

The University of Toledo



JUN 23 1983

2801 W. Bancroft Street
Toledo, Ohio 43606

Office of the Vice President
for Business Affairs
(419) 537-2581

June 23, 1983

To: President Glen R. Driscoll

Subject: 3257 W. Bancroft

Here is the report of Normand Associates on the costs of renovating the property at Bancroft and Secor. It reviews the costs to repair the building and bring it up to code requirements for three different types of use.

In addition to the construction costs projected, provision must be made for architect's fees, permits, advertising, bid documents, and other miscellaneous expenses, in an amount estimated at about \$20,000 for each option.

Further, the report does not include the cost of a driveway to improve vehicular access and limited parking for staff, at an estimated cost of \$20,000.

The total project cost for the three options:

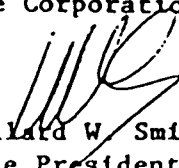
	<u>Classroom Use</u>	<u>Guest House</u>	<u>Office Use</u>
Construction cost	\$ 222,050	129,025	137,825
Fees and miscellaneous	20,950	19,975	20,175
Driveway, parking	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
Total	\$ <u>265,000</u> *	<u>169,000</u>	<u>178,000</u>

* This could be reduced to \$196,000 by eliminating an elevator, toilet facilities for handicapped, and exterior stair to basement.

The prices used in this report are based on several actual contracts for similar work in recent months handled by Normand Associates.

The Normand report addresses the zoning issue to a greater degree than is probably necessary. Our legal counsel has advised that the University is not governed by the City of Toledo zoning code. Nevertheless, we must be sensitive to neighborhood opinion and political realities.

It is my opinion that it would be difficult to justify expending the amount of money projected for any of these uses, which would suggest that we advise the Corporation that it consider other use or disposition of the property.


