



27039-006
August 3, 2009

Garden Street SLO Partners, LP.
895 Aerovista Place, Suite 100
San Luis Obispo, CA 93401
Mr. Hamish Marshall

Reference Documents:

1. Historical Analysis Report, Chattel Architecture, Planning, and Preservation, Inc., May 2009.
2. Structural Analysis Report, Lampman and Smith, May 11, 2009.
3. Project Plans, Garcia Architecture and Design, et al., November 21, 2008

Subject: Fiscal Analysis for Incorporation of Historically Significant Buildings and Character-defining Features – Garden Street Terraces Project

Dear Mr. Marshall:

Introduction/Executive Summary

Specialty Construction, Inc. (SCI) has prepared this fiscal and constructability analysis specifically addressing the existing historical buildings and their character defining features within the project boundaries and their anticipated incorporation into the proposed Garden Street Terraces project at 1119 Garden St in downtown San Luis Obispo. The cost information provided in this analysis should be considered “rough order of magnitude” cost impacts, as they are intended to address major structural and/or character defining components only. The buildings specifically addressed in this report and the related costs to structurally brace, repair, preserve, restore, or rehabilitate the buildings and their respective character-defining features are summarized in Table I.

Table I.

Building Name & Address	Related Cost (\$)
Union Hardware, 1119 Garden Street	\$1,060,000.00
Smith Building, 1123 Garden Street	\$ 192,000.00
1129 Garden Street	\$ 84,000.00
1137 Garden Street	\$ 41,000.00
Traditions, 748 Marsh Street	\$ 284,000.00
TOTAL COST ESTIMATE	\$1,661,000.00

This analysis provides information regarding the cost magnitude and constructability of incorporating the majority of the identified character defining features of each building into the proposed project. This report is based upon our ongoing working knowledge of the project plans

prepared to date, on site reconnaissance, and meetings with the owner, architects, structural engineer(s), soils engineer and preservation architect. This report addresses the fiscal aspects related to incorporating the majority of the identified character defining features of each building into the project and the constructability of anticipated structural systems that would be used to support and incorporate the buildings into the design.

Approach to Fiscal Analysis

The approach used to analyze the fiscal impacts of incorporation of the majority of the identified character defining features of each building into the project includes the following:

- A determination of modifying the historical buildings to accommodate the project as designed. This does not consider any potential upgrades that the City would require to meet code requirement, such as a URM seismic retrofit, that would be required regardless of the proposed project.
- An overview of the approach noted above, coupled with the fiscal impact of saving or incorporating an entire element, such as a façade or specific existing structural system, into the project.

In the recent past, SCI has provided conceptual estimates of probable construction costs for the entire project. Using these costs as a baseline reference, the fiscal impacts addressed in this report include only the costs to be allocated to preserve the character defining features of each building, as noted.

Approach to Constructability Analysis

SCI's approach analyzes the constructability of the project from a comprehensive perspective. This includes analyzing the project in terms of integrating the proposed project into the existing structures. We considered multiple means and methods to achieve the final project construction.

When choosing a specific means and method, we considered, the extent of impact that the system would have on the retention of the character defining features. Based upon our experience in executing historical retrofits which conform to the Secretary of the Interior's Standards, we understand the objective is to minimize damage or alterations to existing historic building features to the greatest extent possible.

Context

The following is a building specific analysis of the fiscal impacts and constructability of each property on the project. All buildings are physically separated from the neighboring properties. Each building has its unique challenges in incorporating historical features into the project. In general, the character defining features to remain include the facades along Garden Street or Marsh Street.

This report discusses the following items for each of the individual buildings:

1. Existing building characteristics
2. Basic project considerations
3. Alterations to incorporate into the project
4. Constructability analysis
5. Character defining features not incorporated into the project
6. Fiscal analysis
7. General comments

1119 Garden Street

Existing Building Characteristics

The existing building is a two story, unreinforced masonry structure. It contains a wood trussed roof, conventional wood framed second floor, and a conventional framed first floor. There are ornate masonry details on the façade facing Garden Street. There is a poured-in-place concrete addition on the back of the building.

Basic Project Conditions

This building, regardless of the project proposed, requires seismic upgrades to comply with local ordinances. These upgrades could include steel moment frames, strengthening of the floor and roof diaphragms, blind epoxy bolting, and upgrades to the mechanical and electrical systems. The retrofit would potentially include a new roof, repairs to existing windows and doors, structural re-pointing of the masonry, and cleaning of the masonry.

