TOWN OF PATTERSON COURT HOUSE PROJECT

June 8, 2005 Library Board requests to purchase existing building.

July 13, 2005

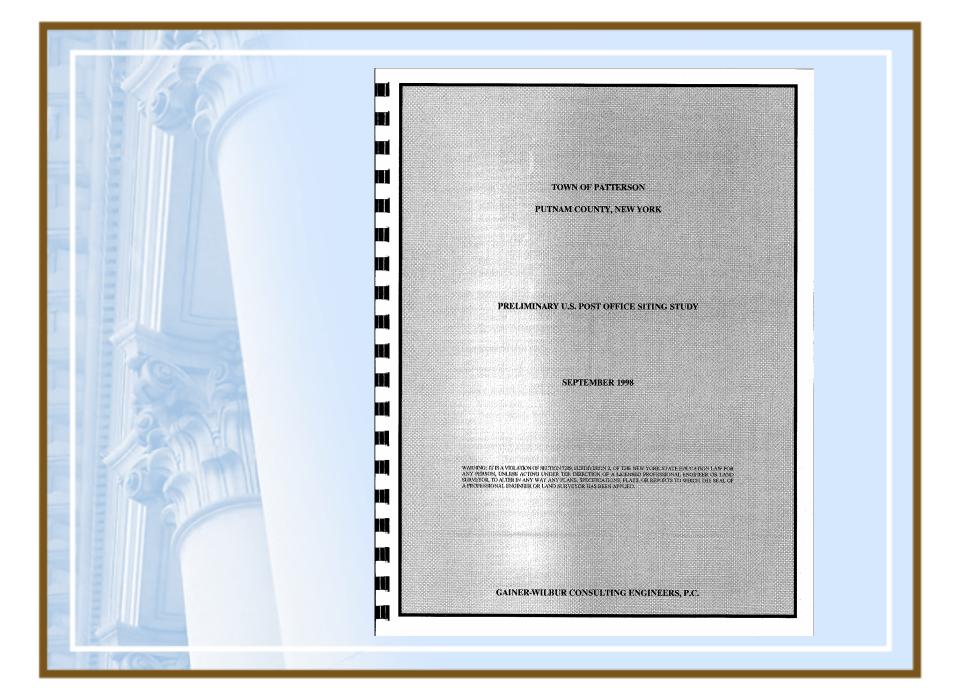
Town Board retains Liscum McCormick, VanVoorhis Architects to develop floor plans for new court building.

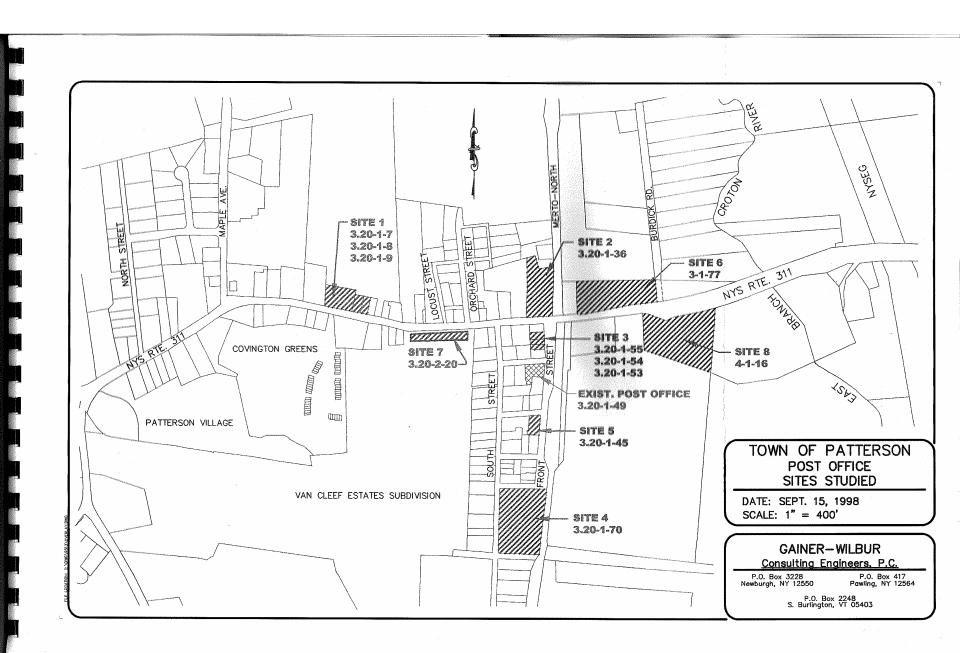


September 28, 2005
Town Board reviews floor plans for a new 8,000 sq.ft. court facility which includes seating for 140 persons, conference rooms for attorneys and a holding cell.

