



## **PROGRESS 2014**

*Brotherhood is for life!*

**Completed Projects**

<b>Start Year</b>	<b>Project Title</b>	<b>Cost</b>
2011	Hillcrest Makeover for Campus Life occupancy	\$290,198
2013	Reconfiguration, Lakeview Lounge, Apartment	\$417,575
<b>Grand Total for all Projects</b>		<b>\$707,773</b>

## ROOM RECONFIGURATION

CU and the NY Alpha Alumni Board contracted with Frank McGuire Architects Inc. to study how to increase the number of single rooms at Hillcrest. It was noted earlier that singles are the expectation for students beyond freshman year. Evidence in the dorms and in other fraternities strongly supports this position. Students don't just want singles they demand them. For many being assigned a double would cause fleeing to C-Town where singles are the norm.

While increasing singles is a must, leaving some rooms as doubles for the fall semester is also important. There must be some double rooms to accommodate a larger number of actives for the fall semester. Some of these students will leave spring semester to study abroad leaving most rooms in the spring as singles no matter their size. This exodus is normal and must be provided for in any reconfiguration of rooms.

By moving walls creatively on the second and third floors six extra singles result.

The extra rooms provide substantial incremental income to the house and the payout on this investment should be less than 15 years. Good but not great but one of the few projects with a positive ROI. Incremental income based upon current room rates would be over \$50,000 per year.

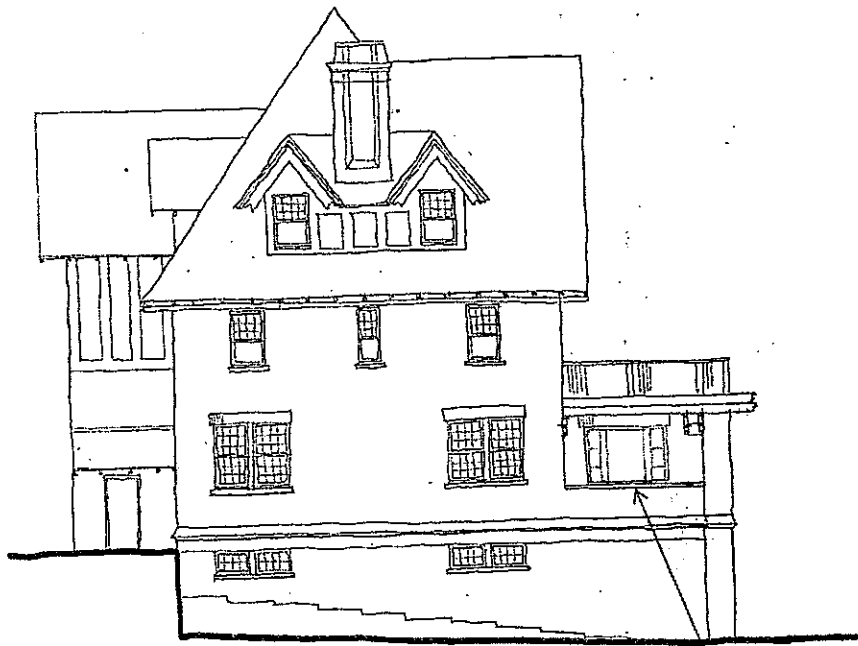
Another part of the reconfiguration project is creating improved living space off of the kitchen corridor. At this point we do not know if this will be used for two students or for a resident advisor. We assume the latter based upon discussions with the administration.

Details of the room configuration study are available for review.



