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Gleeds New York

Client: The Stahl Organization
Project: New Elevator Scheme - Revision 2
Title: Conceptual Estimate of Probable Cost
Date: August 27, 2012 - updated October 5, 2012

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**The Stahl Organization - 429 East 64th Street & 430 East 65th Street
New Elevator Scheme – Narrative revised 08.27.12 (updated 10.05.12)**

PURPOSE OF THIS ESTIMATE

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. These two buildings are pre-World War I wood and masonry six floor walk-up apartments. This New Elevator Scheme includes the addition of 4 new 8 stop elevators per building and the associate structural work.

BASIS OF THE ESTIMATE

Due to the new elevators, the existing interior apartment layout no longer functioned. This called for a 100% demolition of interior partitions, flooring and ceiling. All existing masonry walls remain intact based on the assumption that they provide structural stability for the building. Apartments reduced in quantity from 16 to 10 per floor. The attached floor plan (exhibit 1) represents these changes. The floor plan is for 429 East 64th Street and represents floors 1-6. 430 East 65th street is a mirror image of the attached plan.

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

Because of the addition of the four new elevators, the entire building would be renovated and some of the apartments combined. Quantity of apartments reduced from 16 apartments per floor to 10 apartments per floor. The attached sketch shows the locations of the four new elevators and a possible new layout reducing apartment quantity per floor from 16 to ten.

The estimate assumes union labor in New York City. Prices reflect 2009 labor and material. Because all apartments are renovated it is assumed that during construction the existing tenants of the buildings will have to vacate due to the impact of constructing the elevator shafts. We estimate that the renovations and construction work at the buildings will take approximately twelve (12) to fourteen (14) months, assuming both buildings are vacant and that work progresses in each building simultaneously. One labor and material hoist is assumed per building during construction until such time that one elevator shaft can be used for hoisting construction materials to each floor until all walls are closed up for substantial completion.

The Stahl Organization - 429 East 64th Street & 430 East 65th Street
New Elevator Scheme – Narrative revised 08.27.12 (updated 10.05.12)

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

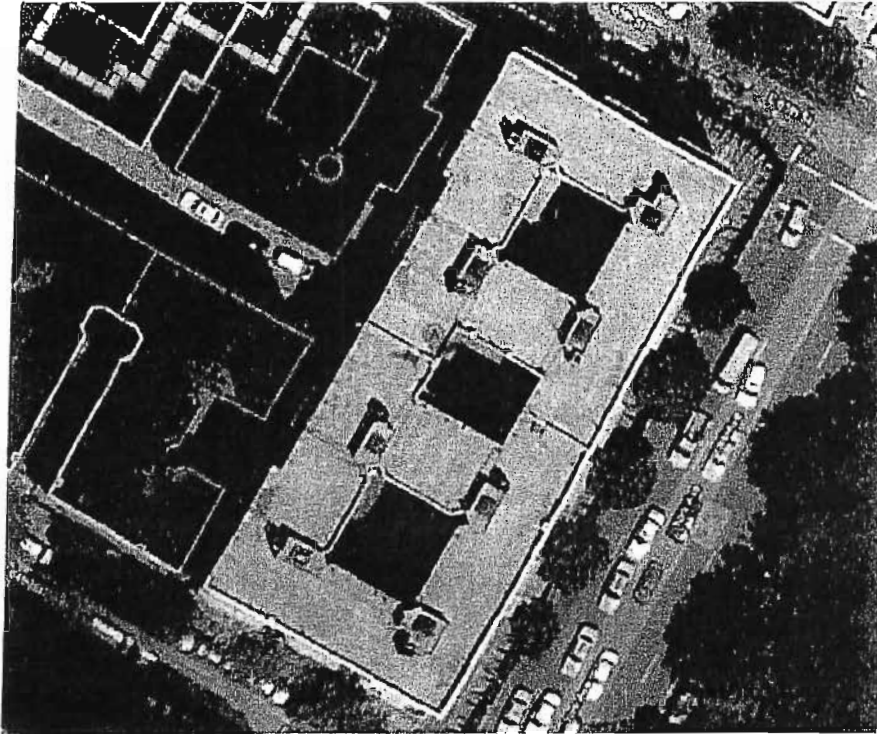
- 1) New Door – costs includes
 - a. the door, frame and hardware material costs including taxes and delivery
 - b. the labor cost to install the door, frame and hardware
 - c. labor and material allowance for the reframing of the door opening
 - d. an allowance for material handling at site
 - e. subcontractor 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
 - 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 an allowance for material handling at site
 - e. 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

The Stahl Organization - 429 East 64th Street & 430 East 65th Street
New Elevator Scheme – Narrative revised 08.27.12 (updated 10.05.12)



Core and Shell:

- 4 (total per building) new machine room less – Seven (8) stop elevators installed at each existing entry, including new masonry shaft with elevator pit, bulkhead at roof, mechanical exhaust and fire protection devices.
- Underpinning for Elevator Pit (TBD)
- 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
- 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

The Stahl Organization - 429 East 64th Street & 430 East 65th Street
New Elevator Scheme – Narrative revised 08.27.12 (updated 10.05.12)

- 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:

- New bathrooms with required fixtures
- New kitchens with required appliances
- New wood flooring
- New ceramic flooring in bathrooms
- New GWB ceilings
- New electrical panel and distribution
- New lighting
- All interior walls in lieu of existing masonry walls to be removed
- New interior GWB partitions
- New radiators
- New interior doors
- New finish carpentry (base and moldings)
- Prime and Paint
- New sprinkler distribution (TBD)
- Recirculation kitchen ventilation systems

DASHED LINES REPRESENT

PARTITIONS TO BE REMOVED TYP.

547 SF
1 BEDROOM

(I)

(J)

(H)

610 SF
1 BEDROOM

(G)

(F)

435 SF
STUDIO

NEW ELEVATOR TYP.

406 SF
STUDIO

MAIN ENTRY @ STREET

(A)

(B)

(C)

