FEASIBILITY STUDY

For

THE GEORGE COX RESIDENCE 3400 Brookline Cincinnati, Ohio 45220

For

THE PUBLIC LIBRARY OF CINCINNATI AND HAMILTON COUNTY

800 Vine Street Cincinnati, Ohio 45202

McClorey and Savage Architects, Ltd. 5757 Mariemont Ave., Suite 101 Cincinnati, Ohio 45227

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CITY OF CINCINNATI ZONING

Record Addresses of Property, City of Cincinnati:

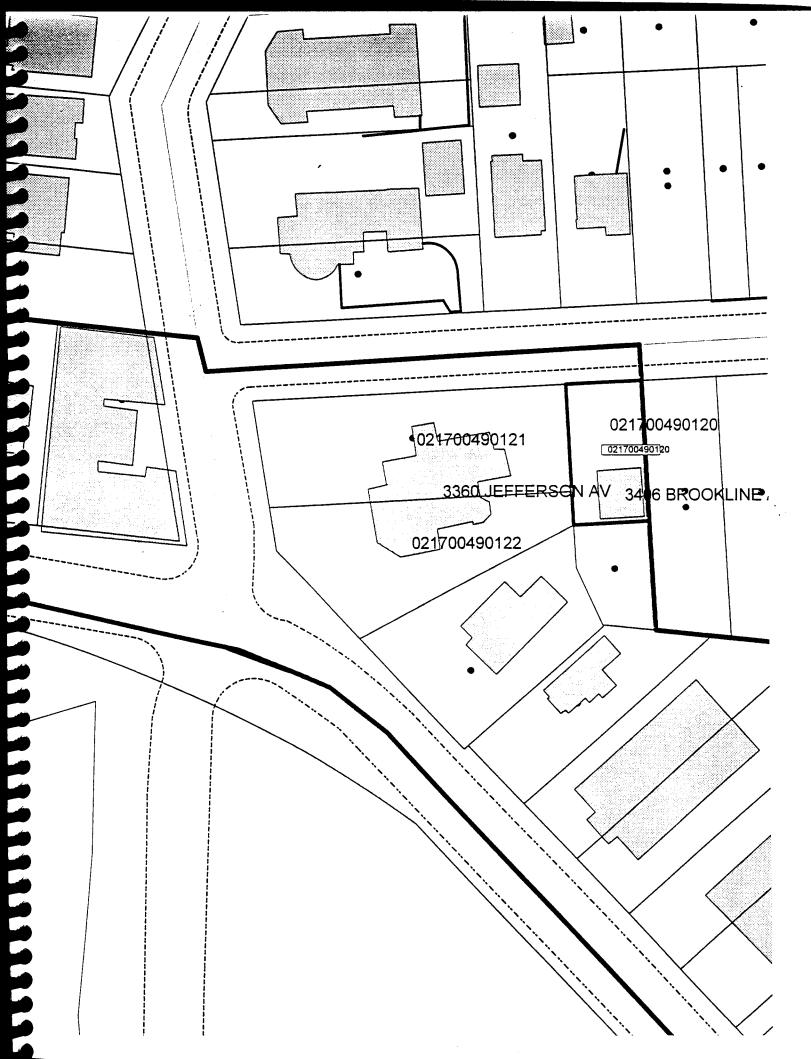
- Primary Address for Main Residence: 3400 Brookline, Cincinnati, Ohio 45220
- Alternate Address for Main Residence: 3360 Jefferson, Cincinnati, Ohio 45220
- Primary Address for Carriage House: 3406 Brookline, Cincinnati, Ohio, 45220

Record Parcel Numbers of Property, City of Cincinnati:

- The Site is composed of 3 separate Parcels:
 - Parcel 021700490121 (North half of Main Residence)
 - Parcel 021700490122 (South half of Main Residence)
 - Parcel 021700490120 (Carriage House)
- The City of Cincinnati recommends combining the three Separate Parcels into 1 Parcel. It would be necessary to do this through a Zoning Hearing.

Zoning Districts, City of Cincinnati:

- The Site is in an "OFFICE LIMITED DISTRICT".
- The Site is adjacent to a "HISTORIC DISTRICT", but this doesn't restrict the project in any way.
 - A "Library" is considered a "Cultural Institution" under the City of Cincinnati Zoning Code.
 - A "Cultural Institution" is a permissible use in an "OFFICE LIMITED DISTRICT".
 - Under the City of Cincinnati Zoning Code, it will be necessary to submit a "Change of Use" of the Property from "Residence" to "Cultural Institution".
- Under the City of Cincinnati Zoning Code, 1 Off-Street Parking Space is required for every 500 Gross Square Feet of Building Area
 - This requires 24 Off-Street Parking Spaces for this building (Gross Proposed Area: 11,710 Square Feet).
 - The Owner may appeal the number of parking spaces required by filing for a variance with the City of Cincinnati Zoning Department to reduce the number of off-street parking spaces required.



