

Purpose

The purpose of this document is to convey to the Owner how pricing for the project was determined and identify inclusions, exclusions and clarifications. Pricing is based on as built drawings of each facility as well as Google Earth views and a site walk through with DiMarco Constructors and CHA.

General Project Information:

- The project scope of work includes demolition and complete removal of the Saint Elizabeth Hospital and St. Lukes Hospitals as outlined below.
 - St. Elizabeth 360,000 S.F.
 - St Lukes 460,000 SF

General Clarifications:

- Project priced as taxable.
- Project priced without wage rates
- Project duration would be 6-8 months for building removal and could be 4-6 months for ACM removals.
- Accurate permit costs were not available at time of pricing, allowance carried for demolition permits.

Division 2 – Existing Conditions Abatement

- There was no ACM report available at time of budgeting.
- We have carried no ACM removals as part of this budget.

Division 2 – Existing Conditions Demolition

- Includes mobilization of labor, materials and equipment.
- Removal of all soft surfaces from structures including flooring, ceiling tiles and grid, partitions, carpeting, conduits and piping.
- Complete structural demolition of existing hospital building superstructures, foundations, footings and slabs.
- Complete structural demolition of existing parking garage including all foundations at Saint Elizabeth campus.
- Complete structural demolition of boiler house structure including foundation, footings and slabs at St Elizabeth campus.
- Backfill and rough grade with structural fill to match existing contour and grades.
- Properly transport and dispose of all C & D debris, recycle concrete and scrap all metals.
- Obtain demolition permits.

General Exclusions:

- Utility disconnections, capping and or cutting to be done prior to demolition of buildings.
- All salvageable hospital equipment, machines, furniture and fixtures to be removed by others.
- Elevator decommissioning to be done by others including placing elevators cabs at lowest level of structures.
- No ACM removals included in pricing
- No demolition or any work priced at Faxton Campus.

Mohawk Valley Health - Demolition Proposal



Square Footage: 828,000

Job Number: 18-082

Date: 4/14/2020

Item	Quantity	Unit	Unit Price	Item Total	Cost per SF	
General Contracting						
Division 1 - General Requirements			Division Total	\$ 490,500.00	\$ 0.59	
General Conditions - St Elizabeth's	1	LS	\$ 226,250.00	\$ 226,250.00	\$ 0.27	
General Conditions - St Luke	1	LS	\$ 264,250.00	\$ 264,250.00	\$ 0.32	
Division 2 - Demolition & Abatement			Division Total	\$ 9,810,000.00	\$ 11.85	
St Elizabeth Hospital Demolition	1	LS	\$ 4,075,000.00	\$ 4,075,000.00	\$ 4.92	
St Elizabeth Parking Garage Demolition	1	LS	\$ 200,000.00	\$ 200,000.00	\$ 0.24	
St Elizabeth Boiler House Demolition	1	LS	\$ 100,000.00	\$ 100,000.00	\$ 0.12	
St Elizabeth Professional Building Demolition	1	LS	\$ 150,000.00	\$ 150,000.00	\$ 0.18	
St Luke Hospital Demolition	1	LS	\$ 5,285,000.00	\$ 5,285,000.00	\$ 6.38	
Division 15- Mechanicals			Division Total	\$ -	\$ -	
Plumbing - Disconnect & Make Safe By Hospital	1	LS	\$ -	\$ -	\$ -	
HVAC - Disconnect & Make Safe By Hospital	1	LS	\$ -	\$ -	\$ -	
Division 16- Electrical			Division Total	\$ -	\$ -	
Electrical - Disconnect & Make Safe By Hospital	1	LS	\$ -	\$ -	\$ -	
				Subtotal	\$ 10,300,500.00	\$ 12.44
				Fee- 10%	\$ 1,030,050.00	\$ 1.24
				Total	\$ 11,330,550.00	\$ 13.68



ZONING REGULATIONS

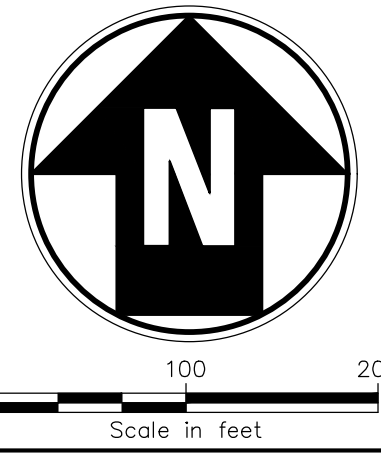
EXISTING LOT INFORMATION:

