

Appendix V

**Cameron Engineering Associates Cost Estimate for Streetscape
Improvements**

Description of Cost Estimate and Impacts to FEIS Content

The Planning Board’s civil engineering consultant, Cameron Engineering, took the Project sponsor’s cost estimate as shown in Appendix S of the April 2013 FEIS, and conducted the following tasks:

- 1) Verified unit prices based on recent Long Island construction experience
- 2) Verified that the items utilized in the streetscape improvements are appropriate for the area
- 3) Determined whether each line item should apply to on-site vs. off-site improvements
- 4) Determined what the City of Glen Cove would pay to obtain the same amount of benefit

First, based on current (Year 2013) experience with construction projects in Glen Cove and Long Island, the consultants updated some of the unit prices for the trees and the streetlight foundations.

Next, the City’s consultants verified that the proposed tree species (Red maple, Silver linden, and Japanese Zelkova) are appropriate to use for street trees in the area. When the time comes, for site plan review purposes, the City should simply require extra room around the silver lindens (a minimum 6-foot planter width) compared to the other two tree species.

For the next task, the City’s consultants determined that the stormwater improvements within the property are not appropriate to classify as “off-site improvements” for several reasons.

- The Project Sponsor refers to a 5-inch storage “requirement” and provides the equivalent storage of 5.72 inches, for a “surplus” of 14 percent according to the applicant’s site plan drainage calculations:

Drainage Area	Impervious	Landscaping	Total	% Impervious	Required Storage (5")	Provided Storage	Surplus Storage (* from 5")
Area A	22,116	30,259	52,375	42%	189.96	202.30	6%
Area B	37,099	7,529	44,628	83%	239.68	318.20	33%
Area C	6,757	8,164	14,921	45%	56.06	57.20	2%
Area D	1,477	2,816	4,293	34%	14.14	16.00	13%
Area E	4,730	6,127	10,857	44%	40.00	40.00	0%
Area F	22,338	11,775	34,113	65%	157.55	160.00	2%
Area G	0	3,074	3,074	0%	5.62	8.00	42%
Area H	0	2,854	2,854	0%	5.21	8.00	54%
Area I	0	396	396	0%	2.22	3.00	35%
Total	94,517	72,994	167,511	56%	710.44	812.70	14% (5.72")

* However, the base requirement is 8 inches; the applicant needed a waiver to be permitted to store only 5 inches of stormwater. Therefore, the applicant is not providing more storage than genuinely required, so there is no quantified off-site benefit, and there is on genuine surplus.

- Moreover, we question why the applicant is taking credit for storing “additional” stormwater from off-site properties upstream, seeing how the applicant never identified an existing flooding issue that needs to be fixed. The SEQRA process is supposed to identify required mitigation measures/improvements associated with this application. If there is no existing flooding issue identified, there is no justification for taking credit for storing “extra” stormwater that the Project Sponsor believes should be considered an “off-site improvement.”

The City Planning Board consultants also believe that several of the items included in the applicant’s version of the FEIS Cost Estimate in Appendix S equate to “double dipping:” they are used to justify added density, while their use is necessary to make the requested density physically feasible in the first place.

For example:

- Underground stacked parking yields many more spaces than a same-size surface parking lot. This in turn supports a higher number of residential units based on City parking ordinance requirements. However, the City's consultants believe it is inappropriate to utilize underground parking as a justification for increasing the permitted on-site density, since the density is only feasible (with respect to parking requirements) with the underground stacked parking.
- Building six smaller buildings makes it possible to fit the size and number of units on the property; it is not physically feasible to fit the requested number of units into just two buildings as the Project Sponsor attests. To comply with height restrictions and minimize visual impacts, the City's consultants believe that six separate buildings are in fact required; the buildings as shown on the Project Sponsor's plans remain somewhat high and massive. The consultants' cost estimate therefore excludes the entire added cost from, in the Project Sponsor's words, increasing from two buildings to six, with respect to "additional" stairways and elevators and stucco area.

Finally, while it is an aesthetic benefit to bury utility wires underground, it is improbable that the City would elect to bury just the 605-foot segment of Glen Cove Avenue in front of the property. The Planning Board considers its parallel cost for this item, to be "zero."

In summary, the Planning Board believes the following off-site streetscape improvements are appropriate for the area, and are appropriate to consider as off-site improvements that would benefit the City:

- Street trees (silver linden, Japanese zelkova, and red maple)
- Street lights
- Irrigation
- Pavers along Craft Avenue, Young Avenue, and Glen Cove Avenue and on the Craft Avenue intersection
- Total off-site improvement cost: \$530,191 subtotal, plus 10% for general conditions, equals \$583,210
- Total on-site improvements (that the Planning Board might consider applicable to the waiver): \$64,000 subtotal, plus 10% for general conditions, equals \$70,400
- Total of on-site and off-site improvements: \$653,610

Villa at Glen Cove - Off Site Streetscape Improvements (by applicant)

CE 1008Q

Cameron Engineering & Associates, LLP

Changed unit cost

OFF SITE IMPROVEMENTS: Items	Quantity	Unit	Unit Cost	Cost
Street pavers on Craft Avenue and sub-base <i>NOTE: Plans call for stamped concrete; hence the \$10/SF cost</i>	1,320	SF	\$10	\$13,200
Brick pavers, including frontage on west side of Glen Cove Avenue	3,460	SF	\$18	\$62,280
Pavers, in linear feet, along Craft Avenue and Young Avenue	915	LF	\$55	\$50,325
Street Boundary Shrubs: 4" Caliper Silver Linden	50	EA	\$1,000	\$50,000
Street Boundary Shrubs: 8" high Tree Guard	50	EA	\$500	\$25,000
Street Boundary Shrubs: Paver perimeter	50	EA	\$250	\$12,500
Street Boundary Shrubs: Dirt prep and mulch	50	EA	\$275	\$13,750
Street Landscaping: 5' grass strip along streets	3,325	SF	\$2.25	\$7,481
Irrigation System	66	EA	\$330	\$21,780
35 Street lights along Glen Cove, Craft, Young Avenues				
Foundations	35	EA	\$675	\$23,625
Light Poles and Fixtures	35	EA	\$7,150	\$250,250
Relocate Utility Transmission Lines	0	LF	\$500	\$0
<i>Subtotal</i>				\$530,191
<i>Add 10% for General Conditions</i>				\$53,019
TOTAL				\$583,210

ON SITE IMPROVEMENTS: Items	Quantity	Unit	Unit Cost	Cost
Stormwater / drywell detention system <i>* The applicant provides 14% surplus above 5" (5.72" equivalent) but does not provide the base pre-waiver 8" requirement on a site with 56% impervious area</i>	0.00	LS*	\$1,110,400	\$0
400 s.f. fountain pit for controls, pumps, timer (Allowance)	1	LS	\$44,000	\$44,000
8' diameter half-round fountain	1	LS	\$20,000	\$20,000
20% increase in stucco area and framing systems	0	SF	\$42.90	\$0.00
Cost of additional building stairs and elevators* <i>* Massive buildings need fewer but taller stair towers</i>				
Building B	0.00	EA	\$453,000	\$0
Building C	0.00	EA	\$364,400	\$0
Building D	0.00	EA	\$425,000	\$0
Building E	0.00	EA	\$425,000	\$0
<i>Subtotal</i>				\$64,000
<i>Add 10% for General Conditions</i>				\$6,400
TOTAL				\$70,400

Total On/Off Site Improvements per Planning Board Consultants				\$653,610
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