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Gleeds New York

Client: The Stahl Organization

Project: Market Rehab Scheme - Revision 2

Title: Conceptual Estimate of Probable Cost

Date: August 27, 2012

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**The Stahl Organization - 429 East 64th Street & 430 East 65th Street
Market Rehab Scheme – Narrative 08.27.12**

INTRODUCTION

This report provides an estimate of probable cost for the renovations and upgrades to two rent stabilized apartment buildings: 429 East 64th Street and 430 East 65th Street. This report has been prepared for Stahl Real Estate Company. The estimate provides an estimate of probable cost to make these apartments more leasable. Work includes upgrades to meet minimum code requirements for occupancy plus additional upgrades including new electrical and plumbing risers and window replacement.

PROJECT DESCRIPTION

The two buildings are located on York Avenue between 64th and 65th street in Manhattan. The two buildings were both built pre-World War I. Both buildings are six stories tall and contain two, three and four room apartments.

BASIS OF ESTIMATE

We have continued our previous assumptions of there currently being 110 vacant apartments in the two buildings. These include 47 two room, 60 three room and three (3) four room apartments. The level of refurbishment varies by apartment, but in an effort to classify the renovations, four (4) levels of refurbishment. Gleeds (ProjectConsult) had conducted two walkthroughs previously and surveyed a sampling of each size apartment for each renovation level at each building. An additional walkthrough was conducted July 2012 to review elevator location feasibility.

The estimate assumes union labor in New York City. Prices reflect 2009 labor and material. This estimate assumes only vacant apartment (110 units) would be renovated. The exception to this would be sprinkler piping and new MEP risers. Because of the nature of the units and the four cores, material handling and storage for construction is limited. This includes carrying material up a maximum of six flights (no external material hoist costs are included). This extra ordinary material handling is address by an additional premium in each unit rate.

BASIS OF UNIT COSTS

Unit pricing include 1) material costs, 2) taxes, 3) delivery, 4) onsite material handling and storage, 5) labor costs including hourly rate, union fringe benefits, insurances, taxes and 6) subcontractor general conditions, overhead, taxes and profit. Because of the nature of the units and the four cores, material handling and storage for construction is limited. This includes carrying material up a maximum of six flights (no external material hoist costs are included). This extra ordinary material handling is address by an additional premium in each unit rate.

Additionally unit rates are composites of work items as seen in the examples below:

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- 1) New Door – costs includes
 - a. the door, frame and hardware material costs including taxes and delivery
 - b. the labor cost to install the door, frame and hardware
 - c. labor and material allowance for the reframing of the door opening
 - d. an allowance for material handling at site including premium for walk-up
 - e. subcontractor markups including General Conditions, insurances, profit
- 2) New Electrical outlet
 - a. The material cost, including taxes and delivery, for the electrical device, the electrical back-box, the device cover and the wiring back to the electrical panel
 - b. The labor cost to install the electrical device, the electrical back-box, the device cover and the wiring back to the electrical panel
 - c. an allowance for material handling at site including premium for walk-up
 - d. subcontractor markups including General Conditions, insurances, profit
- 3) New water closet
 - a. The material cost, including taxes and delivery, for the water closet, water supply valve, water supply tubing
 - b. The material cost, including taxes and delivery, for rough-in material including water and waste pipe and fittings
 - c. The labor cost for the installation of water closet rough-in
 - d. The labor cost for water closet install
 - e. an allowance for material handling at site including premium for walk-up
 - f. subcontractor markups including General Conditions, insurances, profit

The following is the scope of work anticipated.

Site work:

- Asphalt curbing
- Courtyard concrete
- Exterior lighting
- Drainage – replacement of drain grate and cleaning/repair as necessary, underground storm piping
- Planting

Core and Shell:

- A total of 269 large windows to be installed, including change to masonry opening and loose lintel
- A total of 48 small windows to be installed
- New incoming electrical service

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- New Electrical risers and panels (one main and four distribution panels per core)
- New heat timers
- New incoming electrical service
- New Electrical risers and panels (one main and four distribution panels per core)
- New 4" metered domestic water service with backflow preventer
- New Plumbing risers (domestic cold & hot water, sanitary and vent stacks)
- New storm risers
- No roof replacement
- New Gas riser
- New heat timers
- New gas fired domestic hot water heaters for each building
- Sprinkler riser and distribution
- Stairwell standpipes
- Repair of exiting fire escapes
- Prime and Painting of common interior spaces
- New common area lighting
- New cellar and bulkhead lighting
- No corridor ventilation system. Existing fenestration.
- No bathroom ventilation system. Existing fenestration.
- Prime and painting of all existing miscellaneous metals (fire escapes/window bars)

Apartments – Level 1

- Re-grouting at bathrooms
- New kitchens with required appliances
- Sanding and Sealing of existing wood flooring
- 20% repair of plaster ceilings
- 20% repair of plaster partitions
- New electrical panel and distribution
- New lighting
- New interior doors
- 20% finish carpentry repairs (base and moldings)
- Prime and Paint

Apartments – Level 2

- New bathrooms with required fixtures
- New kitchens with required appliances

**The Stahl Organization - 429 East 64th Street & 430 East 65th Street
Market Rehab Scheme – Narrative 08.27.12**

- 20% repair of existing wood flooring
- Sanding and Sealing of wood flooring
- 40% repair of plaster ceilings
- 40% repair of plaster partitions
- New electrical panel and distribution
- New lighting
- New interior doors
- 40% finish carpentry repairs (base and moldings)
- Prime and Paint

Apartments – Level 3

- New bathrooms with required fixtures
- New kitchens with required appliances
- 60% repair of existing wood flooring
- Sanding and Sealing of wood flooring
- 60% repair of plaster ceilings
- 60% repair of plaster partitions
- New electrical panel and distribution
- New lighting
- New interior doors
- 60% finish carpentry repairs (base and moldings)
- New radiators
- Prime and Paint

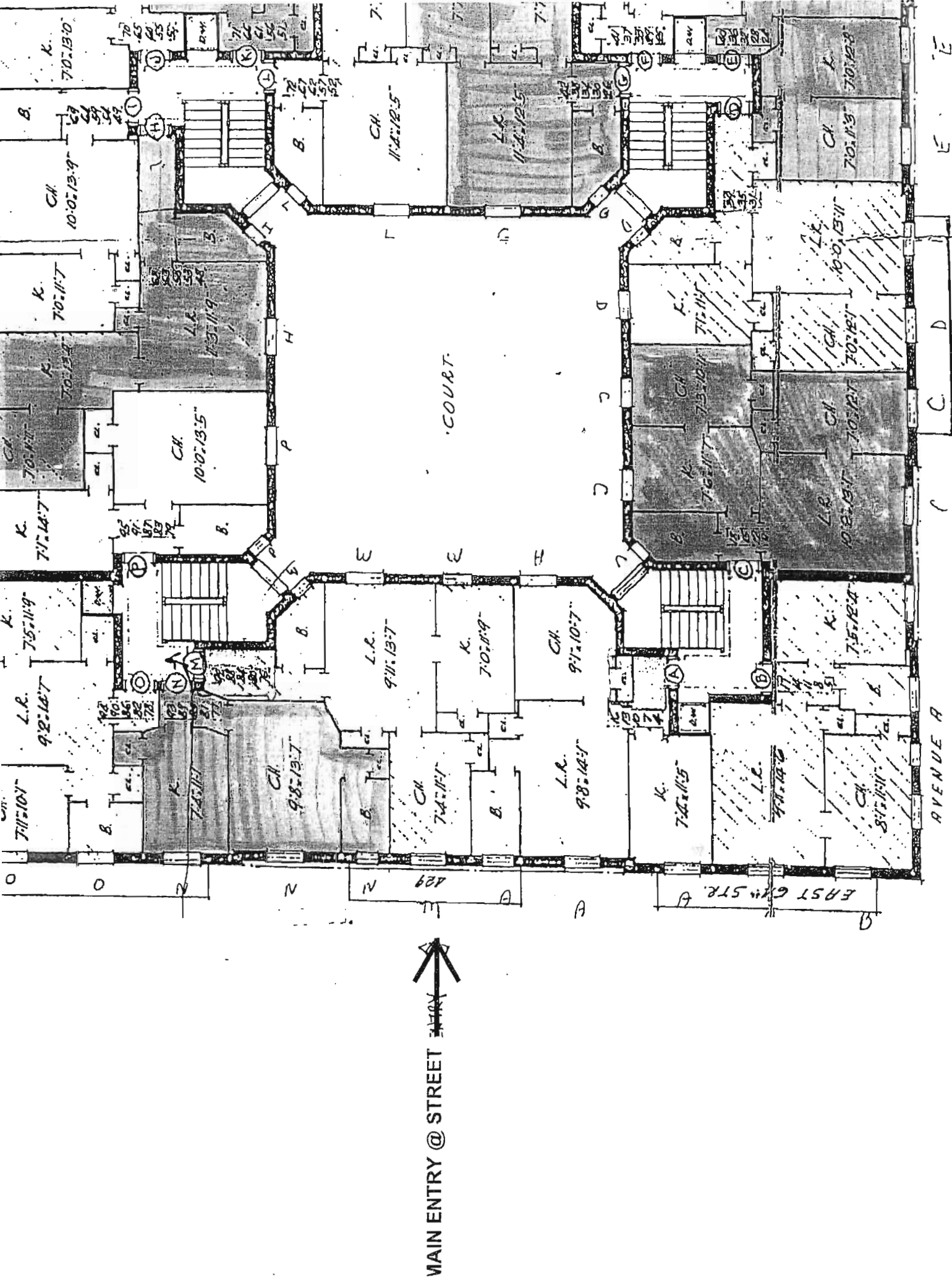
Apartments – Level 4

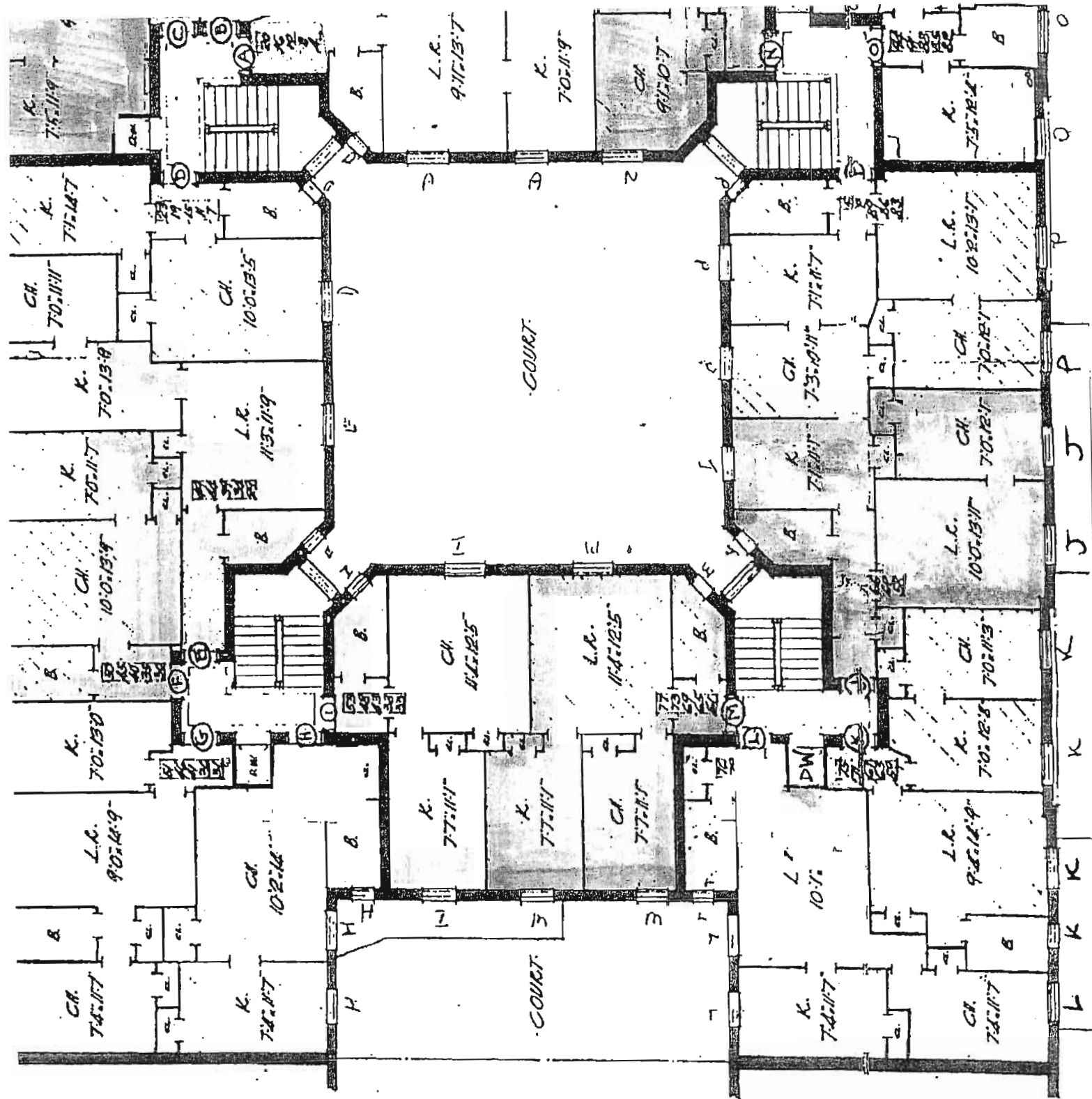
- New bathrooms with required fixtures
- New kitchens with required appliances
- new wood flooring
- 100% new GWB ceilings
- 100% new GWB partitions
- New electrical panel and distribution
- New lighting
- New interior doors
- 100% new finish carpentry repairs (base and moldings)
- New Radiators
- Prime and Paint

**The Stahl Organization - 429 East 64th Street & 430 East 65th Street
Market Rehab Scheme – Narrative 08.27.12**

Gleeds NY (ProjectConsult) was previously provided a matrix of the two buildings indicating the vacant units and the renovation level for each unit (see attached Exhibit 1). Gleeds (ProjectConsult) had conducted two walkthroughs previously and surveyed a sampling of each size apartment for each renovation level at each building. Based on these walkthroughs, ProjectConsult has produced sketches of these apartments and annotated these sketches with work to be completed. These sketches are supported by photos. ProjectConsult inspected 14 different apartments (8 in 429 East 64th Street and 6 in 430 East 65th Street). Exhibit 2 provides the sketches and photos which formed the basis of the estimate attached.

The scope of the estimate is limited to work required to bring each apartment up to minimum code for occupancy plus improvements to make apartments more leasable including window replacement and MEP risers . Not included is 1) Air Conditioning, 2) Asbestos abatement, 3) structural corrections, 4) Fire Alarm Systems (other than smoke detectors), 5) ventilation systems or exterior work other than window replacement





York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Apartment Renovation Budgets
 Market Rehab Scheme
 Cost Summary



Description	# of Units	Unit Estimated	Estimate cost per Unit	Total Estimated Costs
			\$	\$
BUILDING 429 (429 East 64th Street)				
Two Room Apartments (total quantity vacant apartments - 29 units)				
Level 1 Refurbishment	1	6E	\$ 36,091	\$ 36,091
Level 2 Refurbishment	9	2B	\$ 43,200	\$ 388,800
Level 3 Refurbishment	17	1L	\$ 49,200	\$ 836,400
Level 4 Refurbishment	2	6N	\$ 50,900	\$ 101,800
Three Room Apartments (total quantity vacant apartments - 28 units)				
Level 1 Refurbishment	4	4D	\$ 40,300	\$ 161,200
Level 2 Refurbishment	7	2O	\$ 50,700	\$ 354,900
Level 3 Refurbishment	15	1G	\$ 59,100	\$ 886,500
Level 4 Refurbishment	2	2M	\$ 68,100	\$ 136,200
Four Room Apartments (total quantity vacant apartments - 3 units)				
Level 1 Refurbishment	2		\$ 44,300	\$ 88,600
Level 3 Refurbishment	1	1C	\$ 65,700	\$ 65,700
TOTAL ESTIMATED COST APARTMENTS				\$ 3,056,191
TOTAL ESTIMATED COST COMMON AREAS	6		\$ 33,083	\$ 198,498
TOTAL ESTIMATED COST GENERAL REQUIREMENTS				\$ 327,562
TOTAL ESTIMATED COST MECHANICAL				\$ 1,896,068
TOTAL ESTIMATED COST FIRE PROTECTION				\$ 797,941
TOTAL ESTIMATED COST ELECTRICAL				\$ 590,933
WINDOW REPLACEMENT				\$ 859,345
TOTAL ESTIMATED COST 429 EAST 64th STREET				\$ 7,726,539
ALLOW FOR DESIGN CONTINGENCY			15% \$	1,158,981
TOTAL COST 429 EAST 64th STREET				8,885,520

York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Apartment Renovation Budgets
 Market Rehab Scheme
 Cost Summary



BUILDING 430 (430 East 65th Street)					
Two Room Apartments (total quantity vacant apartments - 18 units)					
Level 1 Refurbishment	1	1F	\$	36,091	\$ 36,091
Level 2 Refurbishment	5	2B	\$	43,200	\$ 216,000
Level 3 Refurbishment	12	1L	\$	49,200	\$ 590,400
Three Room Apartments (total quantity vacant apartments - 31 units)					
Level 2 Refurbishment	4	3G	\$	50,700	\$ 202,800
Level 3 Refurbishment	26	1J	\$	59,100	\$ 1,536,600
Level 4 Refurbishment	1	6O	\$	68,100	\$ 68,100
Four Room Apartments (total quantity vacant apartments - 1 units)					
Level 3 Refurbishment	1	4P	\$	65,700	\$ 65,700
TOTAL ESTIMATED COST APARTMENTS				\$	2,715,691
TOTAL ESTIMATED COST COMMON AREAS				\$	198,498
TOTAL ESTIMATED COST GENERAL REQUIREMENTS				\$	327,562
TOTAL ESTIMATED COST MECHANICAL				\$	1,896,068
TOTAL ESTIMATED COST FIRE PROTECTION				\$	797,941
TOTAL ESTIMATED COST ELECTRICAL				\$	590,933
WINDOW REPLACEMENT				\$	859,345
TOTAL ESTIMATED COST 430 EAST 65th STREET				\$	7,386,039
ALLOW FOR DESIGN CONTINGENCY				15% \$	1,107,906
TOTAL COST 430 EAST 65th STREET					8,493,945
TOTAL					17,379,464

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate

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#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
BUILDING 429						
Apt 1C - 4 rooms - LEVEL 3		429	SF			
Demo						
Remove partition (toilet)		8	LF	4.26	34	
Base wood trim - 60%		92	LF	0.52	48	
Remove wood flooring - 60%		190	SF	1.82	345	
Remove VCT flooring - kitchen		83	SF	1.04	86	
Remove CT - floor		30	SF	1.56	47	
Remove doors - entry & interiors		4	EA	115.00	460	
Remove doors - closet		2	EA	95.00	190	
Remove fuse box		1	EA	200.00	200	
Remove kitchen base / wall cabinets		12	LF	12.60	153.34	
Remove toilet accessories		1	LS	50.00	50.00	
Remove toilet fixtures						
-WC		1	EA	125.00	125	
- Lav		1	EA	125.00	125	
- Tub		1	EA	225.00	225	
Remove medicine cabinet		1	EA	30.00	30.00	
Remove toilet millwork		1	LS	35.00	35.00	
Remove kitchen sink		1	EA	125.00	125.00	
Remove light fixtures		5	EA	45.00	225.00	
Remove existing radiator		3	EA	60.00	180.00	
Remove existing appliances		2	EA	35.00	70.00	
Remove miscellaneous millwork at closet		2	LS	60.00	120.00	
Remove existing outlets & switches		429	SF	0.90	386.10	
Miscellaneous demo		429	SF	0.50	214.50	
Miscellaneous disposal		429	SF	0.65	278.85	
New work						
Clean apartment		-	SF	1.00	-	
New GWB partition		64	SF	9.25	592.00	
Patch existing partition for MEP work / existing damaged		1	LS	400.00	400.00	
Repair existing plaster partition - 60%		923	SF	5.00	4,617.00	
Ptd Walls		1,539	SF	1.05	1,615.95	
Repair plaster ceiling - 60%		257	SF	9.50	2,445.30	
Ptd ceiling		429	SF	1.25	536.25	
Wood flooring - 60%		190	SF	16.00	3,033.60	
Refinish wood floor		126	SF	2.75	347.60	
New VCT - kitchen		83	SF	3.75	311.25	
New wood base - 60%		92	LF	7.94	733.43	
New Doors						
New entry door		1	EA	1,550.00	1,550.00	
New interior door		3	EA	1,250.00	3,750.00	
New closet door		2	EA	1,100.00	2,200.00	
Ptd existing / new doors		6	EA	75.00	450.00	
Miscellaneous millwork at closet		2	LS	650.00	1,300.00	
New apartment sign		1	EA	115.00	115.00	
Toilet						
CT floor		30	SF	14.00	420.00	
CT base		20	SF	14.00	280.00	
CT wall		79	SF	14.00	1,106.00	
New toilet accessories		1	EA	200.00	200.00	
New medicine cabinet, lighted		1	EA	409.25	409.25	
Kitchen						
New kitchen base cabinet		6	LF	375.00	2,250.00	
New kitchen wall cabinet		7	LF	395.00	2,828.20	
New kitchen sink - including rough-in		1	EA	950.00	950.00	
New un-vented range hood		1	EA	400.00	400.00	

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#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	7	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	6	EA	150.00	900.00	
	New radiator	4	EA	317.50	1,270	
	Connection to radiator (see MEP & electrical)	4	EA	0.00	-	
	Repaint existing radiator	-	EA	45.00	-	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	15	EA	275.00	4,125.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	6	EA	275.00	1,650.00	
	New smoke detector	4	EA	325.00	1,300.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					53,500
	GC & Overhead and Profit	21%				11,235
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					65,700

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 1G - 3 rooms - LEVEL 3						
	Demo	373	SF			
	Remove partition (toilet)	8	LF	4.26	34.08	
	Base wood trim - 60%	79	LF	0.52	40.87	
	Remove wood flooring - 60%	153	SF	1.82	278.46	
	Remove VCT flooring	90	SF	1.04	93.60	
	Remove CT - floor	29	SF	1.56	45.24	
	Remove doors - entry & interiors	2	EA	115.00	230.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	5	EA	45.00	225.00	
	Remove kitchen base / wall cabinets	12	LF	12.60	153.34	
	Remove existing appliances	2	EA	35.00	70.00	
	Remove existing radiator	3	EA	60.00	180.00	
	Remove miscellaneous millwork at closet	2	LS	60.00	120.00	
	Remove existing outlets & switches	373	SF	0.90	335.70	
	Miscellaneous demo	373	SF	0.50	186.50	
	Miscellaneous disposal	373	SF	0.65	242.45	
New work						
	Clean apartment	-	SF	1.00	-	
	New GWB partition	64	SF	9.25	592.00	
	Patch existing partition for MEP work / existing damaged	1	LS	400.00	400.00	
	Repair plaster partition - 60%	878	SF	5.00	4,392.00	
	Ptd Walls	1,464	SF	1.05	1,537.20	
	Repair plaster ceiling - 60%	224	SF	9.50	2,126.10	
	Ptd ceiling	373	SF	1.25	466.25	
	New wood flooring - 60%	153	SF	16.00	2,448.00	
	Refinish wood floor	102	SF	2.75	280.50	
	New VCT - kitchen	90	SF	3.75	337.50	
	New wood base - 60%	79	LF	7.94	623.89	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	2	EA	1,250.00	2,500.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	5	EA	75.00	375.00	
	Miscellaneous millwork at closet	2	LS	650.00	1,300.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	CT floor	29	SF	14.00	406.00	
	CT base	21	SF	14.00	294.00	
	CT wall	83	SF	14.00	1,162.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	4	LF	375.00	1,312.50	
	New kitchen wall cabinet	7	LF	395.00	2,828.20	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

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 Apartment Renovation Budgets
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 Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	6	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	New radiator	4	EA	317.50	1,270	
	Connection to radiator (see MEP & electrical)	4	EA	0.00	-	
	Repaint existing radiator	-	EA	45.00	-	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	9	EA	275.00	2,475.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					47,052
	GC & Overhead and Profit	21%				9,881
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					57,898

