Appendix I

Infrastructure/Improvement Cost Estimates

Notes to APPENDIX I

Estimates included in this section provide the detailed backup information for the costs summarized in Appendix C of the NTC Reuse Plan.

This cost information includes Priority 1 and 2 costs for: demolition and clearing, rehabilitation, and infrastructure improvements.

Priority 1 costs are expected to be incurred early in the base reuse process, while Priority 2 costs are likely to be delayed until justified by economics (return on investment) or increased use of the facilities or structures.

Demolition and Clearing:

Demolition and clearing costs were developed by the M.W. Steele Group, an architectural firm, based on building description and details provided by the U. S. Navy (e.g., building type, square footage of floor areas, presence of asbestos and lead paint). The Steele report was prepared in September 1995, and is based on an early land development scenario.

Rehabilitation:

Rehabilitation costs were based on a study by Architect Milford Wayne Donaldson completed in May 1995 and titled, *"Preliminary Evaluation of Building Systems Regarding the Proposed Uses of Buildings in the Historic Core, NTC San Diego."* Donaldson's cost figures were divided into the two construction Priorities as well as tenant improvements required to satisfy health and safety requirements. The Priority 2 costs included improvements such as noise mitigation, new HVAC, and additional seismic improvements which would be provided when justified by increased return on investment. The general conditions and contractor fees have been pro-rated to these improvements as well as the tenant improvements.

Infrastructure

Infrastructure evaluated consist of surface improvements, sewer and water systems, storm drains and electric gas and steam systems. Costs for these improvements were based on quantities estimated from CAD files provided by the Navy. The costs reflect a basic premise that existing systems can support the buildings which will be preserved and reused, and that new surface improvements and utilities will be installed to support new development within the residential, office, R&D and hotel developments.

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$1,518,413	$111,500
REHABILITATION	PAGE 3		$0	$0
SURFACE IMPROVEMENTS	PAGE 4		$278,225	$451,575
SEWER SYSTEM	PAGE 5		$54,820	$0
WATER SYSTEM	PAGE 6		$22,650	$0
STORM DRAIN SYSTEM	PAGE 7		$16,100	$0
ELECTRIC, GAS AND STEAM	PAGE 8		$229,800	$0
TOTAL DIRECT COSTS:			**$2,120,008**	**$563,075**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$379,603	$27,875
	(PAGES 3 - 8)	20%	$120,319	$90,315
DESIGN	(PAGES 3 - 8)	15%	$90,239	$67,736
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$48,128	$36,126
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$30,080	$22,579
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$12,032	$9,032
TOTAL INDIRECT COSTS:			**$680,401**	**$253,663**
TOTAL COSTS:			**$2,800,408**	**$816,738**

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
DEMOLITION AND CLEARING								
1.	*MOBILIZATION*	L.S.	1	50,000.00	$50,000			$0
2.	SITE CLEARING AND BRUSHING	S.F.	8,000	0.03	240			0
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.	2,200	5.00	11,000			0
4.	DEMOLITION AND DISPOSAL - BLDG. 90	L.S.	70,600	6.25	441,250			0
5.	DEMOLITION AND DISPOSAL - BLDG. 91	S.F.	70,600	6.25	441,250			0
6.	DEMOLITION AND DISPOSAL - BLDG. 214	S.F.	9,962	11.25	112,073			0
7.	*DEMOLITION AND DISPOSAL - BLDG. 583 (MAC)*	S.F.	5,000	6.25	31,250			0
8.	DEMOLITION AND DISPOSAL - PATIO	S.F.	2,700	3.25	8,775			0
9.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.	385,000	1.00	385,000	101,500	1.00	101,500
10.	6' CHAIN LINK FENCE - TEMPORARY	L.F.	3,515	5.00	17,575			0
11.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
12.	EROSION CONTROL	L.S.	1	10,000.00	10,000			0
	SUBTOTAL DEMOLITION AND CLEARING:				$1,518,413			$111,500

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
	REHABILITATION - BLDG.	S.F.	0	0	$0			$0
	SUBTOTAL REHABILITATION:				$0			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS								
1.	EXISTING CURB REMOVAL	L.F.	2,200	5.00	$11,000			$0
2.	6" TYPE 'G' CURB AND GUTTER	L.F.			0			0
3.	CURB	L.F.	1,700	7.00	11,900			0
4.	PEDESTRIAN RAMPS	EA.	10	1,000.00	10,000			0
5.	PCC SIDEWALK	S.F.	20,000	2.00	40,000			0
6.	SUB-BASE FINE GRADING	S.F.	12,900	0.25	3,225	101,500	0.25	25,375
7.	STREET PAVING - SCHEDULE 'J'	S.F.	12,900	4.00	51,600	101,500	4.00	406,000
8.	OVERLAY	S.F.			0			0
9.	PAVEMENT CUT-OFF WALLS	EA.	2	500.00	1,000			0
10.	GUARD POST BARRICADE	EA.	2	500.00	1,000			0
11.	PARKWAY LANDSCAPING	S.F.	26,000	5.00	130,000			0
12.	STREET NAME/TRAFFIC SIGNS	EA.	11	300.00	3,300			0
13.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
14.	TRAFFIC STRIPING	L.F.	5,200	1.00	5,200	5,200	1.00	5,200
15.	ADJUST EXISTING UTILITIES	L.S.			0	1	5,000.00	5,000
	SUBTOTAL SURFACE IMPROVEMENTS:				$278,225			$451,575

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.	2	1,500.00	$3,000			$0
2.	8" PVC SEWER MAIN	L.F.	740	23.00	17,020			0
3.	SEWER MANHOLES	EA.	2	2,500.00	5,000			0
4.	CONNECTION TO EXISTING SEWER	EA.	1	1,000.00	1,000			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.	1,500	3.00	4,500			0
6.	REMOVE EXISTING SEWER	EA.	1,400	15.00	21,000			0
7.	REMOVE EXISTING MANHOLE	EA.	3	500.00	1,500			0
8.	REHAB. EXISTING MANHOLE	EA.	1	1,500.00	1,500			0
9.	ADJUST EXISTING MANHOLES	EA.	1	300.00	300			0
	SUBTOTAL SEWER SYSTEM:				$54,820			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.	1,050	15.00	$15,750			$0
2.	CUT & PLUG EXISTING SERVICE	EA.	6	500.00	3,000			0
3.	REMOVE AND REPLACE EXISTING F.H.	EA.	1	500.00	500			0
4.	PAVING REMOVAL AND REPLACEMENT	S.F.	1,000	3.00	3,000			0
5.	ADJUST EXISTING VALVES	EA.	2	200.00	400			0
	SUBTOTAL WATER SYSTEM:				$22,650			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	18" STORM DRAIN PIPE	L.F.	60	30.00	$1,800			$0
2.	REMOVE EXISTING 8" AND 10"	L.F.	200	25.00	5,000			0
3.	REMOVE EXISTING STRUCTURE	L.F.	5	500.00	2,500			0
4.	REMOVE AND RECONSTRUCT EXISTING STRUCTURE	L.F.	2	2,500.00	5,000			0
5.	ADJUST EXISTING RIM	L.F.	6	300.00	1,800			0
	SUBTOTAL STORM DRAIN SYSTEM:				$16,100			$0

- RELOCATE 66'
- MAINTAIN EXISTING STORM DRAIN THROUGH SITE WITH EASEMENTS WHERE THEY SERVE ADAJACENT PUBLIC FACILITY (STORM DRAIN IN DECATU
- RECONSTRUCT 10" IN ROOSEVELT TO SERVE 2.2?

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.1 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
ELECTRIC, GAS AND STEAM								
1.	STREET LIGHTS	EA.	0	0.00	$0			$0
2.	RELOCATE EXISTING STREET LIGHTS	EA.	2	1,500.00	3,000			0
3.	ADJUST EXISTNG ELECTRIC/TELEPHONE STRUCTURE	EA.	11	1,500.00	16,500			0
4.	REMOVE EXISTING ELECTRIC SERVICE	L.F.	60	2,500.00	150,000			0
5.	REMOVE EXISTING GAS SERVICE	L.F.	1,200	20.00	24,000			0
6.	REMOVE EXISTING STEAM LINES	L.F.	960	30.00	28,800			0
7.	ADJUST GAS APPURTENANCES	EA.	2	1,500.00	3,000			0
8.	ADJUST EXISTING STEAM MANHOLE	EA.	3	1,500.00	4,500			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$229,800			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$1,136,749	$43,200
REHABILITATION	PAGE 3		$0	$0
SURFACE IMPROVEMENTS	PAGE 4		$129,210	$160,200
SEWER SYSTEM	PAGE 5		$39,630	$0
WATER SYSTEM	PAGE 6		$18,650	$0
STORM DRAIN SYSTEM	PAGE 7		$50,050	$0
ELECTRIC, GAS AND STEAM	PAGE 8		$45,500	$0
TOTAL DIRECT COSTS:			**$1,419,789**	**$203,400**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$284,187	$10,800
	(PAGES 3 - 8)	20%	$56,608	$32,040
DESIGN	(PAGES 3 - 8)	15%	$42,456	$24,030
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$22,643	$12,816
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$14,152	$8,010
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$5,661	$3,204
TOTAL INDIRECT COSTS:			**$425,707**	**$90,900**
TOTAL COSTS:			**$1,845,496**	**$294,300**

