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2008 JUN 17 AM 6:40

June 17, 2008

BY HAND

The Honorable Meenakshi Srinivasan
Chair
NYC Board of Standards and Appeals
40 Rector Street - 9th Floor
New York, New York 10006

**Re: Congregation Shearith Israel ("CSI")
6-10 West 70th Street/99 Central Park West
74-07-BZ /CEQR No.: 07BSA071M**

Dear Madam Chair:

This letter provides the Applicant's responses and comments to the material submitted on June 10 by various opponents to the subject Application. In general, the Applicant asserts there is nothing new in any of the points raised in this material. The following documents accompany this letter.

- Financial Analysis. A letter from Freeman Frazier Associates dated June 17, 2008 is enclosed. The FFA Letter once again brings to the Board's attention each of the opposition's many errors of judgment and technical information, as well as disregard in the written submission of June 10 for the Board's longstanding financial methodologies.
- Environmental Compliance. A letter for AKRF dated June 17, 2008 is enclosed. The AKRF Letter responds to each of the comments raised at the April 15, 2008 public hearing and subsequently in the opposition's written submissions of June 10.

With respect to the Statement of Findings, the opposition's June 10 submissions are a futile attempt to lead the Board afield of the findings and its responsibility to uphold them. The deluge of charges of supposed inconsistencies and "failings" of the Applicant and Commissioners alike displays a fundamental misunderstanding of these proceedings, which, in the main, consist of a colloquy between the Applicant and the Board, with public input, to explore all aspects of the case. Many of the so-called inconsistencies cited by the opposition represent nothing of the kind, but rather are responses to the Board's requests for alternate reasonings and presentations. By treating these exchanges as if both the Board and the Applicant

were somehow providing depositions in a proceeding of their own making, the opponents have ultimately added nothing to the discourse.

All of the required findings in ZRCNY Sec. 72-21 have been met. Further comments on the “A” and “B” Findings are as follows.

Finding “A”

The Statement adequately explains the unique physical conditions peculiar to the Zoning Lot and the practical difficulties that arise due to them. The Zoning Lot possesses 144,510.96 sf of developable floor area but the position of an individually designated landmark over two-thirds of the Zoning Lot limits development on the Zoning Lot to two small parcels. One parcel, facing Central Park West has a width of 24.4 ft and a depth of 108 ft. It is improved with what was once a 4-storey single family building and is now known as the Parsonage. While this site is capable of significant theoretical development as a matter of right (it is zoned R10A, its streetwall may rise to 125 ft and its building height to 210 ft, subject to the “sliver” limitations in ZRCNY Sec 23-692 that would limit the height of an enlargement or new development to the height of the streetwall at 91 Central Park West), its narrow footprint, after deduction for elevators and stairs, would be useless for residential or community facility uses. In addition, such development would necessitate the blocking of several dozen windows on the north elevation of 91 CPW. Moreover, development of the Parsonage parcel would do nothing to remedy the significant egress and circulation deficiencies in the landmarked Synagogue, a remediation that is at the heart of this Application.

The only other development parcel on the Zoning Lot, the parcel proposed in this Application, which is also theoretically eligible to use as a matter of right a significant amount of zoning floor area, is also small and has become burdened with the relocation of a zoning district boundary that post-dates the establishment of the Zoning Lot and subdivides the parcel into a minor portion of R10A and a major portion of R8B, with resulting disparate height and setback requirements and a “sliver law” condition that preclude as-of-right development. Moreover, in order to remedy the circulation difficulties in the Synagogue, the footprint of the proposed development on its split-lot footprint must be held captive to the necessary physical alignments with the Synagogue. In addition, the dimensions of the parcel and the Applicant’s programmatic needs require that the layout of educational and religious uses at floors 2 through four extend 10 ft into the required rear yard. The resulting configuration of the proposed new residential floor area on the narrow development parcel further requires that such residential uses not begin until elevation 49’1”, and end at elevation 75 ft in an R8B district, which will not allow the residential use as proposed.

Adding to the unique restrictions on this site, the Landmarks Preservation Commission has issued, unanimously, a Certificate of Appropriateness for the proposal contained in the Application. Accordingly, the only reasonable way to proceed with development is to build within the envelope and in accordance with the detailed design drawings that the Commission has approved. This is not the case of an applicant coming to the Board to allege that the existence of the Zoning Lot within a historic district or adjacent to a designated landmark constitutes a recognizable hardship. This Applicant worked with the Commission for several

years in gaining approval of a Certificate of Appropriateness that limits the development envelope to the building before the Board. Its request for Landmarks cooperation on a ZRCNY Sec. 74-711 special permit was denied, thus properly bringing this Application to the Board for relief.

The Board has asked for and received an unprecedented amount of material on the educational and religious uses which must be included in the new development. It has heard the religious and educational leaders of the Synagogue attest to the need and the configuration of the new community facility space requested in the Application. It has received material in several formats regarding the utilization of this space, down to each hour of each day, which is a degree of submission beyond the experience of practitioners who routinely have represented or currently represent hospitals and schools before the Board. It has asked for and received detailed information on a tenant school notwithstanding that the Applicant has stated on numerous occasions without condition or qualification that the tenant's programmatic needs bear no relationship to this Application. It has heard testimony from the Synagogue's Rabbi and its chief educator that were there no tenant the religious and educational needs of the Synagogue would still require that it apply for the classroom space requested in this Application.

The Board has requested and received detailed information, both graphically and in site-specific narrative, traveling up and down the length of Central Park West to demonstrate conclusively that there are no other sites that can reasonably be considered development sites that share the specific and unique properties of this Zoning Lot.

The Applicant hopes that the Board can return to the basic elements of this Application, shorn of all the digressions and canards associated with non-existent catering halls, profit-motivated schemes and conspiratorial tenants to the basic elements of the submission, which are in accord with the Board's past practices and its present approach to considering the "A" Finding in applications based on educational and religious purposes, including those applications that propose mixed-uses on their Zoning Lot.

Finding "B"

ZRCNY Sec. 72-21 states in part: "this finding shall not be required for the granting of a variance to a nonprofit organization"

Notwithstanding the clear language of the Zoning Resolution, the Board has requested and received substantial financial information, near or at a level of specificity that it would require from a profit-motivated applicant. We have been pleased to comply with the Board's interests, but not to the extent of waiving our right to observe with all due respect that consideration of a B Finding in this case, or any semblance of consideration of reasonable return in determining the outcome of this Application, especially given the educational and religious purposes of the Applicant, would exceed the Board's authority. We understand that the Board believes it can legitimately delve into an analysis of reasonable return in this Application because of the mixed-use nature of the Application, and we done our utmost to cooperate with the Board's interests. We further appreciate that it has done so in four cases which it has subsequently approved. However, we understand that the Board believes there is a distinction

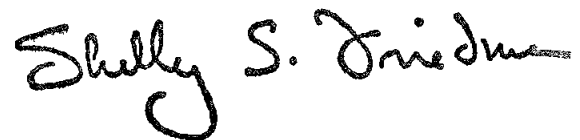
between cases such as this where the requested zoning waivers apply to the residential portion of the development on the Zoning Lot, and other cases where the requested zoning waivers apply only to the community facility portion of the mixed-use application, in which case it asks for no financial information whatsoever. We cannot find such a distinction recognized in either the Zoning Resolution or judicial doctrine. The meaningfulness of the distinction disappears altogether with the observation that by simply modifying our Application to put floors of the community house at the top of the proposed building, thereby assigning the height and setback waivers to the community facility, this Application would have been able to pass from one side of the distinction to the other and would not have been asked to provide any of the financial information already in the record.

As you can see from our submission today of more financial information related to reasonable return, we affirm our willingness to cooperate with the Board. We question only the uses such information will be put to in your deliberations of this Application in this and, by extension, how and when such information is used in other applications.

Please note that we accept the error noted by an opponent with respect to page 43 of our Statement of Findings we had compared the rate of return that could be expected from a new building with 15,243 sf of residential floor area with "two hypothetical as-of-right mixed building scenarios." In fact the second scenario was not as-of-right but required a lesser variance.

On behalf of the Trustees of Congregation Shearith Israel, we appreciate the time and attention and Board and Staff have accorded this Application. We respectfully request that the record be closed and that a date for a positive decision can be set.

Very truly yours,



Shelly S. Friedman

Enclosures

cc: Hon. Helen Rosenthal, CB 7
Hon. Gail A. Brewer, City Council Member
Hon. Scott Stringer, Manhattan Borough President
Mr. Christopher Holme, Department of City Planning, BSA liaison
Mr. Ray Gastil, Director, Manhattan Office, Department of City Planning
David J. Nathan, Esq.
Peter Neustadter
Dr. Alan Singer
Landmarks West!
Mark Lebow, Esq.
Alan D. Sugarman, Esq.
David Rosenberg, Esq.
Jack Freeman
Ray Dovell

2008 SEP 17 01:04 PM

FREEMAN

REAL ESTATE SERVICES

132 NASSAU STREET
NEW YORK, NY 10038
TEL: 212.732.4056
FAX: 212.732.1442

FRAZTER

& ASSOCIATES, INC.

2008 JUN 17 AM 8:37

MEMORANDUM

Date : June 17, 2008
To : Mr. Shelly Friedman, Esq.
Friedman & Gotbaum, LLP
From : Jack Freeman
Re : 10 West 70th Street
Response to MVS Report

Attached is a letter in response to the various statements of opposition of June 10, 2008.

REAL ESTATE SERVICES

132 NASSAU STREET
NEW YORK, NY 10038
TEL: 212.732.4056
FAX: 212.732.1442

June 17, 2008

Hon. Meenakshi Srinivasan, Chairperson
New York City BSA of Standards and Appeals
40 Rector Street
New York, New York 10007

Re : 6-10 West 70th Street
New York, NY
Calendar No. 74-07-BZ

Dear Chairperson Srinivasan:

The following has been prepared in response to a report prepared by the opposition to the above referenced application, submitted by Metropolitan Valuation Services, dated June 10, 2008 ("MVS Report"), portions of the Alan D. Sugarman Response, dated June 10, 2008 ("Sugarman Response"), the James Mulford submission dated June 9, 2008 ("Mulford Submission") and the Katherine L. Davis submission, June 10, 2008 ("Davis Response"). Many of these opposition comments are also summarized in the "Summary of Flaws Preventing Reasoned Analysis of Applicant's Request for Variances (June 10, 2008)" provided by nearby property owners and Landmarks West ("Collective Opposition Document"). The MVS Report, Sugarman Response, Mulford Submission, Davis Response and the Collective Opposition Document question specific items in my letter to you of May 13, 2008 ("FFA Report").

