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June 3, 2013

Columbia County Planning and Economic Development
401 State Street
Hudson, NY 12534

Attn: Kenneth Flood
Commissioner

RE: Ginsberg's Facility
Estimate of Offsite Improvements
NYS Route 66
Ghent, NY

Dear Mr. Flood:

Pursuant to your request, this office has completed its initial review of the probable costs associated with the offsite improvements that will be required for the proposed new facility that is proposed to be constructed on Route 66 within the Town of Ghent and Claverack.

Based on our current understanding of the project, it is anticipated that the following utility and infrastructure improvements would be required for the facility:

1. New NYSDOT commercial driveway access.
2. New water service connected to the Columbia County Commerce Center.
3. New sewer service connected to the Columbia County Commerce Center.
4. New three (3) phase power extension to the existing utility grid.

This office has reviewed available documentation, as well as performed field visits at the proposed site. This office offers the following comments as they pertain to improvements that will be required.

Driveway Access:

The proposed facility project site is located on the south side of NYS Route 66. In order to gain access onto the site, a new NYSDOT commercial access drive will need to be constructed at the site. It is the understanding of this office that you have had preliminary discussions with the NYSDOT permitting agent and based on that meeting the following improvements are required:

1. NYSDOT standards commercial driveway access with curbing.
2. Creation of a new turning lane for west bound traffic that will turn into the site.
3. Widening of the existing roadway to accommodate the new turning lane and also to provide a wider shoulder that will extend a minimum of 300 feet to the east and west of the site access.

4. Provide for drainage at the access point to accommodate the existing roadside swale along NYS Route 66.

The development of the proposed access will require that the design plans for the proposed roadway improvements be submitted and approved by NYSDOT prior to implementation. As part of the design process, NYSDOT may require that a traffic study be conducted to determine the level of service for the area.

Water Service

The proposed project site is located outside, but contiguous of the existing Columbia County Commerce Center Water District. An existing 12" water main is located on the north side of NYS Route 82 that may be connected to, in order to provide water service to the site. In reviewing the Water Storage Tank and Water Source Report for the Commerce Park, that was completed several years ago, the report confirms that the current system has minimal fire protection capabilities.

The fire flow model contained within the report indicates that the current system's anticipated fire flow available at the proposed site would be approximately 517 gallons per minute. This fire flow volume rate is low based on the proposed use and size of the building. In addition, the report does not determine the duration of the available fire flow. Based on the lack of significant available storage capacity within the system, it would be estimated that it would be limited to only minutes, which is far less than required by Code. Based on information contained within the report, the design fire flow utilized in the proposed tank sizing was 2,000 gallons per minute for a duration of 2 (two) hours (NFPA and AWWA Standards).

Based on the above, either an onsite fire suppression storage and pumping system would need to be constructed by the facility; or the County could continue to pursue the option of constructing a new storage tank facility that would accommodate the fire flow requirements for the entire district. The report provides a probable cost of \$1,680,000 for the construction of a new water storage tank and utilizing the existing Mt. Ida Pump Station. The report indicates that with the installation of the proposed water storage tank, the available fire flow along NYS Route 66 in the area of the site would exceed 3,600 gallons per minute.

The development of the water service to the site would require that either an out of district user agreement or that the district be extended to include the subject parcel. Additional approvals would include: Columbia County Department Health, NYSDOT, and Columbia County Department of Public Works.

Sewer Service

Similarly to the water, the proposed project site is located outside, but contiguous of the existing Columbia County Commerce Center Sewer District. An existing sewer main is located on the north side of existing Dialysis Center off of Route 66 that may be connected too, in order to provide sewer service to the site. The sewer service will be required to extend under NYSDOT Route 66. It is anticipated that both the water service and sewer service would be extended under the highway utilizing direction boring technologies.

The development of the sewer service to the site would require that either an out of district user agreement or that the district be extended to include the subject parcel. Additional approvals would include: Columbia County Department Health, NYSDOT, and Columbia County Department of Public Works.