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
DEMOLITION AND CLEARING								
1.	MOBILIZATION	L.S.	1	50,000.00	$50,000			$0
2.	SITE CLEARING AND BRUSHING	S.F.	36,000	0.30	10,800			0
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.	400	5.00	2,000			0
4.	DEMOLITION AND DISPOSAL - BLDG. 43	S.F.	25,713	6.25	160,706			0
5.	DEMOLITION AND DISPOSAL - BLDG. 44	S.F.	21,965	6.25	137,281			0
6.	DEMOLITION AND DISPOSAL - BLDG. 45	S.F.	21,965	6.25	137,281			0
7.	DEMOLITION AND DISPOSAL - BLDG. 231	S.F.	16,544	11.25	186,120			0
8.	DEMOLITION AND DISPOSAL - BLDG. 232	S.F.	14,050	3.75	52,688			0
9.	DEMOLITION AND DISPOSAL - BLDG. 237	S.F.	12,261	11.25	137,936			0
10.	DEMOLITION AND DISPOSAL - BLDG. 238	S.F.	12,261	11.25	137,936			0
11.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.	92,000	1.00	92,000	33,200	1.00	33,200
12.	6' CHAIN LINK FENCE - TEMPORARY	L.F.	2,400	5.00	12,000			0
13.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
14.	EROSION CONTROL	L.S.	1	10,000.00	10,000			0
	SUBTOTAL DEMOLITION AND CLEARING:				$1,136,749			$43,200

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
	REHABILITATION - BLDG.	S.F.	0	0	$0			$0
	SUBTOTAL REHABILITATION:				$0			$0

CSH:rh\12309\qproest\cost\unit1\2

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.	620	8.00	$4,960			$0
2.	CURB	L.F.	400	7.00	2,800			0
3.	PEDESTRIAN RAMPS	EA.	3	1,000.00	3,000			0
4.	PCC SIDEWALK	S.F.	10,000	2.00	20,000			0
5.	SUB-BASE FINE GRADING	S.F.	4,200	0.25	1,050	33,200	0.25	8,300
6.	STREET PAVING - SCHEDULE 'J'	S.F.	4,200	4.00	16,800	33,200	4.00	132,800
7.	OVERLAY	S.F.	20,000	0.75	15,000			0
8.	PAVEMENT CUT-OFF WALLS	EA.			0			0
9.	PARKWAY LANDSCAPING	S.F.	10,000	5.00	50,000			0
10.	STREET NAME/TRAFFIC SIGNS	EA.	5	300.00	1,500			0
11.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
12.	TRAFFIC STRIPING	L.F.	4,100	1.00	4,100	4,100	1.00	4,100
13.	ADJUST EXISTING UTILITIES	L.S.			0	1	5,000.00	5,000
	SUBTOTAL SURFACE IMPROVEMENTS:				$129,210			$160,200

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.	4	1,500.00	$6,000			$0
2.	8" PVC SEWER MAIN	L.F.	410	23.00	9,430			0
3.	SEWER MANHOLES	EA.	1	2,500.00	2,500			0
4.	CONNECTION TO EXISTING SEWER	EA.	1	1,000.00	1,000			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.	3,400	3.00	10,200			0
6.	REMOVE EXISTING SEWER	L.F.	540	15.00	8,100			0
7.	REHAB. EXISTING MANHOLE	EA.	1	1,500.00	1,500			0
8.	ADJUST EXISTING MANHOLES	EA.	3	300.00	900			0
	SUBTOTAL SEWER SYSTEM:				$39,630			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.	350	15.00	$5,250			$0
2.	CUT & PLUG EXISTING SERVICE	EA.	5	500.00	2,500			0
3.	REMOVE AND RELOCATE EXISTING FIRE HYDRANT	EA.	6	500.00	3,000			0
4.	PAVING REMOVAL AND REPLACEMENT	S.F.	2,100	3.00	6,300			0
5.	ADJUST EXISTING VALVES	EA.	8	200.00	1,600			0
	SUBTOTAL WATER SYSTEM:				$18,650			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2 — JOB NO.: 12309
ESTIMATED BY: LA — DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	REMOVE 10" AND 15"	L.F.	390	15.00	$5,850			$0
2.	15" STORM DRAIN PIPE	L.F.	380	30.00	11,400			0
3.	TRENCH REPLACEMENT	S.F.	4,200	3.00	12,600			0
4.	CLEANOUT STRUCTURE	EA.	3	3,000.00	9,000			0
5.	15' CURB INLET TYPE	EA.	2	3,000.00	6,000			0
6.	GRATED CATCH BASIN	EA.	2	2,000.00	4,000			0
7.	ADJUST EXISTING RIM	EA.	4	300.00	1,200			0
	SUBTOTAL STORM DRAIN SYSTEM:				$50,050			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.2 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
ELECTRIC, GAS AND STEAM								
1.	STREET LIGHTS	EA.	2	3,000.00	$6,000			$0
2.	RELOCATE EXISTING STREET LIGHTS	EA.	3	1,500.00	4,500			0
3.	ADJUST EXISTNG ELECTRIC TELEPHONE STRUCTURE	EA.	6	1,500.00	9,000			0
4.	REMOVE EXISTING ELECTRIC SERVICE	EA.	2	2,500.00	5,000			0
5.	REMOVE EXISTING GAS SERVICE	EA.	3	2,500.00	7,500			0
6.	ADJUST GAS APPURTENANCES	EA.	2	1,500.00	3,000			0
7.	ADJUST EXISTING STEAM MANHOLE	EA.	7	1,500.00	10,500			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$45,500			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$6,202,171	$35,100
REHABILITATION	PAGE 3		$0	$0
SURFACE IMPROVEMENTS				
- TRUXTON ROAD	PAGE 4		$763,970	$0
- FARRAGUT ROAD	PAGE 5		$104,575	$0
- CUSHING ROAD	PAGE 6		$51,930	$0
- DECATUR ROAD	PAGE 7		$320,425	$0
- SITE	PAGE 8		$962,262	$123,275
SEWER SYSTEM	PAGE 9		$133,500	$0
WATER SYSTEM	PAGE 10		$204,480	$0
STORM DRAIN SYSTEM	PAGE 11		$457,500	$0
ELECTRIC, GAS AND STEAM	PAGE 12		$492,250	$0
TOTAL DIRECT COSTS:			**$9,693,063**	**$158,375**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$1,550,543	$8,775
	(PAGES 3-12)	20%	$698,178	$24,655
DESIGN	(PAGES 3 - 12)	15%	$523,634	$18,491
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 12)	8%	$279,271	$9,862
CONSTRUCTION STAKING	(PAGES 4 - 12)	5%	$174,545	$6,164
CONTRACT ADMINISTRATION	(PAGES 4 - 12)	2%	$69,818	$2,466
TOTAL INDIRECT COSTS:			**$3,295,989**	**$70,413**
TOTAL COSTS:			**$12,989,052**	**$228,788**

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
DEMOLITION AND CLEARING								
1.	MOBILIZATION	L.S.	1	50,000.00	$50,000			$0
2.	SITE CLEARING AND BRUSHING	S.F.	400,000	0.30	120,000			0
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.	15,000	5.00	75,000			0
4.	ONSITE EXCAVATION AND COMPACTION	C.Y.			0			0
5.	EXPORT AND DISPOSAL	C.Y.			0			0
6.	DEMOLITION AND DISPOSAL - BLDG. 87	S.F.	89,404	13.75	1,229,305			0
7.	DEMOLITION AND DISPOSAL - BLDG. 92	S.F.	90,567	6.25	566,044			0
8.	DEMOLITION AND DISPOSAL - BLDG. 93	S.F.	90,567	6.25	566,044			0
9.	DEMOLITION AND DISPOSAL - BLDG. 234	S.F.	13,433	11.25	151,121			0
10.	DEMOLITION AND DISPOSAL - BLDG. 235	S.F.	13,433	3.75	50,374			0
11.	DEMOLITION AND DISPOSAL - BLDG. 236	S.F.	11,041	11.25	124,211			0
12.	DEMOLITION AND DISPOSAL - BLDG. 241	S.F.	19,240	11.25	216,450			0
13.	DEMOLITION AND DISPOSAL - BLDG. 242	S.F.	17,800	11.25	200,250			0
14.	DEMOLITION AND DISPOSAL - BLDG. 246	S.F.	22,000	11.25	247,500			0
15.	DEMOLITION AND DISPOSAL - BLDG. 251	S.F.	24,676	11.25	277,605			0
16.	DEMOLITION AND DISPOSAL - BLDG. 257	S.F.	2,400	11.25	27,000			0
17.	DEMOLITION AND DISPOSAL - BLDG. 262	S.F.	24,676	11.25	277,605			0
18.	DEMOLITION AND DISPOSAL - BLDG. 523	S.F.	14,796	6.25	92,475			0
19.	DEMOLITION AND DISPOSAL - BLDG. 524	S.F.	5,106	6.25	31,913			0
20.	DEMOLITION AND DISPOSAL - BLDG. 525	S.F.	5,106	6.25	31,913			0
21.	DEMOLITION AND DISPOSAL - BLDG. 526	S.F.	19,656	6.25	122,850			0
22.	DEMOLITION AND DISPOSAL - BLDG. 531	S.F.	144	6.25	900			0
23.	DEMOLITION AND DISPOSAL - BLDG. 584	S.F.	8,113	6.25	50,706			0
24.	DEMOLITION AND DISPOSAL - BLDG. 585	S.F.	3,025	6.25	18,906			0
25.	DEMOLITION AND DISPOSAL - BLDG. 586	S.F.	3,025	6.25	18,906			0
26.	DEMOLITION AND DISPOSAL - BLDG. 587	S.F.	19,872	6.25	124,200			0
27.	DEMOLITION AND DISPOSAL - BLDG. 588	S.F.	19,872	6.25	124,200			0
28.	DEMOLITION AND DISPOSAL - BLDG. 589	S.F.	19,872	6.25	124,200			0
29.	DEMOLITION AND DISPOSAL - BLDG. 590	S.F.	19,872	6.25	124,200			0
30.	DEMOLITION AND DISPOSAL - BLDG. 591	S.F.	1,089	6.25	6,806			0
31.	DEMOLITION AND DISPOSAL - BLDG. 594	S.F.	3,061	6.25	19,131			0
32.	DEMOLITION AND DISPOSAL - BLDG. 595	S.F.	20,286	6.25	126,788			0
33.	DEMOLITION AND DISPOSAL - BLDG. 596	S.F.	20,286	6.25	126,788			0
34.	DEMOLITION AND DISPOSAL - BLDG. 597	S.F.	3,025	6.25	18,906			0
35.	DEMOLITION AND DISPOSAL - BLDG. 598	S.F.	20,286	6.25	126,788			0
36.	DEMOLITION AND DISPOSAL - BLDG. 599	S.F.	20,286	6.25	126,788			0
37.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.	560,000	1.00	560,000	25,100	1.00	25,100
38.	6' CHAIN LINK FENCE - TEMPORARY	L.F.	5,260	5.00	26,300			0
39.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
40.	EROSION CONTROL	L.S.	1	10,000.00	10,000			0
	SUBTOTAL DEMOLITION AND CLEARING:				$6,202,171			$35,100