ADDRESS	TAX MAP	ACREAGE	ZONING
2209 GENESEE ST	329.12-8-59.1	±16.50 AC	PDD-E
2201 GENESEE ST	329.12-8-1	±0.60 AC	C-N
4 BALLANTYNE BRAE	329.12-8-3	±0.22 AC	SF MD
8 BALLANTYNE BRAE	329.12-8-5	±0.16 AC	SF MD
10 BALLANTYNE BRAE	329.12-8-6	±0.14 AC	SF MD
12 BALLANTYNE BRAE	329.12-8-7	±0.14 AC	SF MD
14 BALLANTYNE BRAE	329.12-8-8	±0.14 AC	SF MD
16 BALLANTYNE BRAE	329.12-8-9	±0.14 AC	SF MD
18 BALLANTYNE BRAE	329.12-8-10	±0.14 AC	SF MD
24 BALLANTYNE BRAE	329.12-8-13	±0.14 AC	SF MD
26 BALLANTYNE BRAE	329.12-8-14	±0.14 AC	SF MD
30 BALLANTYNE BRAE	329.12-8-16	±0.14 AC	SF MD

ZONING DISTRICT:
 PDD - PLANNED DEVELOPMENT DISTRICT - EXTRAORDINARY
 C-N - NEIGHBORHOOD COMMERCIAL
 SF MD - SINGLE FAMILY MEDIUM DENSITY



ST. ELIZABETH CAMPUS
 MOHAWK VALLEY HEALTH SYSTEM
 UTICA, NY



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OF LAND, OR SURVEYOR TO ALTER AN INSTRUMENT BEARING THE STAMP OF A LICENSED PROFESSIONAL. IF THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OF LAND, OR SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MOHAWK VALLEY HEALTH SYSTEM
 CAMPUS REDEVELOPMENT
 ASSESSMENT
 UTICA, NY

