APPENDIX C BROOKLYN BRIDGE PARK DEVELOPMENT ANALYSIS

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X. Park Maintenance & Operations Budget

Assumptions and Net Present Value Summary⁽¹⁾

<u>Con Ed</u>

Assumptions			
·	Number of residential floors		13
	Gross Sq Ft Per Floor		9,600
	Gross Sq Ft		124,800
	Revenue \$ Per Sq Ft	\$	700
	Land Value Per Sq Ft	\$	70
	Annual Ground Rent Per Sq Ft	\$	3.50
PV of Revenue		\$	20,025,000
PV of Revenue Per Sq Ft		\$	160
Pier 6 - High-Rise and Mid-F	tise		
Assumptions			
	Number of residential floors		38
	Gross Sq Ft		429,450
	Revenue \$ Per Sq Ft	\$	725
	Land Value Per Sq Ft	\$	70
х.	Annual Ground Rent Per Sq Ft	\$	3.50
PV of Revenue		\$	69,330,000
PV of Revenue Per Sq Ft		\$	161
<u>Pier 1</u>			
Assumptions			
	Number of residential units		150
	Gross Sq Ft		150,000
	Revenue \$ Per Sq Ft	\$	750
	Land Value Per Sq Ft	\$. 75
	Annual Ground Rent Per Sq Ft	\$	5,75
PV of Revenue	ζ.	\$	20,911,000
PV of Revenue Per Sq Ft		<u>\$</u> \$	139
Hotel			
Assumptions ⁽¹⁾			
Assumptions	AN A CALL CALL		
1. The second	Number of hotel rooms		224
	Gross Sq Ft		175,000
PV of Revenue		\$	26,725,000
PV of Revenue Per Sq Ft		\$	153
Revenues from MOUs Curre	ntly Under Negotiation		
PV of Revenue		\$	73,907,000
Fotal		\$	210,898,000

⁽¹⁾ 20-year Net Present Value using 7% discount rate.

⁽²⁾ See hotel pro-forma for additional hotel assumptions.

Net Present Value Summary

Present Value of Revenue by property - 20 years, 7% D	iscount Rate
Con Ed - Upfront payment for land	8,742,000
Con Ed - One-time taxes and fees	3,190,000
Con Ed - Recurring Revenues	8,093,000
Pier 6 Total - Upfront payment for land	30,083,000
Pier 6 Total - One-time taxes and fees	11,399,000
Pier 6 Total- Recurring Revenues	27,848,000
Pier 1 - Upfront payment for land	8,583,000
Pier 1 - One-time taxes and fees	3,128,000
Pier 1 - Recurring Revenues	9,200,000
Hotel - Upfront payment for land	-
Hotel - One-time taxes and fees	3,501,000
Hotel - Recurring Revenues	23,225,000
MOUs Currently Under Negotiation - One-time taxes & fees	6,285,000
MOUs Currently Under Negotiation - Recurring Revenues	67,621,000
Total Value	210,898,000

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Present Value of Park Maintenance Budget

(\$196,228,000)

Analysis	
Development /	us)
	Summary (\$ millions)
Bridge Park	
Brooklyn	Cash Flow 1

\$58.3 3.2 5.0	577.7 11.0 11.0	\$\$4.2 8.1 8.1 12.3	\$24.1	T LCS		57 TAT 10	1001	1 COL 20
ing Fees Maintenance Fees ants in Lieu of Taxes (PILOT) courring Fees curring Fees ant payments for land 38.8	0.11 <u>9.5</u> 1.7	8.1 4.1 12.3	- -	F	519.1	S17.7	\$17.8	\$18.0
cs Taxes (PILOT) at land 38.8	0.11 <u>6.6</u> 1.7	8.1 4.1 12.3	101					
cs Taxes (PILOT) at land 38.8	0.11 11.0	8.1 4.1 12.3	101					
Laxes (r1L.01) are 1 are 2 are	11.0	123	1.01	E.01	2.01	1.11	11.3	2.11
or land 38.8	0.11	123	11.0	12.2	13.8	15.5	16.3	17.3
or land	i		21.1	22.5	24.3	26.7	27.6	28.8
or land	i							
		•	ł	ı	ı			
One-time taxes and fees 19.5 2.3	•		ı	•	,	•	•	•
58.3	 	'	‡ '	' 				
							ł	•
Keturn on Investment	3.8	2.9	13	- F1	1.0	0.9	0.9	6.0
Total Revenues 8.8	14.8	15.2	22.4	23.6	25.3	27.6	28.5	7.94
Expenses								, .
Park Maintenance Budget (4.8)	(18.7)	(21.7)	(25.1)	(25.9)	(26.7)	6 10	(18 J)	(1 0()
Annual surplus/deficit 58.3 4.0	(3.9)	(6.5)	(2.7)	(FC)	(1.4)	01		7U 7U
Endowment at end of year \$58.3 \$62.3	S73.8	\$47.7	\$21.4	1 615	6177	6178	619.0	2010

The endowment is at its lowest point in Year 17 after which recurring fees are sufficient to sustain park maintenance and operations.

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Components of Park Revenue:

Non-recurring revenues:

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Upfront payment for land

Construction PILOST: Estimated at 8% of 50% of hard costs Mortgage Recording Tax: 2.75% of Senior debt.

Recurring Revenues:

PILOT: Standard calculation with 421-a abatement on new development Park Maintenance fees: \$3.50-\$5.75 per gross square foot.

MOUs currently under negotiation:

Empire Stores and 360 Furman renovation currently under negotiation.

Page 1 of 1

Overview - Value of Land with Ground Rent

Assumptions

	Gross SF	Saleable SF	Hard Cost PGSF	Base Case Price PSSF	
Pier 6	429,450	365,033	\$313	-\$725	(Wtd. Average)
Con Ed	124,800	106,080	\$292	\$700	(
Pier 1	150,000	127,500	\$291	\$750	
Total/Wtd. Average	704,250	598,613	· · ·	\$726	······································

Project Timing	
Construction Duration	2 years
Sales Assumptions (% of Units)	
Year 2	20,0%
Year 3	70,0%
Year 4	10.0%

20.0%
80.0% 6.5%

⁽¹⁾ For Pier 1 hotel overview, see hotel pro-forma.

Ground Rent Analysis

Assuming a 7% discount rate and annualized rent increases of 3% that occur in Year 15 and every 10 years thereafter, \$1 in ground rent is worth ~\$20.00 today. In order to compensate for park maintenance fees, sales prices are assumed to be \$50 less than market.

Pier 6

Total	Upfront	Ground Rent Per Gross Square Foot				
Upfront Pmt	Price PGSF	\$6.50	\$5.50	\$4.50	\$3,50	\$2.50
\$4,251,555	\$9.90	\$150	\$129	\$107	\$86	\$64
\$12,862,028	\$29.95	\$170	\$149	\$127	\$106	\$84
\$21,472,500	\$50.00	\$191	\$169	\$147	\$126	\$104
\$30,082,973	\$70.05	\$211	\$189	\$167	\$146	\$124
\$38,693,445	\$90.10	\$231	\$209	\$187	\$166	\$144

Developer Levered IRR - Sensitivity Analysis

Total	Suits The pol Square Tool					·······
Upfront Pmt	Price PGSF	\$525.00	\$575.00	\$625,00	\$675.00	\$725.00
\$4,251,555	\$9.90	4%	21%	36%	49%	62%
\$12,862,028	\$29.95	-5%	11%	26%	40%	53%
\$21,472,500	\$50.00	-15%	2%	17%	31%	44%
\$30,082,973	\$70.05	NA	-7%	9%	23%	35%
\$38,693,445	\$90,10	NA	-15%	0%	14%	27%

Overview - Value of Land with Ground Rent

Con Ed

Total	Upfront		Groun	d Rent Per Gross	s Square Foot	
Upfront Pmt	Price PGSF	\$6.50	\$5.50	\$4.50	\$3.50	\$2.50
\$1,235,520	\$9.90	\$150	\$129	\$107	\$86.	\$64
\$3,737,760	\$29.95	\$170	\$149	\$127	\$106	\$84
\$6,240,000	\$50,00	\$191	\$169	\$147	\$126	\$104
\$8,742,240	\$70.05	\$211	\$189	\$167	\$146	\$124
\$11,244,480	\$90.10	\$231	\$209	\$187	\$166	\$144

Developer Levered IRR - Sensitivity Analysis

Total	Upfront		S	ales Price per Squ	are Foot	
Upfront Pmt	Price PGSF	\$500.00	\$550.00	\$600,00	\$650,00	\$700.00
\$1,235,520	\$9.90	4%	21%	37%	51%	64%
\$3,737,760	\$29.95	-6%	11%	27%	41%	54%
\$6,240,000	\$50.00	-16%	2%	18%	32%	45%
\$8,742,240	\$70.05	NA	-7%	9%	23%	36%
\$11,244,480	\$90.10	NA	-16%	0%	15%	. 28%

Pier 1

Total	Upfront		Ground Rent Per Gross Square Foot				
/Upfront Pmt	Price PGSF	\$7.75	\$6.75	\$5.75	\$4.75	\$3.75	
\$5,235,000	\$34.90	\$202	\$181	\$159	\$138	\$116	
\$8,242,500	\$54.95	\$223	\$201	\$179	\$158	\$136	
\$11,250,000	\$75.00	\$243	\$221	\$199	\$178	\$156	
\$14,257,500	\$95.05	\$263	\$241	\$219	\$198	\$176	
\$17,265,000	\$115,10	\$283	\$261	\$239	\$218	\$196	

Developer Leve	ered IRR - Sen	sitivity Analy	sis			
Total	Upfront		S	ales Price per Squ	are Foot	
Upfront Pmt	Price PGSF	\$550.00	\$600.00	\$650,00	\$700.00	\$750.00
\$5,235,000	\$34.90	11%	27%	41%	54%	.66%
\$8,242,500	\$54.95	1%	17%	32%	45%	57%
\$11,250,000	\$75.00	NA	8%	23%	36%	48%
\$14,257,500	\$95.05	NA	0%	14%	28%	40%
\$17,265,000	\$115.10	NA	NA	6%	20%	32%

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Summary

Assuming the developer's required return is between 20-25%, and that every ~\$3.00 of park maintenance fees reduces sales price by \$50 PSF, the value of land over the course of the 99 year ground leases is as follows:

	Upfront	Rent	Valu	e of Land
	Price PGSF	PGSF	PGSF	Total
2				
Pier 6	\$70.05	\$3.50	\$146	\$62,582,471
Con Ed	\$70.05	\$3.50	\$146	18,186,733
Pier 1	\$75.00	\$5,75	\$199	29,898,981
Total Implied Value				\$110,668,186

Note on Assumptions in the Revenue Analysis

- The market assumptions in the revenue analysis are based on market conditions in 2004 and informed the setting of a maximum envelope for development. The actual development will emerge as a result of a competitive developer selection process, and therefore development may be smaller if market conditions permit because the value of land and other factors may well be different from those assumed in this analysis.
- The revenue analysis assumes that parking spaces within the development program will be built and operated at a break-even rate.
- Build years for buildings are as follows: construction period of 2 years commencing in 2007 for Pier 6 and Con Ed developments, and construction period of 2 years commencing in 2010 for Pier 1 development.

The analysis presented has been modified from the analysis that was the basis of the Draft Environmental Impact Statement in the following ways:

- As-of-right tax abatements under ICIP program applied to the hotel planned for Pier 1.
- Upfront payment for land for Pier 1 residential development discounted to reflect expectation that Pier 1 developer selection process may take place later than for other development components.

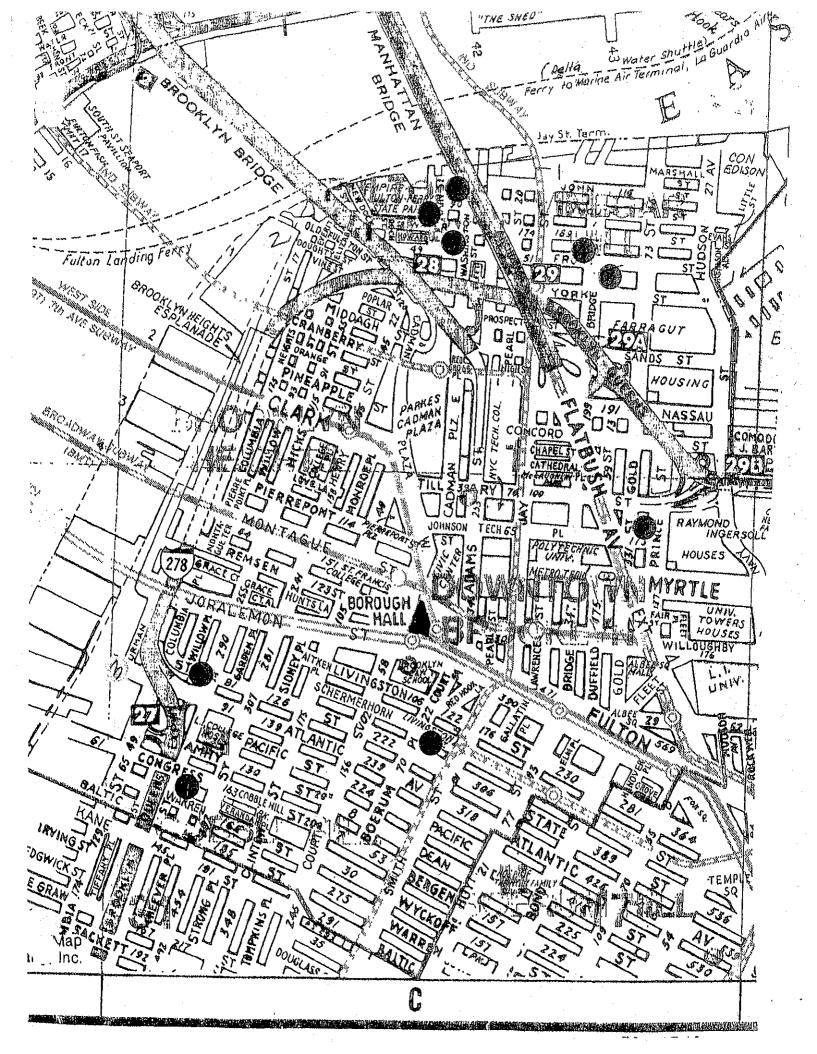
Market Information:

Brooklyn Waterfront

Prepared for Susan Fine November 9, 2004

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16 East 52nd Street, Suite 902, New York, NY 10022 (212) 308-6555 Fax (212) 980-1617 joe@tuanainc.com



Executive Summary

Joseph A. Tuana Associates, Inc. has collected condominium sales data from the year past for Dumbo, Brooklyn Heights and Cobble Hill. The objective of this survey is to determine likely sales price ranges on a per square foot basis for the residential sites within the proposed Brooklyn waterfront redevelopment area.

For this analysis we focused on the each subject's immediate marketing area and selected nine (9) condominium buildings which are deemed suitable for comparison to the subject sites. Currently there is a shortage of condominium inventory in many market segments and bidding-wars are frequent. Where possible this analysis gives greatest weight to the most current sales data.

Dumbo: The proposed subject is a 15-story building located on John Street between Adams and Pearl Streets at the northern edge of Dumbo. Only 4 blocks from the F train, the site will offer direct water and Manhattan views. The blended average range for view and non-view apartments is \$650-750 per square foot.

Oid Fulton Street: The proposed subject is a low-rise building adjacent to a proposed hotel at the intersection of Furman and Doughty Streets. The subject's proximity to the River Café Barge Music and the Brooklyn Bridge, and the relationship to the proposed restaurant, will lend a festival atmosphere. The blended average range for view and non-view apartments is \$700-800 per square foot. It is recommended that the condominium units be placed over the hotel to improve views to the North and West particularly. The optimal arrangement would include condominium units on the upper 6 to 8 floors of the mid-rise building and would relocate the hotel portion to the lower building to the south. This modification to the plan would decrease absorption time and would generate an additional \$50 per square foot or more for the blended average. The current configuration offers no views to the north or east.

Atlantic Avenue: The proposed subject's massing has yet to be configured but will be directly south of 360 Furman Street at the terminus of Atlantic Avenue. From a strictly marketing point of view it is preferable to have one large tower located as far west on the site as possible rather than two different buildings at opposite corners of the site. Also the operating and staffing costs would be less with a single building, though the construction costs would higher. The blended average range for view and non-view apartments is \$625-725 per square foot for the mid-rise configuration and \$675-775 in the high-rise configuration.

Assumptions used for pricing include amenities which are associated with luxury apartment buildings. These include: Full Time Doorman, Health Club, Roof Deck, Business Center, Children's Playroom, Cinema Room & Valet Parking. Apartments would feature parquet flooring, granite kitchens, ceramic tile baths, central heating and cooling systems. Ceiling heights at a minimum would be approximately 9 feet. Glass area would be maximized. Brooklyn Waterfront Developments: Estimates Based on Current Market Comps 11-8-04

\$ per SF	Blended	View	Non- View
Dumbo	650 - 750	700-800	600-700
Old Fulton	700-800	750-850	650-750
Atlantic Avenue Mid-rise High-rise	625-725 675-775	675-775 725-825	600-650 600-700

All \$ per SF figures are based on minimal taxes (Pilots), for years 1-10. Common Charges not to exceed \$8.00 per square foot.

The higher the Pilots the lower the sales prices and the absorption period will be prolonged.

Assumptions:

- Cond-Op structure with no underlying mortgage
- Park adjacent to residential developments will be complete at the same time as closings take place on the first units.
- Atlantic Avenue sales prices assume that 360 Furman has been sold out and attendant retail functions are established that would service subject site.
- Old Fulton assumes low-rise.
- Hotel services would not be included.
- All projects assume that parking would be available.

Brooklyn Bridge Park Residential Development Analysis Assumptions - Pier 6

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Drawdown Scenario - Equity Upfront

Square Foot Breakdown and Schedules										D.4. 1		ſ
						Revenue	Revenue	Gross	T	Dept Assumptions		T
,	Gross	Saleable Loss Factor	ss Factor	Units	Sq Ft/Unit	S/Sq Ft	S/Unit	Revenue		Senior Delit		
Condos	429,450	365,033	15.0%	430	849	5772	\$615,462	S264,648,563				
	200,004	000,42	15.0%	280	879	SET2	\$648,491	\$188,062,500		Construction Loan		
	064,621	110,055	15.0%	140	786	\$688	\$540,338	S75,647,344		LTC		\$0.0%
Total	429,450	365,033	15.0%				I	\$263-709-844		Amount	\$161,1	\$161,165,457
										Fixed Interest Rate?	Å	Yes
Sources				Trees								•
	Total	PrCSF	Per RCCF	5001								
		100 11 1	JOON BY	Site Acquisition		<u>1012</u> 532,938,815	<u>Per GSF</u>	Per RSSF \$90		Total Fixed Interest Rate		6.50%
Leent Senior Debt 516	\$161,165,457	5375	\$442 77.5%	Hard Costs		131 903 PEIS	10	0		Drzwdown Schedule	Equity	Equity Upfront
<u> </u>				HC Contingencies	0.0%	0		50CC		Origination Fee		1 000
				•				•		Mortease Recording Tax		7207
Equity Toral Foreiro	845 000 748			Soft Costs		9,678,773	23	12				0/01-7
	0'0279,140	2107	3123 22.5%	SC Contingencies	20.0%	1,935,755	ŝ	ŝ		Condominium Assumptions		
_1				Interest Reserve		12 932 952	30	35				–
				Morigage Kecording Lax	x	4,432,050	10	2		Hard Costs (PGSF)	S313	;
				Ungmanon ree		1,611,655	4	4		Operating Exp. (PRSSF)	S7.00	
				Color & Madadaa		564,079	1	61		Brokerage	4.00%	
				Operating Expenses		2,007,679	v v	vov		Per Unit Closing Costs	\$500	
				Legal, Taxes, Insurance & Other	& Other	966 9EI 5	5	71		Calae Assumptions		
							!	t		Vear 2	76 OT UTILS # 01	# OI Units
Total Sources: \$20	\$208,064,605	5454	S570 100.0%	Total Uses		\$208,064,605	S484	S570		Year 3	70.0%	301
Breakeven Analysis				۳ ۲	Tank A subset					Year 4	10.0%	4
				T.	LOST AB21YSIS					Total	100.0%	430
	ľ	Der CCF	DerDeck				Total	Per GSF	Per RSSF			
Construction Loan	1	100 m	ALLAN COLOR		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					Development Assumptions		
Construction Loan & Equity		2484	0255		CODSWSELLOR Lesse Parts	ats	2,855,843	-	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Developer Fee (% of Hard/Soft Costs)	(stac	3.0%
Construction Loan, Equity & Implied Land Value	d Value	2554	2661	. ,•	Lump sum reyment	1	50,052,975	20	8	General Conditions (% of Hard Costs)	osts)	10.0%
			1000	-4	1 OCH LEASE FRYMENIS		CI8'856'Z5¢	115	230	CM Contingency (% of Hard & Fees)	(x)	5.0%
Lease Assumptions					Total Hard Costs		2134 575 157	2125	0760	Owners Commigency (% of Hard & Fees)	K recs)	×0.0
	Date P2	Payment	Type		Total Soft Creats		11 614 578	1	6	Sour Cost Curungency (76 of Sont Costs)	(costs)	20.0%
		S70		i.	Other Expenses		260 286 20	19	1 8	Tar Assumptions		ſ
Lump Sum Payment Yes	Year I S3(530,082,973 (One-Time		Total Project Costs	I	208 064 605	2484	122	by Or Assumptions		0.00
											5	05+67+6
A muni Count Bart		Total	4 4		Liming					PILOT (psf ex. Land)		\$7,00
	n	0,50</1</td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Year</td> <td>Abatement - first 11 vears</td> <td>b</td> <td>100.0%</td>							Year	Abatement - first 11 vears	b	100.0%
MPV Assumations	50 80	\$62,582,471	\$145.73 \$171.44		Construction Begin				-	Abatement - 12th year		80.0%
Discount Rate) 2 7			Construction Duration (in Years)	(in Years)			7	Abatement - 13th year		60.0%
Rent Escalations		2.0% 15#	7.0% 15th user are 10 therefore 3.0% 15th user are 10 therefore		Construction Completion	10			61	Abatement - 14th year		40.0%
		111 01012		 						Abatement - 15th year		20.0%
										Thereafter		0.0%
				L						Escalabon		1.5%

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Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis Cash Flow Summary - Pier 6

Developer Unlevered Cashflow

					1								ļ			
i	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Vear 14	Var. 15	TOTALS
Revenues Coado Sales Percent Aisorioed Number Units Aisorioed	¢	517,222,222 20% 38	105, 251, 281 2007 201	26,464, 8 56 10% 43	0	o	ø	o	o	G	o	0	¢	0	0	\$264,648,563 100.0%
Sales Commission Cando Closing Costs Net Revenue	0 0 8	(2,117,189) (43,000) \$\$0,769,524	(7,410,160) (150,500) \$177,693,334	(1,058,594) (21,500) S25,384,762	0 ¢ g	0 0 0	000	20 0 20	000	200	8000	8000	0 0 8	٥٥	• • •	(555,000) (556,285,01) (515,000)
Expenses											ł	•	ł	2	20	170'1 40'5575
Ground Rent Paid by Developer Insurance and Taxes Permis & Fees	31,586,048 3,677,357 3109,679	1,202,460 D	150,308 0 0	000	000	901	00	00	00	. 00	90	99	00	00	00	32,938,815 3,677 357
Legal Consultants/Soft Costs	775,000	0			50	-	.	00	0 0	00	• •		00	• •	00	309,639
Hard Costs Soft Cost Contineerery	90,132,532 1 706,056	44,393,665 20,505			00	e 0	0 a	00	00	a 0	90	00	00	•		9,678,775 9,678,775
Marketing & Sales - Indirect	1,245,145	662,534		÷ 0	• •	• •	• •	00	• •	00	00	00				1,935,755
Communy Kelanons Op. Expenses During Construction/Sell-Out	250,000	0 2,044,182	0 25522	90	0 c	• •	- 0 0) a (2,007,679
Net Cash Flow Unlevered	(\$135,857,454)	(\$1,366,081)	5177,287,504 525,384,762	\$25,384,762	8	8	8	, 8	80	8	8	P 8	° 8	0 80	0 8	2,299,705 .\$65,448,730
Developer Leverced Cashflom																
Leverace Expenses Financing Coss Total Project Costs	0 (\$135,857,454) (\$52,135,605)	0 (\$\$2,135,605)	0 (5405,830)	0 0	ço ç	- - 3	° 8	- 9	09	09	•	. o	3	0	0	G
Parts Rainmoar									;	}	3	8	n,	ne.	2	(S132,398,890)

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c	(\$405,330)	(280,777,092) (405,820)	(110,217,3) (110,292,2921	8	0 \$67,297,401 \$25,384,762
Q	(\$25,135,605)	(595,691,090) (\$103,277,092) (52 135,601) (5103,277,092)	(6,219,921) 50,769,524	103,277,092)	° 0
0	(SI35,857,454) (05.691.090)	00	\$100,000 (\$95,691,090) (\$103,277,092)	(46,899,148) \$46,899,148)
ł	S)	\$	•	8	2 8 8
Leverage Expenses Financing Costs	Lotal Project Casts	Deht Balances Begiming of Period Balance Senior Deht Franing	Interest Debt Repsyment	End of Period Balance	Equity Contributions Net Cash Flow Levered

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Source: Susan Fine, 2004-2005

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	Year IS D	· · · ·			Susan Fiae, 2004-2005
	Year 14 0 0	· .	•		Susan Flae, 2
		, <i>,</i> .			ŭ
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	Year 1 1,503,075 30,082,975	3.677.57 663.605 663.605 725.000	6.484.778	262261.06	
ysis	32,938,815	3,677,755, 309,639 309,639	<u>617</u> 8096	L9f955'451	
at Anal	2,855,843 510,082,973 3,421,471 3,945 394,985 834 900	200,000 200,000 25,000 25,000 155,000 75,000 75,000 200,000	2.56(2) 2.56(2) 2.56(2) 2.52(2)(2)(2)(2)(2)(2)(2)(2)(2)(2)(2)(2)(2)	150,000 107,291,550 107,291,550 107,291,155 5,881,153 5,881,153 5,881,153 5,881,153 5,881,153 5,881,153 5,885,008 5,486,008	
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Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Pier 6	, ,		s ravings rabbles rithoncut	Acres 6	
Brooklyn Bridge Par Draw Schedule - Pier 6	Land Acquisition Lense Paymonts Lung Sum Payment Lung Sum Payment Git Insurance and Taxes Git Insurance Git Insurance Taxes during Construction	Fernits & Res Pernits & Res Dialithing Permit Other Feast Legal Zoning Compact Contract Construction Compact Logal Compact Logal Compact Logal Compact Seguing	Constituents Landwape Authiouts Landwape Authiouts Landwape Authiouts Survey Engineering Civil Engineering Elevator Constituent Elevator Constituent Commissioning Commiss	Hard Costs Preconstruction Services Hard Cost General Sub-Total General Confisions Cost Pretransion CM Fee Cost Fortingency Confisions Escalation	MG 54:
okłyn] v Sched	Land Acquisition Lune Payments Lune Supment Lune Sum Payment Linsurance and Tartes GL instrumce GL instrumce GL instrumce Taxes during Construe	Permus and the permus of the permus of the permus of the particles of the permus of th	Consultants/Soft Costs Autoincess Landwape Audioace Montanical Engineering Montanical Engineering Elongto Constituta Elongto Consultants Commissioning Consultants Commissioning Consultants Survey Commissioning Consultants Survey Consultants Reading Model Model Model Model Model Model Frences Reading Consultants Consu	Hard Costs Proconstruction Services Hard Cost Sub-Total General Cost Contributions Boald Premium: CM Cost Construction Contringency CM Fee Escalation Owners Hard Cost Contringency	₩d ; ₩ . <u>600</u> 2626
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Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Pier 6

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7 Seth Contragency 20% 8 Construction Interest 6.3% 9 Marketing & Salae - Indirect 6.3% 9 Marketing & Salae - Indirect 50.03 8 Sale Office - Finity On Space 50.25 565.033 9 Marketing & Salae - Indirect 50.25 565.033 9 Marketing & Salae - Indirect 50.25 565.033 9 Marketing & Salae - Direct 20% 505.033 10 Marketing & Salae - Direct 4.0% 565.033 11 Financing Costs 035% 57% 100% Application Free 1.00% 2.75%		1,935,755	Year I 1,296,956	Year 2 638,799	Year 3	Year 4	Yer 5	Year 6	Year 7	Year 3	Y. 19	Year Ji	Year II	Yar 13	Year 13	Year 14	Year 15 -
Seff Cast Castingency 20%. Construction Interest 6.3% Markeding & Safes - Indirect 5.3% Markeding & Safes - Indirect 5.3% Safes Office - Firting Oct Space 5.3% Safes Office - Firting Oct Space 5.3% Marketing & Safes - Direct 4.0% Safes Commissions Safes - Direct 5.3% Safes Construct 5.3% Tiale & Recording Casting Cas	-	1,935,755	1,296,956	638,799	•	,	۰ ۱		•	,	٠	,	,	ı	,	. '	
Construction Interest 6.3% Markeding & Safes - Indirect Markeding & Safes - Indirect Safes Office - Firting Out Space Safes Office - Firting Out Space Safes Office - Firting Out Space Safes Office - Firting Marketing & Safes - Direct Marketing & Safes - Direct Safes Commissions Safes Ontoning Going Legal Expensions Going Legal Expensions Going Legal Expensions Financia Constitution Financia Co								•									
Marketlung & Saltas - Indirects Marketing & Saltas - Indirects Saltas Officas - Fitting Oct Space Saltas Officas - Fitting Oct Space Marketlang & Saltas - Direct Saltas Commissions Gening Largu Expensions Gaing Largu Expensions Financing Costs Financing Costs Financing Costs Tillar & Rocording Appril Saltas - Direct Sauch Appril Saltas - Direct Sauch Appril Saltas - Direct Sauch Matt Lander Applications Financia Lender Commitment Fee	ž	25625621	.'	6,219,921	6,713,011	•	•	,	ı	1	ı	• •	,		,	ı	,
Marketing & Sadas - Direct Sala: Commissions 5506 4.0% Going Legal Expenses 5500 Financing Costs 500 035% ApreniaUMatche: Study 2.15% MET Lender Application: Fee 1.00%	91,258 271,672																
Sales Commissions Closing Legal Esponses Closing Legal Esponses Trate & Resconding Approximations METT Lender Applications fee Lender Commissions		2,007,679	1,345,145	\$62,534	,	đ.	۰	٠	,	,	ı	•	1	,	•		,
Financing Costs Talle & Recording Approximation Marce Marce Lender Applications fee Lender Commitment Fee	10,585,943 215,000			2,117,189 43,000	7,410,160 150,500	1,058,594 21,500	• •		1 +	.,	• •	· ·	11.1	• •			• •
	564.079 100.000 4.432.050	20,800,943															
	25,000 1.611,635	6,127,754	6,752,784	,	,	,	•	٠	·	•		1		,	1	i. i	
12 Community Relations	000'057	250,900	000'052	,	•	ı	•	· ,	,		ı	,	,	,			
13 Op. Expenses During Construction/Sell-Out Opening Expenses	2,299,705	207,002,5	•	2,044,182	52552	•	•	,	•	,		,	ı		,	•	, .
Total Expenses		218,865,548 142,590,238		226,201,E02	14,679,501 217,785,455	1,080,094 218,865,548	218,865,548	218,865,548	218,865,548	218,865,548	218,865,548 2	218,865,548 2	218,865,548	218,865,548	218 865 548	218,865,548	218.865 č
Total Expenses (Evcinding Direct Sales & Marketing)		208,364,605	822,962,241	58,355,526 200,945,764	7,118,841 208,064,605	208,064,605	208,064,605	208,064,605	208,064,605	208,064,605	208,064,605	208,064,605 2	208,064,605	208,064,605		208,064,505	208 064 605
Cando % Sold Unius Sold	264,648,563		0.0% 0	EL7.22,222 300,02 38	185,7.53,994 90.0% 387	26,464,856 100.0% 430	- 100.0% 430	100.0% 430	- 100.0% 450	, 100.0% 430	- 100.0% 450	, 100.0% 430	, 20000	100.0%	- 100.0% 430	- 100.0% 430	100.0%
Total Sairs Salas Commissions Coosing Exponses V. V.		• 1	000	52,929,713 (2,117,189) (43,000)	185,253,994 (7,410,160) (150,500)	26.464,856 (1,058,594) (21,500)	000	000	000	000	\$ O O	600	000	000		000	000
Net Stats			Φ	50,769,524	177,693,534	25,384,762	0	0	0	0	0	0	0	a	•	0	0
Current Scenario - Equity funding of Project Cost before Debt Draw Equity Funding Equity Funding			95,691,090 46,899,148	322,235,32 -	7,118,841				1 1				,	. 1	,	,	
Toal Cumiative		I	ł.	58,355,526	7,118,841 208,064,605	208,064,605	208,064,605	205,064,605	208.064.605	208,064,605	208.064,605 2	208,064,605 2	208,064,605	208,064,605	- - 208,064,605	208,064,605	208,064,605
Deht Beg. Balance Deht Begrowing Dekt Psychem		1		95,691,090 58,355,526 58,369,526	103,277,092 1,48,841 7,118,841			,					, , ,	÷ i)			· · ·
Debt Ending Balance Average Balance			060 169 56			,		•	1	•						, , . ·	

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Source: Susan Fine, 2004-2005

Bridge Park Residential Development Analysis	Con Ed
3rooklyn Bridge	Assumptions - Con Ec

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Drawdown Scenario - Equity Upfront

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Square Foot Breakdown and Schedules	redutes									Debt Assumptions		ſ
, ,	Gross	Saleable Loss Factor	iss Factor	Units	So Fr/Unit	Revenue S/So Fr	Revenue	Gross				r
Condos	124,800	106,080	15.0%	130	816	\$700	\$571,200	\$74,256,000	<u>, 0</u>	Construction Loan	·	
Totai	124,800	106,080	15.0%				l	\$74,256,000	····	LTC	\$0.0%	× -
]			
Sources				Uses					<u>F</u>	Fixed Interest Rate?	Yes	
	Total	Per GSF	Per RSSF	Sîte Acquisition		Total \$9.572.160	Per GSF	Per RSSF		Trans. Edward Interaction Dates		
Lient Semior Debt	\$44,993,147	2361	\$424 77.5%	Hard Costs HC Continencies	%0 U	\$36,426,845	2625	\$343		Drawdown Schedule	Equity Upfront	र म
Equity Total Equity	900'E60'EIS	\$105	S123 22.5%	Soft Costs SC Contingencies	20.0%	3,084,240	<u>,</u> ଅ ୯	5 6 7	02	Origination Fee Mortgage Recording Tax	1.00%	- ভাৰা
				Interest Reserve Mostesee Recording Tax		3,616,718	° 8, 5	5 ¥ t		Condominium Assumptions		L_1
				Origination Fee	1	449,931	3 4	14	<u> </u>			
				sales & Marketing		583,440	v	1 6		Operating Exp. (PRSSF) S7.00 Brokerase 4 00%		<u> </u>
	2			Operating Expenses Legal, Taxes, Insurance & Other	s & Other	668,304 1.672,879	γ	y Y V	<u>й</u>	losing Costs		···
Total Sources:	S58,086,152	S465	SS43 100.0%	Total Uses:		S58,086,152	S465	2248 2248	<u></u>	Sales Assumptions % of Units Year 2 70 0%	# of Units	
Breakeven Analysis				- -][6	
		Sales			Cost Analysis		Toml	Dar CCE Dar	Y Too Doc T	Year 4 10.0%	13	
Construction Loan		Per GSF \$361	Per RSSF \$424		Const/Sell_out 1 esce Dute	starte			-1 1-	100.0% 1	1961	ລຸ ເ
Construction Loan & Equity Construction 1 con Equity & Tendied 1 and Moleco	مط 1 مسط الأماسي	\$ 465	\$548 \$5548		Lump Sum Payment]	8,742,240	70		Development Assumptions Developer Fee (% of Hard/Soft Costs)	3.0%	-
Infatte to firmfort tomort intrometers	כה דישות אשתב	coce -	1600		Total Lease Payments		\$9,572,160	STT STT	290 G	General Conditions (% of Hard Costs)	10.0%	
Lease Assumptions				 	Total Hard Costs		536,426,845	\$292	2343 0.C	CM Comingency (% of Hard & Fees) Owners Contingency (% of Hard & Fees)	5.0% 0.0%	
Upfront Price per SF	Date	Payment S70	Type		Total Soft Costs Other Econeme		3,701,088	\$ (النب 	Soft Cost Contingency (% of Soft Costs)	20.0%	·
Lump Sum Payment	Year l	S8,742,240	One-Time	i,	Total Project Costs	I	58.086,152			tx Assumptions		ŗ
Land Valuation		Total	Per GSF Per RSSF		Timine				1 -	PILOT (Con Ed Land)	S 124,800	······
Amual Ground Rent Implied Land Value		\$436,800 \$14.210 165	50		e e			Year	<u> </u>	PILOT (psf ex. Land)	\$7,00	
NPV Assumptions					Construction Deraiton (nr Years)	(m Years)			4 4	Abatement – first i l years Abatement – 17th veer	100.0%	
Discount Kate Rent Escalations		7.0%	7.0% 154 10.4.		Construction Completion	ion			2	Abatement - 13th year	60.0%	
		CT 0/0-0							22	Abatement - 14th year Abatement - 15th year	40.0%	
				-					3	Thereafter	%0.0	1 10
									ŭ	Escalation	1.5%	-01

Source: Susan Fine, 2004-2005

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Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis Cash Flow Summary - Con Ed

Developer Unlevered Cashflow

,	Year 1	Year 2	Year 3	Year 4	Year S	Ytar 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	TOTALS
Revenues Coado Sales Percent Absarbed Number Units Absarbed	C	14,851,200 20%6 26	16 902,672,12	7,425,600 10%5 1	o	٥	o	ō	o	¢	o	ò	o	o	٥	\$74,256,000 100.0% \$130
Sales Commission Condo Closing Costs Not Revenue	0 0 0	(594,048) (13,000) \$14,244,152	(2,079,168) (45,500) \$49,854,532	(297,024) (6,500) 57,122,076	0 0 g	0 0 8	• • <u>9</u>	0 0 8	0 0 S	0 0 9	° ° 8	0 0 g	0 0 0	0.00	0 0 08	(2,970,240) (55,000) 571,220,760
Expenses Ground Rent Paid by Developer Instratice and Taxes Permits & Fees	9,179,040 1,016,018 81,861	349,440 0 0	43,680 0 0	000	000	000	000			000	000	,	000	000	999	\$9,572,160 1,016,018 81,861
Legzi CoesilinateSoft Costs Hard Costs Soft Cost Condingency Matikung S. Sales - Indirect Commenter Detrivect	375,000 2,066,441 24,405,986 415,288 390,905	0 627,710,1 628,020,211 203,202 203,202 203,202	00000	000000									000000) ၁ ဇ ဇ ဇ ဇ	375,000 3,084,240 36,426,845 616,848 583,440
Communy Academs Op. Experses During Construction/Sell-Out Net Cash Flow Unlevered Developer Levered Cashflow	0 0 (655,820,858)	594,048 (S134,089)	0 74.256 3 49,736,596	0 0 9 9 9 7,122,076	9 6 8	a o g	0 0 g	\$ a g	9 9 <u>6</u>	- • 8	0 0 g	° ° 8	ဆုတစ္တု	0 0 <u>8</u>	0 0 9	100,000 668,304 \$18,696,044
<u>Leverage Expenses</u> Frameing Costs Total Project Costs	0 (953,820,853)	0 (S14,378,241)	0 0	005	°8	0 93 20	000	08	08	08	°8	80 0	30	0 \$0	80 0	0 (<u>537,524,716)</u>
Deht Beliances Begimning of Period Salance S Senior Deht Funding Interest Deht Repoyment End of Period Balance S	0 (225,088,252) (222,088,252) (222,088,262) 0 (222,088,262) 0 8	(226,880,252) (14,378,241) (1,747,216) (1,747,216) (1,244,152 (322,761,557)	(528,761,557) (117,936) (1,869,501) 30,748,995	80008	80000 <u>0</u>	လ္လ ၀ ၀ ၀ လွ	80008	80008	8000	80008	8 a a a 8	ဒွင်ခင်	8 e e e 8	နွှင့် မင်မှ	g = = 0 g	(541,376,429) (3,616,718) 44,995,147 0