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
	REHABILITATION - BLDG.	S.F.	0	0	$0			$0
	SUBTOTAL REHABILITATION:				$0			$0

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS - TRUXTON ROAD								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.	2,040	8.00	$16,320			$0
2.	PEDESTRIAN RAMPS	EA.	2	1,000.00	2,000			0
3.	PCC SIDEWALK	S.F.	10,200	2.00	20,400			0
4.	SUB-BASE FINE GRADING	S.F.	42,600	0.25	10,650			0
5.	STREET PAVING - SCHEDULE 'J'	S.F.	37,740	4.00	150,960			0
6.	OVERLAY	S.F.			0			0
7.	PAVEMENT CUT-OFF WALLS	EA.			0			0
8.	GUARD POST BARRICADE	EA.			0			0
9.	PARKWAY LANDSCAPING	S.F.	4,600	5.00	23,000			0
10.	STREET NAME/TRAFFIC SIGNS	EA.	2	300.00	600			0
11.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
12.	TRAFFIC STRIPING	L.F.	2,040	1.00	2,040			0
13.	PARK IMPROVEMENTS	S.F.	176,000	3.00	528,000			0
	SUBTOTAL SURFACE IMPROVEMENTS - TRUXTON ROAD:				$763,970			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS - FARRAGUT ROAD								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.	1,150	8.00	$9,200			$0
2.	PEDESTRIAN RAMPS	EA.	9	1,000.00	9,000			0
3.	PCC SIDEWALK	S.F.	6,350	2.00	12,700			0
4.	SUB-BASE FINE GRADING	S.F.	2,900	0.25	725			0
5.	STREET PAVING - SCHEDULE 'J'	S.F.	0	4.00	0			0
6.	OVERLAY	S.F.	29,000	0.75	21,750			0
7.	PAVEMENT CUT-OFF WALLS	EA.			0			0
8.	GUARD POST BARRICADE	EA.			0			0
9.	PARKWAY LANDSCAPING	S.F.	7,500	5.00	37,500			0
10.	STREET NAME/TRAFFIC SIGNS	EA.	2	300.00	600			0
11.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
12.	TRAFFIC STRIPING	L.F.	3,100	1.00	3,100			0
13.	IMPROVEMENT PROJECT NO.				0			0
14.	IMPROVEMENT PROJECT NO.				0			0
15.	IMPROVEMENT PROJECT NO.				0			0
16.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS - FARRAGUT ROAD:				$104,575			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS - CUSHING ROAD								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.	130	8.00	$1,040			$0
2.	PEDESTRIAN RAMPS	EA.	1	1,000.00	1,000			0
3.	PCC SIDEWALK	S.F.	3,800	2.00	7,600			0
4.	SUB-BASE FINE GRADING	S.F.	1,560	0.25	390			0
5.	STREET PAVING - SCHEDULE 'J'	S.F.	1,300	4.00	5,200			0
6.	OVERLAY	S.F.			0			0
7.	PAVEMENT CUT-OFF WALLS	EA.			0			0
8.	GUARD POST BARRICADE	EA.			0			0
9.	PARKWAY LANDSCAPING	S.F.	5,000	5.00	25,000			0
10.	STREET NAME/TRAFFIC SIGNS	EA.	2	300.00	600			0
11.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
12.	TRAFFIC STRIPING	L.F.	1,100	1.00	1,100			0
13.	IMPROVEMENT PROJECT NO.				0			0
14.	IMPROVEMENT PROJECT NO.				0			0
15.	IMPROVEMENT PROJECT NO.				0			0
16.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS - CUSHING ROAD:				$51,930			$0

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS - DECATUR ROAD								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.	2,750	8.00	$22,000			$0
2.	PEDESTRIAN RAMPS	EA.	6	1,000.00	6,000			0
3.	PCC SIDEWALK	S.F.	13,750	2.00	27,500			0
4.	SUB-BASE FINE GRADING	S.F.	56,500	0.25	14,125			0
5.	STREET PAVING - SCHEDULE 'J'	S.F.	51,000	4.00	204,000			0
6.	OVERLAY	S.F.			0			0
7.	PAVEMENT CUT-OFF WALLS	EA.			0			0
8.	GUARD POST BARRICADE	EA.			0			0
9.	PARKWAY LANDSCAPING	S.F.	6,200	5.00	31,000			0
10.	STREET NAME/TRAFFIC SIGNS	EA.	6	300.00	1,800			0
11.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
12.	TRAFFIC STRIPING	L.F.	4,000	1.00	4,000			0
13.	IMPROVEMENT PROJECT NO.				0			0
14.	IMPROVEMENT PROJECT NO.				0			0
15.	IMPROVEMENT PROJECT NO.				0			0
16.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS - DECATUR ROAD:				$320,425			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS - SITE								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.			$0			$0
2.	PEDESTRIAN RAMPS	EA.			0			0
3.	PCC SIDEWALK	S.F.			0			0
4.	SUB-BASE FINE GRADING	S.F.			0	25,100	0.25	6,275
5.	STREET PAVING - SCHEDULE 'J'	S.F.			0	25,100	4.00	100,400
6.	OVERLAY	S.F.			0			0
7.	PAVEMENT CUT-OFF WALLS	EA.			0			0
8.	GUARD POST BARRICADE	EA.			0			0
9.	PARKWAY LANDSCAPING	S.F.			0			0
10.	STREET NAME/TRAFFIC SIGNS	EA.			0			0
11.	TRAFFIC CONTROL	L.S.			0	1	10,000.00	10,000
12.	TRAFFIC STRIPING	L.F.			0	1,600	1.00	1,600
13.	ADJUST EXISTING UTILITIES	L.S.			0	1	5,000.00	5,000
14.	IMPROVEMENT PROJECT NO. 4 - ROSECRANS WIDENIN	L.S.	1	355,934.00	355,934			0
15.	TRAFFIC SIGNAL @ ROSECRANS AND BAINBRIDGE	L.S.	1	100,000.00	100,000			0
16.	IMPROVEMENT PROJECT NO. 2 - ROSECRANS WIDENIN	L.S.	1	356,328.00	356,328			0
17.	TRAFFIC SIGNAL @ ROSECRANS AND FARRAGUT	L.S.	1	150,000.00	150,000			0
	SUBTOTAL SURFACE IMPROVEMENTS - SITE:				$962,262			$123,275

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.		0.00	$0			$0
2.	8" PVC SEWER MAIN	L.F.		0.00	0			0
3.	SEWER MANHOLES	EA.		0.00	0			0
4.	CONNECTION TO EXISTING SEWER	EA.		0.00	0			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.		0.00	0			0
6.	REMOVE EXISTING SEWER MANHOLE	EA.	31	500.00	15,500			0
7.	REMOVE EXISTING SEWER	EA.	5,600	20.00	112,000			0
8.	REHAB. EXISTING MANHOLE	EA.	0		0			0
9.	ADJUST EXISTING MANHOLES	EA.	15	400.00	6,000			0
	SUBTOTAL SEWER SYSTEM:				$133,500			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN & APPURTENANCES	L.F.	5,800	23.00	$133,400			$0
2.	CUT & PLUG EXISTING SERVICE	EA.	6	500.00	3,000			0
3.	REMOVE AND REPLACE EXISTING F.H.	EA.	2	500.00	1,000			0
4.	PAVING REMOVAL AND REPLACEMENT	S.F.	500	3.00	1,500			0
5.	ADJUST EXISTING VALVES	EA.	12	200.00	2,400			0
6.	REMOVE AND REPLACE EXISTING WATER	L.F.	600	15.00	9,000			0
7.	12" WATER MAIN	L.F.	1,140	27.00	30,780			0
8.	FIRE HYDRANT	EA.	9	2,100.00	18,900			0
9.	12" VALVES	EA.	3	1,500.00	4,500			0
	SUBTOTAL WATER SYSTEM:				$204,480			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PHASE 1			PHASE 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	18" STORM DRAIN PIPE	L.F.	600	30.00	$18,000			$0
2.	42" STORM DRAIN PIPE	L.F.	300	75.00	22,500			0
3.	48" STORM DRAIN PIPE	L.F.	800	85.00	68,000			0
4.	66" STORM DRAIN PIPE	L.F.	1,600	125.00	200,000			0
5.	CLEANOUT STRUCTURE	EA.	14	4,000.00	56,000			0
6.	15' CURB INLET TYPE	EA.	10	3,000.00	30,000			0
7.	ADJUST EXISTING RIM	EA.	6	500.00	3,000			0
8.	PAVEMENT REPLACEMENT	S.F.	10,000	3.00	30,000			0
9.	DEWATERING	L.S.	1	30,000.00	30,000			0
	SUBTOTAL STORM DRAIN SYSTEM:				$457,500			$0