489 SF
1 BEDROOM

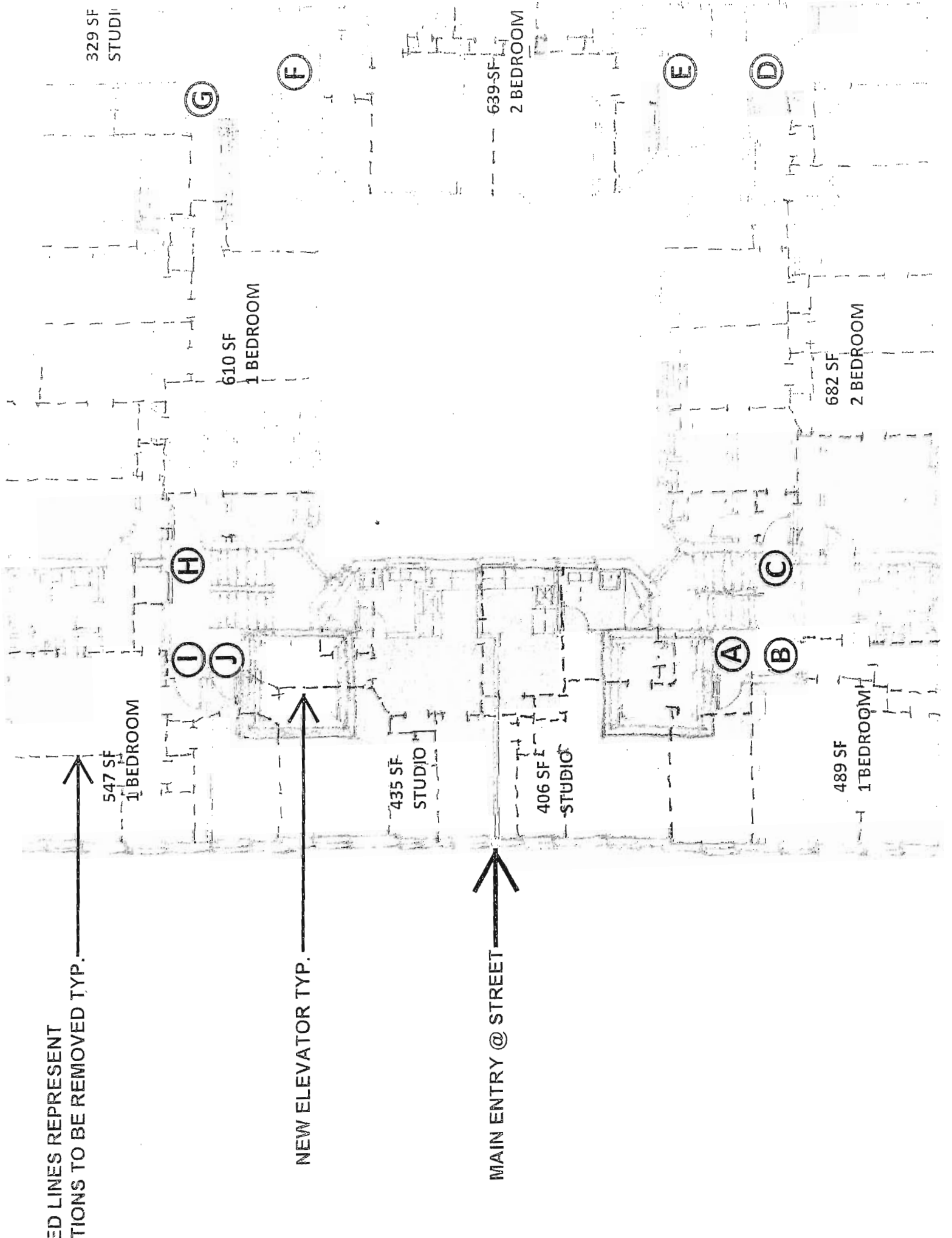
682 SF
2 BEDROOM

(D)

(E)

639-SF
2 BEDROOM

329 SF
STUDIO



York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2



Cost Summary

Description	# of Units	Unit Estimated	Estimate cost per Unit \$	Total Estimated Costs \$
BUILDING 429 (429 East 64th Street)				
Apartments Type A - Studio	6		\$ 66,807	\$ 400,841
Apartments Type B - 2 rooms (1 bedroom)	6		\$ 77,300	\$ 463,802
Apartments Type C - 3 rooms (2 bedrooms)	6		\$ 95,811	\$ 574,865
Apartments Type D - 3 rooms (2 bedrooms)	6		\$ 98,636	\$ 591,814
Apartments Type E - 3 rooms (2 bedrooms)	6		\$ 97,519	\$ 585,116
Apartments Type F - 2 rooms (1 bedroom)	6		\$ 86,603	\$ 519,619
Apartments Type G - Studio	6		\$ 55,896	\$ 335,378
Apartments Type H - 2 rooms (1 bedroom)	6		\$ 90,630	\$ 543,777
Apartments Type I - 2 rooms (1 bedroom)	6		\$ 80,519	\$ 483,114
Apartments Type J - Studio	6		\$ 66,692	\$ 400,150
TOTAL ESTIMATED COST 429 EAST 64th STREET			\$ 816,412	\$ 4,898,475
TOTAL ESTIMATED COST COMMON AREAS	6		\$ 33,191	\$ 199,146
TOTAL ESTIMATED COST NEW ELEVATORS	4		\$ 545,787	\$ 2,183,148
TOTAL ESTIMATED COST GENERAL REQUIREMENTS				\$ 502,116
TOTAL ESTIMATED COST MECHANICAL				\$ 1,222,620
TOTAL ESTIMATED COST FIRE PROTECTION				\$ 677,980
TOTAL ESTIMATED COST ELECTRICAL				\$ 505,780
WINDOW REPLACEMENT				\$ 859,345
ALLOW FOR DESIGN CONTINGENCY			15%	1,657,292
TOTAL COST 429 EAST 64th STREET				12,705,902

York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Building Renovation Budget
 New Elevator Scheme - Revision 2

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Cost Summary

<u>Description</u>	<u># of Units</u>	<u>Unit Estimated</u>	<u>Estimate cost per</u> <u>Unit \$</u>	<u>Total Estimated Costs \$</u>
BUILDING 430 (430 East 65th Street)				
Apartments Type A - Studio	6	\$	66,807	\$ 400,841
Apartments Type B - 2 rooms (1 bedroom)	6	\$	77,300	\$ 463,802
Apartments Type C - 3 rooms (2 bedrooms)	6	\$	95,811	\$ 574,865
Apartments Type D - 3 rooms (2 bedrooms)	6	\$	98,636	\$ 591,814
Apartments Type E - 3 rooms (2 bedrooms)	6	\$	97,519	\$ 585,116
Apartments Type F - 2 rooms (1 bedroom)	6	\$	86,603	\$ 519,619
Apartments Type G - Studio	6	\$	55,896	\$ 335,378
Apartments Type H - 2 rooms (1 bedroom)	6	\$	90,630	\$ 543,777
Apartments Type I - 2 rooms (1 bedroom)	6	\$	80,519	\$ 483,114
Apartments Type J - Studio	6	\$	66,692	\$ 400,150
TOTAL ESTIMATED COST 430 EAST 65th STREET			816,412	4,898,475
TOTAL ESTIMATED COST COMMON AREAS	6	\$	33,191	\$ 199,146
TOTAL ESTIMATED COST NEW ELEVATORS	4	\$	545,787	\$ 2,183,148
TOTAL ESTIMATED COST GENERAL REQUIREMENTS				\$ 502,116
TOTAL ESTIMATED COST MECHANICAL				\$ 1,222,620
TOTAL ESTIMATED COST FIRE PROTECTION				\$ 677,980
TOTAL ESTIMATED COST ELECTRICAL				\$ 505,780
WINDOW REPLACEMENT				\$ 859,345
ALLOW FOR DESIGN CONTINGENCY			15%	1,657,292
TOTAL COST 430 EAST 65th STREET				12,705,902
TOTAL				25,411,803

