

OPTION 6 - RESTORATION TO ORIGINAL CONSTRUCTION

Updated from Turner's 2000 Feasibility Study for Option for Partial Restructuring

CAPACITIES

NUMBER OF SEATS	10500 EA
NUMBER OF SUITES	0 EA

AREA SUMMARY

GROSS AREA NEW	0 SF
GROSS AREA RENOVATED	530000 SF
TOTAL GROSS AREA	530000 SF

SYSTEMS SUMMARY

SYSTEM DESCRIPTION	COST SF	COST TOTAL	COST	SF COST	% OF TOTAL
HAZARDOUS MATERIAL ABATEMENT			\$ 500,000	\$ 0.94	1%
DEMOLITION & PATCHING			\$ 2,120,000	\$ 4.00	2%
EXCAVATION & FOUNDATIONS			\$ -	\$ -	0%
STRUCTURE			\$ 1,250,000	\$ 2.36	1%
ROOFING & WATERPROOFING			\$ 800,000	\$ 1.51	1%
EXTERIOR WALL			\$ 75,000	\$ 0.14	0%
INTERIOR PARTITIONS & FINISHES			\$ 11,639,500	\$ 21.96	12%
SPECIALTIES & EQUIPMENT			\$ 1,130,000	\$ 2.13	1%
VERTICAL TRANSPORTATION			\$ 1,940,000	\$ 3.66	2%
FIRE PROTECTION			\$ 1,457,500	\$ 2.75	2%
PLUMBING			\$ 1,245,000	\$ 2.35	1%
HVAC			\$ 10,213,000	\$ 19.27	11%
ELECTRICAL			\$ 9,968,500	\$ 18.81	10%
SITWORK			\$ 5,000,000	\$ 9.43	5%
GENERAL REQUIREMENTS 12%			\$ 5,680,620	\$ 10.72	6%
SUBTOTAL			\$ 53,019,120	\$ 100.04	55%
DESIGN & CONSTRUCTION CONTINGENCY, 12.5%			\$ 6,627,390	\$ 12.50	7%
ESCALATION 3.0%/YR FROM 2000 TO 2011			\$ 17,893,953	\$ 33.76	19%
TOTAL CONSTRUCTION COST			\$ 77,540,463	\$ 146.30	81%
FURNITURE FIXTURES AND EQUIPMENT			\$ 2,650,000	\$ 5.00	3%
DESIGN FEES 10%			\$ 7,754,046	\$ 14.63	8%
OWNERS CONTINGENCY 10.0%			\$ 7,754,046	\$ 14.63	8%
TOTAL PROJECT COST			\$ 95,698,556	\$ 180.56	100%

PITTSBURGH ARENA

Qualifications & Assumptions
 Restoration to original construction

Updated from Turner's 2000 Feasibility Study for Option for Partial Restructuring

1. No changes to the existing dome other than refurbishment.
2. No abatement of roof.
3. Existing suites will be removed.
4. The existing bowl will remain and be renovated.
5. The existing ice floor surface will remain but no renovation of ice floor will be done. No ice events to be held.
6. 10,500 existing seats will remain.
7. The mechanical and electrical distribution systems will be upgraded. Central plants and primary services are to remain.
8. Not used
9. Financing costs are not included.