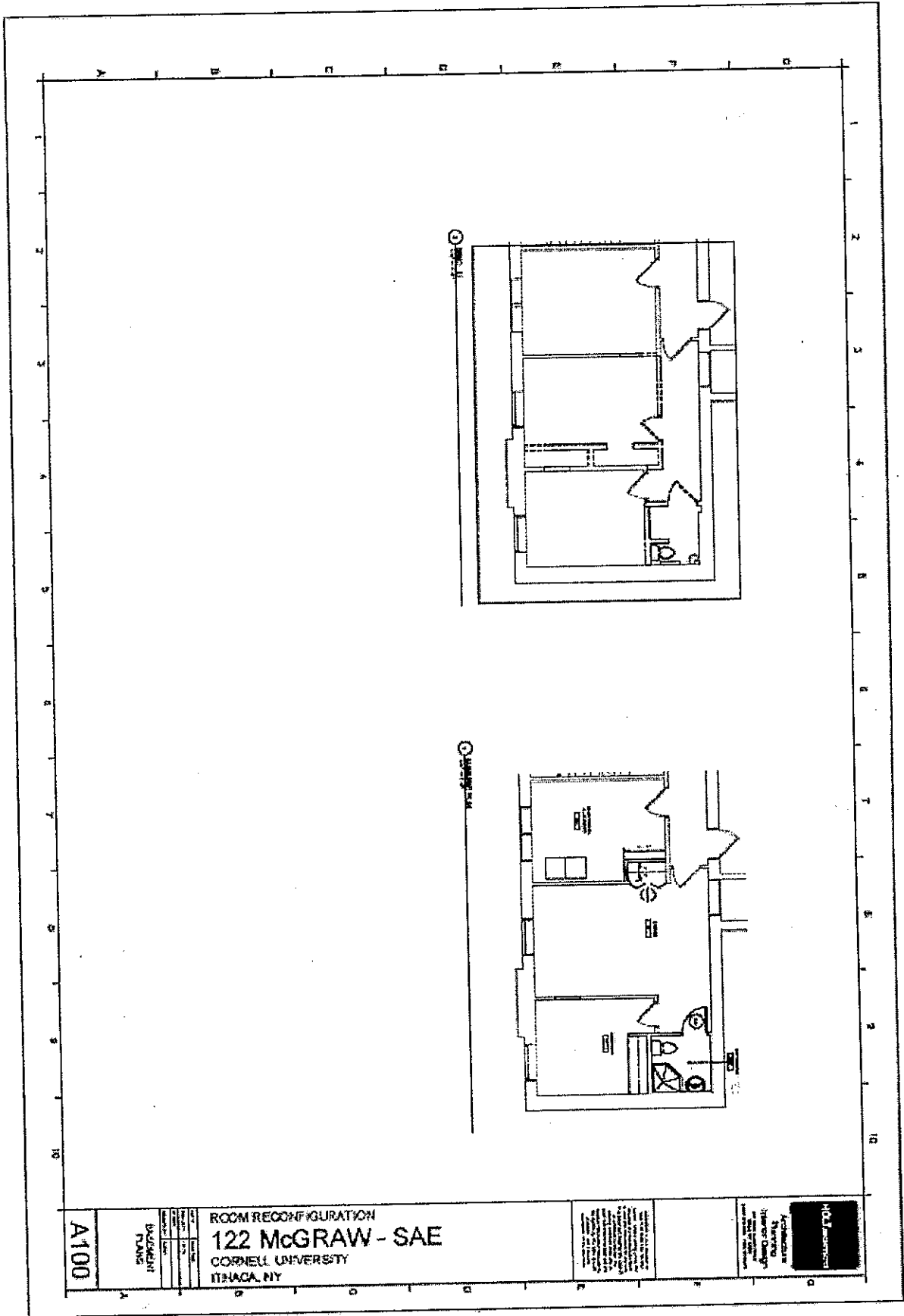
West Elevation  
N.T.S.

Lakeview Lounge  
Window



North Elevation  
N.T.S.

Lakeview Lounge  
Window



A100

BASEMENT  
PLANS

NO.	DATE	DESCRIPTION

ROOM RECONFIGURATION  
**122 McGRAW - SAE**  
 CORNELL UNIVERSITY  
 ITHACA, NY

NOT TO SCALE  
 DIMENSIONS IN FEET  
 UNLESS OTHERWISE NOTED  
 ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS  
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ARCHITECT  
 HOK - ARCHITECTS  
 1000 AVENUE OF THE STARS  
 SUITE 1000  
 FALLS CHURCH, VA 22044  
 (703) 441-1000



## Planned Projects

Start Year	Project Title	Estimated Cost
2014	Kitchen Repair Study	\$2,650
2014	Replace New Wing Roof Membrane	\$77,250
<b>Sub Total</b>		<b>\$79,900</b>
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2015	Window Replacement	\$310,500
2015	Replace Deck and Flat Roof	\$163,500
<b>Sub Total</b>		<b>\$474,000</b>
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2016	Furniture for Bedrooms	\$65,400
2016	House Re-occupancy	\$10,900
2016	Kitchen Repairs	\$163,500
<b>Sub Total</b>		<b>\$239,800</b>
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2017	TV/Chapter Room Makeover	\$168,000
<b>Sub Total</b>		<b>\$168,000</b>
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2018	Replace Main Stair Flooring	\$28,750
2018	Dining Room Improvements	\$63,500
2018	Common Area Finish Restoration	\$115,000
<b>Sub Total</b>		<b>\$207,250</b>

### Grand Total for all Projects

**\$1,168,950**

\* Current Estimate includes escalation at 3% per year.

Gentlemen:

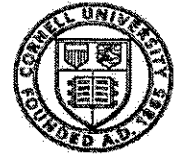
I move that the Sigma Alpha Epsilon New York Alpha Alumni Association authorizes the replacement of the "New Wing" roof with the same style roof system that currently exists, which is an EPDM rubber membrane with stone/gravel ballast. This roof project should be slated for completion no later than fall of 2014 and should be funded by funds from the SAE Development Fund account which has a current balance of approximately \$112k.