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

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Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
BUILDING 429						
Apt 1A - Studio						
Demo						
	New existing CMU partition opening, inclu. saw cutting	1	EA	136.50	136.50	
	Remove existing partitions	94	LF	4.26	400.44	
	Remove existing wall furring	56	LF	2.65	148.40	
	Remove base wood trim	244	LF	0.52	126.88	
	Remove wood flooring	212	SF	1.82	385.84	
	Remove VCT flooring @ kitchen	165	SF	1.04	171.60	
	Remove CT - floor	29	SF	1.56	45.24	
	Remove doors - entry & interiors	3	EA	115.00	345.00	
	Remove doors - closet	4	EA	95.00	380.00	
	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 light fixtures	7	EA	45.00	315.00	
	Remove kitchen sink	2	EA	125.00	250.00	
	Remove kitchen base / wall cabinets	2	LS	112.50	225.00	
	Remove kitchen appliances	4	EA	35.00	140.00	
	Remove miscellaneous millwork @ closets	4	LS	60.00	240.00	
	Remove existing radiator	4	EA	60.00	240.00	
	Remove existing outlets & switches	406	SF	0.90	365.40	
	Miscellaneous demo	406	SF	0.50	203.00	
	Miscellaneous disposal	406	SF	0.65	263.90	
New work						
	New 2hr GWB partition:3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	143	SF	9.95	1,417.88	
	New GWB partition	63	SF	8.15	509.38	
	New furring partition	656	SF	6.35	4,162.43	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	-	SF	3.50	-	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	887	SF	1.05	931.61	
	Ptd GWB ceiling	418	SF	11.75	4,913.62	
	New wood flooring	373	SF	11.00	4,100.25	
	New wood base	110	LF	7.94	875.11	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	1	EA	1,238.00	1,238.00	
	New closet door - swing	-	EA	1,089.00	-	
	Ptd new doors	2	EA	75.00	150.00	
	Miscellaneous millwork at closet	-	LS	637.00	-	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	94	SF	13.93	1,309.42	
	- floor	42	SF	13.93	585.06	
	- base	25	LF	13.93	351.04	
	New toilet accessories	1	EA	200.00	200.00	
	New shower accessories - mixing valve, shower head, floor drain, faucet.	1	EA	1,000.00	1,000.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
	Concrete/ceramic curb at shower	5	LF	55.00	275.00	
	Waterproofing at shower	12	SF	5.85	70.79	
Kitchen						
	New kitchen base cabinet	15	LF	367.50	5,512.50	
	New kitchen wall cabinet	7	LF	387.10	2,709.70	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	

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Building Renovation Budget
New Elevator Scheme - Revision 2

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Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	-	EA	2,723.00	-	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	5	EA	150.00	750	
	New radiator	5	EA	317.50	1,588	
	Connection to radiator	5	EA	300.00	1,500	
	1" hydronic heating control valve - 1 each radiator	5	EA	170.47	852.35	
	Gas connection for new range	1	EA	145.00	145	
	New electrical panel	1	EA	1,550.00	1,550	
	New duplex receptacle - including circuitry	8	EA	275.00	2,200.00	
	New duplex receptacle - GFI - including circuitry	2	EA	300.00	600.00	
	New single pole switch - including circuitry	3	EA	275.00	825.00	
	New triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	1	EA	325.00	325.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					54,415
	GC & Overhead and Profit	21%				11,427
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					66,807
Apt 1B - 2 rooms (1 bedroom)						
	Demo	489	SF			
	Remove existing partitions	55	LF	4.26	234.30	
	Remove existing wall furring	92	LF	2.65	243.80	
	Remove base wood trim	202	LF	0.52	105.04	
	Remove wood flooring	397	SF	1.82	722.54	
	Remove VCT flooring @ kitchen	92	SF	1.04	95.68	
	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 light fixtures	5	EA	45.00	225.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove kitchen base / wall cabinets	1	LS	112.50	112.50	
	Remove kitchen appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork @ closets	2	LS	60.00	120.00	
	Remove existing radiator	4	EA	60.00	240.00	
	Remove existing outlets & switches	489	SF	0.90	440.10	
	Miscellaneous demo	489	SF	0.50	244.50	
	Miscellaneous disposal	489	SF	0.65	317.85	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

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Detail Estimate

#	Description	Qty	Unit	Rate	Total US\$	Sub-Total US\$
New work						
	New 2hr GWB partition: 3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	200	SF	9.95	1,985.03	
	New GWB partition	103	SF	8.15	835.38	
	New furring partition	689	SF	6.35	4,375.15	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	93	SF	3.50	325.50	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	986	SF	1.05	1,035.25	
	Ptd GWB ceiling	504	SF	11.75	5,918.12	
	New wood flooring	469	SF	11.00	5,162.85	
	New wood base	126	LF	7.94	1,000.13	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	2	EA	1,238.00	2,476.00	
	New closet door: bi-fold	2	EA	1,139.00	2,278.00	
	Ptd new doors	5	EA	75.00	375.00	
	Miscellaneous millwork at closet	1	LS	833.00	833.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	92	SF	13.93	1,287.13	
	- floor	26	SF	13.93	365.66	
	- base	23	LF	13.93	321.78	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
Kitchen						
	New kitchen base cabinet	4	LF	367.50	1,470.00	
	New kitchen wall cabinet	8	LF	387.10	3,096.80	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	6	EA	150.00	900.00	
	New radiator	7	EA	317.50	2,222.50	
	Connection to radiator	7	EA	300.00	2,100.00	
	1" hydronic heating control valve - 1 each radiator	7	EA	170.47	1,193.29	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	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	4	EA	275.00	1,100.00	
	New triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	2	EA	325.00	650.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					63,087
	GC & Overhead and Profit	21%				13,248
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					77,300

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2



Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 1C - 3 rooms (2 bedrooms)						
Demo						
	Remove existing partitions	185	LF	4.26	702.90	
	Remove existing wall furring	92	LF	2.65	243.80	
	Remove base wood trim	422	LF	0.52	219.44	
	Remove wood flooring	460	SF	1.82	836.53	
	Remove VCT flooring @ kitchen	164	SF	1.04	170.94	
	Remove CT - floor	58	SF	1.56	90.48	
	Remove doors - entry & interiors	7	EA	115.00	805.00	
	Remove doors - closet	5	EA	95.00	475.00	
	Remove fuse box	2	EA	200.00	400.00	
	Remove toilet accessories	2	LS	50.00	100.00	
	Remove toilet fixtures					
	-WC	2	EA	125.00	250.00	
	-Lav	2	EA	125.00	250.00	
	-Tub	2	EA	225.00	450.00	
	Remove medicine cabinet	2	EA	30.00	60.00	
	Remove toilet millwork	2	LS	35.00	70.00	
	Remove light fixtures	11	EA	45.00	495.00	
	Remove kitchen sink	2	EA	125.00	250.00	
	Remove kitchen cabinets	2	LS	112.50	225.00	
	Remove kitchen appliances	4	EA	35.00	140.00	
	Remove miscellaneous millwork @ closets	5	LS	60.00	300.00	
	Remove existing radiator	9	EA	60.00	540.00	
	Remove existing outlets & switches	682	SF	0.90	613.80	
	Miscellaneous demo	682	SF	0.50	341.00	
	Miscellaneous disposal	682	SF	0.65	443.30	
New work						
	New 2hr GWB partition: 3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	76	SF	9.95	756.20	
	New GWB partition	368	SF	8.15	2,995.13	
	New furring partition	832	SF	6.35	5,283.20	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	-	SF	3.50	-	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	1,519	SF	1.05	1,595.32	
	Ptd GWB ceiling	716	SF	11.75	8,414.18	
	New wood flooring	654	SF	11.00	7,195.65	
	New wood base	191	LF	7.94	1,516.86	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	3	EA	1,238.00	3,714.00	
	New closet door: bi-fold	1	EA	1,139.00	1,139.00	
	Ptd new doors	5	EA	75.00	375.00	
	Miscellaneous millwork at closet	1	LS	637.00	637.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	113	SF	13.93	1,232.00	
	- floor	44	SF	13.93	367.50	
	- base	28	LF	13.93	323.40	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
Kitchen						
	New kitchen base cabinet	7	LF	367.50	2,572.50	
	New kitchen wall cabinet	10	LF	387.10	3,871.00	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	

