

Developer Estimates

Henderson, John

From: John Oster <john@edgemere.com>
Sent: Thursday, December 22, 2011 4:38 PM
To: Henderson, John
Subject: RE: Cataract Street

Sure no problem. One caveat – I forgot the pigeons in the Standard building. Their debris will add some cost, though I haven't seen it so don't have a good guesstimate. Should be five figures.
Good luck!

John Oster
Edgemere Development

From: Henderson, John [mailto:JHenderson@nabreweries.com]
Sent: Thursday, December 22, 2011 9:22 AM
To: John Oster
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John,

When we presented our development plans to the Zoning Board last week, they asked us to come back with more information to help answer some of their questions. One of the things they would like to see are the estimates that any developers have for re-development the two Cataract St. buildings we would like to take down. I would like to be able to submit the preliminary schedules that you shared with us two weeks ago, recognizing that they are very preliminary figures on your part.

Are you okay if we submit these schedules to the Zoning Board? They have asked for this material to be submitted to them by January 4th, with the next zoning Board meeting scheduled for January 19th.

Happy to discuss if you like and best wishes for the holidays.

Thanks,
John

John B. Henderson
VP of Contract Manufacturing & Regulatory Affairs
North American Breweries
445 St. Paul Street
Rochester, NY 14605-1775
Office: 585-263-9409
Fax: 585-325-1964
Email: jhenderson@nabreweries.com

Please visit www.nabreweries.com to learn more about our brand portfolio that includes: **Dundee Ales & Lagers • The Genesee Brewing Company • Labatt Blue and Blue Light • Seagram's Escapes • Steinlager • Toohey's New • Imperial**

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SOURCES AND USES

Cataract Street
12/9/2011

USES

1. SITE ACQUISITION			0
2. CONSTRUCTION COST			
A. Residential	3,000,000		
B. Commercial/civic	1,750,000		
	Subtotal		4,750,000
3. PROFESSIONAL SERVICES			
A. Architecture	325,000		
B. Engineering	0		
C. Survey & soils	0		
D. Legal fees	100,000		
E. Accounting	20,000		
F. Appraisal	10,000		
G. Environmental	52,500		
H. Miscellaneous	20,000		
	Subtotal		527,500
4. CARRYING & FINANCING CHARGES			
A. Real estate tax	0		
B. Financing fees	302,592		
C. Construction interest	329,941		
D. Insurance	50,000		
E. Title & recording	60,000		
F. Marketing	25,000		
G. Administrative fees	25,000		
H. Miscellaneous	25,000		
	Subtotal		817,534
5. ESTIMATED DEVELOPMENT COST			6,095,034
6. CONSTRUCTION CONTINGENCY			712,500
7. DEVELOPMENT FEE			1,021,130
8. WORKING CAPITAL			50,000
9. DEBT SERVICE RESERVE			0
10. REPLACEMENT RESERVE			0
11. OPERATING RESERVE			52,622
12. TOTAL PROJECT COST			7,931,286

SOURCES - Construction

Long bonds	500,000	
Short bonds	3,624,269	
City of Rochester	1,000,000	
North American Brewing	300,000	
Miscellaneous	300,000	
L.P. Equity	1,753,407	
Deferred dev. fee	350,988	
Deferred expenses	102,622	
Total construction sources		7,931,286

SOURCES - Permanent

Tax-exempt bonds	500,000	
City/County	1,750,000	
SHPO EPF	300,000	
North American Brewing	300,000	
FHLB/NYSERDA/andALLTHATOTHERSTUFF	300,000	
Limited Partner capital	4,430,297	
Deferred development fee	350,988	
Total permanent sources		7,931,286

Roof Repair Estimate

Temporary Roof Repair

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	Quantity	Units	Item	Comment
Cataract Building				
Openings	50	500	25,000	Boarding w/black paint or decals
Paint	L.S.		5,000	Exterior trim
Standard Building				
Openings	50	500	25,000	Boarding w/back paint or decals
Temp. roofs	L.S.		50,000	Framing, decking, EPDM, mansard repair
Abatement	15,000	10	150,000	Exterior lead paint removal
Paint	L.S.		5,000	Exterior trim
Demolition	L.S.		100,000	Metal shed removal
Total			360,000	

Note: these estimates are placeholders and subject to revision

Permanent Roof Repair

LoMonaco Associates

CREATING INNOVATIVE SOLUTIONS FOR CLIENTS

January 5, 2012

Mr. Mark Minunni
NORTH AMERICAN BREWERIES
445 St. Paul Street
Rochester, NY 14605