OPTION 6 - PARTIAL RESTRUCTURING

COST

CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST	QTY	UNIT	UNIT PRICE	TOTAL COST
HAZARDOUS MATERIAL ABATEMENT									
	2090 ASBESTOS ABATEMENT					1	ALLOW	500000	500000
HAZARDOUS MATERIAL ABATEMENT TOTAL									500000
DEMOLITION									
2060 SELECTIVE DEMOLITION									
	2060 REMOVE ROOF AND STRUCTURE		0 SF	25					0
	2060 REMOVE STRUCTURE AT NEW SUITES		0 SF	20					0
	2060 REMOVE EXSTING RAMPS		0 SF	25					0
	2060 EGRESS/CIRCULATION DEMOLITION		0 LS	250000					0
	2060 GUT RENOVATED SPACES		0 SF	5					0
	2060 REMOVE THE EXTERIOR CONCOURSE WALL		0 SF	30					0
	2060 REMOVE EXISTING CONCOURSE		0 SF	30					0
	2060 REMOVE THE EXISTING CURTAINWALL		0 SF	15					0
	2060 SELECTIVE DEMO (INCLUDING MEP)	530000	SF	4	2120000				
DEMOLITION TOTAL									2120000
EXCAVATION AND FOUNDATIONS									
	2100 FOUNDATION WALL		0 SF	30					0
	2100 GRADE BEAMS		0 LF	100					0
	2100 CASSIONS AT WALL TRUSSES @ 30' DEEP		0 LF	650					0
	2200 CAPS AT WALL TRUSS		0 EA	500					0
2200 ALLOW FOR INTERIOR FOUNDATIONS/REWORK									
	2200 MINIPILES		0 LF	80					0
	2200 PILE CAPS		0 EA	250					0
	3300 SLAB ON GRADE		0 SF	6					0
	3300 SLAB ON GRADE AT PODS		0 SF	6					0
	3300 FOOTINGS AT PODS		0 CY	450					0
	3300 PILASTER/COULMNS AT MAIN TRUSS		0 LF	400					0
EXCAVATION AND FOUNDATIONS TOTAL									0
STRUCTURE									
5120 STRUCTURAL STEEL									
	5120 PERIMETER WALL TRUSSES		0 TON	3500					0
	5120 ROOF STRUCTURE		0 TON	2250					0
	5120 NEW POD STRUCTURE		0 TON	2000					0
	5120 ACOUSTICAL ROOF DECK		0 SF	4					0
	5120 STEEL FOR SCORE BOARD(S)		0 LS	100000					0
STRUCTURAL STEEL- SUITE/SEATING STRUCTURE									
	3300 SUITE STRUCTURE @ 25#/SF		0 TON	2600					0
	3300 SUITE SEATING 880 LF 80.00 \$70,400		0 LF	80					0
	3300 RESTROOM STRUCTURE @ 25#/SF		0 TON	2600					0
	3300 SERVICE AREAS @ 25#/SF		0 TON	2600					0
	3300 CONCOURSE @ 25#/SF		0 TON	2600					0
	3300 SUITE TOP DECK @ 5#/SF		0 TON	2600					0
	3300 COLUMNS IN ABOVE								0
	5500 STAIRS 12 FLT		0 FLT	10000					0

5500 UPGRADE/REWORK EXISTING STAIRS	1 LS	250000	250000
5700 RECONSTRUCT RAMPS AND CIRCULATION	0 TON	4000	0
5700 ADA UPGRADES	1 LS	1000000	1000000
5500 MISCELLANEOUS METALS	0 SF	1	0
5500 RAILINGS	0 LF	180	0
3300 DECK WITH CONCRETE	0 SF	7	0
STRUCTURE TOTAL			1250000
ROOFING & WATERPROOFING			
ROOFING AND WATERPROOFING			
7500 STAINLESS STEEL METAL ROOFING	40000 SF	20	800000
7100 FOUNDATION WATERPROOFING	0 SF	4	0
ROOFING & WATERPROOFING TOTAL			800000
EXTERIOR WALL			
CURTAIN WALL			
4210 CURTAINWALL SYSTEM - NORTH ELEVATION	0 SF	100	0
4210 CURTAINWALL SYSTEM - EAST AND WEST ELEV.	0 SF	150	0
4210 AT PODS	0 SF	60	0
4210 CLEAN EXISTING EXTERIOR WALL	30000 SF	2.5	75000
EXTERIOR WALL TOTAL			75000
INTERIOR PARTITION AND FINISHES			
PARTITIONS			
4500 PARTITIONS	100000 SF	10	1000000
FIT-OUT			
9500 SUITES	0 SF	50	0
9500 SERVERY	2000 SF	20	40000
9500 RESTROOMS	6800 SF	15	102000
9250 CONCESSION	1900 SF	25	47500
9200 PODS	0 SF	50	0
9200 COSMETIC UPGRADES - EXISTING	530000 SF	15	7950000
9200 CLEAN/PAINT WALLS IN ABOVE			
9200 CLEAN/REPLACE FLOOR FINISHES IN ABOVE			
9200 RESTORE/REPLACE CEILINGS IN ABOVE			
9200 REFURBISH TEAM AREAS/LOCKERROOMS	0 SF	35	0
8100 UPGRADES TO MEET ADA REQUIREMENTS	1 LS	2000000	2000000
DOORS AND HARDWARE			
8100 UPGRADES TO MEET ADA REQUIREMENTS	1 LS	500000	500000
INTERIOR PARTITIONS AND FINISHES TOTAL			11639500
SPECIALTIES AND EQUIPMENT			
CASEWORK/SPECIALITES AND EQUIPMENT			
6400 TEAM AREA AND LOCKERRROOMS	0 SF	100	0
6400 NEW SUITES	0 EA	15000	0
6400 NEW CONCESSIONS	0 SF	200	0
6400 MILLWORK, SPECIALITIES AND EQUIPMENT	530000 SF	1	530000
6400 NEW SIGNAGE	1 ALLOW	600000	600000
6400 NEW SEATS	0 EA	150	0
6400 CLUB SEATS	0 EA	200	0
13000 ICE FLOOR AND EQUIPMENT EXISTING TO REMAIN			
13000 SCORE BOARDS	0 LS	4000000	0
SPECIALTIES AND EQUIPMENT TOTAL			1130000
VERTICAL TRANSPORTATION			
14200 ELEVATORS	0 EA	150000	0