Alterations

As part of the Garden Street Terraces project, major alterations to this building will be required to accommodate the new additions above the existing building, the new additions to the rear of the building, and the basement and sub-basement below the existing building. These alterations include demolition of a portion of the rear masonry wall, demolition of a portion of the southern masonry wall, and complete removal and salvage of the roof, second floor, and ground floor framing. Upon completion of the demolition phase of this building, only the north wall, east wall, and approximately 70 feet of the south wall would remain.

Constructability Analysis

There are three basic components that were considered to analyze constructability of the proposed project, including retention of the character defining features of the historic buildings. These are described in more detail below.

1. Maintaining unsupported masonry walls once the roof and floor diaphragms are removed from the building.
2. Supporting the vertical load (i.e., dead load) of the existing walls during excavation of the proposed basement
3. Salvaging and reusing the existing roof trusses.

Maintaining Unsupported Masonry Walls

Support of the masonry walls could be accomplished by installing temporary steel braces on the exterior of the building and temporarily bolting through the existing masonry to support the walls. A structural engineer would design this particular shoring system. In general, a steel brace frame would be erected every 10 feet on center with a horizontal beam at mid wall and top of wall attached to the building and the steel brace frame. Horizontal beams would be through-bolted through the masonry with plates on the interior of the wall. The temporary brace frames would be anchored into the ground using caissons or a concrete spread footing designed to support the loads. These frames would be placed in Garden Alley on the north, in the sidewalk along Garden Street, and interior to the building to the south. This type of shoring system has been successfully utilized on various projects in the County.

The challenges to this system include conflicts with existing utilities that could impact caisson locations that support the steel braces. These conflicts could easily be accommodated in the field. Secondly, this methodology would require drilling holes in the existing masonry walls. These would be repaired in accordance with the Secretary of the Interior's Standards reusing brick salvaged from the demolished areas and using historically correct mortar. Upon completion, these repairs would generally not be visible.

Supporting the Vertical Load

In the proposed design, the basement is set back approximately 10 feet from the existing masonry walls. Supporting the vertical load, or dead load, of the existing walls during excavation of the proposed basement could be accomplished by structurally underpinning the existing foundation supporting the masonry walls. The basic concept is to transfer the load of the walls to deeper soil strata to relieve the load from the upper soils. There are several proprietary systems to accomplish the required underpinning. A licensed professional structural engineer would design this system. For purposes of estimating this project, a steel pile system, hydraulically driven into the soil in three foot sections using the existing wall as the counterweight, is proposed the RamJack® system would be an example of this type of system. The piles would be spaced at predetermined locations, 3 to 5 feet on center, to support the wall. Since these piles are hydraulically driven, there would be no vibration that could potentially damage the existing masonry walls. The pile bracket is placed below the existing foundation so nothing is exposed at the completion of the project. The system requires very minimal disturbance of the area around the building. The piles are driven straight down, so there would be no encroachment onto the adjacent parcels.

The 70-foot section of the southern wall proposed to remain will require support both laterally and vertically during excavation beneath the wall. The final design may need to incorporate a shotcrete structural wall beneath the existing masonry wall. This can be achieved by using the steel piles as described above to support the wall during the interim period of excavation. The excavation and shotcrete would be installed in 5 to 6 foot deep lifts, until the bottom of the desired excavation is reached. The excavation would take place on one side of the wall first, then alternately on the other side, so that the wall is continually supported during the excavation process. Regardless of the shoring system ultimately selected, tie-backs to support the excavation and adjacent infrastructure and buildings may be required.

Salvaging and reusing the existing roof trusses

The wood trusses will need to be completely removed from the building to accommodate the superstructure that will ultimately support the building above. It will also be necessary to completely remove them to make the necessary repairs and upgrades to the existing URM building that supports the trusses. Given the circumstances, it is likely that the roof would be hand demolished to salvage the trusses. The estimated costs reflect the safety concerns related to the proposed hand demolition. Once dismantled, the trusses can easily be removed with a crane and relocated off-site for necessary strengthening and repairs for reincorporation into the project.

Character Defining Features Not Incorporated into the Project

All noted significant and contributing features will be incorporated into the project.

