing fee, can be a substitute for or an addition to a management fee.

2. The amount of money charged to tenants for their shares of maintaining a center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. The area maintained in common by all tenants, such as parking lots and common passages. The area is often defined in the lease and may or may not include all physical area to be paid for by all tenants. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenances, snow removal, security, and upkeep. (ICSC) (Dictionary, 5th Edition)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ($DCR = NOI/I_m$), which measures the relative ability of a property to meet its debt service out of net operating income; also called debt service coverage ratio (DSCR). A larger DCR indicates a greater ability for a property to withstand a downturn in revenue, providing an improved safety margin for a lender. (Dictionary, 5th Edition)

Discount Rate

A yield rate used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate. (Dictionary, 5th Edition)

Effective Age

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. (Dictionary, 5th Edition)

Effective Date

1. The date on which the analyses, opinion, and advice in an appraisal, review, or consulting service apply.
2. In a lease document, the date upon which the lease goes into effect. (Dictionary, 5th Edition)

Exposure Time

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary, 5th Edition)

External Obsolescence

An element of depreciation; a diminution in value caused by negative externalities and generally incurable on the part of the owner, landlord, tenant. (Dictionary, 5th Edition)

Extraordinary Assumption

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the

property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2010-2011) (Dictionary, 5th Edition)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary, 5th Edition)

Functional Obsolescence

The impairment of functional capacity of a property according to market tastes and standards. (Dictionary, 5th Edition)

Functional Utility

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. (The Appraisal of Real Estate, 13th Edition)

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region. (Dictionary, 5th Edition)

Gross Leasable Area (GLA)

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. (Dictionary, 5th Edition)

Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility,

financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. (Dictionary, 5th Edition)

Highest and Best Use of Land or a Site as Though Vacant

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (Dictionary, 5th Edition)

Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (Dictionary, 5th Edition)

Hypothetical Condition

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). (Dictionary, 5th Edition)

Market Area

The area associated with a subject property that contains its direct competition. (Dictionary, 5th Edition)

Market Rent

The most probable rent that a property should bring is a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). (Dictionary, 5th Edition)

Market Value

The major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.
2. Market value is described in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. (USPAP, 2010-2011) USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:
 - Identification of the specific property rights to be appraised.
 - Statement of the effective date of the value opinion.

- Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
 - If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above—or below—market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.
3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
- Buyer and seller are typically motivated;
 - Both parties are well informed or well advised, and acting in what they consider their best interests;
 - A reasonable time is allowed for exposure in the open market;
 - Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
 - The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)
4. The International Valuation Standards Council defines market value for the purpose of international standards as follows: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion. (International Valuation Standards, 8th ed., 2007)
5. Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure of time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Standards for Federal Land Acquisitions) (Dictionary, 5th Edition)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time). (Dictionary, 5th Edition)

Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. (Dictionary, 5th Edition)

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. (Dictionary, 5th Edition)

Parking Ratio

A ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios of various land uses are often stated in zoning ordinances. (Dictionary, 5th Edition)

Rentable Area

For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice. (Dictionary, 5th Edition)

Replacement Cost

The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern

materials and current standards, design, and layout. (Dictionary, 5th Edition)

Scope of Work

The type and extent of research and analyses in an assignment. (Dictionary, 5th Edition)

Stabilized Occupancy

An expression of the expected occupancy of a property in its particular market considering current and forecasted supply and demand, assuming it is priced at market rent. (Dictionary, 5th Edition)

Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed and paid for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. (Dictionary, 5th Edition)

Vacancy and Collection Loss

A deduction from potential gross income (PGI) made to reflect income reductions due to vacancies, tenant turnover, and non-payment of rent; also called vacancy and credit loss or vacancy and contingency loss. Often vacancy and collection loss is expressed as a percentage of potential gross income and should reflect the competitive market. Its treatment can differ according to the interest being appraised, property type, capitalization method, and whether the property is at stabilized occupancy. (Dictionary, 5th Edition)

Meeting Report

Date: March 11, 2019

Project: Rochester Community Schools Administration Building Study

Owner: Rochester Community Schools

A/E#: 10005.010

Location: Administration Building

Time: 9:30 a.m.

Attendee:

Debi Fragomeni, Assistant Superintendent for Curriculum

Cindy Lindner, Executive Director of Technology and Strategic Initiatives

Pete Muscio, Director, Capital Programs and Facilities

Dana Taylor, Assistant Superintendent for Business

John Davids, Architect, Kingscott Associates

Purpose of Meeting: To discuss the functional needs of the Rochester Community Schools administrative functions, to understand who is in the current facility and what changes could be made to improve the efficiency of the building and how it serves its functions.

Discussion:

The following represents our understanding of the information presented and decisions accepted during the above dated meeting. All additions, corrections and clarifications are to be submitted to Kingscott within (5) days of receipt.

Spaces that require more "front door" presence-

- Children's Programs (entire department)

- Enrollment (entire department)

- Enrichment (entire department)

- Athletics

There is a lack of storage in convenient locations

The student (and child) occupied spaces will be moved to other facilities

Six hoteling spaces are required, used mainly by the teaching consultants

There is a need for more collaboration spaces

Technology needs a staging space for organization and distribution of equipment

Facilities- add two Supervisor offices to the current program

There should be a custodian office in the building, near receiving

Community Relations should be nearer to the Executive Suite

Literary Coaching is an itinerant function in the building

Special Education should be adjacent to Curriculum

HR Lab should be adjacent to HR department

Facilities/Business needs a Conference Room to accommodate 12

Curriculum needs a Conference Room to accommodate 12

Technology needs a Conference Room to accommodate 12

Superintendent needs a Conference Room to accommodate 16

Need for a Training Room subdividable into two 16 seat rooms

Assistant Superintendents and Directors need offices with conferencing space for 6

PT/OT will move to another facility

Walk-in Speech will move to another facility

The current Board Room is properly sized

Board Room needs a kitchen adjacent

The Loading Dock area is properly sized, but not well laid out for its functions

If a new facility was built there would be no educational (student) functions in the building

Business Department needs a work room (noisy, and with a safe)

Tech department should be near the Head end Room

There should be a shared mail room

JITTERZ program will move to another facility

There was a brief discussion of other amenities that might be part of a broader Master Plan for a new facility-

- A Conference Center that could include a Technology Training Center to accommodate 30 people
- A Pre-K/Early Childhood Center with 10 to 13 classroom spaces
- A Skilled Trades Training Center
- A Workout Facility/ Wellness Center

Respectfully Submitted,

John Davids, AIA

KINGSCOTT