14200 CAB ALLOWANCE	2 EA	25000	50000
14200 SERVICE ELEVATORS AT NEW SUITES	0 EA	150000	0
14200 ALLOW FOR REFURBISH OF EXISTING	2 EA	30000	60000
14200 ALLOW FOR REFURBISH CABS	2 EA	25000	50000
14200 ESCALATORS	8 EA	160000	1280000
14200 ADA UPGRADES	1 LS	500000	500000
VERTICAL TRANSPORTATION			1940000
FIRE PROTECTION			
15500 FIRE PROTECTION - COMPLETE	530000 SF	2.75	1457500
FIRE PROTECTION TOTAL			1457500
PLUMBING			
15400 NEW FIRE PROTECTION SERVICE	1 LS	100000	100000
15400 FIT-OUT SUITES	0 EA	5000	0
15400 REFURBISH TEAM AREA AND LOCKERROOM	0 SF	10	0
15400 REPLACE WATERCLOSETS/U RINALS	180 EA	1500	270000
15400 REPLACE LAVS	90 EA	1000	90000
15400 MODIFY PIPING FOR ABOVE	270 EA	1000	270000
15400 PIPE CONCESSIONS	0 EA	50000	0
15400 PIPE SERVICE AREAS FOR SUITES	0 EA	10000	0
15400 DOMESTIC WATER HEATERS	1 LS	250000	250000
15400 NEW AND REWORK OF EXISTING PIPING	530000 SF	0.5	265000
15400 ROOF DRAINS AND STACKS AT PODS	0 EA	2000	0
PLUMBING TOTAL			1245000
HEATING, VENTILATING & AIR CONDITIONING			
15600 REPLACE EXISTING AHU'S	600000 CFM	3.75	2250000
15600 NEW AHU'S FOR SUITES	CFM	3.25	0
15600 CHILLERS EXISTING			0
15600 COOLING TOWER EXISTING			0
15600 HOTWATER GENERATION EXISTING			0
15600 REPLACE EXISTING EXHAUST FANS	90000 CFM	1	90000
15600 NEW DUCTWORK	690000 LBS	5.2	3588000
15600 INSULATION	440000 SF	1.5	660000
15600 RE-INSULATE WHERE ASBESTOS IS REMOVED	1 LS	250000	250000
15600 NEW VALVING/PIPING HOOK-UPS	50 EA	10000	500000
15800 VAVS AT SUITES	0 EA	1500	0
15600 TERMINAL DEVICES	450 EA	1500	675000
15600 UNIT HEATERS	1 LS	500000	500000
15600 DIFFUSERS AND REGISTERS	3000 EA	150	450000
15600 NEW PUMPS	1 LS	250000	250000
15600 FIRE DAMPERS AND DUCT SPECIALITIES	1 LS	100000	100000
15833 COMMISSION AND TEST/BALANCE	1 LS	100000	100000
15900 CONTROLS	1 LS	800000	800000
HVAC TOTAL			10213000
ELECTRICAL			
16000 NEW DISTRIBUTION	530000 SF	4	2120000
16000 EMERGENCY POWER	530000 SF	0.75	397500
16000 POWER CONCESSION AREAS	0 EA	25000	0
15400 POWER SERVICE AREAS FOR SUITES	0 EA	10000	0
15400 POWER MOTORS AND EQUIPMENT	530000 SF	0.7	371000
16000 SUITE FIT-OUTS	0 SF	10	0
16000 NEW LIGHTING	530000 SF	5	2650000
16000 EXTERIOR LIGHTING	1 LS	250000	250000

16000 NEW ICE LIGHTING AND CONTROL	0 ALLOW	300000	0
16000 NEW SOUND SYSTEM	1 ALLOW	1000000	1000000
16000 FIRE ALARM,SYSTEM	530000 SF	1.5	795000
16000 DEVICES AND BRACH CIRCUITING	530000 SF	1	530000
16000 CABLE FOR MASTER TV	530000 SF	0.75	397500
16000 BROADCAST ACCOMODATIONS	0 LS	150000	0
16000 SECURITY SYSTEM	530000 SF	0.75	397500
16000 TELEPHONE/DATA AND POS RACEWAY	530000 SF	0.5	265000
16000 TELEPHONE/DATA AND POS WIRING	530000 SF	1.5	795000
16000 TELEDATA EQUIPMENT W/FF&E			
ELECTRICAL TOTAL			9968500
SITEWORK			
2000 UTILITES, LANDSCAPING, MARQUEE & PAVING	1 LS	5000000	5000000
SITEWORK TOTAL			5000000