

Henderson, John

From:

John Oster <john@edgemere.com>

Sent:

Thursday, December 22, 2011 4:38 PM

To: Subject:

Henderson, John 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

Subject: Cataract Street

John,

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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

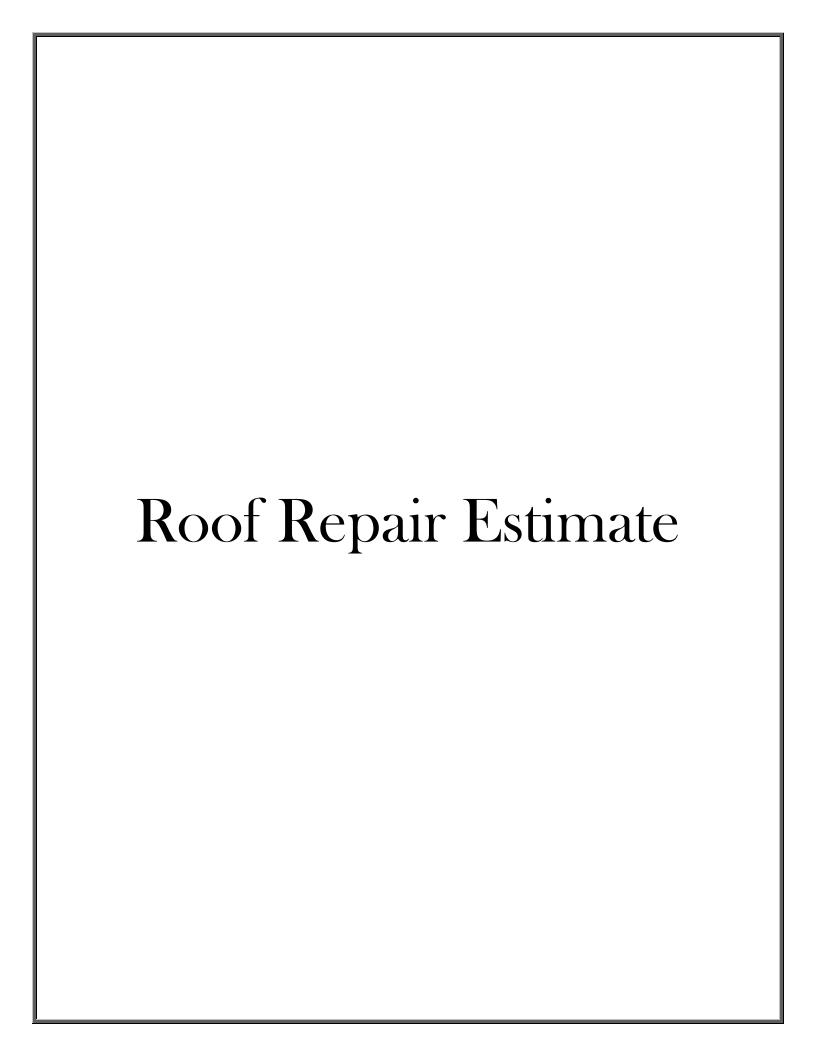
Please visit www.nabreweries.com to learn more about our brand portfolio that includes: Dundee Ales & Lagers • The Genesee Brewing Company • Labatt Blue and Blue Light • Seagram's Escapes • Steinlager • Toohey's New • Imperial