Fiscal Analysis

The proposed demolition, shoring, bracing, and truss salvage will increase the estimated construction budget by approximately \$1,060,000. It is noteworthy that the majority of this cost is directly related to the structural systems (i.e., lateral bracing and underpinning) necessary to achieve the project goals and objectives.

General Comments

This building is the most difficult and challenging in regards to incorporating existing character defining features into the project. The proposed construction solutions and related systems discussed above have been widely used in the construction industry, specifically for downtown infill projects that require a level of care to support and protect adjacent structures. We believe that with careful planning and design, the project goals can be achieved.

1123-1127 Garden Street

Existing Building Characteristics

The existing building is a two story, unreinforced masonry structure. It has a wood framed roof, conventional wood framed second floor, and a conventional framed first floor. There are ornate masonry details on the façade facing Garden Street.

Basic Project Conditions

This building, regardless of the project proposed, requires seismic upgrades to comply with local ordinances. These upgrades could include steel moment frames, strengthening of the floor and roof diaphragms, blind epoxy bolting, and upgrades to the mechanical and electrical systems. The retrofit would potentially include a new roof, repairs to existing windows and doors, structural re-pointing of the masonry, and cleaning of the masonry. Since the majority of the building is proposed to be demolished as part of the project, most of this work scope would not be required.

Alterations

As part of the Garden Street Terraces project, only the front façade facing Garden Street and south wall would be salvaged and the rest of the building would be removed. During the demolition, care would be taken to prevent damage to any remaining character defining features. The front façade would essentially be separated from the back of the building.

Constructability Analysis

There are three basic components that were considered in order to analyze constructability of the proposed project, including retention of the character defining features of the historic building. These are similar to the discussion under 1119 Garden Street and are described in more detail below.

Maintaining Unsupported Masonry Walls

These loads could be accommodated by installing temporary steel braces on the exterior of the building and bolting through the existing masonry to support the walls. A structural engineer would design this system. A temporary steel brace frame would be installed every 10 to 15 feet on center with a horizontal beam at mid wall and at the top of wall attached to the building and the steel brace frame. The horizontal beams would be through bolted through the masonry with plates on the interior of the wall. The brace frames would be anchored into the ground using caissons or a concrete spread footing designed to support the loads. These frames would be placed in the sidewalk along Garden Street.

The challenges to using this system include conflicts with existing utilities that could impact the locations of the caissons that support the steel braces. These conflicts could easily be accommodated in the field. This methodology would require drilling holes into the existing masonry walls. These would be repaired in accordance with the Secretary of the Interior's Standards reusing brick salvaged from the demolished areas and using historically correct mortar. Upon completion, these repairs would generally not be visible.

Supporting the Vertical Load

In the proposed design, the basement is directly adjacent to the back-side of the façade wall. The weight of this wall could affect the shoring of the basement and cause potential settlement of the existing walls. Supporting the vertical load, or dead load, of the existing walls during excavation of the proposed basement could be accomplished by structurally underpinning the existing foundation supporting the masonry walls. The basic concept is to transfer the load of the walls to deeper soil strata to relieve the load from the upper soils. There are several proprietary systems to accomplish the required underpinning. A licensed professional would engineer the structural system. For purposes of estimating, a steel pile system, hydraulically driven into the soil in three foot sections using the existing wall as the counterweight, is proposed the RamJack® system would be an example of this type of system. The piles would be spaced at predetermined locations, 3 to 5 feet on center, to support the wall. Since these piles are hydraulically driven, there would be no vibration that could potentially damage the existing masonry walls. The pile bracket is placed below the existing foundation so nothing will be exposed at the completion of the project. The system requires very minimal disturbance of the area around the building. The piles are driven straight down, so there would be no encroachment onto the adjacent parcels. Regardless of the shoring system ultimately selected, tiebacks to support the excavation and adjacent infrastructure and buildings may be required.

The tiebacks will need to be designed to accommodate the location of the piles so that there are no conflicts.

Character Defining Features Not Incorporated into the Project

The north and west walls, interior stair configuration, and interior original molded ceilings / accent crown molding will not be incorporated into the project. The basis for the exclusions of these elements is as follows:

North Wall:

The north wall of the Smith Building is an existing unreinforced masonry wall which, if left in place, must be fully rehabilitated and seismically upgraded per the city seismic strengthening ordinance. This URM wall is also a common wall with the 1119 Garden Street building, so no portion of either the interior nor the exterior features of this URM wall are visible from any public way. In terms of project compatibility with this historic element, the project design calls for upper floor hotel construction above this wall, as well as sub-grade basement improvements under the wall in question, including space for new conference facilities, public restrooms, and hotel back-of-house areas. Given the programmatic requirements of adding new construction both above and below this wall area, and the fact that this existing historical element is currently not visible from any public way, maintaining this two-story URM wall in place would be physically impractical from a construction means and methods standpoint. More importantly this wall is not a prudent candidate for URM strengthening and retention from a historical standpoint, given its non-visibility both before and after the project.