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BUILDING AREAS

Area of the Existing Building:

Interior Area of the First Floor: 3,540 S.F.
 Exterior Area of the First Floor*: 1,240 S.F.
 Gross First Floor Area: 4,780 S.F. 4,780 S.F.
 Gross Basement Area: 3,540 S.F.
 Gross 2nd Floor Area: 2,930 S.F.
 Gross Attic Area: 2,060 S.F.
 Total Building Area: 13,310 S.F.

Area of the <u>Proposed Building</u> (Including the Proposed Alterations and Additions):

•	Interior Area of First Floor:	3,800 S.F.	
•	Exterior Area of First Floor:	980 S.F.	
•	Area of 1st Floor Addition:	<u>460 S.F.</u>	
•	Gross First Floor Area:	5,250 S.F.	5,240 S.F.
•	Gross 2 nd Floor Area:		2,930 S.F.
•	Gross Basement Area:		3,540 S.F.
Total Building Area:			11,710 S.F.*

^{*}Note that the area of the Attic is not included in the Total Building Area above, since the Attic may not be used as "Occupied Space" by code.

^{*}Exterior Area above refers to any exterior space covered by a roof, such as the Front Porch.

OHIO BUILDING CODE

Use Group:

• A-3, ASSEMBLY.

Construction Type

• V-B (5-B)

Code Requirements in General:

- Allows One Story, 6,000 Square Foot Area.
- Allows 40° Building Height.
- With the addition of an Automatic Sprinkler System:
 - The building Height can increase 20', allowing a 60' Building Height.
 - Allows one story requirement to be increased to two stories (plus a basement).
 - Allows Area (per floor) to be increased. (However, 6,000 Square Feet is satisfactory.)
- Each Floor (including the Basement) must have 2 Means-of-Egress that:
 - lead directly to the exterior.
 - or, lead to a fire-rated Stair Enclosure that leads to the exterior.
- There is leniency to the Handicap Code requirements, since the building is on the National Register of Historic Places.
- The City of Cincinnati Building Department will allow Unisex Handicap Accessible Toilets to be used on each floor if preferred by the owner.

Structural Modifications:

- Load carrying limit of 2x10 (actual) floor joists with a 17' span: 40 psf. (inadequate for stacks)
- Load carrying limit of same 2x10's if a beam is installed near mid-span: 150+ psf.
- A beam at mid-span will allow for higher stacks to be used.

CONSTRUCTION COST ESTIMATE

Site Work / Demolition		
Carriage House Demolition:	\$ 20,000.00	
Landscaping Allowance	\$ 12,000.00	
Site Demolition (Drive/Walk Demo, Earthwork and Tree Removal)	\$ 30,000.00	
New Site work (New Curb Cuts, Parking Lot, Curbs, Sidewalks,	Ψ 50,000.00	
Storm sewers, Foundation drains, etc.)	\$ 138,000.00	
Building Demolition (Including Interior/Exterior (Porch) demolition)	\$ 80,000.00	
Site Work / Demo Total:	***************************************	\$ 280,000.00
General Construction		
Replace Existing Roof / New Roof at Addition /		
Foundation Waterproofing:	\$ 256,360.00	
New Windows	\$ 57,400.00	
 New Aluminum Windows at Addition / Porte Cochere 	\$ 15,500.00	
 New Interior/Exterior Doors & Hardware 	\$ 45,300.00	
Built-in Wood Casework/Shelving /		
Kitchen Cabinets / Built-in Site Furniture	\$ 33,500.00	
Kitchen Appliance Allowance	\$ 4,000.00	
Window Treatments	\$ 19,500.00	
 New Elevator Only (Does not include Shaft Enclosure): 	\$ 120,000.00	
 Toilet Partitions / Accessories /Drop Boxes 	\$ 19,840.00	
Carpeting / Flooring	\$ 85,000.00	
• Remaining General Trade Items (New walls, stairs, steel, etc.)	\$ 685,000.00	
General Conditions (Bonds)	\$ 270,000.00	#1 (11 100 00
General Construction Total:		\$1,611,400.00
Electric		
Fire Alarm	\$ 18,000.00	
Data / Telephone	\$ 22,000.00	
• Electric	\$ 207,000.00	
Electric Total		\$ 247,000.00
Mechanical		
HVAC	\$ 245,000.00	
• Plumbing	\$ 80,000.00	
• Fire Suppression (Sprinkler)	\$ 77,000.00	
Water Tap Fee	\$ 30,000.00	
Mechanical Total:	<u>,</u>	\$ 432,000.00

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umings			
 Library Shelving / Library Furnishings 		\$ 200,000.00	
Fu	rnishings Total:		\$200,000.00
Total Construction Cos	st of All Trades:	\$	5 2,770,400.00
+Contractor's Mark-up			221,632.00
Total:		\$	5 2,992,032.00
+ 10% Continge	ency	\$	299,203.20
Total		9	\$ 3,291,235.20
X .25% (CAT TAX		8,228.09

Grand Total:

Total Project Estimate:

\$ 3,300,000.00

\$ 3,299,463.29