(\$13,093,006) \$13,134,608

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Equity Contributions Net Cash Flow Levered

Source: Susan Fine, 2004-2005

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Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Con Ed	
Brookly Draw Sch	

I Land Acquisition						Year 2	Yeer 3	Year 4 Y	Year 5 Ye	Year 6 Ya	Year 7 Y	Year 8 Yo	Year 9 Yea	Year 10 Yea	Year 11 Year 12	12 Year 13	3 Year 14	Vent 15	5
Lense rayments Lump Sum Payment			829,920 58,742,240		436,800 8,742,240	349,440 0	43,680 0	00	e e	00	t a a	00	- 0- 0	0	0	~	0	0	1
 Insurance and Taries GL Insurance 	1 80%		47 933	972756					,	2	2	-	5	•	Ð	¢	0	0	0
Builders Risk Taxes during Construction	0.20%		110,735		÷														
3 Permits & Fees Building Permit		124,800	31.861	1,016,018	1,016,018	ŗ	ı	,		ı	ı		,	,	ſ	,			
Other Fees 4 I ami			50,000	198'1S	81,86]		,												
			75,000								•	•			,	,		,	a.
Construction Contract Financing Developers Legal Financine I andres I acol			25,000									÷							
Co-op AG Approval Permiting		,	50,000 75,000																
				375,000	375,000		ı	,	,		,	,							
5 Consultants/Soft Costs Auchitects	Price psf	Gross SF	Total									ı	ı		,		,		
Laudsrape Auchitect Structual Fromorring	80	124,800	686,400 106,871																
Mechanical Engineering	8	124,800	95,600 124,800																
Elevator Consultants	ភូ ដូ	124,800	51,200																
Farking Consultant Energy Modeling			30.00																
Commissioning Zoning Consultants			200																
Survey			50,000																
urourentmeasusonness Interior Dealen			50,000 75,000																
Miscellancous Consultants Renderings/Blue Prints/Drawings	10%		50,000																
Model Other Consultant Reimbureshlee			75,000			•													
Purchase Maintenance Equipment			000'sz																
Leating & impections Expediting	05 0 05 0	124,800	62,400 (190				4,												
Accounting	3	000'671	000000																
Levelopar foc Developar Overhead	3.0%		1,150,808																
		(-	3,084,240	2,066,441	1,017,799 E	•	۰,		ſ	,	,	,		,				-
6 Hard Costs																			
Preconstruction Services Hand Cost	ł		150,000																
Surb-Total	CC74	124,800	29,228,400																
General Cenditions Boud Premiuns	10.00%		2,972,840																
CM Construction Contingency CM For	5.00%		919,918,1 918,918,1														·		
R. com Essiver.		ļ	34,692,233																
Owners Hard Cost Contingency	%00'0 %00'0	1													-				
			-	36,426,845 2	24,405,986 13	12,020,859		,			,		ŀ	,		,			
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Source: Susan Fine, 2004-2005

Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Con Ed

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Minimum (54)	Soft Cost Costingency	. %0	616 848	616 949	112 760	703 CCT												Year H	Year 15
				PLOINTO	807 ⁻ C14	noc'en7	•	¢				,	•	·	•			•	•
Turnut Title 10 <		22	3,616,718	3,616,718	·	1,747,216	105,638,1	•	,	•	,	•			,			,	
				N															
	Marketing & Sales • Direct			583,440	390,095	192,535	•	•	,					,	,			,	
$ \frac{1}{2} 1$		* 8	2.970,240 65,000		, ,	594,048 13,000	2,079,168 45,500	297.024 6,500				. ,	. ,				,		
	in-mering Costs			3,035,240											I	•	•		
104 103 103 104 103 104 103 104 104 104 104 104 104 104 104	ł	5%	157,476					١											
	-	3%	215752.1																
	8	200	25,000																
				1,944,719	1,944,719	ı	•		,				,		,				
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			668,304	700. 899		594,048	74,256	°.				,	ŗ	,				· ·	
Interaction Approx Ap																			
Cyntanse (Excluting Unrer Kaine K Metering) Sades(12) State(12)	Support tax			61,121,392	157 ELGUE		4,112,105 60,517,868							.121,392 61,			245,121,13		
1/256,000	tal Expenses (Excluding Direct Sales & Marketing)			58,086,152	357572,05	16 125 457 56 098 715	725,786,1 52,086,152							086,152 58					, 58 086 1-2
Solid Tit Tit </td <td>ndo Sold</td> <td></td> <td>74,256,000</td> <td></td> <td>- 0.0%</td> <td>14 851 200</td> <td>51,979,200 90,692</td> <td>7,425,600</td> <td>-</td> <td></td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	ndo Sold		74,256,000		- 0.0%	14 851 200	51,979,200 90,692	7,425,600	-			,							
Marine Control Marine (a) Mar	uits Sold				¢	92	117	130	130	130		130	130			100.001 130	100.0%	100.0% 130	%0 001 921
Electric Transmises and the first of training of train	tati Sales Jee Commissione				a	14,851,200	51,979,200	7,425,600	¢	¢	0	a	ð	0	c	c	c	c	<
Les Merenerio - Equity Practing of Project Cost techen Data Theorem 26,880,532 7,112,015 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	osing Legal Expenses				00	(594,048)	(2,079,168) /25 500	(237,024)	00	0		0	0	0	• •	, o		00	• •
art Secanario - Equity Flunding of Project Cost leftore Diels Dieve berowing Finding F	a Sales			1	0	14,244,152	49,854,532	7,122.076	0		00	• •	00	00	00	0 0		0	0
ocenoving Funding Funding Linke Link	irrent Scenario - Equity Funding of Project Cost 1	ictore Debt Draw					;												•
andre 29973.288 (6,125,457 1,587,457 1,587,457 1,587,457 2,506,152 58,096,152	bt Borrowing rity Environ				26,880,252	16,125,457	1.987,437	·	•	•	•	,	,	,	ı				
3957528 54054123 34064123 35,066,123 35,066,123 35,066,123 35,066,123 35,066,123 35,066,123 35,066,123 35,066,123 35,066,123 35,066,132 35,066,122 35,066,132 35,066,122 35,066,122 35,076,122 35,076,122 35,076,122 35,076,				I		16 116 167	LC4 L00 1		-	,	•	-	-	,	,	1			• •
26,880,252 26,761,577	រការដំនាំ សមាន សមាន សមាន សមាន សមាន សមាន សមាន សមាន					56,098,715	58,086,152										8,086,152		58.085.152
26,880,252 16,13,437 26,880,252 28,761,557 26,880,252 28,761,557	sbi Beg. Balance						28,761,557			,	۰,								-
25,187,237 23,761,257 23,761,257	ee roorowing bb Pavdovin						1,987,437	ı	,	,	•				• 1				1 1
	th Ending Balance			1		~	30,748,995)	ų			,	-	,	-	-		,		
	verage Balance					100,101,01	•	•	•	,	,	,				,	•		.

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Source: Susan Fine, 2004-2005

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Brooklyn Bridge Park	Assumptions - Pier 1

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Drawdown Scenario - Equity Upfront

7

Square Foot Breakdown and Schedules	lutes									Deht Assumptions	
	Gross	Salcable Loss Factor	ss Factor	Units	So Ft/finit	Revenue S.S.a Ft	Revenue Solinie	Gross Revenue		Canior Dabe	
Condos	150,000	127,500	15.0%	150	\$50	\$750	S637,500	\$95,625,000		Construction Loan	
Total	150,000	127,500	15.0%				 	\$95,625,000		LTC Amount	80.0% \$54,673,502
										Fixed Interest Rate?	Yes
Sources				Uses					Γ		·
Daire	Toral	Per GSF	Per RSSF	Site Acquisition		<u>Total</u> \$12,888,750	Per GSF S86	Per RSSF S101		Toral Fixed Interest Rate	6.50%
Senior Debt	\$54,673,502	\$364	\$429 77.5%	Hard Costs HC Comingencies	0.0%	\$43,651,046 0	- 16 2 \$	2342 0		Drawdown Schedule	Equity Upfront
<u>Equity</u> Total Equity	S15 909 989	\$106	202 27 2612	Soft Costs		3,216,160	21	, X,		Origination Fee Mortgage Recording Tax	1.00%
•				Interest Reserve		4,330,346	* ស្ត	o ¥ (·	Condominium Assumptions	
			,	onignation Fee	X	12C,00C,1	<u>5</u> 4	<u>7</u> 4			
				true Sales & Marketing		191,357 701,250	- v	2 7		Operating Exp. (PRSSF) 57.00 Brokerage 3.00%	
	s.			Operating Expenses Level Taxes insurance	A& Other	803,250 7 107 844	2 <u>7</u>	<u>۲</u> و		Per Unit Closing Costs \$500	
Total Sources:	S70,583,491	1178	S554 100.0%	Total Uses		165,582,072	1478	. SSS4		sumptions	# of Uni
Breakeven Analysis				Г	Cost Amalueis				ſ	Year 6 70.0%	105
		Per GKF	Der BSCE	·······	frank fastering i succession		Total	Per GSF Pe	Per RSSF		
Construction Loan Construction Loan & Equity		5658 5471	5429 5554		Const/Sell-out Lease Pmts Lump Sum Payment	th کلت	1,638,750 11,250,000	11 27	28	Development Assumptions Developer Fee (% of Hard/Soft Costs)	30%
Construction Loan, Equity & Implied Land Value	Land Value	\$584	\$687		Total Lease Payments	ł	S12,888,750	\$86	\$101	General Conditions (% of Hard Cosis)	10.0%
Lease Assumptions	Date	Datemant	-	<u>г</u> т	Total Hard Costs		\$43,651,046	16 2S	2342	CM Contingency (% of Hard & Fees) Owners Contingency (% of Hard & Fees)	5.0%
Upfront Price per SF		\$75			other Expenses		10,184,303	88	38	Soft Cost Contragency (% of Soft Costs)	20.0%
Lump Sum Payment	Year 4	\$11,250,000	One-Time 4	5,	Total Project Costs		70,583,491	\$471	\$554	Tax Assumptions PH AT (Nor 1 Day 1 and)	5160 000
Land Valuation	1	Total			Thring				Π		000 0010
Annuzi Uround Kent Implied Land Vaiue		\$\$62,500 \$29,898,981	\$5.75 \$5.76 \$199.33 \$234.50		Construction Begin			X	5	PILOT (psf ex Land) Abatement - first 13 vears	S7.00
NPV Assumptions Discount Rate		7.0%			Construction Duration (in Years) Construction Completion	(in Years) on		14 60	N N	Abatement - 12th year Abatement - 13th year	80.0%
Rent Escalations		3.0% 15	3.0% 15th year, ever 10 thereafter	 						Abatement - 14th year Abatement - 14th year	40.0%
										Thereafter	%0.0
							•			Escalation	1.5%

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Brookiyn Bridge Park Development Analysis Cash Flow Summary - Pier 1

Drawdown Scenario - Equity Upfront

Developer Unlevered Cashflow

DEVELOPER UBJEVELED (280210W																
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 3	Year 9	Year 10	Year II	Year 12	Year 13	Year 14	Year 15	TOTALS
<u>Revenues</u> Condo Sales	c	9	c	ç	000 9C1 01											
Percent Absorbed Number Units Absorbed	•	2	>	>	20% 20% 30	105,155,00 201 201	51 %01 DDC79C16	5	0	0	.	0	•	0	o	\$95,625,000 100.0% \$150
Sales Commission	0.	0	0	0	(573,750)	(521,300,2)	(236,873)	0	0	0	•	0	o	Ð	0	C 868 7501
Lando Liosma Costs Net Revenue	0 05	° 8	° 8	° 8	(000 <u>,21)</u> 518,556,510	(52,500) \$64,876,875	(7,500) \$9,268,125	80 80	0 05	0 8 8	0 98	- 9	a g	80 0	20 0	(75,000) 292.681.250
Erreesses															i	
Ground Rent Paid by Developer	0	D	0	12,112,500	690,000	86,250	0	Ð	0	0	0	0	, C	¢	c	054 283 613
insurance and Taxes	C	0	0	1,218,485	o	0	0	•	0	0	0	0		5 0) a	1 218 485
	• •	0	¢,	339,359	0	0	•	Đ	¢	0	0	0	0	0	0	955,955
Legar Commitment of Code		o (375,000	0	0	0	0	0 ,	0	0	•	0	9	0	375,000
Hard Costs				2,154,827	1,061,333	0	•	•	0	0	0	a	0	0	0	.3,216,160
	•	.	0	107'977'67	14,404,845	0	0	0	¢	•	0	0	0	¢	0	43,651,046
Murician P. Color T. Jane	•		0	430,965	212,267	0	0	0	0	o	0	•	0	0	0	643,232
	- .		9	469,838	231,413	0	•	Ċ	0	0	0	¢	0	0	0	201,250
		•	Ċ	75,000	0	•	•	¢	0	•	0	0	¢	0	0	75.000
Op. Expenses During Construction Self-Out	•	0	- 1	-	714,000	89,250	¢	0	0	•	0	¢	0	0	0	\$03.250
net (lass riow unevered	20	8	8	(\$46,422,175)	51 222 393	S64,701,375	\$9,268,125	8	8	8	8	8	8	8	\$0	\$17,697,828
	¢															
PERSONAL CONCERN CASHION																
Leverage Expenses																
Financing Costs	0	ъ	0	e	Ģ	G	c	¢	c	c	¢	<	5		Å	•
Train Designment of the second s		44		100 100 100 100 100 100 100 100 100 100		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ļ	,		>	2	2	9	b	Э

<u>Leverage Expenses</u> Financing Costs Total Project Costs		0 \$0	20	000	0 50 (546,422,175)	0 (\$17,313,857)	0 (<u>\$175.500</u>)	08	80	o o	00	0 5	¢g	o ş	0	0	0
Debt Balances Beginning of Period Balance Service Net E	05	8	8	8	S	(661, 523, 523)	(E06,207,EEZ)	3	8	8	8	۶	8	R R	ន ឆ	3 B	(zec'116'coc)
futurest Debt Repayment				000	(667, E28, 28) 0	(17,313,857) (2,135,497) 18,536,250	(175,500) (2,124,849) 36,137,252		999	000	000	, 	000			600	(\$50,343,156) (4,530,346)
End of Period Balance	8	\$0	20	98	\$0 (532,853,799)	(\$33,766,903)	8	05	80	SO	8	8	8	20	8	20	0
Equity Contributions Net Cash Flow Levered	R 8	• 93 .	° 0	¢ 8	(686'606'51) (686'606'51)	0 93	0 238,739,623	0 \$9,268,125	° 8	0 X	° 8	° 8	0 S	° %	80 O	° 8	(\$15,909,989) \$22,097,759

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Source: Susan Fine, 2004-2005.

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Brooklyn Bridge Park Draw Schedule - Pier 1

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	Year 14			1	,						·	
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	Year 12	•	•.	ı						•		
	Year 11			·					·	,		
	Var 10 Var 10		•	۱						•		
	Year 9		1	1	ı					•		
	0 Vent 8	1		, ,	,					,		
	Year 6 Year 7 86,250 0		•	,						,		
	Year > Ye			ı						1,061,333		
	862,500 6 11,250,000		1,218,485	339,359	375,000					0,1 778,421,2		
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;			,	•	•					•		
;	5	12,808,750	- \$\$\$*'\$12'1	- 651'615	375,000					3,216,160		
	1,638,750 <u>511,250,000</u>	785,719 132,766 300,000	1, 38,295 36,064 35,000	75,000 25,000 75,000 80,000 80,000		Total 825,000 128,451 112,500 112,500 135,000 37,500 13,000	io 80,000 82,000 25,000 20,000 25,000 20,000 25,000 20,0000 20,0000 20,0000 20,0000 20,0000 20,00000000	127,145 40,000 15,000	75,000 75,000 20,000 1,365,064	ы 	75,000 35,020 35,025,000 3,882,956 1,940,823 815,1445	41 <i>572,425</i> 2,078,621
		66,383,156 20,000	150,000 66,515,923	·		Gross SF 150,000 150,000 150,000 150,000 150,000 150,000			150,000		159,000 34 129,000 35 3	14 0
		1.80% 0.20% 66	8			Price part Gar 5.50 0.86 0.25 0.25 0.12 0.12		10%	0.50 0.50 3.0%		5233 800.01 800.02 800.2	5.00% 0.00%
	Lænd Acquisition Lette Payments Lump Sum Payment	Insurance and Taxes GL Insurance Builders Risk Taxes during Construction	Permits & Foes Building Permit 421a Fee Other Fees	Legal Zoning Auchineers Contract Councation Contract Financing Developers Legal Financing Lenders Legal	provel	CancellanerSoft Costs Architests Londscape Architect Structural Engineering Covil Engineering Covil Engineering Devisor Consultural	za tunya za tunya Commissioning Zamey Sarvey Geoteshnicals/Borings Interior Design	Renderings/Blue Prints/Derwings Model Other Consultart Reimburzshies Purchase Mainterance Equipment	Testing & Inspections Expediing Accounting Developer Everinger		Hard Costs Hard Costs Hard Cost Sub-Total Concreted Conditions Bood Premiums CAI Construction CAI Foc	Escalation Owners Hard Cost Contingency

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Source: Susan Fine, 2004-2005

Brooklyn Bridge Park Development Analysis Draw Schedule - Pier 1

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			Yerl	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year &	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
1 Soft Contingency 20%	643,232	643,232	ſ		,	430,965	712,267	•	,	,		,	ı	,	,	,	,
8 Construction Interest 6.5%	4,330,346	4,330,346	•		•	ı	2,135,497	2,194,849	ı			ı	,	,			
9 Martering & Saks- Indirect Martering Broadmers & Adverting Octomers & Adverting Sales Office - Frifting One Space Sales Office - Frifting One Space Model Apartments \$2,75 127,500	027,ET2 00 278,JE 00 229,26 00			`										·		,	1
10 Markering & Sakes - Direct Sales Commissions 3.0% Closing Legul Expenses \$500	2,868,750 75,000	701,250			, i i	469,838	231,413 575,750 15,000	- 2,008,125 52,500	286,875 7.500	· , .	• • •		и р .		· ·	• •	. ,
11 Futurolog Corts 116 & Recording Appaired Martlet Staty MRT 2.75% Loadet Application Fee Loadet Application Fee	191,357 75,000 125,000 25,000	2,945,750										· .	•	•	,	,	ſ
Leader Commitment Fee	\$46,735	2,341,614	,		•	2,341,614	,	,									
12 Cotumuaity Relations	75,000	75,000		,	,	75,000		,	. ,		, ,	, ,	· .	•		•	
 Op. Expressed During Construction/Sch.Out Operating Express System 	052,250	057,608	,	,	,	,	714,000	057'68	,	ı		,	. ,	, ,	• •	ı ,	· ·
Total Expenses		147 <i>125</i> 51	·		44 44	48,763,788 48,763,788	20,038,104 68,801,892	4,430,974 73,232,866	272,842 272,842 272,241	1472552	- 177.12.12	- - - -	- 17	- 17.05 E	-	, 14 15 14	
Total Bepenses (Excluding Direct Sales & Markeing)		161*285°04	•		44		19,449,354 68,213,142									192,0202.0T	142,1124,61 -
Condo % Sold Units Sold	900,229,260		\$000 0	- %000	- 0.0% 0	0.0%	19,125,000 20.0% 30								100.0%	051	142,0001 2001 02-1
Toul Sules Solo commissions Soloning Legal Expresses Net Sales		I	• • • •	0 0 0 0	¢000	\$ 0 0 C	000,221,010 (057,573) (050,020) 18,536,250	66.937,500 (21,008,125) (22,500) (22,500)	9,562,500 (286,875) (1,500) 8,765 9,765	000	000	000	000	000	000	000	000
Pro-Rhat Funding after Construction Begin Debt Bourowing Doub Plonding Toquit Commissione	80% 80%		· · · ·	ہ ۔ ر ۔ ۰ ۰	ار 1 × ار × ۱	1	1							-	n 1	°,,,,,,	•
Equity Funding of Project Cost before Debt Draw Debt Bottowing Equity Funding Total		1		 				1		•			₩ 165 ⁵ 585 ⁰ 04	70,553,491	167 535 07	70,583,491	- -
Cutrant Senario - Equity Funding of Project Cust hefore Debt Draw Den Barrowing Equity Funding Comi		!			'''' ¥ ≝⊼16466	32,853,795 32,853,795 15,909,989 48,763,788 18,763,788 48,763,788	08,213,142 19,449,354 19,449,354 68,213,142		1 164-582.07	70,585,491 7	70, 585, 07						70,583,491
Debr Bog. Balance Debt Roystown Debt Prystown Debt Ending Scharze Average Balance	- ,	1			, , , , , 31 - H			_		{	ł	0/ 165°58¢'0/	70,583,697	70,583,491 7	10,583,491	165,582,07	70,583,491

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Brooklyn Bridge Park Development Analysis Pier 1 Hotel - Summary

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Physical Detail		Key Dates	
Number of rooms:	224	Construction Start:	1/1/2010
Total GSF	175,000	Construction Months:	24
Avg. SF/room:	781	Opening Date:	2012
Amenities			
Restaurant/Lounge Seats:	300		
Meeting Space SF:	30,000		
Spa SF:	10,000		

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Prepared by Lodging Investment Advisors LLC 2004-2005

Pier 1 Hotel - Preliminary Facilities Program

Portion for Hotel Use: 175,000 Est. Gross Area per Key: 780 Number of Keys: 224 **Guestroom Area** Suites as % of keys: 15% Number of Suites: 34 SF/Suite Key (net): 750 **Total SF Suites:** 25,500 Standard rooms: 190 SF/standard room (net): 400 **Total SF Standard Rooms:** 76,000 Support (linen, vending, ice) per rm: 12 Total SF support: 2,688 Total Guestroom Area: 104,188 Lobby (SF/key) 35 Total Lobby SF: 7,840 Food & Beverage (SF/Key): 35 Total Food & Beverage SF: 7,840 Meeting Space (SF/Key): 135 Total Meeting Space SF: 30,240 Recreation Space (SF/Key): 45 **Total Recreation Space SF:** 10,080 Admin/BOH Space (SF/Key): 70 Total Admin/BOH Space SF: 15,680

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Pier 1 Hotel - Preliminary Development Budget

Number of Keys Hotel Total Area (SF)	224 175,000		
		Per Key	Per SF
Hard Costs	52,500,000	234,375	300
Soft Costs	22,750,000	101,563	130
FF&E, OS&E, and Pre-Opening Expenses	9,408,000	42,000	54
Working Capital	1,792,000	8,000	10
Contingency	1,000,000	4,464	6
Total Development Budget	87,450,000	390,402	500

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Pier 1 Hotel - Pro-Forma Financial Estimates

Brooklyn Bridge Park Budget Year Occupancy Annual Occupied Rooms Room Rate (2007 year dollars) \$	<u>Year 6</u> 2012 78% 63,773 356 \$	<u>Year 10</u> 2016 83% 67,996 374 \$	<u>Year 15</u> 2021 83% 67,996 411 \$	<u>Year 16</u> 2022 83% 67,996 420 \$	<u>Year 17</u> 2023 83% 67,996 428 \$	<u>Year 18</u> 2024 83% 67,996 437 \$	<u>Year 19</u> 2025 83% 67 996 445 \$	<u>Year 20</u> 2026 83% 67,996
Revenue rooms food & beverage telephone minor operated departments rental & other income Total Revenue	(000) 22,717 6,504 385 385 324 194 194 30,125	25,431 7,653 7,653 459 833 333 333 333 333 333 333 333 333 33	(000) 27,974 8,872 532 532 444 266 38,088	(000) 28,531 9,138 548 457 274 38,949	(000) 29,103 9,412 565 471 282 39,833	(000) 29,695 9,695 582 485 291 40,747	(000) 30,266 9,985 599 499 300 41,649	(000) 30,810 10,285 617 514 309 42,534
Departmental Expenses rooms food & beverage telephone minor operated departments	6,779 5,564 403 199	7,606 6,505 459 230	8,609 7,541 266	8,830 7,767 548 274	9,053 8,000 565 282	9,288 8,240 582 291	9,521 8,488 599 300	9,758 8,742 617 309
Total	12,945	14,800	16,949	17,420	17,901	18,401	18,907	19,426
Undistributed Operating Expenses administrative & general management marketing property op & maint. energy	1,727 904 1,519 873 551	1,952 1,025 1,716 985 622	2,234 1,143 1,143 1,968 717	2,296 1,168 2,023 1,164 738	2,359 1,195 2,080 1,197 759	2,425 1,222 1,238 1,231 781	2,492 1,249 2,198 1,266 804	2,559 1,276 2,258 1,301 827
Total Undistributed Exp. Income Before Fixed Charges	5,574 11,606	6,299 13,056	7,193 13,946	7,388 14,140	7,590 14,342	7,797 14,549	8,008 14,734	8,221 14,887
Fixed Charges property taxes insurance rent (see schedule below) reserve for replacement	657 45 1,878 301	697 50 2,235 1,708	751 58 2,591	763 60 2,669 1,947	774 62 1,992	786 64 2,832 2.037	797 66 2,917 2.082	1,009 68 3,004 2,127
Total Fixed Charges Net Operating Income	2,881 8,725	4,691 8,366	5,305 8,640	5,439 8,701	5,577 8 ,765	5,719 8,830	5,863 8,872	6,208 8,679
BBPDC Income PILOT payments Park Maintenance Total	657 1,878 2,535	697 2,235 2,932	751 2,591 3,342	763 2,669 3,432	774 2,749 3,523	786 2,832 3,618	797 2,917 3,714	1,009 3,004 4,013

Prepared by Lodging Investment Advisors LLC

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Assumptions and Net Present Value Summary - Comparison of Base Case to Reduced Density Alternative⁽¹⁾

Con Ed Assumptions		:	BASE CASE	AL	TERNATIVE	DI	FFERENCE
	Number of residential floors		13		13		•
	Gross Sg Ft Per Floor		9,600		9,600		-
	Gross Sq Ft		124,800		124,800		-
	Revenue S Per Sq Ft	5	700	\$	700	\$	•
	Land Value Per Sq Ft	5	70	\$	70	\$	-
	Annual Ground Rent Per Sq F1	\$	3,50	\$	3.50	\$	-
PV of Revenue		\$	20,025,000	s	20,025,000	\$	
PV of Revenue Per Sa Fi		2	160	<u> </u>	160	S	
Pier 6 - High-Rise and Mid-Ri Assumptions	<u>34.</u>						
<u>2133000001013</u>	Number of residential floors		38		14		(24)
	Gross Sq Ft		429.450		139,400		(290,050)
	Revenue \$ Per Sq Ft	\$	725	\$	650	\$	(75)
	Land Value Per Sq Ft	š	70	s	50	S	(20)
	Annual Ground Rent Per Sq Ft	\$	3,50	\$	2.25	\$	(1.25)
PV of Revenue		\$	69,330,000	\$	18,446,000	\$	(50,884,000)
PV of Revenue Per Sq Ft		5	161	\$	132	S	(29)
<u>Pier 1</u> <u>Assumptions</u>	Number of residential units Gross Sg Ft Revenue \$ Per Sg Ft Land Value Per Sg Ft Annual Ground Rent Per Sg Ft	\$ \$ \$	150 150,000 750 75 5.75	5 5 5	180 180,000 750 75 5,75	5 5 5	30 30,000 - -
PV of Revenue		\$	20,911,000	\$	24,937,000	5	4,026,000
PV of Revenue Per Sq Ft		<u>s</u>	139	\$	1 <u>39</u>		
liotel						* s.	
Assumptions ⁽²⁾							
<u>A A A A A A A A A A A A A A A A A A A </u>	Number of hotel rooms		225		170		(55)
	Gross Sq Ft		175,000		145,000		(30,000)
PV of Revenue		: 5	26,725,000	5	21,539,000		(\$ (66,000)
PV of Revenue Per Sq. Ft		·	153	5	1.12	6	······································
ry of Kevende Fer Surt						<u> </u>	
Revenues from MOUs Curren	ty Under Negotiation	e	73,907,000	s	73,907,000	\$	
PV of Revenue		<u> </u>	13,707,000		10,201,000		
Subtatel	- · · · · · · · · · · · ·	5	210,898,000	5	158,873,000	\$	(52,024,000)
annintai				<u> </u>		•	

⁽¹⁾20-year Net Present Value using 7% discount rate.

(2) See hotel pro-forma for additional assumptions.

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Brooklyn Bridge Park Development Analysis Net Present Value Summary - Reduced Density Alternative

Present Value of Revenue by property - 20 years, 79	命制家	count Rate
Con Ed - Upfront payment for land		8,742,000
Con Ed - One-time taxes and fees		3,190,000
Con Ed - Recurring Revenues		8,093,000
Pier 6 - Upfront payment for land		6,970,000
Pier 6 - One-time taxes and fees		4,462,00
Pier 6 - Recurring Revenues		7,014,00
Pier 1 - Upfront payment for land		10,299,00
Pier 1 - One-time taxes and fees		3,614,00
Pier 1 - Recurring Revenues		11,024,00
Hotel - Upfront payment for land		-
Hotel - One-time taxes and fees		2,569,00
Hotel - Recurring Revenues		18,990,00
MOUs Currently Under Negotiation - One-time taxes & fees		6,285,00
MOUs Currently Under Negotiation - Recurring Revenues		67,621,00
Total Value	\$	158,873,00

Present Value of Park Maintenance Budget

\$ (196,228,000)

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Brookiyii Bridge Park Development Analysis Cash Flow.Summary - Reduced Density Alternative (\$ millions)

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cash Flow Summary - Keducea Density Alternative (5 million)	
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Endownterhast lovenmentants yest			2 m 2			Year Jb				
	0.192	\$29.0	\$ 36.6	(28.0)	(\$58.4)	(565.9)	(Z'ELS)	(\$80.0)	(2:582)	(2165)
Restaurce										
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Particulars in Low of Lance (MEQT)	1	ן: בן:		1.5				215	22.7	512
		C .5	1.4	C-01	0.11	C'01	0.71			
Non-Respective for										
Contrasticitation in the state	19.2	•	,	ı	•	,	•	•	•	,
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Tetti Ner & Bruth Len	29.0	D'T	•	•	ı	•	•	•	1	,
(1, s) - start juint (Summer Bar, s)		0.7	61	ı	•		'	1		`
	I			 •	4	201	19.8	812	7.72	23.9
I utal Herrichust		r,	2		211	10.1				
Experiment										
Park Maintengore Budget	1	(4.8)	(18.7)	(21.7)	[25.1]	(25.9)	267)	(5.12)	(28.3)	(29.1)
Annual surplus with	29.0	0.5	(7.7)	(11)	(2.5)	(EL)	(6.8)	(5.7)	(5 5)	(5.3)
Findemment of wear of wear	29.0	529.4	6.823	(2)9(2)	(\$65.9)	(213.2)	(\$90.0)	(585.7)	(2)(2)	(\$96.5)

Revenues are not sufficient to support maintenance and operations after Year 10.

Cognyonents of Park Revenue:

Construction PILOST: Estimated at 8% of 50% of hard costs Mortgage Recording Tax: 2.75% of Senior debt Upfront payment for land Non-recurring revenues:

Recurring Revenues:

PILOT: Standard calculation with 421-a abatement on new development $P_{\rm ark}$ Maintenance fees: S2.25-S5.75 per gross square foot.

<u>MOUs currently under negotiation:</u> Engine Stores and 360 Furman renovation currently under negotiation.

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Source: Susan Fine, 2004-2005

Assumptions and Net Present Value Summary⁽¹⁾ Modified Design Alternative

<u>Con Ed</u>

Assumptions			
	Number of residential floors		13
	Gross Sq Ft Per Floor		9,600
	Gross Sq Ft		124,800
	Revenue \$ Per Sq Ft	\$	700
	Land Value Per Sq Ft	\$	70
	Annual Ground Rent Per Sq Ft	\$	3.50
PV of Revenue		\$	20,025,000
PV of Revenue Per Sq Ft		\$	160
Pier 6 - High-Rise and Mid-R	ise		
Assumptions			
	Number of residential floors		38
	Gross Sq Ft		429,450
	Revenue \$ Per Sq Ft	\$	725
	Land Value Per Sq Ft	\$	70
	Annual Ground Rent Per Sq Ft	\$	3.50
PV of Revenue		\$	69,330,000
PV of Revenue Per Sq Ft		\$	161
Pier 1			
Assumptions			
<u></u>	Number of residential units		180
	Gross Sq Ft		180,000
	Revenue \$ Per Sq Ft	\$	750
	Land Value Per Sq Ft	\$	75
	Annual Ground Rent Per Sq Ft	\$	5.75
PV of Revenue		\$	24,953,000
PV of Revenue Per Sq Ft		\$	139
Hotel			
Assumptions ⁽²⁾	- i _i		
<u></u>	Number of hotel rooms		170
	Gross Sq Ft		145,000
PV of Revenue		\$	22,153,000
PV of Revenue Per Sq Ft		\$	153
Revenues from MOUs Curren	ntly Under Negotiation		
PV of Revenue		\$	80,297,000
Total	<u></u>	\$	216,758,000
<u>(</u>		Ψ	210,100,000

⁽¹⁾ 20-year Net Present Value using 7% discount rate.

⁽²⁾ See hotel pro-forma for additional hotel assumptions.

Brooklyn Bridge Park Development Analysis Net Present Value Summary

Modified Design Alternative

Present Value of Revenue by property - 20 years, 7% I	Discount Rate
Con Ed - Upfront payment for land	8,742,000
Con Ed - One-time taxes and fees	3,190,000
Con Ed - Recurring Revenues	8,093,000
Pier 6 Total - Upfront payment for land	30,083,000
Pier 6 Total - One-time taxes and fees	11,399,000
Pier 6 Total- Recurring Revenues	27,848,000
Pier 1 - Upfront payment for land	10,299,000
Pier 1 - One-time taxes and fees	3,614,000
Pier 1 - Recurring Revenues	11,040,000
Hotel - Upfront payment for land	<u>د</u>
Hotel - One-time taxes and fees	2,901,000
Hotel - Recurring Revenues	19,252,000
MOUs Currently Under Negotiation - One-time taxes & fees	6,542,000
MOUs Currently Under Negotiation - Recurring Revenues	73,755,000
Total Value	216,758,000
periode and a second	· · · · · · · · · · · · · · · · · · ·
Present Value of Park Maintenance Budget	(\$196,228,000)

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Brooklyn Bridge Park Development Analysis Cash Flow Summary (\$ millions) Modified Design Alternative

		Vear 1	Vear 5	Vear 10	Vear 15	Vear 16	Vear.17	Vear 18	Vear 10	Vear 20
Endowment at beginning of year	80.0	558.3 558.3	\$80.7	\$60.6	\$34.8	\$33.0	\$31.8	\$31.5	\$32.9	\$34.6
Revenues										
Recurring Fees	<u>.</u>	• •								
Park Maintenance Fees		3.2	7.3	8.3	10.2	10.4	10.6	11.3	11.5	11.7
Payments in Lieu of Taxes (PILOT)	1	1.8	4.2	4.4	11.3	12.6	14.2	16.0	16.8	17.9
Total Recurring Fees		5.0	5115	12.7	215	23.0	24.8	27.3	28.4	29.6
Non-Recurring Fees					·					
Up-front payments for land	38.8	ا			,		1	•		
One-time taxes and fees	19.5	23		C.	'	'	'	1		Ľ
Total Non-Recurring Fees	58.3	23	 J		 .	ſ	1		í	1
Return on Investment		15	4.0	3.2	1.8	17	1.6	1.6	1.6	1.7
Total Revenues		8.8	15.5	15.9	23.3	24.7	26.4	28.9	30.0	31.3
Expenses		-								- <u>-</u> ,
Park Maintenance Budget		(4.8)	(18.7)	(21.7)	(25.1)	(25.9)	(26.7)	(27.5)	(28.3)	(29.1)
Annual surplus/deficit	58.3	4.0	. (3.2)	(5.8)	(8.1)	(12)	(0.3)	1.4	1.7	2.2
Endowment at end of year	\$58.3	\$62.3	<i>ST</i> 1.5	\$54.8	\$33.0	\$31.8	S31.5	\$32.9	S34.6	\$36.8
Note: Some numbers may not add due to rounding.										

The endowment is at its lowest point in Year 17 after which recurring fees are sufficient to sustain park maintenance and operations.

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Components of Park Revenue:

Non-recurring revenues:

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Upfront payment for land

Construction PILOST: Estimated at 8% of 50% of hard costs Mortgage Recording Tax: 2.75% of Senior debt.

Recurring Revenues:

PILOT: Standard calculation with 421-a abatement on new development Park Maintenance fees: \$3.50-\$5.75 per gross square foot.

MOUs currently under negotiation:

Empire Stores and 360 Furman renovation currently under negotiation.

Source: Susan Fine, 2004-2005

Assumptions and Net Present Value Summary⁽¹⁾ Modified Pier 6 Residential Building Design Alternative, Scheme 1

Con Ed Assumptions			
Cosumptione	Number of residential floors		13
	Gross Sq Ft Per Floor		9.600
	Gross Sq Ft		124,800
	Revenue \$ Per Sq Ft	\$	700
	Land Value Per Sq Ft	\$	· · · · · · · · · · · · · · · · · · ·
	Annual Ground Rent Per Sq Ft	у \$	3.50
	Annual Oround Kent Fer Sq Ft	φ	5.50
PV of Revenue		\$	20,025,000
PV of Revenue Per Sq Ft		\$	160
lier 6 - High-Rise and Mid-R	ise		
Assumptions			
	Number of residential floors		. 44
••	Gross Sq Ft		434,720
	Revenue \$ Per Sq Ft	\$	725
	Land Value Per Sq Ft	\$	70
	Annual Ground Rent Per Sq Ft	\$	3.50
PV of Revenue	•	\$	70,151,000
PV of Revenue Per Sq Ft		\$	161
tier 1 Assumptions	Number of residential units Gross Sq Ft Revenue \$ Per Sq Ft Land Value Per Sq Ft Annual Ground Rent Per Sq Ft	\$ \$ \$	180,000 180,000 750 75 5,75
•	Annual Ground Kent Fer Sq Pt	φ	5,75
PV of Revenue		\$	24,953,000
PV of Revenue Per Sq Ft	· (,)	\$	139
<u>lotel</u>	'n		
Assumptions ⁽²⁾			
	Number of hotel rooms		170
1 - A	Gross Sq Ft		145,000
PV of Revenue		\$.22,153,000
PV of Revenue Per Sq Ft		\$	153
Contraction MOULS Contract	atin Yindax Nagatiation		
Revenues from MOUs Current PV of Revenue	nuy Under Negoliation	\$	80,297,000
<u> </u>	· · · · · · · · · · · · · · · · · · ·		
Fotal		\$	217,579,000

⁽¹⁾ 20-year Net Present Value using 7% discount rate.

