

Appendix S

196-unit Alternative Estimated Streetscape Improvement Costs

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
OFF SITE IMPROVEMENTS:					
Pavers	1320 square feet of street pavers on Craft Avenue & Sub-base	1,320.00	s.f.	\$ 19.80	\$ 26,136.00
	3,460 square feet of brick pavers, including frontage on west side of Glen Cove Avenue	3,460.00	s.f.	\$ 18.00	\$ 62,280.00
Street Boundary Shrubs	- 395 linear feet on Glen Cove Avenue, 520 linear feet on Craft and Young Avenues	915.00	l.f.	\$ 55.00	\$ 50,325.00
	4" Caliper Silver Linden: \$775 8" high Tree Guard: \$350 Paver Perimeter: \$ 250 Dirt prep and mulch: \$ 275	50.00			
Street Landscaping	Total: \$1,650. █		@	\$ 1,650.00	\$ 82,500.00
	5' Wide grass strip along streets - irrigation system	3325	sf	\$ 4.40	\$ 14,630.00
Street Lighting	35 street lights along Glen Cove, Craft and Young Avenues	66.00	@	\$ 330.00	\$ 21,780.00
	Foundations	35.00	@	\$ 825.00	\$ 28,875.00
Bury Utilities' Lines	Light Poles and Fixtures furnish & install	35.00	@	\$ 7,150.00	\$ 250,250.00
	Relocate utility transmission lines below grade 395 linear feet on Glen Cove Avenue and 210 linear feet on Craft Avenue	605.00	@	\$ 500.00	\$ 302,500.00
Site Water Management	Storm water / drywell detention system	1.00	@	\$ 848,812.80	\$ 848,812.80
Sub Total Off Site Improvements					\$ 1,688,088.80
10% General Conditions (Includes supervisory and site management labor and other job support costs)					\$ 168,808.88
Total - Off Site Improvements					\$ 1,856,897.68
ON SITE IMPROVEMENTS:					
Fountains	400 s.f. with pit for controls, pumps and timer- allowance	1.00	@	\$ 44,000.00	\$ 44,000.00
	8' diameter, half round fountain, with pit, pumps, timer	1.00	@	\$ 15,000.00	\$ 15,000.00
Additional Façade Costs	20 % increase in area of stucco and framing systems for additional articulation of the street sides of all buildings	27,331.00	s.f.	\$ 42.90	\$ 1,172,499.90
Change from 2 to 6 bldgs	Change from 2 longer buildings to 6 buildings. Cost of additional stairs, and elevators for buildings B, C, D & E:				
	Building B	1.00	@	\$ 453,000.00	\$ 453,000.00
	Building C	1.00	@	\$ 364,400.00	\$ 364,400.00
	Building D	1.00	@	\$ 425,000.00	\$ 425,000.00
	Building E	1.00	@	\$ 425,000.00	\$ 425,000.00
Sub Total - On Site Improvements					\$ 2,898,899.90
10% General Conditions (Includes supervisory and site management labor and other job support costs)					\$ 289,889.99
Total - On Site Improvements					\$ 3,188,789.89
Total on and off site improvements					\$ 5,045,687.57