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Detail Estimate

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#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 1L - 2 rooms - LEVEL 3						
		284	SF			
Demo						
	Remove partition (toilet)	8	LF	4.26	34.08	
	Base wood trim - 60%	56	LF	0.52	29.02	
	Remove wood flooring - 60%	98	SF	1.82	178.00	
	Remove VCT flooring - kitchen	91	SF	1.04	94.64	
	Remove CT - floor	29	SF	1.56	45.24	
	Remove CT - walls	90	SF	1.56	140.40	
	Remove doors - entry & interiors	2	EA	115.00	230.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	3	EA	45.00	135.00	
	Remove existing radiator	3	EA	60.00	180.00	
	Remove kitchen base / wall cabinets	11	LF	12.60	138.60	
	Remove existing appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork at closet	2	LS	60.00	120.00	
	Remove existing outlets & switches	284	SF	0.90	255.60	
	Miscellaneous demo	284	SF	0.50	142.00	
	Miscellaneous disposal	284	SF	0.65	184.60	
New work						
	Clean apartment	-	SF	1.00	-	
	New GWB partition	64	SF	9.25	592.00	
	Repair partition around new window	-	LF	15.00	-	
	Patch existing partition for MEP work / existing damaged	1	LS	200.00	200.00	
	Repair plaster partition - 60%	549	SF	5.00	2,746.80	
	Ptd Walls	916	SF	1.05	961.38	
	Repair plaster ceiling - 60%	170	SF	9.50	1,618.80	
	Ptd ceiling	284	SF	1.25	355.00	
	New wood flooring - 60%	98	SF	16.00	1,564.80	
	Refinish wood floor	65	SF	2.75	179.30	
	New VCT - kitchen	91	SF	3.75	341.25	
	New wood base - 60%	56	LF	7.94	442.91	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	1	EA	1,250.00	1,250.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	4	EA	75.00	300.00	
	Miscellaneous millwork at closet	2	LS	650.00	1,300.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	New CT floor	29	SF	14.00	406.00	
	New CT base	21	LF	14.00	294.00	
	New CT walls	83	SF	14.00	1,162.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	6	LF	375.00	2,062.50	
	New kitchen wall cabinet	6	LF	395.00	2,172.50	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

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#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	5	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	4	EA	150.00	600.00	
	New radiator	4	EA	317.50	1,270	
	Connection to radiator (see MEP & electrical)	4	EA	0.00	-	
	Repaint existing radiator / cover	1	EA	45.00	45.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	6	EA	275.00	1,650.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	4	EA	275.00	1,100.00	
	New smoke detector	2	EA	325.00	650.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					39,832
	GC & Overhead and Profit	21%				8,365
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					49,162

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 2M - 3 rooms - LEVEL 4						
		380	SF	Apartment had a fire and gutted		
Demo						
	Remove gwb partition	61	LF	4.26	259.86	
	Base wood trim	150	LF	0.52	78.00	
	Remove wood flooring - 100%	272	SF	1.82	495.04	
	Remove VCT flooring - kitchen	84	SF	1.04	87.36	
	Remove CT - floor	28	SF	1.56	43.68	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-W/C	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove existing radiator	3	EA	60.00	180.00	
	Remove existing appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork at closet	2	LS	60.00	120.00	
	Miscellaneous demo	380	SF	0.50	190.00	
	Miscellaneous disposal	380	SF	0.65	247.00	
New work						
	Clean apartment		SF	1.00	-	
	New GWB partition	492	SF	9.25	4,551.00	
	New exterior furring	877	SF	6.85	6,004.03	
	Ptd Walls	1,573	SF	1.05	1,651.65	
	Repair plaster ceiling	-	SF	9.50	-	
	Ptd ceiling	380	SF	1.25	475.00	
	New wood flooring -100%	272	SF	11.00	2,992.00	
	Refinish wood floor	-	SF	2.75	-	
	New VCT - kitchen	84	SF	3.75	315.00	
	New wood base - 100%	150	LF	7.94	1,190.63	
	New GWB Ceiling	380	SF	10.50	3,990.00	
	New Doors					
	New interior door	2	EA	1,250.00	2,500.00	
	New closet door	3	EA	1,100.00	3,300.00	
	Ptd existing / new doors	6	EA	75.00	450.00	
	Miscellaneous millwork at closet	3	LS	650.00	1,950.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	New CT floor	28	SF	14.00	392.00	
	New CT base	19	LF	14.00	266.00	
	New CT walls	32	SF	14.00	448.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	5	LF	375.00	1,875.00	
	New kitchen wall cabinet	5	LF	395.00	1,975.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Apartment Renovation Budgets
 Market Rehab Scheme
 Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	7	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	New radiator	3	EA	317.50	953	
	Connection to radiator (see MEP & electrical)	3	EA	0.00	-	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New duplex receptacle - including Circuitry	12	EA	275.00	3,300.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					55,474
	GC & Overhead and Profit	21%				11,650
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					68,089

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 2O - 3 rooms - LEVEL 2						
Demo						
	Remove partition (toilet)	8	LF	4.26	34.08	
	Base wood trim - 40%	56	LF	0.52	29.33	
	Remove wood flooring - 20%	51	SF	1.82	92.46	
	Remove VCT flooring - kitchen	84	SF	1.04	87.36	
	Remove CT - floor	29	SF	1.56	45.24	
	Remove doors - entry & interiors	3	EA	115.00	345.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	5	EA	45.00	225.00	
	Remove existing radiator	-	EA	60.00	-	
	Remove kitchen base / wall cabinets	8	LF	12.60	100.80	
	Remove existing appliances	2	EA	35.00	70.00	
	Miscellaneous demo	367	SF	0.50	183.50	
	Miscellaneous disposal	367	SF	0.65	238.55	
New work						
	Clean apartment		SF	1.00	-	
	New GWB partition	64	SF	9.25	592.00	
	Repair partition around new window	-	LF	15.00	-	
	Patch existing partition for MEP work / existing damaged	1	LS	400.00	400.00	
	Repair plaster partition - 40%	622	SF	5.00	3,108.00	
	Ptd Walls	1,554	SF	1.05	1,631.70	
	Repair plaster ceiling - 40%	147	SF	9.50	1,394.60	
	Ptd ceiling	367	SF	1.25	458.75	
	New wood flooring - 20%	51	SF	16.00	812.80	
	Refinish wood floor	203	SF	2.75	558.80	
	New VCT - kitchen	84	SF	3.75	315.00	
	New wood base - 40%	56	LF	7.94	447.68	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	2	EA	1,250.00	2,500.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	5	EA	75.00	375.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	New CT floor	29	SF	14.00	406.00	
	New CT base	19	LF	14.00	266.00	
	New CT walls	60	SF	14.00	840.00	
	Clean existing CT floor	29	SF	1.50	43.50	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	5	LF	375.00	1,875.00	
	New kitchen wall cabinet	8	LF	395.00	3,160.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	6	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	New radiator	-	EA	317.50	-	
	Connection to radiator (see MEP & electrical)	-	EA	0.00	-	
	Repaint existing radiator / convector cover	-	EA	45.00	-	
	New convector cover	1	EA	95.00	95.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	10	EA	275.00	2,750.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					41,172
	GC & Overhead and Profit	21%				8,646
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					50,783

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 4D - 3 rooms - LEVEL 1						
Demo						
	Base wood trim - 20%	29	LF	0.52	15.18	
	Remove doors - entry & interiors	3	EA	115.00	345.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures	-	EA			
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	5	EA	45.00	225.00	
	Remove kitchen base / wall cabinets	8	LF	12.60	100.80	
	Remove existing appliances	2	EA	35.00	70.00	
	Miscellaneous demo	382	SF	0.50	191.00	
	Miscellaneous disposal	382	SF	0.65	248.30	
New work						
	Clean apartment		SF	1.00	-	
	Patch existing partition for MEP work / existing damaged	1	LS	400.00	400.00	
	Repair plaster partitions - 20%	303	SF	5.00	1,515.00	
	Ptd Walls	1,515	SF	1.05	1,590.75	
	Repair plaster ceiling - 20%	76	SF	9.50	725.80	
	Ptd ceiling	382	SF	1.25	477.50	
	Refinish wood floor	355	SF	2.75	976.25	
	New wood base - 20%	29	LF	7.94	231.78	
New Doors						
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	2	EA	1,250.00	2,500.00	
	New closet door	3	EA	1,100.00	3,300.00	
	Ptd existing / new doors	5	EA	75.00	375.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Clean existing CT floor	27	SF	1.50	40.50	
	Re-grout existing CT floor	27	SF	5.83	157.28	
	Re-grout existing CT wall	60	SF	5.83	349.50	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	5	LF	375.00	1,875.00	
	New kitchen wall cabinet	8	LF	395.00	3,160.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	Clean existing tub, WC & lav	1	LS	140.00	140.00	
	Refinish tub	1	EA	272.00	272.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	7	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	New radiator	2	EA	317.50	635	
	Connection to radiator (see MEP & electrical)	2	EA	0.00	-	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	10	EA	275.00	2,750.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
Sub-total						32,867
GC & Overhead and Profit						6,902
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
Sub-total						490
TOTAL RENOVATION WORK						40,259

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	Apt 6E - 3 rooms - LEVEL 1	364	SF			
	Demo					
	Base wood trim - 20%	28	LF	0.52	14.35	
	Remove doors - entry & interiors	3	EA	115.00	345.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove light fixtures	5	EA	45.00	225.00	
	Remove kitchen base / wall cabinets	5	LF	12.60	63.00	
	Remove existing appliances	2	EA	35.00	70.00	
	Miscellaneous demo	364	SF	0.50	182.00	
	Miscellaneous disposal	364	SF	0.65	236.60	
	New work					
	Clean apartment	-	SF	1.00	-	
	Patch existing partition for MEP work / existing damaged	1	LS	400.00	400.00	
	Repair plaster partitions - 20%	294	SF	5.00	1,470.00	
	Ptd Walls	1,470	SF	1.05	1,543.50	
	Repair plaster ceiling - 20%	73	SF	9.50	691.60	
	Ptd ceiling	364	SF	1.25	455.00	
	Refinish wood floor	259	SF	2.75	712.25	
	New VCT - kitchen	-	SF	3.75	-	
	New wood base - 20%	28	LF	7.94	219.08	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	2	EA	1,250.00	2,500.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	5	EA	75.00	375.00	
	New apartment sign	1	EA	115.00	115.00	
	Toilet					
	Clean existing CT floor	29	SF	1.50	43.50	
	Re-grout existing CT floor	29	SF	5.83	168.93	
	Re-grout existing CT wall	76	SF	5.83	442.70	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
	Kitchen					
	New kitchen base cabinet	5	LF	375.00	1,875.00	
	New kitchen wall cabinet	8	LF	395.00	3,160.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	
	MEP					
	Clean existing tub, WC & lav	1	LS	140.00	140.00	
	Refinish tub	1	EA	272.00	272.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	6	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	Repaint existing radiator / convector cover	2	EA	45.00	90.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - Including Circuitry	9	EA	275.00	2,475.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - Including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					30,600
	GC & Overhead and Profit	21%				6,426
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					37,991

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 6N - 2 rooms - LEVEL 4						
	Demo	273	SF			
	Remove partition	55	LF	4.26	234.30	
	Remove wood flooring - 100%	165	SF	1.82	300.30	
	Base wood trim	99	LF	0.52	51.48	
	Remove VCT flooring - kitchen	81	SF	1.04	84.24	
	Remove CT - floor	27	SF	1.56	42.12	
	Remove doors - entry & interiors	1	EA	115.00	115.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	5	EA	45.00	225.00	
	Remove existing radiator	3	EA	60.00	180.00	
	Remove kitchen base / wall cabinets	7	LF	12.60	81.90	
	Remove existing appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork at closet	2	LS	60.00	120.00	
	Remove existing outlets & switches	273	SF	0.90	245.70	
	Miscellaneous demo	273	SF	0.50	136.50	
	Miscellaneous disposal	273	SF	0.65	177.45	
New work						
	Clean apartment		SF	1.00	-	
	New GWB partition	440	SF	9.25	4,070.00	
	Patch existing partition for MEP work / existing damaged	1	LS	300.00	300.00	
	Ptd Walls	1,091	SF	1.05	1,145.50	
	Ptd ceiling	273	SF	1.25	341.25	
	New wood flooring -100%	165	SF	11.00	1,815.00	
	Refinish wood floor	-	SF	2.75	-	
	New VCT - kitchen	81	SF	3.75	303.75	
	New wood base - 100%	99	LF	7.94	785.81	
	New GWB Ceiling	273	SF	10.50	2,866.50	
	New Doors				-	
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	1	EA	1,250.00	1,250.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	4	EA	75.00	300.00	
	Miscellaneous millwork at closet	2	LS	650.00	1,300.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	New CT floor	27	SF	14.00	378.00	
	New CT base	12	LF	14.00	168.00	
	New CT walls	72	SF	14.00	1,008.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	3	LF	375.00	937.50	
	New kitchen wall cabinet	5	LF	395.00	1,975.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Apartment Renovation Budgets
 Market Rehab Scheme



Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	6	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	-	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	New radiator	3	EA	317.50	953	
	Connection to radiator (see MEP & electrical)	3	EA	0.00	-	
	Repaint existing radiator / cover	-	EA	45.00	-	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	7	EA	275.00	1,925.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	2	EA	325.00	650.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					41,251
	GC & Overhead and Profit	21%				8,663
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					50,879

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
BUILDING 430						
Apt 1F - 2 rooms - LEVEL 2		273	SF			
Demo						
	Remove partition (toilet)	8	LF	4.26	34.08	
	Base wood trim - 40%	38	LF	0.52	19.97	
	Remove wood flooring - 20%	34	SF	1.82	61.15	
	Remove VCT flooring - kitchen	78	SF	1.04	81.12	
	Remove CT - floor	28	SF	1.56	43.68	
	Remove doors - entry & interiors	2	EA	115.00	230.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	4	EA	45.00	180.00	
	Remove kitchen base / wall cabinets	6	LF	12.60	75.60	
	Remove existing appliances	2	EA	35.00	70.00	
	Miscellaneous demo	273	SF	0.50	136.50	
	Miscellaneous disposal	273	SF	0.65	177.45	
New work						
	Clean apartment	-	SF	1.00	-	
	New GWB partition	64	SF	9.25	592.00	
	Patch existing partition for MEP work / existing damaged	1	LS	300.00	300.00	
	Repair plaster partitions - 40%	440	SF	5.00	2,200.80	
	Ptd Walls	1,100	SF	1.05	1,155.42	
	Repair plaster ceiling - 40%	109	SF	9.50	1,037.40	
	Ptd ceiling	273	SF	1.25	341.25	
	New wood flooring - 20%	34	SF	16.00	537.60	
	Refinish wood floor	134	SF	2.75	369.60	
	New VCT - kitchen	78	SF	3.75	292.50	
	New wood base - 40%	38	LF	7.94	304.80	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	1	EA	1,250.00	1,250.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	4	EA	75.00	300.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	New CT floor	28	SF	14.00	392.00	
	New CT base	19	LF	14.00	266.00	
	New CT walls	76	SF	14.00	1,064.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	3	LF	375.00	937.50	
	New kitchen wall cabinet	5	LF	395.00	1,975.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	5	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	4	EA	150.00	600.00	
	New radiator	-	EA	317.50	-	
	Connection to radiator (see MEP & electrical)	-	EA	0.00	-	
	Repaint existing radiator / cover	1	EA	45.00	45.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	9	EA	275.00	2,475.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	4	EA	275.00	1,100.00	
	New smoke detector	2	EA	325.00	650.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					33,886
	GC & Overhead and Profit	21%				7,116
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					41,967

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate

gleeds

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	Apt 1J - 3 rooms - LEVEL 3	382	SF			
	Demo					
	Remove partition (toilet)	8	LF	4.26	34.08	
	Base wood trim - 60%	88	LF	0.52	45.55	
	Remove wood flooring - 60%	169	SF	1.82	306.85	
	Remove VCT flooring - kitchen	74	SF	1.04	76.96	
	Remove CT - floor	27	SF	1.56	42.12	
	Remove doors - entry & interiors	3	EA	115.00	345.00	
	Remove doors - closet	3	EA	95.00	285.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	5	EA	45.00	225.00	
	Remove existing radiator	3	EA	60.00	180.00	
	Remove kitchen base / wall cabinets	6	LF	12.60	69.30	
	Remove existing appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork at closet	2	LS	60.00	120.00	
	Remove existing outlets & switches	382	SF	0.90	343.80	
	Miscellaneous demo	382	SF	0.50	191.00	
	Miscellaneous disposal	382	SF	0.65	248.30	
	New work					
	Clean apartment	-	SF	1.00	-	
	New GWB partition	64	SF	9.25	592.00	
	Patch existing partition for MEP work / existing damaged	1	LS	400.00	400.00	
	Repair plaster partitions - 60%	909	SF	5.00	4,545.00	
	Ptd Walls	1,515	SF	1.05	1,590.75	
	Repair plaster ceiling - 60%	229	SF	9.50	2,177.40	
	Ptd ceiling	382	SF	1.25	477.50	
	New wood flooring - 60%	169	SF	16.00	2,697.60	
	Refinish wood floor	112	SF	2.75	309.10	
	New VCT - kitchen	74	SF	3.75	277.50	
	New wood base - 60%	53	LF	7.94	417.20	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	2	EA	1,250.00	2,500.00	
	New closet door	3	EA	1,100.00	3,300.00	
	Ptd existing / new doors	6	EA	75.00	450.00	
	Miscellaneous millwork at closet	3	LS	650.00	1,950.00	
	New apartment sign	1	EA	115.00	115.00	
	Toilet					
	New CT floor	27	SF	14.00	378.00	
	New CT base	19	LF	14.00	266.00	
	New CT walls	76	SF	14.00	1,064.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
	Kitchen					
	New kitchen base cabinet	4	LF	375.00	1,500.00	
	New kitchen wall cabinet	6	LF	395.00	2,370.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	7	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	New radiator	4	EA	317.50	1,270	
	Connection to radiator (see MEP & electrical)	4	EA	0.00	-	
	Repaint existing radiator / convector cover	-	EA	45.00	-	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	10	EA	275.00	2,750.00	
	New duplex receptacle - GFI - Including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					48,966
	GC & Overhead and Profit	21%				10,283
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					60,213

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate

gleeds

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 2B - 2 rooms - LEVEL 2						
Demo						
	Remove partition (toilet)	8	LF	4.26	34.08	
	Base wood trim - 40%	40	LF	0.52	20.59	
	Remove wood flooring - 20%	49	SF	1.82	89.54	
	Remove VCT flooring - kitchen	-	SF	1.04	-	
	Remove CT - floor	27	SF	1.56	42.12	
	Remove doors - entry & interiors	2	EA	115.00	230.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	30.00	30.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	4	EA	45.00	180.00	
	Remove kitchen base / wall cabinets	7	LF	12.60	88.20	
	Remove existing appliances	2	EA	35.00	70.00	
	Miscellaneous demo	273	SF	0.50	136.50	
	Miscellaneous disposal	273	SF	0.65	177.45	
New work						
	Clean apartment	-	SF	1.00	-	
	New GWB partition	64	SF	9.25	592.00	
	Patch existing partition for MEP work / existing damaged	1	LS	300.00	300.00	
	Repair plaster partitions - 40%	448	SF	5.00	2,240.70	
	Ptd Walls	1,120	SF	1.05	1,176.37	
	Repair plaster ceiling - 40%	82	SF	9.50	780.90	
	Ptd ceiling	273	SF	1.25	341.25	
	New wood flooring - 20%	49	SF	16.00	787.20	
	Refinish wood floor	116	SF	2.75	318.45	
	New VCT - kitchen	81	SF	3.75	303.75	
	New wood base - 40%	40	LF	7.94	314.33	
	New GWB Ceiling @ toilet	27	SF	11.75	317.25	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	1	EA	1,250.00	1,250.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	4	EA	75.00	300.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	New CT floor	27	SF	14.00	378.00	
	New CT base	18	LF	14.00	252.00	
	New CT walls	74	SF	14.00	1,036.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
Kitchen						
	New kitchen base cabinet	4	LF	375.00	1,500.00	
	New kitchen wall cabinet	7	LF	395.00	2,765.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	5	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	4	EA	150.00	600.00	

York Avenue Apartments
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 Apartment Renovation Budgets
 Market Rehab Scheme
 Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	New radiator	-	EA	317.50	-	
	Connection to radiator (see MEP & electrical)	-	EA	0.00	-	
	Repaint existing radiator / cover	1	EA	45.00	45.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	7	EA	275.00	1,925.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	4	EA	275.00	1,100.00	
	New smoke detector	2	EA	325.00	650.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					34,927
	GC & Overhead and Profit	21%				7,335
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					43,227

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 3G - 3 rooms - LEVEL 2						
Demo						
	Remove partition (toilet)	8	LF	4.26		34.08
	Base wood trim - 40%	61	LF	0.52		31.62
	Remove wood flooring - 20%	52	SF	1.82		94.64
	Remove VCT flooring - kitchen	84	SF	1.04		87.36
	Remove CT - floor	27	SF	1.56		42.12
	Remove doors - entry & interiors	3	EA	115.00		345.00
	Remove doors - closet	2	EA	95.00		190.00
	Remove fuse box	1	EA	200.00		200.00
	Remove toilet accessories	1	LS	50.00		50.00
	Remove toilet fixtures					
	-WC	1	EA	125.00		125.00
	- Lav	1	EA	125.00		125.00
	- Tub	1	EA	225.00		225.00
	Remove medicine cabinet	1	EA	30.00		30.00
	Remove toilet millwork	1	LS	35.00		35.00
	Remove kitchen sink	1	EA	125.00		125.00
	Remove light fixtures	5	EA	45.00		225.00
	Remove kitchen base / wall cabinets	7	LF	12.60		88.20
	Remove existing appliances	2	EA	35.00		70.00
	Miscellaneous demo	370	SF	0.50		185.00
	Miscellaneous disposal	370	SF	0.65		240.50
New work						
	Clean apartment	-	SF	1.00		-
	New GVB partition	64	SF	9.25		592.00
	Patch existing partition for MEP work / existing damaged	1	LS	400.00		400.00
	Repair plaster partitions - 40%	657	SF	5.00		3,284.40
	Ptd Walls	1,642	SF	1.05		1,724.31
	Repair plaster ceiling - 40%	148	SF	9.50		1,406.00
	Ptd ceiling	370	SF	1.25		462.50
	New wood flooring - 20%	52	SF	16.00		832.00
	Refinish wood floor	208	SF	2.75		572.00
	New VCT - kitchen	84	SF	3.75		315.00
	New wood base - 40%	61	LF	7.94		482.60
	New Doors					-
	New entry door	1	EA	1,550.00		1,550.00
	New interior door	2	EA	1,250.00		2,500.00
	New closet door	2	EA	1,100.00		2,200.00
	Ptd existing / new doors	5	EA	75.00		375.00
	New apartment sign	1	EA	115.00		115.00
Toilet						
	New CT floor	27	SF	14.00		378.00
	New CT base	19	LF	14.00		266.00
	New CT walls	76	SF	14.00		1,064.00
	New toilet accessories	1	EA	200.00		200.00
	New medicine cabinet, lighted	1	EA	409.25		409.25
Kitchen						
	New kitchen base cabinet	4	LF	375.00		1,500.00
	New kitchen wall cabinet	7	LF	395.00		2,765.00
	New kitchen sink - including rough-in	1	EA	950.00		950.00
	New un-vented range hood	1	EA	400.00		400.00

York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Apartment Renovation Budgets
 Market Rehab Scheme
 Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	6	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750.00	
	New radiator	-	EA	317.50	-	
	Connection to radiator (see MEP & electrical)	-	EA	0.00	-	
	Repaint existing radiator / convactor cover	1	EA	45.00	45.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	11	EA	275.00	3,025.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					41,123
	GC & Overhead and Profit	21%				8,636
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					50,724