- MAINTAIN STREET SYS. IN TRUXTON
- MAINTAIN BACKBONE (42") THROUGH SITE
- RELOCATE 48" AND 66" INTO FUTURE BAINBRIDGE ALIGNMENT

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.3 — JOB NO.: 12309
ESTIMATED BY: LA — DATE: 8-12-98
CHECKED BY:

			PHASE 1			PHASE 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
ELECTRIC, GAS AND STEAM								
1.	STREET LIGHTS	EA.	0		$0			$0
2.	RELOCATE EXISTING STREET LIGHTS (INC. CONDUIT)	EA.	45	2,000.00	90,000			0
3.	ADJUST EXISTING ELECTRIC/TELEPHONE STRUCTUR	EA.	20	1,500.00	30,000			0
4.	REMOVE EXISTING JOINT TRENCH	L.F.	5,000	20.00	100,000			0
5.	REMOVE EXISTING GAS SERVICE	EA.	3	2,500.00	7,500			0
5.	REMOVE EXISTING MAIN	L.F.	3,000	30.00	90,000			0
6.	ADJUST GAS APPURTENANCES	EA.	7	1,500.00	10,500			0
7.	ADJUST EXISTING STEAM MANHOLE	EA.	3	1,500.00	4,500			0
8.	4" GAS MAIN	L.F.	600	20.00	12,000			0
9.	JOINT TRENCH	L.F.	600	40.00	24,000			0
10.	REMOVE EXISTING STEAM SERVICES (S&R)	L.F.	3,475	30.00	104,250			0
11.	REMOVE EXISTING STEAM MANHOLES	EA.	13	1,500.00	19,500			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$492,250			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4	JOB NO.: 12309
ESTIMATED BY: LA	DATE: 8-12-98
CHECKED BY:	

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$1,388,296	$40,000
REHABILITATION	PAGE 3		$6,694	$0
SURFACE IMPROVEMENTS	PAGE 4		$226,315	$143,600
SEWER SYSTEM	PAGE 5		$4[illegible],500	$0
WATER SYSTEM	PAGE 6		$42,470	$0
STORM DRAIN SYSTEM	PAGE 7		$43,000	$0
ELECTRIC, GAS AND STEAM	PAGE 8		$72,700	$0
TOTAL DIRECT COSTS:			**$1,827,975**	$183,600
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$347,074	$10,000
	(PAGES 3 - 8)	20%	$87,936	$28,720
DESIGN	(PAGES 3 - 8)	15%	$65,952	$21,540
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$34,639	$11,488
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$21,649	$7,180
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$8,660	$2,872
TOTAL INDIRECT COSTS:			**$565,909**	**$81,800**
TOTAL COSTS:			**$2,39[illegible],884**	**$265,400**

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
DEMOLITION AND CLEARING								
1.	MOBILIZATION	L.S.	1	50,000.00	$50,000			$0
2.	SITE CLEARING AND BRUSHING	S.F.	100,000	0.03	3,000			0
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.	2,100	5.00	10,500			0
4.	DEMOLITION AND DISPOSAL - BLDG. 52	S.F.	371	6.25	2,319			0
5.	DEMOLITION AND DISPOSAL - BLDG. 54	S.F.	3,145	3.75	11,794			0
6.	DEMOLITION AND DISPOSAL - BLDG. 55	S.F.	17,734	3.75	66,503			0
7.	DEMOLITION AND DISPOSAL - BLDG. 56	S.F.	17,734	3.75	66,503			0
8.	DEMOLITION AND DISPOSAL - BLDG. 57	S.F.	17,734	3.75	66,503			0
9.	DEMOLITION AND DISPOSAL - BLDG. 61	S.F.	17,734	3.75	66,503			0
10.	DEMOLITION AND DISPOSAL - BLDG. 62	S.F.	17,734	3.75	66,503			0
11.	DEMOLITION AND DISPOSAL - BLDG. 63	S.F.	17,734	3.75	66,503			0
12.	DEMOLITION AND DISPOSAL - BLDG. 64	S.F.	53,910	13.75	741,263			0
13.	DEMOLITION AND DISPOSAL - BLDG. 65	S.F.	3,145	6.25	19,656			0
14.	DEMOLITION AND DISPOSAL - BLDG. 81	S.F.	120	6.25	750			0
15.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.	114,000	1.00	114,000	30,000	1.00	30,000
16.	6' CHAIN LINK FENCE - TEMPORARY	L.F.	3,200	5.00	16,000			0
17.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
18.	EROSION CONTROL	L.S.	1	10,000.00	10,000			0
	SUBTOTAL DEMOLITION AND CLEARING:				$1,388,296			$40,000

1. MITSCHER ROAD AND HALSEY TO REMAIN

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
1.	REHABILITATE - BLDG. 444	S.F.	525	12.75	6,694			0
	(TOTAL REHABILITATION)	S.F.	525					
	SUBTOTAL REHABILITATION:				$6,694			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS								
1.	EXISTING CURB REMOVAL	L.F.			$0			$0
2.	6" TYPE 'G' CURB AND GUTTER	L.F.	1,980	8.00	15,840			0
3.	CURB	L.F.			0			0
4.	PEDESTRIAN RAMPS	EA.	2	1,000.00	2,000			0
5.	PCC SIDEWALK	S.F.	11,400	2.00	22,800			0
6.	SUB-BASE FINE GRADING	S.F.	39,000	0.25	9,750	30,000	0.25	7,500
7.	STREET PAVING - SCHEDULE 'J'	S.F.	35,000	4.00	140,000	30,000	4.00	120,000
8.	OVERLAY	S.F.	3,100	0.75	2,325			0
9.	PAVEMENT CUT-OFF WALLS	EA.	2	500.00	1,000			0
10.	GUARD POST BARRICADE	EA.	2	500.00	1,000			0
11.	PARKWAY LANDSCAPING	S.F.	3,900	5.00	19,500			0
12.	STREET NAME/TRAFFIC SIGNS	EA.	2	300.00	600			0
13.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
14.	TRAFFIC STRIPING	L.F.	1,500	1.00	1,500	1,100	1.00	1,100
15.	ADJUST EXISTING UTILITIES	L.S.			0	1	5,000.00	5,000
	SUBTOTAL SURFACE IMPROVEMENTS:				$226,315			$143,600

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.			$0			$0
2.	8" PVC SEWER MAIN	L.F.			0			0
3.	SEWER MANHOLES	EA.			0			0
4.	CONNECTION TO EXISTING SEWER	EA.			0			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.			0			0
6.	REMOVE EXISTING SEWER	L.F.	2,300	20.00	46,000			0
7.	REMOVE EXISTING MANHOLE	EA.	5	500.00	2,500			0
8.	REHAB. EXISTING MANHOLE	EA.			0			0
9.	ADJUST EXISTING MANHOLES	EA.			0			0
	SUBTOTAL SEWER SYSTEM:				$48,500			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.	1,290	23.00	$29,670			$0
2.	CUT & PLUG EXISTING SERVICE	EA.	10	500.00	5,000			0
3.	REMOVE AND REPLACE EXISTING F.H.	EA.	3	500.00	1,500			0
4.	PAVING REMOVAL AND REPLACEMENT	S.F.			0			0
5.	ADJUST EXISTING VALVES	EA.			0			0
6.	FIRE HYDRANT	EA.	3	2,100.00	6,300			0
	SUBTOTAL WATER SYSTEM:				$42,470			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	18" STORM DRAIN PIPE	L.F.	500	30.00	$15,000			$0
2.	REMOVE EXISTING 12"	L.F.	100	30.00	3,000			0
3.	REMOVE EXISTING STRUCTURE	EA.	2	500.00	1,000			0
4.	REMOVE AND RECONSTRUCT EXISTING STREET	L.F.			0			0
5.	ADJUST EXISTING RIM	L.F.			0			0
6.	15' CURB INLET	EA.	4	3,000.00	12,000			0
7.	CLEANOUT	EA.	3	4,000.00	12,000			0
	SUBTOTAL STORM DRAIN SYSTEM:				$43,000			$0

- MAINTAIN EXISTING STORM DRAIN THROUGH SITE WITH EASEMENTS WHERE THEY SERVE ADJACENT PUBLIC FACILITY.