West Wall:

The west wall of the Smith Building is an existing unreinforced masonry wall which, if left in place, must be fully rehabilitated and seismically upgraded per the city seismic strengthening ordinance. In terms of project compatibility with this historic element, the project design calls for extending the proposed building beyond this wall to accommodate hotel-related work areas (e.g., sales, general manager's office), as well as sub-grade basement improvements including the hotel kitchen. Given the programmatic requirements of adding new construction both above and below this wall area, maintaining this two-story URM wall in place would be physically impractical from a construction means and methods standpoint.

Interior Molded Ceilings and Accent Crown Molding:

This entire URM structure has been designated to be re-purposed as the main entry and lobby for the new hotel component of the Garden Street Terraces project. The programmatic and operational needs of the proposed hotel require a grand, voluminous public lobby space be provided, which requires re-use of the entire 1st and 2nd floor areas of the Smith Building. The existing molding is found only in approximately one-half the depth of the existing "retail" areas, while the proposed lobby space encompasses the entire ground floor and 2nd floor areas. Attempting to retain this small amount of 1st floor molding in-situ would result in a disjointed interior lobby space, yielding an inferior architectural design solution both from a functional and aesthetic standpoint.

Stair configuration:

This existing stairway is a narrow wood-framed staircase leading from the street entrance to the upper floor space. In its current configuration, it is non-compliant in terms of the California

Building Code (“CBC”) and Americans with Disabilities Act (“ADA”) requirements for width, tread height, depth, landings, and door swing clearances. It should be noted that, even in a “no-project” scenario, the property owners would be obligated to address fire/life/safety issues as a result of a city-mandated URM retrofit, and it is recommended that this non-compliant staircase is replaced with a stairway that would meet current CBC and ADA requirements.

This building will be re-purposed as the main lobby space of the hotel. If left in-situ, this existing stairway would effectively bifurcate the existing proposed new lobby space, rendering the resultant “halves” disjointed. More importantly, the proposed project plans do not indicate the need for a stairway leading from the ground floor to the 2nd floor space.

Fiscal Analysis

The proposed demolition, shoring, and bracing will increase the construction budget by approximately \$192,000. The majority of this cost is related to the structural systems, (i.e., the lateral bracing and underpinning) necessary to achieve the project goals. The estimated cost also includes salvaging of the brick and incorporation into other areas of the proposed project.

General Comments

The walls at 1123 Garden Street, in theory, will be easier to integrate into the project than 1119 Garden. While the same structural systems would be used for both buildings, the excavation of the basement directly adjacent to the wall will pose some additional challenges.

1129-1135 Garden Street

Existing Building Characteristics

The existing building is a one story wood framed structure, with a unique façade and siding revealed along the pedestrian alley.

Basic Project Conditions

Both the interior and exterior of the building are quite old and do not meet current building codes and standards. This building, regardless of the project proposed, could continue to function with code upgrades and routine maintenance.

Alterations

The Garden Street Terraces project includes salvaging the façade facing Garden Street and north wall, and demolishing the balance of the building. During the demolition, care would be taken to prevent damage to any remaining character defining feature. The front façade would essentially be separated from the back of the building.

Constructability Analysis

The façade is proposed for salvage by removing it in one piece and relocating it off-site for the duration of the construction. This will allow additional working room around the project while constructing the basement. The façade will be braced temporarily while it is separated from the

main structure. It will need to be crated in place for protection and moving. Due to its height and length, special trucking considerations will need to be made.

The siding will be salvaged from the north wall in the pedestrian alley and reused at the same location as part of the final project.

Character Defining Features Not Incorporated into the Project

All noted significant and contributing features will be incorporated into the project.

Fiscal Analysis

In order to salvage, rehabilitate and reinstall the façade and north wall of the building, we estimate the additional cost to the project budget to be approximately \$84,000.