York Avenue Apartments
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Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	Apt 4P - 4 rooms - LEVEL 3	429	SF			
	Demo					
	Remove partition (toilet)	8	LF	4.26	34.08	
	Base wood trim - 60%	92	LF	0.52	48.05	
	Remove wood flooring - 60%	190	SF	1.82	345.07	
	Remove VCT flooring - kitchen	83	SF	1.04	86.32	
	Remove CT - floor	30	SF	1.56	46.80	
	Remove doors - entry & interiors	4	EA	115.00	460.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	20.00	20.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	6	EA	45.00	270.00	
	Remove existing radiator	3	EA	60.00	180.00	
	Remove kitchen base / wall cabinets	7	LF	12.60	88.20	
	Remove existing appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork at closet	2	LS	60.00	120.00	
	Remove existing outlets & switches	429	SF	0.90	386.10	
	Miscellaneous demo	429	SF	0.50	214.50	
	Miscellaneous disposal	429	SF	0.65	278.85	
	New work					
	Clean apartment	-	SF	1.00	-	
	New GWB partition	64	SF	9.25	592.00	
	Repair partition around new window	-	LF	15.00	-	
	Patch existing partition for MEP work / existing damaged	1	LS	400.00	400.00	
	Repair plaster partitions - 60%	970	SF	5.00	4,847.85	
	Ptd Walls	1,616	SF	1.05	1,696.75	
	Repair plaster ceiling - 60%	257	SF	9.50	2,445.30	
	Ptd ceiling	429	SF	1.25	536.25	
	New wood flooring - 60%	190	SF	16.00	3,033.60	
	Refinish wood floor	126	SF	2.75	347.60	
	New VCT - kitchen	83	SF	3.75	311.25	
	New wood base - 60%	92	LF	7.94	733.43	
	New Doors					
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	3	EA	1,250.00	3,750.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	6	EA	75.00	450.00	
	Miscellaneous millwork at closet	2	LS	650.00	1,300.00	
	New apartment sign	1	EA	115.00	115.00	
	Toilet					
	New CT floor	30	SF	14.00	420.00	
	New CT base	20	LF	14.00	280.00	
	New CT walls	79	SF	14.00	1,106.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.25	
	Kitchen					
	New kitchen base cabinet	4	LF	375.00	1,500.00	
	New kitchen wall cabinet	4	LF	395.00	1,580.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150.00	
	New lav - including rough-in	1	EA	850.00	850.00	
	New tub - including rough-in	1	EA	2,750.00	2,750.00	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	7	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	6	EA	150.00	900.00	
	New radiator	5	EA	317.50	1,588	
	Connection to radiator (see MEP & electrical)	5	EA	0.00	-	
	Repaint existing radiator / convector cover	-	EA	45.00	-	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including Circuitry	15	EA	275.00	4,125.00	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600.00	
	New single pole switch - including Circuitry	6	EA	275.00	1,650.00	
	New smoke detector	4	EA	325.00	1,300.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					51,931
	GC & Overhead and Profit	21%				10,906
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					63,802

Apartment Renovation Budgets

Market Rehab Scheme

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 6O - 3 rooms - LEVEL 4						
Demo						
	Remove partition	52	LF	4.26	221.52	
	Base wood trim	137	LF	0.52	71.24	
	Remove wood flooring - 100%	270	SF	1.82	491.40	
	Remove VCT flooring - kitchen	87	SF	1.04	90.48	
	Remove CT - floor	28	SF	1.56	43.68	
	Remove doors - entry & interiors	3	EA	115.00	345.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	1	EA	200.00	200.00	
	Remove toilet accessories	1	LS	50.00	50.00	
	Remove toilet fixtures					
	-WC	1	EA	125.00	125.00	
	- Lav	1	EA	125.00	125.00	
	- Tub	1	EA	225.00	225.00	
	Remove medicine cabinet	1	EA	30.00	30.00	
	Remove toilet millwork	1	LS	35.00	35.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove light fixtures	5	EA	45.00	225.00	
	Remove existing radiator	4	EA	60.00	240.00	
	Remove kitchen base / wall cabinets	10	LF	12.60	119.70	
	Remove existing appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork at closet	2	LS	60.00	120.00	
	Remove existing outlets & switches	384	SF	0.90	345.60	
	Miscellaneous demo	384	SF	0.50	192.00	
	Miscellaneous disposal	384	SF	0.65	249.60	
New work						
	Clean apartment	-	SF	1.00	-	
	New GWB partition	329	LF	9.25	3,039.00	
	Repair partition around new window	-	LF	15.00	-	
	Patch existing partition for MEP work / existing damaged	1	LS	400.00	400.00	
	Repair plaster ceiling	-	SF	9.50	-	
	Ptd Walls	1,473	SF	1.05	1,547.00	
	Ptd ceiling	384	SF	1.25	480.00	
	New wood flooring - 100%	270	SF	11.00	2,970.00	
	Refinish wood floor	-	SF	2.75	-	
	New VCT - kitchen	87	SF	3.75	326.00	
	New wood base - 100%	137	LF	7.94	1,087.00	
	New GWB Ceiling	384	SF	10.50	4,032.00	
New Doors						
	New entry door	1	EA	1,550.00	1,550.00	
	New interior door	2	EA	1,250.00	2,500.00	
	New closet door	2	EA	1,100.00	2,200.00	
	Ptd existing / new doors	5	EA	75.00	375.00	
	Miscellaneous millwork at closet	2	LS	650.00	1,300.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	New CT floor	28	SF	14.00	392.00	
	New CT base	20	LF	14.00	280.00	
	New CT walls	78	SF	14.00	1,092.00	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	409.25	409.00	
Kitchen						
	New kitchen base cabinet	4	LF	375.00	1,500.00	
	New kitchen wall cabinet	5	LF	395.00	1,975.00	
	New kitchen sink - including rough-in	1	EA	950.00	950.00	
	New un-vented range hood	1	EA	400.00	400.00	

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Apartment Renovation Budgets
Market Rehab Scheme
Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC - including rough-in	1	EA	1,150.00	1,150	
	New lav - including rough-in	1	EA	850.00	850	
	New tub - including rough-in	1	EA	2,750.00	2,750	
	Connection to fixtures - see MEP	4	EA	0.00	-	
	Gas connection for new range - see MEP	1	EA	0.00	-	
	Exposed sprinkler heads (including 10' branch piping) - see Fire protection	6	EA	-	-	
	- patch existing partition opening due FP work - see Fire protection	1	LS	-	-	
	New light fixtures	5	EA	150.00	750	
	New radiator	6	EA	317.50	1,905	
	Connection to radiator (see MEP & electrical)	6	EA	0.00	-	
	Repaint existing radiator / convector cover	-	EA	45.00	-	
	New electrical panel	1	EA	1,550.00	1,550	
	New duplex receptacle - including Circuitry	12	EA	275.00	3,300	
	New duplex receptacle - GFI - including Circuitry	2	EA	300.00	600	
	New single pole switch - including Circuitry	5	EA	275.00	1,375.00	
	New smoke detector	3	EA	325.00	975	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					49,016
	GC & Overhead and Profit	21%				10,293
	New appliances					
	New range	1	EA	475.00	475	
	New refrigerator	1	EA	490.00	490	
	Sub-total					965
	TOTAL RENOVATION WORK					60,274

Apartment Renovation Budgets

Market Rehab Scheme

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
COMMON AREAS						
Apartment Vestibules						
<u>Apts. A, B & C</u>						
	Remove existing light fixture	2	EA	45.00	90.00	
	Patch / repair existing wall	193	SF	1.50	288.90	
	Ptd wall	193	SF	1.05	202.23	
	Patch / repair flooring & base	56	SF	2.00	112.00	
	Patch / repair ceiling	56	SF	1.00	56.00	
	Ptd ceiling	56	SF	1.25	70.00	
	New lighting fixture	2	EA	150.00	300.00	
<u>Apts. D, E, F & G</u>						
	Remove existing light fixture	2	EA	45.00	90.00	
	Patch / repair existing wall	215	SF	1.50	322.50	
	Ptd wall	215	SF	1.05	225.75	
	Patch / repair flooring & base	40	SF	2.00	80.00	
	Patch / repair ceiling	40	SF	1.00	40.00	
	Ptd ceiling	40	SF	1.25	50.00	
	New lighting fixture	2	EA	150.00	300.00	
<u>Apt. H, I, J, K & L</u>						
	Remove existing light fixture	2	EA	45.00	90.00	
	Patch / repair existing wall	148	SF	1.50	222.15	
	Ptd wall	148	SF	1.05	155.51	
	Patch / repair flooring & base	51	SF	2.00	102.00	
	Patch / repair ceiling	51	SF	1.00	51.00	
	Ptd ceiling	51	SF	1.25	63.75	
	New lighting fixture	2	EA	150.00	300.00	
<u>Apts. M, N, O & P</u>						
	Remove existing light fixture	2	EA	45.00	90.00	
	Patch / repair existing wall	187	SF	1.50	279.75	
	Ptd wall	187	SF	1.05	195.83	
	Patch / repair flooring & base	51	SF	2.00	102.00	
	Patch / repair ceiling	51	SF	1.00	51.00	
	Ptd ceiling	51	SF	1.25	63.75	
	New lighting fixture	2	EA	150.00	300.00	
Stair Shafts						
<u>Apts. A, B & C</u>						
	Remove existing light fixture	1	EA	45.00	45.00	
	Patch / repair existing wall	160	SF	1.50	239.78	
	Ptd wall	160	SF	1.05	167.84	
	Patch / repair tread, & landing	60	SF	10.00	600.00	
	- railing up to code	34	LF	40.00	1,360.00	
	Patch / repair ceiling	39	SF	1.00	38.63	
	Ptd ceiling	39	SF	1.25	48.28	
	New lighting fixture	1	EA	150.00	150.00	
<u>Apts. D, E, F & G</u>						
	Remove existing light fixture	1	EA	45.00	45.00	
	Patch / repair existing wall	219	SF	1.50	328.13	
	Ptd wall	219	SF	1.05	229.69	
	Patch / repair tread, & landing	60	SF	10.00	600.00	
	- railing up to code	34	LF	40.00	1,360.00	
	Patch / repair ceiling	40	SF	1.00	40.00	
	Ptd ceiling	40	SF	1.25	50.00	
	New lighting fixture	1	EA	150.00	150.00	
<u>Apt. H, I, J, K & L</u>						
	Remove existing light fixture	1	EA	45.00	45.00	
	Patch / repair existing wall	238	SF	1.50	356.63	
	Ptd wall	238	SF	1.05	249.64	
	Patch / repair tread, & landing	60	SF	10.00	600.00	
	- railing up to code	34	LF	40.00	1,360.00	
	Patch / repair ceiling	43	SF	1.00	43.00	
	Ptd ceiling	43	SF	1.25	53.75	
	New lighting fixture	1	EA	150.00	150.00	
<u>Apts. M, N, O & P</u>						
	Remove existing light fixture	1	EA	45.00	45.00	
	Patch / repair existing wall	190	SF	1.50	285.38	
	Ptd wall	190	SF	1.05	199.76	

York Avenue Apartments
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#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	Patch / repair tread, & landing	60	SF	10.00	600.00	
	- railing up to code	34	LF	40.00	1,360.00	
	Patch / repair ceiling	43	SF	1.00	43.00	
	Ptd ceiling	43	SF	1.25	53.75	
	New lighting fixture	1	EA	150.00	150.00	
	Repairs to Existing Fire Escapes	1	LS	10,500.00	10,500.00	
	Miscellaneous disposal	1	ALLOW	1,500.00	1,500.00	
	Subtotal COMMON AREAS					27,341
	GC & Overhead and Profit	21%				5,742
	TOTAL COMMON AREAS					33,083

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
Market Rehab Scheme



Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
BUILDING 429 E 64th STREET						
AREAS PER FLOOR:						
Apt. A			SF			
Apt. B		273	SF			
Apt. C		429	SF			
Apt. D		382	SF			
Apt. E		364	SF			
Apt. F		273	SF			
Apt. G		373	SF			
Apt. H			SF			
Apt. I			SF			
Apt. J		382	SF			
Apt. K			SF			
Apt. L		284	SF			
Apt. M		380	SF			
Apt. N		273	SF			
Apt. O		384	SF			
Apt. P		429	SF			
Apt. Q			SF			
TOTAL APARTMENTS AREA PER FLOOR		5,310	SF			
TOTAL APARTMENTS AREA PER BUILDING		31,860	SF			
AREA SLAB BELOW GRADE & SOG (w/o elevator shaft)		7,445	SF			
AREA SLAB ABOVE GRADE (w/o elevator pits)		6,447	SF			
AREA TOTAL BUILDING (including common areas & stairs)		46,127	SF			
GENERAL REQUIREMENTS						
Sidewalk bridge		191	LF	160.00	30,560	
Exterior scaffolding		26,106	SF	3.10	80,929	
Allowance hoisting & handling		26,106	SF	3.25	84,845	
Temporary roof protection		6,447	SF	0.45	2,901	
Temporary utilities		46,127	SF	0.75	34,595	
Temporary heat & cooling		46,127	SF	0.28	12,916	
Site improvements						
- repair exterior sidewalk		1,708	SF	4.00	6,832	
- remove and replace concrete curb (70%)		130	LF	35.00	4,565	
- repair courtyard surface		1,015	SF	3.50	3,553	
- yard lighting		4	EA	650.00	2,600	
- repair/upgrade exterior drainage		1,015	SF	3.50	3,553	
- clean and repaint existing metal grate @ alley		1	EA	250.00	250	
- patch existing asphalt due plumbing / curb work		1	LS	2,615.00	2,615	
Sub-total						270,712
GC & Overhead and Profit		21%				56,850
TOTAL GENERAL REQUIREMENTS						327,562

York Avenue Apartments
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Building Renovation Budget
Market Rehab Scheme

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Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MECHANICAL RISERS						
PLUMBING AND MECHANICAL RISERS						
	<u>General work</u>					
	Repair slab on grade due plumbing work	7,445	SF	0.30	2,234	
	Repair roof due plumbing work	6,447	SF	0.38	2,450	
	New roof flashing at drains	6	EA	90.00	540	
	Allowance repair floor due MEP work	39,680	SF	0.10	3,968	
	Repairs to Partitions due to plumbing riser	24,713	SF	1.50	37,069	
	Demo Existing Storm Risers	1	LS	7,980.00	7,980	
	Demolish Plumbing and Mechanical Risers	1	LS	30,720.00	30,720	
	Demo Existing Gas Risers	1	LS	7,200.00	7,200	
Concrete slab opening & sleeve for riser						
	- steam	13	EA	235.00	3,055	
	- storm - existing	-	EA	315.00	-	
	- S & V	32	EA	300.00	9,600	
	- CW & HW	2	EA	170.00	340	
	- gas	16	EA	170.00	2,720	
	- electrical riser	4	EA	400.00	1,600	
Wood slab opening & sleeve for riser						
	- steam	65	EA	150.00	9,750	
	- storm - existing	-	EA	200.00	-	
	- S & V (including roof)	176	EA	200.00	35,200	
	- CW & HW	192	EA	150.00	28,800	
	- gas	80	EA	150.00	12,000	
	- electrical riser	20	EA	350.00	7,000	
Plumbing and Mechanical risers						
	Replacement of floor drain grates at basement(assumed)	10.00	EA	550.00	5,500	
	Cleaning underground piping	7,445.00	SF	0.75	5,584	
	New 4" back flow preventer	1	ea	4,446.00	4,446	
	Allowance to up-grade hot water system	1	LS	25,000.00	25,000	
	New pump - CW & HW	2	EA	9,000.00	18,000	
	- pump connection	2	EA	3,250.00	6,500	
	- testing	2	EA	350.00	700	
	- electrical Feeder for pump including disconnect	2	LS	7,250.00	14,500	
Steam - black steel, Sch. 40						
	4"	310	LF	82.00	25,453	
	3"	179	LF	53.00	9,476	
	2½"	24	LF	44.00	1,056	
	2"	192	LF	33.00	6,338	
	2" - risers (13)	852	LF	38.00	32,382	
	1"	2,218	LF	19.00	42,134	
	Piping insulation	3,775	LF	9.00	33,975	
	1" hydronic heating control valve - 4 ea/apt	384	EA	170.47	65,460	
	Connection to radiator	384	EA	300.00	115,200	
	2" steam valve @ basement	13	EA	528.00	6,864	
	4" steam valve @ basement	1	EA	873.00	873	
	Allowance valves	1	LS	6,372.00	6,372	
	Connection to existing boiler	1	EA	3,250.00	3,250	
Storm - C.I.						

York Avenue Apartments
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Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	6"	670	LF	56.00	37,542	
	6" - riser (6)	410	LF	66.00	27,086	
	4"	182	LF	42.00	7,661	
	6" CO	2	EA	1,085.00	2,170	
	Replace roof drain	6	EA	731.00	4,386	
	Connection to existing system	1	EA	4,250.00	4,250	
	Miscellaneous floor / area drain	1	LS	4,800.00	4,800	
Sanitary - C.I.						
	6"	402	LF	56.00	22,490	
	4"	493	LF	42.00	20,702	
	4" - riser (16)	1,094	LF	49.00	53,626	
	2" - 1½"	1,613	LF	31.00	49,997	
	4" CO	2	EA	513.00	1,026	
	Connection to existing system	1	EA	3,250.00	3,250	
	Miscellaneous floor / area drain	1	LS	2,400.00	2,400	
Vent - C.I.						
	4"	35	LF	42.00	1,470	
	4" - riser (16)	1,094	LF	49.00	53,626	
	2" - 1½"	2,189	LF	31.00	67,853	
	4" VTR	16	EA	400.00	6,400	
Cold Water - Copper, type L						
	3"	343	LF	85.00	29,138	
	2½"	25	LF	65.00	1,625	
	2"	155	LF	46.00	7,142	
	1½"	112	LF	34.00	3,794	
	1½" - risers (16)	1,094	LF	39.00	42,682	
	1¼"	25	LF	27.00	675	
	1"	20	LF	23.00	460	
	¾" - 1/2"	1,958	LF	17.00	33,293	
	2" cap	2	EA	65.00	130	
	Piping insulation	3,734	LF	7.75	28,942	
	1/2" - 3/4" ball valve - 2 ea/apt	192	EA	62.00	11,904	
	2" ball valve - 1 ea/apt	96	EA	139.00	13,344	
	Allowance valves	1	LS	9,558.00	9,558	
	Connection to existing system	1	EA	2,250.00	2,250	
Hot Water - copper type L						
	2½"	303	LF	65.00	19,708	
	2"	76	LF	46.00	3,478	
	1½"	106	LF	34.00	3,597	
	1¼"	121	LF	27.00	3,272	
	1½" - risers (16)	1,094	LF	34.00	37,210	
	1"	15	LF	23.00	345	
	¾" - 1/2"	1,918	LF	17.00	32,599	
	1½" cap	2	EA	53.00	106	
	Piping insulation	3,633	LF	7.00	25,430	
	1/2" - 3/4" ball valve - 2 ea/apt	192	EA	62.00	11,904	
	1½" ball valve - 1 ea/apt	96	EA	113.00	10,848	
	Allowance valves	1	LS	7,965.00	7,965	
	Connection to existing water heater	1	EA	2,250.00	2,250	

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Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	Gas - black steel, Sch. 40					
	3"	351	LF	53.00	18,614	
	2½"	25	LF	44.00	1,100	
	2"	94	LF	33.00	3,112	
	1½"	145	LF	29.00	4,202	
	1½" - risers (16)	1,094	LF	33.00	36,115	
	1" and less	1,152	LF	19.00	21,888	
	1" plug valve - 1 ea/apt	96	EA	168.00	16,128	
	1½" plug valve @ risers	16	EA	203.00	3,248	
	3" plug valve	1	EA	629.00	629	
	Allowance valves	1	LS	6,372.00	6,372	
	Connection Plumbing fixtures to new risers: sanitary, vent, CW, HW & Gas	96	APT	1,145.00	109,920	
	Sub-total					1,566,998
	GC & Overhead and Profit	21%				329,070
	TOTAL MECHANICAL RISERS					1,896,068

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
FIRE PROTECTION						
APARTMENT DESCRIPTION		Unit / floor	Sprinkler heads	Total spklr. Hds / floor	No. floors	Total spklr. hds / bldg.
STUDIO		-				
ONE BEDROOM APARTMENT		-				
TWO BEDROOM APARTMENT: L,K,I,M & P		5	6	30	6	180
THREE BEDROOM APARTMENT: A,B,D,E,F,G,J,H,M & O		10	7	70	6	420
FOUR BEDROOM APARTMENT: C		1	8	8	6	48
SPRINKLER AT BASEMENT		-	80	80	1	80
SPRINKLER AT STAIRS		4	1	4	7	28
						756
	Concrete slab opening & sleeve for riser @ ground floor slab	4	EA	300.00	1,200	
	Wood slab opening & sleeve for riser @ 2nd thru 6th floor	20	EA	200.00	4,000	
	New water service connection	1	EA	6,500.00	6,500	
	New Fire pump 750 gpm	1	EA	30,000.00	30,000	
	- pump connection	1	EA	3,500.00	3,500	
	- testing	2	EA	500.00	1,000	
	- electrical feeder for pump including disconnect	2	LS	7,500.00	15,000	
	New jockey pump	1	EA	1,450.00	1,450	
	- pump connection	1	EA	1,250.00	1,250	
	- testing	1	EA	300.00	300	
	- electrical feeder for pump including disconnect	1	LS	3,500.00	3,500	
	4" back flow preventer	1	EA	4,446.00	4,446	
	4" sprinkler alarm valve	1	EA	2,313.75	2,314	
	4" floor control valve	7	EA	4,136.11	28,953	
	2" drain valve	7	EA	303.59	2,125	
	Fire hose rack, hose, nozzle & valve	28	EA	897.78	25,138	
	Fire extinguisher and cabinet	-	EA	350.00	-	
	Sidewalk siamese and connection	2	EA	1,695.50	3,391	
	TS - Tamper switch	5	EA	228.00	1,140	
	FS - Tamper switch	5	EA	228.00	1,140	
	Pipe & valve labeling	1	LS	2,500.00	2,500	
	Pipe sleeve thru interior wall	1	LS	2,500.00	2,500	
	Exterior wall opening and watertight	1	EA	1,100.00	1,100	
	Testing	1	LS	11,340.00	11,340	
	Exposed sprinkler heads (including 10' branch piping)	756	EA	305.00	230,580	
	- patch existing partition opening due FP work	1	LS	22,680.00	22,680	
	Sprinkler pipe - black steel, Sch. 40					
	4"	1,586	LF	81.21	128,799	
	4" - riser (4)	251	LF	95.45	23,940	
	3"	308	LF	52.86	16,279	
	2½"	100	LF	43.86	4,386	
	2"	1,382	LF	32.13	44,410	
	1" - (included in sprinkler head price)	-	LF	18.43	-	
	Miscellaneous fire protection	46,127	SF	0.75	34,595	
	Sub-total					659,456
	GC & Overhead and Profit	21%				138,486
	TOTAL FIRE PROTECTION					797,941

York Avenue Apartments
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Market Rehab Scheme



Detail Estimate

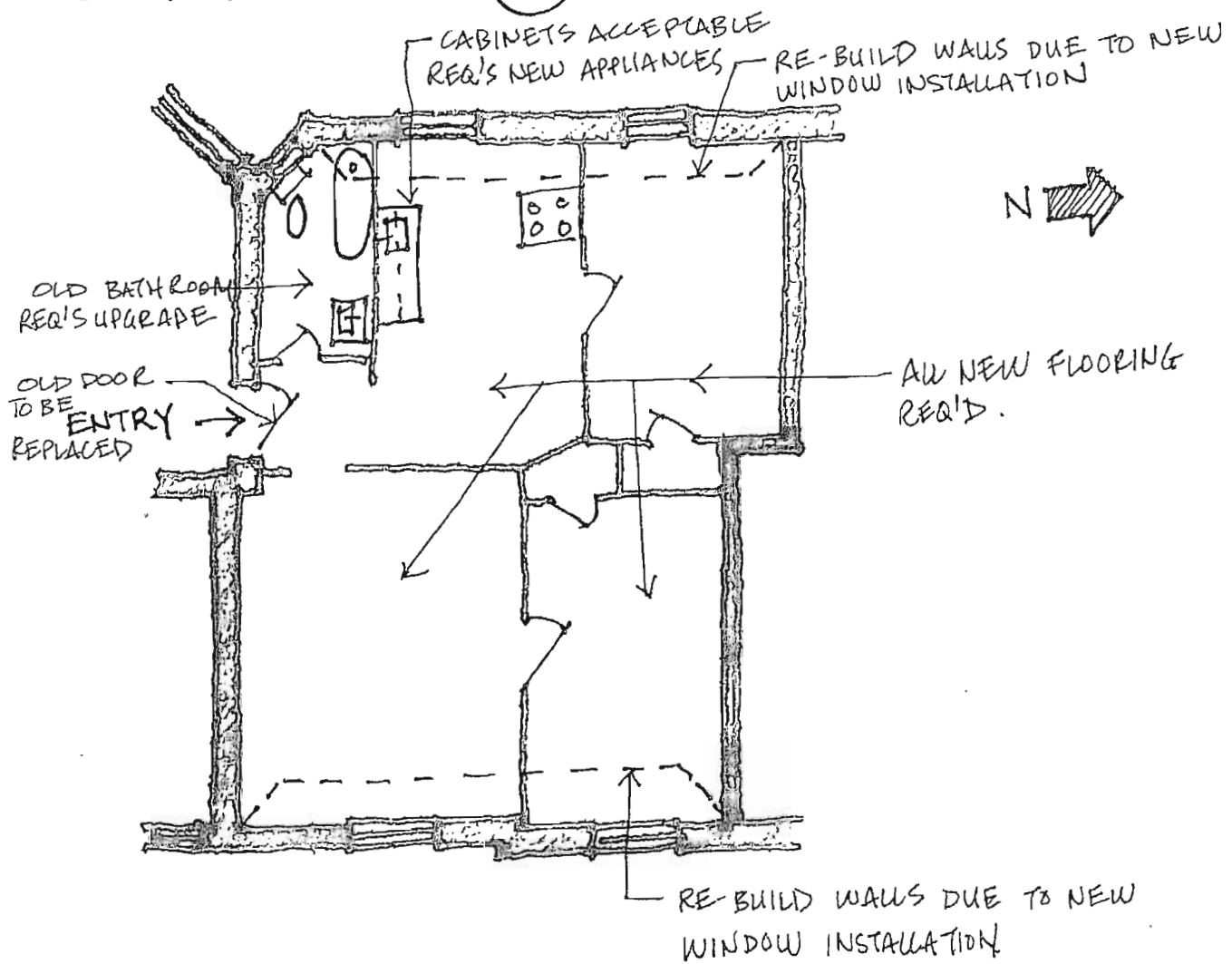
#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
ELECTRICAL						
	Demolish Existing Electrical Risers	1	LS	36,480.00	36,480	
	Incoming Service - CONED Costs	1	LS	16,500.00	16,500	
	Incoming Service	1	LS	7,500.00	7,500	
	Incoming switchboard	1	EA	15,000.00	15,000	
	Service switch 1,200A	1	EA	25,510.00	25,510	
	MDP 1,200A	1	EA	15,500.00	15,500	
	DP - distribution panels 400A	4	EA	10,000.00	40,000	
	ADP - power/lighting panels, 100A - see apts. cost estimate	96	EA	In Apartments		
	Feeders - to DP	350	LF	102.00	35,700	
	Feeders - Risers from DP					
	- apt A,B, C & D	1,758	LF	27.50	48,345	
	- apt E, F, G, H, I	2,198	LF	27.50	60,431	
	- apt J, K, L & M	1,758	LF	27.50	48,345	
	- apt G,H,I	1,319	LF	27.50	36,259	
	Repairs to Partitions due to electrical riser	7,032	SF	2.50	17,580	
	Emergency lighting at egress corridor, lobby, basement an roof utility rooms	36	EA	472.90	17,024	
	Repairs to intercom system	1	LS	12,000	12,000	
	Fire Alarm at Core					
	Allow for Panel	1	LS	10,000	10,000	
	Allow for Fire Alarm Devices	84	EA	550	46,200	
	Sub-total					488,374
	GC & Overhead and Profit	21%				102,559
	TOTAL ELECTRICAL RISERS					590,933