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Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	7	EA	150.00	1,050.00	
	New radiator	8	EA	317.50	2,540.00	
	Connection to radiator	8	EA	300.00	2,400.00	
	1" hydronic heating control valve - 1 each radiator	8	EA	170.47	1,363.76	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including circuitry	16	EA	275.00	4,400.00	
	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 triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					78,385
	GC & Overhead and Profit	21%				16,461
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					95,811
Apt 1D - 3 rooms (2 bedrooms)						
	Demo	685	SF			
	Remove existing partitions	143	LF	4.26	609.18	
	Remove existing wall furring	103	LF	2.65	272.95	
	Remove base wood trim	389	LF	0.52	202.28	
	Remove wood flooring	457	SF	1.82	832.20	
	Remove VCT flooring @ kitchen	170	SF	1.04	176.54	
	Remove CT - floor	58	SF	1.56	90.48	
	Remove doors - entry & interiors	6	EA	115.00	690.00	
	Remove doors - closet	4	EA	95.00	380.00	
	Remove fuse box	2	EA	200.00	400.00	
	Remove toilet accessories	2	LS	50.00	100.00	
	Remove toilet fixtures					
	-WC	2	EA	125.00	250.00	
	- Lav	2	EA	125.00	250.00	
	- Tub	2	EA	225.00	450.00	
	Remove medicine cabinet	2	EA	30.00	60.00	
	Remove toilet millwork	2	LS	35.00	70.00	
	Remove light fixtures	8	EA	45.00	360.00	
	Remove kitchen sink	2	EA	125.00	250.00	
	Remove kitchen cabinets	2	LS	112.50	225.00	
	Remove kitchen appliances	4	EA	35.00	140.00	
	Remove miscellaneous millwork @ closets	4	LS	60.00	240.00	
	Remove existing radiator	7	EA	60.00	420.00	
	Remove existing outlets & switches	685	SF	0.90	616.50	
	Miscellaneous demo	685	SF	0.50	342.50	
	Miscellaneous disposal	685	SF	0.65	445.25	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
New work						
	New 2hr GWB partition:3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	52	SF	9.95	519.89	
	New GWB partition	410	SF	8.15	3,341.50	
	New furring partition	821	SF	6.35	5,210.18	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	162	SF	3.50	565.25	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	1,555	SF	1.05	1,632.80	
	Ptd GWB ceiling	719	SF	11.75	8,451.19	
	New wood flooring	669	SF	11.00	7,357.35	
	New wood base	194	LF	7.94	1,541.86	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	3	EA	1,238.00	3,714.00	
	New closet door: bi-fold	3	EA	1,139.00	3,417.00	
	Ptd new doors	7	EA	75.00	525.00	
	Miscellaneous millwork at closet	3	LS	637.00	1,911.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	101	SF	13.93	1,404.14	
	- floor	33	SF	13.93	453.42	
	- base	25	LF	13.93	351.04	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
Kitchen						
	New kitchen base cabinet	5	LF	367.50	1,837.50	
	New kitchen wall cabinet	9	LF	387.10	3,483.90	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	7	EA	150.00	1,050.00	
	New radiator	7	EA	317.50	2,222.50	
	Connection to radiator	7	EA	300.00	2,100.00	
	1" hydronic heating control valve - 1 each radiator	7	EA	170.47	1,193.29	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including circuitry	16	EA	275.00	4,400.00	
	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 triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					80,720
	GC & Overhead and Profit	21%				16,951
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					98,636