June, 2005 through June, 2006

- Various properties evaluated.
- Initial evaluation began in Hamlet.
- 1998 Post Office Study

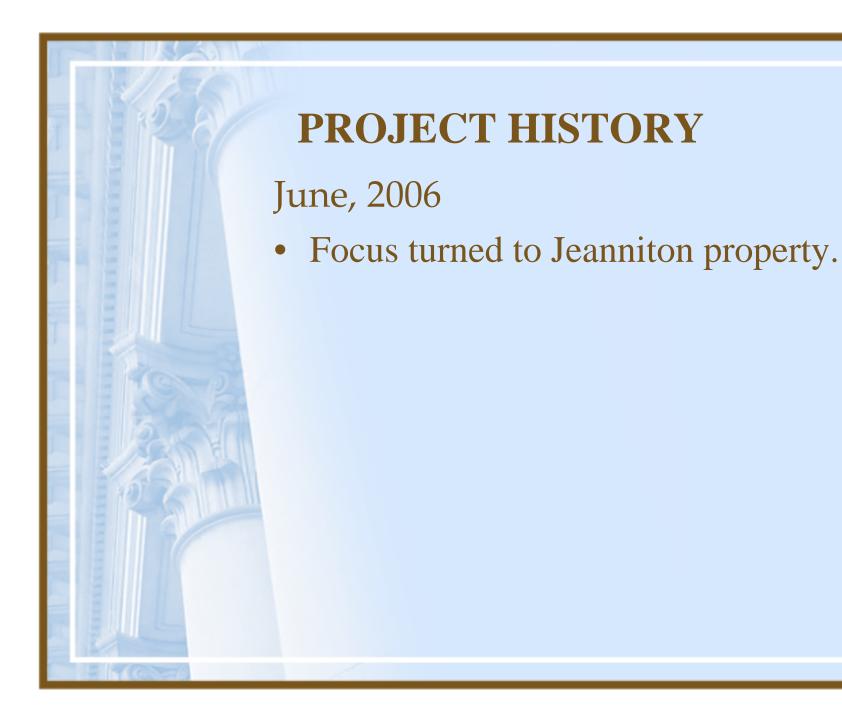






June, 2005 through June, 2006

- Search expanded to Route 22 corridor and Route 311 near I84.
- Town-sponsored construction vs. private construction and longterm lease.





- Allowed for easier sharing of services.
- Provided consolidation of facilities.
- Shared parking reduces impervious coverage.
- Existing water and sewer.
- Redevelopment more environmentally friendly.





September 13, 2006 Jeanniton property is discussed with Town Board

December 13, 2006 Town Board authorizes appraisal of property



January 24, 2007 Town Board approves a contract and lease agreement to sell 1167 Route 311 to Library.

February 13, 2007 Closing is held between Town and Library.

April 11, 2007 Liscum McCormack VanVoorhis Architects are retained.

May 23, 2007

Property in foreclosure. Town retains special counsel to begin eminent domain proceeding.



August 8, 2007 Fellenzer Engineering is retained to provide mechanical design services. February 13, 2008 Transitional Builders, Inc. is retained for Construction Management Services.



May 14, 2008 Stantec Consulting Services is authorized to provide engineering services for site design.



June 25, 2008 Settlement reached on acquisition of property.

August 13, 2008

Changes to location of building are discussed with Town Board.