York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Apartment Renovation Budgets
 Market Rehab Scheme
 Detail Estimate



#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Window Replacement - Per Building						
Based on information given by Stahl Realty						
	Remove existing windows (3.5' x 5' assumed)	20	EA	75.00	1,500.00	
	Remove existing windows (2.5' x 3' assumed)	249	EA	70.00	17,430.00	
	Remove existing windows (1.5' x 2' assumed)	40	EA	45.00	1,800.00	
	Remove window trim	3,359	LF	0.52	1,746.68	
	Remove window lintel	1,062	LF	5.75	6,103.63	
	New exterior window 3.5' x 6', incl. caulking	20	EA	1,511.50	30,230.00	
	New exterior window 3' x 6', incl. caulking	229	EA	1,305.00	298,845.00	
	New exterior window 1.5' x 3', incl. caulking	40	EA	357.75	14,310.00	
	New window opening	2,415	SF	8.00	19,316.00	
	Temporary shoring for window replacement	1,106	LF	18.50	20,461.00	
	New window trim	4,862	LF	11.00	53,482.00	
	New window sill	831	LF	31.00	25,774.95	
	New window lintel	1,106	LF	30.50	33,733.00	
	Repair existing partition around new window	4,862	LF	15.00	72,930.00	
	Repair exterior facade around new window	4,862	LF	17.50	85,085.00	
	Paint new window	289	EA	95.00	27,455.00	
	Sub-total					710,202
	GC & Overhead and Profit	21%				149,142
	TOTAL RENOVATION WINDOW					859,345

BLDG 429 - UNIT C (1C) DESIGNATED LEVEL 3 BY CLIENT.



- * ALL DOORS TO BE REPLACED
- * ALL BASE TRIM TO BE REPLACED
- * ALL NEW WINDOW TRIM REQ'D
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER. GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * NEW LIGHT FIXTURES REQ'D
- * PAINT ENTIRE APARTMENT.

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

1C

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

O: 212-406-8474

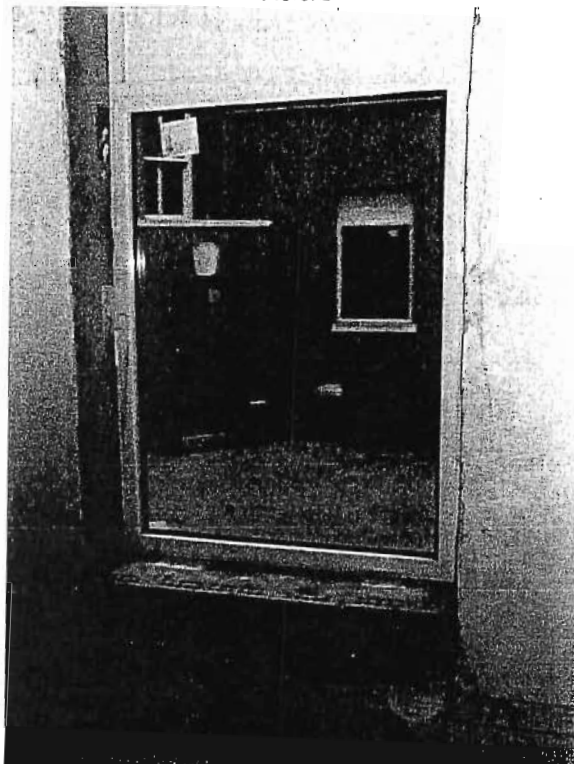
C: 646-318-0512

ITEM #

PICTURE

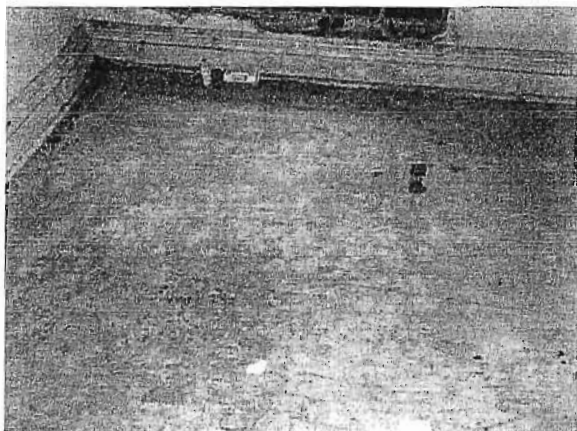
NOTES

1.1



New Window installed at East Wall of Living Room

2.1



Living Room flooring

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

1C

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

O: 212-406-8474

C: 646-318-0512

ITEM #

PICTURE

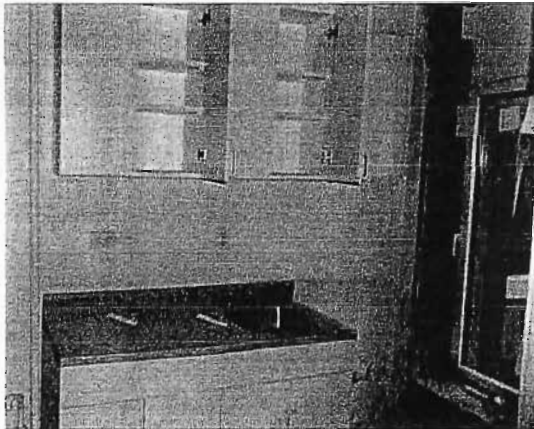
3.1



NOTES

Bathroom is original with claw foot tub, toilet, lavatory sink and mosaic tile.

4.1



Kitchen cabinets have been upgraded

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT **1C**

PLACE: 429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

O: 212-406-8474

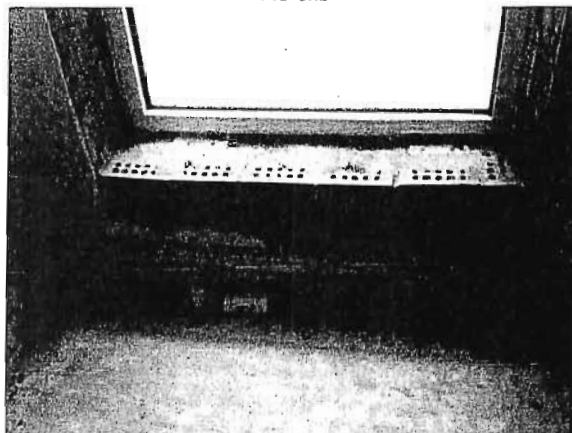
TELEPHONE:

C: 646-318-0512

ITEM #

5.1

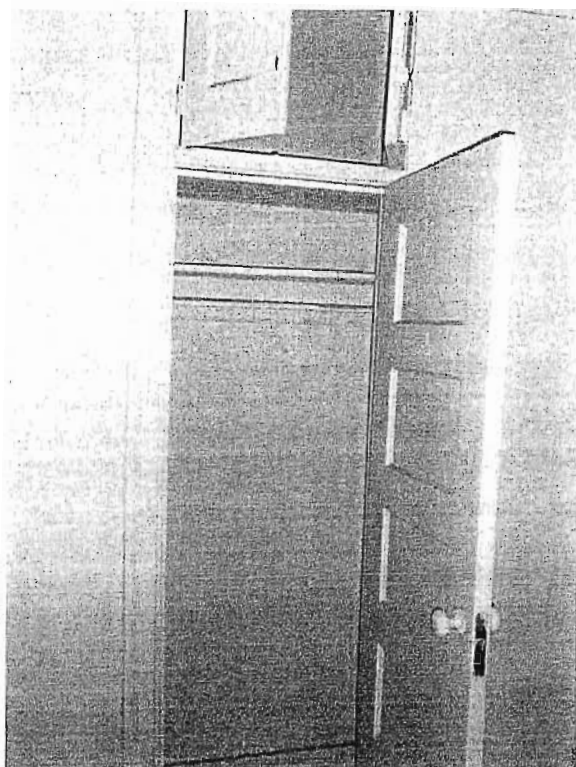
PICTURE



NOTES

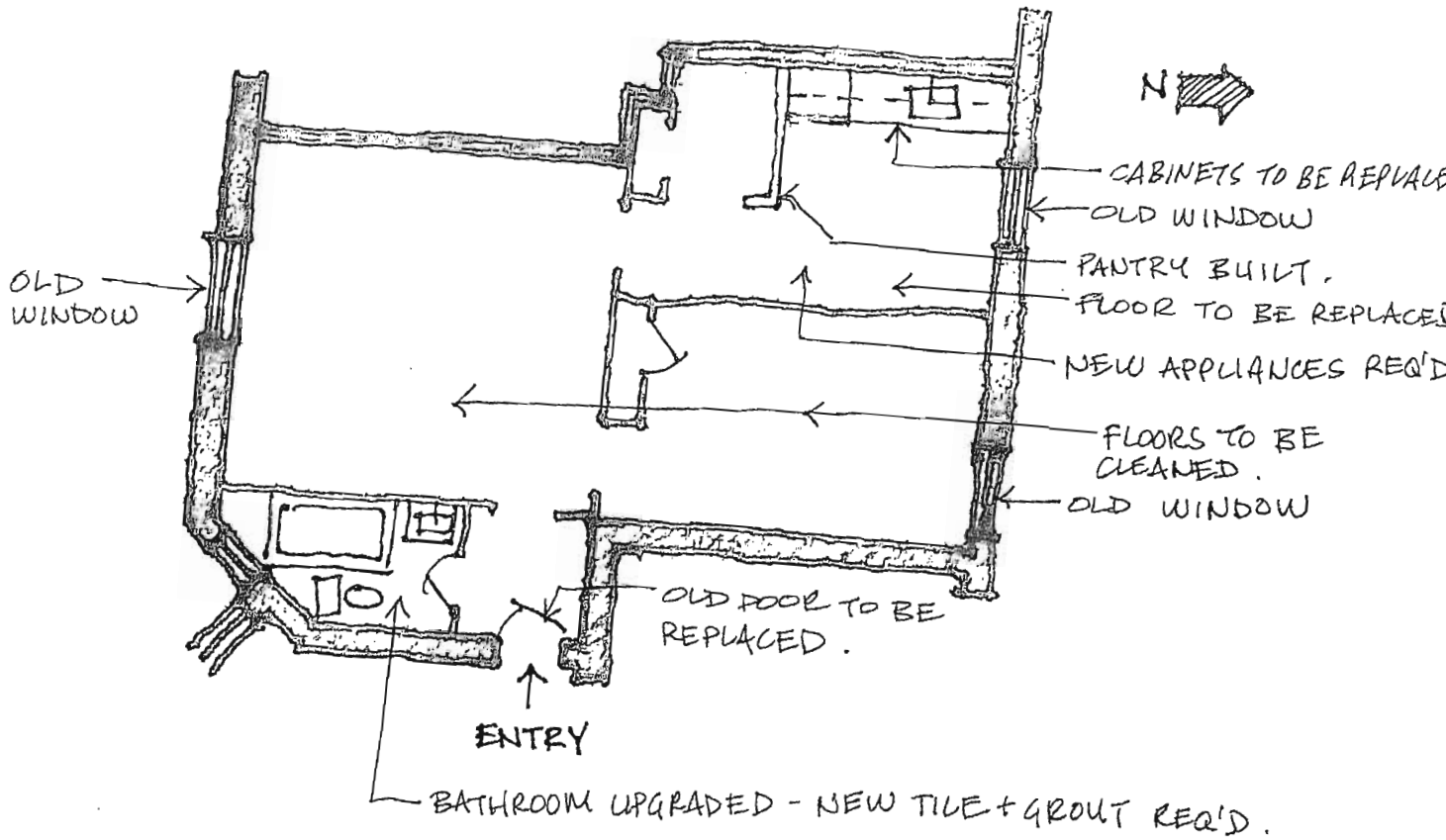
Sill and window trim to be built.

6.1



Old interior doors installed.

BLDG 429 - UNIT G (1G) DESIGNATED LEVEL 3 BY CLIENT.



* ALL INTERIOR DOORS TO BE REPLACED.

* ALL BASE TRIM TO BE REPLACED.

* ALL WINDOW TRIM TO BE REPLACED

* APARTMENT HAS CIRCUIT BREAKER, CHECK FOR GROUNDING.

* PAINT ENTIRE APARTMENT.

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

1G

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

O: 212-406-8474

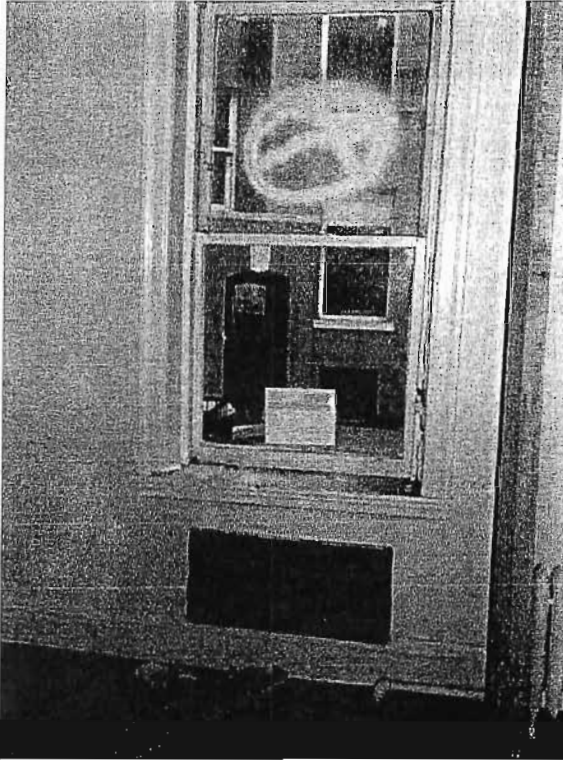
C: 646-318-0512

ITEM #

PICTURE

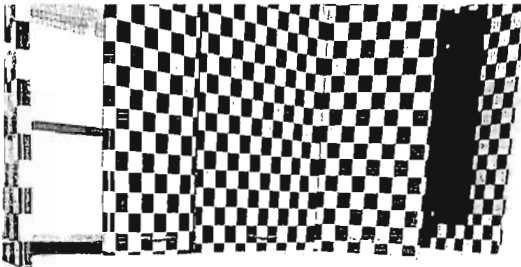
NOTES

1.1

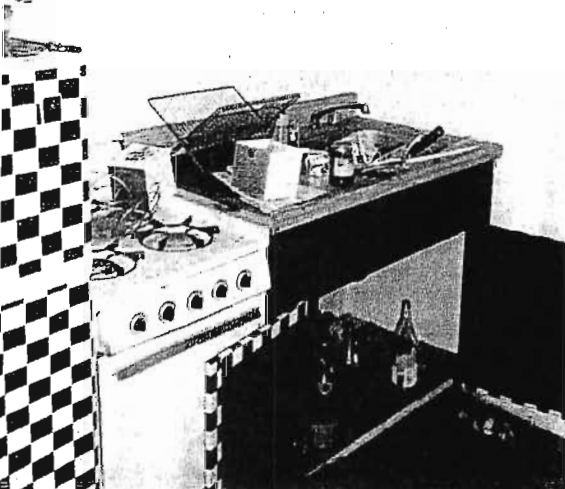


Exiting window requires replacement of window trim and sill

2.1



Old kitchen cabinets installed with tack paper



429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

1G

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

O: 212-406-8474

C: 646-318-0512

TELEPHONE:

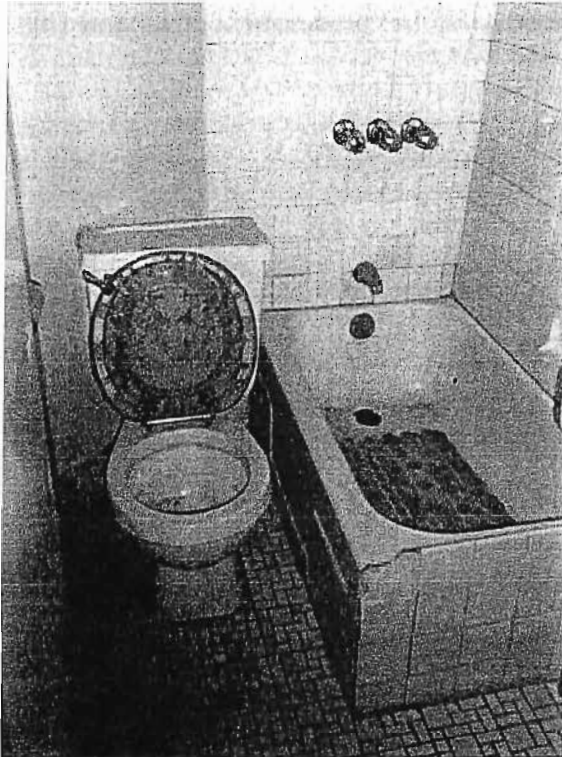
PLACE: 429 East 64th Street

ITEM #

PICTURE

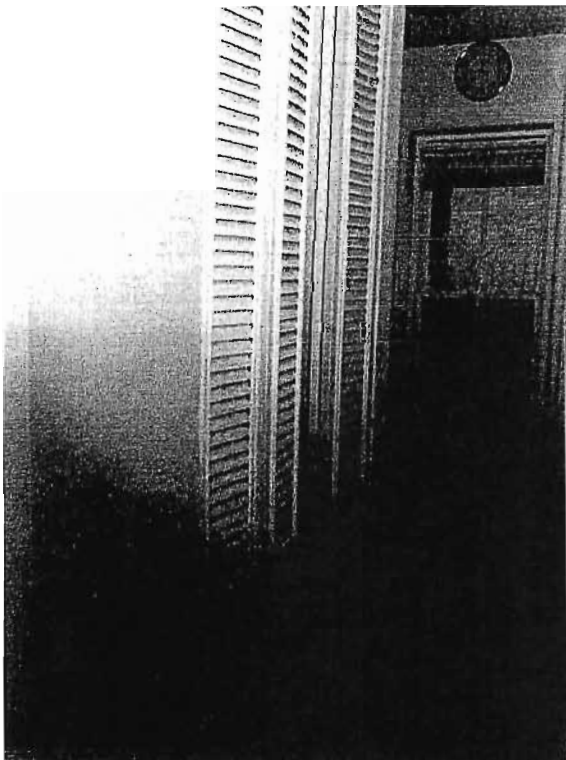
NOTES

3.1



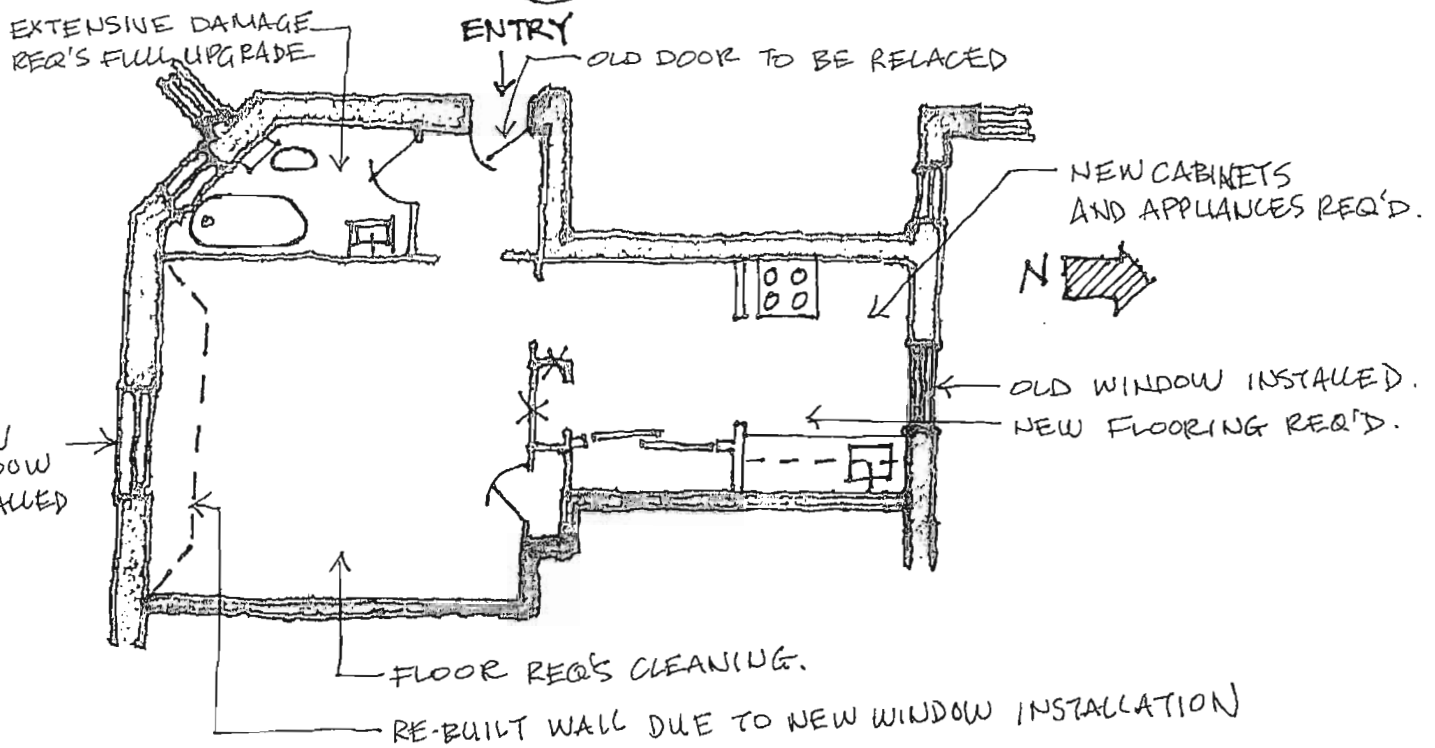
Bathroom has been upgraded but in bad shape

4.1



Pantry was added from original plans

BLDG 429 - UNIT L (1L) DESIGNATED LEVEL 3 BY CLIENT.



- * ALL BASE TRIM TO BE REPLACED.
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER. GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * ALL INTERIOR DOORS TO BE REPLACED
- * PAINT ENTIRE APARTMENT
- * NEW LIGHT FIXTURES REQ'D.