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 1E - 3 rooms (2 bedrooms)		639	SF			
Demo						
	Remove existing partitions	113	LF	4.26	481.38	
	Remove existing wall furring	108	LF	2.65	286.20	
	Remove base wood trim	334	LF	0.52	173.68	
	Remove wood flooring	475	SF	1.82	864.28	
	Remove VCT flooring @ kitchen	106	SF	1.04	110.36	
	Remove CT - floor	58	SF	1.56	90.48	
	Remove doors - entry & interiors	5	EA	115.00	575.00	
	Remove doors - closet	4	EA	95.00	380.00	
	Remove fuse box	2	EA	200.00	400.00	
	Remove toilet accessories	2	LS	50.00	100.00	
	Remove toilet fixtures					
	-WC	2	EA	125.00	250.00	
	- Lav	2	EA	125.00	250.00	
	- Tub	2	EA	225.00	450.00	
	Remove medicine cabinet	2	EA	30.00	60.00	
	Remove toilet millwork	2	LS	35.00	70.00	
	Remove light fixtures	10	EA	45.00	450.00	
	Remove kitchen sink	2	EA	125.00	250.00	
	Remove kitchen cabinets	2	LS	112.50	225.00	
	Remove kitchen appliances	4	EA	35.00	140.00	
	Remove miscellaneous millwork @ closets	4	LS	60.00	240.00	
	Remove existing radiator	7	EA	60.00	420.00	
	Remove existing outlets & switches	639	SF	0.90	575.10	
	Miscellaneous demo	639	SF	0.50	319.50	
	Miscellaneous disposal	639	SF	0.65	415.35	
New work						
	New 2hr GWB partition:3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	24	SF	9.95	238.80	
	New GWB partition	454	SF	8.15	3,696.03	
	New furring partition	744	SF	6.35	4,724.40	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	162	SF	3.50	565.25	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	1,427	SF	1.05	1,498.30	
	Ptd GWB ceiling	671	SF	11.75	7,883.66	
	New wood flooring	623	SF	11.00	6,849.15	
	New wood base	176	LF	7.94	1,400.18	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	3	EA	1,238.00	3,714.00	
	New closet door; bi-fold	2	EA	1,139.00	2,278.00	
	Ptd new doors	6	EA	75.00	450.00	
	Miscellaneous millwork at closet	2	LS	637.00	1,274.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	101	SF	13.93	1,404.14	
	- floor	30	SF	13.93	424.17	
	- base	25	LF	13.93	351.04	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Kitchen						
	New kitchen base cabinet	9	LF	367.50	3,307.50	
	New kitchen wall cabinet	13	LF	387.10	5,032.30	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	7	EA	150.00	1,050.00	
	New radiator	7	EA	317.50	2,222.50	
	Connection to radiator	7	EA	300.00	2,100.00	
	1" hydronic heating control valve - 1 each radiator	7	EA	170.47	1,193.29	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including circuitry	16	EA	275.00	4,400.00	
	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 triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	3	EA	325.00	975.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					79,797
	GC & Overhead and Profit	21%				16,757
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					97,519
Apt 1F - 2 rooms (1 bedroom)						
	Demo	488	SF			
	Remove existing partitions	116	LF	4.26	494.16	
	Remove existing wall furring	80	LF	2.65	212.00	
	Remove base wood trim	312	LF	0.52	162.24	
	Remove wood flooring	315	SF	1.82	574.00	
	Remove VCT flooring @ kitchen	86	SF	1.04	89.04	
	Remove CT - floor	87	SF	1.56	135.72	
	Remove doors - entry & interiors	6	EA	115.00	690.00	
	Remove doors - closet	5	EA	95.00	475.00	
	Remove fuse box	2	EA	200.00	400.00	
	Remove toilet accessories	2	LS	50.00	100.00	
	Remove toilet fixtures					
	-WC	2	EA	125.00	250.00	
	- Lav	2	EA	125.00	250.00	
	- Tub	2	EA	225.00	450.00	
	Remove medicine cabinet	2	EA	30.00	60.00	
	Remove toilet millwork	2	LS	35.00	70.00	
	Remove light fixtures	9	EA	45.00	405.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove kitchen cabinets	1	LS	112.50	112.50	
	Remove kitchen appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork @ closets	5	LS	60.00	300.00	
	Remove existing radiator	5	EA	60.00	300.00	
	Remove existing outlets & switches	488	SF	0.90	439.20	
	Miscellaneous demo	488	SF	0.50	244.00	
	Miscellaneous disposal	488	SF	0.65	317.20	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
New work						
	New 2hr GWB partition: 3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	304	SF	9.95	3,024.80	
	New GWB partition	236	SF	8.15	1,919.33	
	New furring partition	643	SF	6.35	4,079.88	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	-	SF	3.50	-	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	1,171	SF	1.05	1,229.29	
	Ptd GWB ceiling	512	SF	11.75	6,020.70	
	New wood flooring	462	SF	11.00	5,082.00	
	New wood base	145	LF	7.94	1,150.14	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	2	EA	1,238.00	2,476.00	
	New closet door: bi-fold	3	EA	1,139.00	3,417.00	
	Ptd new doors	6	EA	75.00	450.00	
	Miscellaneous millwork at closet	2	LS	637.00	1,274.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	101	SF	13.93	1,404.14	
	- floor	33	SF	13.93	453.42	
	- base	25	LF	13.93	351.04	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
Kitchen						
	New kitchen base cabinet	9	LF	367.50	3,307.50	
	New kitchen wall cabinet	13	LF	387.10	5,032.30	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	6	EA	150.00	900.00	
	New radiator	5	EA	317.50	1,587.50	
	Connection to radiator	5	EA	300.00	1,500.00	
	1" hydronic heating control valve - 1 each radiator	5	EA	170.47	852.35	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	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	4	EA	275.00	1,100.00	
	New triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	1	EA	325.00	325.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					70,775
	GC & Overhead and Profit	21%				14,863
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					86,603

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 1G - Studio						
		329	SF			
Demo						
	Remove existing partitions	56	LF	4.26	238.56	
	Remove existing wall furring	47	LF	2.65	124.55	
	Remove base wood trim	159	LF	0.52	82.68	
	Remove wood flooring	218	SF	1.82	397.20	
	Remove VCT flooring @ kitchen	82	SF	1.04	85.03	
	Remove CT - floor	29	SF	1.56	45.24	
	Remove doors - entry & interiors	2	EA	115.00	230.00	
	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 light fixtures	5	EA	45.00	225.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove kitchen cabinets	1	LS	112.50	112.50	
	Remove kitchen appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork @ closets	3	LS	60.00	180.00	
	Remove existing radiator	4	EA	60.00	240.00	
	Remove existing outlets & switches	329	SF	0.90	296.10	
	Miscellaneous demo	329	SF	0.50	164.50	
	Miscellaneous disposal	329	SF	0.65	213.85	
New work						
	New 2hr GWB partition:3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	86	SF	9.95	850.73	
	New GWB partition	51	SF	8.15	415.65	
	New furring partition	439	SF	6.35	2,787.65	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	-	SF	3.50	-	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	555	SF	1.05	583.22	
	Ptd GWB ceiling	345	SF	11.75	4,059.04	
	New wood flooring	291	SF	11.00	3,199.35	
	New wood base	69	LF	7.94	550.07	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	1	EA	1,238.00	1,238.00	
	New closet door: bi-fold	-	EA	1,139.00	-	
	Ptd new doors	2	EA	75.00	150.00	
	Miscellaneous millwork at closet	-	LS	637.00	-	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	109	SF	13.93	1,521.16	
	- floor	37	SF	13.93	511.93	
	- base	27	LF	13.93	380.29	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
Kitchen						
	New kitchen base cabinet	4	LF	367.50	1,470.00	
	New kitchen wall cabinet	7	LF	387.10	2,709.70	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	5	EA	150.00	750.00	
	New radiator	4	EA	317.50	1,270.00	
	Connection to radiator	4	EA	300.00	1,200.00	
	1" hydronic heating control valve - 1 each radiator	4	EA	170.47	681.88	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	New duplex receptacle - including circuitry	8	EA	275.00	2,200.00	
	New duplex receptacle - GFI - including circuitry	2	EA	300.00	600.00	
	New single pole switch - including circuitry	3	EA	275.00	825.00	
	New triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	1	EA	325.00	325.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					45,398
	GC & Overhead and Profit	21%				9,534
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					55,896
Apt 1H - 2 rooms (1 bedroom)						
	Demo	610	SF			
	Remove existing partitions	130	LF	4.26	553.80	
	Remove existing wall furring	72	LF	2.65	190.80	
	Remove base wood trim	332	LF	0.52	172.64	
	Remove wood flooring	376	SF	1.82	683.87	
	Remove VCT flooring @ kitchen	176	SF	1.04	183.30	
	Remove CT - floor	58	SF	1.56	90.48	
	Remove doors - entry & interiors	5	EA	115.00	575.00	
	Remove doors - closet	4	EA	95.00	380.00	
	Remove fuse box	2	EA	200.00	400.00	
	Remove toilet accessories	2	LS	50.00	100.00	
	Remove toilet fixtures					
	-WC	2	EA	125.00	250.00	
	- Lav	2	EA	125.00	250.00	
	- Tub	2	EA	225.00	450.00	
	Remove medicine cabinet	2	EA	30.00	60.00	
	Remove toilet millwork	2	LS	35.00	70.00	
	Remove light fixtures	8	EA	45.00	360.00	
	Remove kitchen sink	2	EA	125.00	250.00	
	Remove kitchen cabinets	2	LS	112.50	225.00	
	Remove kitchen appliances	4	EA	35.00	140.00	
	Remove miscellaneous millwork @ closets	4	LS	60.00	240.00	
	Remove existing radiator	7	EA	60.00	420.00	
	Remove existing outlets & switches	610	SF	0.90	549.00	
	Miscellaneous demo	610	SF	0.50	305.00	
	Miscellaneous disposal	610	SF	0.65	396.50	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
New work						
	New 2hr GWB partition: 3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side, batt acoustical insulation	219	SF	9.95	2,174.08	
	New GWB partition	372	SF	8.15	3,027.73	
	New furring partition	659	SF	6.35	4,184.65	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	-	SF	3.50	-	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	1,264	SF	1.05	1,327.41	
	Ptd GWB ceiling	616	SF	11.75	7,239.18	
	New wood flooring	556	SF	11.00	6,114.90	
	New wood base	155	LF	7.94	1,233.49	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	2	EA	1,238.00	2,476.00	
	New closet door: bi-fold	3	EA	1,139.00	3,417.00	
	Ptd new doors	6	EA	75.00	450.00	
	Miscellaneous millwork at closet	2	LS	833.00	1,666.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	126	SF	13.93	1,755.18	
	- floor	50	SF	13.93	702.07	
	- base	32	LF	13.93	438.80	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
Kitchen						
	New kitchen base cabinet	5	LF	367.50	1,837.50	
	New kitchen wall cabinet	9	LF	387.10	3,483.90	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	6	EA	150.00	900.00	
	New radiator	7	EA	317.50	2,222.50	
	Connection to radiator	7	EA	300.00	2,100.00	
	1" hydronic heating control valve - 1 each radiator	7	EA	170.47	1,193.29	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	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	4	EA	275.00	1,100.00	
	New triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	2	EA	325.00	650.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					74,103
	GC & Overhead and Profit	21%				15,562
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					90,630