 $^{\left(2\right) }$ See hotel pro-forma for additional hotel assumptions.

Net Present Value Summary

Modified Pier 6 Residential Building Design Alternative, Scheme 1

Present Value of Revenue by property - 20 years, 7% D	iscount Rate
Con Ed - Upfront payment for land	8,742,000
Con Ed - One-time taxes and fees	3,190,000
Con Ed - Recurring Revenues	8,093,000
Pier 6 Total - Upfront payment for land	30,452,000
Pier 6 Total - One-time taxes and fees	11,509,000
Pier 6 Total- Recurring Revenues	28,190,000
Pier 1 - Upfront payment for land	10,299,000
Pier 1 - One-time taxes and fees	3,614,000
Pier 1 - Recurring Revenues	11,040,000
Hotel - Upfront payment for land	-
Hotel - One-time taxes and fees	2,901,000
Hotel - Recurring Revenues	19,252,000
MOUs Currently Under Negotiation - One-time taxes & fees	6,542,000
MOUs Currently Under Negotiation - Recurring Revenues	73,755,000
Total Value	217,579,000

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Present Value of Park Maintenance Budget

(\$196,228,000)

Brooklyn Bridge Park Development Analysis Cash Flow Summary (\$ millions)

Scheme
Alternative,
Design
Building
Residential
Modified Pier 6

		Year I	Year 5	Year 10	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Endowment at beginning of year	\$0.0	\$58.8	\$81.4	\$61.5	\$36.0	S34.4	\$33.3	\$33.2	\$34.8	\$36.7
Revenues				•						
Recurring Fees		1	4							G
Park Maintenance Fees	-	3.2	13	83	10.2	10.4	10.0	11.4	0.11	0.11
Payments in Lieu of Taxes (PILOT)		- 1.8	42	45	11.4	12.6	14.3	16.1	16.9	17.9
Total Recurring Fees		5.0	115	12.7	21.6	23.0	24.9	27.4	28.4	29.7
Non-Recurring Fees										••••
Up-front payments for land	39.2	,	ſ	,	,	1	,	•	,	
One-time taxes and fees	19.6	2.3		•		'	"	"		'
Total Non-Recurring Fees	58.8	23		k			ı	•	·	1
Return on Investment	 	15	4.0	3.2	1.9	1.8	1.7	1.7	1.7	1.8
Total Revenues		8.8	15.6	15.9	23.5	24.8	26.6	29.1	30.1	31.5
Expenses										
Park Maintenance Budget		(4.8)	(18.7)	(21.7)	(25.I)	(25.9)	(26.7)	(27.5)	(28.3)	(29.1)
Annual surplus/deficit	58.8	4.0	(3.1)	(5.7)	(1.6)	(11)	(0.1)	1.6	6.1	23
Endowment at end of year	\$58.8	\$62.8	\$78.3	\$55.8	\$34.4	\$33.3	- \$33.2	\$34.8	\$36.7	\$39.0
Note: Some numbers may not add due to rounding.										

The endowment is at its lowest point in Year 17 after which recurring fees are sufficient to sustain park maintenance and operations.

Components of Park Revenue:

Non-recurring revenues:

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Upfront payment for land Construction PILOST: Estimated at 8% of 50% of hard costs Mortgage Recording Tax: 2.75% of Senior debt.

Recurring Revenues:

PILOT: Standard calculation with 421-a abatement on new development Park Maintenance fees: \$3.50-\$5.75 per gross square foot.

MOUs currently under negotiation:

Empire Stores and 360 Furman renovation currently under negotiation.

Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis Assumptions - Pier 6

						-					
Square Foot Breakdown and Schedules	lies		-						T	strondimpset upor	
	Gross	Selection Des Factor	ss Factor	Thits	So Rt/Unit	Revenue S/Sq fit	Kevenue \$/Unit	Revenue		Senior Debt	
Condoc	454 720	369 512	15.0%	430	859	\$725	014	\$267,896,200		- ·	
Condos - High-nice	296 400	251.940	15.0%	290	698	\$738	S640,709	S185,805,750		Construction Loan	
Condos - Mid-rise	138,320	117.572	15.0%	140	840	S688 [,]	SST1.363	S80,830,750		LTC	\$0.0%
					-		I			Amount	\$163,112,657
Total	434,720	369,512	15.0%				-	S266,656,500			i
			-							Fixed Interest Rate?	Yes
Sources				Uses							
C.	Total	Per GSF	Per RSSF			Total c22 243 m4	Per CSF	Per RSSF		Toral Hixed Interest Rate	6.50%
Debt				She Acquisition				2		Drawdown Schedule	Equity Upfront
Senior Debt	S163,112,657	S375	\$441 77.5%	Hard Costs		\$136,174,713	S315	S369			
				HC Contingencies	0.0%	φ	•	0		Origination Fee Mortgage Recording Tax	1.00% 2.75%
Eanity				Soft Costs		9,784,269	23	26			
Total Fanity	S47.465.783	S109-	\$128 22.5%	SC Contingencies	20.0%	1,956,854	۰،	ŝ		Condominium Assumptions	
				Interest Reserve		13,088,361	30	35			:
				Mortgage Recording Tax	×	4,485,598	10	. 12			S313
				Origination Fee	•	1,631,127	4	4		Exp. (PRSSF)	S7.00
			÷	Title		570,894	٦	7			20%
				Sales & Marketing		2,032,316	5	6		Per Unit Closing Costs \$	\$500
				Operating Expenses		2,327,926	ŝ	6			
				Legal, Taxes, Insurance & Other	& Other	5,183,360	12	14		vssumptions % o	# of Units
							1010			VC 2.02	42 201012 - 201012
Total Sources:	\$210,578,440	\$\$\$	\$570 100-0%	Total Uses:		\$210,578,440	555	0/00			
				r							
Breakeven Analysis	-				Cost Analysis						
		Sales					Total	Per GSF	Per KSSF	Development Assumptions	
	1	Fercer	LCI KOOL		1 		000 000	t	à	Printer Part of a Chambrade Control	2.002
Construction Loan		\$375	142		Const/Sell-out Lease Pints	्राया	20.457 136	- (F	° 68	Developed Fee (78 of Date Sour Cose) General Conditions (76 of Hard Costs)	30.05
Construction Loan & Equity		333	0/65			I	100 01 000	~ 1.3	000	Out Continuences (% of Hand & Ease)	5.0%
Construction Loan, Equity & Implied Land Value	Land Value	2002	1000		1 0431 LCase Faymence		170,010,000		200	Owners Contingency (% of Hard & Fees)	20.0
Lesse Assumptions				,,	Total Hard Costs		\$136,174,715	S313	S369	Soft Cost Contingency (% of Soft Costs)	20.0%
	Date	Payment	Type	,ı	Total Soft Costs		11,741,123	27	32		
Unfront Price per SF		\$70			Other Expenses		29,319,581	. 67	79	Tax Assumptions	
Lump Sum Payment	Year 1	\$30,452,136	One-Time		Total Project Costs		210,578,440	S484	SS70	PILOT (Pier 6 Land)	\$434,720
I and Valuation		Totai	Per GSF Per RSSF		Timing					PILOT (psf ex. Land)	S7.00
Annual Ground Rent	1	S1.521.520	ģ		a a				Year	Abatement - first 11 years	100.0%
Implied Land Value		S63.350.453	S		Construction Begin					Abatement - 12th year	80.0%
NPV Assumptions.					Construction Duration (in Years)	(in Years)			~~~	Abatement - 13th year	60.0%
Discount Rate		2012			Construction Completion	ion			ы	Abatement - 14th year	40.0%
Rent Escalations		3.0% It	3.0% 15th year, ever 10 thereafter							Abatement - 15th year	20.0%
										Thereafter	0.0%
				1					-	Escalation	%C.I

Source: Susan Fine, 2004-2005

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Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis Cash Flow Summary - Pier 6

Developer Unlevered Cashflow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	TOTALS
Revenues																
Condo Sales	0	55,579,240	187,527,340	26,789,620	0	0	0	0	•	•	¢	0	0	¢	¢	S267,896,200
Percent Absorbed		20%	3502	10%												100.0%
Number Units Absorbed		88	301	43.				-								5430
Sales Commission	Ö	ų	-7.501.094	-1,071,585	0	¢	0	0	0	0	Ö	¢	o	0	0	-10,715,848
Condo Closing Costs	0	43,000	-150,500	-21,500	ò	0	0	0	Ģ	0	ð	ф	0	°	0	-215,000
Net Revenue	80	S51,393,070	\$179,875,746 \$25,696,535	\$22,696,535	8	8	8	8	8	ଛ	8	8	8	8	8	\$256,965,352
Expenses																
Ground Rent Paid by Developer	31,973,656	1,217,216	152,152	0	0	0	ò	0	0	0	0	0	0	o	0	\$33,343,024
Insurance and Taxes	3,722,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,722,576
Permits & Feers	310,984	0	•	0	¢	0	0	0	0	0	0	0	0	0	•	310.984
Legal	775,000	Ö	.0	¢	0	0	0	0	0	0	0	ò	0	0	•	775.000
Consultants/Soft Costs	6,555,460	3,228,809	0	¢	0	¢	0	¢	.0	0	o	0	0	0	0	9784.269
Hard Costs	91,237,057	44,937,655	ö	0	0	0.	0	G	0	0	0	0	0	¢	¢	136,174,713
Soft Cost Contingency	1,511,092	645,762	0	0	0 ·	0	0	0	0	0	0	0	0	0	•	1.956.854
Marketing & Sales - Indirect	1,361,652		¢	¢	0	0	0	0	0	0	0	•	0	0	0	2.032,316
Community Relations	250,000	0	0	0	0	0	0	0	•	0	0	0	0	0	0	250,000
Op. Expenses During Construction/Sell-Out	0		258,658	0	0	¢	¢	¢	0	•	0	•	0	0	Q	2,327,926
Net Cash Flow Unlevered	(S137,497,277)	(S1,376,303)	SI79,464,936	\$25,696,535	8	05		8	8	ŝ	so	8	8	8	8	S66,287,891
Developer Levered Cashflow	t L															
Leverage Expenses Financing Costs	Đ	0	0	ö	a	c	C	¢	o	¢	c	ċ	c	¢	¢	-
Total Project Costs	(S137,497,277)	(\$52,769,373)	(\$410,810)	8	8	8	8	\$	8	Я	S	8	8	8	8	(SI90,677,461)
Deht Balances Beetiming of Period Balance	53		(S96.844.113) (S104 515 283)	0S	я	8	8	8	5	8	Ş	5	8	5	5	
Senior Debt Funding	-96.844.113		410.810	c	c	G	¢	e e	ç	Ģ	c	¢	c	, c	, -	12150.024.2065
Interest	0		-6,793,493	0	¢	•	•	•	0	•	0	• •	0	• •	• •	
Debt Repayment	0	51,395,070	111,719,587	0	¢	0	0	0	¢	0	0	0	0	¢	¢	
End of Period Balance	S0 (S96,844,113)	(S10	8	SO	я	् । । । ।	8	\$	8	ิล	8	8	8	8	.0S	
Evaluations		¢	c	¢	c	c	6	c	c	c		6	<	c	c	
1	CONTRACTOR 100		011111010	0	2	2	- {	- ;	2	² ۲	- ;	о .	, c	۽ ^ح	⇒ :	(241,402,183)
			CCC'040'C7C 001'0C1'90C	ככבסעמיכוא	8	8,	3	8	7	7	3	8	3	8	8	210022020

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Source: Susan Fine, 2004-2005

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Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Pier 6

(ear Year 14 00 Year 13 Year 12 00 Year 11 Year 10 Year 9 Čear φœ Year 7 ф. с ear 6 (ear 00 Year 4 152,152 Year 3 jų, 1217216 44,937,655 3,728,809 Year 2 1.521.520 30,452.136 91,237,057 6,555,460 310,984 775,000 3,722.576 Year I 9,784,269 136,174,713 3,722,576 310,984 33,345,024 775,000 150,000 434,720 109,114,720 434,720 109,264,730 2,890,888 530,452,136 015,489,601 2,451,145 401,791 869,440 110,984 266,660 75,000 156,000 100,000 100,000 200,000 217.360 200.000 4.251.232 otal 390.960 10,926,472 01.434 217,360 6.054.631 368,483 542,945 00.00 100.000 75,000 DOD DOG Gross SF 434,720 434,720 434,720 434,720 434,720 434,720 434,720 434,720 434,720 434,720 Price psf 5.50 0.75 0.75 1.00 0.25 0.12 1.80% \$251 10.00% 0.75% 5.00% 2.00% 5.00% 0.00% 0.50 0.50 3.0% 10% Other Consultant Reimbursables Parchase Maintraance Equipment Testing & Inspections erings/Blue Prints/Drawings Escalation Owners Hard Cost Contingency Sub-Total General Conditions Bood Premiums CM Construction Continge CM Fee Hard Costs Builders Risk Tates during Construction Construction Contract Financing Developers Leg Financing Lenders Legal Consultants/Soft Costs Architects Land Acquisition
 Lease Payments
 Lamp Sum Payment Insurance and Taxes Co-op AG Approval Permitting Architect Developer Foe Developer Overbead Consultant Architects Contract Permits & Fees Building Permit Other Fees atenor Desire Hard Cost Zonint [683] ŝ

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38/12/2005

Source: Susan Fine, 2004-2005

Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Pier 6

					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year S	Year 9	Year 10	Year 11	Year 12	Year 13	Yest 14	Year 15
2	Soft Cost Contingency	20%	1,956,854	1,956,854	1,311,092	645,762	•	•	•			•	1	1.		ı		,	,
~	Construction Interest - 6.5%	撺	13,088,361	13,088,361	,	6,394,867	6,793,493			ı	1	4	•	,	,	ı	,		ı
ø	Marketing, & Salas - Indirect Marketing, Brochures & Advertising Salas Office - Friting Ont Space: \$3,25 Model Apartmenus \$3,75	50 369,512 25 369,512 369,512	1,662,804 92,578 277,154			773 OLA		•					·			÷			
91	Marketing & Sales - Direct Sales Commissions Closing Legal Expenses \$500	K O	10,715,848 215,000		700106-1	- 0/0,004 - 143,170 - 45,000	7,501,094	1.071.585 21.500	г т.е.	і. I I	1 1 1		, ,,	,	,		, ,,		е т.
Ħ	Financing Coefs Financing Coefs Approximal/Aurice Stary MCT MCT 2.75% 2.75% 2.75% 2.0% 2.0%	6 6 6 6	570,894 100,000 4,485,598 25,000 1651,127	2005/06/01															
1	Community Relations		250,000	6,812,619 256,900	6,812,619 250,000		î î	i i	н н	, ,	• •						, .	•••	• •
5	Op. Expenses During ConstructionSell-Out Operating Expenses	0 \$2,586,584	2,327,926	2,327,926	ч	2,069,267	258,658	I		1	١				,	ı	,		ı
	Total Expenses			221,509,288	144,309,896	61,250,410 205,560,306	14,855,897 220,416,204	1,093,085 221,509,288	\$\$5,605,152	≂ \$\$¢605°172	21,509,288 2	- - - - - - - - - - - - - - - 	21,509,288 2	21509,288 2	2 382'605'122	82:605'122	- 380'505'100	- 80000100	- 880,602,122
	Total Expenses (Evcloding Direct Sales & Marketing)			210,578,440	144,309,896	59,064,240 205,374,137	7,204,304.	- 210,578,440	210,578,440			210,578,440 2	210,578,440 2	210,578,440 2		210.578,440 210.578,440		210,578,440	210,578,440
	Condo % Sold Units Sold		267,896,200		0 3000 -	53,579,240 20,0% 86,0	187,527,340 90,054 387	26,789,620 100.0% 430	100.0% 430	100.0%	100.0%	100.0%	- 100.0% 430	- 100.0% 430	- 100.0% 430	- 100.0% 430	100.0% 430	- 100.0% 430	- 100.0% 430
	Toral Sales Sales Commissions Closing Legal Expenses Net Sales	·			0000	53,579,240 -2,143,170 -3,000 51,393,070	187,527,340 -7,501,094 -150,500 179,875,746	26,789,620 -1,071,585 -21,500 25,696,535	0000	0000	0000		0000	0 0 0 0		0 0 0 0	0 0 0 0	0000	\$ \$ \$ \$
	Current Scaario - Equity Funding of Project Cast before Debt Draw Debt Reconving Equity Fauding Total - Cumulative	efore Debt Draw			96,844,113 47,465,783 144,309,896 144,309,896	59.064,240 59.064,240 203,374,137	7,204,304 2105,78,440 2105,874,902	210,578,440	210,578,440	210578.440 210578.440 210578.440 210,578.440	10,578,440 2	10,578,440 2	- - 210,578,440 - 2	10,578,440 2	2 01578,440	210,578,440	210,578,440	210,578,440	210,578,440
	Debt Beg. Balance Debt Bocrowing Debt Paydown Debt Einign Balance Average Balance	· .			96,844,113 96,844,113	96,844,113 59,064,240 (51,393,079) 104,215,233	104,515,283 7,204,304 111,719,587)	· · · <i>i</i>	» ı r »										

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Source: Susan Fine, 2004-2005

Brooklyn Bridge Park Development Analysis

Assumptions and Net Present Value Summary⁽¹⁾ Modified Pier 6 Residential Building Design Alternative, Scheme 2

Con Ed			
Assumptions	Number of residential floors		13
	Gross Sq Ft Per Floor		9,600
	Gross Sq Ft		124,800
	Revenue \$ Per Sq Ft	\$	700
	Land Value Per Sq Ft	\$	- 70
	Annual Ground Rent Per Sq Ft	\$	3.50
PV of Revenue		\$	20,025,000
PV of Revenue Per Sq Ft		\$	160
lier 6 - Building A and Buildi	ng B		
Assumptions			
- -	Gross Sq Ft		395,200
	Revenue \$ Per Sq Ft (average)	\$	695
•	Land Value Per Sq Ft (average)	\$	60
	Annual Ground Rent Per Sq Ft	\$	3.50
PV of Revenue		\$	53,834,000
PV of Revenue Per Sq Ft (a	verage)	\$	136
<u>ler 6 - Bullding 50</u>			
Assumptions			
- -	Number of residential floors		4
	Gross Sq Ft Per Floor		~ .12,500
	Gross Sq Ft	ъ.	50,000
	Revenue \$ Per Sq Ft	\$	600
	Land Value Per Sq Ft Annual Ground Rent Per Sq Ft	\$	\$3.50
	·		
PV of Revenue		<u>\$</u> .	4,436,000
PV of Revenue Per Sq Ft	· · · · ·	\$	
Pier 1			
Assumptions			
	Number of residential units		180
· · · · ·	Gross Sq Ft		180,000
	Revenue \$ Per Sq Ft	\$	750
	Land Value Per Sq Ft	\$	75
	Annual Ground Rent Per Sq Ft	\$	5.75
PV of Revenue		\$	24.953.000
<u>PV of Revenue</u> Per Sq Ft		\$	139
1 V OF REVENUE TO SQTT			102
lotel			•
Assumptions ⁽²⁾			
	Number of hotel rooms		170
	Gross Sq Ft		145,000
PV of Revenue		\$	22,153,000
PV of Revenue Per Sq Ft		\$	153
	ntly Under Negotiation		
levennes from MENIS I merer	NYA		
<u>PV of Revenue</u>		\$	80,297,000

⁽¹⁾ 20-year Net Present Value using 7% discount rate.

 $\ensuremath{^{(2)}}$ See hotel pro-forma for additional hotel assumptions.

Brooklyn Bridge Park Development Analysis

Net Present Value Summary

Modified Pier 6 Residential Building Design Alternative, Scheme 2

Present Value of Revenue by property - 20 years, 7% D	iscount Rate
Con Ed - Upfront payment for land	8,742,000
Con Ed - One-time taxes and fees	3,190,000
Con Ed - Recurring Revenues	8,093,000
Pier 6 Total - Upfront payment for land	18,772,000
Pier 6 Total - One-time taxes and fees	11,489,000
Pier 6 Total- Recurring Revenues	28,009,000
Pier 1 - Upfront payment for land	10,299,000
Pier 1 - One-time taxes and fees	3,614,000
Pier 1 - Recurring Revenues	11,040,000
Hotel - Upfront payment for land	-
Hotel - One-time taxes and fees	2,901,000
Hotel - Recurring Revenues	19,252,000
MOUs Currently Under Negotiation - One-time taxes & fees	6,542,000
MOUs Currently Under Negotiation - Recurring Revenues	73,755,000
Total Value	205,700,000

i,

Present Value of Park Maintenance Budget

(\$196,228,000)

Brooklyn Bridge Park Development Analysis Cash Flow Summary (\$ millions)

Modified Pier 6 Residential Building Design Alternative, Scheme 2

		Year]	Year 5	Year 10	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20.
Endowment at beginning of year	S0.0	S47.0	\$67.0	\$43.4	\$13.1	\$10.2	879	\$6.6	S7.1	\$7.8
Revenues					-					
Recurring Fees Dark Maintenance Fees		÷.	κ.L.	83	10 %	10.5	YUI	11 4	911	×
Payments in Lieu of Taxes (PILOT)	I	1.8	43	44	11.2	12.5	143	191	17.0	18.2
Total Recurring Fees		4.9	11-6	12.8	21.5	23.0	24.9	27.5	28.7	30.0
Non-Recurring Fees										
Up-front payments for land	27.5	 ŀ.	ı		ť	,	ì	r	۴	,
One-time taxes and fees	19.5	23	'	."		: ۱۰		1		
Total Non-Recurring Fees	47.0	23	•	ı		ı	•	•	•	• • • • •
Return on Investment		1.2	3.3	2.3	0.8	0.6	0.5	0.4	0.3	0.4
Total Revenues		8.4	14.9	IŠ.I	22.3	23.6	25.4	27.9	29.0	30.4
Expenses										·
Park Maintenance Budget	1	(4.8)	(18.7)	(21.7)	(25.1)	(25.9)	(26.7)	(27.5)	(28.3)	(29.1)
Amual surplus/deficit	47.0	3.6	(3.8)	(9.6)	(2.8)	(23)	(1.3)	0.4	0.7	1.3
Endowment at end of year	\$47.0	\$50.6	\$63.3	S36.8	\$10.2	\$7.9	\$6.6	\$7.1	S7.8	S9.1
Note: Some numbers may not add due to rounding.										

The endowment is at its lowest point in Year 17 after which recurring fees are sufficient to sustain park maintenance and operations.

Components of Park Revenue:

Non-recurring revenues:

ŝ,

Upfront payment for land

Construction PILOST: Estimated at 8% of 50% of hard costs

Mortgage Recording Tax: 2.75% of Senior debt.

Recurring Revenues:

PILOT: Standard calculation with 421-a abatement on new development and J-51 exemption/abatement on conversion. Park Maintenance fees: \$3.50-\$5.75 per gross square foot.

MOUs currently under negotiation:

Empire Stores and 360 Furman renovation currently under negotiation.

Page 1 of 1

Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis

Assumptions - Pier 6

Comm Fart Bruch dame and Caradan											
ACCOUNTS INCOMPANY TO A TRUE OF A TR	counce.				•		4	č		Debt Asstruptions	
	4		I			Kevenne	Kevenne	Cross			
	Gross	Saleable I	Saleable Loss Factor	Units	Sq FUOnt	\$KSq.Ft	\$/Unit	Revenue		Semior Debt	
Condos	395,200	335,920	15.0%	380	388	\$69\$	\$614,601	SZ53,548,380			
Condos - Building A	197,600	167,960	15.0%	190	258 1	\$713	\$629,850	S119,671,500		Construction Loan	
Condos - Building B.	197,600	167,960	15.0%	190	884	S678	\$599,352	\$113,876,880		LTC	80.0%
										Amount	S140,715,968
Total	395,200	335,920	15.0%	×				SZ53,548,580-			
		5.e								Fixed Interest Rate?	Yes
Sources				Lises							<u>.</u>
	Total	Per GSF	Per RSSF			Total	Per GSF	Per RSSF		Total Fixed Interest Rate	6.50%
•			-	Site Acquisition		S21.400.080	SS	Set.			
<u>Debt</u>	000000000000000000000000000000000000000									Drzwdown Schedule	Equity Upfront
Sentor Frede	906°CT / 0+TC	0000	%C11 61+C	Hard Losts		8817186715	5155	6055	·		
				HC Contingencies	0.0%	D	I	0		Origination Fee Mortezee Recording Tax	1.00%
Equity				Soft Costs		8,993,150	ន	72	 .		
Total Equity	S40,948,347	SI04	\$122 22.5%	SC Contingencies	20.0%	1.798,630		ŝ		Condominium Assumptions	
				Interest Reserve		11,110,055	58	33.			
				Mortgage Recording Tax	<u>ب</u>	3,869,689	01	51		Hard Costs (PGSF)	5313
				Origination Fee		1,407,160	4	4		SSF	S7.00
	2			Title		492.506	1	-1			4.00%
				Sales & Marketing		1,847,560	ŝ	9		losing Costs	\$500
				Operating: Expenses		2,116,296	ŝ	9			
				Legal, Taxes, Insurance & Other	& Other	4,817,002	12	14		Sales Assumptions % of	% of Units # of Units
										Year2 2	20.0% 76
Total Sources:	\$181,664,315	\$460	\$54I 100.0%	Total Uses:		\$181,664,315	\$460	\$541			
				Γ							10.0% 38
Breakeven Analysis				 1	Cost Analysis					Total 10	100.0% 380
	1	Sales					Total	Per GSF	Per RSSF		
	I	Per GSF	Per RSSF							Development Assumptions	
Construction Loan		S356	S419		Const/Sell-out Lease Pmts	お田	2,628,080	7	~	Developer Fee (% of Hard/Soft Costs)	3.0%
Construction Loan & Equity		835.	\$541		Lunip Sum Payment	ł	18,772,000	- 84	56	General Conditions (% of Hard Costs)	10.0%
Construction Loan, Equity & Implied Land Value	ed Land Value	S529	S622	· · ·	Total Lease Payments		S21,400,080	S54	S64	CM Contingency (% of Hard & Fees)	
I esse Asomntions				_, 	Total Hand Costs		5172 617 108	\$313	Cakin	Owners Contingency (% of Hard & Fees) Soft Configuration (# 2524 Control	
	Date	Doctront	Time	Ţ	Total Cafe Conto		001/010/0710		5	SOLI COST COLUMN SALES A VIO DI COST	%AN:07
Unfront Price per SF	~	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	2016 1	- <u></u>	Other Evices		25 660 267	17 V	14	Tov Accountione	
I new Store Darmont	V1	010 ULL 010	1 1 1 1 1	<u> </u>		1	107,000,02	000	2		000
	T IPST	non-traine		7	I OLAL FTOJECT LOSUS		CIC++00'101	2400	1400	אורחו (אפג א דשנט)	007'04:00
Land Valuation	I	Total	Per GSF Per RSSF		Timing					PILOT (psf ex. Land)	27.00
Annual Ground Rent		S1,383,200							Year	Abatement - first 11 years	100.0%
Implied Land Value		S48,679,561	S123.18 S144.91		Construction Begin				1	Abatement - 12th year	80.0%
NPV Assumptions					Construction Duration (in Years).	(in Years)			63	Abatement - 13th year	60.0%
Discount Rate		7.0%		~	Construction Completion	ion.			6	Abatement - 14th year	40.0%
Rent Escalations		3.0% 1.	3.0% 15th year, ever 10 thereafter	 1						Abatement - 15th year	20.0%
										Thereafter	0.0%
										Escalation	1.5%

Source: Susan Fine, 2004-2005

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Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis Cash Flow Summary - Pier 6

ed Cashflor Developer Unlever

Total line Total l	Developer Unlevered Cashilow											*					
1 46,708,05 15,554,038 10 0		Year J	Year 2	Year 3	- -	ŝ	ę.		8		10	ц	(ear 12	Year 13	14:	Year 15	TOTALS
Mat Mat <td>ennes. Ando Sales</td> <td>. c</td> <td>913 OOT 34</td> <td>378 284 271</td> <td>25.4</td> <td>°C</td> <td>ć</td> <td>c</td> <td></td> <td></td> <td></td> <td>c</td> <td>¢</td> <td>4</td> <td>c</td> <td></td> <td></td>	ennes. Ando Sales	. c	913 OOT 34	378 284 271	25.4	°C	ć	c				c	¢	4	c		
0 -13663 % -579,155 -94,134 0	Percent Absorbed. Number Units Absorbed	à	20%	70% 266	5	2	5	>	»`	>	· ·	0	Þ	Þ	ə [`]	>	00.001 30.001 5380
No. Statistication 1185-300	les Commission ndo Closing Costs	00	-1,868,387 -38,000	-6,539,355 -133,000	-934, 194 -19,000	Ф С	00	φċ	00	D 0	00	00	00	00	ėc	00	-9,341,935 1900 01-1
Mathematical Subscription (S116,249,723) Constrained (S116,249,723) Constrained (S116,249,723) <td>Net Revenue</td> <td>8</td> <td>\$44,803,289</td> <td></td> <td>[Q</td> <td>8</td> <td>8</td> <td>8</td> <td>89</td> <td>SO</td> <td>8</td> <td>8</td> <td>8</td> <td>8</td> <td>8</td> <td>8</td> <td>\$224,016,445</td>	Net Revenue	8	\$44,803,289		[Q	8	8	8	89	SO	8	8	8	8	8	8	\$224,016,445
Mathematical accordination second s	antes.																
3.66.107 0<	and Rent Paid by Developer	20,155,200	1,106,560	138,520	Ó	Q	¢	o	0 .	•	¢	¢	0	ò	0	¢	S21,400,080
300,853 0 </td <td>mance and Taxes</td> <td>3,366,107</td> <td>Ö</td> <td>o</td> <td>0</td> <td>۰.</td> <td>0</td> <td>0</td> <td>¢</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>¢</td> <td>3,366,107</td>	mance and Taxes	3,366,107	Ö	o	0	۰.	0	0	¢	0	0	0	0	0	0	¢	3,366,107
T75.000 Composition <	mits & Focs	300,895	0	0	0	•	÷	0	0	ō	0	0	¢	0	0	o	300,895
Second second		775,000	0	0	0	0	•	ò.	0	0	0	0	•	¢	0	0	775,000
Luberting Second Composition Composite Composite <thcompo< td=""><td>SULLEURY SOIL COSES</td><td>0,020,410 20 001 - 20</td><td>651,196,2</td><td>¢ (</td><td>о «</td><td>0 0</td><td>0</td><td>0</td><td>¢ '</td><td>¢,</td><td>0</td><td>¢ ·</td><td>Q</td><td>0</td><td>Ċ,</td><td>0</td><td>8,993,150</td></thcompo<>	SULLEURY SOIL COSES	0,020,410 20 001 - 20	651,196,2	¢ (о «	0 0	0	0	¢ '	¢,	0	¢ ·	Q	0	Ċ,	0	8,993,150
Indication Statistics Statist		001,452,450	770/902/04	<u>،</u> د		<u>م</u> ،	0 1	0	0		Ð	÷.	Þ	0	0	•	123,812,188
Mathematication Decomposition Mathematication Decomposition Deco	Cost Contrigency	790°C07*1		ə (0	0 0	⇒ ∘	> (0 4	0		0	•	•	0.	•	1,798,630
metalogram Issues Second Sec	acturg to 32000 - Inutroto munitar Referitorio	000/054	0		> <	~	• •	.	.	•		• <	•	÷	¢¢	•	1,847,560
Kitc.206.723) (52.15.427) 5156.436.441 SN	Extenses Durine Construction/Sell-Out	0	1 881 152	255 144	> c		• •	- c			> <	, c				o io	200 711 C
0 0	Net Cash Flow Unlevered	(\$116,269,725)	(\$3,213,427)		0	8	, ß	8	, ส	, 8	, so	, S	`я	°я	°я	ß	559 556 550
1 Cuests 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	oper Levered CashDow				· I		<u>}</u>	3	3 ⁻ 1	3	3	3	3	}	3	3	
Open Closes (5116,266,725) (548,016,716) (5373,464) 30<	age Expertses mong Costs	0	0	0	Q	¢	0	. 0	o	0	0	0	¢	¢	0	C	0
metod Balance S0 SN (S81,215,733) SNS/708,15373 SNS/708,15373 SNS/708,15373 SNS/708,15373 SNS/708,15373 SNS/708,15373 SNS/708,15373 SNS/708,15373 SNS/708,15373 SNS/708,1537 SNS/7087 SNS/708,1537 SNS/7087 <td>Total Project Costs</td> <td>(S116,269,725)</td> <td>(\$48,016,716)</td> <td>(S373,464)</td> <td>8</td> <td>8</td> <td>0S</td> <td>8</td> <td>8</td> <td>8</td> <td>8</td> <td>88</td> <td>8</td> <td>Я</td> <td>я</td> <td>8</td> <td>(S164,659,905)</td>	Total Project Costs	(S116,269,725)	(\$48,016,716)	(S373,464)	8	8	0S	8	8	8	8	88	8	Я	я	8	(S164,659,905)
-81.215.773 -48.016.716 -373,464 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	criod Balance		(581,215,733)	(£31,807,982)	8	8	8	8	8	8	8	8	ନ	8	8	8	
0	ior Debt Funding	-81,215,733	-48,016,716	-373,464	0	0	0	·O	0	Ö	0	0	0	0	0	0	(\$129.605.913)
ance 20 (281,215,733) (289,208,183) 20 20 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	rest	ò	-5,279,023	-5,831,032	0	Ð	0	0	0	0	•	0	0	0	¢	0	-11,110,055
80 (281'512'33) (283'508'183) 80 80 80 80 80 80 80 80 80 80 80 80 80			44,803,289	95,912,679	0	0	0	0.	0	0	0	. 0	0	0	0	0	140,715,968
			(281,307,982)	8	\$	8	ŝ	- SG	80	8	8	S.	8	8	3	8	0

Source: Susan Fine, 2004-2005

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09/12/2005

(\$40,948,347) \$42,552,130

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Equity Contributions Net Cash Flow Levered

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I Development Analysis	
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395,200 2,726,63 3,366,107 3,366,107 995,200 100,385 3,06,805 3,06,107 995,200 100,385 3,06,805 3,06,107 995,200 20,003 3,366,107 3,366,107 995,200 20,003 3,06,805 3,00,855 995,200 3,56,003 3,56,003 3,56,003 995,200 35,406 3,56,003 3,56,003 995,200 35,463 3,75,003 3,75,003 995,200 35,463 3,56,003 3,56,003 995,200 35,463 3,66,117 175,000 995,200 35,463 3,66,113 3,56,113 995,200 35,463 3,06,313 3,56,113 995,200 19,76,003 3,56,113 3,56,113 995,200 19,76,630 3,96,113 3,96,113 995,200 39,54,239 3,94,539 3,94,539 995,200 39,54,539 3,94,539 3,94,539 995,200 3,94,539 3,94,539 3,94,	27206.63 247.58 247.58 247.58 257.00 257.0	2.226.053 3.546.107 2.00.895 2.00.895 2.00.895 2.00.895 2.00.805 2.005 2.005 2.005 2.005 2.005 2.005 2.005 2.005
3,346,100 3,356,107 3,346,107 3,346,107 3,346,107 3,346,107 3,346,107 2,5100 3,52100 10,000 1	3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.346,107 3.354,107 3.3554,105 3.3554,107 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,105 3.3554,107 3.3554,10	3.446,100 3.346,107 3.346,
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Gave ST Deal 355,200 358,400 355,200 358,400 355,200 358,400 355,200 358,400 355,200 358,400 355,200 358,400 355,200 358,500 155,000 155,000 155,000 155,000 155,000 155,000 155,000 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 354,545 5,854,546 5,854,110 5,854,518 5,854,110 5,854,518 5,854,110 5,854,518 5,854,110 5,854,518 5,854,110	CorrectST Total 955,200 355,400 955,200 355,400 955,200 355,400 955,200 355,400 955,200 355,400 955,200 355,400 955,200 95,200 955,200 19,5,000 100,000 35,461 355,200 19,5,000 100,000 35,461 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 197,600 355,200 95,44,500 355,2139 5,964,150 355,2139 5,964,150 355,2139 5,964,150 355,518 5,954,166 5,554,166 40,588,022 5,554,166 40,588,022	Teal 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 355,440 354,440 355,440 354,440 354,640 344,440 354,640 344,440 354,640 344,440 354,640 344,440 354,641 5,054,140 354,642,000 9,944,520 9,944,520 9,944,520 9,944,520 9,944,520 117,94,648 82,954,166 5,945,956 5,945,456 5,945,956 5,945,456 5,945,956 5,945,456 5,945,956 5,945,456 5,945,956 5,945,456 5,945,956 5,945,456 5,945,956 5,945,456 5,945,956 5,945,456
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395.200 197,600 95.200 197,600 200,000 306,000 306,000 306,000 305,000 95,300 519,500 519,500 519,500 519,518 5,855,18 5,855,18 5,855,18	365.200 197.600 395.200 197.600 35.884,117 5.884,117 5.884,117 5.884,117 35.884,110 395.200 305.200 30	197,600 197,600 197,600 3,868,117 3,868,117 1,129,000 9,944,200 1,129,200 1,129,200 1,200,
002.208 002.208	150,000 355,200 355,200 355,200 354,500 354,506 513,585 513,585 117,710,6300 5,855,818 5,855,818 2,335,813,586 117,710,6300 5,855,818 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,813,586 2,335,812,586 2,335,812,586 2,335,812,586 2,335,812,586 2,335,812,586 2,335,812,586 2,335,812,586 2,336,812,586 2,336,812,586 2,336,812,586 2,336,812,586 2,336,812,586 2,336,812,586 2,336,812,586 2,336,812,586 2,336,812,586 2,336,816 2,336,812,586 2,336,812,586 2,336,816 2,336,812,586 2,336,816 2,346,816 2,346,916 2,346,9	150,000 95,445,200 95,445,200 95,445,200 95,454,200 5,805,818 5,905,818 5,905,918,905,918 5,905,905,918,905,905,905,905,905,905,905,905,905,905
	22,524,166	82,954,166