PATTERSON COURTHOUSE SITE COMPARISON

SITE FEATURE	Site A - Northeast corner		Site B - Southeast corner		Site C - Northwest corner		Site D - North central portion of site	
	Measure	Cost +/-	Measure	Cost +/-	Measure	Cost +/-	Measure	Cost +/-
Parking [#1]	93 (+28)	N/A	104 (+39)	N/A	81 (+16)	N/A	78 (+13)	N/A
Sewer FM [#2]	275'	\$0.00	110'	-\$25,000.00	240'	\$0.00	220'	\$0.00
Retaining Wall [#3]	90'	\$0.00	30'	-\$27,000.00	85'	\$0.00	65'	\$0.00
Fill (#4)	2,000 CY		850 CY	1	465 CY		150 CY	
Prox. to Track [#5]	34'		47'	, , , ,	158'		122'	
Flag pole	Yes	\$0.00	No	-\$10,000.00	No	\$0.00	No	\$0.00
Gas Line reloc [#6]	N/A	\$0.00	N/A	\$0.00	230 LF	\$0.00	210 LF	
Judges Parking	Yes		Yes		No		Yes	
Relocate Harbby Driveway	N/A		N/A		N/A		N/A	

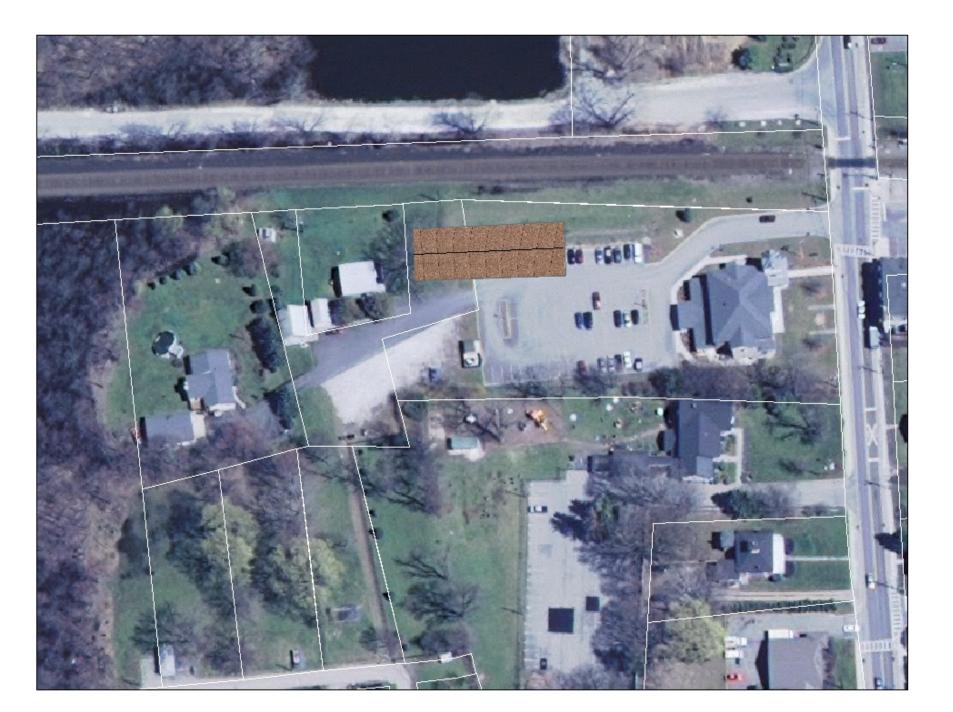
Notes:

1. Figure shown is for entire site; does not include 20 Future Spaces along gravel access to William St.

Existing Town Hall parking = 65 spaces; (#) = # of additional spaces greater than current site.

- 2. Only length of forcemain considered from P.S. location to existing Town Hall cleanout.
- 3. Estimated length based on rough grading length would likely change.
- 4. Fill volume shown only for establishing pad for building/sidewalk.
- 5. Distance shown is to centerline of MNRR tracks.
- 6. Estimated length of gasmain relocation based upon undocumented route of main along northwest portion of parcel.







September 10, 2008 Town Board completes SEQRA environmental review of the Project.

September 10, 2008 Bid for asbestos abatement is awarded to Boyle Services, Inc.



November 24, 2008 Asbestos abatement of buildings completed.

December15, 2008 Charlie Williams and Highway Department remove buildings.

