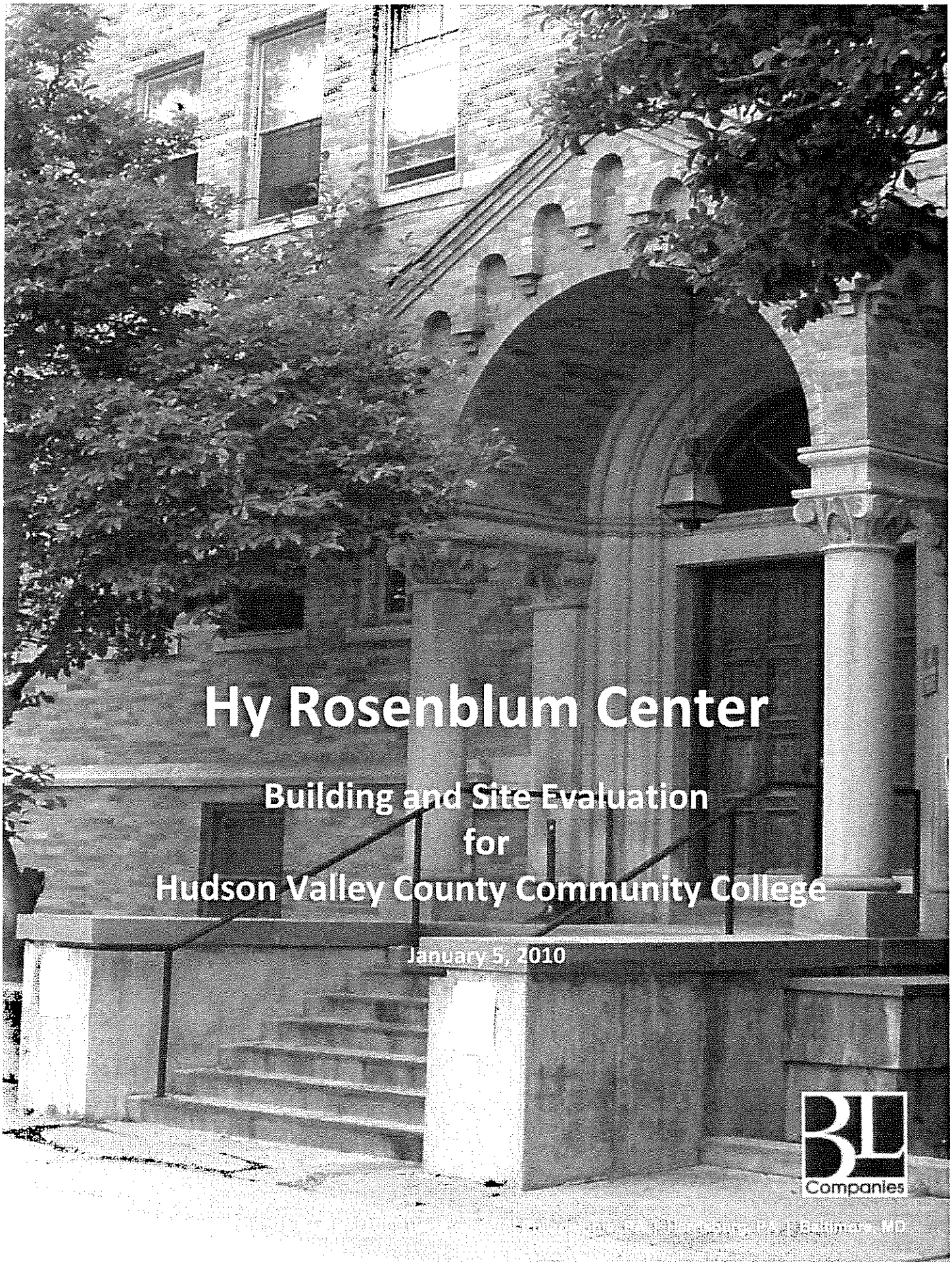

Hy Rosenblum Center

Building and Site Evaluation
for
Hudson Valley County Community College

January 5, 2010

BL Companies

Philadelphia, PA | Baltimore, MD

EXECUTIVE SUMMARY

HY ROSENBLUM CENTER FACILITY ASSESSMENT

The purpose of the report is to evaluate the existing Hy Rosenblum Center (HRC) Building and Site with regard to:

1. The existing condition of the HRC building
2. The estimated cost to bring the building into compliance
3. The estimated cost to demolish the existing building
4. The comparative cost of replacing the existing building with a new replacement building
5. Site Plan assessment

Conclusions

1. The existing condition of the HRC building

   The existing building, comprising approximately 92,000 GSF, exhibits significant structural and material component degradation. In fact significant portions of the building are currently in structural failure. The building requires extensive renovation of essentially all building system components.