429 East 64th Street, New York, New York

DATE:
01-MAR-2011

APARTMENT **1L**

PLACE: 429 East 64th Street

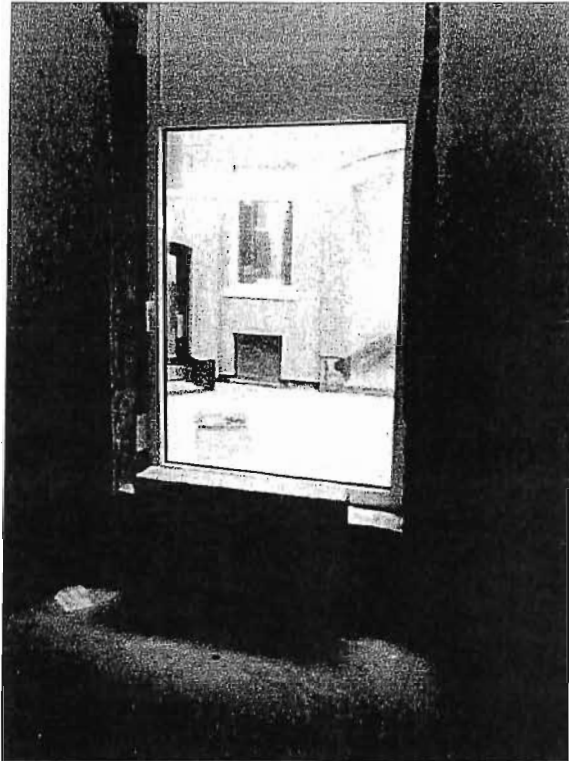
PREPARED BY: Umang Shah - ProjectConsult
 umang@projectconsult.us
TELEPHONE: O: 212-406-8474
 C: 646-318-0512

ITEM #

PICTURE

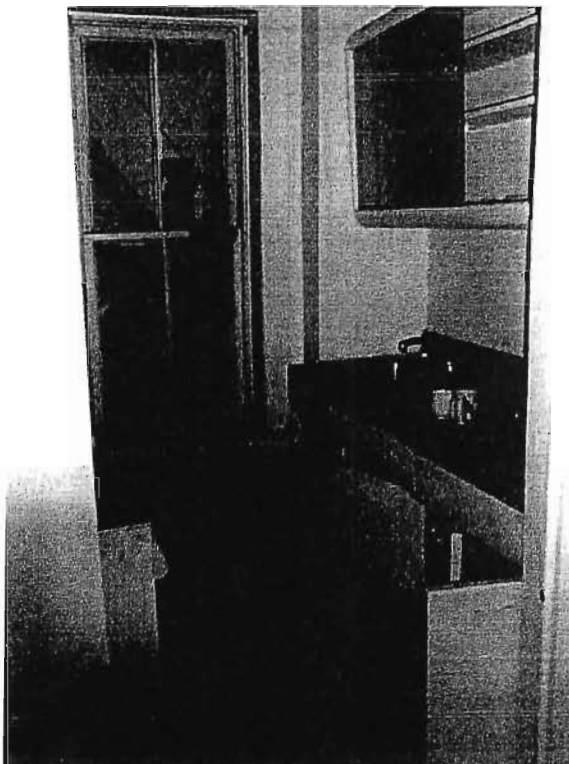
NOTES

1.1



New window installed at East wall of room

2.1



Old kitchen cabinets installed

429 East 64th Street, New York, New York

DATE:
01-MAR-2011

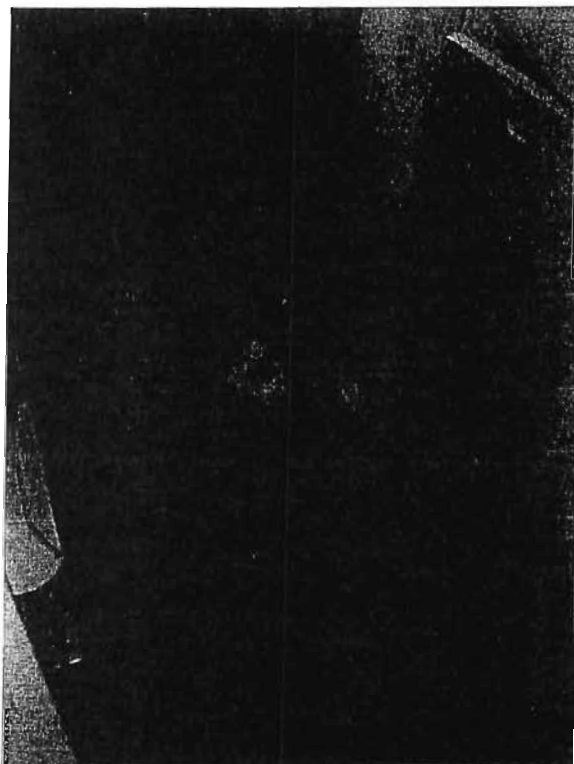
APARTMENT **1L**

PLACE: 429 East 64th Street

PREPARED BY: Umang Shah - ProjectConsult
umang@projectconsult.us
TELEPHONE: O: 212-406-8474
C: 646-318-0512

ITEM #	PICTURE	NOTES
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3.1



Kitchen flooring in bad shape

429 East 64th Street, New York, New York

DATE:
01-MAR-2011

APARTMENT **1L**

PLACE: 429 East 64th Street

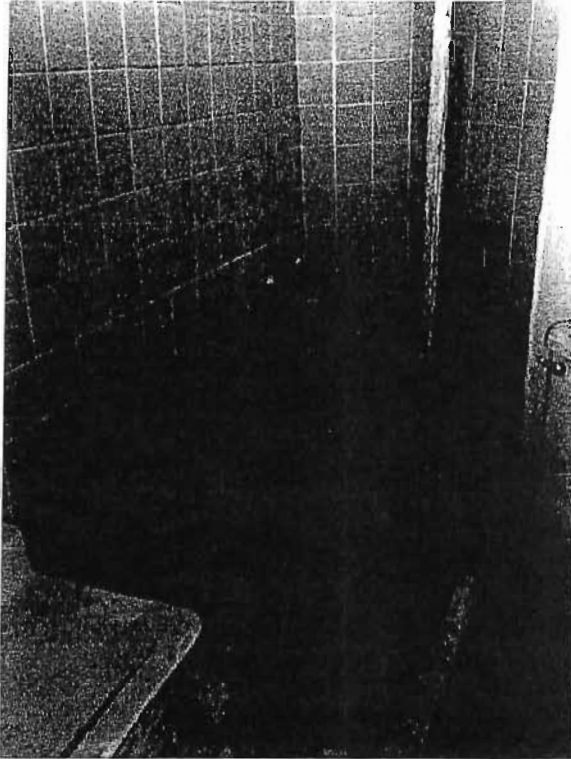
PREPARED BY: Umang Shah - ProjectConsult
 umang@projectconsult.us
TELEPHONE: O: 212-406-8474
 C: 646-318-0512

ITEM #

PICTURE

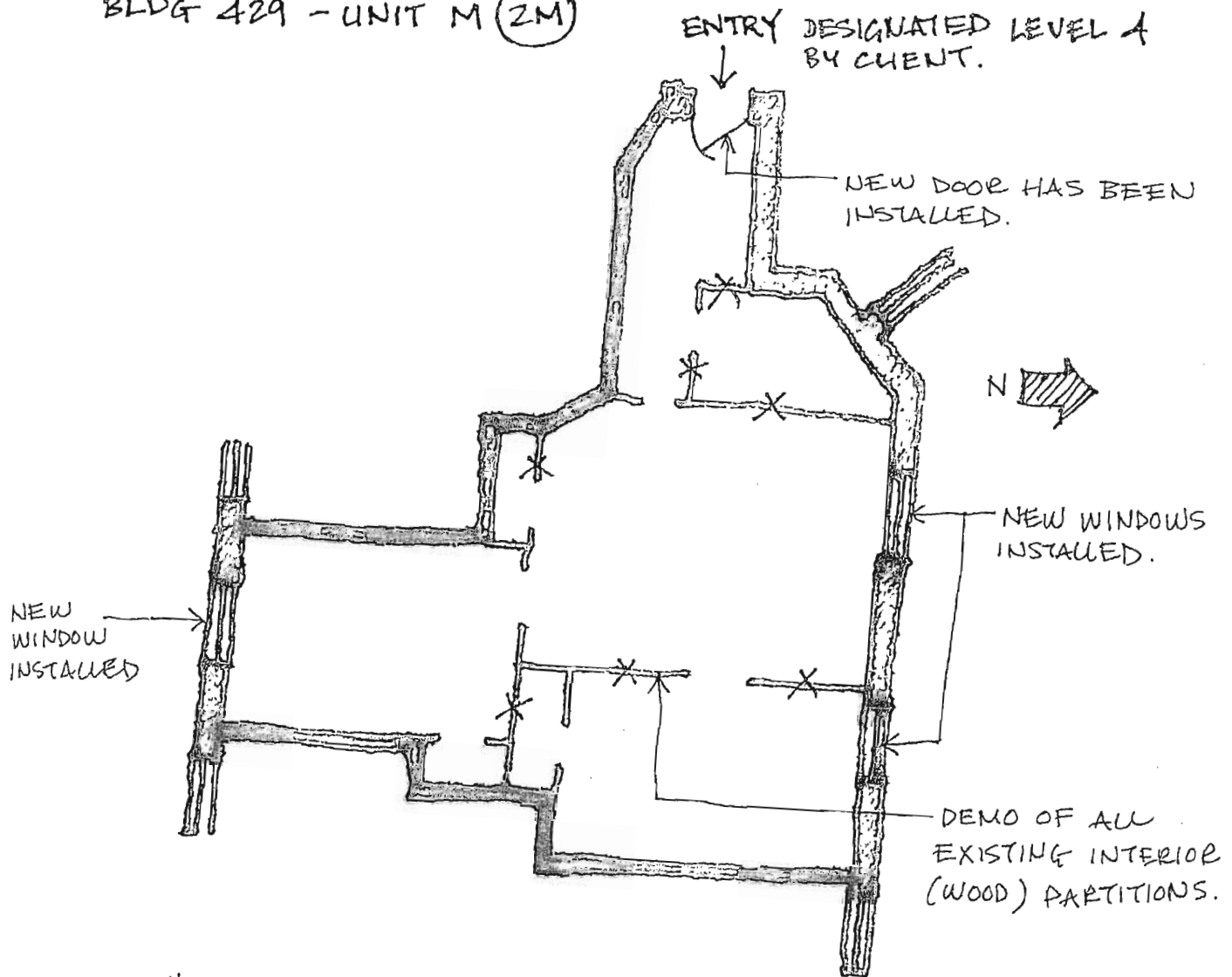
NOTES

4.1



Bathroom upgraded but in bad shape.

BLDG 429 - UNIT M (2M)



- * APARTMENT HAD A FIRE AND GUTTED
- * ALL NEW INTERIOR PARTITIONS AND CEILING REQ'D.
- * ALL NEW ELECTRICAL REQ'D
- * ALL NEW BATHROOM REQ'D
- * ALL NEW KITCHEN REQ'D
- * ALL NEW FINISH CARPENTRY + DOORS REQ'D.
- * PAINT ENTIRE APARTMENT.
- * ALL NEW PLUMBING

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

2M

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

O: 212-406-8474

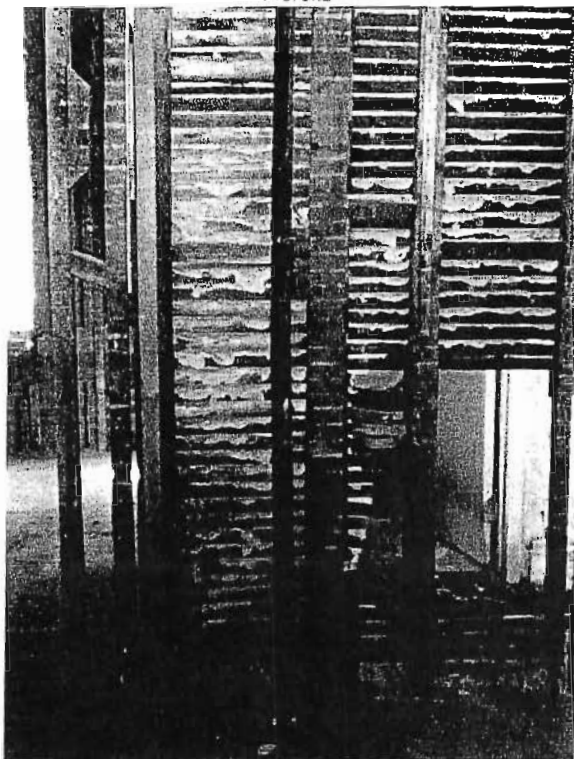
C: 646-318-0512

ITEM #

PICTURE

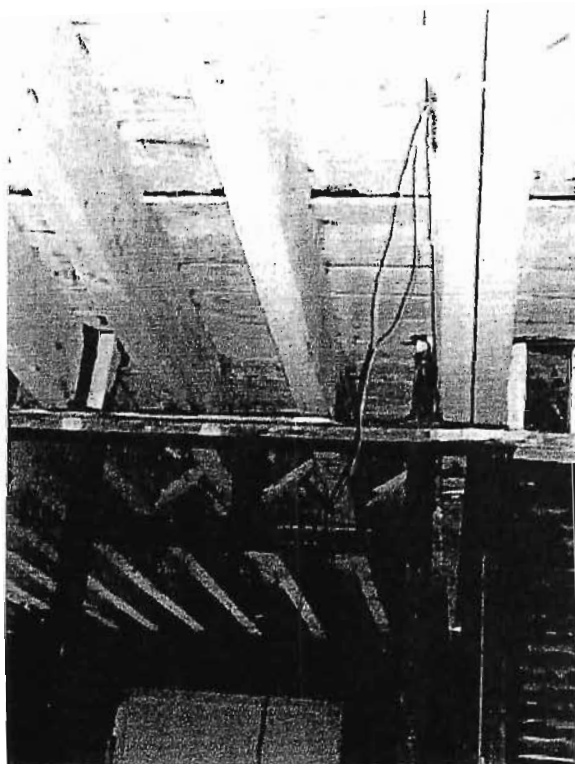
NOTES

1.1



All walls have been stripped due to fire in apartment

2.1



Ceilings have been stripped

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

2M

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

O: 212-406-8474

TELEPHONE:

C: 646-318-0512

ITEM #

3.1

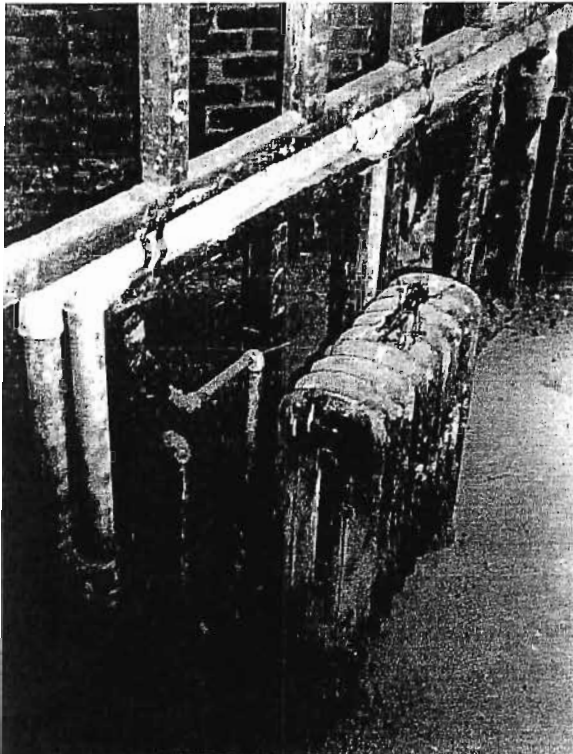
PICTURE



NOTES

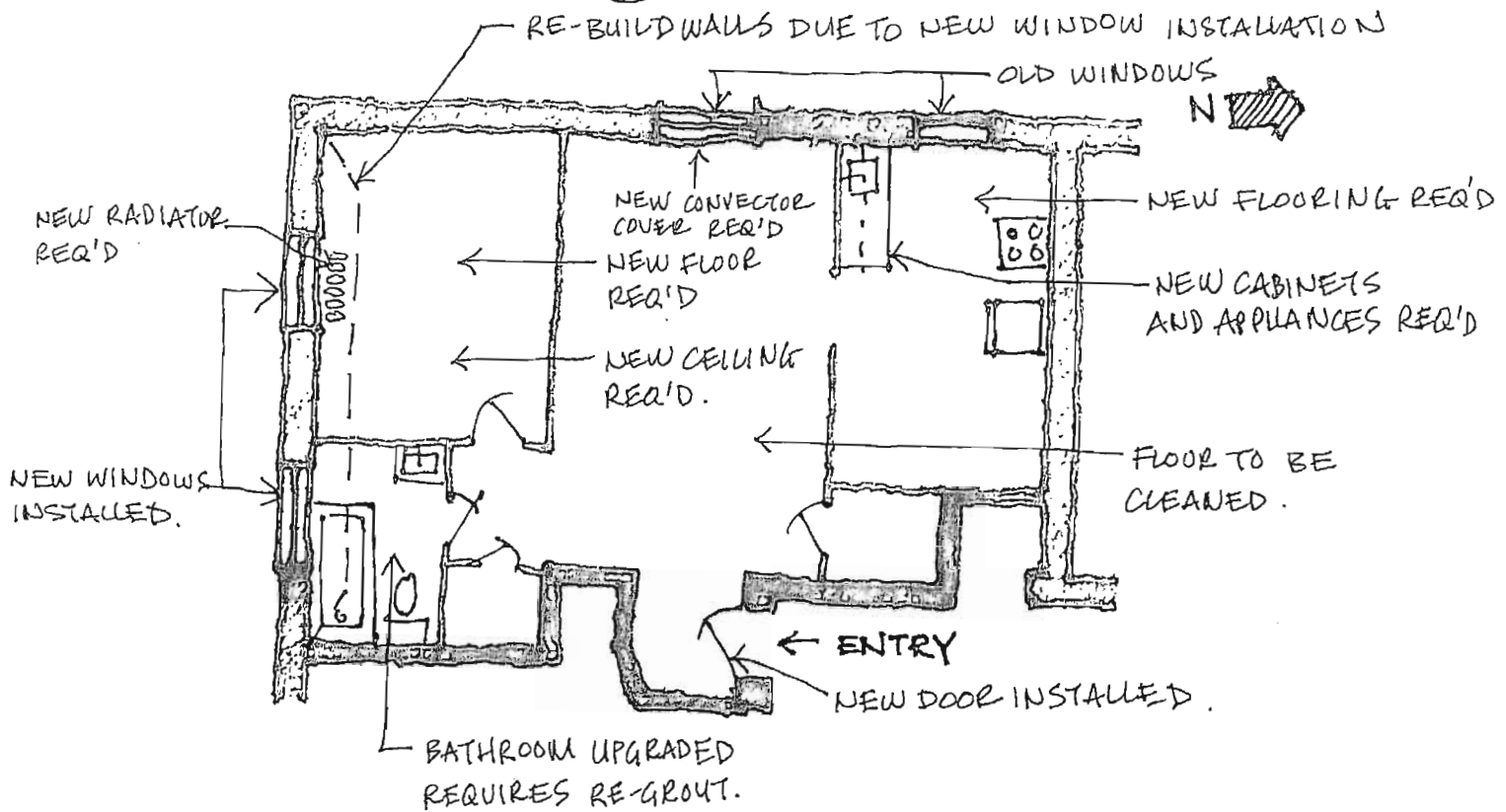
New windows have been installed

4.1



Existing radiators remaining

BLDG 429 - UNIT 0 (20) DESIGNATED LEVEL 2 BY CLIENT.



- * ALL WINDOW TRIM TO BE REPLACED.
- * ALL BASE TRIM TO BE REPLACED
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER. GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * PAINT ENTIRE APARTMENT.
- * NEW LIGHT FIXTURES REQ'D.

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

20

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

O: 212-406-8474

C: 646-318-0512

ITEM #

PICTURE

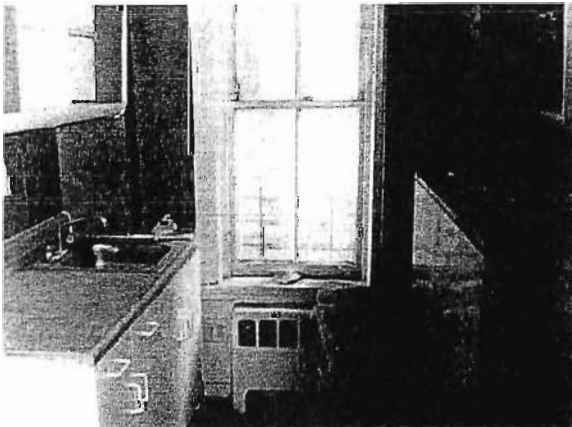
NOTES

1.1



All walls have been stripped due to fire in apartment

2.1



Base cabinets have been upgraded. All upper cabinets old.
Appliances old

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

20

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

O: 212-406-8474

TELEPHONE:

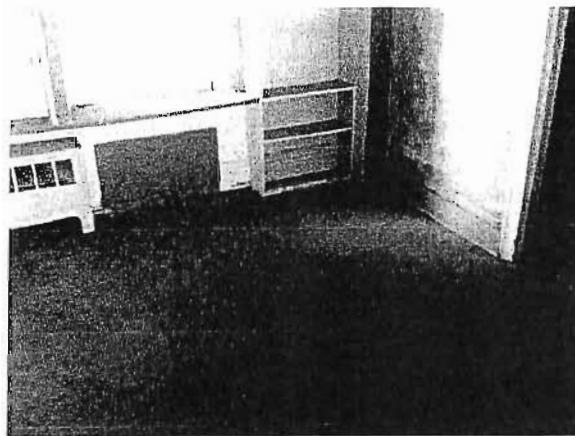
C: 646-318-0512

ITEM #

PICTURE

NOTES

3.1



Flooring to be cleaned

4.1



Walls and ceiling to be repaired due to new window installation.

BLDG 429 - UNIT D (4D) DESIGNATED LEVEL 1 BY CLIENT.

OLD WINDOW → KITCHEN CABINETS ACCEPTABLE (MISSING FRIDGE)

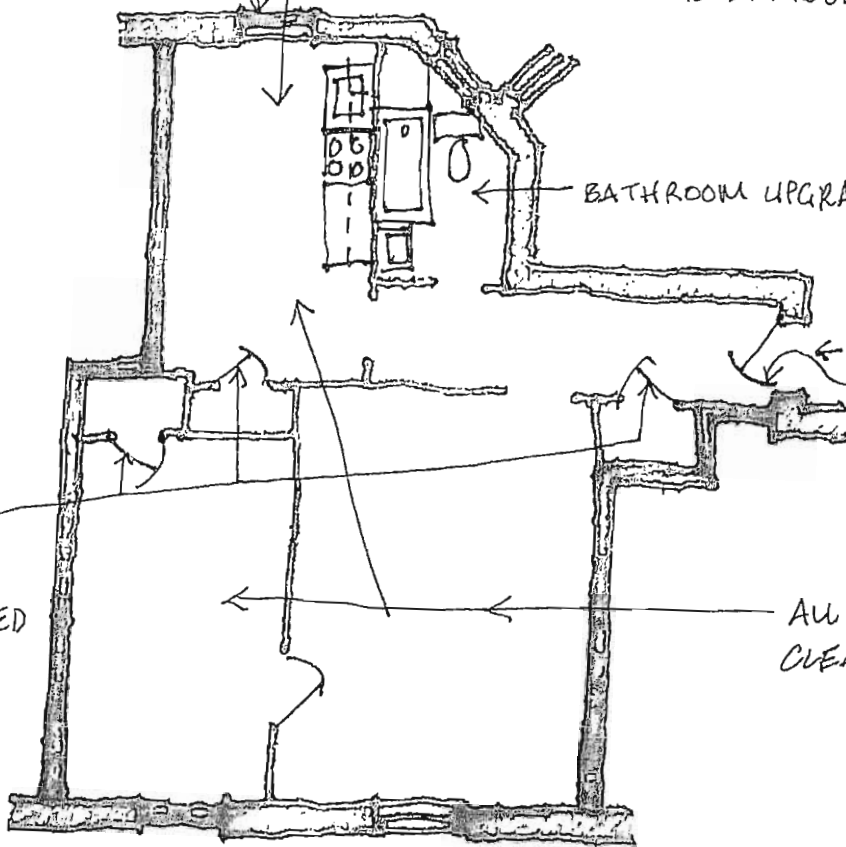


← BATHROOM UPGRADED, REQUIRES RE-GROUT.

← ENTRY
OLD DOOR TO BE REPLACED

OLD
DOORS
TO BE
REPLACED

← ALL FLOORING REQ'S
CLEANING.



* ALL BASE TRIM TO BE REPLACED

* ALL NEW WINDOW TRIM REQ'D.

* FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER
GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)

* PAINT ENTIRE APARTMENT

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

4D

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult
umang@projectconsult.us
O: 212-406-8474
C: 646-318-0512

TELEPHONE:

ITEM #
1.1

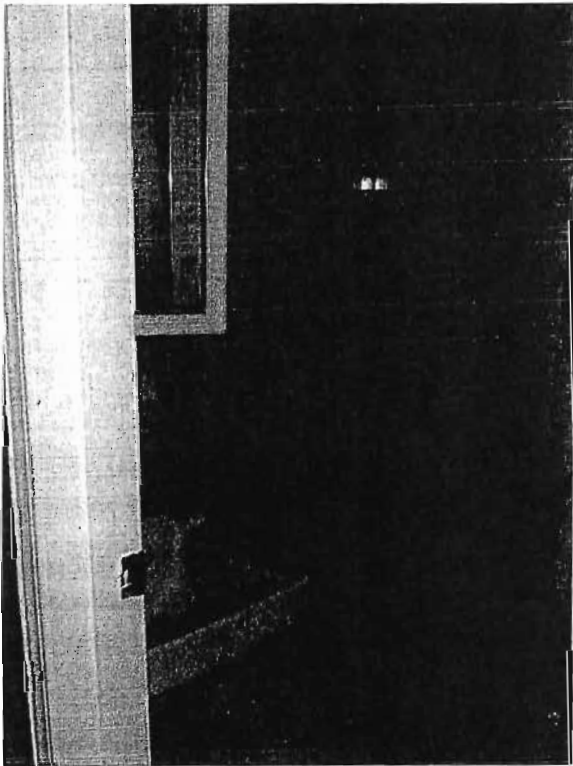
PICTURE



NOTES

Floors and walls in good condition

2.1



Bathroom has been upgraded. Requires re-grouting

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT **4D**

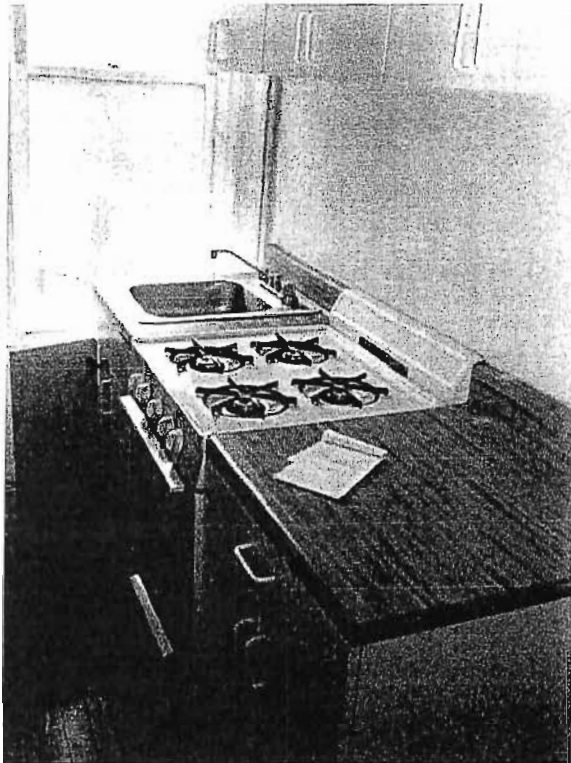
PLACE: 429 East 64th Street

PREPARED BY: Umang Shah - ProjectConsult
 umang@projectconsult.us
 O: 212-406-8474
 C: 646-318-0512

ITEM #
3.1

PICTURE

NOTES
Kitchen has been upgraded

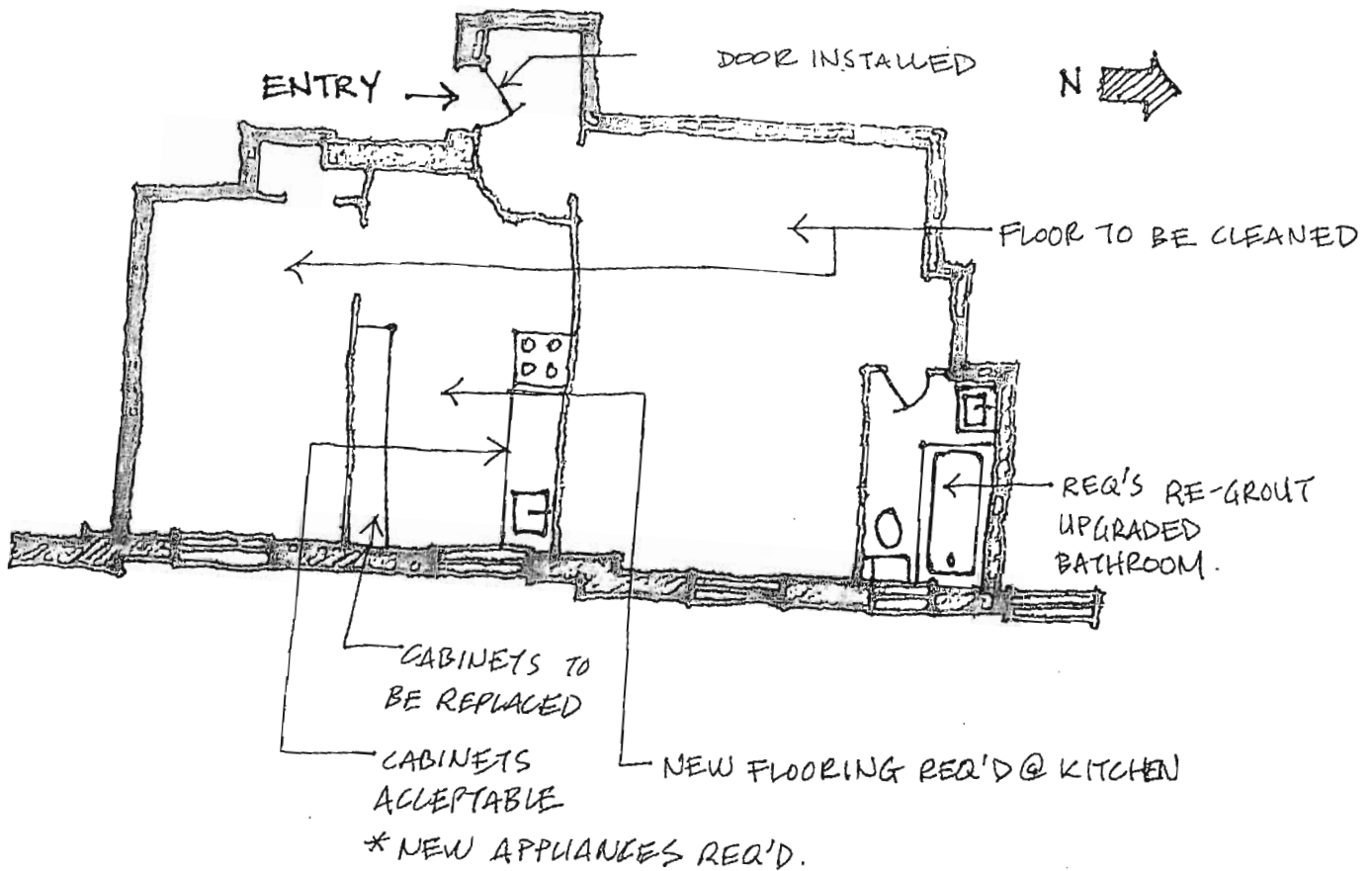


4.1

Old interior doors installed



BLDG 429 - UNIT E (6E) DESIGNATED LEVEL 1 BY CLIENT.



- * ALL WINDOWS ARE OLD
- * ALL BASE TRIM TO BE REPLACED
- * ALL WINDOW TRIM TO BE REPLACED
- * FUSE BOX TO BE REPLACED w/ CIRCUIT BREAKER. GROUND ALL OUTLETS.
(ASSUME ONE OUTLET PER WALL)
- * ALL INTERIOR DOORS TO BE REPLACED
- * PAINT ENTIRE APARTMENT
- * NEW LIGHT FIXTURES REQ'D

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

6E

PLACE:

429 East 64th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

O: 212-406-8474

TELEPHONE:

C: 646-318-0512

ITEM #

1.1

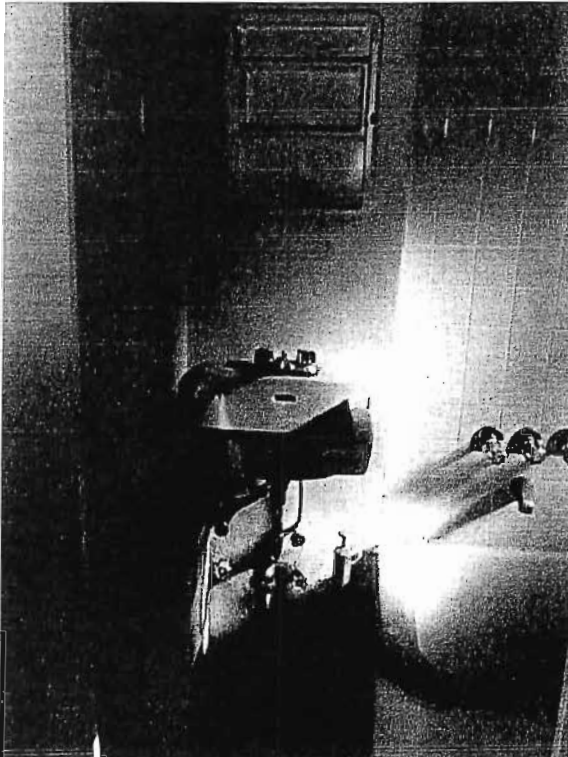
PICTURE



NOTES

Floors require extensive cleaning

2.1



Bathroom has been upgraded. Requires re-grouting

429 East 64th Street, New York, New York

DATE:

01-MAR-2011

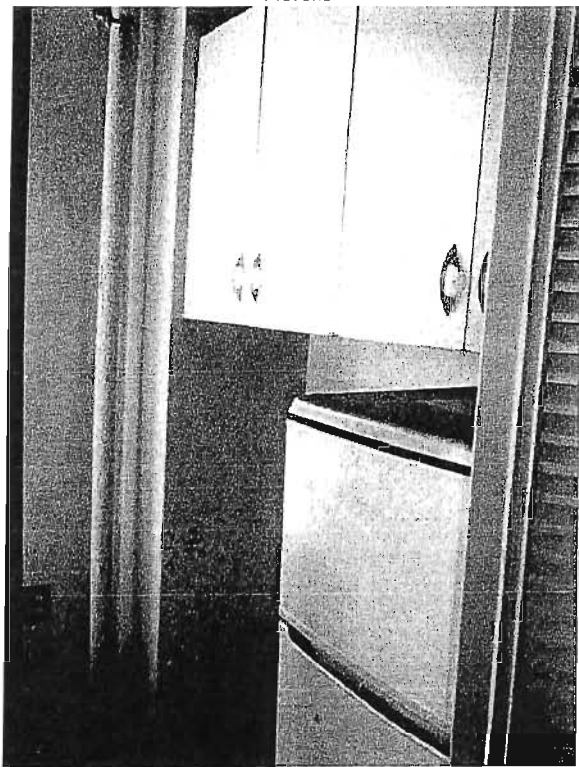
APARTMENT 6E

PLACE: 429 East 64th Street

PREPARED BY: Umang Shah - ProjectConsult
umang@projectconsult.us
TELEPHONE: O: 212-406-8474
C: 646-318-0512

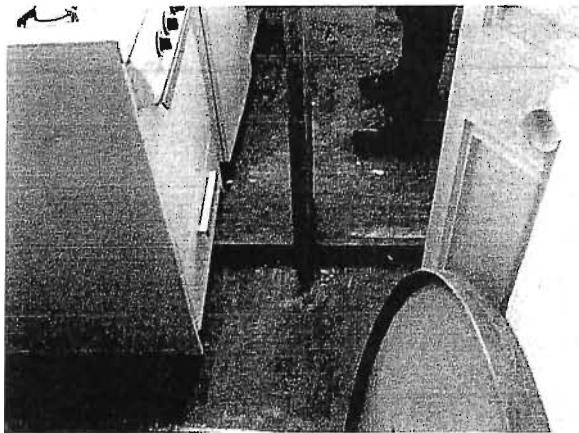
ITEM #
3.1

PICTURE



NOTES
Old cabinets installed at South wall

4.1

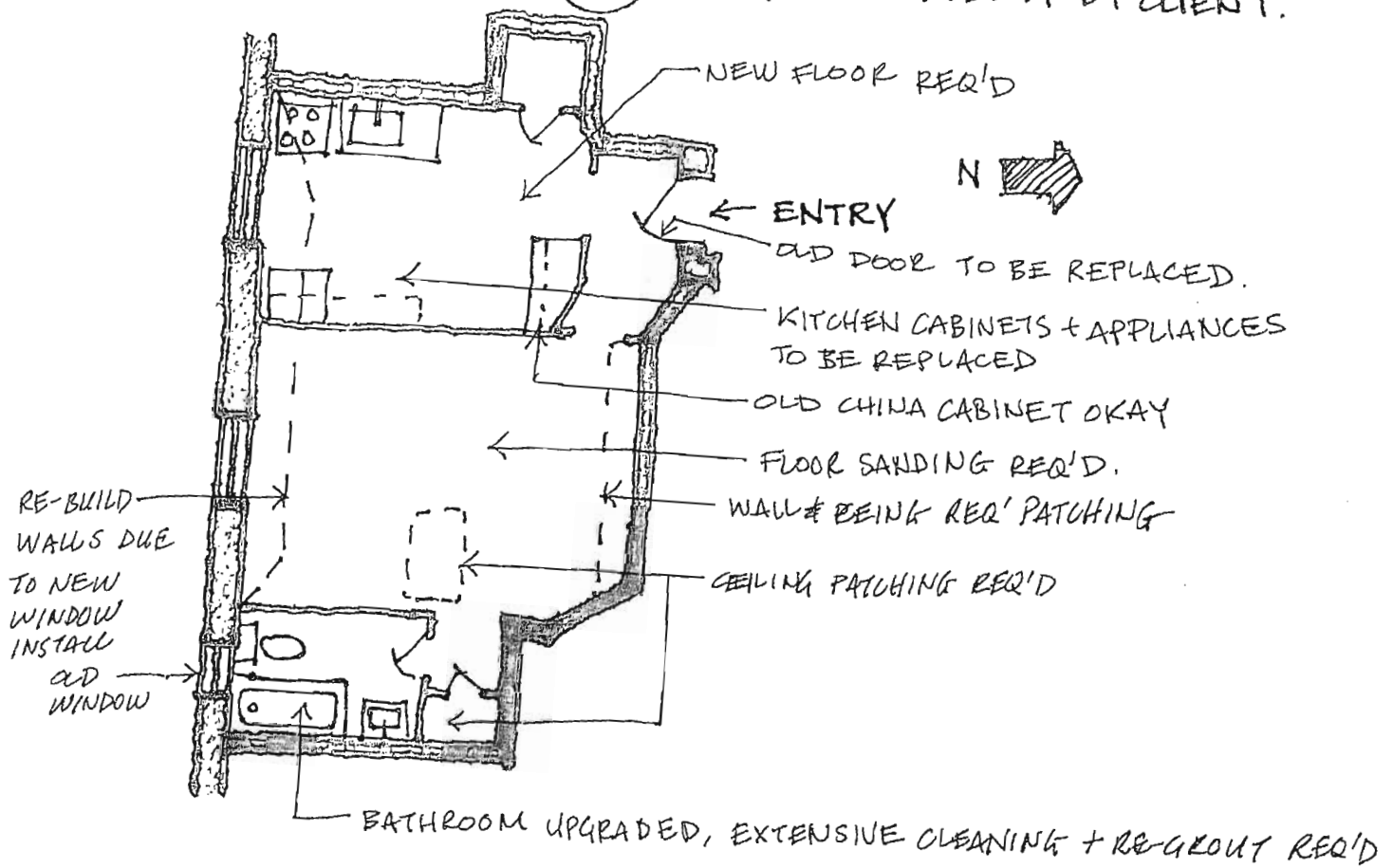


Flooring at kitchen in bad shape

BLDG 429 - UNIT N

GN

DESIGNATED LEVEL A BY CLIENT.



* APARTMENT COVERED W/ PIGEON DROPPINGS

- * ALL DOORS TO BE REPLACED
- * ALL BASE TRIM TO BE REPLACED
- * ALL NEW WINDOW TRIM REQ'D
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER
GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * NEW LIGHT FIXTURES REQ'D.
- * PAINT ENTIRE APARTMENT

429 East 64th Street, New York, New York

DATE:
01-MAR-2011

APARTMENT **6N**

PLACE: 429 East 64th Street

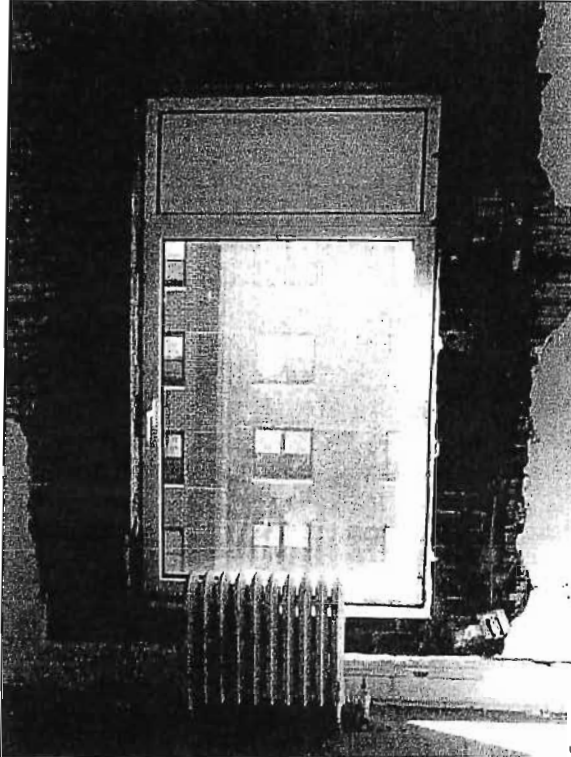
PREPARED BY: Umang Shah - ProjectConsult
umang@projectconsult.us
TELEPHONE: O: 212-406-8474
C: 646-318-0512

ITEM #

PICTURE

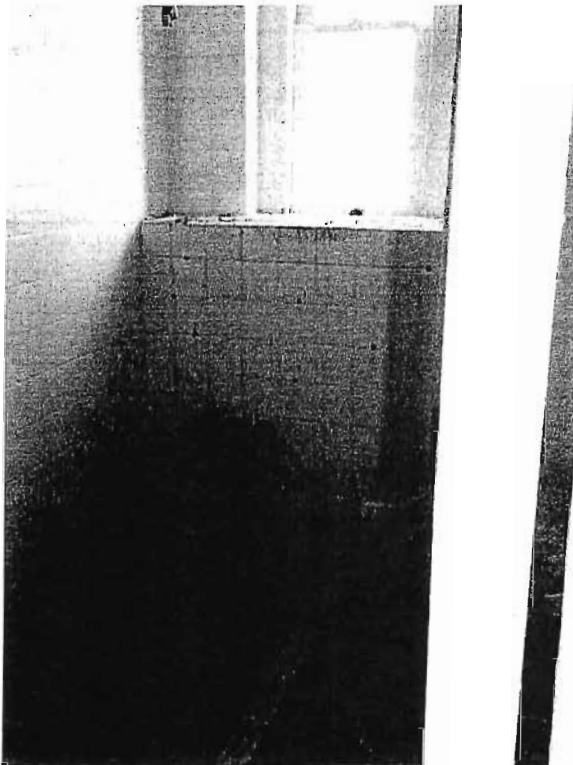
NOTES

1.1



New windows installed at South wall

2.1



Bathroom has been upgraded. Requires extensive cleaning and re-grouting. Pigeon dropping throughout.

DATE:
01-MAR-2011

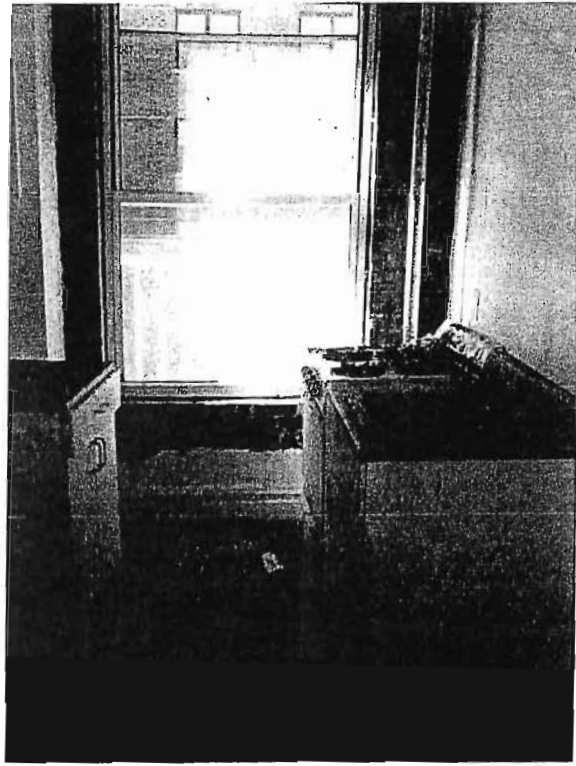
APARTMENT **6N**

PLACE: 429 East 64th Street

PREPARED BY: Umang Shah - ProjectConsult
 umang@projectconsult.us
TELEPHONE: O: 212-406-8474
 C: 646-318-0512

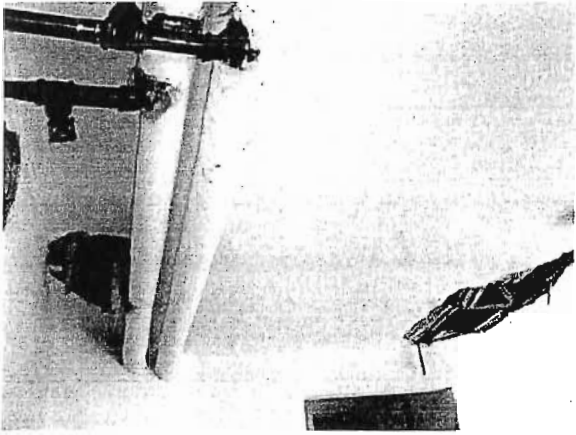
ITEM #	PICTURE	NOTES
--------	---------	-------

3.1



Cabinets and appliances covered in Pigeon droppings.

4.1



Ceiling damage due to plumbing retrofit at Living room.