MVS Report Response

The first portion of the MVS Report reiterates specific comments, which have been previously addressed in our May 13, 2008 response. We appreciate MVS's restating their comments, however, little new material is provided. We note, regarding the MVS reiteration, the following:

Site Value

- The MVS Report inaccurately describes the methods used to calculate comparables by stating that "they commit a fundamental appraisal flaw by adding all the adjustments together to a single sum (including the time adjustment) before multiplying the price paid per square foot."

In fact, the FFA comparables do not utilize addition to determine the adjusted value.

- The MVS Report continues to suggest that adjustments for time can only be "misleading".

This was adequately responded to our letter of March 11, 2008. We note again, MVS is obviously unfamiliar with submission practice at the BSA, which generally establishes the initial Report date as the baseline for financial assumption utilized in subsequent analyses.

- MVS further questions the upward adjustment to account for the premium associated with estimating acquisition value related to the upper floor location of the residential area to be developed at subject property.

The residential floor area being acquired begins at a higher floor. Upper floor residential sales bring with them a significant premium rather than the reduced value of lower floors. Consequentially we believe the +10% adjustment providing a premium over average comparable sales is appropriate.

- MVS concludes that without the “exaggeration errors” of the FFA Report, a value of \$500/sq.ft. would be appropriate, as previously stated.

MVS introduced this imagined \$500/sq.ft. in his initial submission. This amount continues to remain unsupported by any previous or additional analysis by MVS, nor have they provided an appropriate explanation of how this amount is determined.

Profit

This is a restatement of previously submitted objections. We have already adequately addressed these objections in our prior responses.

Review of BSA Compliance

MVS reiterates this section directly from their April 15th submission, and supplies no new information. A response to these points was made in our Report of May 13, 2008.

Review of Freeman/Frazier May 13, 2008

MVS reviewed our May 13, 2008 submission, and provides no new information outside of previous statements.

Sugarman Response

Portions of Mr. Sugarman’s Further Statement in Opposition are addressed to the FFA Report of May 13, 2008, to which we respond to as follows:

- The Sugarman Response requests that the Board disregard the Proposed Development without Penthouse and Proposed Development without Eighth floor because appropriate information has been omitted.

An adequate description of the building was included, and no changes to the remaining floors were made.

- The Sugarman Response requests the additional pages to the construction cost estimates prepared by McQuilkin and Associates.

As per the Sugarman Response, the complete construction cost estimates are attached for Mr. Sugarman’s reference.

- In section M of the Sugarman Response, Mr. Sugarman expressed continued concern over the practice of measuring return on investment, instead of a return based on equity.

As has been explained in our response to previous opposition submissions, the methodology utilized in our submissions is typical for BSA condominium project applications, and has been a long standing accepted practice at the BSA. We also have noted that this is a typical methodology utilized in professional real estate analyses for condominium projects in general.

- The Sugarman Response suggests that, based on the MVS opposition submission, the As of Right Scheme A provides a reasonable return.

We have provided in our submissions and response sufficient documentation demonstrating that the As of Right Scheme A does not provide a reasonable return.

- The Sugarman Response suggests, as have other opposition documents, that the original 1949 and 1965 acquisition costs are relevant factors.

As stated in our May 13, 2008 submission, a transaction in 1949 and 1965 are not relevant in determining the current market value.

Mulford Submission

The Mulford Submission provides his objections in five sections, to which we respond as follows:

- 1) Submission is unresponsive to BSA requirements and requests
 - The BSA transcript citations are taken out of context.
 - FFA has provided a response to each and every request as directed by the BSA.
- 2) CSI Goals
 - CSI Goals are not at issue.
 - Over the course of multiple hearings, BSA specifically repeated that the financial feasibility analysis be limited to the residential portion. We note that financial feasibility is not required for variances related to community facility developments.
- 3) Misrepresented Returns
 - Regarding the cost estimate, McQuilkin Associates is a well regarded cost estimation firm also actively involved in construction management. Neither of these actively requires a license and therefore documents will not be "signed and sealed".

To assist Mr. Mulford's understanding of these cost estimates, we have attached the details of the construction cost estimates.

- Regarding alleged omitted revenue, these comments are incorrect and suggest that Mr. Mulford needs to do a more careful reading of the previous submission.

- Regarding floor area assumption, the basis for floor area assumptions has been detailed in previous submissions.

The Collective Opposition Document paraphrases Mr. Mulford's comments regarding floor area assumptions by noting that the May 13, 2008 FFA submission "offers no rationale for assuming 19,755 sq.ft. as a basis for calculating site value."

In response, we note that 19,755 sq.ft. used for valuation purposes is the square footage for valuation purposes of residential floor area utilized consistently in previous analyses. This area is less than the residential area approved by the Landmarks Preservation Commission, less than the residential area in the revised Proposed Development Alternative and less than the developable floor area available on the subject property.

- Regarding the relationship between total investment and project cost, Mr. Mulford again should read previous submissions more carefully. We note that our documents clearly identified the fact the "project cost" and "total investment" are synonymous.
- Regarding Return on Investment, Mr. Mulford merely reiterates his previous contention that Return on Equity rather than profit should be measured. We responded previously and reiterated above.

4) Mixed Use Project

- Mr. Mulford appears to introduce the idea that CSI should be the developer of the project. He suggests that as a result of cost efficiencies from the mixed residential/community facility development, as well as value added from potential community facility income CSI would make a substantial profit.

Mr. Mulford bases this as the suggestion that the potential income for the community house space would be \$1 million per year – an estimate totally unsubstantiated by any fact and twice as much as the comparable market analysis undertaken by FFA for previous submission. In our submission of October 24, 2007, we carefully discussed the fact that the theoretical income necessary to create feasibility would be in excess of \$87/sq.ft., whereas actual market rents of \$40/sq.ft. were considered to be at the high end.

Again in his discussion he still insists on utilizing the concept of return on equity in a leveraged investment project, rather than the measure of profit more typical on a condominium project. We have responded to this in prior submissions and have reiterated above.

Davis Submission

Ms. Davis' submission suggests that a sale from 1965 adjusted to 2008 dollars is relevant in determining the acquisition cost of a building and as of right development floor area and that the current value should be determined by adjusting these historic sales utilizing the CPI as an inflation adjustment factor.

Response to Opposition
10 West 70th Street
New York, NY
June 17, 2008
Page 5

Inflation adjustment factors are never utilized in evaluating capital investments such as real estate or any other capital market investment vehicle. The CPI, which is used to adjust the value of goods or services and not capital investments, in no way reflects the risks and/or investment goals which structure the value of such capital investments. The present value of such capital investments is more appropriately determined by analysis and consideration of the current market.

As stated previously and reiterated above, these earlier sales are not relevant in our analysis.

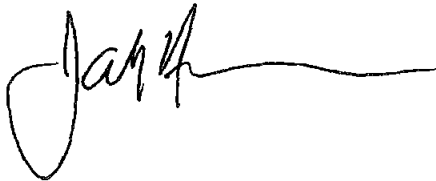
Revised As of Right Analysis

At the request of the BSA, we have prepared a revised analysis of the As of Right Alternative utilizing the revised estimated value of the property, \$12,347,000, identified in our submission of May 13, 2008. As shown in the attached Schedule A, the Feasibility Analysis estimated the net project value to be \$11,866,000. This amount is the sum of the residential condominium unit sales, less sales commissions. The total investment, including estimated Property Value, based construction costs, soft costs and carrying costs during the sales period for the Revised As of Right Development is estimated to be \$20,465,000.

As shown in Schedule A, the development of the Revised As of Right Development would result in an annualized capital loss of \$4,606,000.

Please feel free to call me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Freeman", with a long horizontal flourish extending to the right.

Jack Freeman

SCHEDULE A1: ANALYSIS SUMMARY - CONDOMINIUM USE

	REVISED AS OF RIGHT CF/RESIDENTIAL DEVELOPMENT
<hr/>	
BUILDING AREA (SQ.FT.)	
BUILT RESIDENTIAL AREA	7,594
SELLABLE AREA	5,316
<hr/>	
CAPITAL INVESTMENT SUMMARY	
ACQUISITION COST	\$12,347,000
HOLDING & PREP. COSTS	\$0
BASE CONSTRUCTION COSTS	\$3,722,000
SOFT CONSTRUCTION COSTS	\$3,977,000
	<hr/>
	\$20,046,000
<hr/>	
PROJECT VALUE	
SALE OF UNITS	\$12,623,000
(less) SALES COMMISSIONS	6% (\$757,000)
	<hr/>
EST. NET PROJECT VALUE	\$11,866,000
<hr/>	
PROJECT INVESTMENT	
ACQUISITION COST	\$12,347,000
HOLDING & PREP. COSTS	\$0
BASE CONSTRUCTION COSTS	\$3,722,000
SOFT CONSTRUCTION COSTS	\$3,977,000
CARRYING COSTS DURING SALES PERIOD	\$419,000
	<hr/>
EST. TOTAL INVESTMENT	\$20,465,000
<hr/>	
RETURN ON INVESTMENT	
ESTIMATED PROJECT VALUE	\$11,866,000
(less) EST. TOTAL INVESTMENT	(\$20,465,000)
(less) EST. TRANSACTION TAXES	(\$230,000)
	<hr/>
EST. PROFIT (loss)	(\$8,829,000)
DEVELOPMENT/SALES PERIOD (MONTHS)	23
ANNUALIZED PROFIT (loss)	(\$4,606,000)
RETURN ON TOTAL INVESTMENT	0.00%
ANNUALIZED RETURN ON TOTAL INVESTMENT	0.00%
	<hr/>