General Comments

As an alternative, we reviewed restoring the wall in place. This was deemed to be infeasible due to the excavation of the basement directly adjacent to the facade.

1137 Garden Street

Existing Building Characteristics

The existing building is a one story wood framed structure, with a unique façade.

Basic Project Conditions

Both the interior and exterior of the building are quite old and do not meet current building codes and standards. This building, regardless of the project proposed, could continue to function with code upgrades and routine maintenance.

Alterations

The Garden Street Terraces project proposes to salvage the façade facing Garden Street and the interior wood floor, demolishing the balance of the building. During the demolition, care would be taken to prevent damage to any remaining character defining feature. The front façade would essentially be separated from the back of the building.

Constructability Analysis

The façade is proposed for salvage by removing it in one piece and relocating it off-site for the duration of the construction. This will allow additional working room around the project while constructing the basement. The façade will be braced temporarily while it is separated from the main structure. It will need to be crated in place for protection and moving. Due to its height and length, special trucking considerations will need to be made.

The interior wood floor will be removed from the building and assessed for usability. If it is determined that the floor is, in fact, usable, it will be rehabilitated and incorporated back into the structure.

Character Defining Features Not Incorporated into the Project

All noted significant and contributing features will be incorporated into the project.

Fiscal Analysis

In order to salvage, rehabilitate and reinstall the façade of the building and the interior wood floor, we estimate the additional cost to the project budget to be approximately \$41,000.

General Comments

As an alternative, we reviewed restoring the wall in place. This was deemed to be infeasible due to the excavation of the basement directly adjacent to the facade.

748 Marsh St

Existing Building Characteristics

The existing building is a one-story, concrete framed building, unreinforced masonry building. It has a wood framed roof with wood framed mansard roofs over the top and a conventional concrete slab on grade. The exterior of the building is plastered. The rafter tails on the mansard roofs are an ornate O-gee cut. The roof tiles are two-piece, historic mission clay.

Basic Project Conditions

This building, regardless of the project proposed, requires seismic upgrades to comply with local ordinances. These upgrades could include strengthening of the floor and roof diaphragms, blind epoxy bolting, and upgrades to the mechanical and electrical systems. The retrofit could also potentially include a new roof, repairs to existing windows and doors, and upgrades to the mansard roofs. These building components will be included in the proposed project.

Alterations

As part of the Garden Street Terraces project, major alterations to this building will be required to accommodate the new additions above the existing building and the basement below the existing building. These alterations include demolition of the north and west masonry walls, and complete removal of the roof framing and concrete slab. Upon completion of the demolition phase of this building, only the east wall and south wall would remain. During the demolition, care would be taken to prevent damage to any remaining character defining feature, including, but not limited to mansard roofs, copper half round gutters, exposed rafter tails, metal casement windows at the second floor, etc. that are proposed for salvage.

Constructability Analysis

There are three basic components that were considered in order to analyze constructability of the proposed project, including retention of the character defining features of the historic building. These are similar to the discussion under 1119 and 1123 Garden Street and are described in more detail below.

Maintaining Unsupported Masonry Walls

These loads could be accommodated by installing temporary steel braces on the exterior of the building and bolting through the existing masonry to support the walls. A structural engineer would design this system. A temporary steel brace frame would be installed every 10 feet on center with a horizontal beam at mid wall and at the top of wall attached to the building and the steel brace frame. The horizontal beams would be through bolted through the masonry with plates on the interior of the wall. The temporary brace frames would be anchored into the ground using caissons or a concrete spread footing designed to support the loads. These frames would be placed in the sidewalk along Garden Street. The frames to support 748 Marsh would be considerably smaller than the ones needed to support 1119 Garden Street and 1123 Garden Street, as this is a one-story building. Construction of the temporary braces would require placing holes in the existing historical fabric of the masonry. These would be repaired in accordance with the Secretary of the Interior's Standards. Upon completion, these repairs would not be visible.

The challenges to implementing this system include conflicts with existing utilities that could impact the locations of the caissons that support the steel braces. These conflicts could easily be accommodated in the field.