429 East 64th Street, New York, New York

DATE:
01-MAR-2011

APARTMENT **6N**

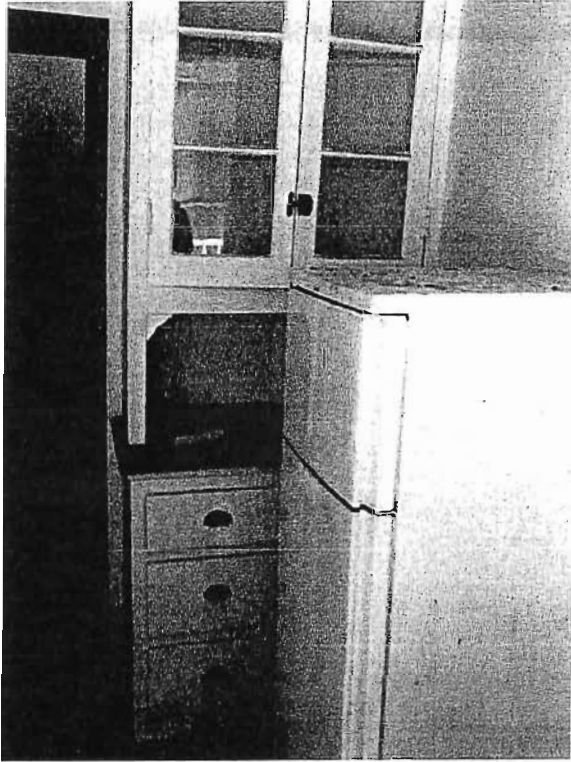
PLACE: 429 East 64th Street

PREPARED BY: Umang Shah - ProjectConsult
 umang@projectconsult.us
TELEPHONE: O: 212-406-8474
 C: 646-318-0512

ITEM #

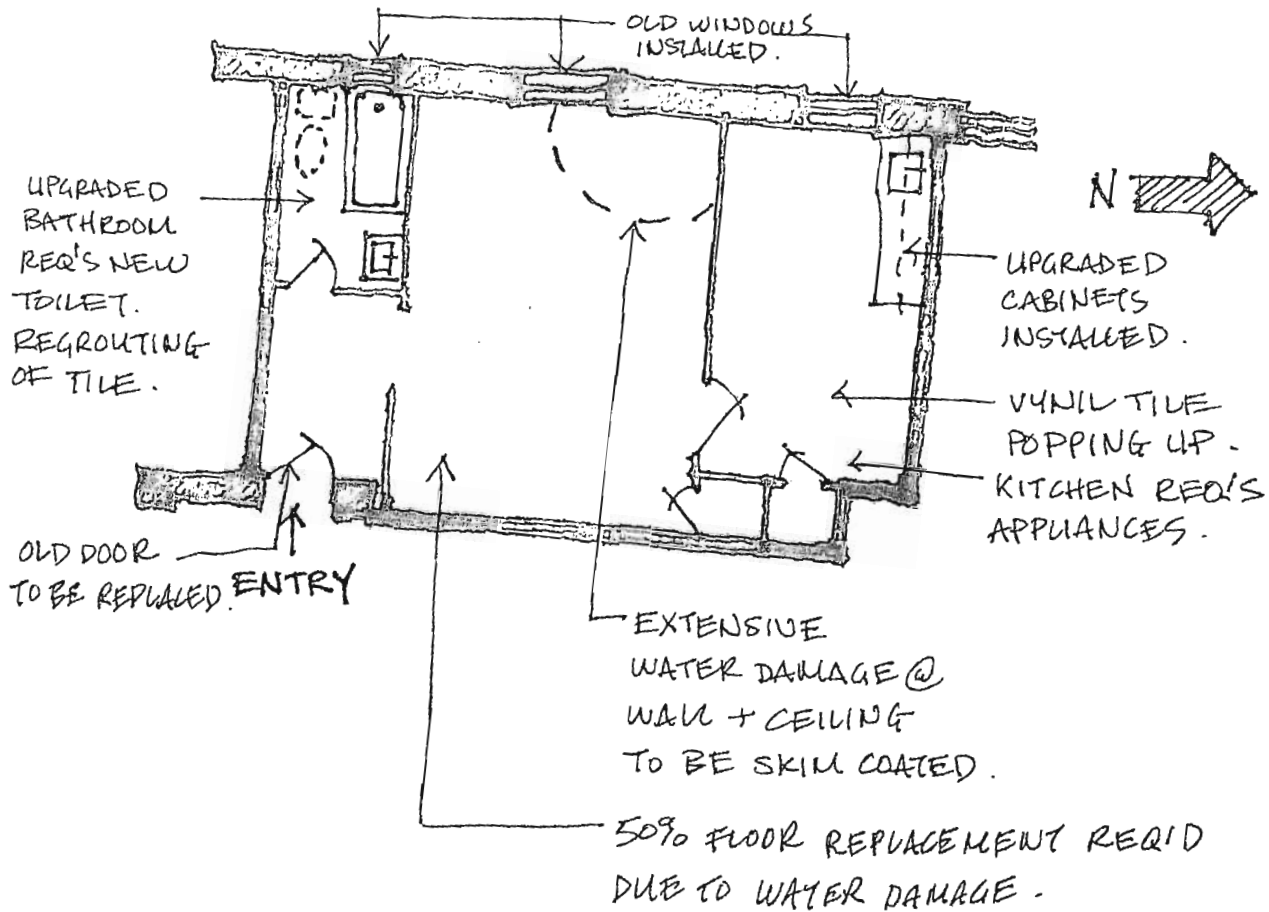
PICTURE

NOTES



Old China cabinet in Kitchen in acceptable condition.

BLDG 430 - UNIT F (1F) DESIGNATED LEVEL 2 BY CLIENT.



- * ALL WINDOWS ARE OLD.
- * ALL WINDOWS TRIM TO BE REPLACED
- * ALL BASE TRIM TO BE REPLACED.
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER
GROUND ALL OUTLETS. (ASSUME ONE OUTLET PER WALL)
- * ALL INTERIOR DOORS TO BE REPLACED.
- * PAINT ENTIRE APARTMENT.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT **1F**

PLACE: 430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

O: 212-406-8474

TELEPHONE:

C: 646-318-0512

ITEM #

PICTURE

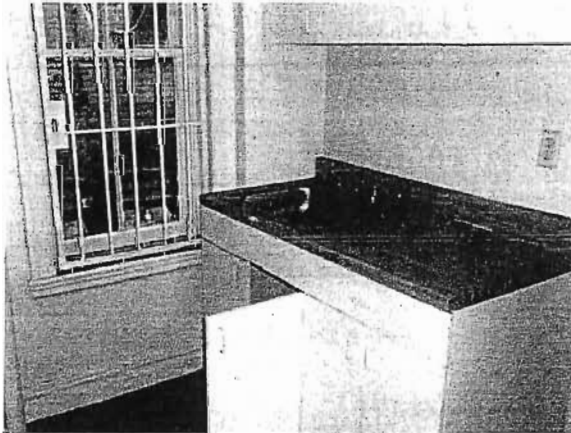
NOTES

1.1



Water damage at walls, ceiling and floor on East wall.

2.1



Upgraded cabinets installed.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

1F

PLACE:

430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

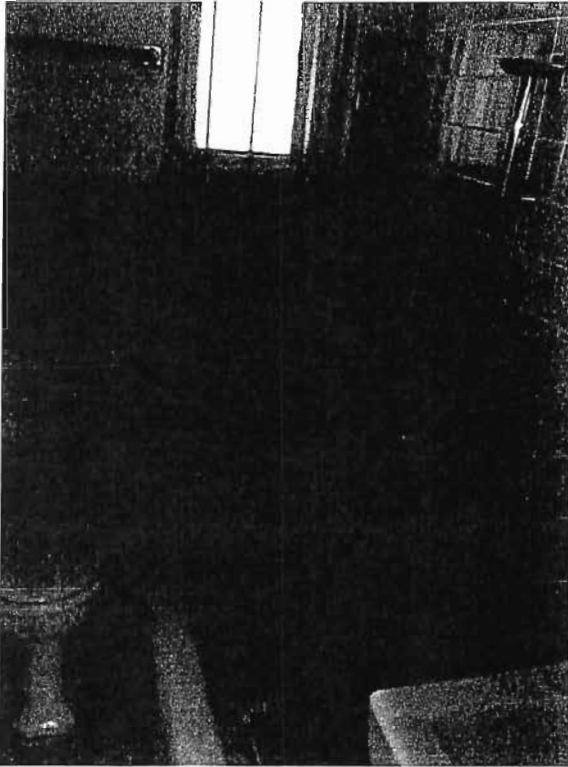
O: 212-406-8474

C: 646-318-0512

ITEM #

3.1

PICTURE



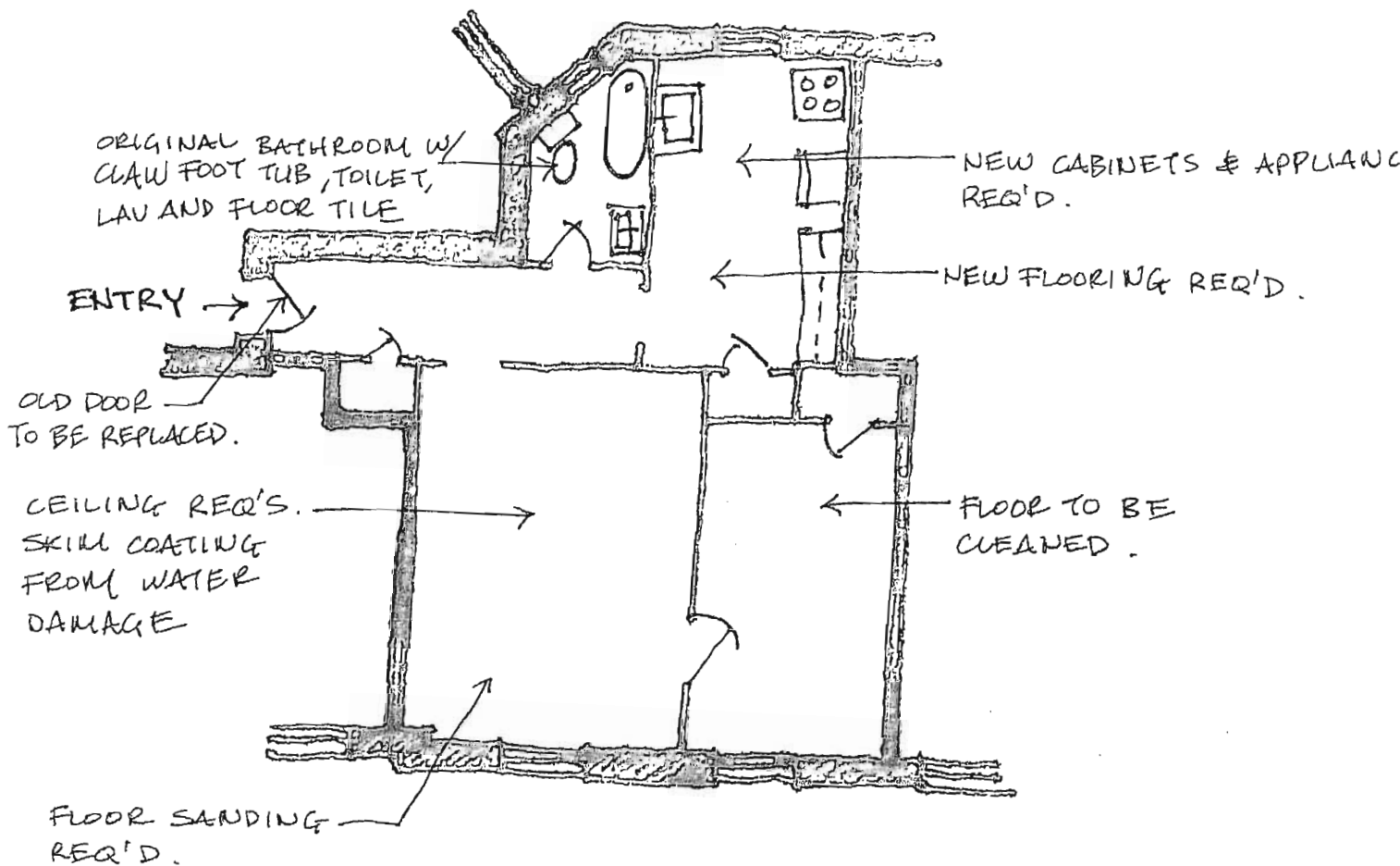
NOTES

Bathroom has been upgraded. New toilet and re-grouting required.

BLDG 430 - UNIT 5

15

DESIGNATED LEVEL 3 BY CLIENT



- * ALL WINDOWS ARE OLD.
- * ALL WINDOW TRIM TO BE REPLACED
- * ALL BASE TRIM TO BE REPLACED.
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER
GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * ALL INTERIOR DOORS TO BE REPLACED
- * ALL LIGHT FIXTURES TO BE REPLACED.
- * PAINT ENTIRE APARTMENT.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

1J

PLACE:

430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

O: 212-406-8474

C: 646-318-0512

ITEM #

PICTURE

NOTES

1.1



Ceiling requires skim coating at Living room.

2.1



Original Bathroom in bad shape.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT **1J**

PLACE: 430 East 65th Street

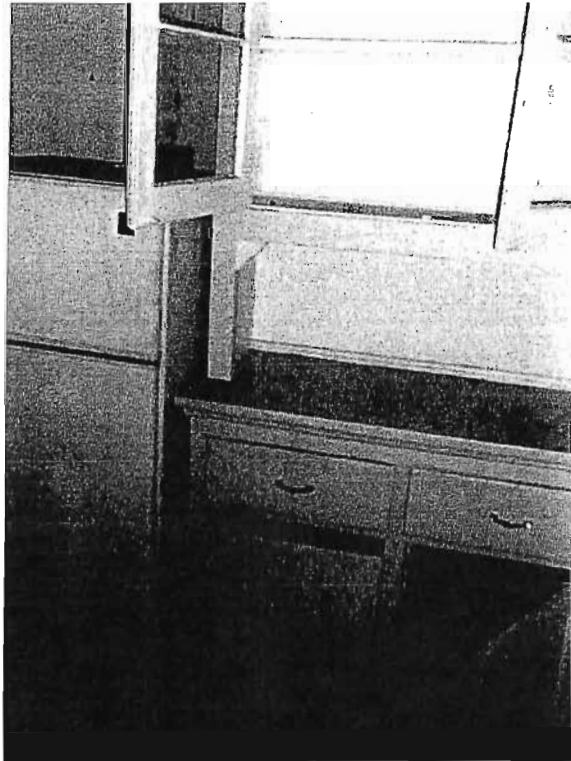
PREPARED BY: Umang Shah - ProjectConsult
umang@projectconsult.us
O: 212-406-8474
TELEPHONE: C: 646-318-0512

ITEM #

PICTURE

NOTES

3.1



Old cabinets and appliances installed at Kitchen

4.1



Kitchen flooring in bad shape

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

1J

PLACE:

430 East 65th Street

PREPARED BY:

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O: 212-406-8474

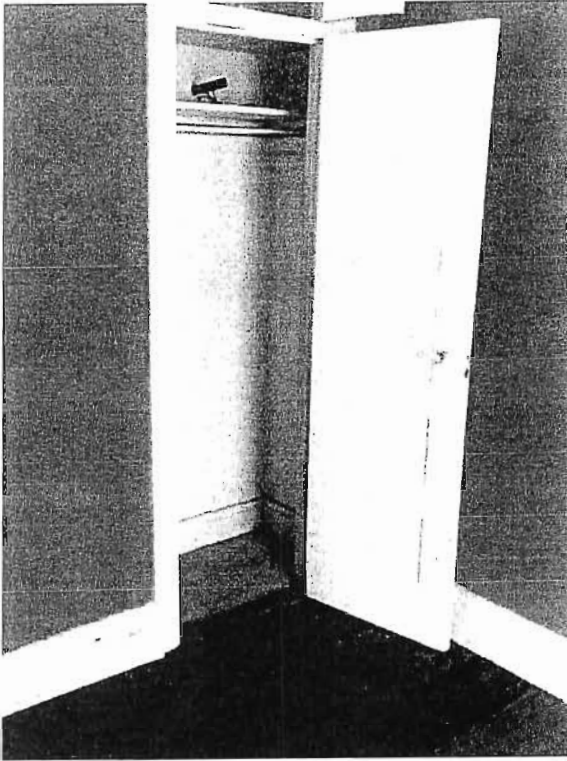
TELEPHONE:

C: 646-318-0512

ITEM #

5.1

PICTURE

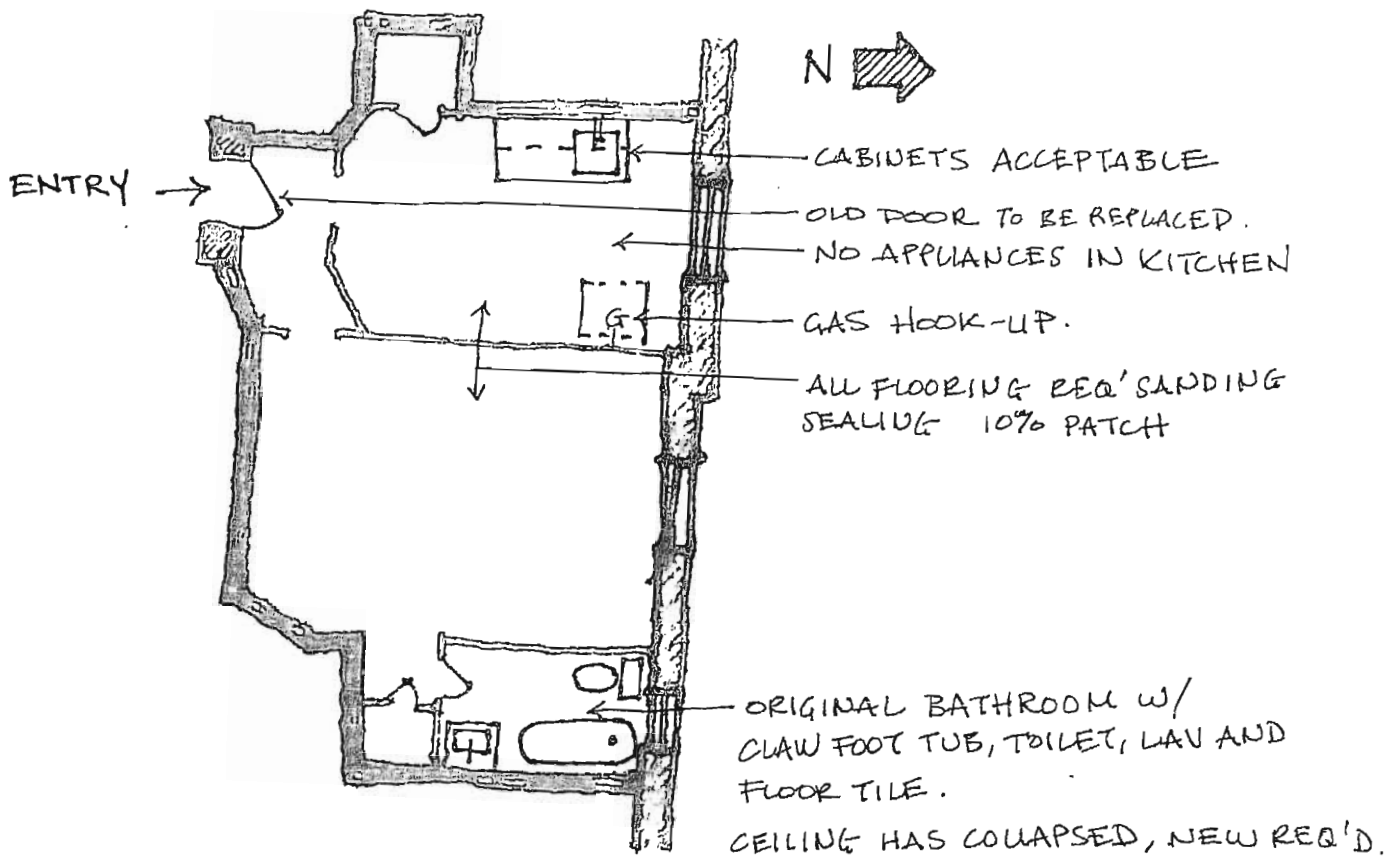


NOTES

Old interior doors installed.

BLDG 430 - UNIT B (2B)

DESIGNATED - LEVEL 1 BY CLIENT.



* ALL WINDOWS ARE OLD.

* ALL BASE TRIM TO BE REMOVED
AND REPLACED.

* FUSE BOX TO BE REPLACED W/
CIRCUIT BREAKER. GROUND ALL
OUTLETS (ASSUME ONE OUTLET
PER WALL)

* ALL WINDOW TRIM TO BE REMOVED
AND REPLACED.

* ALL INTERIOR DOORS TO BE
REPLACED.

* PAINT ENTIRE APARTMENT.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

2B

PREPARED BY:

Umang Shah - ProjectConsult

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TELEPHONE:

O: 212-406-8474

C: 646-318-0512

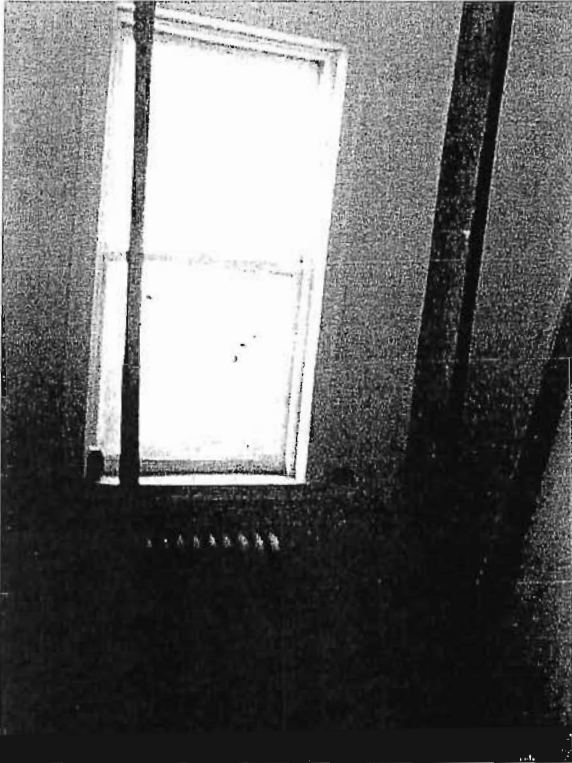
PLACE: 430 East 65th Street

ITEM #

PICTURE

NOTES

1.1



Flooring requires re-sanding and sealing

2.1



Original Bathroom in bad shape.

DATE:

01-MAR-2011

APARTMENT **2B**

PLACE: 430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

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O: 212-406-8474

C: 646-318-0512

TELEPHONE:

ITEM #

PICTURE

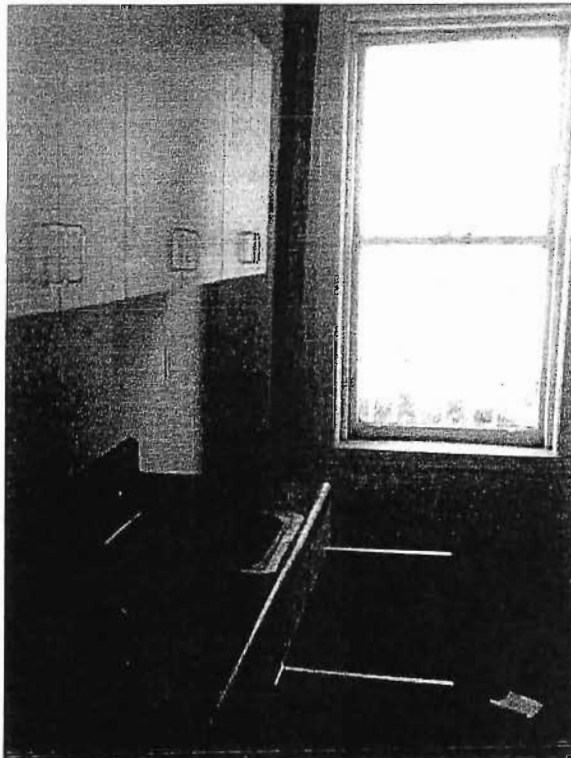
NOTES

3.1



Bathroom ceiling collapsing

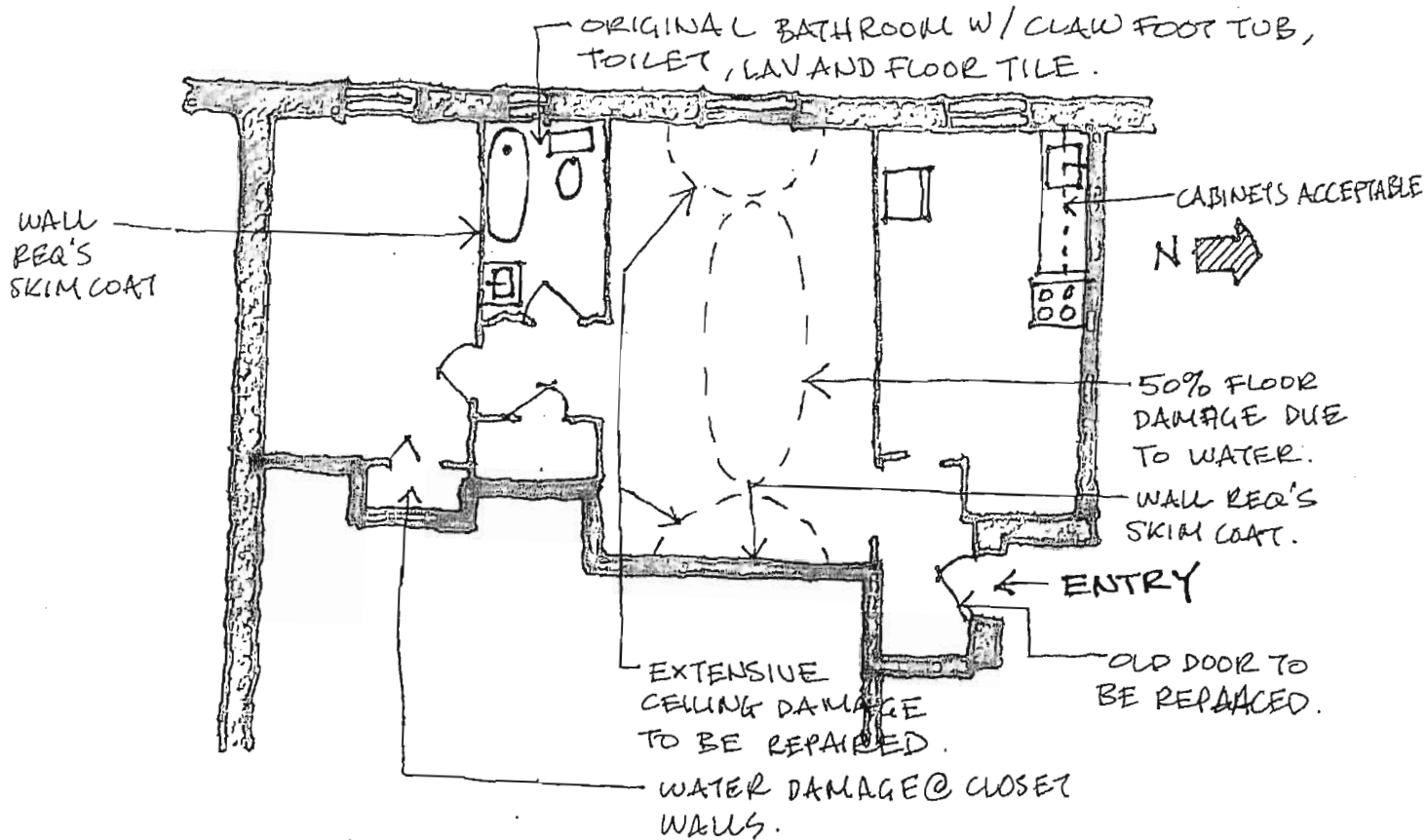
4.1



Kitchen cabinets have been upgraded

BLDG 430 - UNIT G (3G)

