



31

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

September 7, 2005

Mayor Mark D. Boughton
Members of the Common Council

Re: Application for Deferral of Assessment Increases
Praxair, Inc. – 39 Old Ridgebury Road

The Common Council Committee appointed to review the application for deferral of assessment increases for Praxair, Inc. met on August 16, 2005 at 7:00 P.M. in the Third Floor Caucus Room in City Hall. In attendance were committee members Nolan, Nagarsheth and Saadi. Also in attendance were Mayor Mark Boughton, Director of Finance Dena Diorio, Director of Planning Dennis Elpern, Assistant Corporation Counsel Les Pinter, Edward Durkin from Praxair and Council Members Saracino, Teicholz, Diggs, Urice, Seabury and McMahon, ex-officio.

Mr. Elpern said the request is for \$12,500,000 for seven years. It is for renovation of office space and meets all the eligibility requirements. Mayor Boughton said Praxair has signed a lease until 2015. Ms. Diorio said lost revenue would be \$1,400,000 over the seven years. Mr. Durkin said Praxair is a 6.8 billion dollar business with 425 people at the site. It brings much to the community in that it uses Danbury Airport, entertains people and brings people in and out of the community.

Mr. Saadi asked if construction is underway? Mr. Durkin said they have a demolition permit and obtained a construction permit two weeks ago. Contracts have been signed with Pavarini. Mr. Durkin said there would be some new space and some renovation of existing space. They will end up with less offices, but accommodations for more people. Mr. Saadi asked if breakout costs could be provided prior to the September Common Council Meeting? Mr. Durkin said he would provide that. Mr. Nolan said they are looking for general renovation costs versus facility upgrade. Mr. Nagarsheth asked if there are two five-year options on the lease that was signed until 2015. Mr. Durkin said that was correct and there are no options to terminate.

Mr. Nagarsheth made a motion to recommend approval of the application for deferral of assessment increase for Praxair, Inc. at 30 Old Ridgebury Road. Seconded by Mr. Nolan. Motion carried with Mr. Nolan and Mr. Nagarsheth voting yes and Mr. Saadi voting no.

Respectfully submitted,

VINCENT P. NOLAN, Chairman

SHAILESH NAGARSHETH

THOMAS SAADI

August 17, 2005

Mr. Vincent P. Nolan, Jr.
City of Danbury
President, Common Council
155 Deer Hill Avenue
Danbury, CT 06810

Re: Capital Cost Detail

Dear Mr. Nolan:

Enclosed you will find a worksheet from Praxair's design group, Baumann Studios, LLC which details all of the cost associated with our renovation. I believe that this document will address Mr. Saadi's request. However, if additional data is required, simply telephone me at 203-837-2121 and I will provide whatever is necessary.

Please note that the enclosed document does not reflect the cost associated with our Data Center (approximately \$1.6 Million). You will recall that said facility will remain in Danbury, but I am still in negotiations with the Lessor and thus we have temporarily removed the Capital Cost from the project. Once the lease negotiations are finalized, we will move forward with the expenditure.

Once again, on behalf of Praxair, I thank you and the Council for your time and consideration.

Sincerely,



Edward R. Durkin
Director, Corporate Real Estate

ERD:ifg
Enc.



39 Old Ridgebury Road
Danbury CT

Project No.: P10302
Date: 7.28.05



CAPITAL COST LOG - TENANT IMPROVEMENTS

Item	Description	Issued	Approved	PAVARINI	BAUMANN BUDGET	DIFFERENCE
CONSTRUCTION	TENANT IMPROVEMENT CONSTRUCTION COST					
	LIGHTING PACKAGE; 4th, 3rd, 2nd, 1st Floors	5.24.05	5.24.05	\$688,939.00	\$1,188,985.00	\$500,046.00
	CARPET			\$526,888.52	\$843,863.83	\$316,975.31
	FLOORING & INSTALLATION			\$198,879.00	inc. in above	(\$198,879.00)
	DEMOLITION			\$373,748.00	\$344,708.00	(\$29,040.00)
	ELECTRICAL			\$709,633.00	\$163,281.15	(\$546,351.85)
	DRYWALL & CEILINGS			\$833,553.00	\$459,624.55	(\$373,928.45)
	HVAC			\$102,217.00	\$22,900.00	(\$79,317.00)
	PAINTING & WALLCOVERING			\$373,533.00	\$437,600.90	\$64,067.90
	GLASS & GLAZING			\$104,580.00	\$8,820.00	(\$95,760.00)
	WOODWORK & MILLWORK			\$66,719.00	\$113,345.00	\$46,626.00
	DOORS FRAMES & HDWARE			\$51,914.00	\$172,890.00	\$120,976.00
	PERMITS			\$80,243.00	\$39,319.38	(\$40,923.62)
	FABRIC PANELS			\$0.00	\$0.00	\$0.00
	PLUMBING			\$1,975.00	\$24,000.00	\$22,025.00
	FIRE PROTECTION			\$0.00	\$21,704.55	\$21,704.55
	CERAMIC TILE FLOORING			\$0.00	inc. in above	
						(\$271,779.16)
					\$3,841,042.36	
					\$192,052.12	\$192,052.12
					\$4,033,094.48	
					\$201,654.72	\$201,654.72
	Baumann Contingency				\$387,744.24	\$387,744.24
	Baumann Misc. Total				\$253,669.30	
	TOTAL CONSTRUCTION			\$4,112,821.52	\$4,876,162.74	\$509,671.92
FURNITURE	Private Office - includes Guest Chair & Desk Chairs	5.31.05	6.1.05	\$2,823,011.25		
	Tax @ Private Office / Conn. 6%-			\$169,380.68		
	Conference Room Seating	5.31.05	6.1.05	\$266,315.50		
	Tax @ Conf. Room / Conn. 6%-			\$15,978.93		
	Conference Room Furniture	5.31.05	6.1.05	\$203,703.28		
	Tax @ Conf. Room / Conn. 6%-			\$12,222.20		
	Workstations throughout	5.31.05	6.1.05	\$328,987.47		

	Tax @ Worksta. / Conn. 6%-		Capit	\$19,739.25		
	High Density Filing	7.28.05	7.28.05	\$209,580.00		
	Tax @ HD FILING / Conn. 6%-			\$12,574.80		
	Sawyer's Office					
	Malfitano's Office					
	Breedlove's Office					
TOTAL FURNITURE				\$4,061,493.35	\$4,065,493.65	\$4,000.30
EQUIPMENT	LOW VOLTAGE			\$443,426.00	\$700,000.00	\$256,574.00
	SECURITY SYSTEMS			\$0.00	\$0.00	
	AUDIO VISUAL			\$655,163.00	\$310,000.00	(\$345,163.00)
	STRUCTURAL STEEL			\$118,620.00	\$0.00	(\$118,620.00)
	MOVE PACKAGE			\$0.00	\$148,099.00	
CONSULTANT FEES						
	Architectural			\$399,903.00	\$399,903.00	
	Reimbursables			\$0.00	\$47,776.75	
	MEP Engineering			\$188,500.00	\$155,260.70	(\$33,239.30)
	Structural Engineering		To be verified	\$15,000.00	\$0.00	(\$15,000.00)
	Local Architect Stamping			\$0.00	\$19,110.70	
CONTINGENCY				\$0.00	\$191,107.00	\$191,107.00
Artwork						
Signage						
ADJUSTED TOTAL				\$9,994,926.87	\$10,912,913.54	\$449,330.92
Budget as of 4.15.05 (without Data Center)			\$10,912,913.54			\$917,986.67