NOTE : ALL \$ FIGURES ROUNDED TO NEAREST THOUSAND

SCHEDULE B : DEVELOPMENT COSTS

		REVISED AS OF RIGHT CF/RESIDENTIAL DEVELOPMENT
DEVELOPMENT COST SUMMARY		
ACQUISITION COSTS		\$12,347,000
HOLDING & PREP. COSTS:		\$0
BASE CONSTRUCTION COSTS		\$3,722,000
TENANT FIT-OUT COSTS		\$0
EST.SOFT COSTS		\$3,977,000
EST. TOTAL DEV.COSTS		\$20,046,000
ACQUISITION COSTS :		
Land Purchase Price		\$12,347,000
TOTAL LAND VALUE		\$12,347,000
HOLDING & PREP. COSTS:		\$0
BASE CONSTRUCTION COSTS :		\$3,722,000
EST.CONST.LOAN AMOUNT :		\$15,035,000
EST.CONST.PERIOD(MOS) :		20
EST. SOFT COSTS :		
Builder's Fee/Developer's Profit	3.00%	\$601,000
Archit.& Engin. Fees	8.00%	\$298,000
Bank Inspect.Engin.		\$30,000
Construction Management	5.00%	\$186,000
Inspections, Borings & Surveys		
Laboratory Fees	LS	\$5,000
Soil Investigation	LS	\$10,000
Preliminary Surveys	LS	\$5,000
Ongoing Surveys	LS	\$10,000
Environmental Surveys/Reports	LS	\$2,000
Controlled Inspection Fees	LS	\$45,000
Legal Fees		
Dev.Legal Fees		\$150,000
Con.Lender Legal		\$45,000
End Loan Legal		\$0
Permits & Approvals		
D.O.B. Fees	25.53%	\$95,000
Cond/Co-op Offering Plan		\$30,000
Other		\$40,000
Accounting Fees		\$5,000
Consultant Fees		\$0
Appraisal Fees		\$8,000
Marketing/Pre-Opening Expenses		
Rental Commissions	25.00%	\$0
Sales Expenses & Advertising		\$198,000
Financing and Other Charges		
Con.Loan Int. @ Loan Rate =	9.50%	\$1,190,000
Rent-up Loan Int. @ Loan Rate =	7.00%	\$0
Con.Lender Fees	1.00%	\$150,000
End Loan Fee	1.00%	\$0
Construction Real Estate Tax		\$334,000
Rent-up Real Estate Tax		\$0
Title Insurance	0.33%	\$66,000
Mge.Rec.Tax	2.75%	\$413,000
Construction Insurance	1.00%	\$56,000
Water and Sewer		\$5,000
Other		\$0
TOTAL EST.SOFT COSTS		\$3,977,000

NOTE : ALL \$ FIGURES ROUNDED TO NEAREST THOUSAND

EXHIBIT A : CONSTRUCTION COST ESTIMATE

CONGREGATION SHEARITH ISRAEL

NEW YORK, N.Y.

PROPOSED CONSTRUCTION COST ESTIMATE WITH COURTYARD

March 4, 2008

McQuilkin Associates, Inc.
Construction Consultants

500 Morris Avenue
Springfield, NJ 07081
Tel 973-218-1600
Fax 973-218-1700

MC QUILKIN ASSOCIATES INC.					DATE:	3/4/08	
PROJECT: CONGREGATION SHEARITH ISRAEL					REV:		
LOCATION: NEW YORK, NY							
CSI #	TRADE SUMMARY		SCHOOL	RESIDENTIAL	TOTAL	AMOUNT	
PROPOSED WITH COURTYARD							
02050	BUILDING DEMOLITION		103,500	-	103,500		
02060	SELECTIVE DEMOLITION		25,000		25,000		
02080	ASBESTOS ABATEMENT		NIC	NIC	NIC		
02500	PAVING & SURFACING		24,786	-	24,786		
02900	EXCAVATION/FOUNDATION		1,967,652	56,000	2,023,652		
03010	CONCRETE AND CEMENT WORK		2,458,700	2,140,240	4,598,940		
04200	MASONRY		193,140	-	193,140		
05500	MISCELLANEOUS METALS		95,950	61,300	157,250		
06100	ROUGH CARPENTRY		43,500	46,000	89,500		
06400	FINISH CARPENTRY		21,720	33,400	55,120		
07530	ROOFING & FLASHING		-	166,680	166,680		
07900	JOINT SEALERS		15,000	10,000	25,000		
08100	HOLLOW METAL DOORS		19,930	17,080	37,010		
08200	WOOD DOORS		13,500	24,000	37,500		
08700	HARDWARE		32,800	16,800	49,600		
08900	EXTERIOR FAÇADE		654,326	752,099	1,406,425		
09250	GYPSUM WALLBOARD		303,236	359,208	662,444		
09300	TILEWORK		136,946	30,960	167,906		
09500	ACOUSTIC CEILING		134,316	4,004	138,320		
09600	WOOD FLOORING		8,376	92,826	101,202		
09680	CARPET & RESILIENT		42,352	2,102	44,454		
09700	TERRAZZO		181,840	22,920	204,760		
09900	PAINTING		82,169	56,334	138,503		
10100	VISUAL DISPLAY BOARDS		9,750	-	9,750		
10150	COMPARTMENTS & CUBICLES		21,200	-	21,200		
10520	FIRE PROTECTION SPECIALTIES		7,200	-	7,200		
10800	TOILET ACCESSORIES		21,800	6,500	28,300		
11130	PROJECTION SCREENS		18,000	-	18,000		
11400	APPLIANCES		5,000	25,000	30,000		
14000	CONVEYING SYSTEM		150,000	360,000	510,000		
15300	FIRE PROTECTION		185,724	141,504	327,228		
15400	PLUMBING		365,940	331,657	697,597		
15500	HVAC		1,688,400	900,480	2,588,880		
16050	ELECTRICAL WORK		981,772	756,112	1,737,884		
			SUBTOTAL		10,013,525	6,413,205	16,426,730
			GENERAL CONDITIONS	12%	1,201,623	769,585	1,971,208
			SUBTOTAL		11,215,147	7,182,790	18,397,937
			LIABILITY INSURANCE	3%	336,454	215,484	551,938
			TOTAL		11,551,602	7,398,273	18,949,875

MC QUILKIN ASSOCIATES INC.
PROJECT: CONGREGATION SHEARITH ISRAEL
LOCATION: NEW YORK, NY

DATE: 3/4/08
REV:

PROPOSED WITH COURTYARD

EXCLUSIONS

- 1 Overtime
- 2 Owner's allowances.
- 3 Escalation - Costs based on Construction Start 2nd Quarter 2007
- 4 Hazardous Materials Abatement
- 5 Utility Company Charges (other than Temporary for Contractor)
- 6 Mock Ups
- 7 Furniture , Fixtures & Equipment
- 8 Security System(Provided Raceways Only)
- 9 Builders Risk Insurance
- 10 Soft Costs(Land Acquisition, Legal, Design, Accounting Fees,etc)
- 11 Surveys & Reports
- 12 Artwork
- 13 Interior Planting
- 14 Graphics
- 15 Construction Manager's or General Contractor's Fee
- 16 Bonds

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
02050	<u>BUILDING DEMOLITION</u> Demolish Existing Building	11,500	SF	9.00	103,500 <u>103,500</u>
02060	<u>SELECTIVE DEMOLITION</u> Cut Openings into Existing Synagogue	5	EA	5,000.00	25,000 <u>25,000</u>
02080	<u>ASBESTOS ABATEMENT</u> Asbestos Lead paint Roof Abatement				NIC NIC NIC <u>NIC</u>
02500	<u>PAVING & SURFACING</u> New Sidewalks New Steel Faced Curbs	1,836 153	SF LF	8.50 60.00	15,606 9,180 <u>24,786</u>
02900	<u>EXCAVATION/FOUNDATION</u> Rubble Excavation Sheeting & Shoring Rock Excavation - Mass Rock Excavation - Pit & Trench Channel Drilling Rock Leveling Underpinning - One Story Underpinning - Two Story Spread Footings Slab On Grade Foundation Walls Foundation Wall Waterproofing Elevator Pit Construction Pit Waterproofing Excavation Ramp Pumping Seismic Monitoring of Adjacent Buildings	6,776 10,005 0 0 0 0 166 110 70 6,612 9,546 9,546 1 1 1 1	CY SF CY CY SF SF LF LF CY SF SF SF EA EA LS LS LS	40.00 45.00 200.00 300.00 25.00 25.00 1,500.00 3,000.00 800.00 7.50 40.00 4.50 7,500.00 4,500.00 25,000.00 50,000.00 50,000.00	271,040 450,225 - - - - 249,000 330,000 56,000 49,590 381,840 42,957 7,500 4,500 25,000 50,000 50,000 <u>1,967,652</u>
03010	<u>CONCRETE AND CEMENT WORK</u> Reinforced Concrete Superstructure Concrete Fill on Subgrade Grand Stair Precast Stairs Stairs @ First Floor Misc Concrete & Equipment Pads	29,690 2 9 100 1	SF FLTS FLTS LFR LS	80.00 1,500.00 7,000.00 125.00 5,000.00	2,375,200 3,000 63,000 12,500 5,000 <u>2,458,700</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
04200	<u>MASONRY</u> CMU Walls @ Cellar	10,730	SF	18.00	<u>193,140</u> 193,140
05500	<u>MISCELLANEOUS METALS</u> Stair Railings Steel Dunnage on Roof Subgrade Grand Stair Miscellaneous iron	396 1 170 1	LF LS LFR LS	75.00 15,000.00 125.00 30,000.00	29,700 15,000 21,250 30,000 <u>95,950</u>
06100	<u>ROUGH CARPENTRY</u> Temporary Protection Install Door and Frame: Single Install Door and Frame: Double Install Kitchen Cabinets Misc. Wood Blocking	1 75 10 1 1	LS EA PR SET LS	20,000.00 200.00 300.00 500.00 5,000.00	20,000 15,000 3,000 500 5,000 <u>43,500</u>
06400	<u>FINISH CARPENTRY</u> Wood Base Closet Rod & Shelf Vanity Tops @ Public Toilets Vanity Cabinets @ Apartments Kitchen Cabinets Incl Countertops	365 60 62 3 1	LF LF LF EA SET	6.00 18.00 200.00 350.00 5,000.00	2,190 1,080 12,400 1,050 5,000 <u>21,720</u>
07900	<u>JOINT SEALERS</u> Interior Caulking	1	LS	15,000.00	<u>15,000</u> 15,000
08100	<u>HOLLOW METAL</u> HM Doors & Frames - Single HM Doors & Frames - Pair HM Frames - Single HM Frames - Pair	38 1 36 9	EA PR EA EA	350.00 600.00 130.00 150.00	13,300 600 4,680 1,350 <u>19,930</u>
08200	<u>WOOD DOORS</u> Solid Core Wood Doors	54	EA	250.00	<u>13,500</u> 13,500
08700	<u>HARDWARE</u> Stair/Service Doors Apartment Entry Apartment Interior School	40 1 10 44	SET SET SET SET	400.00 400.00 100.00 350.00	16,000 400 1,000 15,400 <u>32,800</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