No.	Submittal / Revision	App'd.	By	Date

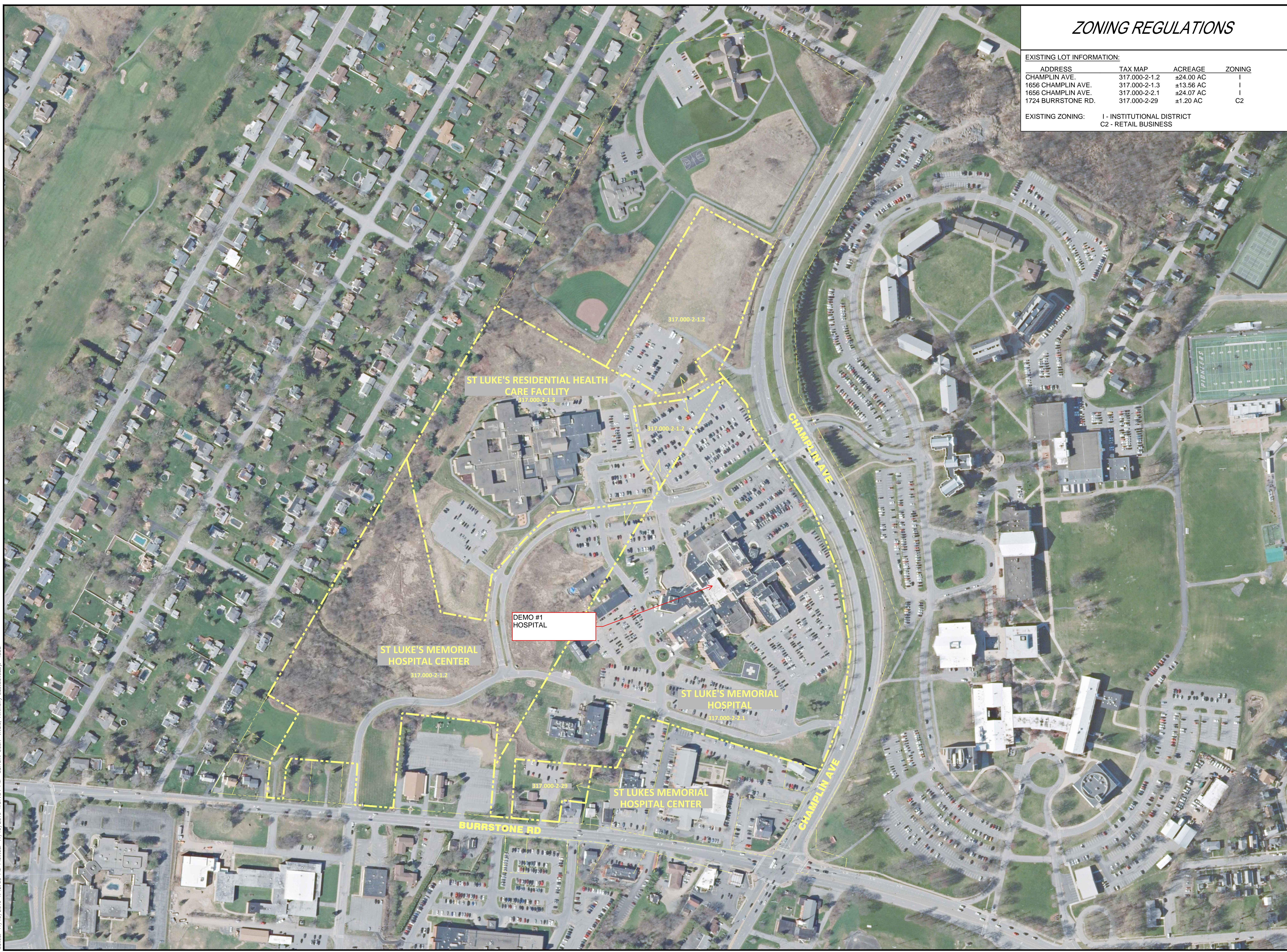
ST. ELIZABETH LOCUS MAP

Designed By: BFB	Drawn By: BGH	Checked By: JFT
Issue Date: 9/9/19	Project No: 35768	Scale: AS SHOWN

Drawing No.:
ORTHO

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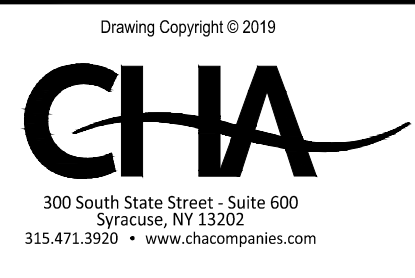


ZONING REGULATIONS

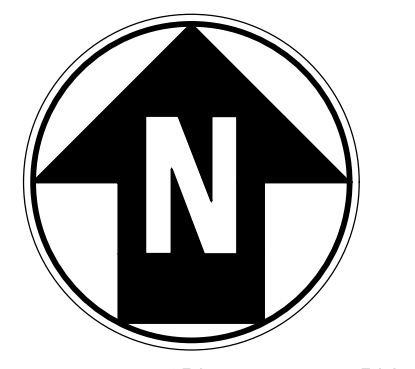
EXISTING LOT INFORMATION:

ADDRESS	TAX MAP	ACREAGE	ZONING
CHAMPLIN AVE.	317.000-2-1.2	±24.00 AC	I
1656 CHAMPLIN AVE.	317.000-2-1.3	±13.56 AC	I
1656 CHAMPLIN AVE.	317.000-2-2.1	±24.07 AC	I
1724 BURRSTONE RD.	317.000-2-29	±1.20 AC	C2

EXISTING ZONING: I - INSTITUTIONAL DISTRICT
 C2 - RETAIL BUSINESS



ST. LUKE'S HOSPITAL CAMPUS
 MOHAWK VALLEY HEALTH SYSTEM
 NEW HARTFORD, NY



0 150 300
 Scale in feet

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MOHAWK VALLEY HEALTH SYSTEM
 CAMPUS REDEVELOPMENT
 ASSESSMENT
 UTICA, NY

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ST. LUKE'S HOSPITAL LOCUS MAP

Designed By:	Drawn By:	Checked By:
BFB	BGH	JFT
Issue Date:	Project No:	Scale:
9/9/19	35768	AS SHOWN

Drawing No.:
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