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.4 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
ELECTRIC AND STEAM								
1.	STREET LIGHTS	EA.			$0			$0
2.	REMOVE EXISTING STREET LIGHTS	EA.	6	1,500.00	9,000			0
3.	ADJUST EXISTNG ELECTRIC/TELEPHONE STRUCTURES	EA.	11	1,500.00	16,500			0
4.	REMOVE EXISTING ELECTRIC SERVICE	L.F.	590	20.00	11,800			0
5.	REMOVE EXISTING GAS SERVICE	L.F.	720	20.00	14,400			0
6.	REMOVE EXISTING STEAM LINES	L.F.	700	30.00	21,000			0
7.	ADJUST GAS APPURTENANCES	EA.			0			0
8.	ADJUST EXISTING STEAM MANHOLE	EA.			0			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$72,700			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$2,082,929	$0
REHABILITATION	PAGE 3		$0	$0
SURFACE IMPROVEMENTS	PAGE 4		$0	$0
SEWER SYSTEM	PAGE 5		$83,500	$0
WATER SYSTEM	PAGE 6		$194,560	$0
STORM DRAIN SYSTEM	PAGE 7		$45,500	$0
ELECTRIC, GAS AND STEAM	PAGE 8		$244,800	$0
TOTAL DIRECT COSTS:			**$2,651,289**	**$0**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$520,732	$0
	(PAGES 3 - 8)	20%	$113,672	$0
DESIGN	(PAGES 3 - 8)	15%	$85,254	$0
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$45,469	$0
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$28,418	$0
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$11,367	$0
TOTAL INDIRECT COSTS:			**$804,912**	**$0**
TOTAL COSTS:			**$3,456,201**	**$0**

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
DEMOLITION AND CLEARING								
1.	MOBILIZATION	L.S.	1	50,000.00	$50,000			$0
2.	SITE CLEARING AND BRUSHING	S.F.	177,200	0.03	5,316			0
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.	5,950	5.00	29,750			0
4.	DEMOLITION AND DISPOSAL - BLDG. 286	S.F.	17,800	11.25	200,250			0
5.	DEMOLITION AND DISPOSAL - BLDG. 287	S.F.	17,800	11.25	200,250			0
6.	DEMOLITION AND DISPOSAL - BLDG. 288	S.F.	1,250	11.25	14,063			0
7.	DEMOLITION AND DISPOSAL - BLDG. 293	S.F.	17,800	11.25	200,250			0
8.	DEMOLITION AND DISPOSAL - BLDG. 378	S.F.	3,712	11.25	41,760			0
9.	DEMOLITION AND DISPOSAL - BLDG. 379	S.F.	1,848	11.25	20,790			0
10.	DEMOLITION AND DISPOSAL - BLDG. 393	S.F.	187	11.25	2,104			0
11.	DEMOLITION AND DISPOSAL - BLDG. 394	S.F.	187	11.25	2,104			0
12.	DEMOLITION AND DISPOSAL - BLDG. 408	S.F.	3,712	11.25	41,760			0
13.	DEMOLITION AND DISPOSAL - BLDG. 411	S.F.	2,730	11.25	30,713			0
14.	DEMOLITION AND DISPOSAL - BLDG. 412	S.F.	980	11.25	11,025			0
15.	DEMOLITION AND DISPOSAL - BLDG. 485	S.F.	50,629	11.25	569,576			0
16.	DEMOLITION AND DISPOSAL - BLDG. 541	S.F.	10,065	6.25	62,906			0
17.	DEMOLITION AND DISPOSAL - BLDG. 542	S.F.	10,065	6.25	62,906			0
18.	DEMOLITION AND DISPOSAL - BLDG. 543	S.F.	10,084	6.25	63,025			0
19.	DEMOLITION AND DISPOSAL - BLDG. 544	S.F.	15,061	6.25	94,131			0
20.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.	337,000	1.00	337,000			0
21.	6' CHAIN LINK FENCE - TEMPORARY	L.F.	4,650	5.00	23,250			0
22.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
23.	EROSION CONTROL	L.S.	1	10,000.00	10,000			0
	SUBTOTAL DEMOLITION AND CLEARING:				$2,082,929			$0

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
1.	REHABILITATE - BLDG.	S.F.			$0			0
	SUBTOTAL REHABILITATION:				$0			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS								
1.	EXISTING CURB REMOVAL	L.F.			$0			$0
2.	6" TYPE 'G' CURB AND GUTTER	L.F.			0			0
3.	CURB	L.F.			0			0
4.	PEDESTRIAN RAMPS	EA.			0			0
5.	PCC SIDEWALK	S.F.			0			0
6.	SUB-BASE FINE GRADING	S.F.			0			0
7.	STREET PAVING - SCHEDULE 'J'	S.F.			0			0
8.	OVERLAY	S.F.			0			0
9.	PAVEMENT CUT-OFF WALLS	EA.			0			0
10.	GUARD POST BARRICADE	EA.			0			0
11.	PARKWAY LANDSCAPING	S.F.			0			0
12.	STREET NAME/TRAFFIC SIGNS	EA.			0			0
13.	TRAFFIC CONTROL	L.S.			0			0
14.	TRAFFIC STRIPING	L.F.			0			0
15.	IMPROVEMENT PROJECT NO.				0			0
16.	IMPROVEMENT PROJECT NO.				0			0
17.	IMPROVEMENT PROJECT NO.				0			0
18.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS:				$0			$0

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5 — JOB NO.: 12309
ESTIMATED BY: LA — DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.			$0			$0
2.	PVC SEWER MAIN	L.F.			0			0
3.	SEWER MANHOLES	EA.			0			0
4.	CONNECTION TO EXISTING SEWER	EA.			0			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.			0			0
6.	REMOVE EXISTING SEWER	L.F.	3,950	20.00	79,000			0
7.	REMOVE EXISTING MANHOLE	EA.	9	500.00	4,500			0
8.	REHAB. EXISTING MANHOLE	EA.			0			0
9.	ADJUST EXISTING MANHOLES	EA.			0			0
	SUBTOTAL SEWER SYSTEM:				$83,500			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.	5750	23.00	$132,250			$0
2.	CUT & PLUG EXISTING SERVICE	EA.	8	500.00	4,000			0
3.	REMOVE EXISTING FIRE HYDRANT	EA.	5	500.00	2,500			0
4.	PAVING REMOVAL AND REPLACEMENT	S.F.	9,800	3.00	29,400			0
5.	ADJUST EXISTING VALVES	EA.			0			0
6.	12" PVC	L.F.	830	27.00	22,410			0
7.	REMOVE AND RELOCATE EXISTING FIRE HYDRANT	EA.	2	500.00	1,000			0
8.	12" G.V.	EA.	2	1,500.00	3,000			0
	SUBTOTAL WATER SYSTEM:				$194,560			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
STORM DRAIN SYSTEM								
1.	18" STORM DRAIN PIPE	L.F.			$0			$0
2.	REMOVE EXISTING 12", 15", 18" AND 24"	L.F.	1,300	30.00	39,000			0
3.	REMOVE EXISTING STRUCTURE	EA.	13	500.00	6,500			0
4.	REMOVE AND RECONSTRUCT EXISTING STREET	L.F.			0			0
5.	ADJUST EXISTING RIM	L.F.			0			0
	SUBTOTAL STORM DRAIN SYSTEM:				$45,500			$0

- RELOCATE 66'
- MAINTAIN EXISTING STORM DRAIN THROUGH SITE WITH EASEMENTS WHERE THEY SERVE ADJACENT PUBLIC FACILITY.

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.5 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
ELECTRIC AND STEAM								
1.	STREET LIGHTS	EA.			$0			$0
2.	REMOVE EXISTING STREET LIGHTS	EA.	2	1,500.00	3,000			0
3.	ADJUST EXISTING ELECTRIC/TELEPHONE STRUCTUR	EA.			0			0
4.	REMOVE EXISTING ELECTRIC SERVICE	L.F.	5,650	20.00	113,000			0
5.	REMOVE EXISTING GAS SERVICE	S.F.	800	20.00	16,000			0
6.	REMOVE EXISTING STEAM LINES	L.F.	3,310	30.00	99,300			0
7.	ADJUST GAS APPURTENANCES	EA.			0			0
8.	ADJUST EXISTING STEAM MANHOLE	EA.			0			0
9.	PAVING REMOVAL AND REPLACEMENT	S.F.	4,500	3.00	13,500			0
10.	6" STEAM	L.F.			0			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$244,800			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6	JOB NO.: 12309
ESTIMATED BY: LA	DATE: 8-12-98
CHECKED BY:	

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$0	$808,488
REHABILITATION	PAGE 3		$0	$0
SURFACE IMPROVEMENTS	PAGE 4		$48,455	$0
SEWER SYSTEM	PAGE 5		$0	$12,800
WATER SYSTEM	PAGE 6		$0	$16,090
STORM DRAIN SYSTEM	PAGE 7		$0	$0
ELECTRIC, GAS AND STEAM	PAGE 8		$0	$23,800
TOTAL DIRECT COSTS:			**$48,455**	**$861,178**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$0	$202,122
	(PAGES 3 - 8)	20%	$9,691	$10,538
DESIGN	(PAGES 3 - 8)	15%	$7,268	$7,904
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$3,876	$4,215
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$2,423	$2,635
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$969	$1,054
TOTAL INDIRECT COSTS:			**$24,228**	**$228,467**
TOTAL COSTS:			**$72,683**	**$1,089,644**

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
	DEMOLITION AND CLEARING							
1.	MOBILIZATION	L.S.			$0	1	10,000.00	$10,000
2.	SITE CLEARING AND BRUSHING	S.F.			0	64,000	0.03	1,920
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.			0	780	5.00	3,900
4.	DEMOLITION AND DISPOSAL - BLDG. 85	S.F.			0	54,790	13.25	725,968
5.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.			0	43,100	1.00	43,100
6.	6' CHAIN LINK FENCE - TEMPORARY	L.F.			0	1,720	5.00	8,600
7.	TRAFFIC CONTROL	L.S.			0	1	10,000.00	10,000
8.	EROSION CONTROL	L.S.			0	1	5,000.00	5,000
	SUBTOTAL DEMOLITION AND CLEARING:				$0			$808,488