08900 EXTERIOR FAÇADE

Lot lines	8,110	SF	20.00	162,200
Limestone	1,024	SF	80.00	81,928
Brick	3,071	SF	55.00	168,927
Windows	1,512	SF	50.00	75,600
Metal Panels	312	SF	50.00	15,575
Windowwall	1,254	SF	65.00	81,536
New Storefront Construction	286	SF	100.00	28,560
New Entry Doors	4	PR	10,000.00	40,000
				<u>654,326</u>

09250 GYPSUM BOARD

Shaftwall	4,840	SF	12.00	58,080
Corridor/Demising	12,113	SF	8.00	96,904
Chase wall	1,812	SF	6.50	11,778
Interior Partitions	2,581	SF	6.00	15,486
Exterior Wall Furring	15,113	SF	4.50	68,009
Masonry/Concrete Furring	2,159	SF	5.00	10,795
Gyp Board Ceilings	5,273	SF	8.00	42,184
				<u>303,236</u>

09300 CERAMIC TILE

Quarry Tile Floors	691	SF	15.00	10,365
Quarry Tile Base	151	LF	15.00	2,265
Ceramic Tile Floors	2,081	SF	12.00	24,972
Ceramic Tile base	831	LF	12.00	9,972
Ceramic Tile Walls	7,391	SF	12.00	88,692
Marble Saddles	17	EA	40.00	680
				<u>136,946</u>

09500 ACOUSTICAL CEILING

Acoustic Tile Ceiling	16,591	SF	7.00	116,137
Acoustic Tile Ceiling - Vinyl Coated	2,597	SF	7.00	18,179
				<u>134,316</u>

09600 WOOD FLOORING

Strip Oak Floor	1,047	SF	8.00	8,376
				<u>8,376</u>

09680 RESILIENT FLOORING/CARPET

Carpet	9	SY	35.00	312
VCT Floor	17,533	SF	2.00	35,066
Vinyl Base	3,487	LF	2.00	6,974
				<u>42,352</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
09700	<u>TERRAZZO</u>				
	Terrazzo Flooring	4,071	SF	40.00	162,840
	Terrazzo Base	475	LF	40.00	19,000
					181,840
09900	<u>PAINTING</u>				
	Paint Block	13,965	SF	1.00	13,965
	Seal Concrete Floor	1,227	SF	1.00	1,227
	Paint Gyp Brd Partitions	29,503	SF	0.75	22,127
	Door and Frame	95	EA	75.00	7,125
	Vinyl wallcovering	9,350	SF	3.50	32,725
	General Miscellaneous Painting	1	LS	5,000.00	5,000
					82,169
10,100	<u>VISUAL DISPLAY BOARDS</u>				
	Tackboards 4' x 4'	15	EA	200.00	3,000
	Whiteboards 8' x 4'	15	EA	450.00	6,750
					9,750
10150	<u>COMPARTMENTS & CUBICLES</u>				
	Toilet Partitions	23	EA	800.00	18,400
	Toilet Partitions HC	2	EA	1,000.00	2,000
	Urinal Screens	2	EA	400.00	800
					21,200
10520	<u>FIRE PROTECTION SPECIALTIES</u>				
	Fire Extinguishers & Cabinets	12	EA	600.00	7,200
					7,200
10800	<u>TOILET AND BATH ACCESSORIES</u>				
	Toilet Accessories- Gang	8	EA	2,500.00	20,000
	Toilet Accessories- Single User	6	EA	300.00	1,800
					21,800
11130	<u>PROJECTION SCREENS</u>				
	Pull Down Projection Screens	15	EA	1,200.00	18,000
					18,000
11400	<u>APPLIANCES</u>				
	Set Of Appliances Incl W & D	1	SET	5,000.00	5,000
					5,000
14300	<u>ELEVATORS</u>				
	Geared Traction - 6 STOP - Dual Opening	1	EA	150,000.00	150,000
					150,000

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

15300	<u>FIRE PROTECTION</u>				
	Complete Sprinkler System	33,768	SF	5.50	185,724
					<u>185,724</u>

15400	<u>PLUMBING</u>				
	Incoming Services				
	Domestic Water	0.5	LS	15,000.00	7,500
	Fire	0.5	LS	15,000.00	7,500
	Combined Sewer	0.5	LS	20,000.00	10,000
	Natural Gas	0.5	LS	15,000.00	7,500
	Equipment				
	Hot Water Heaters - Gas Fired	1	EA	8,500.00	8,500
	Circulating Pumps	2	EA	1,800.00	3,600
	Pressure Booster Pump	0.5	EA	7,500.00	3,750
	Sewage Ejector Pump	1	EA	8,500.00	8,500
	Sump Pump	1	EA	1,750.00	1,750
	Fixtures				-
	Water Closets	31	EA	950.00	29,450
	Lavatories	32	EA	850.00	27,200
	Urinals	3	EA	950.00	2,850
	Mop Sinks	1	EA	750.00	750
	Kitchen Sinks	1	EA	950.00	950
	Washer/Dryer	1	EA	750.00	750
	Drinking Fountains	4	EA	2,000.00	8,000
	Waste & Vent Piping	1,460	LF	35.00	51,100
	Fittings	1	LS	17,885.00	17,885
	Hangers	183	EA	75.00	13,688
	Domestic Water Piping	2,920	LF	23.00	67,160
	Fittings & Valves	1	LS	30,222.00	30,222
	Hangers	292	EA	70.00	20,440
	Insulation	2,920	LF	3.50	10,220
	Natural gas Piping	300	LF	45.00	13,500
	Fittings & Valves	1	LS	6,075.00	6,075
	Hangers	30	EA	70.00	2,100
	Miscellaneous				-
	Sanitize Piping	1	LS	2,500.00	2,500
	Testing	1	LS	2,500.00	2,500
					<u>365,940</u>

15500	<u>HVAC</u>				
	Complete HVAC System	33,768	SF	50.00	1,688,400
					<u>1,688,400</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

16000	<u>ELECTRICAL</u>				
	Switchgear & Distribution	33,768	SF	8.50	287,028
	Power	33,768	SF	6.00	202,608
	Lighting	33,768	SF	8.00	270,144
	Tel/Data	33,768	SF	1.00	33,768
	Fire Alarm Systems	33,768	SF	1.50	50,652
	Security	33,768	SF	1.50	50,652
	Miscellaneous				-
	Temporary Power & Light	33,768	SF	2.50	84,420
	Testing	1	LS	2,500.00	2,500
					<u>981,772</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>RESIDENTIAL</u>					
02900	<u>EXCAVATION/FOUNDATION</u> Spread Footings	70	CY	800.00	56,000 <u>56,000</u>
03010	<u>CONCRETE AND CEMENT WORK</u> Reinforced Concrete Superstructure Precast Stairs Misc Concrete & Equipment Pads	25,728 11 1	SF FLTS LS	80.00 7,000.00 5,000.00	2,058,240 77,000 5,000 <u>2,140,240</u>
05500	<u>MISCELLANEOUS METALS</u> Stair Railings Steel Dunnage on Roof Miscellaneous Iron	484 1 1	LF LS LS	75.00 10,000.00 15,000.00	36,300 10,000 15,000 <u>61,300</u>
06100	<u>ROUGH CARPENTRY</u> Temporary Protection Install Door and Frame: Single Install Door and Frame: Double Install Kitchen Cabinets Misc. Wood Blocking	1 94 14 6 1	LS EA PR SET LS	15,000.00 200.00 300.00 500.00 5,000.00	15,000 18,800 4,200 3,000 5,000 <u>46,000</u>
06400	<u>FINISH CARPENTRY</u> Wood Base Closet Rod & Shelf Vanity Tops @ Public Toilets Vanity Cabinets @ Apartments Kitchen Cabinets Incl Countertops	0 0 0 24 5	LF LF LF EA SET	6.00 18.00 200.00 350.00 5,000.00	- - - 8,400 25,000 <u>33,400</u>
07530	<u>ROOFING & FLASHING</u> Roofing Pedestal pavers	6,612 2,296	SF SF	20.00 15.00	132,240 34,440 <u>166,680</u>
07900	<u>JOINT SEALERS</u> Interior Caulking	1	LS	10,000.00	10,000 <u>10,000</u>
08100	<u>HOLLOW METAL</u> HM Doors & Frames - Single HM Doors & Frames - Pair HM Frames - Single HM Frames - Pair	18 0 76 6	EA PR EA EA	350.00 600.00 130.00 150.00	6,300 - 9,880 900 <u>17,080</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>RESIDENTIAL</u>					
08200	<u>WOOD DOORS</u>				
	Solid Core Wood Doors	96	EA	250.00	24,000
					24,000
08700	<u>HARDWARE</u>				
	Stair/Service Doors	8	SET	400.00	3,200
	Apartment Entry	10	SET	400.00	4,000
	Apartment Interior	96	SET	100.00	9,600
	School	0	SET	350.00	-
					16,800
08900	<u>EXTERIOR FAÇADE</u>				
	Lot lines	5,520	SF	20.00	110,400
	Limestone	1,292	SF	80.00	103,352
	Brick	3,495	SF	55.00	192,203
	Windows	1,376	SF	50.00	68,800
	Metal Panels	305	SF	50.00	15,225
	Windowwall	2,837	SF	65.00	184,379
	Terrace Doors - Single	1	EA	3,500.00	3,500
	Terrace Doors - Double	6	PR	7,000.00	42,000
	New Storefront Construction	122	SF	100.00	12,240
	New Entry Doors	2	PR	10,000.00	20,000
					752,099
09250	<u>GYPSUM BOARD</u>				
	Shaftwall	5,418	SF	12.00	65,016
	Corridor/Demising	851	SF	8.00	6,808
	Chase wall	3,140	SF	6.50	20,410
	Interior Partitions	12,411	SF	6.00	74,466
	Exterior Wall Furring	14,504	SF	4.50	65,268
	Masonry/Concrete Furring	2,008	SF	5.00	10,040
	Gyp Board Ceilings	14,650	SF	8.00	117,200
					359,208
09300	<u>CERAMIC TILE</u>				
	Quarry Tile Floors	-	SF	15.00	-
	Quarry Tile Base	-	LF	15.00	-
	Ceramic Tile Floors	961	SF	12.00	11,532
	Ceramic Tile base	569	LF	12.00	6,828
	Ceramic Tile Walls	1,000	SF	12.00	12,000
	Marble Saddles	15	EA	40.00	600
					30,960
09500	<u>ACOUSTICAL CEILING</u>				
	Acoustic Tile Ceiling	572	SF	7.00	4,004
	Acoustic Tile Ceiling - Vinyl Coated	-	SF	7.00	-
					4,004