Willard W. Smith
Vice President for Business Affairs

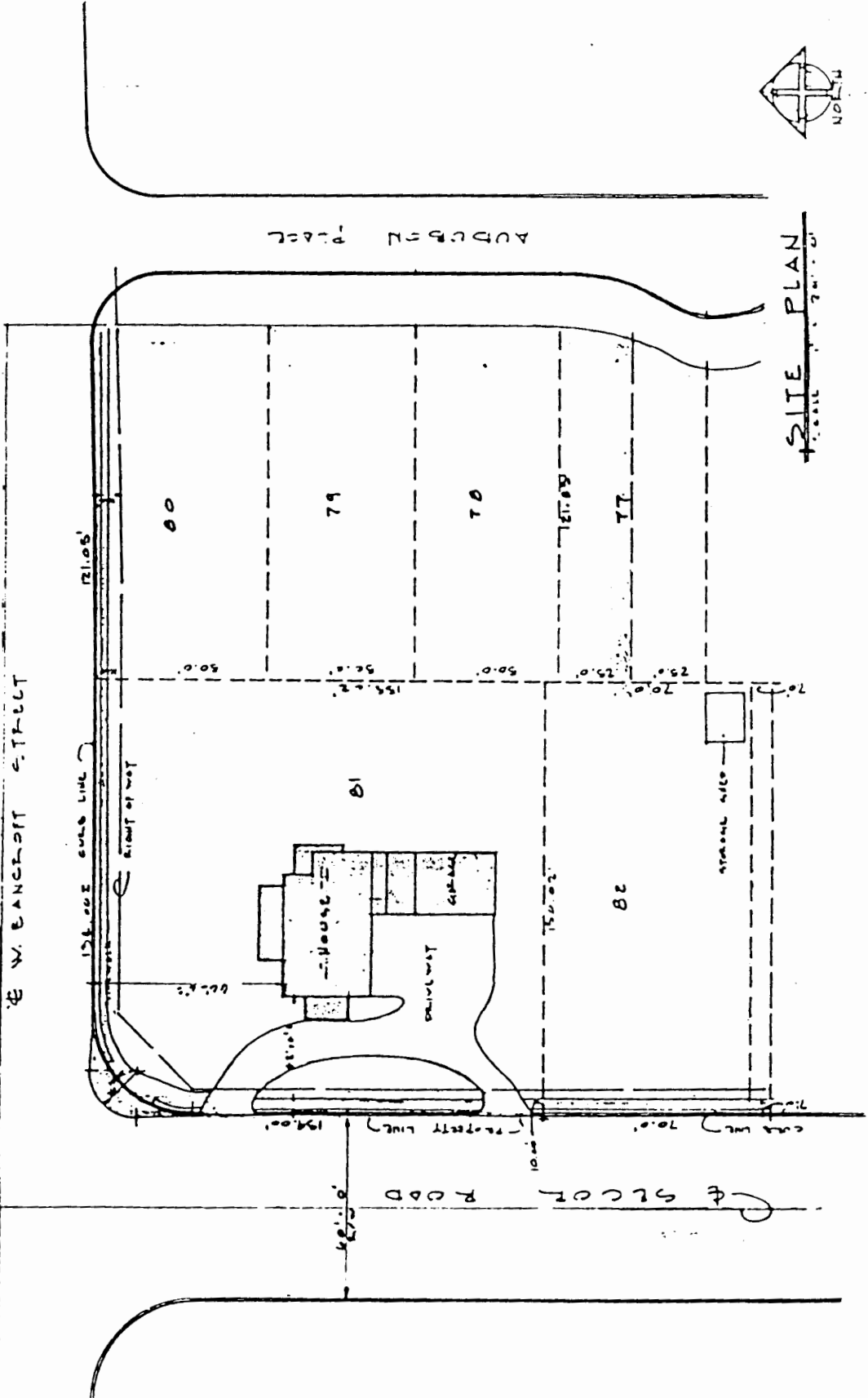
cc: Dick VanLandingham

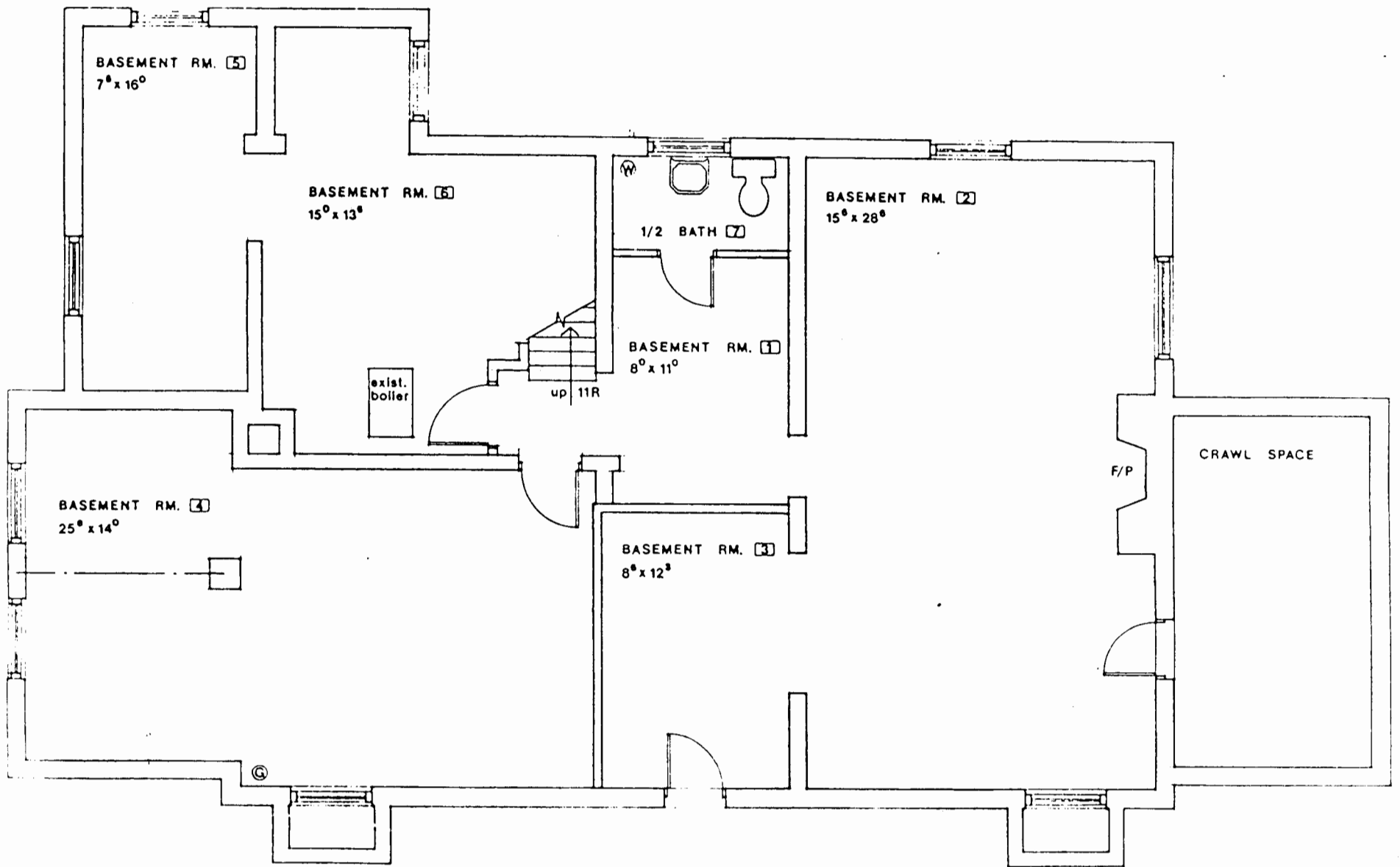