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
1.	REHABILITATE - BLDG.	S.F.			$0			0
	SUBTOTAL REHABILITATION:				$0			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
SURFACE IMPROVEMENTS								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.			$0			$0
2.	CURB	L.F.			0			0
3.	PEDESTRIAN RAMPS	EA.			0			0
4.	PCC SIDEWALK	S.F.	1,400	2.00	2,800			0
5.	SUB-BASE FINE GRADING	S.F.	5,500	0.25	1,375			0
6.	STREET PAVING - SCHEDULE 'J'	S.F.	5,500	4.00	22,000			0
7.	OVERLAY	S.F.			0			0
8.	PAVEMENT CUT-OFF WALLS	EA.			0			0
9.	GUARD POST BARRICADE	EA.			0			0
10.	PARKWAY LANDSCAPING	S.F.	1,400	5.00	7,000			0
11.	STREET NAME/TRAFFIC SIGNS	EA.			0			0
12.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
13.	TRAFFIC STRIPING	L.F.	280	1.00	280			0
14.	ADJUST EXISTING UTILITIES	L.S.	1	5,000.00	5,000			0
15.	IMPROVEMENT PROJECT NO.				0			0
16.	IMPROVEMENT PROJECT NO.				0			0
17.	IMPROVEMENT PROJECT NO.				0			0
18.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS:				$48,455			$0

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.			$0			$0
2.	PVC SEWER MAIN	L.F.			0			0
3.	SEWER MANHOLES	EA.			0			0
4.	CONNECTION TO EXISTING SEWER	EA.			0			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.			0			0
6.	REMOVE EXISTING SEWER	L.F.			0	640	20.00	12,800
7.	REMOVE EXISTING MANHOLE	EA.			0			0
8.	REHAB. EXISTING MANHOLE	EA.			0			0
9.	ADJUST EXISTING MANHOLES	EA.			0			0
	SUBTOTAL SEWER SYSTEM:				$0			$12,800

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.			$0	630	23.00	$14,490
2.	CUT & PLUG EXISTING SERVICE	EA.			0	2	500.00	1,000
3.	REMOVE EXISTING FIRE HYDRANT	EA.			0			0
4.	PAVING REMOVAL AND REPLACEMENT	S.F.			0	200	3.00	600
5.	ADJUST EXISTING VALVES	EA.			0			0
	SUBTOTAL WATER SYSTEM:				$0			$16,090

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	24" STORM DRAIN PIPE	L.F.			$0			$0
2.	REMOVE EXISTING 12" AND 14"	L.F.			0			0
3.	24" STORM DRAIN PIPE	L.F.			0			0
4.	REMOVE EXISTING STRUCTURE	EA.			0			0
5.	PAVING REMOVAL AND REPLACEMENT	S.F.			0			0
6.	ADJUST EXISTING RIM	EA.			0			0
	SUBTOTAL STORM DRAIN SYSTEM:				$0			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.6			JOB NO.:	12309
ESTIMATED BY: LA			DATE:	8-12-98
CHECKED BY:				

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
ELECTRIC AND STEAM								
1.	STREET LIGHTS	EA.			$0			$0
2.	REMOVE EXISTING STREET LIGHTS	EA.			0			0
3.	ADJUST EXISTNG ELECTRIC/TELEPHONE STRUCTURE	EA.			0			0
4.	REMOVE EXISTING ELECTRIC SERVICE	L.F.			0	230	20.00	4,600
5.	PAYMENT REMOVAL AND REPLACEMENT	S.F.			0	400	3.00	1,200
6.	REMOVE EXISTING STEAM LINES	L.F.			0	600	30.00	18,000
7.	ADJUST GAS APPURTENANCES	EA.			0			0
8.	ADJUST EXISTING STEAM MANHOLE	EA.			0			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$0			$23,800

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$0	$771,889
REHABILITATION	PAGE 3		$0	$824,640
SURFACE IMPROVEMENTS	PAGE 4		$100,210	$0
SEWER SYSTEM	PAGE 5		$0	$10,100
WATER SYSTEM	PAGE 6		$0	$19,250
STORM DRAIN SYSTEM	PAGE 7		$0	$6,700
ELECTRIC, GAS AND STEAM	PAGE 8		$0	$26,800
TOTAL DIRECT COSTS:			**$100,210**	**$1,659,379**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$0	$192,972
	(PAGES 3 - 8)	20%	$20,042	$177,498
DESIGN	(PAGES 3 - 8)	15%	$15,032	$133,124
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$8,017	$5,028
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$5,011	$3,143
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$2,004	$1,257
TOTAL INDIRECT COSTS:			**$50,105**	**$513,021**
TOTAL COSTS:			**$150,315**	**$2,172,400**

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
DEMOLITION AND CLEARING								
1.	MOBILIZATION	L.S.			$0	1	50,000.00	$50,000
2.	SITE CLEARING AND BRUSHING	S.F.			0	60,300	0.03	1,809
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.			0	1,100	5.00	5,500
4.	DEMOLITION AND DISPOSAL - BLDG. 34	S.F.			0	2,160	6.25	13,500
5.	DEMOLITION AND DISPOSAL - BLDG. 41	S.F.			0	1,440	6.25	9,000
6.	DEMOLITION AND DISPOSAL - BLDG. 179	S.F.			0	1,600	11.25	18,000
7.	DEMOLITION AND DISPOSAL - BLDG. 180	S.F.			0	576	6.25	3,600
8.	DEMOLITION AND DISPOSAL - BLDG. 186	S.F.			0	7,434	11.25	83,633
9.	DEMOLITION AND DISPOSAL - BLDG. 187	S.F.			0	15,100	3.75	56,625
10.	DEMOLITION AND DISPOSAL - BLDG. 188	S.F.			0	12,080	3.75	45,300
11.	DEMOLITION AND DISPOSAL - BLDG. 189	S.F.			0	12,230	11.25	137,588
12.	DEMOLITION AND DISPOSAL - BLDG. 190	S.F.			0	720	3.75	2,700
13.	DEMOLITION AND DISPOSAL - BLDG. 355	S.F.			0	1,534	3.75	5,753
14.	DEMOLITION AND DISPOSAL - BLDG. 358	S.F.			0	518	3.75	1,943
15.	DEMOLITION AND DISPOSAL - BLDG. 361	S.F.			0	126	7.00	882
16.	DEMOLITION AND DISPOSAL - BLDG. 388	S.F.			0	2,250	3.75	8,438
17.	DEMOLITION AND DISPOSAL - BLDG. 428	S.F.			0	96	3.75	360
18.	DEMOLITION AND DISPOSAL - BLDG. 496	S.F.			0	880	7.00	6,160
19.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.			0	281,400	1.00	281,400
20.	6' CHAIN LINK FENCE - TEMPORARY	L.F.			0	3,940	5.00	19,700
21.	TRAFFIC CONTROL	L.S.			0	1	10,000.00	10,000
22.	EROSION CONTROL	L.S.			0	1	10,000.00	10,000
	SUBTOTAL DEMOLITION AND CLEARING:				$0			$771,889

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
1.	REHABILITATE - BLDG. 31	S.F.			$0	8,865	20.00	$177,300
2.	REHABILITATE - BLDG. 33	S.F.			0	5,965	20.00	119,300
3.	REHABILITATE - BLDG. 42	S.F.			0	1,900	20.00	38,000
4.	REHABILITATE - BLDG. 153	S.F.			0	11,412	20.00	228,240
5.	REHABILITATE - BLDG. 174	S.F.			0	3,330	20.00	66,600
6.	REHABILITATE - BLDG. 185	S.F.			0	8,500	20.00	170,000
7.	REHABILITATE - BLDG. 464	S.F.			0	1,260	20.00	25,200
	(TOTAL REHABILITATION)	S.F.				41,232		
	SUBTOTAL REHABILITATION:				$0			$824,640

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS								
1.	EXISTING CURB REMOVAL	L.F.			$0			$0
2.	6" TYPE 'G' CURB AND GUTTER	L.F.	470	8.00	3,760			0
3.	CURB	L.F.			0			0
4.	PEDESTRIAN RAMPS	EA.			0			0
5.	PCC SIDEWALK	S.F.	7,300	2.00	14,600			0
6.	SUB-BASE FINE GRADING	S.F.	11,400	0.25	2,850			0
7.	STREET PAVING - SCHEDULE 'J'	S.F.	11,400	4.00	45,600			0
8.	OVERLAY	S.F.	400	0.75	300			0
9.	PAVEMENT CUT-OFF WALLS	EA.			0			0
10.	GUARD POST BARRICADE	EA.			0			0
11.	PARKWAY LANDSCAPING	S.F.	3,100	5.00	15,500			0
12.	STREET NAME/TRAFFIC SIGNS	EA.	3	300.00	900			0
13.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
14.	TRAFFIC STRIPING	L.F.	1,700	1.00	1,700			0
15.	ADJUST EXISTING UTILITIES	L.S.	1	5,000.00	5,000			0
16.	IMPROVEMENT PROJECT NO.				0			0
17.	IMPROVEMENT PROJECT NO.				0			0
18.	IMPROVEMENT PROJECT NO.				0			0
19.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS:				$100,210			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.			$0			$0
2.	PVC SEWER MAIN	L.F.			0			0
3.	SEWER MANHOLES	EA.			0			0
4.	CONNECTION TO EXISTING SEWER	EA.			0			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.			0	900	3.00	2,700
6.	REMOVE EXISTING SEWER	L.F.			0	370	20.00	7,400
7.	REMOVE EXISTING MANHOLE	EA.			0			0
8.	REHAB. EXISTING MANHOLE	EA.			0			0
9.	ADJUST EXISTING MANHOLES	EA.			0			0
	SUBTOTAL SEWER SYSTEM:				$0			$10,100

