



Cornell at 150 ... Hillcrest at 100 ... Windows at 100 ...

Windows Project \$500k total.....\$3,000 cost per window installed

We're more than halfway there. Help us raise the balance with an immediate contribution to the Hillcrest SAE Development Fund. Phi Alpha

**The 2016 INITIATIVE FOR NY ALPHA CHAPTER OF
SIGMA ALPHA EPSILON AT CORNELL UNIVERSITY**

2014-2015 PROGRESS

Bedroom Windows RFP

This document is to request board agreement to create an RFP to distribute to Architects for a windows project defined as the second and third floor bedroom windows and a limited number of essential other damaged windows. There is no cost associated with this project at this time.

As many of you know the condition of the window has deteriorated in recent years and there are many complaints by the occupants as well as the University about this issue.

Splitting the over all window replacement into more than one year does potentially cost somewhat more but the facts are that spending nearly \$500k in one summer is another problem as we don't have that kind of money available.

Dale Williams and Lisa James are in complete agreement that this is the best way to move forward especially in light of the new PAR requirements by the University. As a matter of fact Dale estimates and I confirmed that even delaying the project two years would not put us in a more comfortable fund position to spend that much of available funds in one year.

Of course, this means that the second phase of a replacement project would be done in 2016 or perhaps even later.

After we get back the architects proposals (\$25k est.) we will need to approve getting bids from contractors on the project as defined above.

At that point likely in February we will need to approve and submit a Window Project PAR for CU approval.

Hal
31 Oct 14

SAE Hillcrest Projects

11-Jul-15

Start	Title	Current Est	Done
2011	House Makeover	\$290,198	2011
		\$290,198	
2012	Repair New Wing Roof	\$2,500	2012
2012	Room Reconfiguration - Design	\$66,930	2013
		\$69,430	
2013	Room Reconfiguration, Lakeview Lounge, Apartment	\$350,645	2013
		\$350,645	
2014	Kitchen Repair Study	\$2,650	2014
2014	Replace New Wing Roof Membrane	\$45,070	2014
		\$47,720	
2015	Window Replacement	\$310,500	
		\$310,500	
2016	Replace Deck and Flat Roof	\$168,000	
2016	Kitchen Repairs	\$68,670	
		\$236,670	
2017	TV/Chapter Room Makeover	\$168,000	
2017	Furniture for Bedrooms	\$67,200	
2017	House Re-occupancy	\$11,200	
2017	Telephone trunk line	\$10,900	
		\$257,300	
2018	Dining Room Improvements	\$63,500	
2018	Pergo Flooring in Bedrooms	\$22,400	
2018	Replace Main Stair Flooring	\$28,750	
2018	Common Area Finish Restoration	\$115,000	
		\$229,650	
2022	Switch Sanitary Main	\$7,700	
2022	Enclose fire exit for New Wing	\$157,000	
2022	Guard rail protection in parking lot	\$15,700	
2022	Replace Dumpster Enclosure	\$34,228	
2022	Elevator for accessibility	\$278,000	
2022	Roof - Gable Cover for New Wing	\$390,000	
2022	Fireplace Inserts	\$12,400	
2022	Roof - Replace Roof on Main House	\$217,150	
2022	Parking lot lighting	\$7,568	
		\$1,119,746	
Grand Total for all Projects		\$2,911,859	

* Current Estimates escalated at 3% per year.

Planned Projects

Start Year	Project Title	Estimated Cost
2015	Window Replacement	\$310,500
		Sub Total
		\$310,500
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2016	Kitchen Repairs	\$68,670
2016	Replace Deck and Flat Roof	\$168,000
		Sub Total
		\$236,670
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2017	Furniture for Bedrooms	\$67,200
2017	House Re-occupancy	\$11,200
2017	TV/Chapter Room Makeover	\$168,000
2017	Telephone trunk line	\$10,900
		Sub Total
		\$257,300
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2018	Replace Main Stair Flooring	\$28,750
2018	Pergo Flooring in Bedrooms	\$22,400
2018	Dining Room Improvements	\$63,500
2018	Common Area Finish Restoration	\$115,000
		Sub Total
		\$229,650
 Grand Total for all Projects		 \$1,034,120

* Current Estimate includes escalation at 3% per year.

Unplanned Projects

[Estimated costs are in current year dollars]

Priority	Project Title and Scope	Estimated Cost
2 - Medium	Enclose fire exit for New Wing Current fire escape would not meet code. Should be replaced with enclosed stair in fire rated enclosure with exterior to match that of new wing.	\$100,000
2 - Medium	Guard rail protection in parking lot Landscape, terrace, and/or provide guard rail along south side of parking lot to protect steep drop.	\$10,000
2 - Medium	Switch Sanitary Main Reconnect main sanitary sewer line from existing clay pipe to cast iron pipe installed w/ New Wing. Both feed into Stewart Ave, below.	\$5,000
3 - Low	Elevator for accessibility Provide elevator or lift for accessibility from ground floor to New Wing and Dining Room.	\$200,000
3 - Low	Fireplace Inserts Install gas-fired fireplace inserts in the two (2) main floor fireplaces.	\$10,000
3 - Low	Parking lot lighting Provide two additional building-mounted parking lot lights for safety and security. Use HID fixtures.	\$4,400
3 - Low	Replace Dumpster Enclosure Install masonry enclosure for trash and recycling containers in parking lot to conceal them from view and improve overall appearance.	\$19,900
3 - Low	Roof - Gable Cover for New Wing Install new slate roof over New Wing with color to match that of slate roof on main house.	\$300,000
3 - Low	Roof - Replace Roof on Main House Replace terra cotta roof.	\$126,250
Grand Total for all Projects		\$775,550