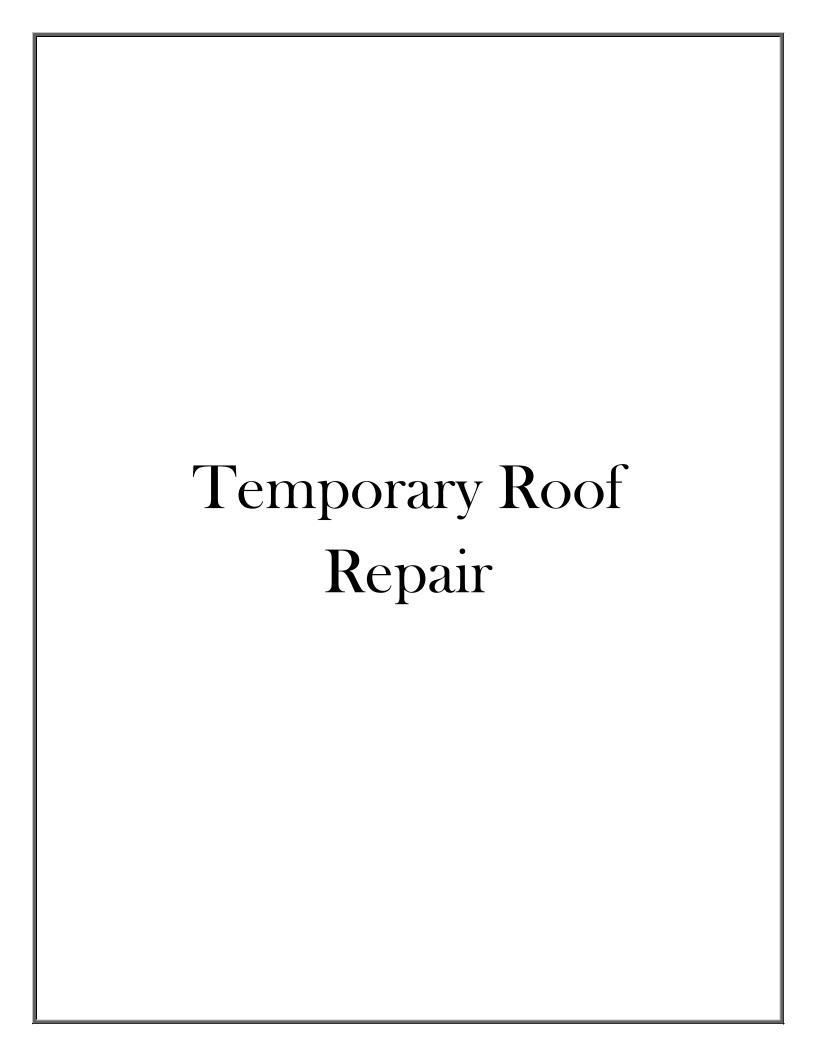
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SOURCES AND USES				Cataract Street 12/9/2011
USES 1. SITE ACQUISITION			0	12/9/2011
2. CONSTRUCTION COST				
A. Residential		3,000,000		
B. Commercial/civic	Cuintatal	1,750,000	4.750.000	
	Subtotal		4,750,000	
3. PROFESSIONAL SERVICES				
A. Architecture		325,000		
B. Engineering C. Survey & soils		0	•	
D. Legal fees	•	100,000		
E. Accounting		20,000		
F. Appraisal G. Environmental		10,000 52,500		
H. Miscellaneous		20,000		
	Subtotal		527,500	
4. CARRYING & FINANCING CHARGES				
A. Real estate tax	Y	0		
B. Financing fees		302,592		
C. Construction interest D. Insurance		329,941 50,000		
E. Title & recording		60,000		
F. Marketing		25,000		
G. Administrative fees H. Miscellaneous		25,000 25,000		
11. Iviiscellallecus	Subtotal	23,000	817,534	
S SCHMATED DEVELOPMENT COCT				6 005 024
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 Short bonds			500,000 3,624,269	
City of Rochester			1,000,000	
North American Brewing			300,000	
Miscellaneous			300,000	
L.P. Equity Deferred dev. fee			1,753,407 350,988	
Deferred expenses			102,622	
Total construction sources				7,931,286
SOURCES - Permanent				
Tax-exempt bonds			500,000	
City/County			1,750,000	
SHPO EPF North American Brewing			300,000 300,000	
FHLB/NYSERDA/andALLTHATOTHI	ERSTUFF		300,000	
Limited Partner capital	•		4,430,297	
Deferred development fee Total permanent sources			350,988	7,931,286
こうしゅう しゅうしゅう しゅう				1,200

7,931,286

Total permanent sources





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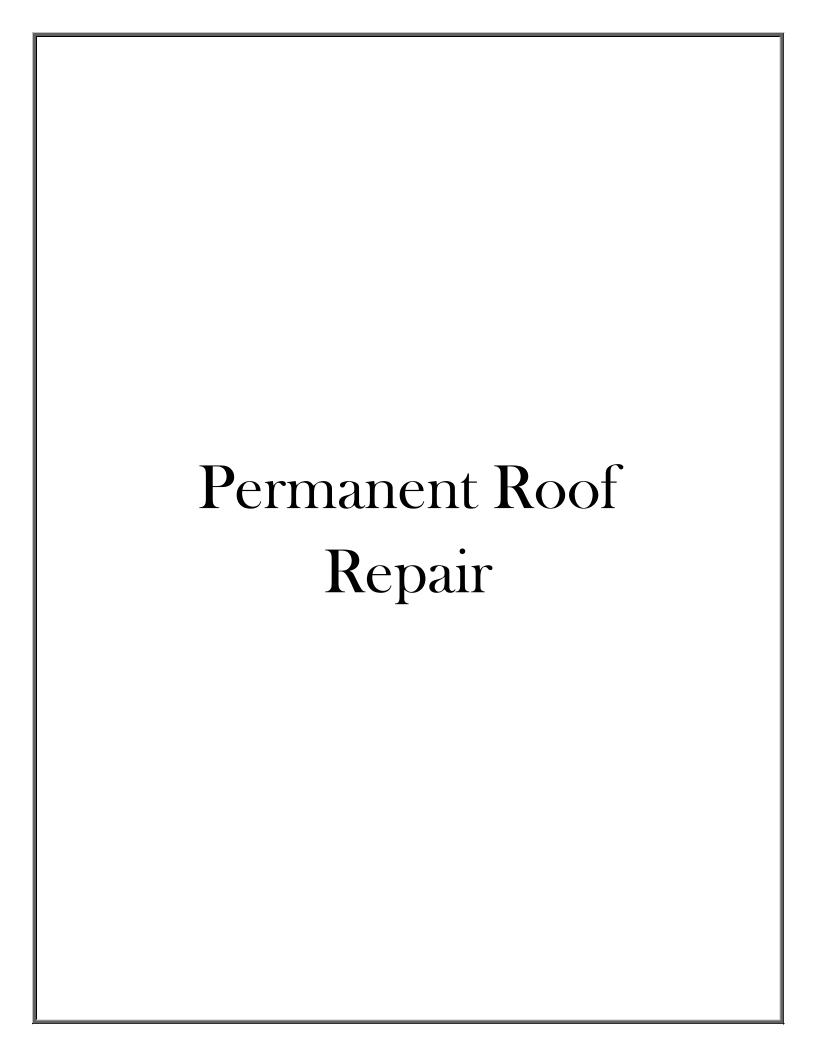
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Note: these estimates are placeholders and subject to revision