Page 1 of 2

Source: Susan Fine, 2004-2005

Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Pier 6

Draw Schedule - Pier 6	ø					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year. 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
7 Soft Cost Contingency		30%	٠	1,798,630	L,798,630	1,205,082	593,548	· .	ı		•		1	,				ı	I	
8 Construction Interest	1	6.5%		11,110,055	11,110,055	. '	5.279,025	5,831,052		,	1	۱.	T	•		ı	•	•	,	
 Marketing & Sales - Indirect Marketing Brochures & Advartising Sales Office - Futing Out Space Model Apartments 	act artisting ucc	8, 87, 87 8, 80 8,	335,920 335,920 335,920	049,112,1 080,258 040,122	· ·	·				· · ·			·			·				
10 Marketing & Sales - Direct Sales Commissions	÷	4.0%		9,341,935	1,847,560	1,237,865	609,695 1,868,387 20 000	6,539,355 6,539,355	934;194 194	1		· · ·		1 I I	1. 1. 1		4 i i	,	, ,,	
Liosing Legel Lypenses 11: Financing Costs Title & Recording Apprilsal/Market Stady MRT		0.35%		190,000 100,000 100,000 2,869,689	SEC 155'6	ı	000°00	000°CCT	7.	•										
Lender Application Fee Lender Commitment Fee		1.00%	•	25,000. 1.407.160	5,894,355	5,894,355		1		•	Ţ	ŕ		ı	,		ı			
12 Community Relations			·	256,000	250,000	250,000		•		•	ı	. (,	-1 		,	1	٠	•	
13 Op. Expenses During ConstructionSoli-Out Operating Expenses	truction/Sell-Out	077.0	\$2351,440	2,116,296	2,116,296	۰ ۲	1,881,522	255,144	• .		ат.	1	I	. •	ı	I		ſ	•	
Total Expenses		e"			055,961,191	122,164,080	35,202,126 317,366,206	12,876,851, 190,245,056	967'961'161 052'961'161	191,196,250	191,196,250	1 022,961,191	1 052,961,191	191,196,250	-	-	-	- 052'961'161	-	920,961,161
Total Expenses (Excluding Direct Sales & Marketing)	Nroot Sales & Market	(1)			312,464,315	122,164,080	53,295,739 175,459,819	6,204,496 181,664,315	- 181,664,315	181.664,315	181,664,315	-	181,664,315	181,664,315	181,664,315	-	181,664,515	181,664,315	181,664,315	- 181,664,315
Condo & Sold Units Sold				233,548,380		- 0.0% 0	46,709,676 20.0% 76	163,483,866 90.0% 342	23,354,838. 2000% 380	- 100.0% 380	- 100.0% 380	100.0%	- 100.0% 380	- 100.0% 380	160.0% 380	- 100.0% 380	100.0%	- 380 380	- 100.0% 380	
Total Sales Sales Commissions Closing Legal Expenses Net Sales					. '	¢ © © ©	46,709,676 -1,868,387 -38,000 44,803,289	163,483,866 -6,539,355 -133,000 156,811,514	23,354,838 -934,194 -19,000 22,401,644	0000	• • • •	• • • •	0000	6 6 6 G	• • • •	0000	0000	0000	0000	
Current Scentio - Equity Funding of Project Cost before Debt Draw Debt Bartwing Food Food Comulative	Funding of Project (Cost before)	Debt Draw			81,215,733 40,948,447 122,164,080 122,164,080	53,295,739 917,295,739 1175,459,819	6.204.496 6.204.496 6.204.496	- 181,664,315	- - 181,664,315	181,664.315	181,664,515	181,664,315	181,664,315	- - - 515,438,181	- - 181,664,315	- - 181,664,315	181,664,315	- 181,664,315	- - 181,664,515
Debt Reg. Balance Debt Borrowing Debt Erydown Debt Ending Balance Average Balance					·	81,215,733 81,215,733	81,215,733 53,295,739 (44,805,289) 89,708,183	- 581,807,98 669,202,6 7 202,226 202,202,202,202,202,202,202,202,202,202		.			, .			,				

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6002/21/50

Source: Susan Fine, 2004-2005

Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis Assumptions - Building 50

100.0% 80.0% 60.0% 40.0% 20.0% 0.0% 80.0% \$16,778,624 6.50% 3,00% 5.0% 10.0% 5.0% 0.0% 20.0% 2.75% 47,200 Equity Upfron # of Umb ¥\$; S315 S7.00 \$57.00 \$500 \$500 7 of Units 20.0% 70.0% 10.0% 10.0% Developer Fee (% of Hard/Soft Costs) General Conditions (% of Hard Costs) CM Contingency (% of Hard & Fees) Owners Contingency (% of Hard & Fees) Soft Cost Contingency (% of Soft Costs) PILOT (for construction schedule) Development Assumptions Condominium Assumption Hard Costs (PGSF) Operating Exp. (PRSSF) Brokerage Per Unit Closing Costs Mongage Recording Tax Abatement - first 10 years otal Fixed Interest Rate Abatement - 11th year Abatement - 12th year Abatement - 13th year Abatement - 14th year Thereafter Escalation Drawdown Schedule Senior Debt Construction Loan LTC ixed Interest Rate? ales Assumptions Debt Assumption Tax Assumptions Origination Fee Amount E81 3 ear 4 Car 2 20 ţ, Per RSSF 8 S371 \$510 Revenue \$25,500,000 S315 40 71 Ċ ม Per GSF Per RSSF 8 e 8 S25,500,000 5371 SS10 5 \$433 Gross \$15,765,474 2,002,798 3,560,431 21,661,204 332,500 \$/Unit \$510,000 Per GSF \$315 S 83 5 \$433 \$332,500 Revenue Total ster. S/Sq.Ft S600 1,668,999 333,800 1,314,064 461,412 167,786 58,725 253,750 267,750 267,750 1,056,944 c Total 5332,500 S15,765,474 \$21,661,204 Revenue Construction Begin Construction Duration (in Years) Const/Sell-out Lease Pmts Lump Sum Payment Total Lease Payments Sq Ft/Unit 850 20.0% 0.0% Total Hard Costs Total Soft Costs Other Expenses **Total Project Costs** Cost Analysis Operating Expenses Legal, Taxes, Insurance & Other l'iming Interest Reserve Mortgage Recording Tax HC Contingencies SC Contingencies Sales & Marketing Site Acquisition Origination Fee Couts 50 Hard Costs Total Uses: Soft Costs Uses Tule Per RSSF S4 12 S51 65 \$510 100-0% S115 22.5% S395 77.5% 15.0% Per RSSF S395 S510 S553 Saleable Loss Factor 42,500 15.0% Per RSSF Per GSF 53.50 \$43.89 One-Time Type Sales 42,500 Per GSF Total \$175,000 \$2,194,281 S336 <u>\$98</u> ŝ \$435 \$435 \$470 8 8 Per GSF Payment Gross. 50,000 50,000 S4,882,580. S16,778,624 \$21,661,204 Construction Loan, Equity & Implied Land Value Year I Total Date Square Foot Breakdown and Schedules Construction Loan Construction Loan & Equity Land Valuation Annual Ground Rent Implied Land Value <u>NFV</u> Assumptions Discount Rate Rent Escalations Breakeven Analysis Jpfront Price per SF ump Sum Payment ease Assumptions Total Sources: <u>Equity</u> Total Equity Debt Senior Debt Sources Total Condos

Source: Susan Fine, 2004-2005

Page 1 of 1

Construction Completion

7.0% 15th year, ever 10 thereafter

Drawdown Scenario - Equity Upfront

Brooklyn Bridge Park Residential Development Analysis Cash Flow Summary - Building 50

. .

Developer Unlevered Castillow				• •			-			-		1	-	1. 1.	1	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year &	Year 9	Year 10	Year II	Year 12	Year 13	Year 14	Year 15	TOTALS
					•							• .				
<u>tevenues</u> Condo Sales	ö	5.100,000	17,850,000	2.550,000	0	0	0	0	0	0	0	0	0	Ċ	Ó	S25,500,000 -
Percent Absorbed.		20%	70%	10%												100.0%
Number Unüs Absorbed		QI	33	ري د												80
Sales Coramission	0	-204,000	-714,000	-102,900	Ö	0	0	.0	¢	0	Ō	¢	0	Ċ	0	-1,020,000
Condo Closing Costs	0	-5,000	-17,500	-2.500	0	•	•	0	0	¢	•	ö	0	0	0	-25,000
Net Revenue	8	000'168'ts	SI7,118,500	S2,445,500	8 .	SOS	· 20 ·	8	8	8	8	0%	8	8	8	\$24,455,000
Expenses											-					
Ground Reat Paid by Developer	175,000	140,000	17,500	0	•	¢	Ò	¢.	0	0	•	•	¢	¢	0	S332,500.
Insurance and Taxes	419,179	0	0	0	0	0	0	Ö	Ó	0	•	0	¢	0	0	419,179
Permits & Fees	62,765	0	0	0	Ó	0	0	0.	0	•	Ö	0	0	0	e	62,765
Legal	375,000	0	Ō	0	¢	ö	0	¢	•	Ö	Đ.	•	0	¢	0	375,000
Consultants/Soft Costs	1,118,229	550,770	•	0	0	Ó	0	0	¢	0	¢	0	¢	¢	0	1,668,999
Hard Costs	10,562,868	5,202,606	0	0	0	0	0	0	ó	•	Ō	0	•	0	0	15,765,474
Soft Cost Contingency	223,646	110,154	0	0	ç	0	0	¢	0	¢	¢	0	¢	0	0	333,800
Markenne & Sales - Indirect	156,613	77,138	ð	0	ö	0	•	¢	¢	0	¢	0	0	0	0	233,750
Community Relations	100,000	0	Ð	0	0	0	0	¢	0	0	0	Ö	0	¢	0	100,000
Op. Expenses During Construction/Scil-Out	•	238,000	29,750		¢	0	ò	. o	ð	•	0	· 0	0	0	0	267,750
Net Cash Flow Unlevered	(667'661'61S)	(S1,427,667)	SI7,071,250	\$2,445,500	8	8		8	80	SO .	20	80	8	8	8	S4,895,784
Developer Levered Cashflow	-							-								
Leverage Expenses Financine Costs	0	0	0	Ð	0	0	o	o	•	0	0	0	0	. 0	. 0	0
Total Project Costs	(SI3,195,299)	(\$6,318,667)	(847,250)	S	8°.	8	8	8	ß	ଞ	80	\$	ଛ	ŝ	ŝ	(S19,559,216)
Debt Balances																

80008 ° 8 80008 °ß ° % 80008 80008 ິສ 80008 ି ଚ ° 8 8^{.000}8 8000 ° 81 8 80008 ് ജ 0 \$2,445,500 80008 s 9*1*3'052'5S 0 (S11,117,722) -47,250 -722,652 11,887,624 -80 (\$9,098,643) 6,518,667 -591,412 4,891,000 (\$11,117,722) ° 8 -4,882,580 (\$4,882,580) 0 08,643 0 (\$9,098,643) 8 8 88 Deht Balances Beginning of Period Balance Serior Dox Funding Initeer Deht Repayment End of Period Balance Equity Contributions Net Cash Flow Levered

(SIS,464,560) -1,314,064 16,778,624

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(S4,882,580) S2,793,796

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09/12/2005

Source: Susan Fine, 2004-2005

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		• .			Year 1	Year 2	Year 3	Your 4	Vear 5 V	Vear 6. V	Vasr 7 V.	Verse 8	Vater 0 Vate	10 10		1			
 Land Acquisition Lasse Payments. Lump Sam Payment. 		-	332,560 <u>90</u>		175,000 0	140,000	17,500				00	00	0 ¢	φc		e c		00	9
2 Insertee and Taxes GL Insurance Buildens Kisk	1.50%		285,779	332,500				· ·	-	,		,	.	5	•	, ·	,	>	>
Taxes during Construction 3 Permits & Fees		I	94,399	419,179	419,179	••		. '	۹.			,	•						
Boilding Permit Other Fees		000'05	12,765 50,000	62.765	532 (3)													·	
4 Legal Zoning			75,000		3			I	•.		•	ı	. 1 . 1 • .		1		1	•	
Aucutors Contract Construction Contract Financing Developers Legal			75,000 - 75,000 - 75,000																
Financing Lenders Legal Co-op AG Approval Permitting			50,000 50,000 75,000										· .						
		I		375,000	375,000	·	,	ı	•	•		4	a	ı					,
5 Consultants/Soft Costs		Gross SF	Total																
Arctiticats Landscape Architect Storems! Familinect		20'000 20'000																	
Mechanical Engineering	80	000'05	50,000																
Elevator Consultants		20,000					•												
Parking Consultant Energy Modeling																			
Commissioning Zoning Couseltants			75,000																
Survey Geotecimicals/Borings			20.000 20.000																
Interior Design			75,000																
Renderings/Blue Prints/Derwings	10%		20,000																
Other Consultant Reimburstehles			75,000																
r unuese reautement equipement Testing & Inspections	0-50	50,000	25,000				•												
Expediting Accounting	8	50,000	25,000				н ң												
Developer Fee Developer Overfreed	3.0%		507,800																
		I		1,668,999	677,811,1	550,770	'n		ı.	•		,	4				_		
6 Hard Costs		•																	
Fictoristication Sci Proce	\$250	50,000	12,500,000																
Sub-Total General Conditions	10.00%	50,000	12,650,000 1,265,000						. •										
Bond Fremunts CM Construction Contingency CM Fee	0.75% 5.00% 2.00%		104,363 700,968 704 407											·					
		I	15,014,737					·											
executation Owners Hand Cost Contingency	5.00% 0.00%	I														-			
				15,765,474 10,562	10,562,868	5,202,606		·					,		,	1			
										۴.									

Page 1 of 2

Source: Susan Fine, 2004-2005

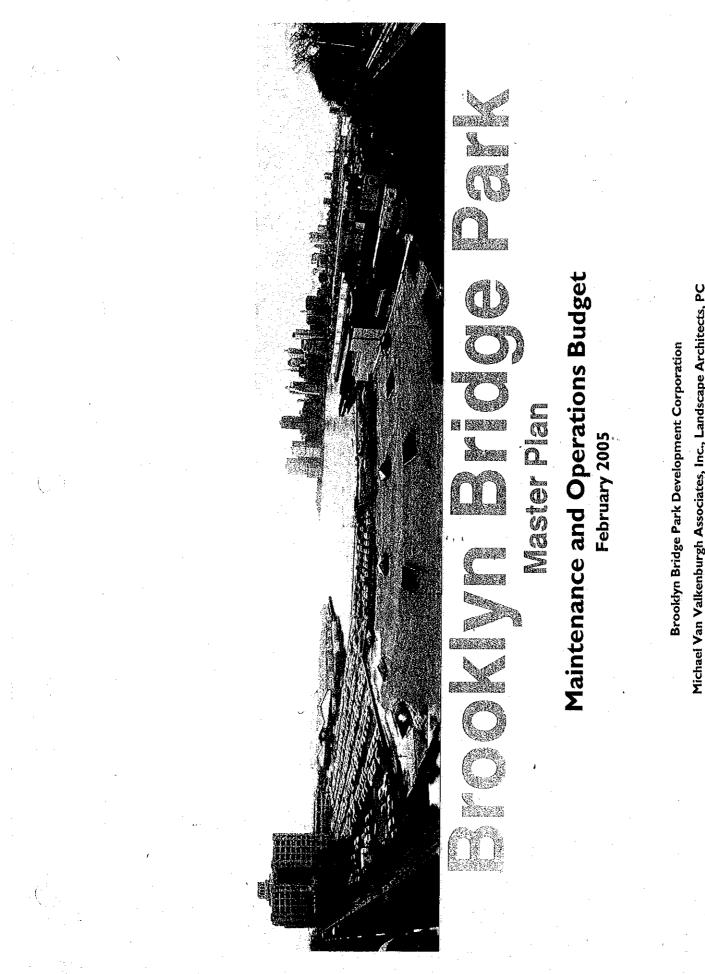
Brooklyn Bridge Park Residential Development Analysis Draw Schedule - Building 50

	or Summer - summers																			
						Year 1	Year 2	Year 3	Year 4.	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10)	Year 11 3	Year 12)	Year 13	Year 14	Year 15
1	Soft Cost Contingency	20%		333,800	333,800	223,646	110,154		•		,	•	ı	·		,		•	. '	•
*	Construction Interest	6.5%		1,314,064	1,314,064	,	591,412	722,652	ſ		•	ı		ï	•		,	ſ	,	,
م	Marketing & Sales - Indirect Marketing Brochurs & Advertising Sales Office - Frittine Ont Space	83 X X 9	42,500	052°161							·								-	
	Model Apartments	80.75	42,500	31,875	713 750	156 612														
9Y	Marketing & Sales - Direct				001007	CTO'OCT	96111		•	ı	• .		`		,	•	ı	ı	•	
	Sales Commissions Closing Legal Expenses	4.0% \$500		1,020,000			204,000	714,000	102,000		٩, ١	,		4	ī			•	•	
	El mandred Casts				1,045,000								•	•	,			I	•	,
	Title & Recording	0.35%		58,725																
	Appraisal/Market Study MRT	2.75%		75,000 461,412																
	Lender Application Fee Lender Commitment Fee	1.00%		25,000						·		÷								
			I		787,924	406 LSL	•	,	ı	•			·	ı	,	•		4	•	,
ដ	Community Relations			100,000.	108,000	100,000		· ·	ı	•	ī	1	ı	ı		,	,			,
۳	Op. Expenses During Construction/Sell-Out							. :	•											
	Operating Expenses	27.0	005°167S	951,750	261,750	ı	238,000	29,750	м	÷	،	ı	,	I	,		ı	4	ſ	'
				•	÷	÷														
	Total Expenses	2			22,706,204	13,981,723	7,119,079 20,100,302	1,501,402	104,500 22,706,204	22,706,204 22	20,706,204	22,706,204 2	22,706,20 4 2	2 206,207,02	27,706,204 22	20,706,204 21	, 706,204	22,706,204	22,706,204	22,706,204
	Total Expenses (Excluding Direct Sales & Marketing)	efecting)			21,661,204	522'186'EI	6,910,079 20,891,302	206,697	31,661,204	- 21,661,204 21	21,661,204	21,661,204 2	21,661.204 2	21,661,204 2	21,661,204 21	- 21,661,204 21	21,661,204 2	21,661,204	21,661,204	21,661,204
	Coado As Sold			25,500,000			5,100,000	17,850,000	2,550,000					•	,					ı
	Units Sold					0		42		50 20	300001	95 90	80008 20	20003 20001	100.0% 50	100.0% 50	100.0% 50	100.0% 50	100.0% 50	100.0% 50
-	Total Sales					0	5,100,000	17,850,000	2,550,000	0	0	0	0	φ	¢	0	Φ	0	Ċ	c
	Gloring Legal Expenses					φφ		-114,000	-102,000.		00	00	¢ ¢	Ф.¢	00	с	0.0	00	0 (00
	Net Sales				I	0	4,891,000	17,118,500-	2,445,500	0	0	0	0	0	¢	•	0	0	0	0
	Current Scenario - Equity Funding of Project Cost before Deht Draw Debt Bottowring Equity Funding	at Cost before D	ebt Draw			9,098,643 4,882,580	6,910,079	769,902	• •		•	•	. Į	ı		ı				•
÷	Total Cumulative				1	13.981.223	610'016'9	769,902	- 100 137 10											, ,
												7 500 100 17	7 607 100 177	21,661,304 21	21,661,204 21	21,661,204 21	21,661,204 2	21,661,204	21,661,204	21,661,304
	Debt Beg, Balance Debt Borrowing					9.098.643	9,098,643	227,711,11				·	ı	T	,	ī	•	,	ı	
	Debt Paydown Debt Eastern B-1				1		(4,851.000) ()	(1287,624)											ı ,	• •
	Average Balance					9,098,643	<u>224</u> ,711,11	•	ı	•				2	,	1				· ·
																			•	•

09/12/2005

Source: Susan Fine, 2004-2005

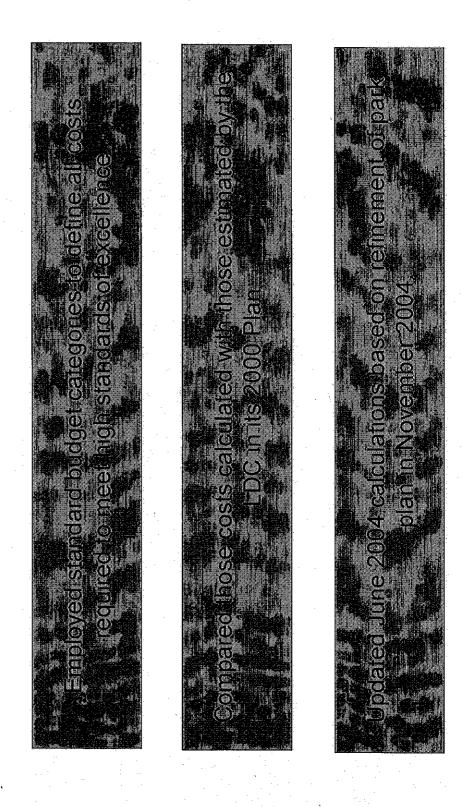
Page 2 of 2

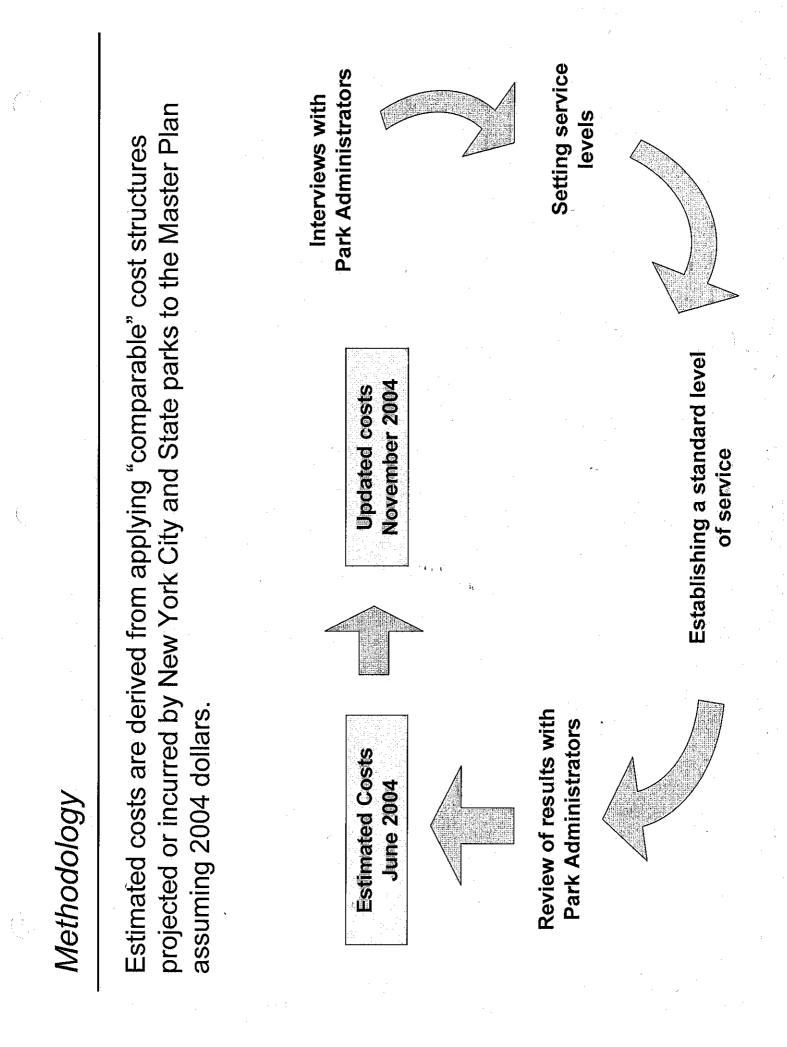


Michael Van Valkenburgh Associates, Inc., Landscape Architects, PC Mathews Nielsen Landscape Architects

The Assignment

To establish a comprehensive operating and capital budget for Brooklyn Bridge Park operations and maintenance, the Team:





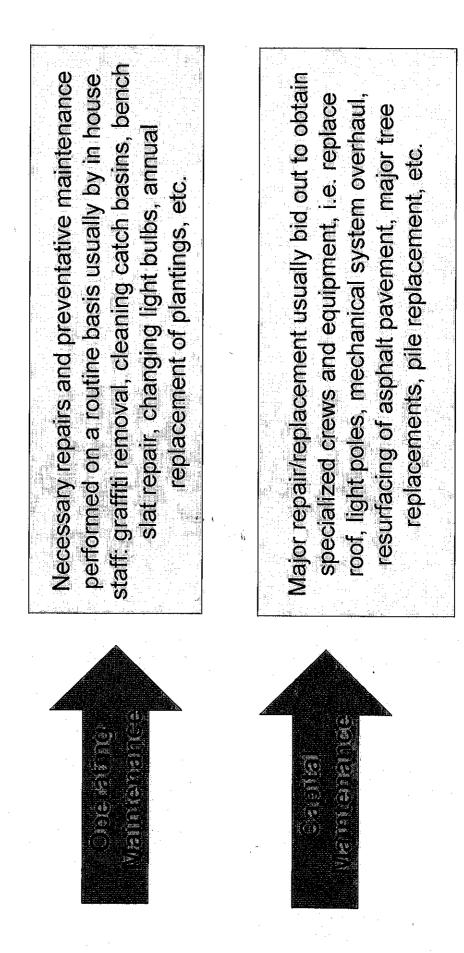
Summary Park Comparisons

Cost per Acre \$297,300 \$13,200 \$185,200 \$212,000 \$580,000 \$190,000 Annual M&O budget \$2,900,000 \$6,600,000 \$8,325,000 \$22,107,000 \$17,100,000 \$15,200,000 92 ac 35 ac 28 ac 5 ac 80 ac 843 ac Size **Riverbank State Park** Brooklyn Bridge Park Hudson River Park Battery Park City Central Park **Bryant Park** Park

ĥ

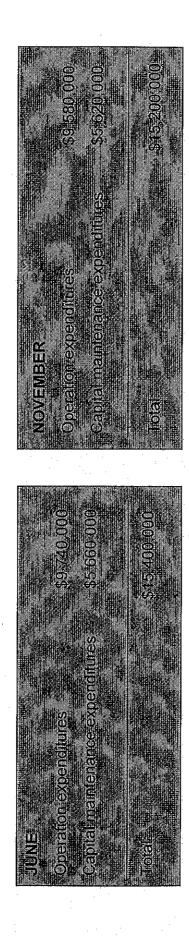
Methodology

The maintenance costs were projected for operating maintenance and capital maintenance budgets using standard public sector definitions.



Results

A comparison of the June and November 2004 for capital maintenance and operating is:

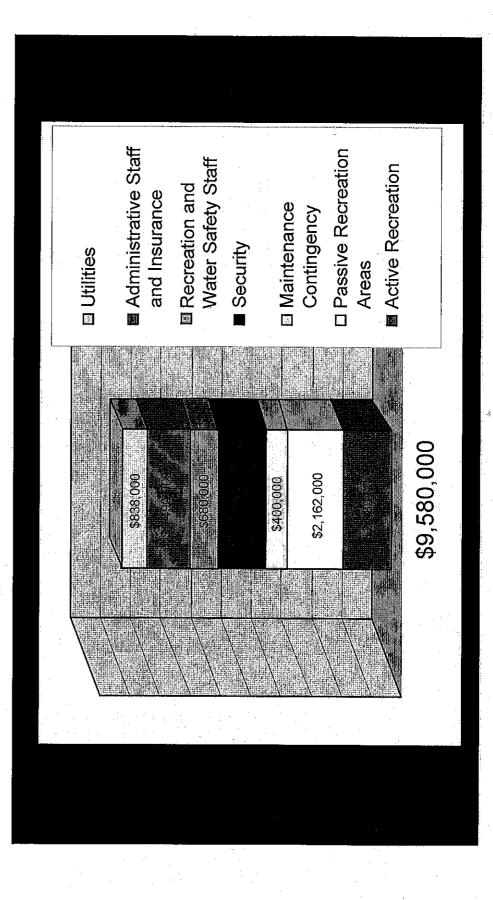


Results: Comparison of June and November 2004 Budgets

Maintenance Category	June 2004	November 2004	Increase (Decrease)
Operating Expenditures	53, 240,000	\$9,580,000	<u></u> = s(160,000)
·Utilities	\$774,000	\$838,000	\$64,000
 Administrative staff 	\$1,290,000	\$1,290,000	\$0
 Recreation staff 	\$270,000	\$680,000	\$410,000
•Security	\$1,930,000	\$1,930,000	\$0
 Maintenance contingency 	\$460,000	\$400,000	\$(60,000)
 Passive recreation areas 	\$1,676,000	\$2,162,000	\$486,000
 Active recreation and hardscape areas 	\$2,360,000	\$2,080,000	\$(280,000)
•Pool	\$980,000	\$0	\$(980,000)
 Park Insurance 	\$0	\$200,000	\$200,000
Capital Maintenance Costs	** \$5 660 000	<u> </u>	
•Marine Structure maintenance	\$3,600,000	\$3,600,000	\$0
 Capital maintenance 	\$1,800,000	\$1,800,000	\$0
 Vehicle replacement 	\$240,000	\$200,000	\$(40,000)
SUMMARY	\$15,400,000	\$15,200,000	\$(200,000)

Results

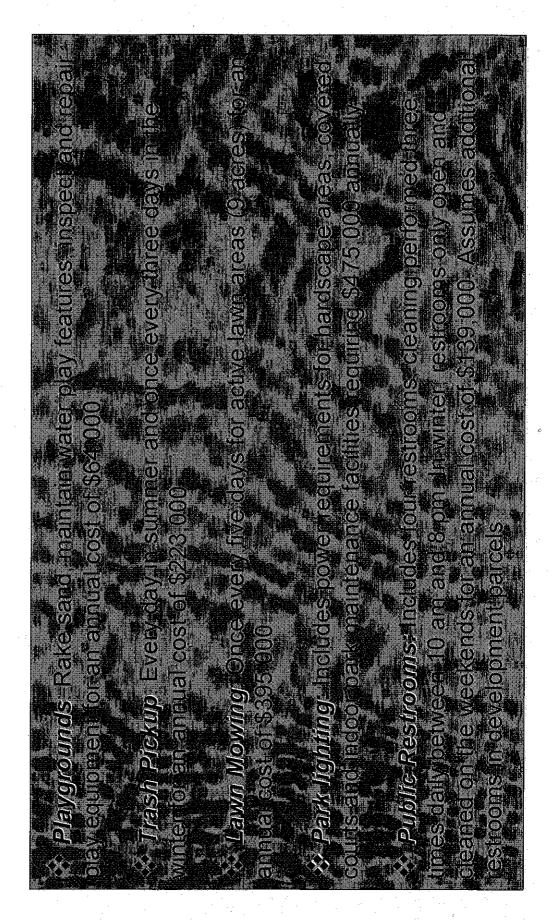
The park's operating maintenance is estimated to cost \$9,580,000 and is comprised of these basic budgetary categories:

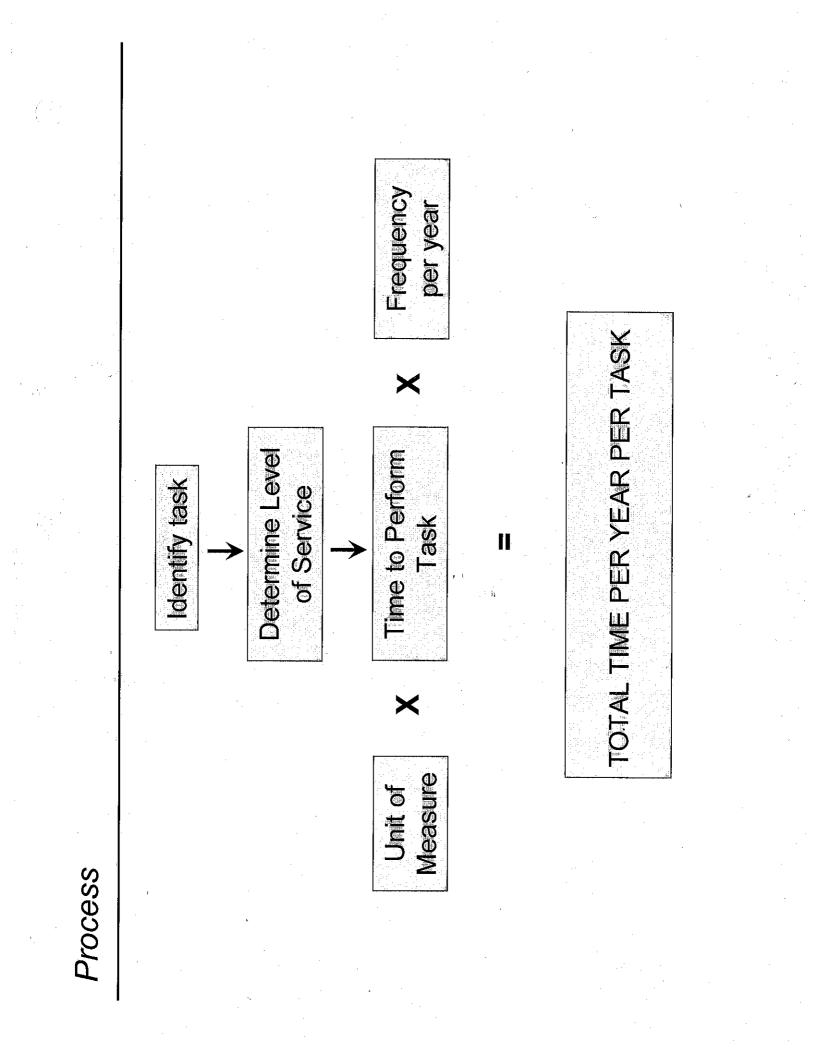


30 ਲੋ Results

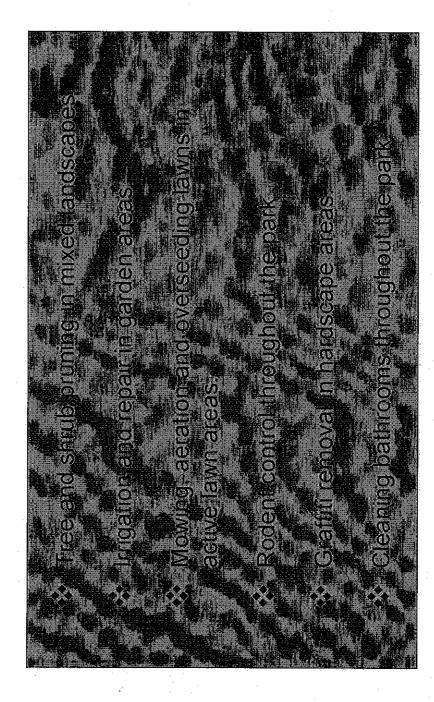
Results

The cost estimates are driven by detailed application of actual standards to the physical realities of this park. For example:

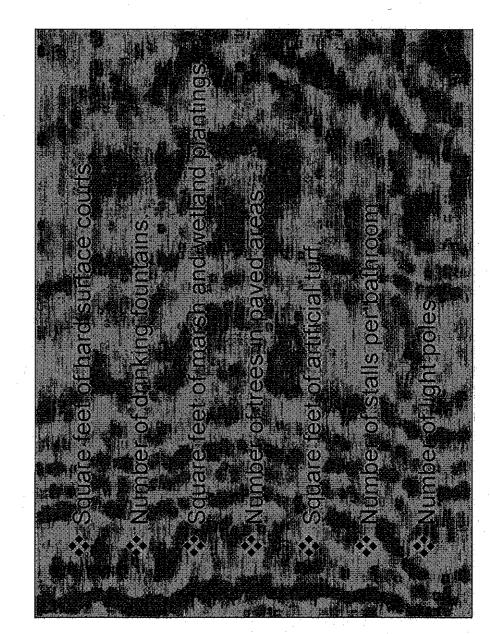




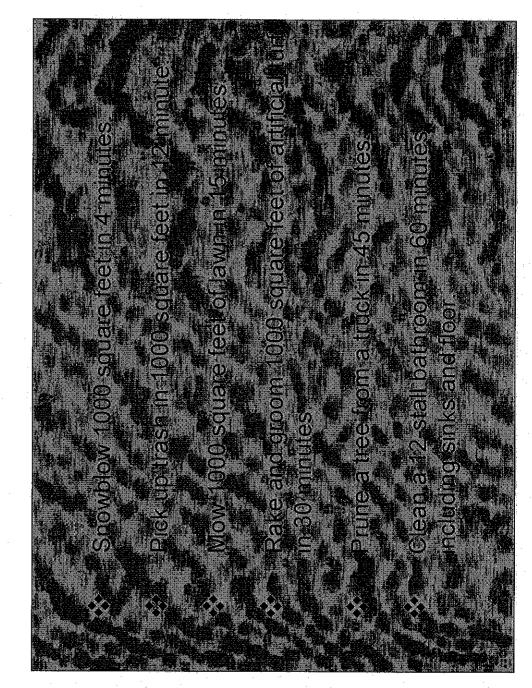
Maintenance costs for park areas are determined by identifying each maintenance task within an area type. For example



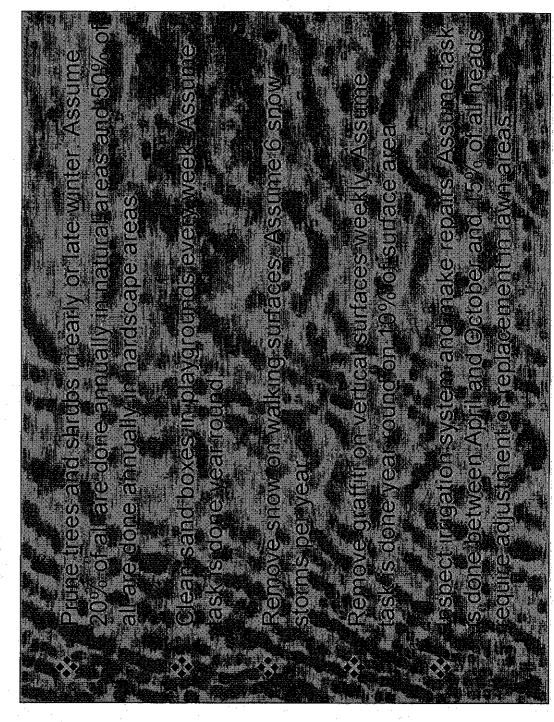
Each type of landscape or hardscape is then calculated as a unit of measure. For example



Then, the time to complete each task is quantified per unit of measure. For example, one person can:

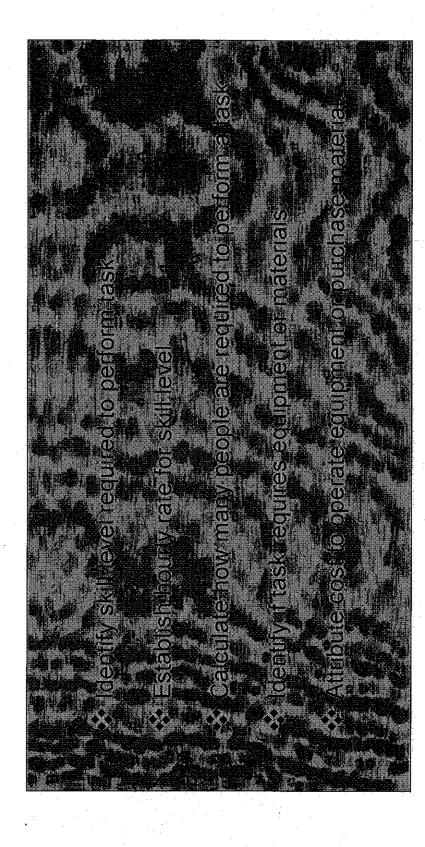


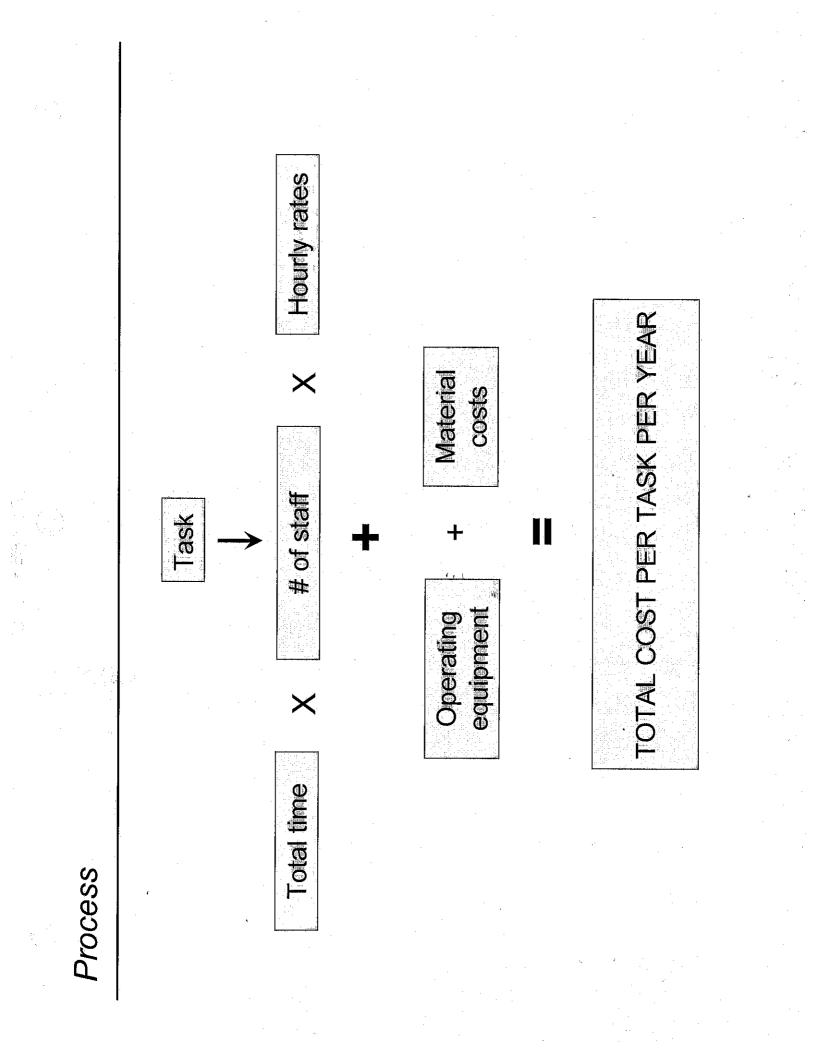
Then, calculate the frequency of each task per week, month and year based on park usage, season, type of task and level of service desired.