This motion is in consideration of the following:

- (1) Last Fall (2012,) funds in the amount of \$12K were approved and to be used for temporary fixes to the existing rubber membrane roof. The plan was to re-adhere the rubber membrane around the entire perimeter of the roof and to extend it up and over the parapet wall in the hopes and anticipation of extending the longevity of the existing roof by maybe 5 more years or so. However, at the onset of this work it was discovered that there was some animal/rodent infiltration of the roof system and this posed a deeper concern. Therefore it became necessary to scale back the scope of the repair was limited to fixing only the immediate leaks and problem areas. The cost of this repair was approximately \$2K.
- (2) I am sure we can all agree that a new roof style (i.e. gable,hip or combination thereof) would be more aesthetically pleasing and would flow more with the existing main house roof style. In consideration of a project of this magnitude the cost has been estimated in excess of \$450K. If money were no object a different style roof would be in order, but as I see it, our energy and financial resources at this time should be concentrated on the re-colonization efforts of SAE at Cornell. Down the road, when the main house roof is in need of replacing, would be the time to reconsider changing the roof style over the New Wing.
- (3) So if we do not change the structural style of the roof, why replace the roof with the same type of product? Based on environmental and climate factors as well as economic consideration, the EPDM rubber membrane roof system with a protective ballast, logically makes sense. The EPDM rubber membrane provides flexibility during the cold harsh winters that Ithaca endures and the stone ballast helps protect the rubber against the damaging effects of tree limbs and other foreign debris that has the potential to puncture the membrane. As you are aware other materials were considered for the membrane but the others were more expensive or inappropriate after review.
- (4) The anticipated cost of this project is projected to be around \$68K and would carry a manufacturer's warranty of 20 years. The current membrane is likely the original from the early 1960's. There is no record of it being replaced but there were instances of repair recorded.

# PROJECT ESTIMATE REVIEW

4743 - Sigma Alpha Epsilon - Roof Replacement



## Scope

### Replace Flat Roof in Kind - Ballasted EPDM

Construction Costs	
Removal of Existing Roof	\$ 12,000.00
Installation of new EPDM Roof w/ballast - 1696 sf	\$ 45,000.00
Construction Contingency ~ 10%	\$ 5,700.00
subtotal	\$ 62,700.00

Soft Costs	
Hazardous Material Survey	\$ 300.00
Project Mangement and Support ~8%	\$ 5,000.00
subtotal	\$ 5,300.00

<b>Total Projects</b>	<b>\$ 68,000.00</b>
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## Unplanned Projects

[Estimated costs are in current year dollars]

Priority	Project Title and Scope	Estimated Cost
2 - Medium	<b>Enclose fire exit for New Wing</b> 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	<b>Guard rail protection in parking lot</b> Landscape, terrace, and/or provide guard rail along south side of parking lot to protect steep drop.	\$10,000
2 - Medium	<b>Pergo Flooring in Bedrooms</b> Replace carpet tile installed in 2011 with Pergo-type synthetic hardwood flooring.	\$20,000
2 - Medium	<b>Switch Sanitary Main</b> 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	<b>Elevator for accessibility</b> Provide elevator or lift for accessibility from ground floor to New Wing and Dining Room.	\$200,000
3 - Low	<b>Parking lot lighting</b> Provide two additional building-mounted parking lot lights for safety and security. Use HID fixtures.	\$4,400
3 - Low	<b>Replace Dumpster Enclosure</b> Install masonry enclosure for trash and recycling containers in parking lot to conceal them from view and improve overall appearance.	\$19,900
3 - Low	<b>Roof - Gable Cover for New Wing</b> Install new slate roof over New Wing with color to match that of slate roof on main house.	\$300,000
3 - Low	<b>Roof - Replace Roof on Main House</b> Replace terra cotta roof.	\$126,250
<b>Grand Total for all Projects</b>		<b>\$785,550</b>

SAE Hillcrest

**Other Projects**

**Feb 2, 2014**

**Project Title**

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Fans vs AC in bedrooms

Library Doors

Wing Bath Lights (dlw & rd)

Front Door (dlw & rd)

Kitchen Survey (dlw & hds & cj)

Coat Rack EA hall (rd)

Move former Lion bases

Put appropriate lattice barrier up between the wing roof and the deck

Furniture for bedrooms--\$1500 per room.....\$60k

.....no time, priority or other parameters established for these items as of above date! However, some need to be done before the fall of 2016. Assignments indicated by initials in parentheses