2. Estimated cost to bring the existing HRC building into current compliance

   The preliminary estimated cost to completely renovate the existing HRC building into an effective academic environment with related site improvements is budgeted at $ 35,325,000.

   Level of Renovation

   It has been determined that at minimum, the existing HRC building requires significant structural renovation and spatial re-organization. The scope of improvements, as outlined in this report include abatement of hazardous materials, restoration of the exterior envelope, complete (renovate-as-new) replacement of interior finishes, and replacement of mechanical electrical and plumbing systems. A substantial amount of reconfiguration is also anticipated in order to adapt the building to functions that are required for campus academic or administrative uses. Site and building improvements will also include extensive accommodations for handicapped access.

   A change of Occupancy Classification will be required, triggering full compliance with building and fire codes. This will require installation of fire detection, alarm, and suppression systems. As such, there is little difference between a 10-year renovation and a 30-year renovation plan and associated costs. Therefore, this report is based upon a 10/30-year renovation of the existing HRC building, compared to, a 30-year new replacement building.

3. Estimated cost to demolish the building

   The estimated cost to demolish the existing building is $950,000. This cost would include demolition of the existing building, removal of demolition debris, termination of utilities back to the mains, and removal of paved parking areas and walkways. Foundation walls below grade would be left in place to serve as retaining walls and to stabilize the soil on the sloped site. Drops created by basement or retaining wall areas would be filled and rough graded to prevent fall hazards.

4. The comparative cost of replacing the existing building with a new replacement building

   The preliminary estimated cost to completely replace the existing HRC building with a new facility of approximately 92,000 SF with site improvements is budgeted at $27,600,000.

5. Site Plan Assessment – See attachments

   The total site is approximately 40 acres and is zoned Institutional. The northwest corner of the site is designated a Historic District.

   Approximately 10 acres, adjacent to the current HRC building, in the southeast corner of the property, is available for development.

   Controlling Factors

   The development of the site is limited to the amount of parking available to the renovated HRC or new replacement building. The Zoning Ordinance of the City of Troy requires the college to submit a proposed Parking Plan for the proposed use of the property.

   Given a revised controlled entrance opposite Crestwood Ave., the buildable area of the site will accommodate approximately 300 parking spaces. Using a parking ratio of 3 spaces for every 1000 sf of building, the buildable site area will support a building of approximately 100,000 sf.

   Renovation of the existing HRC building will require developing the balance of the buildable site for parking.

   A replacement building will be limited to approximately 100,000 sf based upon the available parking outlined above.

Other Factors

Layout net/gross

The existing HRC building consists of 5 separate wings, all constructed for uses generally inconsistent with a modern academic facility. As such, the layout of existing spaces is generally very inefficient for the intended use of the building as an academic or administrative use building.

If the HRC is fully renovated, the ratio of usable space to gross space will remain very inefficient. Therefore within the renovated HRC, the cost of usable space per sf will be significantly higher than the cost of usable space per sf within a new replacement building.

Envelope Energy Efficiency

Given the excessive amount of building perimeter envelope of the existing HRC, the energy efficiency of the existing building layout is significantly less than that of a new building with current Energy Code compliance.

A new building will have a much more energy efficient envelope and MEP design significantly lowering on-going building energy costs.

Operations and Maintenance

Given the inefficient layout of the numerous wings of the current HRC, new MEP systems will need to be threaded thru the multiple wings and floors of the facility. These more complex MEP systems and renovated spaces will require a higher on-going rate of maintenance and operational expense.

Given the significant state of deterioration of the existing HRC building, an extensive renovation plan will require the installation of new structural and finish systems, integrated with older existing systems. This hybrid of new and old systems will require a higher level of on-going maintenance and operational expense.

A new building, efficiently planned, and, constructed of completely new materials and systems will require a fraction of the otherwise anticipated on-going operations and maintenance costs of a renovated HRC building.

Summary

This report demonstrates that it will be far more cost effective to replace the existing HRC building with a new facility, than to attempt to renovate the existing facility.

This report demonstrates that a new building will be a far more cost-effective short term and long-term solution to the development of the HRC site.