GRAVITY SEWER MAIN

Depth = 7 Pipe Size (In.) = OFF ROAD 8 TOWN ROAD 8 STATE/CNTY ROAD 8

DOLLARS PER UNIT

CONSTRUCTION COMPONENT	UNITS	UNIT	COST PER LF	COST PER LF	COST PER LF
Excavation	\$/cu. yd.	\$7.30	\$7.89	\$7.89	\$7.89
Debris Disposal	\$/cu. yd.	\$8.47	\$2.69	\$4.87	\$10.18
Pipe Embedment (ROB)	\$/cu. yd.	\$62.38	\$13.63	\$13.63	\$0.00
Select trench fill (Item #4: 10% off road, 40% T. Road)	\$/cu. yd.	\$33.21	\$2.86	\$11.43	\$0.00
Control Denisty Backfill (St/Cty Rd only in lieu of Select Fill)	\$/cu. yd.	\$173.55	\$0.00	\$0.00	\$168.36
Compaction	\$/cu. yd.	\$4.47	\$2.41	\$4.83	\$0.00
Pavement Restoration					
Trench - Asphalt (2 1/2" binder, 1 1/2" wearing)	\$/cu. yd.	\$305.82	\$0.00	\$29.10	\$52.39
Foundation Material (9" Item #4)	\$/cu. yd.	\$33.21	\$0.00	\$6.36	\$0.00
Topsoil, Seed and Mulch	\$/sq. yd.	\$2.43	\$4.05	\$0.00	\$0.00
Pipe (8"=15.19, 10"=20.93, 15"=32.67)	\$/LF	\$32.67	\$32.67	\$32.67	\$32.67
Manholes (1 MH / 200LF of Pipe)	Ea.	\$5,012.50	\$25.06	\$25.06	\$25.06
Testing	\$/LF	\$1.75	\$1.75	\$1.75	\$1.75
0.4" Serv. lats (25LFea.x X/100LF of Main)	\$/LF	\$62,995,154	\$0.00	\$0.00	\$0.00
Traffic Maintenance		\$0,7,12	\$0.00	\$7.00	\$12.00
0% Rock	\$/cu. yd.	\$162	\$0.00	\$0.00	\$0.00
\$17 Dewatering	\$/LF	\$17-\$78	\$17.00	\$17.00	\$17.00
Mobilization/ Demobilization	= 3% of total other costs		\$3.30	\$4.85	\$9.82
Construction Cost			\$113.31	\$166.43	\$337.11
Total Project Cost	10% cont. & 30% non-const		\$158.63	\$233.01	\$471.96
Pipe size(inches)	8				
Trench depth(feet)	7				
Total Linear Feet	350		350	0	0
Base Construction Cost			\$39,658.03	\$0.00	\$0.00
Base project Cost			\$55,521.24	\$0.00	\$0.00
MISC. OTHER COST VARIABLES					
Saw Cutting Pavement	\$/LF	\$5.37	---	\$0.00	\$0.00
Steel Sheet Piling	\$/sq. ft.	\$22.81	\$1,995.88	\$0.00	\$0.00
0 Sidewalk Removal	\$/LF	\$5.77	\$0.00		
0 Sidewalk Restoration	\$/LF	\$26.62	\$0.00		
0 Concrete Curb Removal	\$/LF	\$5.66			\$0.00
0 Concrete Curb Restoration	\$/LF	\$27.38			\$0.00
0 Pavement Restoration (incl. sawcuts + State pavement + 40% cont. density fill/60% Item 4)	\$/LF	\$113.48	\$0.00		
0 Stream Crossings	\$/ea	\$20,000.00	\$0.00		
0 Cased Crossing (RR or stream)	\$/LF	\$1,000.00	\$0.00		
40 Direction Boring Crossing (Highway)	\$/LF	\$200.00	\$8,000.00		
Erosion Control	\$/LF	\$2.81	\$983.50		
1 Clear & Grub	\$/Acre	\$6,503.75	\$6,503.75		
Dewatering					
HIGH (well point system)	\$/LF	\$77.44			
MODERATE	\$/LF	\$47.22			
LOW	\$/LF	\$17.00			
0 Demolition	ea	\$5,000.00	\$0.00		
0 Landscaping (\$/Tree)	\$/tree	\$253.50	\$0.00		
Total Additional Items Constr. Cost			\$17,483.13	\$0.00	\$0.00
Total Additional Items Project Cost			\$24,476.38	\$0.00	\$0.00
TOTAL CONSTRUCTION COST			\$57,141.15	\$0.00	\$0.00
TOTAL PROJECT COST	10% cont. & 30% non-const		\$79,997.62	\$0.00	\$0.00

Columbia County Commerce Center Glnsburg Access and Highway Improvements

ESTIMATE OF PROBABLE CONSTRUCTION COST

Work Item Name	Item Number	Units	Estimated Quantity	Unit Cost	Total
Clearing & Grubbing	201.07	Acre	0.1	\$3,000.00	\$300
Pavement Removal	202.97000001	SY	150	\$80.00	\$12,000
Unclassified Excavation & Disposal	203.02	CY	600	\$35.00	\$21,000
Embankment In Place	203.03	CY	400	\$20.00	\$8,000
Trench & Culvert Excavation *	206.02	CY	50	\$18.01	\$900
Subbase Course Type 2 *	304.12	CY	600	\$41.14	\$24,684
Asphalt Top Course *	402.098302	Ton	150	\$140.19	\$21,029
Asphalt Base-Binder Course *	420.258902	Ton	200	\$140.19	\$28,039
Tack Coat	407.0101	Gal	200	\$8.00	\$1,600
Saw Cut Asphalt Concrete	520.0900001	LF	300	\$4.00	\$1,200
Excavation Protection System	552.16	SF	240	\$35.00	\$8,400
Smooth Interior Corr. Poly Strm Drain 18"	603.9818	LF	50	\$30.00	\$1,500
Rectangular Drainage Structure & Top	604.32xyy	LF	8	\$600.00	\$4,800
Drainage Structure Frame & Grate		EA	2	\$1,500.00	\$3,000
Cast-In-Place Concrete Curb Type PVF150 *	609.0401	LF	180	\$38.66	\$6,959
Establish Turf (plus topsoil)	610.0203	Acre	0.2	\$25,000.00	\$5,000
Turning Lane Stripe		LS	1	\$2,000.00	\$2,000
Maintenance & Protection of Traffic		LS	1	\$8,000.00	\$8,000
Mobilization (4%)		LS	1	\$6,336.49	\$6,336
Contingency (20%)		LS	1	\$32,949.77	\$32,950