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Apt 11 - 2 rooms (1 bedroom)		547	SF			
Demo						
	New existing CMU partition opening, inclu. saw cutting	1	EA	136.50	136.50	
	Remove existing partitions	97	LF	4.26	413.22	
	Remove existing wall furring	97	LF	2.65	257.05	
	Remove base wood trim	291	LF	0.52	151.32	
	Remove wood flooring	356	SF	1.82	647.93	
	Remove VCT flooring @ kitchen	162	SF	1.04	168.47	
	Remove CT - floor	29	SF	1.56	45.24	
	Remove doors - entry & interiors	3	EA	115.00	345.00	
	Remove doors - closet	4	EA	95.00	380.00	
	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 light fixtures	5	EA	45.00	225.00	
	Remove kitchen sink	2	EA	125.00	250.00	
	Remove kitchen cabinets	2	LS	112.50	225.00	
	Remove kitchen appliances	4	EA	35.00	140.00	
	Remove miscellaneous millwork @ closets	4	LS	60.00	240.00	
	Remove existing radiator	5	EA	60.00	300.00	
	Remove existing outlets & switches	547	SF	0.90	492.30	
	Miscellaneous demo	547	SF	0.50	273.50	
	Miscellaneous disposal	547	SF	0.65	355.55	
New work						
	New 2hr GWB partition; 3/5" mtl stud 18 ga, (2) 5/8" layer of GWB each side., batt acoustical insulation	162	SF	9.95	1,606.93	
	New GWB partition	103	SF	8.15	835.38	
	New furring partition	829	SF	6.35	5,260.98	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	112	SF	3.50	392.00	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	1,091	SF	1.05	1,145.50	
	Ptd GWB ceiling	574	SF	11.75	6,748.61	
	New wood flooring	506	SF	11.00	5,565.12	
	New wood base	133	LF	7.94	1,058.47	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	2	EA	1,238.00	2,476.00	
	New closet door: bi-fold	2	EA	1,139.00	2,278.00	
	Ptd new doors	5	EA	75.00	375.00	
	Miscellaneous millwork at closet	1	LS	833.00	833.00	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	105	SF	13.93	1,462.65	
	- floor	35	SF	13.93	482.67	
	- base	26	LF	13.93	365.66	
	New toilet accessories	1	EA	200.00	200.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
Kitchen						
	New kitchen base cabinet	5	LF	367.50	1,837.50	
	New kitchen wall cabinet	9	LF	387.10	3,483.90	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	1	EA	2,723.00	2,723.00	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	6	EA	150.00	900.00	
	New radiator	5	EA	317.50	1,587.50	
	Connection to radiator	5	EA	300.00	1,500.00	
	1" hydronic heating control valve - 1 each radiator	5	EA	170.47	852.35	
	Gas connection for new range	1	EA	145.00	145.00	
	New electrical panel	1	EA	1,550.00	1,550.00	
	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	4	EA	275.00	1,100.00	
	New triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	2	EA	325.00	650.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					65,747
	GC & Overhead and Profit	21%				13,807
	New appliances					
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					80,519
	Apt 1J - Studio	435	SF			
Demo						
	Remove existing partitions	107	LF	4.26	455.82	
	Remove existing wall furring	58	LF	2.65	153.70	
	Remove base wood trim	272	LF	0.52	141.44	
	Remove wood flooring	294	SF	1.82	535.08	
	Remove VCT flooring @ kitchen	83	SF	1.04	86.32	
	Remove CT - floor	58	SF	1.56	90.48	
	Remove doors - entry & interiors	6	EA	115.00	690.00	
	Remove doors - closet	2	EA	95.00	190.00	
	Remove fuse box	2	EA	200.00	400.00	
	Remove toilet accessories	2	LS	50.00	100.00	
	Remove toilet fixtures					
	-WC	2	EA	125.00	250.00	
	- Lav	2	EA	125.00	250.00	
	- Tub	2	EA	225.00	450.00	
	Remove medicine cabinet	2	EA	30.00	60.00	
	Remove toilet millwork	2	LS	35.00	70.00	
	Remove light fixtures	8	EA	45.00	360.00	
	Remove kitchen sink	1	EA	125.00	125.00	
	Remove kitchen base / wall cabinets	1	LS	112.50	112.50	
	Remove kitchen appliances	2	EA	35.00	70.00	
	Remove miscellaneous millwork @ closets	3	LS	60.00	180.00	
	Remove existing radiator	6	EA	60.00	360.00	
	Remove existing outlets & switches	435	SF	0.90	391.50	
	Miscellaneous demo	435	SF	0.50	217.50	
	Miscellaneous disposal	435	SF	0.65	282.75	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
New work						
	New 2hr GWB partition:3/5" mtl stud 18 ga., (2) 5/8" layer of GWB each side., batt acoustical insulation	247	SF	9.95	2,457.65	
	New GWB partition	87	SF	8.15	704.98	
	New furring partition	611	SF	6.35	3,876.68	
	New shaft partition for risers	67	SF	11.25	748.13	
	Repair existing CMU partition	-	SF	3.50	-	
	Patch existing partition for MEP work / existing damage	1	LS	333.00	333.00	
	Ptd Walls	904	SF	1.05	949.25	
	Ptd GWB ceiling	457	SF	11.75	5,366.81	
	New wood flooring	404	SF	11.00	4,446.75	
	New wood base	109	LF	7.94	866.78	
	New doors, frame & hardware, Ptd					
	New entry door	1	EA	1,535.00	1,535.00	
	New interior door	1	EA	1,238.00	1,238.00	
	New closet door - swing	-	EA	1,089.00	-	
	Ptd new doors	2	EA	75.00	150.00	
	Miscellaneous millwork at closet	-	LS	637.00	-	
	New apartment sign	1	EA	115.00	115.00	
Toilet						
	Ceramic tile:					
	- walls	107	SF	13.93	1,491.90	
	- floor	44	SF	13.93	614.31	
	- base	24	LF	13.93	336.41	
	New toilet accessories	1	EA	200.00	200.00	
	New shower accessories - mixing valve, shower head, floor drain, faucet.	1	EA	1,000.00	1,000.00	
	New medicine cabinet, lighted	1	EA	402.00	402.00	
	Concrete/ceramic curb at shower	5	LF	55.00	275.00	
	Waterproofing at shower	12	SF	5.85	70.79	
Kitchen						
	New kitchen base cabinet	5	LF	367.50	1,837.50	
	New kitchen wall cabinet	9	LF	387.10	3,483.90	
	New kitchen sink	1	EA	940.50	940.50	
	New un-vented range hood	1	EA	400.00	400.00	
MEP						
	New WC including new rough-in	1	EA	1,139.00	1,139.00	
	New lav - wall mtd. - including new rough-in	1	EA	842.00	842.00	
	New tub - including new rough-in	-	EA	2,723.00	-	
	Connection to fixtures & showers	4	EA	250.00	1,000.00	
	New light fixture	5	EA	150.00	750	
	New radiator	5	EA	317.50	1,588	
	Connection to radiator	5	EA	300.00	1,500	
	1" hydronic heating control valve - 1 each radiator	5	EA	170.47	852.35	
	Gas connection for new range	1	EA	145.00	145	
	New electrical panel	1	EA	1,550.00	1,550	
	New duplex receptacle - including circuitry	8	EA	275.00	2,200.00	
	New duplex receptacle - GFI - including circuitry	2	EA	300.00	600.00	
	New single pole switch - including circuitry	3	EA	275.00	825.00	
	New triple way switch - including circuitry	1	EA	380.00	380.00	
	New smoke detector	1	EA	325.00	325.00	
	Intercom handset	1	EA	761.25	761.25	
	Sub-total					54,320
	GC & Overhead and Profit	21%				11,407
New appliances						
	New range	1	EA	475.00	475.00	
	New refrigerator	1	EA	490.00	490.00	
	Sub-total					965
	TOTAL RENOVATION WORK					66,692

