



***COST ESTIMATE***  
*FOR*  
***Borough of Dumont***  
4/16/15

***Re-point Exterior Brick Walls*** **\$384,150**

All exposed brick surfaces will be re-pointed. Old damaged / loose mortar and brick will be removed to sound material. Brick shall be replaced with new brick to match existing. Because of the age of the building (built circa 1918), mortar/grout materials used for repair will be coordinated with the specific manufacturer to ensure the correct compatibility and application for this building. This process of removing old / deteriorated materials in preparation of re-pointing is a laborious process, as is the re-pointing operation itself. The brick exterior will also have a water proofing surface applied after being re-pointed. This will also be coordinated with the specific manufacturer of the coating to ensure the correct compatibility and application for this building.

***Replace Windows*** **\$471,600**

All existing exterior windows will be removed and replaced. New windows will be similar in format to the existing and will be high energy efficient. Windows previously removed and bricked-up will remain closed; no new window openings will be constructed. It is highly probable that due to the age of the building that repairs will be required. Depending on the type of window chosen, structural modifications/additions will most likely be necessary. Window installation will be coordinated with the manufacturer to ensure the correct compatibility and installation for this building.

***Foundation Drainage System*** **\$155,880**

To address the long standing water / moisture problem(s) at the basement level of the existing building, a drain system will be installed along the perimeter of the foundation walls of the entire building. Excavation will not only be necessary for the installation of the drainage system, but due to the age of the building it is anticipated that substantial repair and reconstruction of the existing foundation walls will be required. Test borings will be performed around the foundation perimeter to determine depth of water / seepage; it is anticipated that the drainage system will be installed to at least the bottom of the existing foundations / footings and below. After repair of the foundation elements, the entire outer face of the foundation wall will be finished with a waterproofing membrane before the installation of the stone / piping of the drainage system. [The system will also include sump pits / pumps] Foundation work to be coordinated with installation of new utility services.

***Site Improvements [Existing 50 Washington Ave. Location]*** **\$1,186,980**

All existing pavement, curbing, sidewalks, drainage, lighting, landscaping, etc. will be removed and replaced. Additionally, it is assumed that the municipal parking will expand into the six adjacent lots fronting on W. Quackenbush Avenue. (This scenario is common to both renovation of the existing building and construction of a *new* building on this site.)

**Utility Service Upgrades [Existing 50 Washington Ave. Location]**

*Electric / Communications* – New underground service sized for anticipated demand (incl. emergency generator)

**\$275,000**

*Water* – New service will be sized for domestic and fire demand (Arch).

**\$50,000**

*Sanitary Sewer* – New lateral to replace the existing lateral.

**\$ 20,000**

**Site Improvements [Farm Property]**

**\$1,224,660**

All existing pavement, curbing, sidewalks, drainage, lighting, landscaping, etc. will be removed and replaced. (This scenario is common to the construction of both development scenarios for this site.)

**Utility Service Upgrades [Farm Property]**

*Electric / Communications* – New underground service sized for anticipated demand (incl. emergency generator)

**\$300,000**

*Water* – New service will be sized for domestic and fire demand (Arch).

**\$110,000**

*Sanitary Sewer* – New lateral to replace the existing lateral.

**\$30,000**

**Roof Replacement / Structural Renovation**

**\$875,172**

The entire roof system (framing / sheathing / shingles) will be replaced with a new roof system built to current code requirements. The new roof structure will match the same configuration as the existing roof. Also included is structural repairs / reinforcing and the interior demolition (gutting) of the building, as well as the complete replacement of the elevator.

**Hazardous Material Abatement**

**\$475,000**

All hazardous material identified within the existing building will be removed and disposed of in accordance with current state / federal codes. Per NJDEP regulations, a renovation with re-occupancy will require that the asbestos abatement be conducted in accordance with stricter regulations [New Jersey Asbestos Hazard Abatement Subcode – Subchapter 8 (N.J.A.C. 5:23-8); and NESHAP regulations]; and monitored by a third party, NJ-certified Asbestos Abatement Safety Control Monitoring (ASCM) firm, including air monitoring and clearance testing. The costs estimated are based on visual observations during our site walk-through conducted the week of 4/08/15 (not all areas of the building were visually accessible. Our assumptions include, along with the paint systems in the building, window sills as well as door and window casings are lead containing; thermostats and fluorescent light ballasts contain mercury; and mold abatement will be required. A pre-demolition / renovation building survey will be required including the sampling and testing for asbestos, lead-based paint, mold, and perform an inventory of mercury-containing thermostats and fluorescent light ballasts.