Total Estimated Probable Construction Cost \$197,699

Non-Construction Costs \$59,310

Total Project Cost \$257,008

Use \$257,000.00

Notes:

Items with an asterisk (*) have a Unit Cost Determination prepared. See attached sheets.

The NYSDOT document titled "Weighted Average Item Price Report - By Item, Region & Quarter - US Customary Contracts Let July 1, 2011 to June 30, 2012".

Project anticipates 300 l. f. shoulder reconstruction/widening, turning Lane and also typical NYSDOT commercial access driv

Construction year assumed to be 2014.

Water Main Cost Estimate - Columbia Commerce Park Route 66

Town Road State Road
 Shoulder - No Wet Tap
 6 12
 6 12

CONSTRUCTION COMPONENT	UNITS	CURRENT DOLLARS PER UNIT	Town Road COST PER LF	State Road COST PER LF
Excavation	\$/cu. yd.	\$5.95	\$5.29	\$5.29
Trench	\$/cu. yd.	\$7.44	\$4.75	\$4.19
Debris Disposal	\$/cu. yd.	\$26.78	\$6.49	\$6.49
Pipe Embedment	\$/cu. yd.	\$26.78	\$9.81	\$7.82
Select trench fill	\$/cu. yd.	\$130.20	\$0.00	\$0.00
Control Denisty Back Fill	\$/cu. yd.	\$4.32	\$3.84	\$3.84
Trench	\$/cu. yd.	\$148.80	\$13.78	\$24.80
Pavement Restoration	\$/cu. yd.	\$20.09	\$3.72	\$3.72
Trench - Asphalt Foundation Material	\$/LF		\$1.49	\$4.81
Saw Cutting Pavement	\$/LF		\$28.57	\$28.57
* Pipe (ENTER Inches above)	\$/LF	Variable	\$1.00	\$3.00
Traffic Maintenance	\$/cu. yd.	\$129.46	\$0.00	\$0.00
0.0% Rock	\$/LF	\$3-\$40	\$20.00	\$20.00
Dewatering	= 10% of total other costs		\$9.87	\$11.23
Inflation Costs - 2008 to present			\$108.60	\$123.58
Construction Cost (Per LF)			0	70
Projected LF				
Pipe Run Construction Cost				\$ 8,650
Misc. Other Cost Variables				
1 Hydrants	Ea.	\$4,500.00	#REF!	\$4,500.00
1 Valves	Ea.	\$2,000.00	#REF!	\$2,000.00
1 Wet tap and Valve	Ea.	\$6,000.00	#REF!	\$6,000.00
40 Direction Boring and HDPE Pipe	LF	\$200.00	\$0.00	\$8,000.00
Misc. Costs			\$0.00	\$20,500.00
Mobilization/Demobilization	3% of Costs			\$874.51
Contingencies	%10 of Costs			\$3,002.50
Total Construction Cost			\$0.00	\$33,027.45
Total Project Cost Estimate (20% non Constr. Costs)			\$0.00	\$42,955.89

Electrical Service

The proposed site is currently limited to overhead single phase service along its frontage along NYS route 66. However, three phase power is available along a branch circuit of the grid that is located approximately 300 feet east of the site. Therefore, it is anticipated that new poles and associated service wires, and transformers would be brought to the site. Once brought to the site, the Owner may then place underground electric to the buildings.

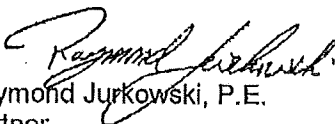
Based on our understanding of the scope of work and the brief description of the utilities and infrastructure information outline above, this office has completed a preliminary review of the probable costs of the required off-site improvements. The cost estimates include construction hard costs, as well as contingencies, and non-construction costs (engineering, legal, permitting, inspection). This office has attached copies of detailed estimates for each improvement. A summary of the costs is as follows:

NYS DOT Access and Roadway Improvements	\$ 257,000
Water Service Improvements	\$ 43,000
Sewer Service Improvements	\$ 80,000
Electrical Service	\$ 100,000

The probable costs outlined above, are limited to the off-site improvements only, and represent extending services to the main access and property line. They do not include extending the services to the proposed building locations.

If you have any additional questions regarding the above, please do not hesitate to contact me in my Hudson office at 518-828-2300.

Very truly yours,
MORRIS ASSOCIATES,
Engineering Consultants, PLLC


Raymond Jurkowski, P.E.
Partner

RJJ\cb

Encl.