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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RESIDENTIAL

09600	<u>WOOD FLOORING</u>				
	Strip Oak Floor	11,603	SF	8.00	92,826
					<u>92,826</u>
09680	<u>RESILIENT FLOORING/CARPET</u>				
	Carpet	-	SY	35.00	-
	VCT Floor	725	SF	2.00	1,450
	Vinyl Base	326	LF	2.00	652
					<u>2,102</u>
09700	<u>TERRAZZO</u>				
	Terrazzo Flooring	482	SF	40.00	19,280
	Terrazzo Base	91	LF	40.00	3,640
					<u>22,920</u>
09900	<u>PAINTING</u>				
	Paint Block	-	SF	1.00	-
	Seal Concrete Floor	-	SF	1.00	-
	Paint Gyp Brd Partitions	55,282	SF	0.75	41,462
	Door and Frame	114	EA	75.00	8,550
	Vinyl wallcovering	1,092	SF	3.50	3,822
	General Miscellaneous Painting	1	LS	2,500.00	2,500
					<u>56,334</u>
10800	<u>TOILET AND BATH ACCESSORIES</u>				
	Baths	10	EA	500.00	5,000
	Powder Rooms	5	EA	300.00	1,500
					<u>6,500</u>
11400	<u>APPLIANCES</u>				
	Set Of Appliances Incl W & D	5	SET	5,000.00	25,000
					<u>25,000</u>
14300	<u>ELEVATORS</u>				
	Geared Traction - 6 STOP - Dual Opening	1	EA	175,000.00	175,000
	Geared Traction - 7 STOP - Dual Opening	1	EA	185,000.00	185,000
					<u>360,000</u>
15300	<u>FIRE PROTECTION</u>				
	Complete Sprinkler System	25,728	SF	5.50	141,504
					<u>141,504</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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RESIDENTIAL

15400 PLUMBING

Incoming Services					
Domestic Water	0.5	LS	15,000.00	7,500	
Fire	0.5	LS	15,000.00	7,500	
Combined Sewer	0.5	LS	20,000.00	10,000	
Natural Gas	0.5	LS	15,000.00	7,500	
Fixtures				-	
Water Closets	15	EA	950.00	14,250	
Lavatories	24	EA	750.00	18,000	
Tubs	14	EA	1,000.00	14,000	
Kitchen Sinks	5	EA	950.00	4,750	
Showers	5	EA	1,800.00	9,000	
Washer/Dryer	5	EA	750.00	3,750	
Drinking Fountains	-	EA	1,500.00	-	
Waste & Vent Piping	1,360	LF	35.00	47,600	
Fittings	1	LS	16,660.00	16,660	
Hangers	170	EA	75.00	12,750	
Domestic Water Piping	2,720	LF	23.00	62,560	
Fittings & Valves	1	LS	28,152.00	28,152	
Hangers	272	EA	70.00	19,040	
Insulation	2,720	LF	3.50	9,520	
Natural gas Piping	500	LF	45.00	22,500	
Fittings & Valves	1	LS	10,125.00	10,125	
Hangers	50	EA	70.00	3,500	
Miscellaneous				-	
Sanitize Piping	1	LS	1,500.00	1,500	
Testing	1	LS	1,500.00	1,500	
				<u>331,657</u>	

15500 HVAC

Complete HVAC System	25,728	SF	35.00	900,480
				<u>900,480</u>

16000 ELECTRICAL

Switchgear & Distribution	25,728	SF	8.50	218,688
Power	25,728	SF	6.00	154,368
Lighting	25,728	SF	8.00	205,824
Tel/Data	25,728	SF	1.00	25,728
Fire Alarm Systems	25,728	SF	1.50	38,592
Security	25,728	SF	1.50	38,592
Miscellaneous				-
Temporary Power & Light	25,728	SF	2.50	64,320
Testing	1	LS	10,000.00	10,000
				<u>756,112</u>

MC QUILKIN ASSOCIATES INC.						DATE:	3/4/08	
PROJECT: CONGREGATION SHEARITH ISRAEL						REV:		
LOCATION: NEW YORK, NY								
PROPOSED WITH COURTYARD AREA SHEET								
ELEV.	FLOOR	SOG AREA	STRUCT AREA	GROSS ENCLOS'D AREA	ROOF AREA	LINEAR FOOT PERIM	FL to FL HEIGHT	GROSS EXTERIOR
	Subcellar	6,612		6,612		345	14.67	FDN
	Cellar		6,612	6,612		345	12.00	FDN
	1st		6,612	6,270	342	352	16.33	5,748
	2nd		6,270	5,098	1,172	269	11.75	3,161
	3rd		5,098	5,098	-	269	10.50	2,825
	4th		5,098	5,098	-	269	10.50	2,825
	5th		5,098	4,458	640	249	10.50	2,615
	6th		4,458	4,293	165	239	10.50	2,510
	7th		4,293	4,293	-	239	10.50	2,510
	8th		4,293	4,293	-	239	14.25	3,406
	Pent		4,293	2,743	1,550	239	11.00	2,629
	Main Roof		2,743	550	2,193	95	8.00	760
	Roof		550		550	-	-	-
		6,612	55,418	55,418	6,612	3,149	141	28,986

MC QUILKIN ASSOCIATES INC.

DATE: 3/4/08

PROJECT: CONGREGATION SHEARITH ISRAEL

REV:

LOCATION: NEW YORK, NY

PROPOSED WITH COURTYARD APARTMENT MATRIX

Type	4	5	6	7	8	Penthouse	TOTALS
2BD 2BTH	1	-	-				1
2BD 2 1/2 BTH		-	-			1	1
4BD 3 1/2 BTH		1	1	1	1		4
TOTAL	1	1	1	1	1	1	6
Kitchens	1	1	1	1	1	1	6
Beds	2	4	4	4	4	2	20
Master Baths	1	1	1	1	1	1	6
Baths	1	2	2	2	2	1	10
Powder	-	1	1	1	1	1	5

CONGREGATION SHEARITH ISRAEL

NEW YORK, N.Y.

PROPOSED CONSTRUCTION COST ESTIMATE LESS PENTHOUSE WITH COURTYARD

March 4, 2008

McQuilkin Associates, Inc.
Construction Consultants

**500 Morris Avenue
Springfield, NJ 07081
Tel 973-218-1600
Fax 973-218-1700**

MC QUILKIN ASSOCIATES INC.				DATE:	3/4/08
PROJECT: CONGREGATION SHEARITH ISRAEL				REV:	
LOCATION: NEW YORK, NY					
CSI #	TRADE SUMMARY	SCHOOL	RESIDENTIAL	TOTAL AMOUNT	
PROPOSED LESS PENTHOUSE WITH COURYARD					
02050	BUILDING DEMOLITION	103,500	-	103,500	
02060	SELECTIVE DEMOLITION	25,000		25,000	
02080	ASBESTOS ABATEMENT	NIC	NIC	NIC	
02500	PAVING & SURFACING	24,786	-	24,786	
02900	EXCAVATION/FOUNDATION	1,967,652	56,000	2,023,652	
03010	CONCRETE AND CEMENT WORK	2,458,700	1,902,080	4,360,780	
04200	MASONRY	193,140	-	193,140	
05500	MISCELLANEOUS METALS	95,950	54,700	150,650	
06100	ROUGH CARPENTRY	43,500	41,100	84,600	
06400	FINISH CARPENTRY	21,720	32,700	54,420	
07530	ROOFING & FLASHING	-	200,460	200,460	
07900	JOINT SEALERS	15,000	10,000	25,000	
08100	HOLLOW METAL DOORS	19,930	14,720	34,650	
08200	WOOD DOORS	13,500	21,000	34,500	
08700	HARDWARE	32,800	12,600	45,400	
08900	EXTERIOR FAÇADE	654,326	569,834	1,224,160	
09250	GYPSON WALLBOARD	303,236	310,405	613,641	
09300	TILEWORK	136,946	25,848	162,794	
09500	ACOUSTIC CEILING	134,316	3,024	137,340	
09600	WOOD FLOORING	8,376	80,026	88,402	
09680	CARPET & RESILIENT	42,352	1,690	44,042	
09700	TERRAZZO	181,840	22,920	204,760	
09900	PAINTING	82,169	48,121	130,290	
10100	VISUAL DISPLAY BOARDS	9,750	-	9,750	
10150	COMPARTMENTS & CUBICLES	21,200	-	21,200	
10520	FIRE PROTECTION SPECIALTIES	7,200	-	7,200	
10800	TOILET ACCESSORIES	21,800	5,200	27,000	
11130	PROJECTION SCREENS	18,000	-	18,000	
11400	APPLIANCES	5,000	25,000	30,000	
14000	CONVEYING SYSTEM	150,000	340,000	490,000	
15300	FIRE PROTECTION	185,724	126,093	311,817	
15400	PLUMBING	365,940	294,192	660,132	
15500	HVAC	1,688,400	802,410	2,490,810	
16050	ELECTRICAL WORK	981,772	674,854	1,656,626	
	SUBTOTAL	10,013,525	5,674,977	15,688,501	
	GENERAL CONDITIONS	12%	1,201,623	680,997	1,882,620
	SUBTOTAL		11,215,147	6,355,974	17,571,121
	LIABILITY INSURANCE	3%	336,454	190,679	527,134
	TOTAL		11,551,602	6,546,653	18,098,255