Supporting the Vertical Load

In the proposed design, the basement is directly adjacent to the back -side of the façade wall. The weight of this wall could affect the shoring of the basement and cause potential settlement of the existing walls. Supporting the vertical load, or dead load, of the existing walls during excavation of the proposed basement could be accomplished by structurally underpinning the existing foundation supporting the masonry walls. The basic concept is to transfer the load of the walls to deeper soil strata to relieve the load from the upper soils. There are several proprietary systems to accomplish the required underpinning. A licensed professional would engineer the underpinning system. For purposes of estimating this project, a deep driven steel pile system, hydraulically driven into the soil in three foot sections using the existing wall as the counterweight, is proposed the RamJack® system would be an example of this type of system. The piles would be spaced at predetermined locations, 3 to 5 feet on center, to support the wall. Since these piles are hydraulically driven, there would be no vibration that could potentially damage the existing masonry walls. The pile bracket is placed below the existing foundation so nothing is exposed at the completion of the project. The system requires very minimal disturbance of the area around the building. The piles are driven straight down, so there would be no encroachment onto the adjacent parcels. Regardless of the shoring system ultimately selected, tiebacks to support the excavation and adjacent infrastructure and buildings may be required. The tiebacks will need to be designed to accommodate the location of the piles so that there are no conflicts.

Retention of the Existing Mansard Roof

The project requires the existing mansard roofs to remain in place. Retention of these existing character defining features, in situ, would prove to be physically challenging. The existing roof structure, including the mansard roofs, would require temporary yet complete removal to allow construction of the basement below. Anything protruding into the building envelope will also need to be temporarily removed. In addition, there would be nothing remaining inside the building to support the roofs.

We have analyzed removing the mansard roofs "as a whole", but have determined that this is an infeasible alternative based upon the questionable structural capacity of the existing roof system. A more reasonable alternative would be to individually remove all of the roof tiles and store them until building reconstruction.

The rafters with the ornate tails will also be salvaged for re-use. While the existing rafter tails appear to contain dry rot and are showing signs of excessive splitting, we are uncertain about the likelihood of their successful restoration and re-use. New rafter tails could be crafted to match this character defining features.

Character Defining Features Not Incorporated into the Project

The chimney is the only contributing feature within this building that will not be incorporated into the project. The basis for the exclusion of this element is as follows:

False Chimney:

As noted in the historical description, this existing element is a false chimney flue, as fireplaces were typically not built in commercial buildings in the downtown core. In terms of the proposed project, the upper area above this building is designed to receive additional floors containing hotel rooms, which will be setback from the street as directed in the Secretary of Interior Standards for additions to historical resources. In an effort to retain the significant historical Spanish clay tile mansard roof line extant in this structure, the line of new 2nd floor construction is directly coincidental with the existing ridge of the existing mansard roof. This design solution will effectively maintain the existing building's façade and perimeter roofline visually intact from the pedestrian level. The chimney in question straddles the existing mansard ridge, therefore making retention and/or incorporation into the new construction physically impractical. It has been determined that it was a higher historical priority to remove this non-functional chimney element in order to retain the existing roof, clay tile roofing material, and original mansard ridgeline of this building.

Fiscal Analysis

In order to demolish, shore, brace, and salvage roof tiles, we estimate an additional cost of \$284,000 to the original project budget. The majority of this cost would be related to the installation of the structural systems, including the lateral bracing and underpinning.

General Comments

Of the three URM buildings associated with the proposed project, 748 Marsh Street would be less difficult to incorporate into the project due to the ease of bracing and supporting a single

story. Again, we believe that with careful planning and designing, the project goals can be achieved.

Conclusion

SCI has reviewed the project plans and related reports in an effort to provide quantifiable information to City staff and decision-makers regarding the fiscal impacts of incorporating the majority of the identified character defining features of each building into the proposed Garden Street Terraces project. Based upon our experience and expertise, we find the project constructible as designed and proposed. The suggested "means and methods" are widely accepted in the industry and are reliable. Based upon today's dollars, the estimate of probable construction costs related to the incorporation of the majority of the identified character defining features of each building into the Garden Street Terraces project to be approximately \$1,661,000. Based upon the current conceptual design of the project, this estimate may vary 30%±. Once the project receives its entitlements and the design development and construction document phases are initiated, we will be able to provide estimates of probable construction costs with more certainty.

This cost estimate of impact is a courtesy estimate only, based upon the broad assumptions and preliminary design information available. This courtesy estimate does not represent a guarantee of cost performance. SCI reserves the right to review future project developments and modify the above analysis, accordingly.

Sincerely,

SPECIALTY CONSTRUCTION, INC.



Tom Ehlers
Sr. Project Manager

File: 05

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G. Garcia, AIA

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