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.			$0	750	23.00	$17,250
2.	CUT & PLUG EXISTING SERVICE	EA.			0	3	500.00	1,500
3.	REMOVE EXISTING FIRE HYDRANT	EA.			0	1	500.00	500
4.	PAVING REMOVAL AND REPLACEMENT	S.F.			0			0
5.	ADJUST EXISTING VALVES	EA.			0			0
	SUBTOTAL WATER SYSTEM:				$0			$19,250

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	24" STORM DRAIN PIPE	L.F.			$0			$0
2.	REMOVE EXISTING 12" AND 14"	L.F.			0	190	30.00	5,700
3.	24" STORM DRAIN PIPE	L.F.			0			0
4.	REMOVE EXISTING STRUCTURE	EA.			0	2	500.00	1,000
5.	PAVING REMOVAL AND REPLACEMENT	S.F.			0			0
6.	ADJUST EXISTING RIM	EA.			0			0
	SUBTOTAL STORM DRAIN SYSTEM:				$0			$6,700

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.7
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
ELECTRIC AND STEAM								
1.	STREET LIGHTS	EA.			$0			$0
2.	REMOVE EXISTING STREET LIGHTS	EA.			0			0
3.	ADJUST EXISTNG ELECTRIC/TELEPHONE STRUCTURE	EA.			0			0
4.	REMOVE EXISTING ELECTRIC SERVICE	L.F.			0	1,040	20.00	20,800
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.			0			0
6.	REMOVE EXISTING STEAM LINES	L.F.			0	200	30.00	6,000
7.	ADJUST GAS APPURTENANCES	EA.			0			0
8.	ADJUST EXISTING STEAM MANHOLE	EA.			0			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$0			$26,800

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$0	$1,567,181
REHABILITATION	PAGE 3		$0	$0
SURFACE IMPROVEMENTS	PAGE 4		$190,925	$0
SEWER SYSTEM	PAGE 5		$0	$33,500
WATER SYSTEM	PAGE 6		$0	$87,950
STORM DRAIN SYSTEM	PAGE 7		$0	$80,400
ELECTRIC, GAS AND STEAM	PAGE 8		$0	$92,700
TOTAL DIRECT COSTS:			**$190,925**	**$1,861,731**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$0	$391,795
	(PAGES 3 - 8)	20%	$38,185	$58,910
DESIGN	(PAGES 3 - 8)	15%	$28,639	$44,183
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$15,274	$23,564
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$9,546	$14,728
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$3,819	$5,891
TOTAL INDIRECT COSTS:			**$95,463**	**$539,070**
TOTAL COSTS:			**$286,388**	**$2,400,802**

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
DEMOLITION AND CLEARING								
1.	MOBILIZATION	L.S.			$0	1	50,000.00	$50,000
2.	SITE CLEARING AND BRUSHING	S.F.			0	180,000	0.03	5,400
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.			0	4,900	5.00	24,500
4.	DEMOLITION AND DISPOSAL - BLDG. 490	S.F.			0	19,403	6.25	121,269
5.	DEMOLITION AND DISPOSAL - BLDG. 491	S.F.			0	19,403	6.25	121,269
6.	DEMOLITION AND DISPOSAL - BLDG. 492	S.F.			0	19,403	6.25	121,269
7.	DEMOLITION AND DISPOSAL - BLDG. 493	S.F.			0	19,403	6.25	121,269
8.	DEMOLITION AND DISPOSAL - BLDG. 494	S.F.			0	19,403	6.25	121,269
9.	DEMOLITION AND DISPOSAL - BLDG. 495	S.F.			0	2,700	6.25	16,875
10.	DEMOLITION AND DISPOSAL - BLDG. 500	S.F.			0	20,000	6.25	125,000
11.	DEMOLITION AND DISPOSAL - BLDG. 501	S.F.			0	20,000	6.25	125,000
12.	DEMOLITION AND DISPOSAL - BLDG. 502	S.F.			0	20,000	6.25	125,000
13.	DEMOLITION AND DISPOSAL - BLDG. 503	S.F.			0	20,000	6.25	125,000
14.	DEMOLITION AND DISPOSAL - BLDG. 504	S.F.			0	20,000	6.25	125,000
15.	DEMOLITION AND DISPOSAL - BLDG. 505	S.F.			0	2,170	6.25	13,563
16.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.			0	190,000	1.00	190,000
17.	6' CHAIN LINK FENCE - TEMPORARY	L.F.			0	3,100	5.00	15,500
18.	TRAFFIC CONTROL	L.S.			0	1	10,000.00	10,000
19.	EROSION CONTROL	L.S.			0	1	10,000.00	10,000
	SUBTOTAL DEMOLITION AND CLEARING:				$0			$1,567,181

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PHASE 1			PHASE 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
	REHABILITATION - BLDG.	S.F.	0	0	$0			$0
	SUBTOTAL REHABILITATION:				$0			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8 — JOB NO.: 12309
ESTIMATED BY: LA — DATE: 8-12-98
CHECKED BY:

ITEM	DESCRIPTION	UNIT	PRIORITY 1 QUANTITY TOTAL	PRIORITY 1 UNIT PRICE	PRIORITY 1 TOTAL COST	PRIORITY 2 QUANTITY TOTAL	PRIORITY 2 UNIT PRICE	PRIORITY 2 TOTAL COST
SURFACE IMPROVEMENTS								
1.	EXISTING CURB REMOVAL	L.F.			$0			$0
2.	6" TYPE 'G' CURB AND GUTTER	L.F.	1,300	8.00	10,400			0
3.	CURB	L.F.			0			0
4.	PEDESTRIAN RAMPS	EA.	5	1,000.00	5,000			0
5.	PCC SIDEWALK	S.F.	4,200	2.00	8,400			0
6.	SUB-BASE FINE GRADING	S.F.	32,000	0.25	8,000			0
7.	STREET PAVING - SCHEDULE 'J'	S.F.	29,600	4.00	118,400			0
8.	OVERLAY	S.F.	2,700	0.75	2,025			0
9.	PAVEMENT CUT-OFF WALLS	EA.			0			0
10.	PARKWAY LANDSCAPING	S.F.	4,200	5.00	21,000			0
11.	STREET NAME/TRAFFIC SIGNS	EA.	4	300.00	1,200			0
12.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000			0
13.	TRAFFIC STRIPING	L.F.	1,500	1.00	1,500			0
14.	ADJUST EXISTING UTILITIES	L.S.	1	5,000.00	5,000			0
15.	IMPROVEMENT PROJECT NO.				0			0
16.	IMPROVEMENT PROJECT NO.				0			0
17.	IMPROVEMENT PROJECT NO.				0			0
18.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS:				$190,925			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.			$0			$0
2.	PVC SEWER MAIN	L.F.			0			0
3.	SEWER MANHOLES	EA.			0			0
4.	CONNECTION TO EXISTING SEWER	EA.			0			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.			0	1,500	3.00	4,500
6.	REMOVE EXISTING SEWER	L.F.			0	1,350	20.00	27,000
7.	REMOVE EXISTING MANHOLE	EA.			0	4	500.00	2,000
8.	REHAB. EXISTING MANHOLE	EA.			0			0
9.	ADJUST EXISTING MANHOLES	EA.			0			0
	SUBTOTAL SEWER SYSTEM:				$0			$33,500

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.			$0	3600	23.00	$82,800
2.	CUT & PLUG EXISTING SERVICE	EA.			0	3	500.00	1,500
3.	REMOVE EXISTING FIRE HYDRANT	EA.			0	4	500.00	2,000
4.	PAVING REMOVAL AND REPLACEMENT	S.F.			0	550	3.00	1,650
5.	ADJUST EXISTING VALVES	EA.			0			0
	SUBTOTAL WATER SYSTEM:				$0			$87,950

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	24" STORM DRAIN PIPE	L.F.			$0			$0
2.	REMOVE EXISTING 12" AND 15"	L.F.			0	2,220	30.00	66,600
3.	24" STORM DRAIN PIPE	L.F.			0			0
4.	REMOVE EXISTING STRUCTURE	EA.			0	27	500.00	13,500
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.			0	100	3.00	300
6.	ADJUST EXISTING RIM	EA.			0			0
	SUBTOTAL STORM DRAIN SYSTEM:				$0			$80,400

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 1.8 — JOB NO.: 12309
ESTIMATED BY: LA — DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
ELECTRIC AND STEAM								
1.	STREET LIGHTS	EA.			$0			$0
2.	RELOCATE EXISTING STREET LIGHTS	EA.			0	6	1,500.00	9,000
3.	ADJUST EXISTNG ELECTRIC/TELEPHONE STRUCTURE	EA.			0			0
4.	REMOVE EXISTING ELECTRIC SERVICE	L.F.			0	2,360	20.00	47,200
5.	PAYMENT REMOVAL AND REPLACEMENT	S.F.			0			0
6.	REMOVE EXISTING STEAM LINES	L.F.			0	1,000	30.00	30,000
7.	ADJUST GAS APPURTENANCES	EA.			0			0
8.	ADJUST EXISTING STEAM MANHOLE	EA.			0			0
9.	REMOVE EXISTING STREET LIGHT	EA.			0	13	500.00	6,500
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$0			$92,700