MC QUILKIN ASSOCIATES INC.
PROJECT: CONGREGATION SHEARITH ISRAEL
LOCATION: NEW YORK, NY

DATE: 3/4/08
REV:

PROPOSED LESS PENTHOUSE WITH COURTYARD

EXCLUSIONS

- 1 Overtime
- 2 Owner's allowances.
- 3 Escalation - Costs based on Construction Start 2nd Quarter 2007
- 4 Hazardous Materials Abatement
- 5 Utility Company Charges (other than Temporary for Contractor)
- 6 Mock Ups
- 7 Furniture , Fixtures & Equipment
- 8 Security System(Provided Raceways Only)
- 9 Builders Risk Insurance
- 10 Soft Costs(Land Acquisition, Legal, Design, Accounting Fees,etc)
- 11 Surveys & Reports
- 12 Artwork
- 13 Interior Planting
- 14 Graphics
- 15 Construction Manager's or General Contractor's Fee
- 16 Bonds

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED LESS PENTHOUSE WITH COURYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
02050	<u>BUILDING DEMOLITION</u>				
	Demolish Existing Building	11,500	SF	9.00	103,500
					<u>103,500</u>
02060	<u>SELECTIVE DEMOLITION</u>				
	Cut Openings into Existing Synagogue	5	EA	5,000.00	25,000
					<u>25,000</u>
02080	<u>ASBESTOS ABATEMENT</u>				
	Asbestos				NIC
	Lead paint				NIC
	Roof Abatement				NIC
					<u>NIC</u>
02500	<u>PAVING & SURFACING</u>				
	New Sidewalks	1,836	SF	8.50	15,606
	New Steel Faced Curbs	153	LF	60.00	9,180
					<u>24,786</u>
02900	<u>EXCAVATION/FOUNDATION</u>				
	Rubble Excavation	6,776	CY	40.00	271,040
	Sheeting & Shoring	10,005	SF	45.00	450,225
	Rock Excavation - Mass	0	CY	200.00	-
	Rock Excavation - Pit & Trench	0	CY	300.00	-
	Channel Drilling	0	SF	25.00	-
	Rock Leveling	0	SF	25.00	-
	Underpinning - One Story	166	LF	1,500.00	249,000
	Underpinning - Two Story	110	LF	3,000.00	330,000
	Spread Footings	70	CY	800.00	56,000
	Slab On Grade	6,612	SF	7.50	49,590
	Foundation Walls	9,546	SF	40.00	381,840
	Foundation Wall Waterproofing	9,546	SF	4.50	42,957
	Elevator Pit Construction	1	EA	7,500.00	7,500
	Pit Waterproofing	1	EA	4,500.00	4,500
	Excavation Ramp	1	LS	25,000.00	25,000
	Pumping	1	LS	50,000.00	50,000
	Seismic Monitoring of Adjacent Buildings	1	LS	50,000.00	50,000
					<u>1,967,652</u>
03010	<u>CONCRETE AND CEMENT WORK</u>				
	Reinforced Concrete Superstructure	29,690	SF	80.00	2,375,200
	Concrete Fill on Subgrade Grand Stair	2	FLTS	1,500.00	3,000
	Precast Stairs	9	FLTS	7,000.00	63,000
	Stairs @ First Floor	100	LFR	125.00	12,500
	Misc Concrete & Equipment Pads	1	LS	5,000.00	5,000
					<u>2,458,700</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED LESS PENTHOUSE WITH COURYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
04200	<u>MASONRY</u>				
	CMU Walls @ Cellar	10,730	SF	18.00	193,140
					<u>193,140</u>
05500	<u>MISCELLANEOUS METALS</u>				
	Stair Railings	396	LF	75.00	29,700
	Steel Dunnage on Roof	1	LS	15,000.00	15,000
	Subgrade Grand Stair	170	LFR	125.00	21,250
	Miscellaneous Iron	1	LS	30,000.00	30,000
					<u>95,950</u>
06100	<u>ROUGH CARPENTRY</u>				
	Temporary Protection	1	LS	20,000.00	20,000
	Install Door and Frame: Single	75	EA	200.00	15,000
	Install Door and Frame: Double	10	PR	300.00	3,000
	Install Kitchen Cabinets	1	SET	500.00	500
	Misc. Wood Blocking	1	LS	5,000.00	5,000
					<u>43,500</u>
06400	<u>FINISH CARPENTRY</u>				
	Wood Base	365	LF	6.00	2,190
	Closet Rod & Shelf	60	LF	18.00	1,080
	Vanity Tops @ Public Toilets	62	LF	200.00	12,400
	Vanity Cabinets @ Apartments	3	EA	350.00	1,050
	Kitchen Cabinets Incl Countertops	1	SET	5,000.00	5,000
					<u>21,720</u>
07900	<u>JOINT SEALERS</u>				
	Interior Caulking	1	LS	15,000.00	15,000
					<u>15,000</u>
08100	<u>HOLLOW METAL</u>				
	HM Doors & Frames - Single	38	EA	350.00	13,300
	HM Doors & Frames - Pair	1	PR	600.00	600
	HM Frames - Single	36	EA	130.00	4,680
	HM Frames - Pair	9	EA	150.00	1,350
					<u>19,930</u>
08200	<u>WOOD DOORS</u>				
	Solid Core Wood Doors	54	EA	250.00	13,500
					<u>13,500</u>
08700	<u>HARDWARE</u>				
	Stair/Service Doors	40	SET	400.00	16,000
	Apartment Entry	1	SET	400.00	400
	Apartment Interior	10	SET	100.00	1,000
	School	44	SET	350.00	15,400
					<u>32,800</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	<u>PROPOSED LESS PENTHOUSE WITH COURYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

08900	<u>EXTERIOR FAÇADE</u>				
	Lot lines	8,110	SF	20.00	162,200
	Limestone	1,024	SF	80.00	81,928
	Brick	3,071	SF	55.00	168,927
	Windows	1,512	SF	50.00	75,600
	Metal Panels	312	SF	50.00	15,575
	Windowwall	1,254	SF	65.00	81,536
	New Storefront Construction	286	SF	100.00	28,560
	New Entry Doors	4	PR	10,000.00	40,000
					<u>654,326</u>
09250	<u>GYP SUM BOARD</u>				
	Shaftwall	4,840	SF	12.00	58,080
	Corridor/Demising	12,113	SF	8.00	96,904
	Chase wall	1,812	SF	6.50	11,778
	Interior Partitions	2,581	SF	6.00	15,486
	Exterior Wall Furring	15,113	SF	4.50	68,009
	Masonry/Concrete Furring	2,159	SF	5.00	10,795
	Gyp Board Ceilings	5,273	SF	8.00	42,184
					<u>303,236</u>
09300	<u>CERAMIC TILE</u>				
	Quarry Tile Floors	691	SF	15.00	10,365
	Quarry Tile Base	151	LF	15.00	2,265
	Ceramic Tile Floors	2,081	SF	12.00	24,972
	Ceramic Tile base	831	LF	12.00	9,972
	Ceramic Tile Walls	7,391	SF	12.00	88,692
	Marble Saddles	17	EA	40.00	680
					<u>136,946</u>
09500	<u>ACOUSTICAL CEILING</u>				
	Acoustic Tile Ceiling	16,591	SF	7.00	116,137
	Acoustic Tile Ceiling - Vinyl Coated	2,597	SF	7.00	18,179
					<u>134,316</u>
09600	<u>WOOD FLOORING</u>				
	Strip Oak Floor	1,047	SF	8.00	8,376
					<u>8,376</u>
09680	<u>RESILIENT FLOORING/CARPET</u>				
	Carpet	9	SY	35.00	312
	VCT Floor	17,533	SF	2.00	35,066
	Vinyl Base	3,487	LF	2.00	6,974
					<u>42,352</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

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CSI#	<u>PROPOSED LESS PENTHOUSE WITH COURYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
09700	<u>TERRAZZO</u>				
	Terrazzo Flooring	4,071	SF	40.00	162,840
	Terrazzo Base	475	LF	40.00	19,000
					181,840
09900	<u>PAINTING</u>				
	Paint Block	13,965	SF	1.00	13,965
	Seal Concrete Floor	1,227	SF	1.00	1,227
	Paint Gyp Brd Partitions	29,503	SF	0.75	22,127
	Door and Frame	95	EA	75.00	7,125
	Vinyl wallcovering	9,350	SF	3.50	32,725
	General Miscellaneous Painting	1	LS	5,000.00	5,000
					82,169
10,100	<u>VISUAL DISPLAY BOARDS</u>				
	Tackboards 4' x 4'	15	EA	200.00	3,000
	Whiteboards 8' x 4'	15	EA	450.00	6,750
					9,750
10150	<u>COMPARTMENTS & CUBICLES</u>				
	Toilet Partitions	23	EA	800.00	18,400
	Toilet Partitions HC	2	EA	1,000.00	2,000
	Urinal Screens	2	EA	400.00	800
					21,200
10520	<u>FIRE PROTECTION SPECIALTIES</u>				
	Fire Extinguishers & Cabinets	12	EA	600.00	7,200
					7,200
10800	<u>TOILET AND BATH ACCESSORIES</u>				
	Toilet Accessories- Gang	8	EA	2,500.00	20,000
	Toilet Accessories- Single User	6	EA	300.00	1,800
					21,800
11130	<u>PROJECTION SCREENS</u>				
	Pull Down Projection Screens	15	EA	1,200.00	18,000
					18,000
11400	<u>APPLIANCES</u>				
	Set Of Appliances Incl W & D	1	SET	5,000.00	5,000
					5,000
14300	<u>ELEVATORS</u>				
	Geared Traction - 6 STOP - Dual Opening	1	EA	150,000.00	150,000
					150,000