PATTERSON COURT BUILDING COSTS AND EXPENDITURES LAND ACQUISITION

Category	Date	Contractor	Expenditure
Appraisal	3/12/08	Fluchere Appraisal Services	\$400.00
Appraisal	3/12/08	Savvy Services, Inc.	\$350.00
Appraisal	8/14/07	Sean M. Roche	\$800.00
Assignment of Contract	7/3/07	Putnam County Foundation	\$46,500.00
Closing Costs	7/9/08	Realty Executives	\$5,640.00
Closing Costs	7/9/08	Century 21 VJF	\$5,640.00
Closing Costs	7/9/08	New York Title Research	\$39,121.70
Closing Costs	7/9/08	Clark	\$350.00
Closing Costs	7/9/08	American Home Mortgage	\$237,030.00
Closing Costs	7/9/08	American Home Mortgage	\$80,819.00
Closing Costs	7/9/08	Arnold Kronick as Attny.	\$4,759.70
Closing Costs	8/13/08	Gelardi & Randazzo LLP	\$4,400.00
		TOTAL	\$425,810.40

PATTERSON COURT BUILDING COSTS AND EXPENDITURES DESIGN - CONSULTANTS

Contractor	Expenditures
Stantec Consulting Services Inc.	\$37,147.00
Liscum McCormack VanVoorhis	\$71,442.50
Fellenzer Engineering, LLP	\$27,200.00
Transitional Builders, Inc.	\$19,798.00
Site Design, Misc.	\$12,120.00
TOTAL	\$167,708.40

PATTERSON COURT BUILDING COSTS AND EXPENDITURES SITE DESIGN – MISC.

Contractor	Date	Invoice
General Borings, Inc.	4/6/07	\$5,650.00
Advanced Testing	5/9/07	\$5,695.00
Decker Surveying	10/8/08	\$775.00
	TOTAL	\$12,120.00

PATTERSON COURT BUILDING COSTS AND EXPENDITURES PRE-CONSTRUCTION COSTS

Category	Date	Contractor	Expenditure
1. Asbestos Abatement			
Pre-Demolition Report	4/6/07	QUEST	\$5,014.00
Abatement Monitoring	12/10/08		\$10,548.00
Abatement Contractor	12/10/08	Boyle	\$64,775.00
2. Demolition of Buildings			
Tipping Fees and Trucking			\$5,493.20
3. Miscellaneous Expenses			
Temporary Electric	12/10/08	Delco Electric	\$1,790.00
Service			
		TOTAL	\$87,620.20

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PATTERSON COURT BUILDING COSTS AND EXPENDITURES EXPENDITURES TO DATE

Category	Amount
Land Acquisition	\$425,810.40
Design Costs	\$167,708.40
Pre-construction Costs	\$87,620.20
TOTAL	\$681,139.00

PATTERSON COURT BUILDING COSTS AND EXPENDITURES ESTIMATED DESIGN COSTS

Contractor	Expenditures
Stantec Consulting Services Inc.	\$65,700.00
Liscum McCormack VanVoorhis	\$145,939.00
Fellenzer Engineering, LLP	\$34,000.00
Transitional Builders, Inc.	\$19,798.00
Site Design, Misc.	\$12,120.00
TOTAL	\$277,577.00

PATTERSON COURT BUILDING BUILDING CONSTRUCTION COSTS Source: Transitional Builders, Inc.

General Conditions (Division 1)	\$230.500.00
Site Work (Division 2)	\$405,365.00
Concrete (Division 3)	\$175,024.00
Masonry (Division 4)	\$71,250.00
Metals (Division 5)	\$5,000.00
Wood Plastics (Division 6)	\$187,614.00
Thermal Protection (Division 7)	\$112,781.00
Doors & Windows (Division 8)	\$93,050.00

PATTERSON COURT BUILDING BUILDING CONSTRUCTION COSTS Source: Transitional Builders, Inc.

Finishes (Division 9)	\$197,363.00
Specialties (Division 10)	\$11,700.00
Equipment (Division 11)	\$5,000.00
Furnishings – "By owner" (Division 12)	\$3,500.00
Special Const. N.I.C. (Division 13)	\$0.00
Conveying Syst.–N.I.C. (Division 14)	\$0.00
Mechanical (Division 15)	\$227,640.00
Electrical (Division 16)	\$210,678.00

PATTERSON COURT BUILDING BUILDING CONSTRUCTION COSTS Source: Transitional Builders, Inc.