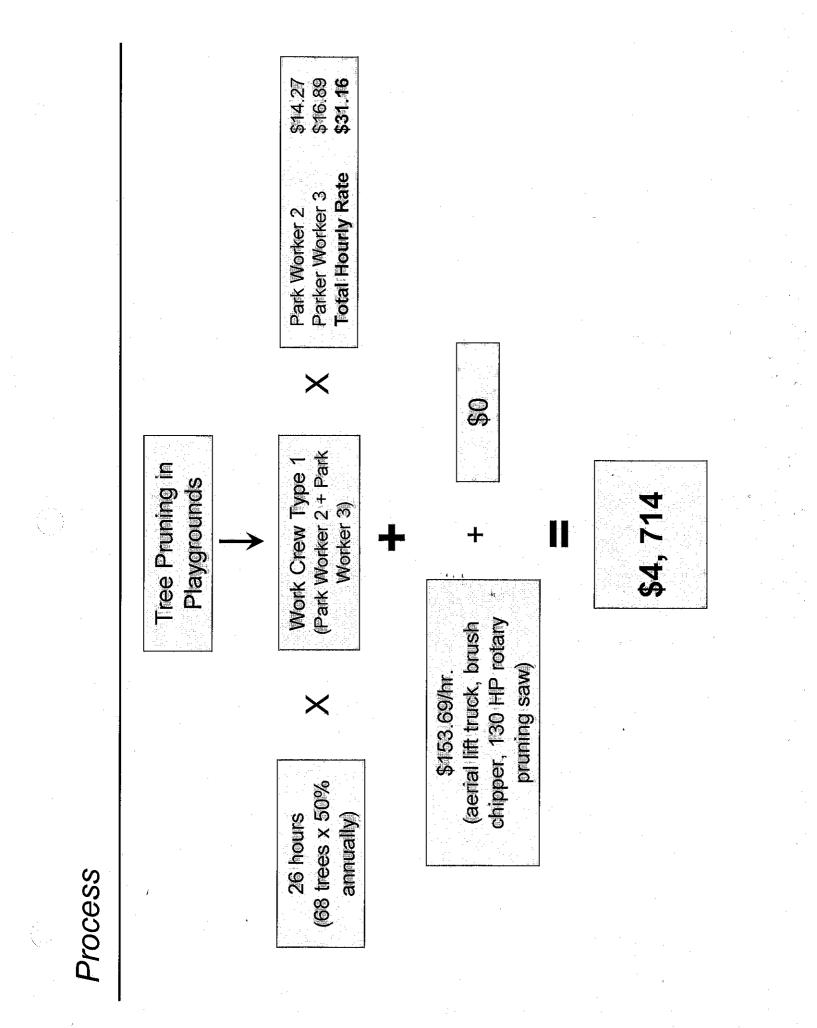




To compute costs for each task:







Example

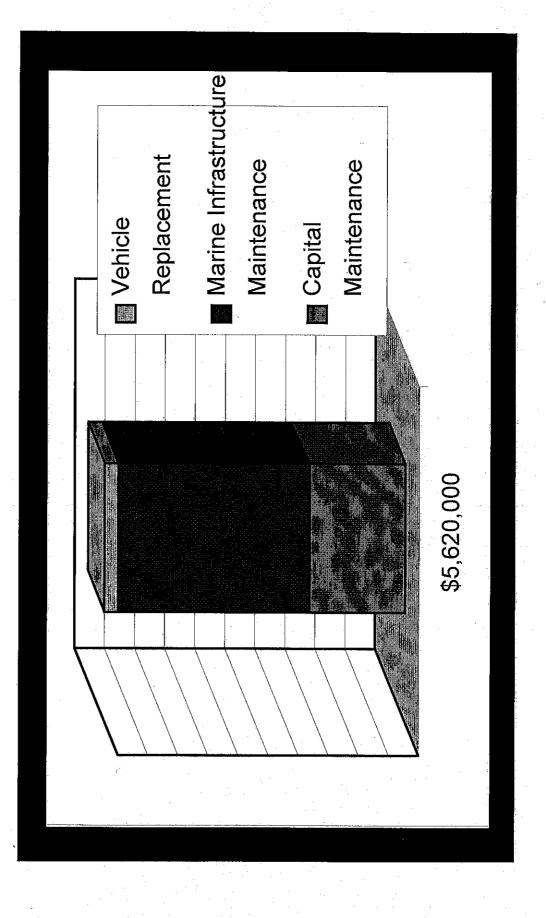
Security costs were derived by establishing varied patrol levels by season and time of day.

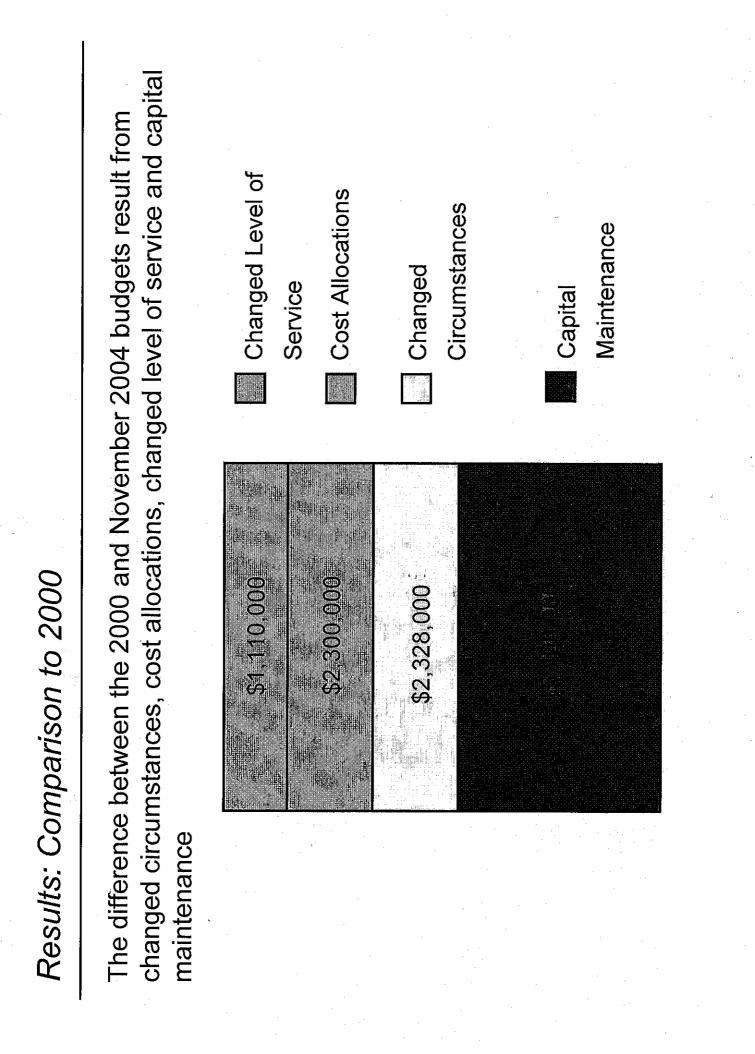
	Park Hours	Daily Security Costs (3 shifts)	Area Patrolled per officer/ranger	Total Annual
Peak Season (weekday)	6:00 a.m1:00 a.m.	\$6,000 for 9 officers and	15 acres (day) 16 acres (night)	\$1,040,000
		rangers		
Peak Season	6:00 a.m1:00	\$7,100 for 11	11 acres (day)	\$480,000
(weekend)	a.m .	officers and	16 acres (night)	
	o:UU a.m1.UU	\$ 3,400 101 5	Zo acres (day)	\$410,000
Veason		OFFICERS and	33 acres (night)	

* Day based on 62 acres, night based on 42 acres assuming Piers 2,3,5 and 6 are closed at night

Results

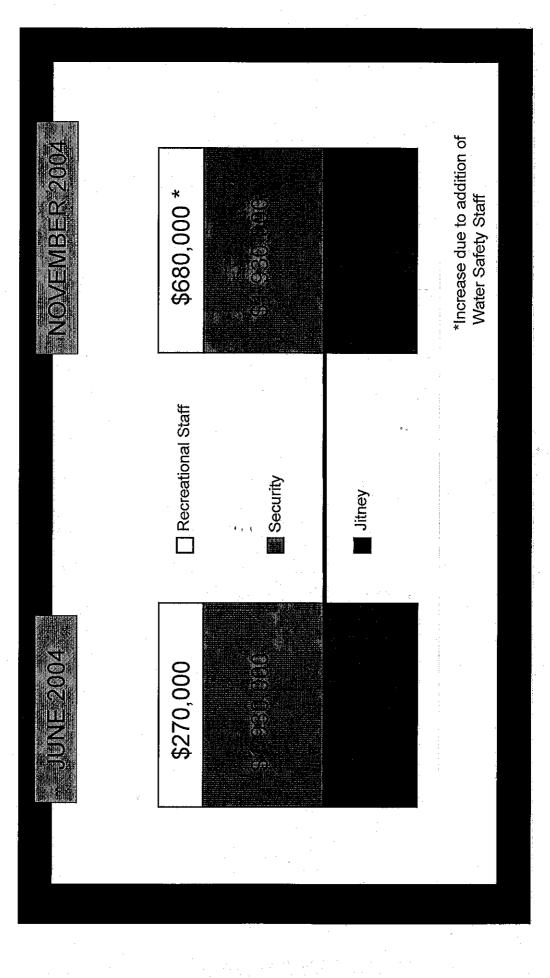
maintenance costs are estimated to require average annual expenditures as To preserve and protect the park over an extended period of time, capital follows:





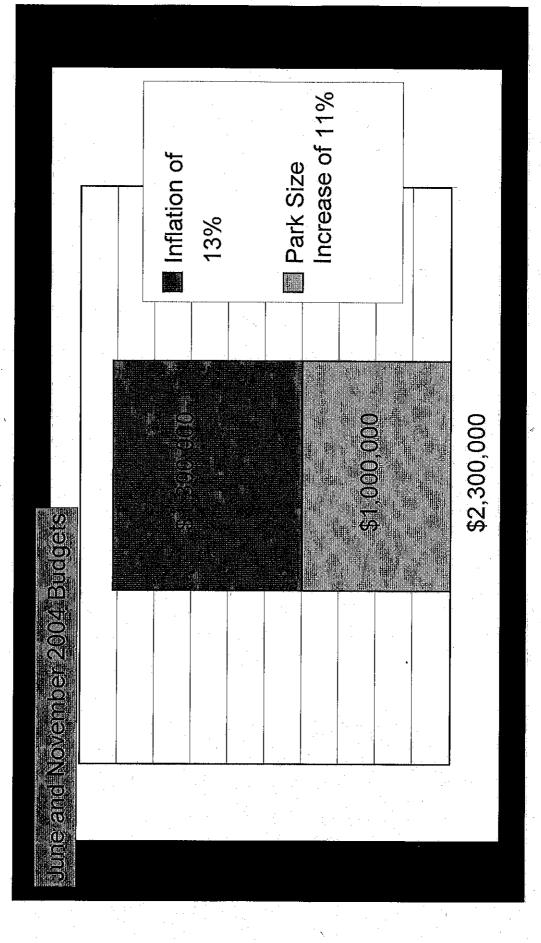
Results: Comparison to 2000

Security has been increased and the jitney is not included. Changed level of service:



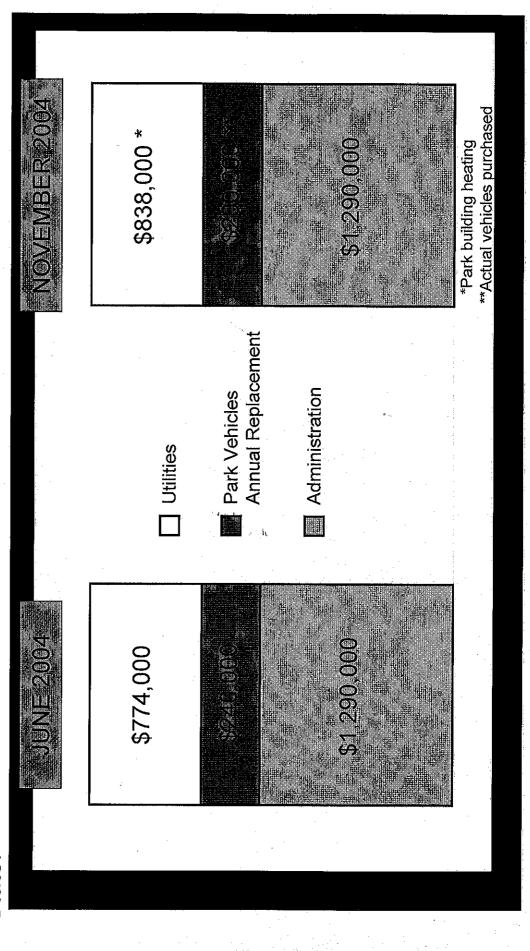
Results: Comparison to 2000

Inflation and increased acreage increases costs by 24%. Cost Allocations:



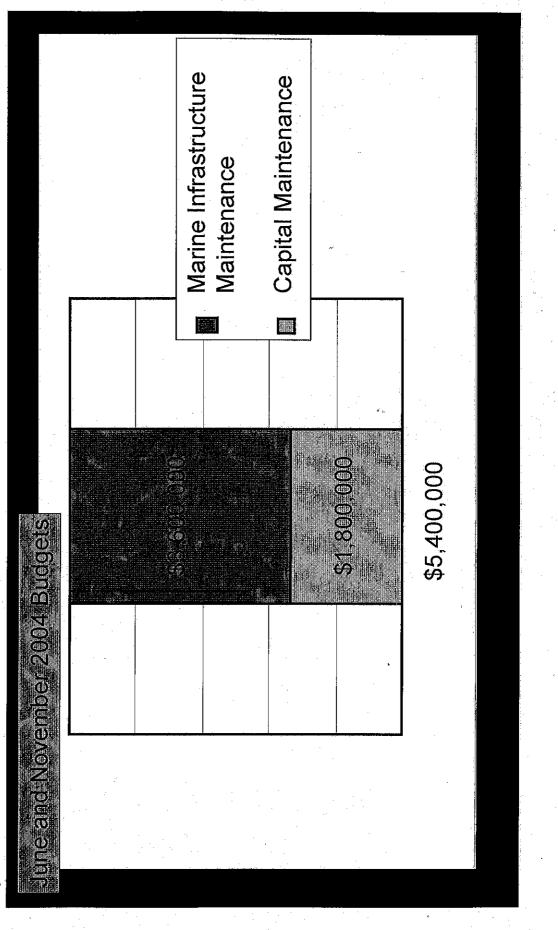
Results: Comparison to 2000

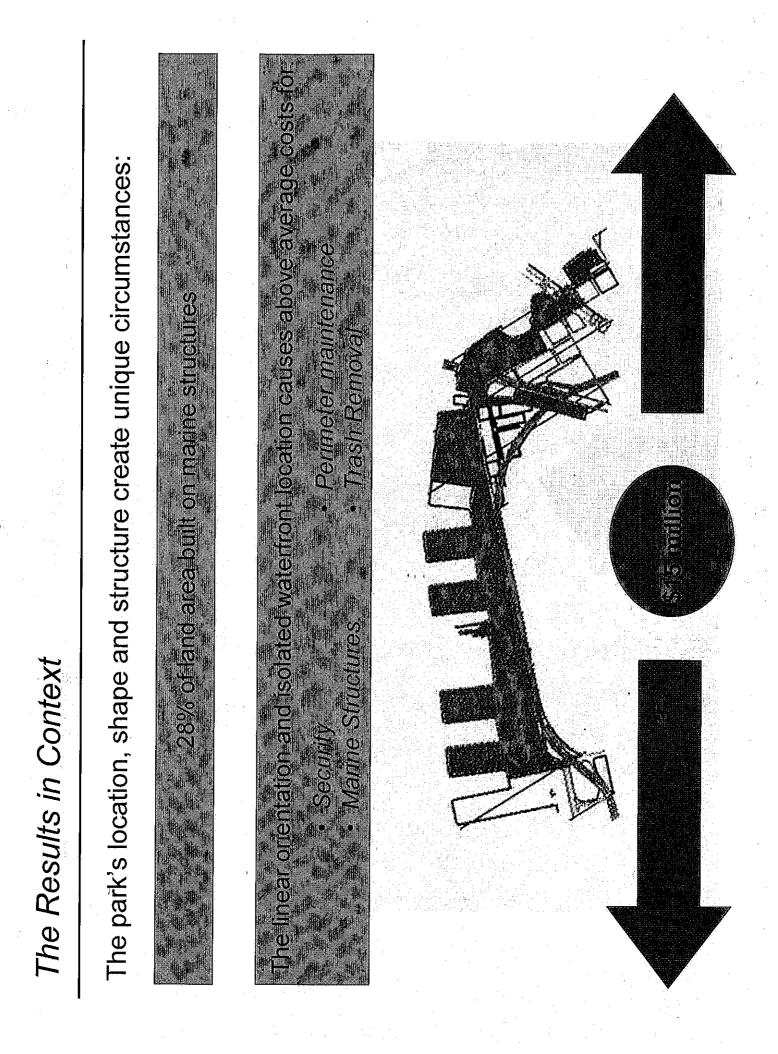
The Park budget now absorbs costs carried in 2000 directly by the City or Changed Circumstances: State.



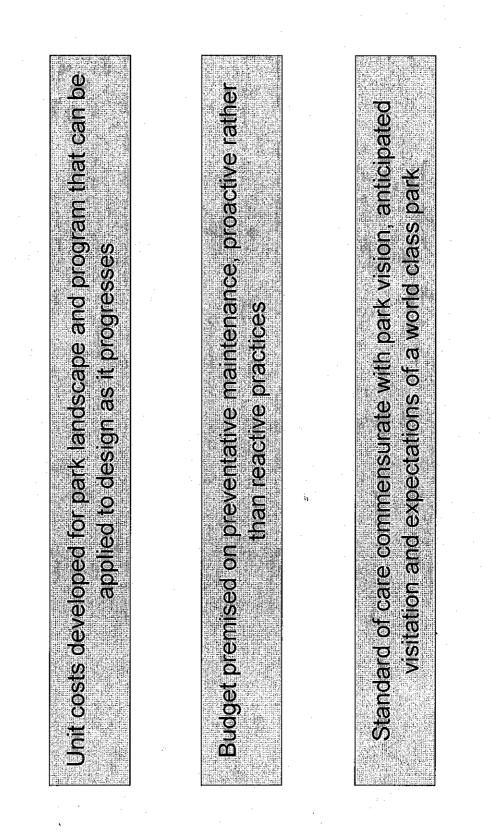


Capital and Marine Infrastructure maintenance has been added to cost Capital Maintenance: requirements.





The Results in Context



Brooklyn Bridge Park Maintenance and Operations Budget

And Supporting Documents



Michael Van Valkenburgh Associates

Mathews Nielsen Landscape Architects, P.C.

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0 Well Maintained Gardens	Page 9
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BROOKLYN BRIDGE PARK DRAFT MAINTENANCE/ OPERATIONS EXECUTIVE BUDGET SUMMARY

Reference: November 2004 Plan

reference, rioveriber 2004 t all			
AREA	and the second secon	Area	A 1955
	Total Cost with concessions		
	and closed piers at night		Cost/ SF
Hardscape Areas incl. Basic Park Bldg Maintenance	Production products of Burley		COSTC OF
and Artificial Turf	61 101 010		1
	\$1,191,848	1,370,486	\$0.87
Active Lawn Areas	\$395,264	394,147	\$1.00
Sports Lawns (Artificial Turf Maintenance is included			1
under Hardscape)	so	0	NA
General lawn areas items (Irrigation and soil tests)	\$80,738	394,147	\$0.20
Planted Areas	\$40,750		00.20
Display Gardens	2100 707		
	\$102,737	19,550	\$5.26
Well Maintained Gardens	\$268,564	75,878	\$3.54
General Planting(Upland)	\$1,115,843	515,225	\$2,17
Wetland and Marsh Landscapes	\$139,786	82,313	\$1.70
Pier Landscape (Comparable to Intensive Roofs)	\$267,800	149,967	\$1,79
Water Areas	AND11204	1 177,001	₩4179
Rip Rap Shoreline (Planted and Unplanted)	A 15 150		
Np kap shoreline (Planted and Unplanted)	\$43,580	73,404	\$0.59
Safe Water Area Maintenance	\$399,251	450,376	\$0.89
Playground Maintenance	\$63,886	26,497	\$2.41
Maintenance Contingency (10%)	\$406,930		
Operations Staff (Security and Recreational)	ta 401 757	0 707 467	
	\$2,681,757	2,707,467	NA
Additional costs for supplies, uniforms, postage,			
travel, office supplies, etc.	\$180,000		· ·
Administrative Staff Cost*	\$1,200,000	NA	NA
Annual Property and Risk Insurance	\$200,000		
ANNUAL LANDSCAPE OPERATING COST	\$8,737,982		
		Sector Sector Party	10.00
TILITY EXPENSE		34-24-2411	
	RESIGNATION OF THE PLAN AND A DESCRIPTION AND A DESCRIPTION OF THE PLAN AND A DESCRIPTION AND A	Construction of	1944384
Total Electrical Cost for Park Lighting	\$473,514		
otal Cost for Park Water	\$194,561		
otal cost for park heating	\$93,213		
Jtility Contingency (10%)	\$76,129	h	
OTAL UTILITY EXPENSE	**************************************	新新教 会	al a celerana
OTAL OPERATING COST	\$9,575,399		presenter in
	Contraction of the second s	HERE AN AVERAGE	296 C 21 7 2 2 2
APITAL MAINTENANCE		AND STREET	Strange States States
A A A A A A A A A A A A A A A A A A A		S. 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 19 1997 -	<u> 1987 (</u> 197
		1	
nnual Capital Maintenance at 1.4% of Construction			
ost Based on \$130,000,000 Construction Budget	\$1,820,000	NA	NA
chicle Replacement at 12,5% of Initial Cost			
1,616,700)**	8202 000		
	\$202,088	Calling and the second of the	19497-1947-1947-1947-1947
NNUAL MARINE INFRASTRUCTURE			
AINTENANCE			<u>をもず</u> の計
nnual Maintenance Cost***	\$3,600,000	· · · · · · · · · · · · · · · · · · ·	
OTAL COST	\$15,197,487	ALC: NO.	OTAL STAF
	A CONTRACTOR OF	a man 15月 首使为安全	75-147

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EXCLUSIONS:

Pier Replacement and Building Major Structural Repairs

Special Events

Cultural and Education Programming

* Reference attached staff titles/rates **Reference attached Equipment List

***DMJM+Harris Report

TOTAL PARK AREA

		102520	% of Park
Туре	Acre Area	SF Area	Area
Hardscape Areas incl. Basic Park Bldg	·····		
Maintenance and Artificial Turf	31.46	1,370,486	50.6%
Playgrounds	0.61	26,497	1.0%
Active Lawn Areas	9.05	394,147	14.6%
Sports Lawns (Artificial Turf Maintenance is		·	
included under Hardscape)	0.00	ò	0.0%
Display Gardens	0.45	19,550	0.7%
Well Maintained Gardens	1.74	75,878	2.8%
General Planting	11.83	515,225	19.0%
Wetlands and Marsh	1.89	82,313	3.0%
Pier Landscape (comparable to intensive roofs)	3,44	149,967	5.5%
Rip Rap Shoreline	0.74	32,377	1.2%
Planted Rip Rap Shoreline	0.94	41,027	1.5%
Total park area, excluding buildings and water	62.15	2,707,467	100.0%
Security exclusive of development parcels	62.15	2,707,467	1
Buildings	7.47	325,387	
l'otal park area excluding water	69.62	3,032,854	
		243 AP 193	的经常财产
Safe Water	10.34	450,376	
l'otal park area including water and buildings	79.96	3,483,230	
Fotal Park Budget as provided by BBPDC	9	130,000,000	

Brooklyn Bridge Park Development Corporation Page 4 of 60

Reference: November 2004 Plan

·	T				· · · · · · · · · · · · · · · · · · ·	·····			mber 2004 Plat
	Total	Labor	Labor	Annual Labor	1 1 1 1 1	Annual	Materials	Annual	Total Cost Per
10.01.1	Hours	Category*	Rate *	Cost	Rate **	Equipment		Material Cost	Task
AREA	or units	· · · · · · · · · · · · · · · · · · ·			1.	Cost	Hour	1	
Hardscape Areas	e Karline () ing San tanggar () ing	N COLANDA			S. C. M. S.	1			Satur Contra a strategica
Pickup of crash	3142	Park Worker 1		\$40,387	\$0.00	\$0 \$0	\$1.00	\$3,142	\$43,529
Pickup of hand collected garbage and emptying of trash cans	1100	Park Worker 3	\$16.89	\$18,574	\$84.37	\$93,355	\$1.00	\$1,100	\$113,029
Sweeping (machine)	1392	Park Worker 3	\$16,89	\$23,497	\$84.87	\$118,100	\$1.00	\$1,392	\$142,989
Powerwashing	605	Park Worker	\$12.85	\$7,777	\$25.93	\$15,687	\$0.00	\$0	\$23,463
Wash paved areas with hose	226	Park Worker 1	\$12.85	\$2,905	\$0.00	\$0	\$0,00	\$0	\$2,905
Asphalt Repair (coldpatch)	91	Park Worker 3	\$16.89	\$1,532	\$10.42	\$945	\$7.56	\$686	\$3,163
Concrete Repair	805	Park Worker 3	\$16.89	\$13,593	\$10.42	\$8,388	\$40.56	\$32,651	\$54,631
Reset Pavers	564	Park Worker 3	\$16.89	\$9,515	\$10.42	\$5,871	\$5.00	\$2,818	\$18,204
Touch-up lines and markings on pavement	1	Lump Sum	NA	\$20,000	\$0.00	\$0	\$0.00	\$ 0	\$20,000
General light pole maintenance	278	Park Worker 3	\$16.89	\$4,686	\$84.87	\$23,551	\$8.50	\$2,359	\$30,595
Replace light bulbs in fixtures throughout park	278	Park Worker 3	\$16.89	\$4,686	\$84.87	\$23,551	\$10.00	\$2,775	\$31,012
Prune trees(from truck)	237	Work Crew Type 1	\$31.16	\$7,369	\$153.69	\$36,347	\$0.00	\$0	\$43,716
Fertilizer.for trees	137	Work Crew Type 4	\$31.16	\$4,269	\$15.51	\$2,125	\$9:00	\$1,233	\$7,627
Pest control for trees	263	Work Crew Type 3	\$39.42	\$10,367	\$15.51	\$4,079	\$40.00	\$10,520	\$24,966
Snow removal (hand)	8774	Park Worker 1	\$12.85	\$112,790	\$0.00	\$0	\$0.00	\$0	\$112,790
Snow removal (machine)	146	Park Worker 3	\$16.89	\$2,469	\$15.51	\$2,268	\$0.00	\$0	\$4,737
Spread sand and salt mix	585	Park Worker 3	\$16.89	\$9,877	\$26.75	\$15,650	\$4.00	\$2,340	\$27,867
Cleaning and maintenance of bathrooms	4698	Bathroom Cleaning Crew	\$ 28,55	\$134,126	\$0.00	\$0	\$1.00	\$4,698	\$138,824
Cleaning and maintenance of classrooms/offices	935	Park Worker 2	\$ 14.27	\$13,350.92	\$0.00	\$()	\$1.00	\$935.28	\$14,286
Rake and Groom Artificial Turf Fields	1494	Park Worker 1	\$12.85	\$19,204.46	\$10,42	\$15,567	\$19.00	\$28,386.00	\$63,157
Graffiti Removal, assuming use of graffiti resistant coating	416	Park Worker 2	\$14,27	\$5,933.74	\$10,42	\$4,331.14	\$5.00	\$2,078.40	\$12,343
Fountain and water feature maintenance	13	Plumber	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$62,500.00	\$62,500
Drinking fountain maintenance	35	Plumber	\$0.00	\$0.00	\$0.00	\$0,00	\$240.00	\$8,400.00	\$8,400
Rodent Control for entire Park	4690	Park Worker 3	\$16.89	\$79,196.86	\$15.51	\$72,740.07	\$7.50	\$35,176.92	\$187,114

Brooklyn Bridge Park Development Corporation Page 5 of 60

Taral		1	ويعاد المنتخب	T Barris	·····			mber 2004 P
Hours Or units	Category*	Rate"	Cost	Rate **	Annua Equipment Cost	Materials Cost per Hour	Annual Material Cost	Total Cost P Task
	s sectored by	(C): 潮信的 图4	Cale Street States			$\sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} \sum_{j=1}^{n-1} \sum_{j=1}^{n-1} \sum_{j=1}^{n-1} \sum_{i=1}^{n-1} \sum_{j=1}^{n-1} $		
		Contraction of the second	1 62 64 10 10	2.2.1.2.2	10-10-10-20	1. Section	学校委任任	
62	Park Worke	\$12,85	\$795	\$0.00	\$0.00	\$1.00	\$61.88	\$857
15	Park Worke	\$12.85	\$193	\$25.93	\$388.92	\$0.00	\$0.00	\$582
6	Park Worker	\$12,85	\$77	\$0.00	\$0.00	\$0,00	\$0.00	\$77
4	Park Worker 3	\$16.89	\$63	\$10.42	\$38,59	\$7.56	\$28,00	\$129
18	Park Worker 3	\$16.89	\$310	\$10.42	\$191.02	\$40.56	\$743.60	\$1,244
13	Park Worker 3	\$16.89	\$217	\$10.42	\$133.72	\$5.00	\$64.17	\$415
1	Lump Sum	NA	\$5,000	\$0.00	\$ 0.00	\$0.00	\$0.00	\$5,000
424	Park Worker 1	\$12.85	\$5,450	\$0.00	\$0.00	\$0.00	\$0.00	\$5,450
14	3		\$2.39	\$15.51	\$219.19	\$0.00	\$0.00	\$458
28	Park Worker 3	\$16.89	\$477	\$26.75	\$756.23	\$4.00	\$113.07	\$1,347
26	Work Crew Type 1	\$31.16	\$795	\$153.69	\$3,919.00	\$0.00	\$0.00	\$4,714
10	Work Crew Type 4	\$31.16		\$15.51	\$155.09	\$9.00	\$90.00	\$557
19	Work Crew Type 3		I	\$15.51	\$294.67	\$40.00	\$760.00	\$1,804
416	Park Worker 2	\$14.27		\$10.42	\$4,331.14	\$5.00	\$2,078,40	\$12,343
1871	Park Worker 1	\$12.85	\$24,045	\$0.00	\$0.00	\$0.00	\$0.00	\$24,045
				- 1 6	й			
3	Not Applicable	Not Applicable	\$1,000	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000
47	Park Worker 3	\$16.89	\$790	\$15.51	\$725.25	\$7.50	\$350.73	\$1,866
	or units 62 15 6 4 18 13 1 424 14 28 26 10 19 416 1871 3	Hours or units 62 Park Worker 15 Park Worker 1 6 Park Worker 1 4 Park Worker 3 18 Park Worker 3 13 Park Worker 3 1 Lump Sum 424 Park Worker 3 26 Work Crew Type 1 10 Work Crew Type 3 416 Park Worker 1 1871 Park Worker 1 10 Park Worker 1 10 Work Crew Type 3 416 Park Worker 1 10 Park Worker 1	Hours or units Category* Rate* 62 Park Worker \$12.85 1 15 Park Worker \$12.85 1 15 Park Worker \$12.85 1 1 Park Worker \$12.85 1 1 Park Worker \$16.89 3 18 Park Worker \$16.89 3 13 Park Worker \$16.89 3 1 Lump Sum NA 424 Park Worker \$16.89 3 1 Lump Sum NA 424 Park Worker \$16.89 3 1 Park Worker \$16.89 3 26 Work Crew \$31.16 Type 1 10 Work Crew \$31.16 Type 3 3 1.16 Type 4 19 Work Crew \$31.16 Type 3 \$14.27 \$14.27 1 1 \$12.85 1 1 \$12.85	Hours or units Category* Rate* Cost 62 Park Worker \$12.85 \$795 15 Park Worker \$12.85 \$193 6 Park Worker \$12.85 \$193 6 Park Worker \$12.85 \$177 1 Park Worker \$12.85 \$777 1 Park Worker \$16.89 \$63 3 1 Park Worker \$16.89 \$310 3 13 Park Worker \$16.89 \$217 3 1 Lump Sum NA \$5,000 424 Park Worker \$16.89 \$239 - 3 \$16.89 \$239 - 3 \$16.89 \$239 - 3 \$16.89 \$239 - 3 \$16.89 \$239 - 3 \$16.89 \$239 - 3 \$16.89 \$477 - 3 \$16.89 \$14.27	Hours or units Category* Rate * Cost Rate ** 62 Park Worker \$12.85 \$795 \$0.00 15 Park Worker \$12.85 \$193 \$25.93 6 Park Worker \$12.85 \$177 \$0.00 4 Park Worker \$12.85 \$777 \$0.00 4 Park Worker \$16.89 \$63 \$10.42 3 3 \$10.42 \$10.42 \$10.42 3 Park Worker \$16.89 \$217 \$10.42 3 1 Lump Sum NA \$5,000 \$0.00 424 Park Worker \$16.89 \$217 \$10.42 3 1 Lump Sum NA \$5,000 \$0.00 424 Park Worker \$16.89 \$217 \$10.42 3 3 \$16.89 \$217 \$10.42 4 Park Worker \$16.89 \$23.9 \$15.51 28 Park Worker \$16.89 \$477	Hours or units Category* Rate** Equipment Cost 62 Park Worker \$12.85 \$795 \$0.00 \$0.00 15 Park Worker \$12.85 \$193 \$25.93 \$388.92 6 Park Worker \$12.85 \$177 \$0.00 \$0.00 4 Park Worker \$16.89 \$63 \$10.42 \$38.59 1 Park Worker \$16.89 \$310 \$10.42 \$191.02 3 Park Worker \$16.89 \$217 \$10.42 \$133.72 1 Lump Sum NA \$5,000 \$0.00 \$0.00 424 Park Worker \$16.89 \$22.9 \$15.51 \$219.19 3 Park Worker \$16.89 \$23.9 \$15.51 \$219.19 28 Park Worker \$16.89 \$477 \$26.75 \$756.23 26 Work Crew \$31.16 \$795 \$153.69 \$3,919.00 Type 1 Type 1 \$39.42 \$749 \$15.51	Hours or units Category* Rate * Cost Rate ** Equipment Cost Cost Pf Hour 62 Park Worker \$12.85 \$795 \$0.00 \$0.00 \$1.00 15 Park Worker \$12.85 \$193 \$25.93 \$388.92 \$0.00 6 Park Worker \$12.85 \$777 \$0.00 \$0.00 \$0.00 4 Park Worker \$16.89 \$63 \$10.42 \$191.02 \$40.56 13 Park Worker \$16.89 \$217 \$10.42 \$191.02 \$40.56 13 Park Worker \$16.89 \$22.7 \$10.42 \$191.02 \$40.56 14 Lump Sum NA \$5,000 \$0.00 \$0.00 \$0.00 1 Lump Sum NA \$5,000 \$0.00 \$0.00 \$0.00 28 Park Worker \$16.89 \$2.75 \$756.23 \$4.00 26 Work Crew \$31.16 \$795 \$15.51 \$219.19 \$0.00 <td< td=""><td>Hours or units Category* Rate* Cost Rate ** Equipment Cost Cost Hour Material Cost Hour 62 Park Worker \$12.85 \$795 \$0.00 \$0.00 \$1.00 \$61.88 15 Park Worker \$12.85 \$795 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 6 Park Worker \$12.85 \$777 \$0.00 \$0.00 \$0.00 \$0.00 4 Park Worker \$16.89 \$63 \$10.42 \$191.02 \$40.56 \$743.60 3 3 \$10.42 \$191.02 \$40.56 \$743.60 \$0.00 \$0.00 \$0.00 \$0.00 1 Lump Sum NA \$5,000 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 14 Park Worker \$16.89 \$217 \$10.42 \$113.72 \$5.00 \$6.00 14 Park Worker \$16.89 \$217 \$10.42 \$10.00 \$0.00 \$0.00 14 Park Worker</td></td<>	Hours or units Category* Rate* Cost Rate ** Equipment Cost Cost Hour Material Cost Hour 62 Park Worker \$12.85 \$795 \$0.00 \$0.00 \$1.00 \$61.88 15 Park Worker \$12.85 \$795 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 6 Park Worker \$12.85 \$777 \$0.00 \$0.00 \$0.00 \$0.00 4 Park Worker \$16.89 \$63 \$10.42 \$191.02 \$40.56 \$743.60 3 3 \$10.42 \$191.02 \$40.56 \$743.60 \$0.00 \$0.00 \$0.00 \$0.00 1 Lump Sum NA \$5,000 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 14 Park Worker \$16.89 \$217 \$10.42 \$113.72 \$5.00 \$6.00 14 Park Worker \$16.89 \$217 \$10.42 \$10.00 \$0.00 \$0.00 14 Park Worker