DESIGNATED - LEVEL 2 BY CLIENT



- * ALL WINDOWS ARE OLD
- * ALL WINDOW TRIM TO BE REMOVED AND REPLACED.
- * ALL BASE TRIM TO BE REMOVED AND REPLACED.
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER.
GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * ALL INTERIOR DOORS TO BE REPLACED
- * PAINT ENTIRE APARTMENT

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

3G

PLACE:

430 East 65th Street

PREPARED BY:

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TELEPHONE:

O: 212-406-8474

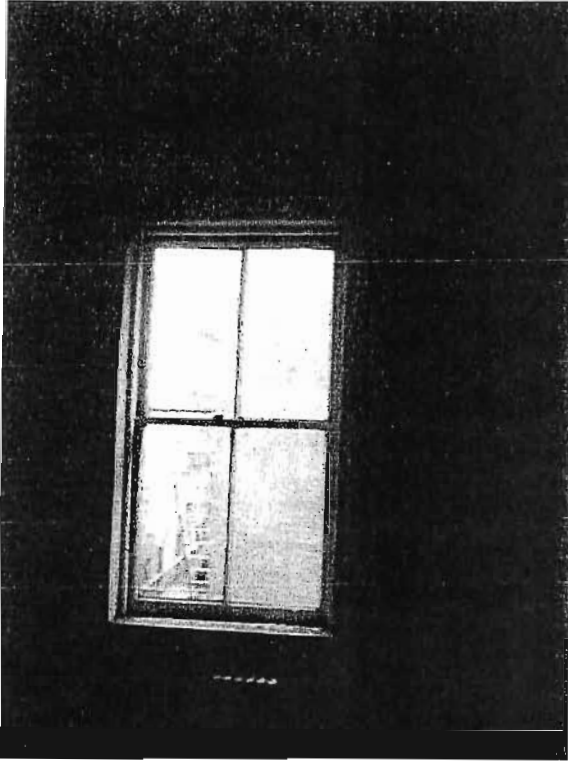
C: 646-318-0512

ITEM #

PICTURE

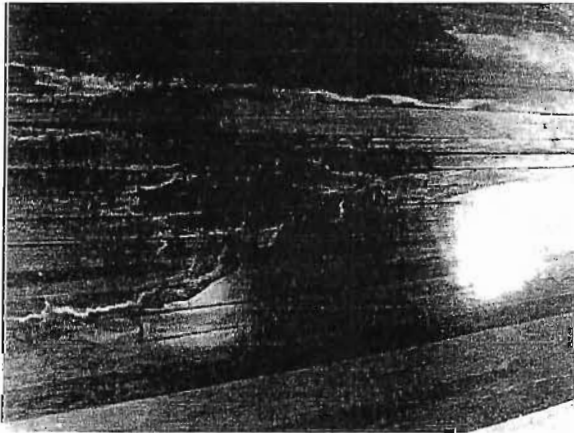
NOTES

1.1



Water damage at Living room ceiling.

2.1



Water damage at Living room floor.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

3G

PLACE:

430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

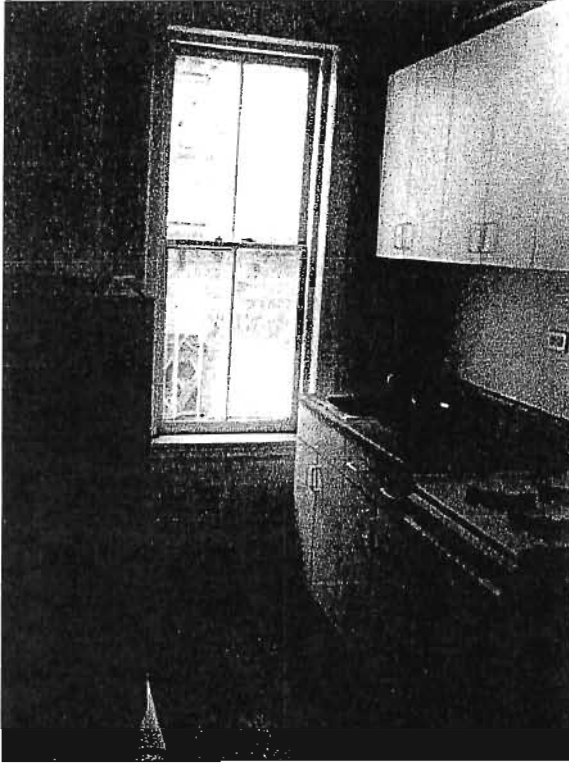
O: 212-406-8474

C: 646-318-0512

ITEM #

3.1

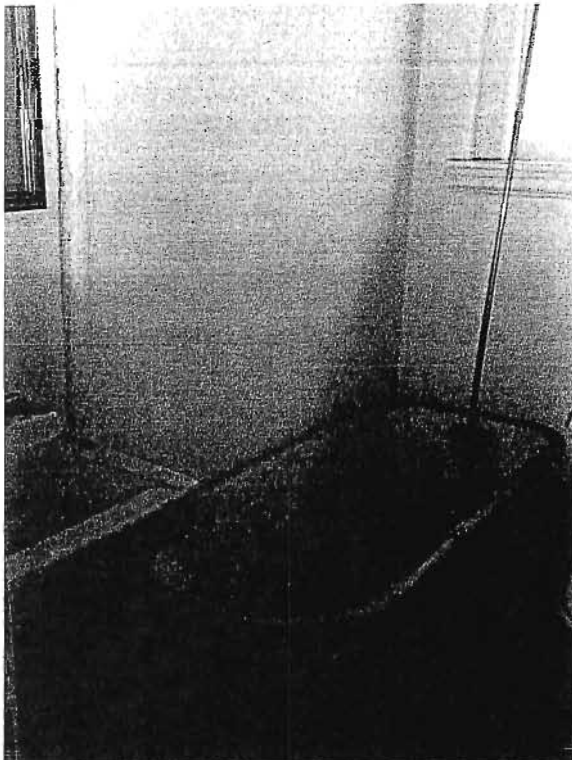
PICTURE



NOTES

Kitchen cabinets have been upgraded

4.1



Bathroom is original.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

3G

PLACE:

430 East 65th Street

PREPARED BY:

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O: 212-406-8474

TELEPHONE:

C: 646-318-0512

ITEM #
5.1

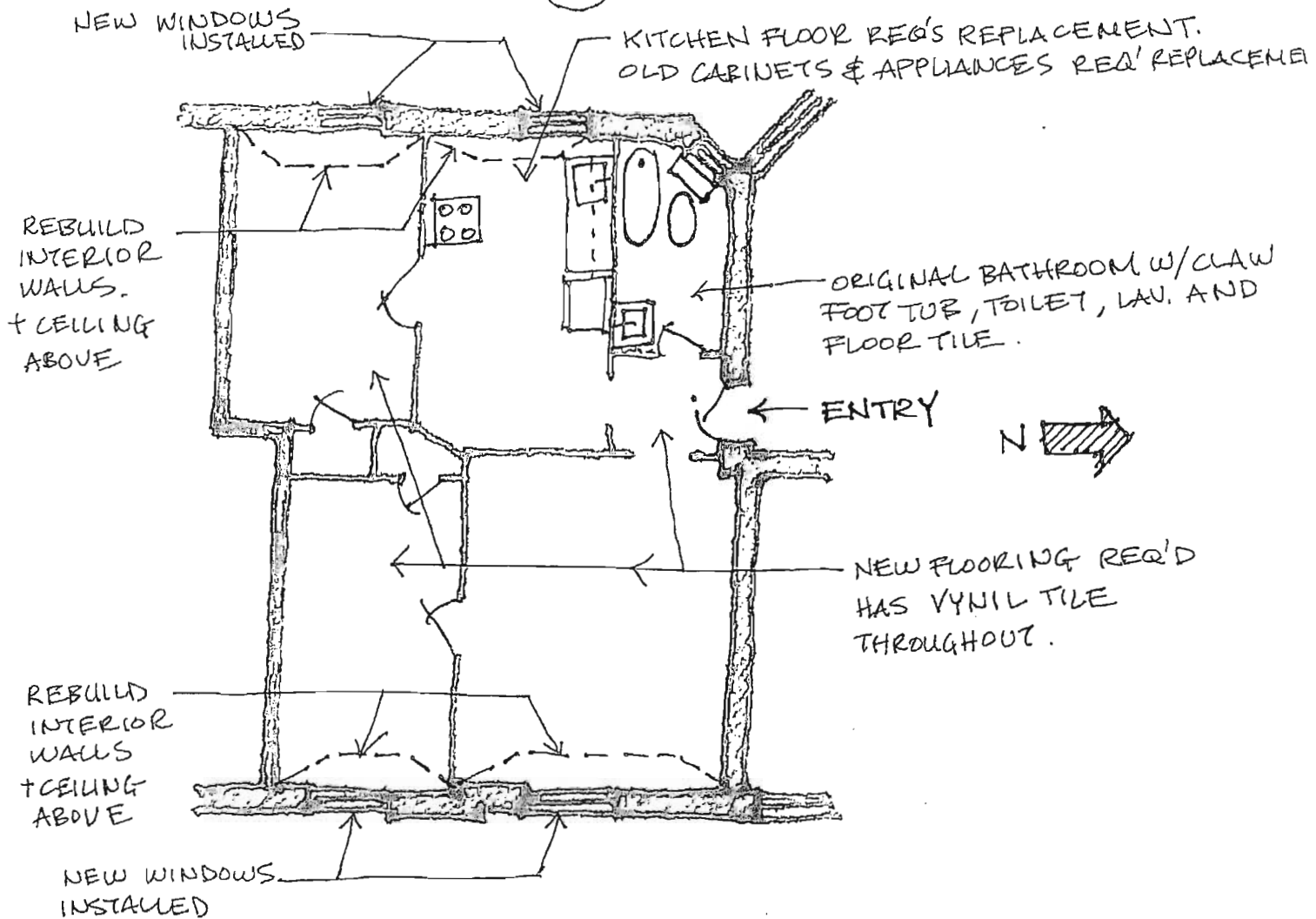
PICTURE



NOTES

Water damage at bedroom closet.

BLDG 430 - UNIT P (4P) DESIGNATED - LEVEL 3 BY CLIENT.



- * ALL BASE TRIM TO BE REMOVED AND REPLACED.
- * FUSE BOX TO BE REPLACED W/ CIRCUIT BREAKER, GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * ALL INTERIOR DOORS TO BE REPLACED
- * PAINT ENTIRE APARTMENT.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

4P

PLACE:

430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

O: 212-406-8474

TELEPHONE:

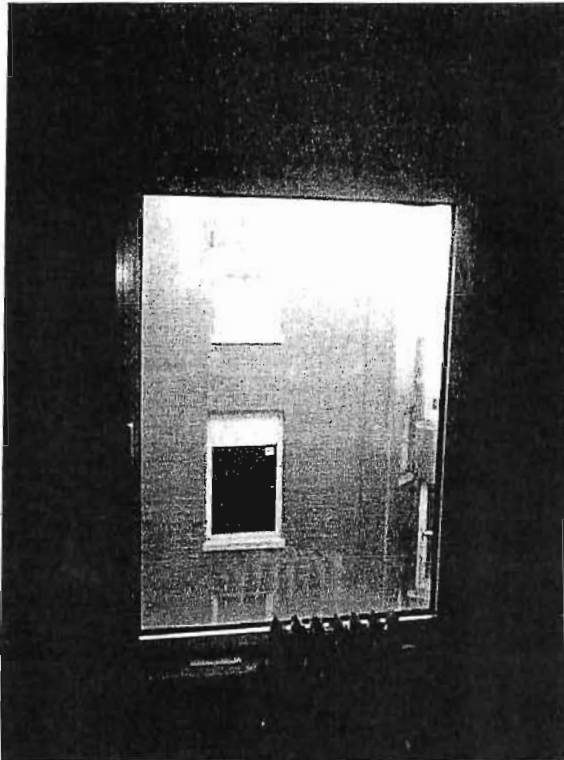
C: 646-318-0512

ITEM #

PICTURE

NOTES

1.1



New windows installed at East wall.

2.1



New window at East wall of bedroom.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

4P

PLACE:

430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

umang@projectconsult.us

TELEPHONE:

O: 212-406-8474

C: 646-318-0512

ITEM #

PICTURE

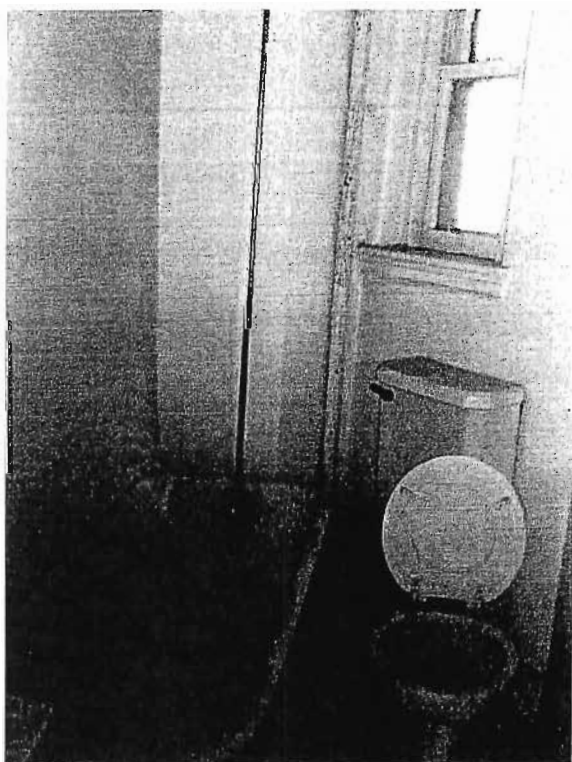
NOTES

3.1



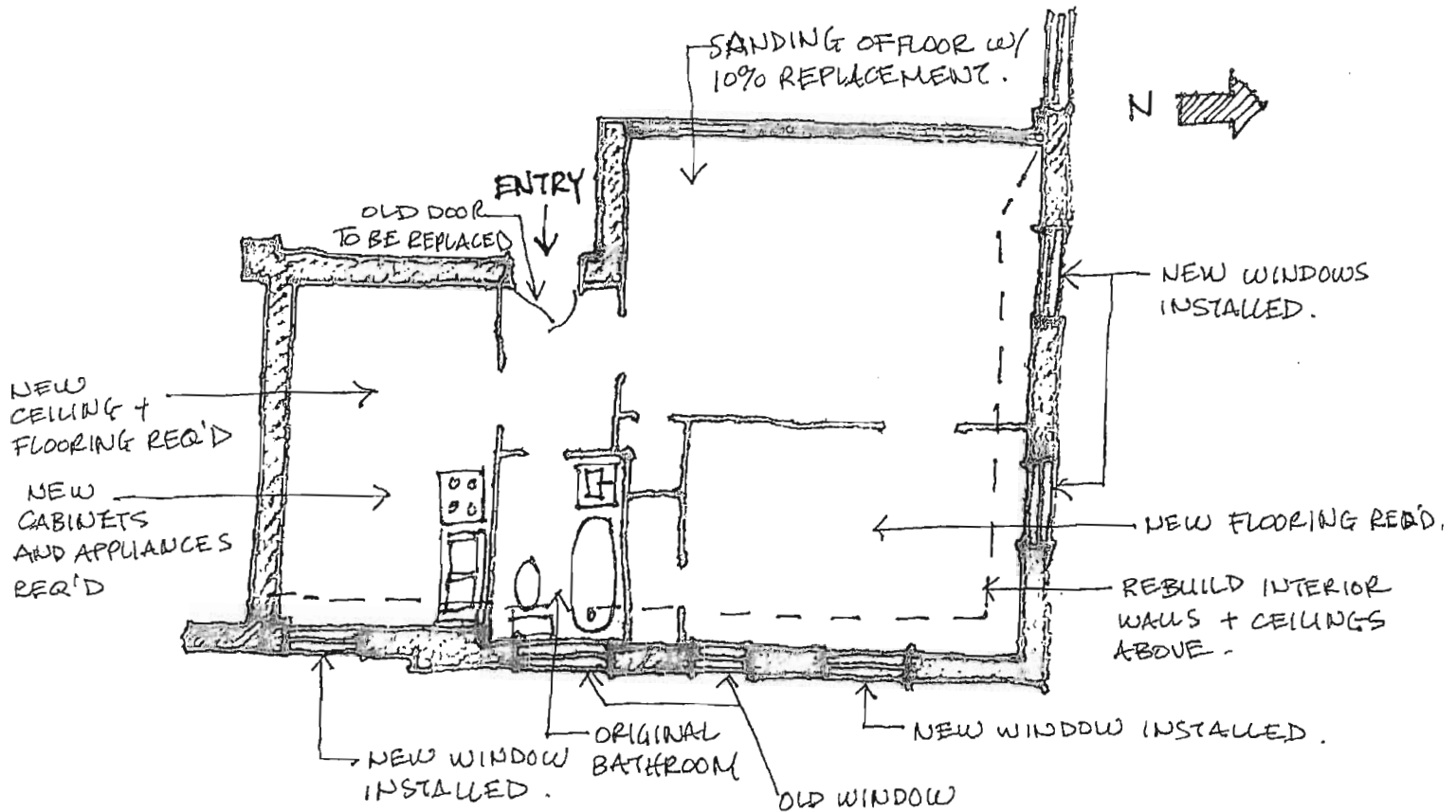
Old cabinets and appliances at Kitchen

4.1



Bathroom is original.

05.01-2011 SIDE VIEW.
BLDG 430 - UNIT 0 (60) DESIGNATED LEVEL 4 BY CLIENT.



- * ALL BASE TRIM TO BE REPLACED
- * FUSE BOX TO BE REPLACED w/ CIRCUIT BREAKER. GROUND ALL OUTLETS (ASSUME ONE OUTLET PER WALL)
- * ALL INTERIOR DOORS TO BE REPLACED.
- * PAINT ENTIRE APARTMENT.
- * NEW LIGHT FIXTURES REQ'D.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

60

PLACE:

430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

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O: 212-406-8474

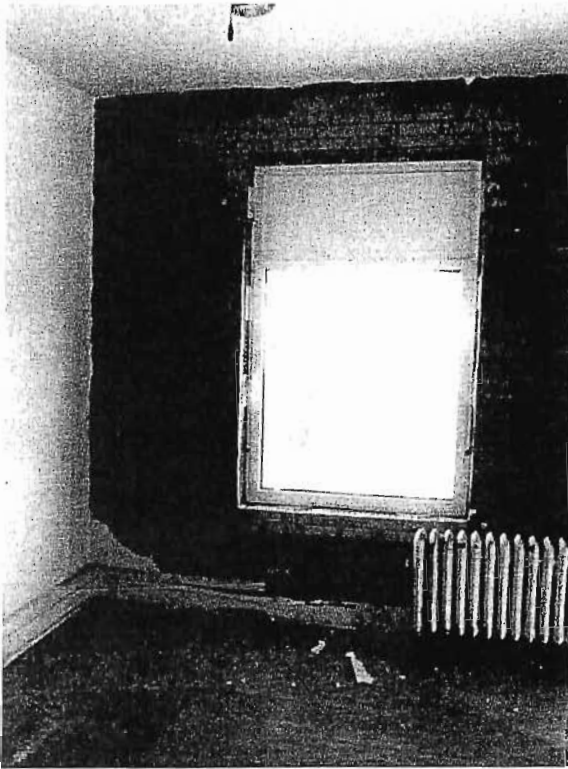
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ITEM #

PICTURE

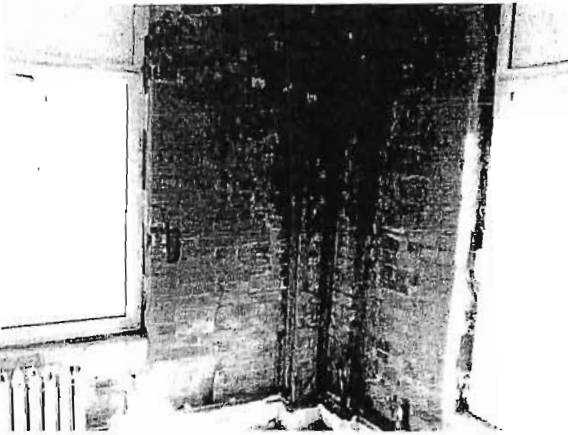
NOTES

1.1



New windows installed at North wall of Living room.

2.1



New windows at North East corner of bedroom.

430 East 65th Street, New York, New York

DATE:

01-MAR-2011

APARTMENT

60

PLACE:

430 East 65th Street

PREPARED BY:

Umang Shah - ProjectConsult

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TELEPHONE:

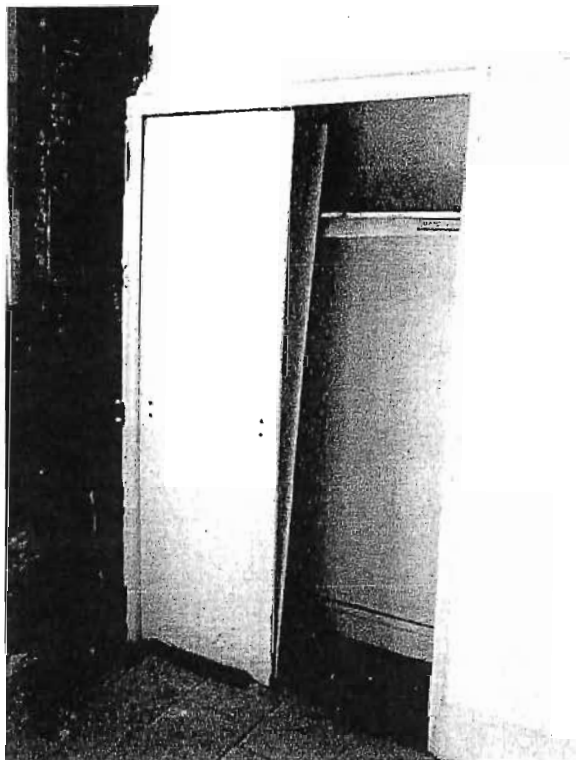
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ITEM #

PICTURE

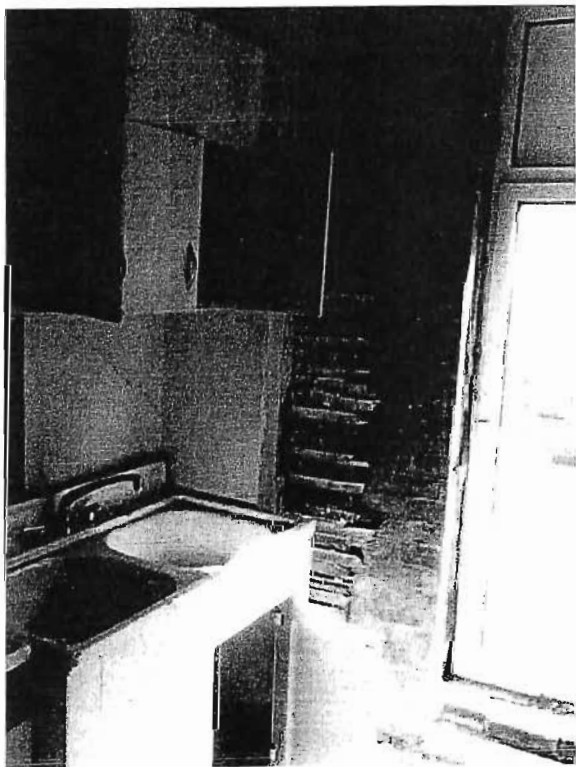
NOTES

3.1



Closet at bedroom.

4.1



Old Kitchen cabinets installed.