Sub Total	\$1,936,465.00
Contingency Fee 10%	\$193,465.00
Sub Total – 7,132 Sq. Ft.	\$2,130,111.50
Insurance 1.5%	\$31,951.67
Sub Total	\$2,162,063.17
Bond 1.5%	\$32,430.95
TOTAL	\$2,194,494.12

PATTERSON COURT BUILDING ESTIMATED PROJECT COST

Category	Amount	
Land Acquisition	\$425,810	
Design Costs	\$277,577	
Pre-construction Costs	\$87,620	
Building Costs	\$2,194,494	
TOTAL	\$2,985,501	

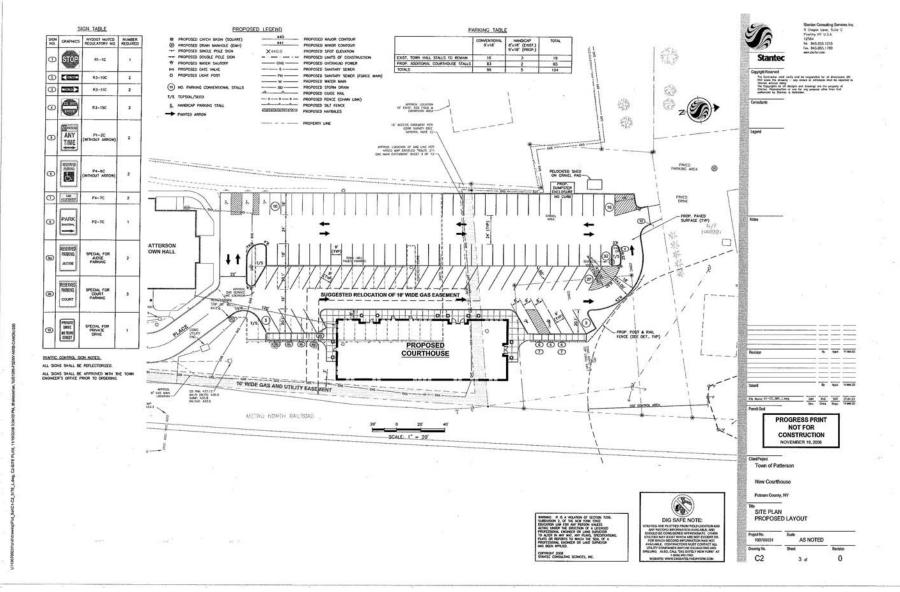
PATTERSON COURT BUILDING ESTIMATED PROJECT COST

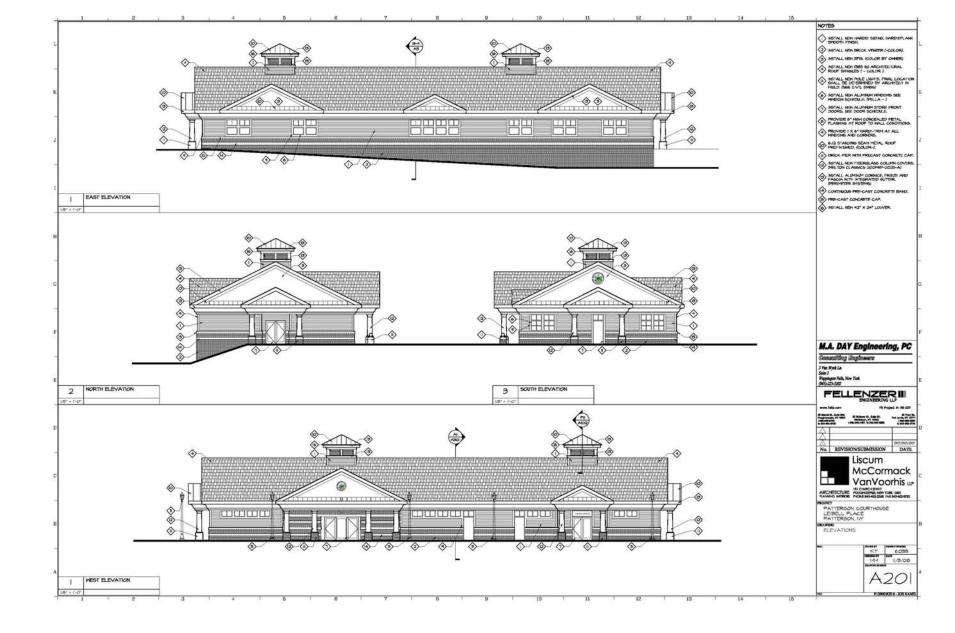
Project Cost	\$2,985,501
Sale of building to Library	\$600,000
Grant – Economic Development Program	\$250,000
Grant – Economic Development Assistance	
Program	\$1,000,000
TOTAL	\$1,135,501