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Reference: November 2004 Plan

· · · · · · · · · · · · · · · · · · ·	Totai	Labor	Labor	Annual Labo	r Equipment	Annual	Materials		moer 2004 Pa
	Hours	Category*		Cost	Rate **	Equipment	Cost per	Annual Material Cost	Total Cost Pe
AREA	or units					Cost	Hour	Material Cost	Task
Active Lawn Areas	. A Esta Sa		e ing sing sa	Share - Corde	· Caller - Andrew - Call	Contraction and an or an	Final Association	- Carteria - Carteria	la seconda a constructione
Planting Inspection	792	Work Crew		\$35,692	S0.00	\$0.00	\$0.00	\$0.00	
with		Type 8					1 201.00	20.00	\$35,692
Horicultural/IPM		1				1			
manager	· ·	1	1		1			1	
Prune trees (from	245	Work Crew	\$31.16	\$7,619	\$153.69	\$37,576.31	\$0.00	\$0.00	\$45,195
truck)		Type 1	1			407,070,0121	40.00	30.00	1 345,195
Fertilizer for trees	196	Work Crew	\$31.16	\$6,107	\$15.51	\$3,039.72	\$9.00	\$1,764.00	810.011
		Type 4			¥10151	10,00202	1 12:00	31,704.00	\$10,911
Pest control for	564	Work Crew	\$39,42	\$22,232	\$15.51	\$8,746.94	\$40.00	\$22,560.00	\$53,539
trees		Type 3			Proist .	\$01170124	440.00	022,000.00	\$20,009
Litter Removal	905	Park Worker	\$12.85	\$11,636	\$0.00	\$0.00	\$0.50	\$452,60	\$12,089
	Ì	1				4000	<i>40,00</i>	9452,00	\$12,089
Mow (self propelled	4257	Park Worker	\$12.85	\$54,721	\$10.42	\$44,355.44	\$0,00	\$0.00	800 077
power)		1		40 (1101	4101T4	***,555.44	40,00	\$0.00	\$99,077
Fertilizer (push	198	Park Worker	\$12.85	\$2,545	\$0.00	\$0,00	\$9.00	\$1,782.00	
spreader)		1	*10.00	40,0 40	40.00	a0,00	a9100	31,782:00	\$4,327
Weed control (push	594	Park Worker	\$12.85	\$7,636	\$0.00	\$0.00	\$40.00	807 740 00	
spreader)		1		#1,000		40.00	3 40.00	\$23,760.00	\$31,396
Rake (sweep rake)	1485	Park Worker	\$12.85	\$19,089	\$0.00	\$0.00	80.00	6 0.00	
		1		\$12,002	10.00	\$0,00	\$0:00	\$0.00	\$19,089
Edge lawn at paths	20	Park Worker	\$12,85	\$257	\$10,42	\$208.39	\$0.00	\$0.00	
(gas edger)		1	•12.00	******	010174	2400.37	auluu	3 0,00	\$465
Edge lawn at plant	561	Park Worker	\$12.85	\$7,207	\$10.42	\$5,841.75	\$0.00	\$0.00	P11 010
beds (gas edger)		1	€ TAIOP	41 Inter 1	419170	491041110	40.00	\$0.00	\$13,049
Overseed (push	594	Park Worker	\$12,85	\$7,636	\$0.00	\$0.00	\$9.00		
spreader)		1	41000	41,0.10	40.00	30.00	3 9.00	\$5,346.00	\$12,982
Aerate (machine)	990	Park Worker	\$12,85	\$12,726	\$10.42	\$10,315.22	\$30.00	F20 700 40	
		1		41.01.00	410144	010,015,22	\$20.00	\$29,700.00	\$52,741
Lime (push	264	Park Worker	\$12.85	\$3,394	\$0.00	\$0.00	\$5.00	\$1,320.00	\$4,714
spreader)		1		40,077		<i>wuuu</i>	\$3.44	41,320.00	\$917.14
建成金属的新闻的 。	其案和法	SQ 2 AND SAU	CALCERTON	A ALL PROPERTY AND	A SALESSAN	N A G STOP	in the state	23.02.095-00	
eneral Lawn	S. Articles	WILLING MARKEN		S.C	Statistic not the	CALIFORNE SCALES	2019-00-00-00-00-00-00-00-00-00-00-00-00-00	anna na sta	- March Contractor
aintenance (EAT 4	21. 11. 1	California (A. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		Margaret Ser			an la desta se	New March
Annual Soil Tests	27	Work Crew	\$39.42	\$1,064	\$0,00	SO	\$0.00	5 0	\$1,064
		Type 5						44	#LUGA
Check irrigation	1386	Work Crew	\$45.07	\$62,461	\$0.00	\$0	\$0.00	\$0	\$62,461
heads		Type 8			4 2 3	•		* **	4001101
Manual control of	196	Work Crew	\$45,07	\$8,833	\$15.51	\$3,040	\$0.00	\$0	\$11,873
rrigation		Type 8							4
Check quick	20	Work Crew	\$45.07	\$901	\$0.00	\$0	\$0.00	\$0	\$901
couplers/valves		Type 8						-	•••••
Drain/clean/maint.	80	Work Crew	\$45.07	\$3,605	\$10.42	\$834	\$0.00	\$0	\$4,439
Irrigation		Type 8		<u> </u>					
USE AND SPECTOR	建物。在大	NI NI E MA	161 1 1 1 1			12 17 2 1		0.2014	

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Reference: November 2004 Plan

	Total	1 1.000	L L that						mber 2004 1-1a
AREA	Hours or units	Labor Category*	Labor Rate*	Annual Labor Cost	Equipment Rate **	Annual Equipment Cost	Materials Cost per Hour	Annual Material Cost	Total Cost Per Task
Display Gardeos 🕬	THE WAY NO		80 X 184 1					R. R. Martin, M. Martin, et al.	le al cel d'annual e col d
Planting Inspection with	98	Work Crew Type 8	\$45.07	\$4,410	\$0.00	\$0	\$0.00	\$0	\$4,416
Horticultural/IPM manager									
Prune trees(from truck)	61	Work Crew Type 1	\$31.16	\$1,901	\$153.69	\$9,375	\$0.00	\$0	\$11,276
Fertilizer for wees	26	Work Crew Type 4	\$31.16	\$810	\$15.51	\$403	\$9.00	\$234	\$1,447
Pest control for trees	72	Work Crew Type 1	\$39,42	\$2,838	\$15.51	\$1,117	\$40.00	\$2,880	\$6,835
Spring Planting Bed Preparation	67	Park Worker 3		\$1,131	\$15.51	\$1,039	\$0.00	\$0	\$2,170
Spring Planting	200	Park Worker 3		\$3,377	\$15.51	\$3,102	\$12.00	\$2 ,400	\$8,879
Fall Plantings (Bulbs)	200	Park Worker 3	\$16.89	\$3,377	\$15.51	\$3,102	\$25.00	\$5,000	\$11,479
Weed (by hand)	210	Work Crew Type 6	\$44,01	\$9,243	\$15.51	\$3,257	\$0.00	\$0	\$12,500
Weed (pre/post emergent)	14	Work Crew Type 3	\$39.42	\$552	\$15.51	\$217	\$12.00	\$168	\$937
Prune	49	Work Crew Type 6	\$44.01	\$2,157	\$15.51	\$760	\$0.00	\$0	\$2,917
Fertilizer (broadcast)	6	Work Crew Type 3	\$39.42	\$237	\$15.51	\$ 93	\$20.00	\$120	\$450
Mulch (hand apply)	90	Work Crew Type 6	\$44.01	\$3,961	\$15.51	\$1,396	\$172.00	\$15,480	\$20,837
Pest control (systemic)	30	Work Crew Type 3	\$39.42	\$1,183	\$15.51	\$465	\$12.00	\$360	\$2,008
Remove trash	550	Park Worker 1	\$12.85	\$7,070	\$0.00	\$0	\$3.00	\$1,650	\$8,720
Check irrigation heads	98	Work Crew Type 8	\$45.07	\$4,416	\$0,00	\$0	\$0.00	\$0	\$4,416
Manual control of irrigation	42	Work Crew Type 8	\$45.07	\$1,893.	\$15.51	\$651	\$0 .00	\$0	\$2,544
Check quick couplers/valves	4	Work Crew Type 8	\$45.07	\$180	\$15.51	\$62	\$0.00	\$0	\$242
Drain/clean/maint. Irrigation	8	Work Crew Type 8	\$45.07	\$361	\$10.42	583 51	\$0.00	\$0	\$444
Annual soil test/evaluation	4	Work Crew Type 5	\$39.42	\$ 158	\$15,51	\$62	\$0.00	\$0	\$220
新动药和新新新有 有新新新		P.M. SARA	·新闻》称《	de tracination		No. 12 Stores	《新教》系	AND REAL MARCHINE	the shear and the

Brooklyn Bridge Park Development Corporation Page 8 of 60

AREA	Total Hours	Labor Category*	Labor Rate*	Annual Labor Cost	Equipment Rate **	Annual Equipment	Materials Cost per	Annual Material Cost	Total Cost Po Task
	or units			}		Cost	Hour		
Well Maintained									
Gardens - Cardens						102203	Constant States and the	and State Contraction	
Planting Inspection with	280	Work Crew	\$45.07	\$12,618	\$0.00	\$0	\$0.00	\$ 0	\$12,618
Horticultural/IPM		Type 8							
manager									•
Prune trees(from	177	Work Crew	\$31,16						-
truck)	1.17	Type 1	321,10	\$5,515	\$153.69	\$27,202	\$0.00	\$0	\$32,718
Fertilizer for trees	48	Work Crew	\$31.16	\$1,496					
I GEOLOGE (DE 11553	υ	Type 4	421.10	31,490	\$15.51	\$7.44 .	\$9.00	\$432	\$2,672
Pest control for	91	Work Crew	\$39.42	\$3,587	\$15.51				
trees*		Type 3	\$37,76	4.1,501	10.01	\$1,411	\$40.00	\$3,640	\$8,638
Spring Planting Bed	254	Park Worker	\$16.89	\$4,289	\$15.51	\$3,939	\$0.00	\$0	
Preparation		3	410/07	97,202	10.01	\$0,909	a 0.00	80	\$8,228
Spring Planting	760	Park Worker	\$16.89	\$12,833	\$15.51	\$11,787	\$12.00	\$9,120	611 740
		3	••••••	4.2,000	*	- artitor	\$12.00	39,120	\$33,740
Fall Plantings	760	Park Worker	\$16.89	\$12,833	\$15.51	\$11,787	\$0.00	\$0	\$24,620
(Bulbs)		3	••••••			****	40.00	. ve	\$24,020
Weed (by hand)	520	Work Crew	\$44.01	\$22,888	\$15.51	\$8,065	\$0.00	\$0	\$30,952
		Туре б					44141		400,202
Weed (pre/post	32	Work Crew	\$39.42	\$1,261	\$15.51	\$496	\$12.00	\$384	\$2,142
emergent)		Type 3			s	ſ			*-,* · · -
Prune.	104	Work Crew	\$44.01	\$4,578	\$15.51	\$1,613	\$0.00	\$0	\$6,190
		Туре б							
Fertilizer (broadcast)	24	Work Crew	\$39.42	\$946	\$15.51	\$372	\$20,00	\$480	\$1,798
No.t-L. O. L. LIN	40.0	Type 3							
Mulch (hand apply)	180	Work Crew	\$44.01	\$7,923	\$15.51	\$2,792	\$172.00	\$30,960	\$41,674
Pest control		Type 6							
(systemic)	114	Work Crew	\$39,42	\$ 4,494	\$15.51	\$1,768	\$12.00	\$1,368	\$7,630
Remove trash	1925	Type 3 Park Worker	\$12.85	\$24,745	#0.00				
willows adolf	1765	1	\$12.00	\$44,743	\$0.00	\$0	\$3.00	\$5,775	\$30,520
Check Irrigation	385	Work Crew	\$45.07	\$17,350	\$0.00	\$0	\$0.00		
heads		Type 8	010101	#17300F		30	30.00	\$0	\$17,350
Manual control of	70	Work Crew	\$45.07	\$3,155	\$15.51	\$1,086	\$0.00	\$0	\$4,240
rigation		Type 8		2.11.00	÷	41,000 I	40100	a 0	39,240
Check quick	13	Work Crew	\$45.07	\$586	\$15.51	\$202	\$0.00	\$0	\$787
ouplers/valves	<u> </u>	Type 8						•	ar or
Drain/clean/maint.	24	Work Crew	\$45.07	\$1,082	\$10.42	"\$250	\$0.00	\$0	\$1,332
rrigation		Туре 8	<u> </u>			1		•	
Innual soil	13	Work Crew	\$39.42	\$512	\$15.51	\$202	\$0.00	\$0	\$714
st/evaluation		Type 5				1			

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Reference: November 2004 Plan

	Total Hours	Labor Category*	Labor Rate*	Annual Labor Cost	Equipment Rate **	Annual Equipment	Materials Cost per	Annual Material Cost	Total Cost Per Task
AREA	or units					Cast	Hour	<u> </u>	
General Planting Vreas						and the second			Rug as all the
Planting Inspection with Horticultural/IPM manager	946	Work Crew Type 8	\$45.07	\$42,632	\$0.00	\$0	\$0.00	\$0	\$42,632
Prune trees(from truck)	1396	Work Crew Type 1	\$31.16	\$43,500	\$153.69	\$214,546	\$0.00	\$0	\$258,046
Fertilizer for trees	559	Work Crew Type 4	\$31.16	\$17,419	\$15.51	\$8,669	\$9.00	\$5,031	\$31,119
Pest control for trees*	1074	Work Crew Type 3	\$39.42	\$42,,335	\$15.51	\$16,656	\$40.00	\$42,960	\$101,952
Weed (by hand)	1720	Work Crew Type 6	\$44.01	\$75 _i 705	\$15.51	\$26,675	\$0.00	\$0	\$102,380
Weed (pre/post emergent)	208	Work Crew Type 3	\$39.42	\$8,199	\$15.51	\$3,226	\$12.00	\$2,496	\$13,921
Prone	688	Work Crew Type 6	\$44.01	\$30,282	\$15.51	\$10,670	\$0. 00	\$0	\$40,952
Fertilizer (broadcast)	156	Work Crew Type 3	\$39.42	\$6,149	\$15.51	\$2,419	\$20.00	\$3,120	\$11,689
Mulch (hand apply)	1205	Work Crew Type 6	\$44.01	\$53,038	\$15.51	\$18,688	\$172.00	\$207,260	\$278,986
Pest control (systemic)	774	Work Crew Type 3	\$39,42	\$30,510	\$15.51	\$12,004	\$12.00	\$9,288	\$51,802
Remove trash	2709	Park Worker 1	\$12.85	\$34,823	\$0.00	\$0	\$3.00	\$8,127	\$42,950
Check irrigation heads	2583	Work Crew Type 8	\$45.07	\$116,405	\$0.00	\$0	\$0.00	\$0	\$116,405
Manual control of irrigation	84	Work Crew Type 8	\$45.07	\$3,786	\$15.51	\$1,303	\$0.00	* - 5 0	\$5,088
Check quick couplers/valves	86	Work Crew Type 8	\$45.07	\$3,876	\$15,51	\$1,334	\$0.00	\$0	\$5,209
Drain/clean/maint. Irrigation	144	Work Crew Type 8	\$45.07	\$6,489	\$10.42	\$1,500	\$0.00	\$0	\$7,990
Annual soil test/evaluation	86	Work Crew Type 5	\$39.42	\$3,390	\$15.51	\$1,334	\$0.00	\$0	\$4,724
		and a second		NOW OWNER	带体同时间增	·哈哈尔·哈马马	网络树属的	专家建立的教育	(前有位意义的特征》

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MAIN	ITENANCE /	OPERATIONS BUDGET	

Reference: November 2004 Plan

	Total	Labor	Labor	Annual Labor	Equipment	Annual	Materials	Annual -	Total Cost Per
	Hours	Category*	Rate*	Cost	Rate **	Equipment	Cost per	Material Cost	Task
AREA	or units		-	<u> </u>		Cost	Hour		
Wetland and Marsh		A CARLES AND SAD	1. 1. 2 C 中 14		a galler and	· 和学校 (1)			ALC: SALES
Areas Areas	r ann an th					1. Sec. 54 (1)			动的人名法格
Planting Inspection	182	Work Crew	\$45.07	\$8,202	\$0.00	S 0	\$0.00	\$0	\$8,202
with		Type 8						1	
Horticultural/IPM		1							
manager									
Prune trees(from	224	Work Crew	\$31.16	\$6,964	\$153.69	\$34,349	\$0.00	\$0	\$41,313
truck)		Type 1		· · · · · · · · · · · · · · · · · · ·			<u></u>		
Fertilizer for trees	90	Work Crew	\$31.16	\$2,804	\$15.51	\$1,396	\$9.00	\$810	\$5,010
	4.70	Type 4	440.10						
Pest control for trees*	172	Work Crew	\$39.42	\$6,780	\$15.51	\$2,668	\$40.00	\$6,880	\$16,327
Mow (self propelled	0	Type 3 Park Worker	\$12.85	\$ 0	\$10.42		40.00		
power)	0	Park worker	. 912:00	30	\$10.42	\$0	\$0.00	\$0	\$0
Weed (by hand)	560	Work Crew	\$44.01	\$24,648	\$15.51	\$8,685	\$0.00	\$ 0	622 2 2 2
weed (by mana)		Type 6	477WI	act,010	10.01	. 90'003	40.00	au	\$33,333
Weed (pre/post	27	Work Crew	\$39.42	\$1,064	\$15.51	\$419	\$12.00	\$324	\$1,807
emergent)		Type 3	40000	-13001	*10.01	•	#16/0V	(0,024 	#1,007
Prune	56	Work Crew	\$44.01	\$2,465	\$15.51	\$868	\$0.00	\$ 0	\$3,333
		Type 6			,		1	••	4010320
Fertilizer (broadcast)	18	Work Crew	\$39.42	\$710	\$15.51	\$279	\$20,00	\$360	\$1,349
		Type 3							
Mulch (hand apply)	78	Work Crew	\$44.01	\$3,433	\$15.51	\$1,210	\$172.00	\$13,416	\$18,059
		Турсб							•
Pest control	84	Work Crew	\$39.42	\$3,311	\$15.51	\$1,303	\$12.00	\$1,008	\$5,622
(systemic)		Туре 3							
Remove trash	294	Park Worker	\$12.85	\$3,779	\$0.00	\$0	\$3.00	\$882	\$4,661
<u> </u>		1	0.20.01		42.22				
Check irrigation heads	0	Work Crew	\$45.07	\$0	\$0.00	\$0	\$0.00	\$0	\$0
Manual control of	0	Type 8 Work Crew	\$45.07	\$0	\$15.51		<i>60</i> 00		
irrigation	W.	Type 8	940.U7	au .	\$12.21	\$0	\$0.00	\$0	\$0
Check quick		Work Crew	\$45.07	\$0	\$15.51	\$0	\$0.00	\$0	\$0
couplers/valves	v	Type 8	UTUIUI		415151	40	40,00	30	20
Drain/clean/maint.	0	Work Crew	\$45.07	50	\$0.00	\$0	\$0.00	\$0	\$0
Irrigation	-	Type 8	*****	••		•	4-110-	411	47.7
Annual soil	14	Work Crew	\$39.42	\$552	\$15.51	\$217	\$0.00	\$0	\$769
test/evaluation		Type 5	•		14.9.8				
	S. K. A.	an and a	依赖常式	STREET, NO.	的行动的风险。		1949.WARE	THE REPART	计自己的编制分子中

Brooklyn Bridge Park Development Corporation Page 11 of 60

MAINTENANCE/	OPERATIONS BUDGET
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Reference: November 2004 Plan

	Total	Labor	Labor	Annual Labor	Equipment	Annual	Materials	Annual	Total Cost Per
	Hours	Category*	Rate	Cost	Rate **	Equipment	Cost per	Material Cost	
AREA	1	Category.	nate	CONC	{ [[[[[[[[[[[[[[[[[[[1 1 1	1 ·	Waterial Cost	14515
	or units					Cost	Hour		
Pler Landscape Science		1. 医激素病		1、後三林小					
Comparable to		8 27 28 5 17	1803 199-25	10.007 - 24.000 2.2					
ntensive Roof)			SALE A	公式常行 法				公共 在4月3月	
Planting Inspection	312	Work Crew	\$45.07	\$14,061	\$0.00	\$0	\$0.00	\$0	\$14,061
with		Type 8						[•
Horticultural/IPM					1				
manager						-			
Prune small trees	188	Work Crew	\$31.16	\$5,843	\$10.42	\$1,954	\$0.00	\$0	\$7,796
		Type 1				1			
Fertilizer for trees	125	Work Crew	\$31.16 -	\$3,895	\$15.51	\$1,939	\$9.00	\$1,125	\$6,959
	,=5	Type 4		414.14					
Pest control for	188	Work Crew	\$39,42	\$7,411	\$15.51	\$2,916	\$40.00	\$7,520	\$17,846
trees*	+00	Туре 3					4-14-04		4110
Weed (by hand)	1000	Work Crew	\$44.01	\$44,015	\$15.51	\$15,509	\$0.00	\$0	\$59,523
weeu (by hand)	1000		444.01		913.31	410,049	40.00	au	Cist Cit
191 I fam. In and	60	Type 6	\$39.42	\$2,365	\$15.51	\$931	\$12.00	\$720	\$4,016
Weed (pre/post	ou	Work Crew	\$,79,42	\$2,000	912/21	10.66	\$12,00	\$720	24,010
emergent)		Type 3		46.201	01001	F2 140	<u>eo oo</u>		P1 1 0.05
Prune	200	Work Crew	\$44.01	\$8,803	\$15.51	\$3,102	\$0.00	\$0	\$11,905
		Туре б							
Fertilizer (broadcast)	45	Work Crew	\$39.42	\$1,774	\$15.51	\$698	\$20.00	\$900	\$3,372
	,	Туре 3	L						
Mulch (hand apply)	350	Work Crew	\$44.01	\$15,405	\$15.51	\$5,428	\$172.00	\$60,200	\$81,033
		Туре б							
Pest control	225	Work Crew	\$39.42	\$8,869	\$15.51	\$3,489	\$12.00	\$2,700	\$15,059
(systemic)		Type 3							
Remove trash	338	Park Worker	\$12.85	\$4,345	\$0.00	\$0	\$3.00	\$1,014	\$5,359
		1							
Check inigation	756	Work Crew	\$45.07	\$34,070	\$0.00	\$0	\$0,00	\$0	\$34,070
heads		Type 8							
Manual control of	28	Work Crew	\$45.07	\$1,262	\$15.51	\$434	\$0.00	\$0	\$1,696
inigation		Type 8							
Check quick	25	Work Crew	\$45.07) \$1,127	\$15.51	\$388	\$0.00	\$0	\$1,514
couplers/valves	•	Type 8					•		
Drain/clean/maint.	40	Work Crew	\$45.07	\$1,802.63	\$10.42	\$417	\$0.00	\$0	\$2,219
Irrigation		Type 8							· · · · ·
Annual soil	25	Work Crew	\$39.42	\$985.46	\$15.51	\$388	\$0.00	\$0	\$1,373
test/evaluation		Type 5							
	14-11-5- A	2. 29. 34		N 12 8 18 18	24.25.52.823	14.386.164 B	2042337	Service and	19778-088-084
anted and Reference	36 S & K	i ki ka	- del Marson	STARA STATE	网络 化合金	34.16.18.18	an Balance	设计和同时代	(*) ((*) (*) * ?
inplanted Rip Rap	大学学校	这种时候		和影响的这				1.2.5	
Pickup and disposal	407	Work Crew	\$29.74	\$12,104	\$26,75	\$10,889	\$1.00	\$407	\$23,400
of garbage		Type 9	• • • •	- •					•
Spring repairs to rip	74	Park Worker	\$12.85	\$951	\$10.42	\$771	\$100.00	\$7,400	\$9,122
rap due to ico	.,	1						- ,	• • • • •
damage		•							
Plantings repair	95	Park Worker	\$16.89	\$1,596	\$10.42	\$985	\$80.00	\$7,560	\$10,140
e muniter chun		3	.	#1940					
Fertilize dp rap	14	Park Worker	\$14.27	\$200	\$42.26	\$592	\$9.00	\$126	\$918
plantings	17.	2	<i>₽ 6 7,611</i>	4600	4.1144.64.64	49 LF 4 F4		4100	W7 1 W
CHARLENES	and an and	- A 1		1		國際總續建			

Brooklyn Bridge Park Development Corporation Page 12 of 60

Reference: November 2004 Plan

		*****	the second s			·····			
	Total Flours	Labor Category*	Labor Rate	Annual Labor Cost	Equipment Rate **	Annual Equipment	Materials Cost per	Annual Material Cost	Total Cost Pe Task
AREA	or units				1	Cost	Hour		·
ale Water Areas	8.5: X 34		i.				TRACTOR OF T		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Pickup and disposal	6756	Work Crew	\$29,74	\$200,911	\$26.75	\$180,737	\$1.00	\$6,756	\$388,404
of garbage on water		Type 9							
Resetting buoys,	192	Work Crew	\$ 29.74	\$5,710	\$26.75	\$5,137	\$0.00	\$0	\$10,847
wave attenuators and float bridges		Туре 9							
					Party Constant	CARE SHOW		N FICK OF STR	
Decations Staff		i nella necilita.	У. — (ст. тек <i>П</i> У.				an a	35-10 - 10 - Sold	fill and a second
Unarmed Security	41610	Park Patrol	\$18.86	\$784,761	\$15.51	\$645,320	\$0.00	\$0	\$1,430,081
Armed Security	13870	Sergeant, Park Patrol	\$23.55	\$326,693	\$15.51	\$215,107	\$0.00	\$0	\$541,799
Mechanic	2080	Motor	\$20.06	\$41,717	\$0.00	\$ 0	\$0.00	\$0	\$41,717
		Equipment Mechanic					•.		
Mechanic Assistant	2080	Motor	\$14.27	\$29,692	\$0.00	\$0	\$0.00	\$ 0	\$29,692
		Equipment Mechanic							
		Apprentice							
Park Manager	2080	Park	\$31.34	\$65,187	\$15.51	\$32,258	\$0.00	\$0	\$97,445
-		Manager 2							
Park Recreation	2080	Park	\$21.42	\$44,547	\$0.00	\$ 0	\$0.00	S 0	\$44,547
Supervisor		Recreation							
Park Recreation	14560	Supervisor Park	\$22.05	\$321,071	\$0.00	\$0	\$0.00	\$ 0	\$321,071
Activities Specialist	14200	Recreation	44.6.11.1	###33,071	40.00		40.00	40	4021-011
·····		Activities							
		Specialist							
Life Guards for	3820	Park	\$19.16	\$73,207	\$26.75	\$102,198	\$0.00	\$ 0	\$175,406
Kayaking Area		Recreation							
		Activities Specialist							
	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	operialist	6868 F 1988	VANDAMAS SIN	WWW. LANDARD	Standard Hart	राम् द्वार स्वरूप स	10110101102	A NO MORE
ullues****	1.1.2.2.2.2.2.6			5.0	1.5	-8-46 Mar		32-7-3-34 3 -9	- 14 ¹ 145 (SP) 45
Total Electrical Cost f	or Park Ligh	ung	an en alla barren de la constante de	PE (2016) 6/2020/00-04/00 36/2754				***************************************	\$473,514
Total Cost for Park W					· · · · · · · · · · · · · · · · · · ·	·····			\$194,561
Square foot area of bu	ildings to be	heated							\$93,213

* See BBPDC LABOR COSTS Sheet. ** See BBPDC EQUIPMENT COSTS Sheet.

*** Does not include equipment replacement/reinstallation costs. **** Reference attached utility evaluation sheets.

Brooklyn Bridge Park Development Corporation Page 13 of 60

BBPDC MAINTENANCE EQUIPMENT COSTS WITH IN HOUSE MAINTENANCE

				البار شهر و بار مشر مایر است از از این ۲۰۰۰ با مارچ می دارد.			
		Cosre Par	Total Per Day adjusted for		C	osts Per	Total Po Day adjusted for
Group 1	Bare Cost	day Use	NYC*	Group 2		ay Use	NYC*
Aerial Lift Truck Brush Chipper,	\$493.60		\$646.62	1 Backup Truck	\$182.40		\$238.94
130 HP 1 Pruning Saw,	\$182.60		\$239.21	Arrowboard	\$31.82	\$10.00	\$41.82
Rotary	\$17.90	\$17.35	\$46.18	3 ton truck	\$182.40	,	\$238.94 \$519.7
3 ton truck	\$182.40		\$238.94 \$1,170.94		Per Ho Adjusted Per Hour f	ur 2002 or 2004	\$64.96 \$68.21
Ac Group 3	Per ljusted Per Ho	Hour 2002 ur for 2004	\$146.37 \$153.69	Group 4	-		
Pickup (4x4),Toyota Prius or Taylor							
Dunn	+	Hour 2002	\$118.16 \$14.77	Gas Power Tool		ur 2002	\$79.39 \$9.92
Ac Group 5	ljusted Per Ho	ur for 2004	\$15.51	Group 6	Adjusted Per Hour f	or 2004	\$10.42
Light Truck, 1.5 ton or small boat	\$155.60 Per ljusted Per Ho	Hour 2002	\$203.84 \$25.48 \$26.75	1 Backup Truck Arrowboard	\$182.40 \$31.82	\$10.00 J	\$238.94 \$41.82 \$280.7
Group 7	ijuatou P 61 110	ui 101 2004	# 4011 V	Group 8	Per Ho Adjusted Per Hour f		\$35.10 \$36.85
Gas Power Tool Pickup (4x4)	\$60.60 \$90.20		\$79.39 \$118.16	Aerial Lift Truck, Garbage Truck or Street Sweeper	e \$493.60	يدين من المليزين عن الألي الألي المراجع	\$646.6
		Hour 2002 ur for 2004	\$197.55 \$24.69 \$25.93		Per Ho Adjusted Per Hour f		\$80.83 \$84.87

All Prices from R.S.Means, Site Work and Landscape Cost Data, 21st Annual Edition, 2002 and adjusted for inflation (5% cumulative from 2002) to 2004 dollars

*RSMeans data is based on a national average. Costs are then adjusted to a specific location.

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Utility Evaluation	· · ·
Electrical Usage	
Total exterior hardscape area:	1,370,48
Total # of 2 luminaire light poles from cost estimate	55
Approximate sq. ft. of building interior as part of park space. Includes bathroom	
interiors, maintenance facilities and maintenance and security offices. (Light and heat.)	
·	57,590
Approximate sq. ft. of shed structures on the piers. (Light only.)	129,250
# of luminaires for interior areas: each (1 per 55 sf of interior area)	3,39
Average yearly per luminaire light usage of exterior luminaires in hours based on Con	
Edison Data, See references.	4270
Average yearly per luminaire light usage of interior fixtures in hours based on 16 hours	
per day	5840
Waitage used for exterior:	
kWhr per lamp post = 250W x 2 / 1000. Assume 2 luminaire per lamp post at	,
250W each.	0.5
# of lamp posts x kWhr/post x hours of total use	118492
Design contingency 40% for feature areas, steps, ramps and accent lighting	47397(
Total kW Hours	1658899
Cost per kWhr, Average from ConEd Publication \$.1486	\$0.1480
Total Cost for exterior	\$246,511.80
Wattage used for interior office, restroom and maintenance areas	0.055
kWhr per luminaire = 55W/ 1000. # of interior luminaires(3398) x kWhr/lamp(0.055) x hours of total use(5840)	0.05.
# of interior luminaires(3398) & kwnr/lamp(0.055) & nours of total use(3640)	*1091145.0
Design contingency 40% entries, stairs and areas requiring additional lighting.	107134510
Design contingency ··· 40% entries, stans and accas requiring additional agricult.	436458.24
Total kW Hours	1527603.84
Cost per kWhr, Average from ConEd Publication \$.1486	\$0,1480
Total Cost for interior	\$227,001.93
Total exterior cost from above	\$246,511.80
Total interior cost from above	\$227,001.93
Total Electrical Cost for Park Lighting	\$473,513.73

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Utility Evaluation	
Water Usage	With P
Irrigation	
Total all areas to receive irrigation	1,154,7
Square foot area for all trees in hardscape to be irrigated = 630	189
Total Park area to be irrigated	1,173,0
Total cf of water as applied at 1.35in per sf per week	132,0
Total cf of water as applied at 1.35in per sf per week * 24 weeks	3,168,
	0,200).
Restrooms	
Total number of restrooms in park (assume 8 stalls per bathroom)	
6 restrooms x 8 stalls x 19 hours x 20 users per stall per hour x 20% occupancy =	
3648 Daily Users	3,0
3648 Daily Users x 2.6 gallons per user (1.6 gal. toilet, 1 gal. Hand washing) x 365	
days per year	3,461,9
Convert to cubic feet	462,8
The second se	
Power washing 605 hours x 60 minutes x 3.52 gallons per minute	
226 hours x 60 minutes x 5.52 galons per minute	127,7
Total gallons used	135,0
Convert to cubic feet	263,3
Drinking Fountains	
Fountains in the park	,
Estimated daily water use based on 3 gallons/person/day	~~ <u>2</u>
Days per year of drinking fountain operation	Ź
Total gallons used; Yearly water consumption = fountains * use * # of days	
	5880
Convert to cubic feet	78,6
Water play area water use	
Number of water play areas	
Estimated water use per day per area in gallons Number of days per year that water areas are open, Memorial Day to Labor Day	2,0
Number of days per year that water areas are open, memorial Day to Labor Day	
Total Water usage in gallons: (Areas * Daily water use * number of days	396,0
Total usage in cubic feet	52,9
otal water usage from above, reported in cubic feet	3,798,5
ontingency, 30 % of total use reported above in cubic feet	1,139,50
Total estimated water use	4,938,0
abund atta for tabl water water = \$1.52 / 100 -f	Att
etered rate for total water usage = \$1.52 / 100 cf etered rate for total waste water disposal = \$2.42 / 100 cf*	\$75,059.
etered rate for total waste water disposal = \$2.42 / 100 cf*	\$119,502.0
Note: Separate metering for irrigation and water play area may reduce waste water	\$194,561.

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Utility Evaluation	
Heating costs using oil	
Square foot area of buildings to be heated	57,59(
Use assumption of 131,000 Btus per year per sf to heat Parks' Buildings = required Btus (sf area * 131,000 Btus)	7,544,290,000
Fuel oil provides 138,400 Btus per gallon at 70% efficiency. Dividing required Btus by 138,400 Btus per gallon=gallons of fuel oil required.	54,511
Current fuel oil costs per gallon:	\$1.71
Total estimated cost for Park heat	\$93,213.41

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Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

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Time Evaluation Sheets

0	Sample Time Evaluation Sheet	1 Page
0	Hardscape Time Evaluation	2 Pages
0	Active Lawn Time Evaluation	2 Pages
0	Display Garden Time Evaluation	1 Page
0	Well Maintained Gardens Time Evaluation	2 Pages
0	General Planting Time Evaluation	2 Pages
0	Wetland, Prairie and Marsh Time Evaluation	2 Pages
0	Rip Rap Maintenance Time Evaluation	1 Page
0	Pier Landscape Time Evaluation	2 Page
0	Safe Water Time Evaluation	1 Page
~	Operations Staff Time Evaluation	1 Page

Brooklyn Bridge Park Development Corporation Page 18 of 60 Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

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Sample Time Evaluation

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		Time to	Total Time	Frequency by Month	Frequency	Time
Activities Involved	SF Area	Complete	For Item		Total Per	Total
	or Quantity					<u></u>
	& Unit of	Per Unit of	- Once		Year	Per Year
	Measure	Measure	(C X D)	J F M A M J J J A S O N D	(Total of F)	(E x G)
Description of Maintenance task	Based on	Time to	Unit of	Frequency that the task is performed on a monthly basis.	Toral	Total time for
	quantity per sf	quantity per st complete the measure times	measure times		frequency on	this task on a
	or other	task once and the time to	the time to		a ycarly basis	a ycarly basis ycarly basis in
	methods and	methods and based on data	complete			hours.
	described on	from	once. Given			
	the sheet	estimating	as an hourly			
		sources, see	measure.			
		references.				
		Can be in				
		minutes or				
		hours.				