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 3/4/08
 REV:

CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

15300	<u>FIRE PROTECTION</u>				
	Complete Sprinkler System	33,768	SF	5.50	185,724
					<u>185,724</u>

15400	<u>PLUMBING</u>				
	Incoming Services				
	Domestic Water	0.5	LS	15,000.00	7,500
	Fire	0.5	LS	15,000.00	7,500
	Combined Sewer	0.5	LS	20,000.00	10,000
	Natural Gas	0.5	LS	15,000.00	7,500
	Equipment				
	Hot Water Heaters - Gas Fired	1	EA	8,500.00	8,500
	Circulating Pumps	2	EA	1,800.00	3,600
	Pressure Booster Pump	0.5	EA	7,500.00	3,750
	Sewage Ejector Pump	1	EA	8,500.00	8,500
	Sump Pump	1	EA	1,750.00	1,750
	Fixtures				-
	Water Closets	31	EA	950.00	29,450
	Lavatories	32	EA	850.00	27,200
	Urinals	3	EA	950.00	2,850
	Mop Sinks	1	EA	750.00	750
	Kitchen Sinks	1	EA	950.00	950
	Washer/Dryer	1	EA	750.00	750
	Drinking Fountains	4	EA	2,000.00	8,000
	Waste & Vent Piping	1,460	LF	35.00	51,100
	Fittings	1	LS	17,885.00	17,885
	Hangers	183	EA	75.00	13,688
	Domestic Water Piping	2,920	LF	23.00	67,160
	Fittings & Valves	1	LS	30,222.00	30,222
	Hangers	292	EA	70.00	20,440
	Insulation	2,920	LF	3.50	10,220
	Natural gas Piping	300	LF	45.00	13,500
	Fittings & Valves	1	LS	6,075.00	6,075
	Hangers	30	EA	70.00	2,100
	Miscellaneous				-
	Sanitize Piping	1	LS	2,500.00	2,500
	Testing	1	LS	2,500.00	2,500
					<u>365,940</u>

15500	<u>HVAC</u>				
	Complete HVAC System	33,768	SF	50.00	1,688,400
					<u>1,688,400</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

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CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

16000	<u>ELECTRICAL</u>				
	Switchgear & Distribution	33,768	SF	8.50	287,028
	Power	33,768	SF	6.00	202,608
	Lighting	33,768	SF	8.00	270,144
	Tel/Data	33,768	SF	1.00	33,768
	Fire Alarm Systems	33,768	SF	1.50	50,652
	Security	33,768	SF	1.50	50,652
	Miscellaneous				-
	Temporary Power & Light	33,768	SF	2.50	84,420
	Testing	1	LS	2,500.00	2,500
					<u>981,772</u>

MC QUILKIN ASSOCIATES INC.
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CSI#	<u>PROPOSED LESS PENTHOUSE WITH COURTYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>RESIDENTIAL</u>					
02900	<u>EXCAVATION/FOUNDATION</u>				
	Spread Footings	70	CY	800.00	<u>56,000</u> 56,000
03010	<u>CONCRETE AND CEMENT WORK</u>				
	Reinforced Concrete Superstructure	22,926	SF	80.00	1,834,080
	Precast Stairs	9	FLTS	7,000.00	63,000
	Misc Concrete & Equipment Pads	1	LS	5,000.00	<u>5,000</u>
					1,902,080
05500	<u>MISCELLANEOUS METALS</u>				
	Stair Railings	396	LF	75.00	29,700
	Steel Dunnage on Roof	1	LS	10,000.00	10,000
	Miscellaneous Iron	1	LS	15,000.00	<u>15,000</u>
					54,700
06100	<u>ROUGH CARPENTRY</u>				
	Temporary Protection	1	LS	15,000.00	15,000
	Install Door and Frame: Single	78	EA	200.00	15,600
	Install Door and Frame: Double	10	PR	300.00	3,000
	Install Kitchen Cabinets	5	SET	500.00	2,500
	Misc. Wood Blocking	1	LS	5,000.00	<u>5,000</u>
					41,100
06400	<u>FINISH CARPENTRY</u>				
	Wood Base	0	LF	6.00	-
	Closet Rod & Shelf	0	LF	18.00	-
	Vanity Tops @ Public Toilets	0	LF	200.00	-
	Vanity Cabinets @ Apartments	22	EA	350.00	7,700
	Kitchen Cabinets Incl Countertops	5	SET	5,000.00	<u>25,000</u>
					32,700
07530	<u>ROOFING & FLASHING</u>				
	Roofing	6,612	SF	20.00	132,240
	Pedestal pavers	4,548	SF	15.00	<u>68,220</u>
					200,460
07900	<u>JOINT SEALERS</u>				
	Interior Caulking	1	LS	10,000.00	<u>10,000</u> 10,000
08100	<u>HOLLOW METAL</u>				
	HM Doors & Frames - Single	14	EA	350.00	4,900
	HM Doors & Frames - Pair	0	PR	600.00	-
	HM Frames - Single	64	EA	130.00	8,320
	HM Frames - Pair	10	EA	150.00	<u>1,500</u>
					14,720

MC QUILKIN ASSOCIATES INC.
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CSI#	<u>PROPOSED LESS PENTHOUSE WITH COURYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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RESIDENTIAL

08200	<u>WOOD DOORS</u>				
	Solid Core Wood Doors	84	EA	250.00	21,000
					<u>21,000</u>

08700	<u>HARDWARE</u>				
	Stair/Service Doors	6	SET	400.00	2,400
	Apartment Entry	8	SET	400.00	3,200
	Apartment Interior	70	SET	100.00	7,000
	School	0	SET	350.00	-
					<u>12,600</u>

08900	<u>EXTERIOR FAÇADE</u>				
	Lot lines	4,951	SF	20.00	99,020
	Limestone	1,292	SF	80.00	103,352
	Brick	3,495	SF	55.00	192,203
	Windows	1,376	SF	50.00	68,800
	Metal Panels	305	SF	50.00	15,225
	Windowwall	208	SF	65.00	13,494
	Terrace Doors - Single	1	EA	3,500.00	3,500
	Terrace Doors - Double	6	PR	7,000.00	42,000
	New Storefront Construction	122	SF	100.00	12,240
	New Entry Doors	2	PR	10,000.00	20,000
					<u>569,834</u>

09250	<u>GYP SUM BOARD</u>				
	Shaftwall	4,274	SF	12.00	51,288
	Corridor/Demising	653	SF	8.00	5,224
	Chase wall	2,777	SF	6.50	18,051
	Interior Partitions	10,530	SF	6.00	63,180
	Exterior Wall Furring	11,875	SF	4.50	53,438
	Masonry/Concrete Furring	1,733	SF	5.00	8,665
	Gyp Board Ceilings	13,820	SF	8.00	110,560
					<u>310,405</u>

09300	<u>CERAMIC TILE</u>				
	Quarry Tile Floors	-	SF	15.00	-
	Quarry Tile Base	-	LF	15.00	-
	Ceramic Tile Floors	793	SF	12.00	9,516
	Ceramic Tile base	499	LF	12.00	5,988
	Ceramic Tile Walls	822	SF	12.00	9,864
	Marble Saddles	12	EA	40.00	480
					<u>25,848</u>

09500	<u>ACOUSTICAL CEILING</u>				
	Acoustic Tile Ceiling	432	SF	7.00	3,024
	Acoustic Tile Ceiling - Vinyl Coated	-	SF	7.00	-
					<u>3,024</u>

MC QUILKIN ASSOCIATES INC.
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CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
RESIDENTIAL					
09600	<u>WOOD FLOORING</u> Strip Oak Floor	10,003	SF	8.00	<u>80,026</u> 80,026
09680	<u>RESILIENT FLOORING/CARPET</u> Carpet	-	SY	35.00	-
	VCT Floor	585	SF	2.00	1,170
	Vinyl Base	260	LF	2.00	<u>520</u> 1,690
09700	<u>TERRAZZO</u> Terrazzo Flooring	482	SF	40.00	19,280
	Terrazzo Base	91	LF	40.00	<u>3,640</u> 22,920
09900	<u>PAINTING</u> Paint Block	-	SF	1.00	-
	Seal Concrete Floor	-	SF	1.00	-
	Paint Gyp Brd Partitions	45,932	SF	0.75	34,449
	Door and Frame	98	EA	75.00	7,350
	Vinyl wallcovering	1,092	SF	3.50	3,822
	General Miscellaneous Painting	1	LS	2,500.00	<u>2,500</u> 48,121
10800	<u>TOILET AND BATH ACCESSORIES</u> Baths	8	EA	500.00	4,000
	Powder Rooms	4	EA	300.00	<u>1,200</u> 5,200
11400	<u>APPLIANCES</u> Set Of Appliances Incl W & D	5	SET	5,000.00	<u>25,000</u> 25,000
14300	<u>ELEVATORS</u> Geared Traction - 5 STOP - Dual Opening	1	EA	165,000.00	165,000
	Geared Traction - 6 STOP - Dual Opening	1	EA	175,000.00	<u>175,000</u> 340,000
15300	<u>FIRE PROTECTION</u> Complete Sprinkler System	22,926	SF	5.50	<u>126,093</u> 126,093

MC QUILKIN ASSOCIATES INC.
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CSI#	<u>PROPOSED LESS PENTHOUSE WITH COURYARD</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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RESIDENTIAL

15400 PLUMBING

Incoming Services					
Domestic Water	0.5	LS	15,000.00	7,500	
Fire	0.5	LS	15,000.00	7,500	
Combined Sewer	0.5	LS	20,000.00	10,000	
Natural Gas	0.5	LS	15,000.00	7,500	
Fixtures				-	
Water Closets	12	EA	950.00	11,400	
Lavatories	19	EA	750.00	14,250	
Tubs	12	EA	1,000.00	12,000	
Kitchen Sinks	5	EA	950.00	4,750	
Showers	5	EA	1,800.00	9,000	
Washer/Dryer	5	EA	750.00	3,750	
Drinking Fountains	-	EA	1,500.00	-	
Waste & Vent Piping	1,160	LF	35.00	40,600	
Fittings	1	LS	14,210.00	14,210	
Hangers	145	EA	75.00	10,875	
Domestic Water Piping	2,320	LF	23.00	53,360	
Fittings & Valves	1	LS	24,012.00	24,012	
Hangers	232	EA	70.00	16,240	
Insulation	2,320	LF	3.50	8,120	
Natural gas Piping	500	LF	45.00	22,500	
Fittings & Valves	1	LS	10,125.00	10,125	
Hangers	50	EA	70.00	3,500	
Miscellaneous				-	
Sanitize Piping	1	LS	1,500.00	1,500	
Testing	1	LS	1,500.00	1,500	
				<u>294,192</u>	