Re. Roof Renovation B10, B11 & B12

Dear Mark,

Based on the Structural Condition Survey reference drawings (Herrick Saylor Engineers) and our personal observations we have prepared the following Preliminary Construction Estimates for renovations and replacements of roofs to your Building 10 - Old Brew House, Building 11 - Link Building and Building 12 - Cataract Building. Our Summary is as follows:

Building 10 Roofs

- 1st Floor Roofs - \$52,800
- 2ndFloor Roofs - \$150,000
- 3rd Floor Roofs - \$65,100
- 4th Floor Roofs - \$51,300
- 5th Floor Roofs - \$221,600
- Plumbing Repair- \$25,000
- Masonry Repair - \$30,000
- Scaffolding - \$80,000
- Subtotal - \$675,800
- 10% Contingency - \$67,600
- Total - \$743,400

Building 11 Roof - \$145,000

Building 12 Roof - \$48,000

Total - \$936,400

Our breakdowns are attached. Mark, please don't hesitate to contact me should you have any questions or comments.

Sincerely,

Guy LoMonaco, AIA
Principal

NAB B10 OLD BREW HOUSE - PRELIM. CONSTRUCTION EST.

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
1ST FLOOR ROOFS				
FIELD	230	SF	30	6,900
FIELD	230	SF	30	6,900
FIELD	350	SF	30	10,500
FIELD	646	SF	30	19,400
BASE FLASHING W/ COUNTER	254	LF	25	6,400
COPING	90	LF	30	2,700
				52,800
2ND FLOOR ROOFS				
FIELD	960	SF	30	28,800
FIELD	980	SF	30	29,400
FIELD	1,060	SF	30	31,800
FIELD	140	SF	30	4,200
FIELD	200	SF	30	6,000
BASE FLASHING W/ COUNTER	372	LF	25	9,300
COPING	355	LF	30	10,700
YANKEE GUTTER	76	LF	100	7,600
RIDGE	40	LF	50	2,000
TOWERS	4	LS	5,000	20,000
				149,800
3RD FLOOR ROOFS				
FIELD	2,016	SF	30	60,500
COPING	184	LF	25	4,600
				65,100
4TH FLOOR ROOFS				
FIELD	960	SF	30	28,800
BASE FLASHING W/ COUNTER	124	LF	25	3,100
COPING	128	LF	30	3,900
RIDGE	20	LF	75	1,500
TOWERS	2	LS	5,000	10,000
YANKEE GUTTER	40	LF	100	4,000
				51,300
5TH FLOOR ROOFS				
FIELD	288	SF	30	8,700
FIELD	576	SF	30	17,300
FIELD	271	SF	30	8,200
FIELD	1,600	SF	35	56,000
BASE FLASHING W/ COUNTER	200	LF	25	5,000
COPING	212	LF	30	6,400
YANKEE GUTTER	168	LF	100	16,800
RIDGE	95	LF	75	7,200
TOWERS	8	LS	5,000	40,000
DORMERS	4	LS	14,000	56,000
				221,600
BLDG 11 ROOF	4,840	SF	30	145,000
BLDG 12 ROOF	9,600	SF	5	48,000

LOMONACO ASSOCIATES

Paint Estimates

A.R. PIERREPONT CO., INC.

154 BERKELEY STREET, ROCHESTER, N.Y. 14607



painting contractors

PHONE (585) 473-3225
FAX (585) 256-3309

November 4, 2010

North American Breweries
ATTN: Bob Murdock
445 St. Paul St.
Rochester, NY 14605-1775

RE: Cataract Building-Exterior Painting

Dear Bob:

We are pleased to submit a quotation to complete the exterior painting at the above noted project. For the sum of ONE HUNDRED NINETY THOUSAND THREE HUNDRED EIGHTY DOLLARS, (\$190,380.00), we will supply all labor, material and equipment to complete the work scope noted below. New York State Sales Tax is not included.

SCOPE:

- Power wash/scrape loose and failed coatings to a sound, paintable surface
- Apply two (2) coats (one (1) full prime/one (1) full finish, or two (2) finish coats) to exterior surfaces currently painted gold
- Assumes one (1) color for exterior
- Includes lift equipment to access entire structure

Thank you for the opportunity to provide this quote. Please do not hesitate to call with questions.

Sincerely,

Jeffrey D. Sturtz
Vice President

JDS:vss

+20%
38076