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 <u>\$80,000</u>
 Subtotal \$675,800

10% Contingency - \$67,600

Total - \$743,400

Building 11 Roof - \$145,000

Building 12 Roof - \$48,000

Total - \$936,400

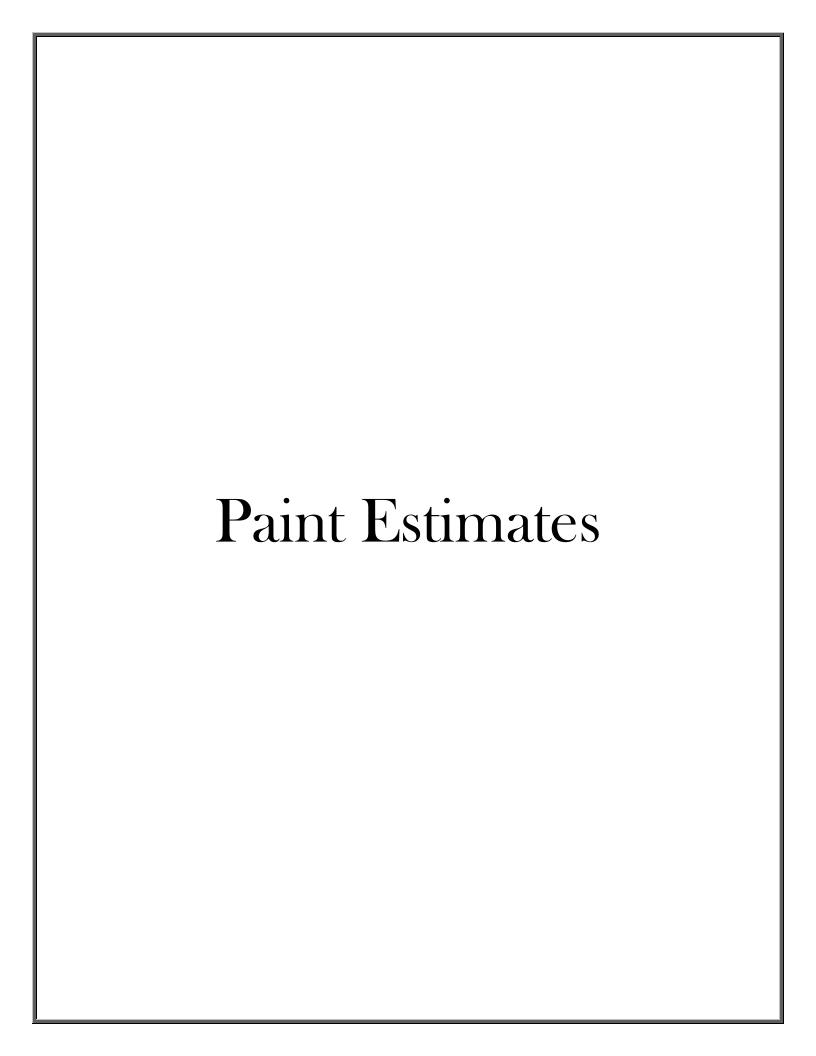
Our breakdowns are attached. Mark, please don't hesitate to contact me should you have any questions or comments.

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				CO 500
FIELD	2,016	SF_	30	60,500
COPING	184	LF	25	4,600 65,100
4TU 51 000 00050				65,100
4TH FLOOR ROOFS	960	SF	30	28,800
FIELD	124	LF	25	3,100
BASE FLASHING W/ COUNTER		LF	30	3,900
COPING	128	LF LF	75	1,500
RIDGE	20	LS	5,000	10,000
TOWERS	2 40	LF	100	4,000
YANKEE GUTTER	40	L.I	100	51,300
5TH FLOOR ROOFS	1			
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
DOTAVIETO				221,600
BLDG 11 ROOF	4,840	SF	30	145,000
BLDG 12 ROOF	9,600	SF	5	48,000



A.R. PIERREPONT CO., INC.

154 BERKELEY STREET, ROCHESTER, N.Y. 14607



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

+201/38076