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

SUMMARY			PRIORITY 1	PRIORITY 2
DIRECT COSTS				
DEMOLITION AND CLEARING	PAGE 2		$732,778	$66,500
REHABILITATION	PAGE 3		$16,548,130	$2,448,028
SURFACE IMPROVEMENTS	PAGE 4		$412,285	$259,225
SEWER SYSTEM	PAGE 5		$31,611	$0
WATER SYSTEM	PAGE 6		$18,650	$0
STORM DRAIN SYSTEM	PAGE 7		$113,200	$0
ELECTRIC, GAS AND STEAM	PAGE 8		$53,000	$0
TOTAL DIRECT COSTS:			**$17,909,654**	**$2,773,753**
INDIRECT COSTS				
CONSTRUCTION CONTINGENCY	(PAGE 2)	25%	$183,194	$16,625
	(PAGES 3 - 8)	20%	$3,435,375	$541,451
DESIGN	(PAGES 3 - 8)	15%	$2,576,531	$406,088
PLAN CHECK AND INSPECTION FEES	(PAGES 4 - 8)	8%	$50,300	$20,738
CONSTRUCTION STAKING	(PAGES 4 - 8)	5%	$31,437	$12,961
CONTRACT ADMINISTRATION	(PAGES 4 - 8)	2%	$12,575	$5,185
TOTAL INDIRECT COSTS:			**$6,289,413**	**$1,003,047**
TOTAL COSTS:			**$24,199,067**	**$3,776,801**

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
DEMOLITION AND CLEARING								
1.	MOBILIZATION	L.S.	1	50,000	$50,000			$0
2.	SITE CLEARING AND BRUSHING	S.F.			0			0
3.	DEMOLITION AND DISPOSAL - SITE CURB	L.F.	500	5.00	2,500			0
4.	DEMOLITION AND DISPOSAL - BLDG. 37	S.F.	5,304	6.25	33,150			0
5.	DEMOLITION AND DISPOSAL - BLDG. 38	S.F.	720	6.25	4,500			0
6.	DEMOLITION AND DISPOSAL - BLDG. 39	S.F.	720	6.25	4,500			0
7.	DEMOLITION AND DISPOSAL - BLDG. 227	S.F.	8,505	13.75	116,944			0
8.	DEMOLITION AND DISPOSAL - BLDG. 228	S.F.	8,505	13.75	116,944			0
9.	DEMOLITION AND DISPOSAL - BLDG. 366	S.F.	2,224	3.75	8,340			0
10.	DEMOLITION AND DISPOSAL - BLDG. 383	S.F.	4,080	11.25	45,900			0
11.	DEMOLITION AND DISPOSAL - SITE PAVING	S.F.	85,000	1.00	85,000	56,500	1.00	56,500
12.	6' CHAIN LINK FENCE - TEMPORARY	L.F.	49,000	5.00	245,000			0
13.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
14.	EROSION CONTROL	L.S.	1	10,000.00	10,000			0
	SUBTOTAL DEMOLITION AND CLEARING:				$732,778			$66,500

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1
ESTIMATED BY: LA
CHECKED BY:

JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
REHABILITATION								
1.	REHABILITATE - BLDG. 30	S.F.	64,219	29.33	$1,883,543	64,219	38.12	$2,448,028
2.	REHABILITATE - BLDG. 36	S.F.	25,704	30.86	793,225			0
3.	REHABILITATE - BLDG. 49	S.F.	38,862	30.86	1,199,281			0
4.	REHABILITATE - BLDG. 51	S.F.	23,938	30.86	738,727			0
5.	REHABILITATE - BLDG. 83	S.F.	99,266	30.86	3,063,349			0
6.	REHABILITATE - BLDG. 84	S.F.	918	17.00	15,606			0
7.	REHABILITATE - BLDG. 94	S.F.	247,667	30.86	7,643,004			0
8.	REHABILITATE - BLDG. 226	S.F.	24,443	49.56	1,211,395			0
	(TOTAL REHABILITATION)	S.F.	525,017			64,219		
	SUBTOTAL REHABILITATION:				$16,548,130			$2,448,028

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1 | JOB NO.: 12309
ESTIMATED BY: LA | DATE: 8-12-98
CHECKED BY:

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SURFACE IMPROVEMENTS								
1.	6" TYPE 'G' CURB AND GUTTER	L.F.	2,620	8.00	$20,960			$0
2.	CURB	L.F.	0		0			0
3.	PEDESTRIAN RAMPS	EA.	7	1,000.00	7,000			0
4.	PCC SIDEWALK	S.F.	14,350	2.00	28,700			0
5.	SUB-BASE FINE GRADING	S.F.	30,420	0.25	7,605	56,500	0.25	14,125
6.	STREET PAVING - SCHEDULE 'J'	S.F.	25,180	4.00	100,720	56,500	4.00	226,000
7.	OVERLAY	S.F.	21,600	0.75	16,200			0
8.	PAVEMENT CUT-OFF WALLS	EA.			0			0
9.	GUARD POST BARRICADE	EA.			0			0
10.	PARKWAY LANDSCAPING	S.F.	13,100	5.00	65,500			0
11.	STREET NAME/TRAFFIC SIGNS	EA.	5	300.00	1,500			0
12.	TRAFFIC CONTROL	L.S.	1	10,000.00	10,000	1	10,000.00	10,000
13.	TRAFFIC STRIPING	L.F.	4,100	1.00	4,100	4,100	1.00	4,100
14.	PARK IMPROVEMENTS	S.F.	50,000	3.00	150,000			0
15.	ADJUST EXISTING UTILITIES	L.S.			0	1	5,000.00	5,000
16.	IMPROVEMENT PROJECT NO.				0			0
17.	IMPROVEMENT PROJECT NO				0			0
18.	IMPROVEMENT PROJECT NO.				0			0
	SUBTOTAL SURFACE IMPROVEMENTS:				$412,285			$259,225

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OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1
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JOB NO.: 12309
DATE: 8-12-98

			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
SEWER SYSTEM								
1.	6" PVC LATERALS	EA.	4	1,500.00	$6,000			$0
2.	8" PVC SEWER MAIN	L.F.	410	23.00	9,430			0
3.	SEWER MANHOLES	EA.	1	2,500.00	2,500			0
4.	CONNECTION TO EXISTING SEWER	EA.	1	1,000.00	1,000			0
5.	PAVEMENT REMOVAL AND REPLACEMENT	S.F.	3,400	3.00	10,200			0
6.	REMOVE EXISTING SEWER	EA.	540	0.15	81			0
7.	REHAB. EXISTING MANHOLE	EA.	1	1,500.00	1,500			0
8.	ADJUST EXISTING MANHOLES	EA.	3	300.00	900			0
	SUBTOTAL SEWER SYSTEM:				$31,611			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1 JOB NO.: 12309
ESTIMATED BY: LA DATE: 8-12-98
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			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
WATER SYSTEM								
1.	REMOVE EXISTING WATER MAIN	L.F.	350	15.00	$5,250			$0
2.	CUT & PLUG EXISTING SERVICE	EA.	5	500.00	2,500			0
3.	REMOVE AND REPLACE EXISTING FIRE HYDRANT	EA.	6	500.00	3,000			0
4.	PAVING REMOVAL AND REPLACEMENT	S.F.	2,100	3.00	6,300			0
5.	ADJUST EXISTING VALVES	EA.	8	200.00	1,600			0
	SUBTOTAL WATER SYSTEM:				$18,650			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1 JOB NO.: 12309
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ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
STORM DRAIN SYSTEM								
1.	REMOVE EXISTING 8"	L.F.	480	15.00	$7,200			$0
2.	18" RCP STORM DRAIN PIPE	L.F.	1,200	30.00	36,000			0
3.	24" RCP STORM DRAIN PIPE	L.F.	170	50.00	8,500			0
4.	TRENCH REPLACEMENT	S.F.	8,500	3.00	25,500			0
5.	CLEANOUT STRUCTURE	EA.	6	3,000.00	18,000			0
6.	15' CURB INLET	EA.	6	3,000.00	18,000			0
7.	GRATED CATCH BASIN TYPE	EA.			0			0
8.	ADJUST EXISTING RIM	EA.			0			0
	SUBTOTAL STORM DRAIN SYSTEM:				$113,200			$0

OPINION OF PROBABLE CONSTRUCTION COST

FOR: N.T.C. REUSE - UNIT 2.1	JOB NO.:	12309
ESTIMATED BY: LA	DATE:	8-12-98
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			PRIORITY 1			PRIORITY 2		
ITEM	DESCRIPTION	UNIT	QUANTITY TOTAL	UNIT PRICE	TOTAL COST	QUANTITY TOTAL	UNIT PRICE	TOTAL COST
ELECTRIC, GAS AND STEAM								
1.	STREET LIGHTS	EA.	6	3,000.00	$18,000			$0
2.	RELOCATE EXISTING STREET LIGHTS	EA.	0	0.00	0			0
3.	ADJUST EXISTNG ELECTRIC/TELEPHONE STRUCTURES	EA.	6	1,500.00	9,000			0
4.	REMOVE EXISTING ELECTRIC SERVICE	L.F.	2	2,500.00	5,000			0
5.	REMOVE EXISTING GAS SERVICE	L.F.	3	2,500.00	7,500			0
6.	REMOVE EXISTING STEAM LINES	L.F.	2	1,500.00	3,000			0
7.	ADJUST GAS APPURTENANCES	EA.	7	1,500.00	10,500			0
8.	ADJUST EXISTING STEAM MANHOLE	EA.			0			0
	SUBTOTAL ELECTRIC, GAS AND STEAM:				$53,000			$0

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