

## SFC YONKERS REDEVELOPMENT PROJECT

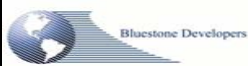


### Probable Cost of Construction

**COST SUMMARY - 2007 Dollars**

**Draft - August 6th, 2008 - for Discussion Purposes Only!**

		Total	TIF Eligible	TIF Financing	Other Sources	Comments
<b>Palisades</b>	25-Story Residential Buildings	by developer		0		
	Retail/Professional Offices	by developer		0		
	Private Parking - North & South Garage - 486 spaces	30,783,882		0		Total N/S Towers = 670 Spaces \$42,438,685
	Public Parking Structure (within North Garage) - 184 spaces	11,654,803		-		
	Site Preparation	by developer		0		
	Public Utilities -Sewer, Storm, Water	1,066,160		-		Water, sewer and storm supply and piping - public
	Shoreline Stabilization & Improvement - Public Esplanade	5,422,284		-		
	Public Streetscape and Public Access Roads	2,528,265		-		Assume shared costs at Developer 60% COY 40%
	Private Buttonhook Entrance & Public Parking (20 On-Grade)	1,101,522		0		Not direct percent, some costs solely developers
	Public South End Parking (37 On Grade Spaces)	535,332		-		
	Public Prospect Street Bridge	Removed		-		Assume shared costs at Developer 70% COY 30%
	Public Prospect Street Helix Ramp	Removed				Assume shared costs at Developer 70% COY 30%
	Public Temporary Parking (Scrimshaw) Staging Area	1,328,263	1,195,436	1,195,436		Assume shared costs at Developer 10% COY 90%
<b>River Pk Ct</b>	Residential Buildings - Towers	by developer		0		
	Retail/Restaurant/Office/Theater - Podium	by developer		0		Retail 352,000 sf, Movie theatre 80,000 sf
	Ballpark Stadium	by developer		0		
	Public Parking Structures - Under Podium - 2,073 Spaces	137,153,967	68,409,000	68,409,000		Public spaces DEIS Drawings 2073
	Public Parking Structure Palisades Avenue Office Building - 450 Spaces	25,360,533	14,850,000	14,850,000		
	Private Parking Structures - East Residential 478 Spaces	by developer		0		
	Government Center Retail & Salvation Army Offices	by developer		0		Retail 45,200 sf
	Government Center Restaurant/Retail/Concession	by developer		0		
	Demolition of New Main Street Government Center Garage*	2,208,000		0		
	Demolition of the existing 87 Nepperhan Avenue Building	1,710,000		0		
	Public Government Center Structured (1,084 spaces)	54,310,675	35,772,000	35,772,000		Public spaces on drawings 1048
	Private Government Center Structured Parking(472 spaces)	by developer		0		
	Site Preparation	by developer		0		
	Public Pedestrian Bridge across New Main Street	5,235,983	3,141,590	3,141,590		Assume shared costs at Developer 40% COY 60%
	Public Vehicular Bridge from Nepperhan to Parking	7,803,628	6,242,903	6,242,903		Assumed Developer 20% COY 80%
	Demolition of Chicken Island Buildings*	1,731,900		0		
	Washington Park Upgrade	1,406,331	1,406,331	1,406,331		
<b>Cacace</b>	Carnegie Building - Hotel	by developer		0		
	Public Parking Parking at Cacace Center (1,347 parking spaces)	66,952,737	44,451,000	44,451,000		Public spaces indicated DEIS
	New Fire Department Headquarters	20,282,177		0		
	Demolition of Fire Department Headquarters	by developer		0		
	Waring Park Upgrade	1,622,948		0		
	Site Preparation	1,259,069		0		
	Finished Hardscape and Landscape	4,510,162		0		



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Comments					
	Total	TIF Eligible	TIF Financing	Other Sources	
<b>Associated Public Infrastructure (Upgrade existing infrastructure utilities)</b>					
Public Sanitary sewers	3,991,402	3,991,402	3,991,402		
Public Storm drainage	12,577,191	12,577,191	12,577,191		
Public Water mains	6,717,425	6,717,425	6,717,425		
Gas, electric and low voltage	by utility public companies	by public utility compa	0		
Public Roads Replacement and Restoration	2,367,218	2,367,218	2,367,218		
Communications including conduits, fiber, emergency	2,668,337	2,668,337	2,668,337		Equipment, redundancy and consultant costs
<b>Miscellaneous</b>					
Property Acquisition for Public Parking, Streets & Parks	\$ 577,000	-	-		No mark-up included
Downtown Traffic Signal Upgrade w/ connection to Central System	\$ 2,013,840	2,013,840	2,013,840		
Downtown Roadway Improvements	\$ 1,879,584	1,879,584	1,879,584		
Temporary Parking - During construction with shuttle bus service	\$ 5,735,879		0		
Sawmill River Parkway Ramps Widening*	4,500,000	4,500,000	4,500,000	-	
<b>TOTAL DIRECT COST</b>	<b>\$ 428,996,494</b>	<b>212,183,256</b>	<b>212,183,257</b>		<b>All construction &amp; Soft Cost Mark-up in the Above Numbers</b>
Design Contingency	-			\$ -	
Subtotal	\$ 428,996,494	212,183,256	212,183,257		
General Conditions	-			\$ -	<b>Design Fees and Inspection Included</b>
Subtotal	\$ 428,996,494	212,183,256	212,183,257		*Source - SFC
CM Fee	-			\$ -	<b>*To Be Negotiated (TBN)</b>
Subtotal	\$ 428,996,494	212,183,256	212,183,257		<b>Basic Parking Cost = \$33,000/ space</b>
Escalation	-			\$ -	<b>Developer will cover parking cost over runs, if any.</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 428,996,494</b>	<b>212,183,256</b>	<b>212,183,257</b>		
<b>NON - TIF OTHER FUNDING SOURCES</b>					
<b>City of Yonkers Office Space</b>					
Carnegie Building - Office Space 100,000 sf (Core and Shell)	25,390,362			25,390,362.00	Assume \$253.90/ sf
Carnegie Building Office Space Fit Out - Interior, partitions, doors	18,589,611			18,589,611.00	Assume \$186.00/ sf
Carnegie Building Office Space Furniture, cubicles, cabinets, etc	6,070,784			6,070,784.00	Assume \$60.70/ sf
<b>Daylighting - Larkin and River Park Center</b>					
Daylighting of Saw Mill River and Public Park - Larkin Plaza Site	23,662,589			23,662,589	
Daylighting of the Sawmill River and Public Park - River Park Site	41,252,189			41,252,189	
Larkin Replacement Public Parking (120 spaces) and Acquisition	4,960,000			4,960,000	
Demolition of existing grade parking	191,547			191,547	
<b>TOTAL DIRECT COST</b>	<b>\$ 120,117,082</b>			<b>120,117,082.35</b>	
Design Contingency	-				
Subtotal	\$ 120,117,082			120,117,082.35	
General Conditions	-				
Subtotal	\$ 120,117,082			120,117,082.35	
CM Fee	-				
Subtotal	\$ 120,117,082			120,117,082.35	
Escalation	-				
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 120,117,082</b>			<b>120,117,082.35</b>	