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ation	
Hardscape Time Eval	

Į	A attinition from to a		11110						Frequei	Frequency by Month	fonth					Real Property	1
3	VICINARIES IDAOIAED	Sr Area	Complete	For Item					,	•						The second s	1 1015
		or Quantity														I otal Per	Total
,		& Unit of	Per Unit of	- Once													
		Measure	Measure .		-	ü	N I	-			ŀ	$\left \right $				Year	Per Year
	Pickup of trash	1371	95	1	-	-	╉	+	+	4	┉┤	-		z	2		
		i	3	14	2	01		ም 		30 31	31	8	5	9	1 16	270	1.12
		1000 sf	Min	Hours			•		••••				-	}	;		7110
	Pickup of hand collected garbage	1	240	4	ļ		ļ	' -	╋	┿	╇	╉	4				Hours
	and emptying of trash cans	Site	Min	Hours	2			~~~	7 7	1 	5	<u>م</u>	31	8	26	275	1100
	Sweeping (machine)	402	4	74	1 22		_										Hours
		1000 -		1	-	-1		<u></u>	52 1 57		3 4.33	3 433	4.33	4.33	4.33	51.96	1392
	Provensehing	X DONT	цW	Hours	ļ				0 0	Once per week	붱						11
	2		3	605					0.2	2 0 02	2 0.2	1 0.2	1 07			- -	1110
		100 sf	Min	Hours						~~~~	<u></u>					-	CU3
	Wash paved areas with hose	847	16	226	┢	+	+	╀		-		┯┝	┿				Hours
		1000 sf	Men	Hours	·				3	70	7		2				226
ins	Asphait Repair (coldpatch)	4.9	1111	50	╋	┿	╉	┿	4	╉	┉┼	┯╆	-+				Hours
ພວ	wə	1000 sf	Min	Hours				170 - 770 770 - 770		1 01		10	0.1	5		1	16
٨۴	i Concrete Repair	483	1000	ana	t		╋	┿	┿	╺╍┼	┿	÷	┉┤				Hours
1		100 sf	Nin V	Euro H		7.0	0 70	0.1 0.	a1 01	10	1	6	0.1	6.1		1	805
	Reset Parces	48.3	9.0	2001	\dagger	┿	-ŀ	╉	╉	┉╂	+	┉╂	┉┨				Hours
		100 sf	s y	House	******	 	3 	1.0 1.0 1.0		I 0 1	61	5	0.1	5		~1	564
	I ouch-up lines and markings on			empr.	╈	╉	+	+	╉	+	-	_					Hours
	pavement	Lump sum	•	•		<u> </u>										1	1
	General light pole maintenance	555	Ş	378	╉		┉┼╴	┉┼┉		┿	┽	┥	_				I.ump
			• • • • •	5 i			 	7m - 1m	 	10	3	5	0.1	1-0	<u> </u>	1	278
		# of poles	Min	Hours													
	Replace light bulbs in fixtures	1110	20 M	465		-	ľ		ļ	+	ļ	_	!			-	HOULS
	throughout park	# of bulbs, 2		} .			ے 	7.9	3		3		1.0			0.5	278
		per pole	Min	Flours			·	•	`.								
								-	-	-	-	_					dutrI

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Time
scape
Hard

Item	Activities Involved	SF Area	Time to Complete	Total Time For Item				Fre	Frequency by Month	by Mo	цц					Frequency Total Per	Tune Total	r
'		or Cuantry & Unit of	Per Unit of	- Oace	• 7	, inder							:	÷	, <u>.</u>	Year	Per Year	
		Measure	Measure			т Х	M A	M	-		V	s	0		۵			
	Prune trees(from truck)	630 each	45 Min	473 Hours		អ្ន								0.25		0.5	237 Hours	
кээтГ	Fertilizer for trees	630 Cach	13 Min	137 Hours		0	0.25 0.25	5 0.25	220								137	
I	Pest control for trees	630	25	263	- 	0	0.25 0.25	5 0.25	0.25					-			263	
· *	Snow removal (hand)	548.4 1000 - F	160 160	1462	7	2			_				ŀ	-		9	8774	
uəttiən	Snow removal (machine)	274.2 · 1000 sf	4 M	110ms	7	5	5					-			2	*	110urs	
"d	Spread sand and salt mix	548.4 1000 sf	8 Min	73 Hours	~	~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		<u> </u>			1			~~~~	×	585 T	
8.0	Cleaning and maintenance of bathrooms	9	180	18	6 4 4	9 9 9 8 30 31 30 31 30 31 31 30 31 30 8	8 30	15	0f		E I	8			80	en.	4698	- <u>γ</u>
-inat	cito:	Each	Min	Hours	ſ				with 1 90 minute shift.	v mute:	hif.			na m fr	Ľ.		Hones	
~I	Ceaning and maintenance of classrooms (offices)	\$ 1	3	18	4.33	4.33 4.	4.33 4.33		4.33 4.33 4.33 4.33	4.33	4.33	4.33	4.33	4.33	433	5	935	·
1	Rake and Groom Artificial Turf Frelds	166 K sf	30 Minutes	Rours B3 Hours				5		2 2 2	14	17	2			18	Hours 1494 Hours	
	Graffiti Removal, assuming use of graffiti resistant coating	Each Each	8 Hours	8 Hours	4.33	4.33 4	4.33 4.33	3 4.33		433 433	÷	4.33	\$33	433	<u></u>	53	416	-1
20410	Fountain and water feature maintenance	5 E	1 Lump Sum	۲			9-4 			2 2			***			m	El floure	·
	Drinking fountain maintenance	Each 4	1 I. mon Sum	14		 		<u> </u>	. 	3				- <u> </u>		M	35 11	- <u></u>
	Rodent Control for entire Park	2166 1 1rap per 1250 sf	1	06	433	4.33 4.	433 433	3 4.33	0ace 0	4.33 4.33 Once per week	11	433	433	433	4.33	S.	4690 Hinne	·Y
	Total hards spe area: Artificial Turf Area: # of trees from cost estimate: # of light poles from cost estimate: Task not included: Task arcmoral to offisite facility or tipping fees.	រ រ រ	1,370,486 165,315 630 555			¥ (A					· .							h
÷		1																

Brooklyn Bridge Park Development Corporation Page 21 of 60

ency Time Per Tuial Mer Vear		Hours 15 Hours 6		Hlours 13 Hlours 1			5 Hours 5 26 Hours 10 19 19			-
Frequency Total Per Year	r		· · · · · · · · · · · · · · · · · · ·	-	° °	0 30	0.75 1	8	S - S	-
	0 2	_			····	4 🕅	57.0	4.33	4.33	1
	Z 🛱		0.1	0.1	·		-	433	1 433	
	31 0	05 05		6.1		····		- 1	5 433 433	
	30 S	62 63		61				433	s 433	
Month	1 1 1 1	2 02		0.1				4 33	3 433	
Frequency by Month	- 1 8	02 02 02 02 02 02		0.1 0.1				433 433 Once per week	433 433 Once per week	
Freque	N N N N		0.1 0.1	0.1	╺-┞╼╌╸┦╸			433 433 Once p	4.33 4.33 Once p 4.33 4.33	
l }	4 <u>5</u>	+	0 0	0.1			0.5	4.33 4	433 4. 1 433 4.	
	W 91			12	7	8		433	433 4	
-	4 8		0.1		N N	. 2		43	4.33 4	•
	- 12			•	N N	2		433	<u>1</u>	
For Item - Ouce	0 Hours	15 · Hours 6	Hours 4 4 18 18	Hours 13 1 1	71 Hours 2	Hours 4 Houre	 Hours 10 Hours 19 	Hours Hours	Hours	-
Tirre to Complete Per Unit of M	Min Min	60 Min 16	Min 1111 1000	W 20	160 Min 4	Min 8 Min	や 生 生 生 生 生 生 の た の に た の た の た の の の の の の の の の の の	Min 8 Hours	12 Hours 3 Playgrounds 25 Minness are	Minutes per
SF Area or Quantity & Unit of Murror	27 1000 sf	15 100 sf 21	1000 sf 1000 sf 1.1	1.1 100 sf 1	26.5 26.5 1000 sf 26.5	1000 sf 26.5 1000 sf	5 19 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Each Each	3 Each 1 Lump sum 22 Ltan ner 1750	1 trap per 1250
Activities Involved	Pickup of trash	Powerwashing Wash pæred areas with hose	Asphalt Repair (coldpatch) Concrete Repair	Reset Pavers Touch-up lines and markings on	Snow temoval (hand) Snow temoval (nachine)	Spread sand and salt mix	Prune trees(from truck) Fernlizer for trees Pest control for trees	Graffiti Removal, assuming use of graffiti resistant coating Raiture and cleaning of eard bowee		-

Playgrounds Time Evaluation

Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

26,497 45

Total playground area: Trees within playgrounds (1 per 600 sf):

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Active Lawn Time Evaluation		
	`	

Activities Involved	Sr Acca Or Quantity & Unit of	Lime to Complete Der Hait of	For Item				Fred	uency t	Frequency by Month					Frequency Total Per	Tunc Total
	Measure	Measure		1 1 1				-	-	┢	ŀ	-	ŀ	Ycar	Per Year
Planting Inspection with	305	Y			╈		2		+	^ √	0 _	Z.	۵ 	-	
Horticultural/IPM manager	K sf	Manutes	4 H			rN	n	m	•*		м М	~~~		24	792
Prime trees (from truck)	451	3	489	0.75			1	╈	╉	+		-	-		Hours
	ech	, Min	Hours	;	 1					<u></u>	3			0.5	245
8 Fertilizer for trees	451	13	98	╞	Ļ		Ť	1-	+		-		4		Hours
	each	Men	Hours							•				4	196
Pest control for trees	451	ม	188	-	Ļ	-	T	†-	+	+	╀	+	+	,	Hours
	t T T	Min	Hours			•			-					M	195
Litter Removal	395	05		10	1	ļ			╺┝	-	+	-			Hours
	Ksf	Min	Hours			3	1	2	7	ิ ก ก		2	21	5/2	905
Mow (self propelled power)	395	15	8		ŀ	ŀ	ţ		╎	╉	╉		-		Hours
	Ksf	Minutes	Hnine		•	<u></u>	>	>		a 	• 	N		43	4257
Fertilizer (push spreader)	305	¥	8				1	1	┥	┦	-	_			Hours
	}	3.	ŝ			-1					p=d			7	198
	Ksf	Minutes	Hours												
Weed control (push spreader)	395	15	66		ļ			-						6	594
	Ksf	Menutes	Hours							. 					
Rake (sweep rake)	395	15	8				1,	†,	+	╉	╉	-	_		Hours
	K sf	Minutes	Hours			4	4	<u>^</u>	 n	א. 			·	£	1485
Edge lawn at paths (gas edger)	49	5	5		 	-	1-		╀		-			,	Hours
	100 H	Minutes	Hours			,		•			-			Ŧ	2
Edge lawn at plant beds (gas	49	8	17	-	ŀ	ľ	127	12				┵			Hours
I	1001	Minutes	Have		1	-!- 7		-	2	11 11	5 + 5	ч 		2	561

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Active Lawn Time Evaluation

L		SE ALL								ĺ							
Item	Activities Involved	or Quantity	Lime to Complete	For Item				Free	Frequency by Month	by Moi	łł.				Frequency Total Par	Time	·
		& Unit of	Per Unit of	- Once		-		į							YEAT		
		Mezsure	Measure]	F - M	¥	W	1		V	s	0		T-] ; ;	
·,	Overseed (push spreader)	395	Ċ,	198				1						+	m	594	- 1
un		K sf	Minutes	Hours								- <i></i> .,	:			;	
ve.l	Acrate (machine)	395	30	198				-				†	-			1 Hottrs	
ачизл	avito	Ksf	Minutes	Hours						, <u>1997 - 1977 - 1975</u>			•••••••	,	۲ 	?	
V 	Lime (push spreader)	395	ଷ୍ପ	132		-					T	1			ſ	Huns	
		Ksf	Minutes	Hours		• •							-4		4	÷07	· · · · ·
lic sts	🛒 🚆 Annual soil tests	62	20	27	+-		-		T	T	Ť	╋	╈	+		Hours	-1
n S T		Each	Minutes	Hours		•										21	
	Check impation heads	205	¥	1	╎	╎	-	Ţ		T		┥	┥	-		Hours	
			C	S :			+1	~	2	ŧŋ.	(n	~	,		14	1386	r
	Men. 1		NUNICS	HOURS		_	_									llours	
3:		₽	8	14	********			2	5	ŝ	3	7	-		14	761	
atev		each	Min	Hours						· · · · ·					<u></u>		.
۱ 	Check quick couplers/valves	07	30	20			-				T	t	+-	$\frac{1}{1}$		STUDIO -	. .
		Each	Minutes	Hours										*****		3	
	Drain/clean/maint. Imgation	10	240	8		-	-		T	T	T	t	╈			Simol	- T
		Each	Minutes	Hours			· .					****			4 	70 :	
Total	Total Area Active Lawn as sf measure	394147		- - -						1			-	-	-	STORE	
; jo #	# of trees: 1 per 350 sf of hwn area for			N.				·									
40% (40% of all lawn	451															
The set	وو <u> اممم من</u>																

40% of all IZWI Unit of measure 1000 SF

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		SF Area	Time to	Total Time				Freo	- A	Freintency hu Month						
<u>g</u>	Activities Involved	or Quantity & Unit of	Complete Per Unit of	For Item - Once				ſ				•			Prequency Toral Per	Tone Tone
4		Measure	Measure	-		FIM	<	M I	-	-	┝	┝	ļ		Year	Per Year
	Planting Inspection with	R,	2	7		5	+	9	-			2 ×	Z #			
	Print marchen	Ksf	Minutes	Hours					•				י 	N		9,8 11
		36 Cach	3 A	61 Hours			0.5						-	0.5	-	19
ຮວລຸມ	Fertilizer for rees	56	13	13			-			╉	- '	_	_	-		Ilours
1	Dert	cach	Min	Hours .	•		•								~	58
		χ g	х ¥	24 Hours			~								3	72
	Spring Planting Bed Preparation	20	200	5					┥	+	-		_	_		Hours
	Sorring Planting	1000 sf	Min	Hours												67 Humor
	Survice	20 1000 sf	8 y	- 200 Harre					 				ļ	<u> </u>		200
	Fall Plantings (Bulbs)	50	600	200			-		╋	╈						Hours
	Weed (by hand)	1000 sf	Ч. Ш.	Hours						-					4	200 Hours
		3	3					M	\$	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	9	m			30	210
Å		1000 sf	Min. for a three man crew	Henree								*****	<u> </u>			
iqna	Weed (pre/post emergent)	8	9	2				-			_	_	_		ir	Hours
45	Barre	1000 sf	Min	Hours				•	•						~	14
		2	ন্ন	~			1								7	-6 1
		1000 sf	Min. for a three man crew	Hon	<u> ,</u>	<u> </u>										
	Fertilizer (broadcast)	8	9	2		-				-		+				Hours
		1000 sf	Min	Hours			•		•		-	-				در در
	Mucca (nano appiy)	100 sf	 ≈ ₽	, 10 Hone											6	Supp.
	Pest control (systemic)	82	0%	10	 					╉		_				Hours
1		1000 sf	Min	Fiours		۔ ہمجہ ہے						-	•		 1	7
dens'l avomsil	avome)	20 1000 -£	ທີ່ ຊື່	2	10 1	10 10	15	31	2 22	31 31	30	5	8	16	275	550
	Check irrigation heads	100001 26	TIMI ST	Flours	+		ļ			-		_				Hours
)			1 1								****			 	98
Su	Manual control of irrigation	~	Comme	LIOUTS	-	+]		┥	-			_	_		Hours
1918	•	ach ,	a A	Hours		<u> </u>		N	7	بي بيني	17	++i			 ₽1	4
M	Check quick couplers/vaives	4	30	4		-	-	- <u> -</u>	-	+-		1			-	Hours
	Drain/clean/maint_Irrioarion	- cru	Min	Hours	-	-			_							Hours
	2	Each	Minutes	4 Hours											2	20
sis: sis:	To 2 Annual soil test/evaluation	-	8	4	-	-				╀						flours
s l		ach	Min	Hours		•										< ,
Total D	Total Display Garden Area of Park in sq. ft.	19,550						-	-		-					Hours

Display Gardens Time Evaluation

Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

Total Display Garden Area of Park in sq. ft. 19,550 # of trees 1 por 350 st of display area Brooklyn Bridge Park Development Corporation Page 25 of 60

Activities Involved	SF Area or Quantity & Unit of	Tune to Complete Per Hort of	Total Time For Item					Frequé	Frequêncy by Month	Month					Frequency Total Per	Time Tune
	Measure	Measure	1	F	- Ц,	W	V	M				\$ 1 6	0		ž	Per Year
Planting Inspection with Horizon In 17DM	76	s ,	L						5		+	+		•{	\$	280
Prime trac/from to 11	A 51	wunces	HOLLES		┤	┥	┦	┥	-	-	-		-			l lours
		3 y	226 Honne			ধ	,			<u></u>		·····		0.5	0.75	171
Fertilizer for trees	217	13	1000	1	╉	╉	+	╉	╉	-	╉	┥				flours
	cach i	a A	40 Hours		······································	·	~~~								r=1	4 8
Pest control for trees*	217	25	31	1												16
	each	Min	Hours					<u></u>	-					<u></u>		Hours
Spring Planting Bed Preparation	76	80	254				 				┝					35
	1000 sf	Mín	Hours										<u> </u>			Hotes
Spring Planting	76	009	760					 		 	-					760
	1000 sf	Min	Hours							<u> </u>						House
Fall Plantings (Bulbs)	76	009	760													160
	1000 sf	ME	Hours		 -					<u></u>	·					lours
Weed (by hand)	76	50	R		, 		~	2	+	4	4	2			ନ	520
		Min. for a three	2 74		,								iter detaile fi			
	1000 51	man crew	Hours		+	-		-	_		-			_		Hours
weed (pre/post emergent)	1000 ef		∞ 1			1-4	***				~				4	33
Prine	72	1		Ť	╉	╉	-	╉	+		-	-	-			Hours
	1000 sf	Min. for a three man crew	Romer State												শ	÷01
Fertilizer (broadcast)	УĽ			ſ	╋	╞		╉	+	-	╀	-	-	+	-	HGAUS
	1000 sf	yen ç	ъ												m	24 House
Mulch (hand apply)	92	78	36			H					-		<u> </u>		2	180
	1000 sf	Min	Hours		н <u>М</u>		·····					<u></u>	<u>.</u> ,			Hours
Pest control (systemic)	. 76	30	38				-						<u> </u>		£	114
							-									

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Well Maintained Gardens Time Evaluation

Well Maintained Gardens Time Evaluation

		SF Area	Time to	Total Time					Frequ	ency by	Frequency by Month					Frequency	Tune
EE EE	Activities involved	or Quantity	Complete	For Item												Toral Per	Tues
		& Unit of	Fer Unit of	-Opece												Ych	Per Year
	-	Measure	Measure			щ	X	V	W			۔ ۲	s o	Z		—	souch m
เข้กต ประ	ticmove trash	76	in	7	9	2	2	S S	31	8	31 3	31 3	30 31	1 30	0 16	275	1925
er T Vra	uuoy	1000-6	ļ	*			,								q.,,_	-	
I		TE DOOT		STICL						-		-					TOURS
	Check ingation heads	217	15	55						-			1			~	385
		Each	Minutes	Hours					<u></u>		<u></u>		<u></u>				11
5	Manual control of irrigation	13	87	5			1		~	~			2 1	-	+-	14	207
ุที่1297	กา่ายา	cich	, un	Hours		<u> </u>											
εV	Cherk mick compare (minas						t	†	\dagger	╉	$\frac{1}{1}$	╉	╉	┥	-		Sineil
1	Chille formation women service	3	2	ว						<u></u>	. <u></u>					F -1	
		cach	Min	Hours					<u></u>		- 			· · · · ·			Have
	Drain/clean/maint Irrigation	m	240	12				† -	┝─	┢	┢	╞	╞	[╞	,	54
		Each	Minutes	Hours			-	-				<u>.</u>				1	1 finite
sis: sis:	75 n Anoual soil test/evaluation	26	30	13			-			-	╞	_	-	╞	-		1
л S		cach	Min	Hours					<u> </u>	, 1						,	Hourse
Totals	Total sf of Well Maintained Area of Park	75,878]	1	1	1								
ж уо #	# of trees: 1 per 350 sf of well maintained ar																

* Not annual task - emergency only but assume 1 per year for estimate purposes

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Brooklyn Bridge Park Development Corporation Page 27 of 60

Ter ometric Memories I M M I I A N I A N I A N I A N I A N I A N I A N I A N I I S O N D A M I I Z <thz< th=""> Z Z Z</thz<>	Iten	Activities Involved	SF Area or Quantity	Tane to Complete	Foral Time For Item			!	Ε.	Frequency by Month	by Mc	मुक					Frequency Total Per	Time Total
Planning Langeron with 516 5 63 5 10 <th>1</th> <th></th> <th>Measure</th> <th></th> <th>9260 -</th> <th>1</th> <th></th> <th>-</th> <th>┢</th> <th> -</th> <th> -</th> <th></th> <th></th> <th>4</th> <th>[</th> <th>6</th> <th>Ycar</th> <th>Per Year</th>	1		Measure		9260 -	1		-	┢	-	-			4	[6	Ycar	Per Year
Homenety Kat Memory Kat Memory Four		Planting Inspection with	516	5	5	╈	┿	╀	┿	- " -	┥		<u>,</u>		z (III INMITS
Prime tree (from track) 277 65 2792 0.25 0.25 0.25 Retribute tree (from track) 2571 13 599 1 1 275 0.25 Peat control for trees* 2571 25 1074 1 1 1 1 Peat control for trees* 2571 25 1074 1		Horticultural/IPM manager	Ksf	Minutes	Hours			<u> </u>	4	י 	n 	n	n 	Ŋ	٩	 	2	946
Fertilizer for trees 2371 13 539 1 </td <td>1</td> <td>Prune trees(from ruck)</td> <td>2577</td> <td>65</td> <td>2797</td> <td>╈</td> <td></td> <td></td> <td>+</td> <td> -</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1 tours</td>	1	Prune trees(from ruck)	2577	65	2797	╈			+	 -							1	1 tours
Rectificate for trees S371 13 539 1			1	3	4/17	. <u> </u>	3	3								2	0.5	1396
Fertilizer for trees 2571 13 559 1 </td <td></td> <td></td> <td>each</td> <td>Min</td> <td>Hours</td> <td><u></u></td> <td><u></u></td> <td>•••••••</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><u> </u></td> <td></td> <td>House</td>			each	Min	Hours	<u></u>	<u></u>	•••••••								<u> </u>		House
Pest control for trees* each Min House I	404	Fettizer for trees	2577	£	559						ļ							559
Per control for trees* 2571 25 1074 1	ւել		cach	Min	Hours													11
Weed (by hand) Each Min Hours I		Pest control for trees*	2577	R	1074			-	 		_						-	1074
Weed (py hand) 516 20 172 1 1 2 2 1 1 1 Moded (pre/post emergent) 1000 sf Min. for a three Hours 1	- 1		cach	Min	Hours	<u></u>			,									HANNE
Mini for a tince Mini for a tince Hours 1		Weed (by hand)	516	প্ন	112	 ·		-	-	7	14	2		~			10	02/1
IOO0 sf man crew Hours I <thi< th=""> <thi< th=""> I</thi<></thi<>				Min. for a three														
Weed (pre/post emergent) 516 6 52 1 <th1< th=""> 1 1<!--</td--><td></td><td></td><td>1000 sf</td><td>man crew</td><td>Hours</td><td></td><td></td><td>,</td><td><u>-</u></td><td></td><td>,</td><td></td><td></td><td></td><td></td><td></td><td></td><td>llours</td></th1<>			1000 sf	man crew	Hours			,	<u>-</u>		,							llours
Prunc 1000 sf Min Hours Hours I		Weed (pre/post emergent)	516	0	23	. <u></u>	1				 	-					4	208
Prunc 516 20 172 1 1 1 1 1 Min. for a three Min. for a three 1000 sf man creev Hours 1 1 1 1 1 Ftrülizer (broadcasi) 516 6 -52 1 1 1 1 1 Mulch (pand apply) 516 28 241 1 1 1 1 1 Pest control (systemic) 516 30 258 1 1 1 1 1			1000 sf	Min	Hottes	• • • •												11
Min. for a three Min. for a three Hours I		Prune	516	20	172	┢	<u>-</u>	-		-		-		-			Þ	50001
Fredizer (broadcast) 1000 st man crew Hours Mulch (hand apply) 516 6 52 1 1 1 Mulch (hand apply) 516 28 241 1 1 1 1 Pest control (systemic) 516 30 258 1 1 1 1	-4.00	s/in 1		Min. for a three														}
516 6 52 1 1 1 1 1000sf Min Hours 241 1 1 1 1 516 28 241 1 1 1 1 1 516 28 241 1 1 1 1 1 1000sf Min Hours 1 1 1 1 1 1000sf Min Hours 1 1 1 1 1	13		1000 st	TILLI CLEW	Hours		-				;							Hours
1000 sf Min Hours I <		r crouzer (broadcast)	516	\$	S, .					,		 				·	m	156
516 28 241 1 1 1 1 1000 sf Min Hours 1 1 1 1 1000 sf Min Hours 1 1 1 1			1000.sf	Min	Hours											*		Hours
1000 sf Min Hours 516 30 258 1 1000 sf Min Hours		Mulch (hand apply)	516	8	241								~1		-		vi	1205
516 30 258 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1000 sf	Min	Hours	•												i Lance
Min		Pest control (systemic)	516	30	258												m	774
-			1000 sf	Min	Hours				- ^			*****						Mane

General Planting Time Evaluation

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Evaluation
lanting Time
General P

			<u> </u>	1	•.	,		T		r		-				1	
Time	Total	Per Year	shund ni	2709	Hours	2583	Hours	84	Hours	86	Hours	141	Hours	86	Hours		
Frequency	Total Per	Ych		63		<u> </u>		14		- 1		2		-			
	**** * *		۵	2			~										
			z	4											****		
			0	4	*******												
			5	80				2					·····				
æ			V	80				'n			<u></u>						
y Mon			ſ	\$				3									
Frequency by Month				80	*			2				-					
Freq	•		W	007				2									
			V I	83								-			i		
			W	m							<u></u>			1			
			ч	1							•						
			ſ														
Total Time	For Item	-Once		69	Hours	369	Hours	\$	Hours	86	Hours	72	Hours	36	Hours		
Time to	Complete	Per Unit of	Measure	vî	Min	15	Minutes	20	Min	30	Min	240	Minutes	30	Min		
SF Area	or Quantity	& Unit of	Measure	516	1000 sf	1473	Each	18	each	172	each	18	Each	221	tach	515,225	7577
· · · · · ·	Activities Involved			Remove trash		Check irrigation heads		Manual control of irrigation	3012020	Check quick couplers/valves		Drain/clean/maint_Irrigation		👼 🚆 Annual soil test/evaluation		Total sf of Tree Cover with Planing, Area o	# of trees 1 ner 200 sf of general alarting as
	ltem	,		INVO	ៅ ព្រា១អ៍				ອີບາ້າວານ	M				515: 110	9.1, IS	Totals	とす オ オ

of trees: 1 per 200 sf of general planting at 2577 * Not annual task - emergency only but assume 1 per year for estimate purposes

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Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

or Quantity Complete & Unit of Ret Unit of Massure Measure 83 S 412 65 412 65 each Min 412 5 each Min 412 20 83 6 1000 sf three man creave 83 6 83 20 83 5 1000 sf three man creave 83 20 83 20 83 20 83 5 1000 sf three man creave 83 5 1000 sf Min 83 5 83 5 83 5 1000 sf Min 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 5 83 <th></th> <th></th> <th>SF Area</th> <th>Time to</th> <th>Total Time</th> <th></th> <th></th> <th></th> <th>Fre</th> <th>Frequency by Month</th> <th>by Mon</th> <th>ą</th> <th></th> <th></th> <th></th> <th>frequency</th> <th></th> <th>Tune</th>			SF Area	Time to	Total Time				Fre	Frequency by Month	by Mon	ą				frequency		Tune
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r 200 st of wetland, prairie	Wethau	nd and Marsh Area													-			
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Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

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Rip Rap Maintenance Time Evaluation

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Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

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Pier Landscape (Comparable to intensive roof)

Mathews Nielsen I

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Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

Pier Landscape (Comparable to intensive roof)

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Total sf of Pier Landscape Areas of Park		149.967				-	-	-	-	-	-	_	_			Hours	7
rden	Total approximate sf of Intensive Garden Areas	149,967	100% of total														ł
arden	Total approximate sf of Extensive Garden Areas	0	0% of total														
lier o	# of trees: 1 per 200 sf of Intensive pier or roof area	750															
but as	* Not amuni task - emergency only but assume 1 per year for estimate purposes	estimate purpose	n														
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Mathews Niclsen Landscape Architecture, P.C. 11/15/2004

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Total safe water area: *Does not include water or amenities within the marina.

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Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

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Operations Staff Time Evaluation

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BBPDC EQUIPMENT TO PURCHASE WITH IN HOUSE MAINTENANCE

		Estimated		
Task	Equipment	Quantity	Cost	Total Cost
Landscape	Terex multi terrain articulating boom			
Maintenance	lift, 60'		1 \$80,500.00	\$80,500.00
	Vermeer BC935, gas power, 9" capacity,			·
	35-50HP, 3660 lbs		1 \$19,000.00	\$19,000.00
	Bobcat		1 \$60,000.00	
	Lawnmowers	40	,,	
Multi-Use	3 ton truck, pickup, unmodified	-	\$35,000.00	\$245,000.00
	1.5 ton truck, pickup, unmodified	1	\$29,000.00	•
	All Hand and Power tools	Lump	\$20,000.00	
	All Equipment for Basic Maintenance of	, -		
	vehicles and equipment	Lump	\$40,000.00	\$40,000.00
	Taylor Dunne	. 15	\$15,000.00	
	Toyota Prius	16	\$26,000.00	
Roadway				
Protection	Arrowboard	3	\$4,000.00	\$12,000.00
	Traffic Cones	100	\$12.00	\$1,200.00
	Traffic Signs and Barriers, Wood, Metal			
	and Plastic	Lump	\$20,000.00	\$ 20,000.00
Upgrades	Body Revisions	7	\$2,850.00	\$19,950.00
	Hitch, controllers and rings	10	\$475.00	\$4,750.00
	Underbody Toolbox	· 5	\$285.00	\$1,425.00
	Tarp System	4	\$650.00	\$2,600.00
	Sand and Salt Spreader	5	\$4,225.00	\$21,125.00
• .	Snowplow	5		\$21,150.00
	Pavement Cleaner	1	\$100,000.00	\$100,000.00
	16 CY Packer Garbage Trucks	2	\$70,000.00	\$140,000.00
	Total			\$1,616,700.00
				4-10-01.00100

Prices above do not include insurance, modifications installment fees, taxes or operating costs* *Operating costs are included within the Maintenance and Operations Budget

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Capital Maintenance Definition

Under the heading "Annual Landscape Maintenance" it was assumed that all necessary repairs and work could be performed on a routine basis, could be performed by in-house staff and would not result in major disruption to park users.

Included in this routine work are the following:

- Graffiti removal
- Bench slat repair, timber deck/boardwalk minor carpentry repairs
- Replacement of swing seats, basketball hoops, volleyball nets, wind screens
- Changing light bulbs (interior and exterior)
- Repairing minor bathroom leaks, toilet clogs, faucet handles
- Touch-up painting on fencing or furnishings, minor welding
- Annual replacement plantings for dead shrubs, grasses, perennials
- Resetting uneven stone, asphalt or concrete pavers, raking and overspreading compacted stone dust, minor asphalt pothole repair.
- Repair of irrigation heads or drip lines, adjusting valves
- Cleaning catch basins, drainage structures, installing new grates
- All horticultural tasks except major tree replacement

Capital maintenance is work that can not be done on a daily basis, would cause a significant disruption to park users by having portions of the park closed for longer than a few days and would normally be considered work that would be bid out, performed by specialized crews or requiring equipment not owned by the park.

Included in this category are the following:

- Repair of pier drainage ball valves (divers required)
- Repointing of stone or masonry surfaces (scaffolding or closed access required)
- Mechanical system overhauls and replacement (buildings, bathrooms, irrigation main lines, drinking fountains)
- Resurfacing asphalt pavement, applying new color seal coat, replacement of concrete walks, installation of safety surface, installation of artificial turf, resetting large areas of stone, asphalt or concrete pavers
- Replacement of damaged light poles, ballasts, site furnishings (anchored in footings), play equipment units, basketball backstops
- Replacement or major repair to any structure, roof, shade cover
- Major tree replacements
- Major fence repair or replacement (new chain link fabric, railing posts, cables, top rails)

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Security Staffing Levels - Daily and	Staffing I	Levels - L		Nightly by Month	y Month								
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								Security					
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Total park :	icreage to b	Total park acreage to be patrolled at night	t night		42.13								
						2							
Overall area	to be parte	illed decreas	Overall area to be patrolled decreases at night di	ue to the clo	sure of the l	oiers. If pien	s are not clo	sed at night,	ue to the closure of the piers. If piers are not closed at night, nighttime area to patrol per officer would increase	rea to patrol	per officer	would incre	BSe.
			•								ŀ		

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Mathews Nielsen Landscape Architecture, P.C. 11/15/2004

Brooklyn Bridge Park Development Corporation Page 38 of 60

24 hour surveillance with hoth armed and unarmed grands and grands and printing parrolled. May include CCTV monitoring	Less than 24 hour surveillance with both armed and urarmed guards. Not guards. Not guards. Not guards. Aot guards.
Fultume Fultume monitoring of restrooms by attendant, seven days per week.	Daily April thru Noveniber, 2 shifts of 90 minutes each. Weekends only in vinter with 1 90 minute shift.
Ground level Ground level as well as hanging heskets, window window window dranged throughout throughout through the through the winter.	Two rotations of material per year.
liaspections to occur. daily.	Once per day during regular schedule schedule
Sweep, dean and wash all surfaces so that at no time does are discract from appearance or safety.	Clean, repair, repaint and replace surfaces when appearance is appearance is deteriograted.
Same day Same day removal as soon as .5 inchas has accumulated by noon of day following followin	Surfaces cleared by noon of day following snowfall event. (For BBP, 40% of hardscape areas are to be deared.)
Avoid public awartness of any problems. Requires trequent observation to arch problems before they become significant.	Performed when damage is noticeable to the public. Preventative allowable and minor problems will be tolerated.
According to According to best practices for trees and shmiks shmiks shmiks shmiks accordurate features of plant material and conform to the design concept.	Ouce per season nules season nules necessary due to plant species.
Minimum litter pickup once per day, Vedys per werk itigh use areas to be revisited throughour each day.	Minimum litter pickup once per day, veck except for areas of high use.
Spinkler Spinkler adjustments throughout the year according temperature, temperature, tainfall, ere.	Sprinkler irrigated with adjustments throughout the year according to growing seaton temperature, nainfall, etc.
Adequate fertilization applied to all applied for even muticat supply throughout the year.	Adequate fertilization applied to all plant species correspond to ar correspond to ar correspond to ar correspond to ar level.
References Grass height / Grass height / Grass height / for sports fi heaved through areas and through fi through fi thro	
Тементика и призт	

Shaded areas tellect average maintenance levels assumed for Brooklyn Bridge Park in the Maintenance and Operations Plan. Reference: Professional Grounds Management Society, Grounds Maintenance Estimating Guidelines, 7th Edition, 1995

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Mathews Niclsen Laulscape Architecture, P.C 11/15/200

LEVELS OF SERVICE from PROFESSIONAL GROUNDS MANAGEMENT SOCIETY

LEVELS OF SERVICE from PROFESSIONAL GROUNDS MANAGEMENT SOCIETY

1

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Security for Security for majority of park use day. Limited or mo security at night, CUTV not used.	Security only far thuse portions of the park receiving heavy use. Some portions of the park of the park dofter park	Security only for events.	Security only for events.
Daily April Daily April Daily April Movember, 1 Shift of 90 minutes each. Weekends only in winter with 1 90 minute shift.	Every other day April thru November, 1 shift of 90 minures each. Weckends only in winter with 1 90 minure shift.	Restrooms opened and cleaned only for events.	Restrooms opened and cleaned only for events.
Turing Existing plantings only.	Existing plantings only.	Existing plantings only.	Existing plantings only.
Once pa week.	Once per moath.	Once per month.	Once per month.
Minimal snow Clean based Once p Minimal snow Clean based Once p removal on week local week replace Some according to welloways not budget.	Repair and replace when safety is a concern according to budget.	Service for safety only.	Scrvice for safety only.
得到100mm (100mm)	Minimal snow removal adhering to local ordinances. Some walkways not cleared at all	Minimal snow removal adhering to local ordinances. Some walkways not cleared at all.	Only as necessary.
All the second s	None except where problem is epidemic and dureaces the public.	None except where problem is epidemic and threatens the public.	None except where problem is cpidemic and threatens the public.
When When required for health or appearance, usually once every three years.	Only for safety issues.	Only for safety issues.	Unly tor safety issues.
Ministration Ministration Interpletan of 2.3 times per week except for areas of high use.	Once put week	On demand or complaint basis.	On demand or complaint basis.
	Nobe-	None	2HONT
7. the normally recommended lercis at most once per year.	None	None	
A constraint of the second sec	Perioduc mowing only. fertulization. Weed control not performed.	n course No acration or fertilization. Weed control performed.	No zezztion or fertilization. Weed control not performed.
ε τένς του τ	안 되어 봐는 아이에는 것 같은 것 같을 같을 것 같을 것 같을 것 같을 것 같은 것 같은 것	, stavet i	

Reference: Professional Grounds Management Society, Grounds Maintenance Estimating Guidelines, 7th Edition, 1995

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114	Z Z	3290 1878 1169	2634 1704 1968	1315	1666	ſ	1140	176	176	176		1176 1232 1288		20516 13059 11887	31 30 31	,		15 9 5	12 8 9	26 6 8	11 8 1	16 16 16	5 5	+	1	5 6		5 6 6		95.0 63.0 55.0
	<u> </u>	2740	2659	1875	2827	3420	1140	176	176	176	176	1232	600		30	ì	S	13	13		13	16	5	4-	1	9	••	9	m	80.0
	۷	3568	3291	2968	3379	3534	1178	176	176	176	176	1232	620	19854	31	c	V	16	15	14	16	15	5	1 77		6		 9	6	92.0
		3632	3305	2430	2890	3534	1178	176	176	176	176	1232	620	18905	31	Staff Levels: Total # of People per job classification	-	17	15	11	13	16	- -	1	1	6	1	9	3	88.0
ŀ	-	3531	3255	3142	3435	3420	1140	176	176	176	176	1232	600	19859	30	r job clas	1	17	15	15	16	16	5	1	1	<u></u> 6	1	9	3	95.0
	¥	2/45	2450	1594	2585	3534	1178	168	168	168	158	1176	620	15934	31	eople pe	M	13	11	7	12	16	5		**	5	1	5	ε	74.0
	۷	2235	3575	10464	5132	3420	1140	176	176	176	176	1232	-	27902	20	tal#ofP	V	=	12	ያ	24	16	un -			 0		9	0	133.0
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6	1000	1321	43/	294	720	3192	1064	4	4	144	4	1008		8141	87	Staff Lo	(L.	~	~	~		<u>0</u>							•	42.0
-		1701	43/	271	220	3534	1178	176	176	1/0	9/1	12321		7200	- - -			9	~			<u>_</u>				۵,				41.0
Έ	Dark Mathe						Sergeant, Park Patrol	Mechanic	Mechanic Apprentice			Tark recreation Activities Specialist	Life Gualus IOI Nayak School	Motion Dominante Marie	human and shere forming	•					Tark Supervisor 2	Lance France	Configure, Tain Tailo		Meditatine Apprenade	Prote Deserved and Protection			Life Guards for Kayak School	I OLAI STAIT IEVEI

53 Average staff level, November - March 94 Average staff level, April - October 41 Difference = Seasonal Staffing Requirement

