

**Data Table 1:
Costs - Abatement, Demolition and Renovation
per Recommendations**

Building	Square Foot	Annual Maintenance Unused (s.f. x \$ 0.74)	Asbestos/Lead Abatement Costs (per TRC)	Demo Estimate (s.f. x \$5)	Renovation Estimate (s.f. x \$58)	No. Parking Spaces needed	Cost for Parking (\$1,000/ space)	Annual Maintenance Occupied (s.f. x \$7)	Total per Element (not including annual maintenance)
Pipe Tunnels			\$105,000	\$0					
Greenhouse			\$3,000	\$0					
Infrastructure Total					\$108,000				\$108,000
Norwalk	34,316	\$25,394	\$152,000	\$171,580					
Houses	18,000	\$13,320	\$218,000	\$90,000					
Construct Ball Fields							\$1,500,000		
Element 1 - Open Space Total	52,316	\$38,714	\$370,000	\$261,580	\$1,500,000	300	\$300,000	\$0	\$2,431,580
Cochran	193,563	\$143,237	\$974,000	\$967,815					
Element 2 - School Total	193,563	\$143,237	\$974,000	\$967,815	\$0	0	\$0	\$0	\$1,941,815
Stamford	58,240	\$43,098	\$262,500		\$3,377,920	167	\$167,000	\$407,680	
Stratford	9,048	\$6,696	\$52,500		\$524,784	26	\$26,000	\$63,336	
Element 3 - Municipal Offices Total	67,288	\$49,793	\$315,000	\$0	\$3,902,704	193	\$193,000	\$471,016	\$4,410,704
Plymouth	66,135	\$48,940	\$269,500		\$3,835,830	189	\$189,000	\$462,945	
Element 4 - Community/Rec	66,135	\$48,940	\$269,500	\$0	\$3,835,830	189	\$189,000	\$462,945	\$4,294,330

Notes:									
Annual maintenance cost for unoccupied buildings of \$0.74 per square foot was provided by HMA and based on actual history									
Asbestos/lead abatement costs provided by TRC in December 1999 report									
Demolition estimate of \$5/s.f. derived from HMA's estimate of \$4.60/sf and 1999 Connecticut demo industry costs of \$6/sf.									
Renovation cost estimate of \$58/sf derived from polling of Connecticut architects and contractors. Reported 1999 renovation costs ranged from \$49 - \$65/sf									
Parking price of \$1,000/space was obtained from polling Connecticut architects and contractors. Price includes completed spaces with curbing and line painting.									
Annual maintenance cost for occupied bldgs of \$7/sf was obtained from Cushman & Wakefield property managers and reflects newly renovated Class B office space									

Sources: Consultant Data