

EXHIBIT J

ECOA Roof Repair/Replacement Options- Cost Estimates

	<u>Slate Roof (One Phase)</u>	<u>Slate Roof (Two Phase)</u>	<u>Faux Slate Roof</u>	<u>Dimensional Shingle Roof</u>
<u>Reroofing</u>				
Design	18,000	18,000	18,000	18,000
<u>Construction including Material and Installation</u>	<u>682,000</u>	<u>747,000</u>	<u>655,000</u>	<u>573,000</u>
Subtotal Reroofing	700,000	765,000	673,000	591,000
<u>Interior Restoration</u>				
Nave HVAC Reheat (for Humidity Control)	50,000	50,000	50,000	50,000
Estimated Ceiling Repair	250,000	250,000	250,000	250,000
Scaffold Rental	100,000	100,000	100,000	100,000
Wall Painting	50,000	50,000	50,000	50,000
Construction Observation	14,000	14,000	14,000	14,000
<u>Misc./Contingency</u>	<u>124,000</u>	<u>124,000</u>	<u>124,000</u>	<u>124,000</u>
Subtotal Interior Restoration	588,000	588,000	588,000	588,000
TOTAL REROOFING AND RESTORATION ESTIMATE	1,288,000	1,353,000	1,261,000	1,161,000

ECOA Roof Repair/Replacement Options- Information

Option Warranty	50+ years	Product has only been in service 20 yrs. But MIGHT be 50 Years	Typically 30 Yrs. Although some claim up to 50 Yrs.
Option Pros	Historically Accurate Naturally Green Product Appropriate for ECOA-a Landmark Bldg. Fade Resistant Most Fire and Insect Resistant Better Wind Resistance Lowest Life cycle cost	Look Similar to Slate Can be a Green Product Quicker to install than slate as can use nail gun Doesn't suffer as much damage from hail as other systems Moderate cost	Least Expensive Option Easiest and quickest to Install
Option Cons	Most Expensive Option Brittle- can break if walk on Slower and harder to install	Fades more quickly Potentially higher insurance than slate	Does not reflect character or historic nature of existing landmark structure Potentially higher insurance than slate Hail Will Damage More easily Higher life cycle cost Requires Different Underlayment than Existing Structure