

**Data Table 2:
Costs - Abatement, Demolition and Land Bank**

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)
Pipe Tunnels			\$105,000	\$0				
Greenhouse			\$3,000	\$0				
Infrastructure Total			\$108,000					
Norwalk	34,316	\$25,394	\$152,000	\$171,580	\$1,990,328	99	\$99,000	\$240,000
Houses	18,000	\$13,320	\$218,000	\$90,000	\$1,044,000	52	\$52,000	\$126,000
Construct Ball Fields								
Element 1 - Open Space Total	52,316	\$38,714	\$370,000	\$261,580	\$3,034,328	151	\$151,000	\$366,000
Cochran	193,563	\$143,237	\$974,000	\$967,815	\$11,226,654	554	\$554,000	\$1,354,941
Element 2 - School Total	193,563	\$143,237	\$974,000	\$967,815	\$11,226,654	554	\$554,000	\$1,354,941
Stamford	58,240	\$43,098	\$262,500	\$291,200	\$3,377,920	167	\$167,000	\$407,680
Stratford	9,048	\$6,696	\$52,500	\$45,240	\$524,784	26	\$26,000	\$63,336
Element 3 - Municipal Offices Total	67,288	\$49,793	\$315,000	\$336,440	\$3,902,704	193	\$193,000	\$471,016
Plymouth	66,135	\$48,940	\$269,500	\$330,675	\$3,835,830	189	\$189,000	\$462,945
Element 4 - Community/Rec	66,135	\$48,940	\$269,500	\$330,675	\$3,835,830	189	\$189,000	\$462,945

Center Total								
Woodbury	45,512	\$33,679	\$227,000	\$227,560	\$2,639,696	131	\$131,000	\$318,584
Newtown	22,260	\$16,472	\$101,500	\$111,300	\$1,291,080	64	\$64,000	\$155,820
Element 5 - Entry Plaza Total	67,772	\$50,151	\$328,500	\$338,860	\$3,930,776	195	\$195,000	\$474,404
Shelton	99,896	\$73,923	\$375,000	\$499,480	\$5,793,968	286	\$286,000	\$699,272
Canaan	231,745	\$171,491	\$3,150,000	\$1,158,725	\$13,441,210	663	\$663,000	\$1,622,215
Bridgeport	46,368	\$34,312	\$169,000	\$231,840	\$2,689,344	133	\$133,000	\$324,576
Greenwich	99,986	\$73,990	\$1,510,000	\$499,930	\$5,799,188	286	\$286,000	\$699,902
Kent	238,407	\$176,421	\$1,116,000	\$1,192,035	\$13,827,606	682	\$682,000	\$1,668,849
Danbury	20,984	\$15,528	\$136,500	\$104,920	\$1,217,072	60	\$60,000	\$146,888
Element 6 - Revenue Reuse Sub-Total	737,386	\$545,666	\$6,456,500	\$3,686,930	\$42,768,388	2,110	\$2,110,000	\$5,161,702
Fairfield	63,424	\$46,934	\$285,250	\$317,120	\$3,678,592	182	\$182,000	\$443,968
Bridgewater	72,830	\$53,894	\$635,250	\$364,150	\$4,224,140	209	\$209,000	\$509,810
Litchfield	63,424	\$46,934	\$383,250	\$317,120	\$3,678,592	182	\$182,000	\$443,968
Yale	8,228	\$6,089	\$36,750	\$41,140	\$477,224	24	\$24,000	\$57,596
Element 6 - Revenue Parking Sub-Total	207,906	\$153,850	\$1,340,500	\$1,039,530	\$12,058,548	597	\$597,000	\$1,455,342
Element 6 - Revenue Grand Total	945,292	\$699,516	\$7,797,000	\$4,726,460	\$54,826,936	2,707	\$2,707,000	\$6,617,044
Grand Total	1,392,366	\$1,030,351	\$10,162,000	\$6,961,830	\$80,757,228	3,989	\$3,989,000	\$9,746,350
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