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

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	175	SF	1.50	262.65	
	Ptd wall	175	SF	1.05	183.86	
	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 light fixture	2	EA	150.00	300.00	
<u>Apts. D & E</u>						
	Remove existing light fixture	2	EA	45.00	90.00	
	Patch / repair existing wall	233	SF	1.50	348.75	
	Ptd wall	233	SF	1.05	244.13	
	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 light fixture	2	EA	150.00	300.00	
<u>Apt. F & G</u>						
	Remove existing light fixture	2	EA	45.00	90.00	
	Patch / repair existing wall	183	SF	1.50	274.65	
	Ptd wall	183	SF	1.05	192.26	
	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 light fixture	2	EA	150.00	300.00	
<u>Apts. H, I & J</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 light 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 light fixture	1	EA	150.00	150.00	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 2

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
<u>Apts. D & E</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 light fixture	1	EA	150.00	150.00	
<u>Apt. F & G</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 light fixture	1	EA	150.00	150.00	
<u>Apts. H, I & J</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	
	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 light 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					27,431
	GC & Overhead and Profit	21%				5,760
	TOTAL COMMON AREAS					33,191

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 1

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
NEW ELEVATORS						
BUILDING 429 E 64th STREET						
<u>Elevator shaft apts. A, B & C</u>						
<u>Demolition</u>						
	Remove slab on grade	110	SF	7.95	876.49	
	Saw cut	42	LF	6.75	283.50	
	Slab opening @ ground floor	100	SF	9.25	925.00	
	Saw cut	40	LF	6.75	270.00	
	Temporary shoring	40	LF	22.50	900.00	
	Wood floor opening @ 2nd thru roof	600	SF	6.00	3,600.00	
	Temporary shoring	240	LF	14.00	3,360.00	
	Disposal	1	LS	3,500.00	3,500.00	
<u>New Work</u>						
	Allowance building's structural study	1	LS	-	-	
	New elevator pit, 5'0" deep, incl. waterproofing and stair	1	EA	8,500.00	8,500.00	
	Underpinning (TBD)	3.9	CY	4,500.00	17,500.00	
	Patch slab on grade around elevator pit opening	40	LF	7.50	300.00	
	Patch concrete slab around elevator shaft opening @ ground floor	40	LF	9.00	360.00	
	Steel frame around opening	40	LF	60.00	2,400.00	
	Patch wood slab around elevator shaft opening @ 2nd thru roof	240	LF	4.00	960.00	
	Steel frame around opening	240	LF	60.00	14,400.00	
	New entrance ramp (18 sf/ea)	18	SF	17.50	315.00	
	Metal railing @ ramp	0	LF	90.00	-	
	Manual ADA operator @ entrance door	1	EA	1,982.50	1,982.50	
	New reinforced CMU elevator shaft wall - cellar thru 6th floor	1,663	SF	30.00	49,875.00	
	Attachement new CMU with existing	1	LS	1,254.00	1,254.00	
	Elevator support steel & bracing, plates, angles, connections.	1	LS	23,320.00	23,320.00	
	Elevator bulkhead (14' x 12' assumed)					
	- CMU wall	915	SF	25.00	22,875.00	
	- ptd. plaster façade	915	SF	9.75	8,921.25	
	- steel frame and metal deck	168	SF	33.25	5,586.00	
	- roof system, including gravel, flashing, fascia & gravel stop	168	SF	21.25	3,570.00	
	- egress door, ptd	1	EA	1,550.00	1,550.00	
	- elevator smoke exhaust/hatch w/ ladder	1	EA	2,150.00	2,150.00	
	- patch existing roofing around new walls	52	LF	20.00	1,040.00	
	New elevator 8 stops, 3,500 lbs, 350 fpm, Including Front and side doors	1	EA	246,740.00	246,740.00	
	Cabin upgrade	1	LS	8,500.00	8,500.00	
	Maintenance - 12 month	1	Year	1,350.00	1,350.00	
	Electrical Feeder for Elevator including Disconnect	1	LS	11,900.00	11,900.00	
	Misc Electrical at Elevator Pit	1	LS	2,000.00	2,000.00	
	Sub-total					451,064
	GC & Overhead and Profit	21%				94,723
	TOTAL ELEVATOR SHAFT					545,787