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	Hourly Staff Requirements						Hours per Month	Month		•			
	Statt lype		٤L	W	A	W		7	A	s	0	z	a
	Park Worker 1	931.6	931.6	510.3	105.4	214.0	2423	245.6	245.61	242.3	245.61	154.81	530.0
Hardscape	Park Worker 2	436.6	436.6	400.6	1192.6	1228.6	1192.6	1228.61	1228.61	1192.6	1228.61	1197.61	400 E
	Park Worker 3	171.7	294.1	231.1	261.4	262.4	321.4	262.4	325.41	258.4	375.4	258.4	105 7
	Park Supervisor 2	0.0	00	0.0	0.0	0.0	o o	0.0	0.0	00	00	0.0	
	Park Worker 1	103.9	103.9	103.9	103.9	103.9	103.9	103.9	103.91	103.91	103 91	103 01	10 201
Plavgrounds	Park Worker 2	34.6	34.6	34.6	34.6	34.6	34.6	34.6	34.6	346	345		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
	Park Worker 3	0.0	0.0	00	0.0	00	0.0						0.00
	Park Supervisor 2	0.0	0.0	0.0	0.0	0.0	00	00	00				
													2.2
	Park Worker 1	114.3	114.3	2005.3	3018.4	4947.4	3917.01	4604.4	3928.41	4750.01	5071.41	1000.81	187 6
Active Lawris	Park Worker 3	0.0	0.0	941.0	0.566	0.0	653.0	00	653.0	340.01		10.0	849.0
	Park Supervisor 2	230.0	230.0	460.0	2171.0	2246.0	3129.0	3254.0	3907.0	2476.0	1468.0	740.0	0.050
													2.004
	Park Worker 1	330.0	330.0	515.0	1208.0	1736.0	2099-01	2132.01	2132.01	1703.01	1736.01	1175.01	57R 0
Display Gardens	Park Worker 2	0.0	0.0	795.5	958.0	713.0	1109.0	1109.0	1109.0	958.01	713.0	185.0	610 5
	Park Worker 3	0.0	0.0	901.5	6973.0	753.0	1857.0	1149.0	1619.0	1038.0	4663.01	383.0	610.5
	Park Supervisor 2	132.0	132.0	238.0	2058.0	1410.0	2316.0	1714.0	2184.0	1648.0	1264.0	706 0	132.0
]:
Mail Mainteired	L LAIX WORKER	0	00	0.0	00	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Park Worker 2	0	00	0.0	0.0	0.0	00	0.0	0.0	0.0	0.0	0.0	00
Gardens	Park Worker 3	00	0.0	0.0	0.0	0.0	0.0	10.0	0.0	0.0	0.0	0.0	00
	Park Supervisor 2	0.0	0.0	0.0	0.0	00	00	0.0	10:0	0.0	0.0	00	0.0
			1										
	Park Worker 1	20	ੇ 20	16.0	30.0	33.0	37.0	40.0	37.0	33.0	22.0	18.0	40
General Planting	Park Worker 2	0	- 0.0	36.8	36.0	17.0	21.0	24.0	21.0	17.0	14.0	10.01	53.5
)	Park Worker 3	0	0.0	42.8	91.0	19.01	23.0	34.0	23.0	19.01	14.0	20.01	53.5
	Park Supervisor 2	4	4.0	10.0	109.0	46.0	50.0	60.0	52.0	50.0	42.0	26.0	4 D
											-		

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,	Hourly Staff Requirements	•	1		;		Hours per Month	Month					
		~ -	L.	¥	A	M	7	ר	۷	s	0	z	C
Wetlands and			20.0	427.0	794.0	646.0	992.0	1042.0	992.0	646.0	1181.01	477.01	100.01
Prairia	C-1-141-1-C		0.0	1077.8	1235.0	396.0	792.0	792.0	792.0	396.01	594.0	277.0	SOD R
	PLAIK VVOIKEI 3	0.0	0.0	1138.8	2823.0	456.0	792.0	792.0	852.0	456.01	594 D	573 G	ROD R
	Lair Supervisor 2	laront	100.0	259.0	2574.0	942.0	882.0	894.0	954.0	942.0	870.0	840.0	100 0
	Park Worker 1	7.01	7.01	46 N	08.0	446.0	404.01	10.000	1 1 2 1				
Pier I anderane	Park Worker 2	00	00	90.5		05.0	101.01	11/21	161.0	116.01	105.01	53.0	7.0
	Park Worker 3	00		113.5	10.00		140.0	010	140.01	85.01	84.01	39.01	103.0
	Park Supervisor 2	14.0	14.0	37.0	391.0	187.01	143.01	222.0	149.0	104.0	84.0	810	103.0
					2	2. 22	7.101	0777	10:501	197.191	1/6.0	94.0	14.0
	Park Worker 1	25.0	25.0	25.0	200.01	100.01	100.01	10.001	1000	100.004	1000	12 22	
Rip Rap	Park Worker 2	0.0	0.0	0.0	0.0	0.0	Ċ				500		20.0
	Park Worker 3	0.0	80	0.0	00	00	90					0.0	0.0
									3	5		5	
Safe Water	Park Worker 1	260.0	260.01	260.01	504.1	11 205	504 1	50.6.11	504 11	E0 4 41	1		
	Park Worker 3	260.0	260.0	260.0	504.1	504.1	504 1	505	504 1	204	504.1	504.1	260.0
								5			204-1		0.042
	Park Patrol	3534.0	3192.0	3534.01	3420.01	3534 01	3420 01	2534 01	3534 01	10 000	20000	10000	
	Sergeant, Park Patrol	1178.0	1064.0	1178.0	1140.0	1178.0	1140.0	1178.0	1178.0	1140 0	11-10	34.20.01	3534.0
	Mechanic	176.0	144.0	184.0	176.0	168.0	176.0	176.01	176.0	176.01		0.041	
Operation Staff	Mechanic Apprentice	176.0	144.0	184.0	176.0	168.0	176.0	176.01	176.01	176.01	0.001	0.1	0.40
	Park Manager	176.0	144.0	184.0	176.0	168.0	176.01	176 N	176.01	176.01	100.01	10011	812
	Park Recreation Supervisor	176.0	144.0	184.0	176.0	168.0	176.0	176 D	176.01	176.0	168.0	10.01	10 10
	Park Recreation Activities Specialist	1232.0	1008.0	1288.0	1232.0	1176.0	1232.0	1232.01	1232.0	1222.0	1176.01	0 0 0 0 1	1000
	Life Guards for Kayak School	0.0	0.0	0.0	0.0	620.0	600.0	620.0	620.0)	600.01	620.01	140.0	

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Maintenance Space Comparison Between BBP, Central Park and HRPT

		•			
			HRPT	1	Proposed
			Current		BBP
	CP 79th		Facilities		Facilities
	St. Yard		Plan		Plan
		+	rian		r ran
Administration					
Office Space	1,150		1,500		1,500
Locker Rooms	2,200		1,500		1,500
Toilets	500		350		500
Meeting/Training/Lunch Room	740		1,000		1
	740				1,000
Security Administration	ľ		800		1,000
Publicly Accessible Office Area*	-				500
*For permits, security, etc.		1			
Administrative Subtotal	4,590		5,150		6,000
Maintenance Areas					
Horticulture Storage	616		1,000		500
Vehicle Repair	685	1	•		
•			1,200		1,200 *-
Restoraton Shop	860		1,500		1,500
General Storage	370		2,000		3,500
Bench Slats and Material Storage	300		750		750
Store Room	475		1,000		500
Volunteer Storage	160		800		800
Event Support Storage			350		350
Maintenance Subtotal	3,466		8,600		9,100 /
Total Building Area	8,056		13,750		15,100
Flexible Exterior Area	18,000		7,500		7,500
Total Primary Maintenance Area	26,056		21,250	ing	22,600
Satellite Areas *					·····
Satellite Interior Maintenance Areas*	20,000		5,125		1,200
	20,000		4,500	Í	
Satallita Eviariar Maintananaa Araa-* 👘 🦷		i i	4,000		1,500
的现在,我们们的问题,我们们的问题,我们们们的问题,我们们们的问题,我们们的问题,我们们的问题,我们们的问题,我们们们的问题,我们们们们的问题,我们们们的问题,我		316633		37.0.02	CHAR AAA
Satellite Exterior Maintenance Areas* Total Maintenance Area	46,056		30,875		25,300

* For CP- Mineral Springs, Ramble, 86th Street Shops, Hecksher, Harlem Meer * For HRPT- Smaller facilities located throughout the Park

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500 - 24,000 sf. 500 sf. 00 sf. for desk, chair and filing cabinets 00 sf12- 12"x18"x18" stacked lockers, 2-3' benches 0) sf. for toilet, sink and shower stall 0) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up bw for eye wash unit 0) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf. 0) sf. 0) sf.
500 sf. 00 sf. for desk, chair and filing cabinets 00 sf12- 12"x18"x18" stacked lockers, 2-3' benches) sf. for toilet, sink and shower stall) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up bw for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf.) sf.) sf.
500 sf. 00 sf. for desk, chair and filing cabinets 00 sf12- 12"x18"x18" stacked lockers, 2-3' benches) sf. for toilet, sink and shower stall) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up bw for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf.) sf.) sf.
00 sf. 00 sf. for desk, chair and filing cabinets 00 sf12- 12"x18"x18" stacked lockers, 2-3' benches) sf. for toilet, sink and shower stall) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up bw for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf.) sf.) sf.
00 sf. for desk, chair and filing cabinets 00 sf12- 12"x18"x18" stacked lockers, 2-3' benches) sf. for toilet, sink and shower stall) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up bw for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf.) sf.) sf.
 00 sf12- 12"x18"x18" stacked lockers, 2-3' benches) sf. for toilet, sink and shower stall) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up ow for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf.) sf.) sf.) sf.) sf.
 00 sf12- 12"x18"x18" stacked lockers, 2-3' benches) sf. for toilet, sink and shower stall) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up ow for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf.) sf.) sf.) sf.) sf.
) sf. for toilet, sink and shower stall) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up ow for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf.) sf.) sf.) sf.) sf.
) sf. for chemical storage with area drain. 00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up ow for eye wash unit o) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf. 0) sf. 0) sf.
00 sf. of open area, wall space for shelves, tool hanging and spare parts sf. area for sink and clean up ow for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf.) sf.) sf.
sf. area for sink and clean up by for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 00 sf.) sf.) sf.
ow for eye wash unit) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. 00 sf. 0) sf.) sf.) sf.
 a) sf. for cold trash storage; 36"-42" doors allowing for equipment needs. a) sf. b) sf. b) sf. b) sf.
00 sf. 00 sf.) sf. 00 sf.
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a magnetic state of the state o
sk, filing cabinets, chairs pin-up area
ked cabinet for storing and charging walkie-talkies (15 sf.)
* _{(*}
) sf, of locked storage
elves, cabinets, layout table
& cold water for sink and slop sink (assume large drain)
sk lighting and office lighting
й.
B
rm
V, 3 phase for chilled trash storage, 110 V for office and storage areas
quired
quired
· · · · · · · · · · · · · · · · · · ·
blic access required to all areas as part of deliveries, vehicle maintenance, ning programs, PEP activities, volunteer organizations, etc.
brs should be a minimum of 3'
sf, for up to 3 golf carts or 2 electric work vehicles
st. for up to significants of 2 dicture work vehicles
ou at or the wardpo area and wardow to and or in the any to the territeries
Lovernight parking of park vehicles (approximately 20 vehiles, dependent
overnight parking of park vehicles (approximately 20 vehiles, dependent parking layout), material and supply deliveries. Allow for the temporary

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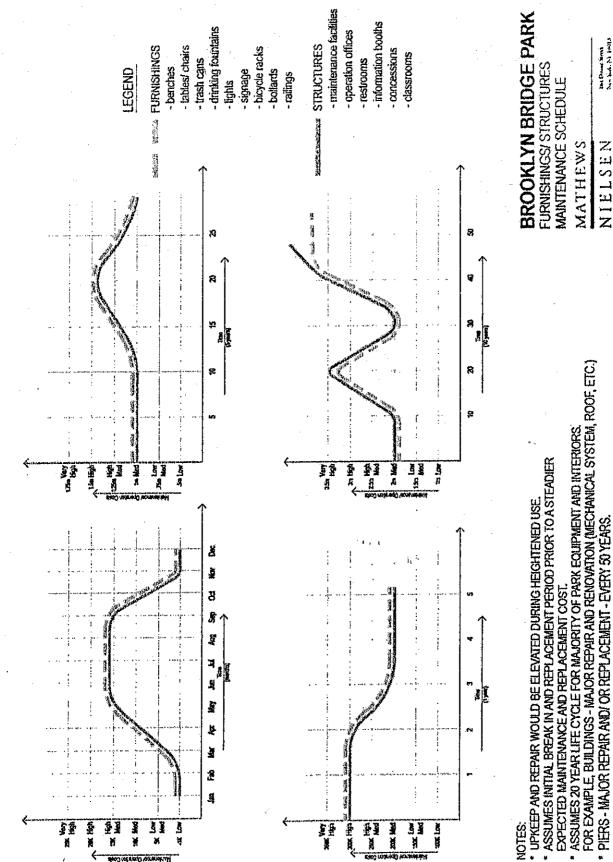
	Proposed BBP Secondary Facility
Overall Size	
Interior Area	1,200 sf.
Exterior Area	1,500 sf.
Interior Space	
Admin.	100 sf. for desk, chair and filing cabinets
Lockers	175 sf12- 12"x18"x18" stacked lockers, 2-3' benches
Shower/Toilet	35 sf. for toilet, sink and shower stall
Locked Storage	150 sf.
Open Storage	150 sf. of open area, wall space for shelves and/or tool hanging
Slop sink	25 sf. area for sink and clean up
Eye wash area	Allow for eye wash unit
Special Needs:	100 sf, for chilled trash storage area;
	Doors should be 3'0" -42" to allow for equipment needs.
PEP Area	
Total Area	175 sf.
Admin area	Desk, filing cabinets, chairs pin-up area
Special needs:	Locked cabinet for storing and charging walkle-talkles (15 sf.)
Event Support Storage	× ·
Area	350 sf. of locked storage
Dimensions	
Adjacencies	
Special needs	Shelves, cabinets, layout table
-	· · ·
Systems	
Water:	Hot & cold water for sink and slop sink (assume large drain)
Lighting	Task lighting and office lighting
Communications	
Phone	Yes
Alarm	Alarm
Electric:	220 V, 3 phase for chilled trash storage, 110 V for office and storage areas
HVAC	Required
Access Requirements	
Public	No public access
Storage Access	Doors should be a minimum of 3'
Vehicle storage	75 sf. for up to 3 golf carts or 2 electric work vehicles
Exterior Area	1,500 sf. of hardscape area adjacent to facility to allow for temporary
Vehicle Access	parking of small vehicles and drop off of materials and supplies
Temporary Storage	Provide turn-around and access for deliveries and/or loop
	circulation, allow for temporary storage of 20 CY container

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	Proposed BBP Tertlary Facility
Our all Mar	500-6
Overall Size	500 sf.
Interior Area	500 sf.
Exterior Area	500-800 sf. of flexible hardscape near facility
Interior Space]
Admin.	100 sf. for desk, chair, file cabinet
Lockers	12 wall mounted lockers 12" x 18" x 18" totaling 18 sf. of wall space
Shower	6 sf. area for shower stall
Locked Storage	Locked steel cage area of 150 sf.
Open Storage	Open storage area totaling 150 sf.
Slop sink	4 sf. area
Eye wash area	Eye wash unit
Special Needs:	Open space; no partitions; wall space for shelves, hooks,
	Access to restrooms
PEP Area	Sub-station area included in M&O admin space.
Total Area	Desk and phone that can be shared with M&O
Dimensions	
Special needs:	Phone, locked cabinet for charging of radios
apaalal 110000.	Li tronol toouron ontouron ron auxilâniă ou naŭiso
Event Support Storage	
Area	
Dimensions	100 sf. of lockable storage space
Adjacencies	
Special needs	
opecial needs	
	• • • • • • • •
Systems	
Water:	Hot & cold water at slop sink
Lighting	Task lighting and overall lighting for admin office and storage areas
Communications	
Phone	Yes
Alarm	Facility should be alarmed
Electric:	220 V in M &O storage and 110 V in admin & events area
HVAC	Required
Access Requirements	
Public	No access required
Storage Access	Doors should be a 3'0" to 2"
Vehicle storage	No vehicle storage
Exterior Area	500-800 sf. of hardscape area adjacent to facility to allow for
Vehicle Access	parking of small vehicles and drop off of materials and supplies.
Temporary Storage	Provide turn-around area for vehicles or "one way" circulation.
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Brooklyn Bridge Park Development Corporation Page 47 of 60

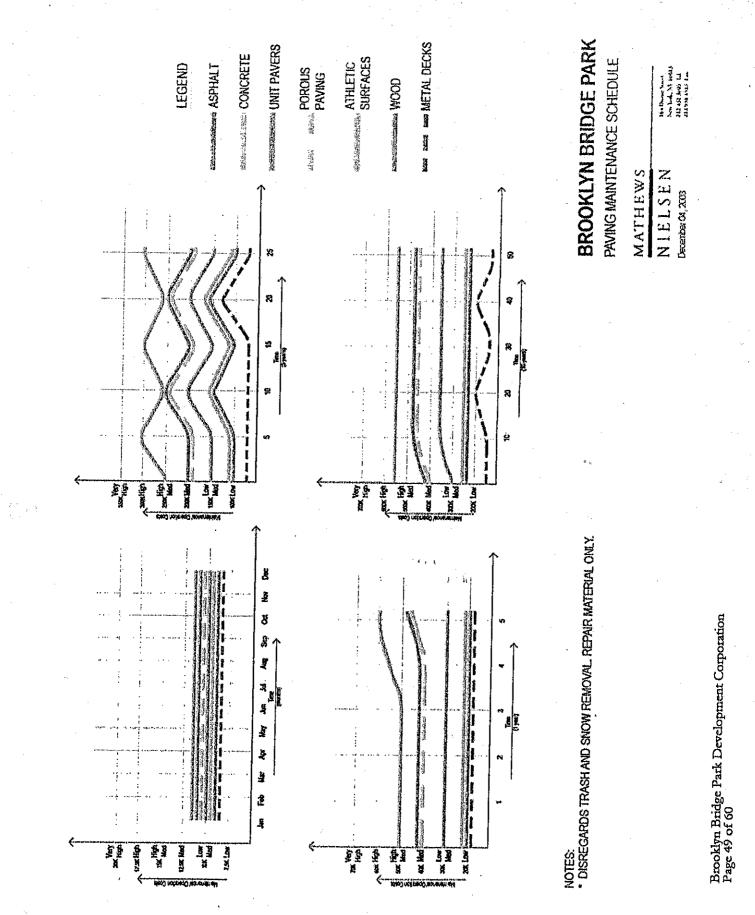


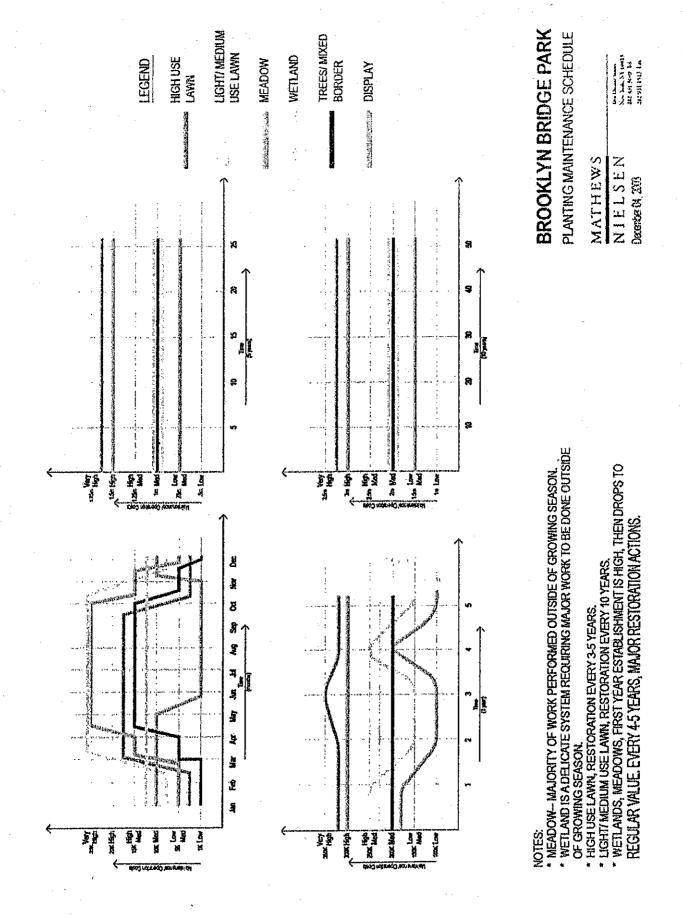
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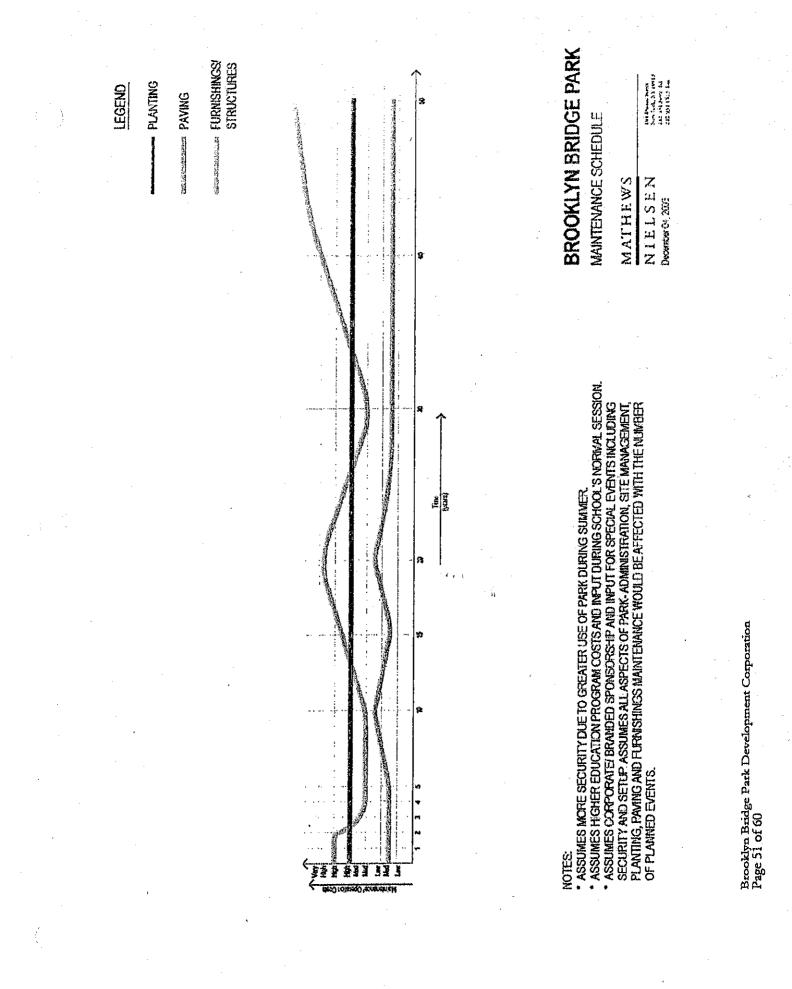
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	Central Park Conservancy	Bryant Park	Battery Park City	Riverbank	Hudson River Park Trust	Proposed Brooklyn Bridge Park
Park Acteses	843 Azre	5 Acres	35.27 Acts	28 Acres	550 Acce, 5 miles	79.96
/	307 Acres of other landscape including willowyof plaza zees 150 acres of water 250 zeres of lawns 136 acres of woodlands	5 Acres at landscape including withways and other hurdscape areas, an intersely used 1.5 acre great hwa, retrace atea at the front of the Now York Public Library, gardens, promerades, concessions and reading noom.	Brituive of Oval laws, Marina and Winterguden 92 Arras toul		460 Acres of Warer 30 Acres of Pices Uphand 54 Acres developed and maintained incl. all bileways, mostly paved hardscape	32 كمنته من المنظمتية. 10 كمنته من عل المعنة 20 ما ماشد المعلميتهم 10 من العديد ستنسلتما عداد سمند عمل 11 عدت من أستاطعي
Park Parimana (LF)	2638 I.F	1912 LF	1930 LF	450 LF	3897 IF	122.049 LF
Park Perimeter (LF)/ Acre	3.2 LF/ Acre	382.4 LF/ Acre	SA71 UF I Acce	16.07 LF / Acre	43.3 LF / Acce	277.49 1F I Acte
Smithacre	1 person / 2 1/2 acre	11 person / acres		4.5 people/acre	1.3 people / Acre	1.2 people J acre average
Cost acre	\$13.200 / acre	5580,000 / acre	\$212,000 / acre	\$ 261,600 / acre	For 54 acres 592,600 / acre	\$165.395 per sere
				Ind. Security- \$297,300/ acts	ind. Security- 5297,3001 acte Ind. Security- \$185,2001acte	\$190.055 per acre, including
Number of Full Time Employees [251	251	47	BPCPC Staff 86	120-125	07	53 2444114
Number of Sessonal Employees	30	80		35	30	141
					DOE Fund- 35	
Matagement Organizations (Refer Org. charu)	49 Zone Gardeners + 10 Specially Crews Combines Horiculture, M & O and Trash Pick	Manuged by the Bryant Park Restoration Corporation, a not far profit manugement company and the 34th Sureet Parmetship, the local BID.	Horriculture, M & O (fachules trash) and Programming separate; Zone gardenets for unique paries		6 sənes Hərricolurur, M & O (includes tradi), Security separat, all under Operations	
Security	PEP service, no charge and minimal protence. Only called when Zone gudeners and Management cannot handle. All including coreaing cace (2 shifts) have radien. Relationship with NYPD.	The park has 24 hour security. Two uniformed BPRC officers are present ar all times.	Parolled by PEP, Park Ranges and mounsed police All paid by BPCA.	2417, 35-28 poople sationed who pared 5 parks. 14 summer police.	2477 presence, PEP/CSA Outsourced, 4 anatorial devices for the other particular of the PEP officers including: 1 captain and 4 acrgents, 22 CNAs for all 5 milet. 3 shifts. Relationship with NYPD.	1917 presence. 23 puried affreer, 8 sergeaut officers on average per mouth for 3 shifts. 2 tile guards on dury while kayak school is in operation.
Ouronweed Take and/or Take	Tree Limb Removul, Coasidering some lava mowing	Tee Limb Removal	Major tree work Tash served) street claning: Emergency Plumbing Contract	~	Teah removalt Horizoulture / M & O of 9A. hikowoy and walloway. Horizoulture for 14th Street, Classon Core, Chelser water side park Arboins: Urigation; Snow Plawing: Water Maintenance (Coast Guad)	
Total Operating Budget	\$22,107,000	\$2,900,000	\$6,600,000	\$7,325,000	517,067,212	\$15,197,487
Administration/ Programming	\$4.900,000	51,476,100	52,120,000	54,500,000	LT2.002.E2	\$1,200,000
Hortechnic and MO	\$11,100,000		53.470.000	51,500,000	\$5,000,000	\$4.476.225
Others depending on Fark Mudder OTTR, Etheration, Capital antimetrators, Faudatsing, Operating Reserve/Contingencies, Concestions, Tawel, IT Concestions, Tawel, IT	CCCC 98	\$136,500 for Capital Maintenance, 6.9% of the total operating budget.	1.020.020	1.325,000	2553, ZiE, J2	56.711.964
Security	No charge	5481,400	Paid by BPCA	51,000,000	55,000,000	51.971.880
Utility Costs			P			2147/E88
Electric (NIPA)					8	\$520.865
Gas or oil					(Pier 40) \$450,000	S102,535

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Brooklyn Bridge Park M & O Planning

Summary Highlights of Park Interviews

1. Areas of Agreement

- High level of service is required for security and parks cannot depend on NYPD.
- High level of service is required for comfort stations.
- High level of maintenance required for lawns as this is a signature expectation of park visitors.
- High level of service is required for trash collection.
- Cannot depend on Dept. of Sanitation or Dept. of Transportation for garbage collection or snow plowing/deicing practices.
- Outsourcing does not necessarily result in savings as additional supervisory and administrative staff is required. For example, a contract for outsourced labor must be written carefully to control costs, ensure quality and rapid response time.
- 2. Areas of Divergent Policies
 - Disagreement as to efficacy of security cameras in lieu of warm bodies.
 - Tremendous variability in out-sourcing vs. in-house. Those parks which do most work in-house believe it ensures better quality control, faster response time/less down time, but not cost savings.
 - NYC parks have DPR backup, a service not available to state or quasi-state maintained parks.
 - Administrative staff: great variability among park administrator interviewees.
 - Labor/sub-contracts: both city and state parks outsource labor. City parks
 outsources skilled trades including forestry and automotive repairs and state
 parks outsources some educational training. One advantage to outsourcing
 skilled trades is that "higher tech" operational systems (for fountains,
 restrooms, irrigation, etc) can be utilized.
 - Sanitation: city parks have own sanitation trucks; state parks do not. Variability among parks in terms of dumping charges.
- 3. Recommendations Applicable to BBP
 - Major educational programming locations need convenient bus parking, comfort station and food concession.
 - Consider zone gardener or recreational staff approach for point responsibility, consistency of care and additional "eyes and ears" to supplement security.
 - Consider alternative workforces or equivalent to reduce low-level/low skill work force. Some alternative workforces are better than others particularly those that arrive as a group and with a supervisor. Not necessarily more cost effective than in-house at low-level pay scale.

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- Establish standards for permitted events to ensure park protection.
- Irrigation mandatory for high use lawns.
- Need rodent control program.
- Concessions effective but management required to assure quality control.
- All vehicles/equipment must have a back-up vehicle or equipment. Cannot afford to have broken mowers, packers and sweepers.
- Consider ramifications of low-tech vs. hi-tech mechanical/electrical systems. Low-tech can have lower capital and maintenance cost but are less energy efficient; hi-tech are more costly in capital and labor maintenance but more energy efficient.
- Design structures/facilities that will be operated by BBP to be energy efficient as utility costs keep rising.
- Establish a management structure that allows for direct communication between event programmers and permit issuing and those responsible for M&O to ensure adequate staff, no conflict with maintenance schedules for longevity of materials, park protection and post-event clean up.
- Create a administrative position for a property manager to prepare leases and write contracts for concessions to ensure greater quality control and park protection.
- Consider establishing a relationship with the US Coast Guard and Army Corps to help maintain protected waters. Should consider acquisition of skimmer boat to supplement water/rip rap clean up.

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LABOR RATES from New York State Department of Civil Service Classification and Compensation Program Salary Schedules, April 1, 2002.

Classification	Title	Salary Grade	Salary with Benefits	Total Rate of Pay	Civil Service Negotiating Unit
Park Worker					
	Park Worker 1	4	\$26,737.13	\$12.85	Operational Services
	Park Worker 2	6	\$29,691.55	\$14.27	Operational Services
	Park Worker 3	9	\$35,121.64	\$16.89	Operational Services
	Park Supervisor 2	14	\$46,868.40	\$22.53	Operational Services
Security	Park Patrol Officer, Unarmed	As provided in June 14, 2004 meeting	\$39,228.64	\$18.86	Agency Law Enforcement Services
	Sergeant Park Patrol, Armed	As provided in June 14, 2004 meeting	\$48,992.15	\$23.55	Agency Law Enforcement Services
Mechanic	Motor Equipment Mechanic	12	\$41,716.58	\$20.06	Operational Services
Mechanic	Motor Equipment Mechanic Apprentice	6	\$29,691.55	\$14.27	Operational Services
Park Worker	Pesticide Control Specialist 2	21	\$65,186.92	\$31.34	Scientific, and Technical Services
Park Manager	Park Manager 2	21	\$65,186.92	\$31.34	Scientific, and Technical Services
Lifeguard	Lifeguard	11 / Average	\$39,861.54	\$19.16	Security Services
Park Recreation Supervisor	Park Recreation Supervisor	14	\$44,546.88	\$21.42	Scientific, and Technical Services
Park Recreation Activities Specialist	Park Recreation Activities Specialist	10	\$45,867.23	\$22.05	Institutional Services

Note: Salaries are effective through April 1, 2004. New salary schedules were published after the June Submission.

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LABOR COSTS based on New York State Department of Civil Service Classification and Compensation Program Salary Schedules, April 1, 2002.

Designation	Tasks Work Crews can			Required starf for ea	ich type of	work crew-		~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	Perform	Labor Types	Rate per/hr	Labor Types	Rate per/hr	Labor Types	Rate per/hr	Total Rate
Park Worker 1	Snow Shoveling, 2-4", Snow Removal at crosswalks, Salt/sand application, Sweeping (Hand), Lawn Mowing, Raking and Edging, Hand Watering	Park Worker 1	\$12.85					\$12.85
Park Worker 2	Powerwashing, Pavement washdown with hose, Lawn and turf Fertilizer, Weed Control, Aeration, Overseeding, Liming,	Park Worker 2	\$14.27	· · · · · · · · · · · · · · · · · · ·				\$14.27
Bathroom Cleaning Crew	Cleaning and maintenance of bathrooms	Park Worker 2	\$14.27	Park Worker 2	\$14.27			\$28.55
Park Worker 3	Salt/sand Application, w/ vehicle, Snowplowing, 2-4", Sweeping (machine), Asphalt Repair (coldpatch), Concrete Repair, Paver Resetting, Rodent Control	Park Worker 3	\$16.89					\$16.89
Work Crew Type 1	Tree Pruning, from ground	Park Worker 3	\$16.89	Park Worker 2	\$14.27			\$31,16
Work Crew	Tree Pruning, with cherry picker	Park Worker 3	\$16.89	2 Park Workers 2	\$28.55	2 Park Worker 3	\$33.77	\$79.21
Work Crew Fype 3	Shrub Pest Control, Shrub Anti-Dessicant, Shrub Chemical Weed Control, Tree Pest Control	Park Supervisor 2	\$22.53	Park Worker 3	\$16.89			\$39.42
Work Crew Fype 4	Tree Fertilization	Park Worker 2	\$14.27	Park Worker 3	\$16.89			\$31.16
Work Crew l'ype 5	Soil Testing	Park Supervisor 2	\$22.53	Park Worker 3	\$16.89			\$39.42
Work Crew Type 6	Shrub Weeding, Shrub Fertilization, Shrub Pruning, Shrub	Park Worker 3	\$16.89	Park Worker 2	\$14.27	Park Worker 1	\$12.85	\$44.01
	C/M Garbage Pickup	Park Worker 1	\$12.85	Park Worker 2	\$14.27	Park Worker 2	\$14.27	\$41.40
Vork Crew Type 8	Planting Inspections and turfgrass inspections, soil tests	Park Supervisor 2	\$22.53	Park Supervisor 2	\$22.53			\$45.07

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LABOR COSTS based on New York State Department of Civil Service Classification and Compensation Program Salary Schedules, April 1, 2002.

Designation	Tasks Work Crews can			- Required staff for	each type of	work crew		
	Perform	Labor Types	Rate per/hr	Labor Types	Rate per/hr	Labor Types	Rate per/hr	Total Raie
Work Crew Type 9	Pickup of hand swept garbage and emptying of trash cans, Pickup and disposal of garbage on water, Resetting buoys	Park Worker 3	\$16.89	Park Worker 1	\$12.85			\$29.74
Plumbing Crew	Irrigation Maintenance	Park Worker 3	\$16.89	Park Worker 3	\$16.89			\$33.77
Park Patrol	Park Patrol	Security (unarmed)	\$18.86				*****	\$18.86
Sergeant, Park Patrol	Sergeant, Park Patrol	Security (armed)	\$23.55					\$23.55
Lifeguard		Lifeguard	\$19.16	· · · · · · · · · · · · · · · · · · ·				\$19.16
Park Manager	plan, direct, and coordinate the operations, recreation activities and facilities, maintenance, programs, and non-Park Police related security	Park Manager	\$31.34					\$31.34
Park Recreation Supervisor	,	Park Recreation Supervisor	\$21.42					\$21,42
Park Recreation Activities Specialist		Park Recreation Activities Specialist				¥ e.		\$22.05

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872,401 99,873 165,315					4,083		Trash Cans		275				
	Total	872,401		165,31	404,981						-		

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Assumptions made for the BBP project.

1. All operations are in-house.

2. Vehicles, M&O offices and security offices will be on site.

3. The park will hire an experienced staff that includes horticulturalists and tradesmen.

4. Labor Rates are from the 2002 New York State Department of Civil Service Salary Schedules or by New York State Office of Parks, Recreation & Historic Preservation who provided rates for security personnel. New rates became effective April 1, 2004 but were not published until after the June submission.

5. Labor rates include a fringe rate of 36.4%.

6. For powerwashing of hardscape areas, assume 5% of paved areas per year are to be powerwashed.

7. For washing with hose, assume 70% of paved areas per year are to be hosed down.

8. For asphalt repair, concrete repair and paver resetting, assume 1/250th (.004%) of total hardscape area per year per item will need to be repaired.

9. The estimate does not include possibility of periodic re-sodding for active use fields.

10. The estimate does not include cost of re-aligning, changing field layouts throughout season.

11. Quantity of trees and quantity of irrigation zones and quick couplers is based on the November 2004 plan.

12. Parkwide Security for special events is not included.

13. Security is based on an average number of guards to supply 19 hours of security on a daily basis. It is assumed that access to piers 2, 3 and 5 will be closed at dusk so that sufficient security presence can be maintained after dusk. No security is provided between 1 AM and 6 AM.

14. Mowing rates are based on the use of a fescue sod mix for all lawn areas.

15. Exclusions: Administration for Special Events, Major Structural Repairs (Piers, Bulkhead and Buildings), Education and Cultural Programming.

16. Marina operator will be responsible for maintenance of the marina water and all related docking equipment and structures. Maintenance of all safe water areas, wave attenuators, float bridges and buoys and the water area within the cove between the Brooklyn and Manhattan Bridges will be the responsibility of the Park.

Brooklyn Bridge Park Development Corporation Page 59 of 60

References for the BBP project.

- 1. Labor Rates are from 2002 New York State Department of Civil Service Salary Schedules and are based on new employees hired under State Parks Department classifications. (Classifications assigned are based on incomplete data from the New York State Department of Civil Service. Additional information as well as confirmation of classifications currently applied is needed.)
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- 3. RSMeans, Site Work and Landscape Cost Data, 22nd Annual Edition, 2003.
- 4. APPA: The Association of Higher Education Facilities Officers, National Recreation and Park Association and the Professional Grounds Management Society, *Operational Guidelines* for Grounds Management, 1" Edition, 2001.
- 5. Consolidated Edison Company of New York, Inc., P.S.C. No. 9 Electric Tariff, Third Revised Leaf No. 244, 245, 246, 247, 248, 249, Date of Original Issue: Various; Effective Date: Various
- 6. Central Park Conservancy, Central Park Conservancy Annual Report 2001, January 2002.
- 7. Central Park Conservancy, Central Park Conservancy Annual Report 2002, January 2003.
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- 10. U.S. Department of Energy, Energy Information Administration, 1999 Commercial
- Buildings Energy Consumption Survey (CBECS), Detailed Tables, Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels, 1999
- 11. Ohio State University Extension Fact Sheet, Water Use Planning Guide, AEX-420-94, Ohio State University, 590 Woody Hayes Dr., Columbus, Ohio
- 12, Prospect Park Alliance, Annual Report 2003
- 13. Prospect Park Alliance, Annual Report 2004
- 14. Chicago Park District, 2003 Audited Financial Statement, May 31, 2004
- 15. Chicago Park District, 2005 Operating Budget Recommendations
- 16. Project for Public Spaces, Bryant Park, NY: Publicly Owned, Privately Managed, and Financially Self-Supporting
- 17. Bryant Park Restoration Corporation, www.Bryantpark.org

Brooklyn Bridge Park Development Corporation Page 60 of 60