SITE PLAN

ADDRESS PLACE

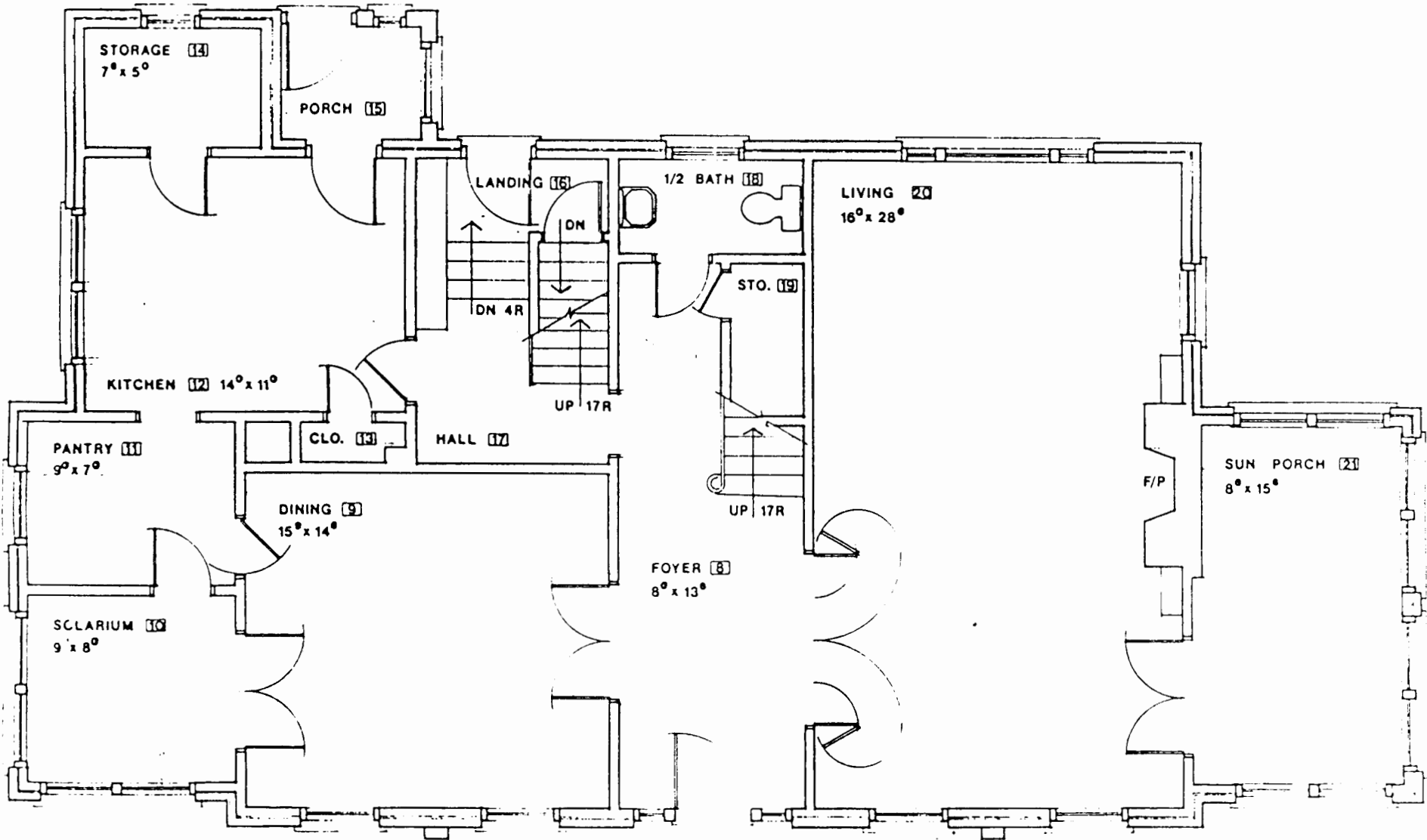
E W BANCROFT STREET





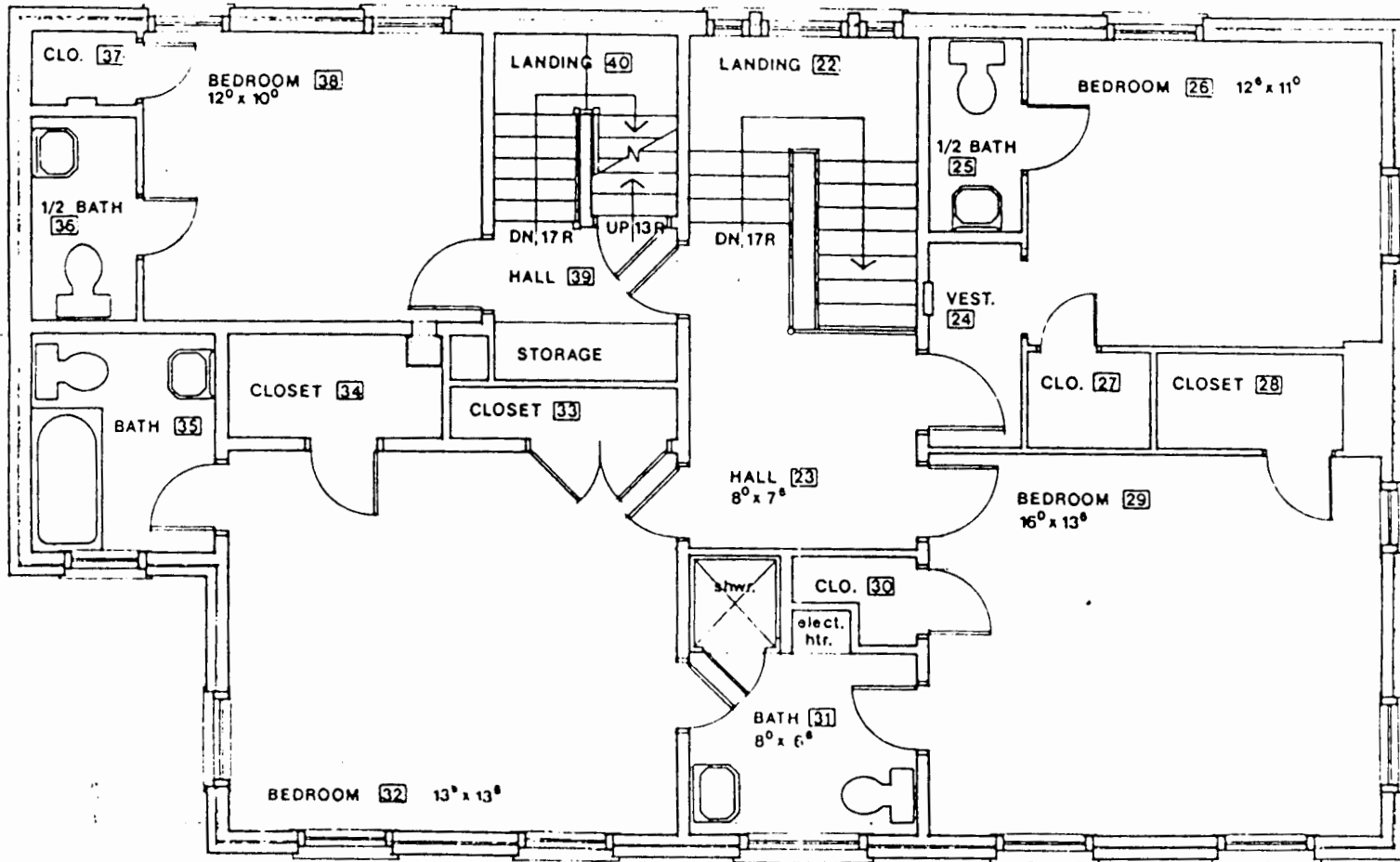
BASEMENT PLAN (Existing)

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN (Existing)

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN (Existing)

SCALE 1/4" = 1'-0"