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 1

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
BUILDING 429 E 64th STREET						
AREAS PER FLOOR:						
	Apt. A - studio	406	SF			
	Apt. B - 2 rooms (1 bedroom)	489	SF			
	Apt. C - 3 rooms (2 bedroom)	682	SF			
	Apt. D - 3 rooms (2 bedroom)	685	SF			
	Apt. E - 3 rooms (2 bedroom)	639	SF			
	Apt. F - 2 rooms (1 bedroom)	488	SF			
	Apt. G - studio	329	SF			
	Apt. H - 2 rooms (1 bedroom)	610	SF			
	Apt. I - 2 rooms (1 bedroom)	547	SF			
	Apt. J - studio	435	SF			
	TOTAL APARTMENTS AREA PER FLOOR	5,310	SF	10.00 EA		
	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	0.45	11,748	
	Allowance labor & Material hoist & operator	1	LS	215,000.00	215,000	
	Temporary roof protection	6,447	SF	0.45	2,901	
	Temporary utilities	46,127	SF	0.75	34,595	
	Temporary heat	46,127	SF	0.28	12,916	
	Site improvements					
	- repair exterior sidewalk	1,708	SF	4.00	6,832	
	- remove and replace concrete curb (50%)	186	LF	35.00	6,522	
	- repair courtyard surface	1,015	SF	3.50	3,553	
	- yard lighting	4	EA	750.00	3,000	
	- 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					414,972
	GC & Overhead and Profit	21%				87,144
	TOTAL GENERAL REQUIREMENTS					502,116

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 1

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
MECHANICAL RISERS						
PLUMBING AND MECHANICAL RISERS						
General work						
	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	
	Demo Existing Storm Risers	1	LS	7,980.00	7,980	
	Demo Existing Plumbing 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	20	EA	300.00	6,000	
	- CW & HW	2	EA	170.00	340	
	- gas	10	EA	170.00	1,700	
	- 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)	121	EA	200.00	24,200	
	- CW & HW	132	EA	150.00	19,800	
	- gas	50	EA	150.00	7,500	
	- electrical riser	20	EA	350.00	7,000	
Plumbing and Mechanical risers						
	Replacement of floor drain grates (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 Elevator 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 - 1 ea/rad (see detail-Apt)	-	EA	171.00	-	
	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	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 1

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	Storm - C.I.					
	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	2,400.00	2,400	
	Sanitary - C.I.					
	6"	402	LF	56.00	22,490	
	4"	527	LF	42.00	22,151	
	4" - riser (11)	684	LF	49.00	33,516	
	2" - 1½"	1,008	LF	31.00	31,248	
	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	4,800.00	4,800	
	Vent - C.I.					
	4"	35	LF	42.00	1,470	
	4" - riser (11)	684	LF	49.00	33,516	
	2" - 1½"	1,368	LF	31.00	42,408	
	4" VTR	10	EA	400.00	4,000	
	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 (11)	684	LF	39.00	26,676	
	1½"	25	LF	27.00	675	
	1"	20	LF	23.00	460	
	¾" - 1/2"	1,224	LF	17.00	20,808	
	2" cap	2	EA	65.00	130	
	Piping insulation	2,590	LF	7.75	20,070	
	1/2" - ¾" ball valve - 2 ea/apt	120	EA	62.00	7,440	
	2" ball valve - 1 ea/apt	60	EA	139.00	8,340	
	Allowance valves	1	LS	9,558.00	9,558	
	Connection to existing system	1	EA	2,500.00	2,500	
	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	
	1½"	121	LF	27.00	3,272	
	1½" - risers (11)	684	LF	34.00	23,256	
	1"	15	LF	23.00	345	
	¾" - 1/2"	1,356	LF	17.00	23,052	
	1½" cap	2	EA	53.00	106	
	Piping insulation	2,661	LF	7.00	18,626	
	1/2" - ¾" ball valve - 2 ea/apt	120	EA	62.00	7,440	
	1½" ball valve - 1 ea/apt	60	EA	113.00	6,780	
	Allowance valves	1	LS	7,965.00	7,965	
	Connection to existing water heater	1	EA	2,250.00	2,250	

York Avenue Apartments
 (429 East 64th Street and 430 East 65th Street)
 Building Renovation Budget
 New Elevator Scheme - Revision 1

gleeds

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 (11)	684	LF	33.00	22,572	
	1" and less	720	LF	19.00	13,680	
	1" plug valve - 1 ea/apt	60	EA	168.00	10,080	
	1½" plug valve @ risers	10	EA	203.00	2,030	
	3" plug valve	1	EA	629.00	629	
	Allowance valves	1	LS	6,372.00	6,372	
	Sub-total					\$ 1,010,430
	GC & Overhead and Profit	21%				212,190
	TOTAL MECHANICAL RISERS					1,222,620

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 1

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
FIRE PROTECTION						
APARTMENT DESCRIPTION						
	Apt. A - studio	5	6	30		
	Apt. B - 2 rooms (1 bedroom)	6	6	36		
	Apt. C - 3 rooms (2 bedroom)	8	6	48		
	Apt. D - 3 rooms (2 bedroom)	9	6	54		
	Apt. E - 3 rooms (2 bedroom)	9	6	54		
	Apt. F - 2 rooms (1 bedroom)	6	6	36		
	Apt. G - studio	5	6	30		
	Apt. H - 2 rooms (1 bedroom)	7	6	42		
	Apt. I - 2 rooms (1 bedroom)	7	6	42		
	Apt. J - studio	6	6	36		
	Sprinkler at basement	80	1	80		
	Sprinkler at stair	4	7	28		
				516		
	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	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	7,740.00	7,740	
	Sprinkler heads (including 10' branch piping)	516	EA	305.00	157,380	
	- patch partition opening due FP work	1	LS	7,740.00	7,740	

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 1

gleeds

Detail Estimate

#	Description	Qty	Unit	Rate	Total US \$	Sub-Total US \$
	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"	1,152	LF	32.13	37,008	
	1" - (included in sprinkler head price)	-	LF	18.43	-	
	Miscellaneous fire protection	46,127	SF	0.75	34,595	
	Sub-total					560,314
	GC & Overhead and Profit	21%				117,666
	TOTAL FIRE PROTECTION					677,980
ELECTRICAL						
	Demo Existing Electrical Risers and Panels	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	60	EA	In Apartment Costs		
	Feeders - to DP	350	LF	102.00	35,700	
	Apartment Feeders - Risers from DP					
	- apt A,B & C	1,319	LF	27.50	36,259	
	- apt D & E	879	LF	27.50	24,173	
	- apt F & G	879	LF	27.50	24,173	
	- apt H,I & J	1,319	LF	27.50	36,259	
	Emergency lighting at egress corridor, lobby, basement an roof utility rooms	36	EA	472.90	17,024	
	Intercom directory	4	EA	7,930.70	31,723	
	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					418,000
	GC & Overhead and Profit	21%				87,780
	TOTAL ELECTRICAL RISERS					505,780

York Avenue Apartments
(429 East 64th Street and 430 East 65th Street)
Building Renovation Budget
New Elevator Scheme - Revision 1
Detail Estimate

gleeds

#	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	
						710,202
	GC & Overhead and Profit	21%				149,142
	TOTAL RENOVATION WINDOW					859,345