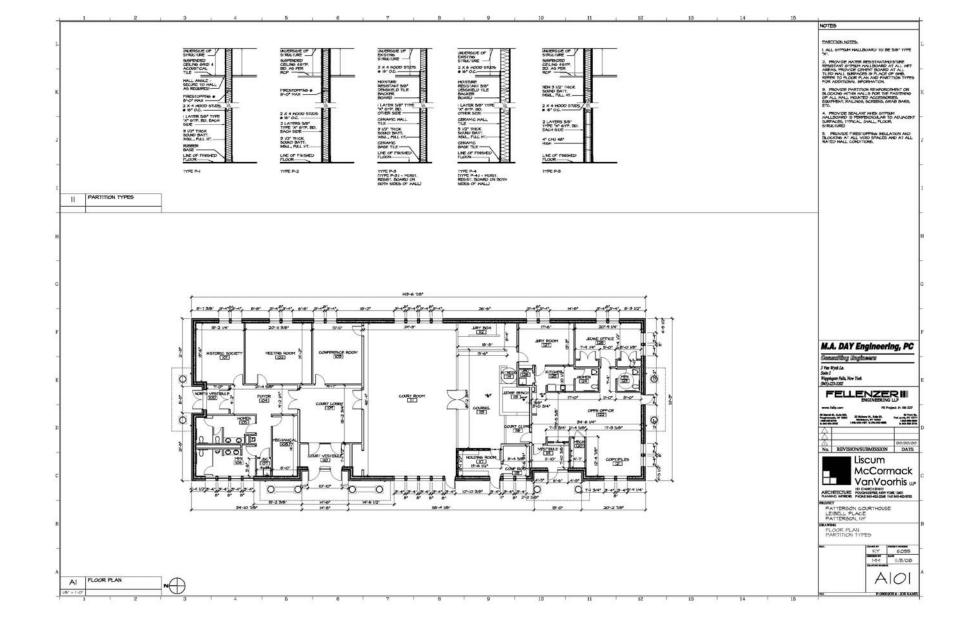


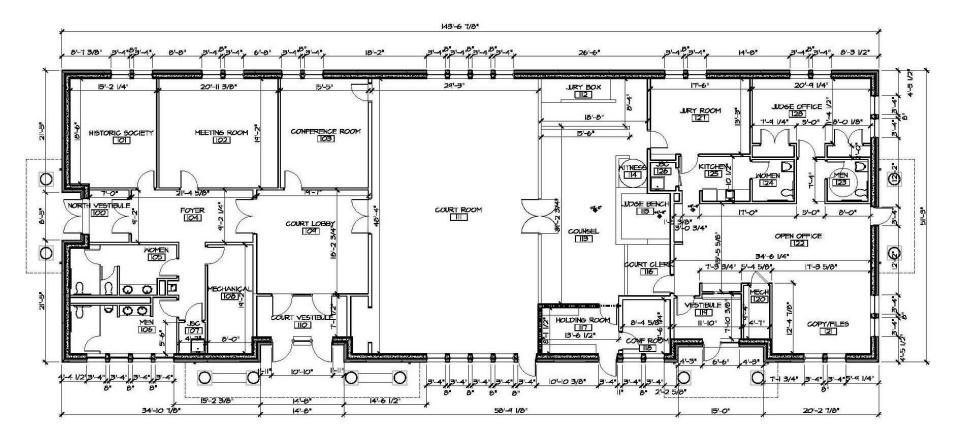
TOWN OF PATTERSON COURT HOUSE PROJECT

SITE DEVELOPMENT PLANS 7,132 sq. ft. Courthouse









PATTERSON COURT BUILDING

Un-reimbursed Construction Cost: \$1,135,501

Assuming 30 year bond with interest rate of 4% the annual cost of debt service added to the annual budget would be:

\$61,560

PATTERSON COURT BUILDING

\$61,560 adds **\$.04** per \$1,000 to annual "Mill" Rate.

Average Assessed Value of a single family home - \$352,141.

Increase in annual tax bill to the average homeowner –

\$14.08 per year.

PATTERSON COURT BUILDING

2010 - Town makes last payment of \$36,000 on Construction Bond

2011 – Town makes last payment of \$127,500 on Equipment Bond.

2.5X the Court Project debt service