15500 HVAC

Complete HVAC System	22,926	SF	35.00	<u>802,410</u>
				802,410

16000 ELECTRICAL

Switchgear & Distribution	22,926	SF	8.50	194,871
Power	22,926	SF	6.00	137,556
Lighting	22,926	SF	8.00	183,408
Tel/Data	22,926	SF	1.00	22,926
Fire Alarm Systems	22,926	SF	1.50	34,389
Security	22,926	SF	1.50	34,389
Miscellaneous				-
Temporary Power & Light	22,926	SF	2.50	57,315
Testing	1	LS	10,000.00	10,000
				<u>674,854</u>

MC QUILKIN ASSOCIATES INC.					DATE:		3/4/08	
PROJECT: CONGREGATION SHEARITH ISRAEL					REV:			
LOCATION: NEW YORK, NY								
PROPOSED LESS PENTHOUSE WITH COURTYARD AREA SHEET								
ELEV.	FLOOR	SOG AREA	STRUCT AREA	GROSS ENCLOS'D AREA	ROOF AREA	LINEAR FOOT PERIM	FL to FL HEIGHT	GROSS EXTERIOR
	Subcellar	6,612		6,612		345	14.67	FDN
	Cellar		6,612	6,612		345	12.00	FDN
	1st		6,612	6,270	342	352	16.33	5,748
	2nd		6,270	5,098	1,172	269	11.75	3,161
	3rd		5,098	5,098	-	269	10.50	2,825
	4th		5,098	5,098	-	269	10.50	2,825
	5th		5,098	4,458	640	249	10.50	2,615
	6th		4,458	4,293	165	239	10.50	2,510
	7th		4,293	4,293	-	239	10.50	2,510
	8th		4,293	4,293	-	239	14.25	3,406
	Pent		4,293	550	3,743	239	11.00	2,629
	Main Roof		550	-	550	95	8.00	760
		6,612	52,675	52,675	6,612	3,149	141	28,986

MC QUILKIN ASSOCIATES INC.							DATE:	3/4/08
PROJECT: CONGREGATION SHEARITH ISRAEL							REV:	
LOCATION: NEW YORK, NY								
PROPOSED LESS PENTHOUSE WITH COURTYARD AREA SHEET								
Type	4	5	6	7	8	Penthouse	TOTALS	
2BD 2BTH	1	-	-				1	
2BD 2 1/2 BTH		-	-			-	-	
4BD 3 1/2 BTH		1	1	1	1		4	
TOTAL	1	1	1	1	1	-	5	
Kitchens	1	1	1	1	1	-	5	
Beds	2	4	4	4	4	-	18	
Master Baths	1	1	1	1	1	-	5	
Baths	1	2	2	2	2	-	9	
Powder	-	1	1	1	1	-	4	

CONGREGATION SHEARITH ISRAEL

NEW YORK, N.Y.

PROPOSED CONSTRUCTION COST ESTIMATE

May 8, 2008

McQuilkin Associates, Inc.
Construction Consultants

**500 Morris Avenue
Springfield, NJ 07081
Tel 973-218-1600
Fax 973-218-1700**

MC QUILKIN ASSOCIATES INC.				DATE:	5/8/08
PROJECT: CONGREGATION SHEARITH ISRAEL				REV:	
LOCATION: NEW YORK, NY					
CSI #	TRADE SUMMARY	SCHOOL	RESIDENTIAL	TOTAL AMOUNT	
	PROPOSED				
02050	BUILDING DEMOLITION	103,500	-	103,500	
02060	SELECTIVE DEMOLITION	25,000		25,000	
02080	ASBESTOS ABATEMENT	NIC	NIC	NIC	
02500	PAVING & SURFACING	24,786	-	24,786	
02900	EXCAVATION/FOUNDATION	1,967,652	56,000	2,023,652	
03010	CONCRETE AND CEMENT WORK	2,458,700	1,813,920	4,272,620	
04200	MASONRY	193,140	-	193,140	
05500	MISCELLANEOUS METALS	95,950	54,700	150,650	
06100	ROUGH CARPENTRY	43,500	42,200	85,700	
06400	FINISH CARPENTRY	21,720	32,000	53,720	
07530	ROOFING & FLASHING	-	166,680	166,680	
07900	JOINT SEALERS	15,000	10,000	25,000	
08100	HOLLOW METAL DOORS	19,930	14,360	34,290	
08200	WOOD DOORS	13,500	20,750	34,250	
08700	HARDWARE	32,800	13,900	46,700	
08900	EXTERIOR FAÇADE	654,326	600,124	1,254,450	
09250	GYPSUM WALLBOARD	303,236	278,485	581,721	
09300	TILEWORK	136,946	23,684	160,630	
09500	ACOUSTIC CEILING	134,316	3,164	137,480	
09600	WOOD FLOORING	8,376	76,842	85,218	
09680	CARPET & RESILIENT	42,352	1,548	43,900	
09700	TERRAZZO	181,840	22,920	204,760	
09900	PAINTING	82,169	44,006	126,175	
10100	VISUAL DISPLAY BOARDS	9,750	-	9,750	
10150	COMPARTMENTS & CUBICLES	21,200	-	21,200	
10520	FIRE PROTECTION SPECIALTIES	7,200	-	7,200	
10800	TOILET ACCESSORIES	21,800	4,700	26,500	
11130	PROJECTION SCREENS	18,000	-	18,000	
11400	APPLIANCES	5,000	25,000	30,000	
14000	CONVEYING SYSTEM	150,000	335,000	485,000	
15300	FIRE PROTECTION	185,724	120,032	305,756	
15400	PLUMBING	365,940	286,469	652,409	
15500	HVAC	1,688,400	763,840	2,452,240	
16050	ELECTRICAL WORK	981,772	642,896	1,624,668	
	SUBTOTAL	10,013,525	5,453,219	15,466,744	
	GENERAL CONDITIONS	12%	1,201,623	654,386	1,856,009
	SUBTOTAL		11,215,147	6,107,605	17,322,753
	LIABILITY INSURANCE	3%	336,454	183,228	519,683
	TOTAL		11,551,602	6,290,834	17,842,435

MC QUILKIN ASSOCIATES INC.
PROJECT: CONGREGATION SHEARITH ISRAEL
LOCATION: NEW YORK, NY

DATE: 5/8/08
REV:

PROPOSED

EXCLUSIONS

- 1 Overtime
- 2 Owner's allowances.
- 3 Escalation - Costs based on Construction Start 2nd Quarter 2007
- 4 Hazardous Materials Abatement
- 5 Utility Company Charges (other than Temporary for Contractor)
- 6 Mock Ups
- 7 Furniture , Fixtures & Equipment
- 8 Security System(Provided Raceways Only)
- 9 Builders Risk Insurance
- 10 Soft Costs(Land Acquisition, Legal, Design, Accounting Fees,etc)
- 11 Surveys & Reports
- 12 Artwork
- 13 Interior Planting
- 14 Graphics
- 15 Construction Manager's or General Contractor's Fee
- 16 Bonds

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
02050	<u>BUILDING DEMOLITION</u> Demolish Existing Building	11,500	SF	9.00	103,500 <u>103,500</u>
02060	<u>SELECTIVE DEMOLITION</u> Cut Openings into Existing Synagogue	5	EA	5,000.00	25,000 <u>25,000</u>
02080	<u>ASBESTOS ABATEMENT</u> Asbestos Lead paint Roof Abatement				NIC NIC NIC <u>NIC</u>
02500	<u>PAVING & SURFACING</u> New Sidewalks New Steel Faced Curbs	1,836 153	SF LF	8.50 60.00	15,606 9,180 <u>24,786</u>
02900	<u>EXCAVATION/FOUNDATION</u> Rubble Excavation Sheeting & Shoring Rock Excavation - Mass Rock Excavation - Pit & Trench Channel Drilling Rock Leveling Underpinning - One Story Underpinning - Two Story Spread Footings Slab On Grade Foundation Walls Foundation Wall Waterproofing Elevator Pit Construction Pit Waterproofing Excavation Ramp Pumping Seismic Monitoring of Adjacent Buildings	6,776 10,005 0 0 0 0 166 110 70 6,612 9,546 9,546 1 1 1 1 1	CY SF CY CY SF SF LF LF CY SF SF SF EA EA LS LS LS	40.00 45.00 200.00 300.00 25.00 25.00 1,500.00 3,000.00 800.00 7.50 40.00 4.50 7,500.00 4,500.00 25,000.00 50,000.00 50,000.00	271,040 450,225 - - - - 249,000 330,000 56,000 49,590 381,840 42,957 7,500 4,500 25,000 50,000 50,000 <u>1,967,652</u>
03010	<u>CONCRETE AND CEMENT WORK</u> Reinforced Concrete Superstructure Concrete Fill on Subgrade Grand Stair Precast Stairs Stairs @ First Floor Misc Concrete & Equipment Pads	29,690 2 9 100 1	SF FLTS FLTS LFR LS	80.00 1,500.00 7,000.00 125.00 5,000.00	2,375,200 3,000 63,000 12,500 5,000 <u>2,458,700</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
SCHOOL					
04200	<u>MASONRY</u> CMU Walls @ Cellar	10,730	SF	18.00	193,140 <u>193,140</u>
05500	<u>MISCELLANEOUS METALS</u>				
	Stair Railings	396	LF	75.00	29,700
	Steel Dunnage on Roof	1	LS	15,000.00	15,000
	Subgrade Grand Stair	170	LFR	125.00	21,250
	Miscellaneous Iron	1	LS	30,000.00	30,000
					<u>95,950</u>
06100	<u>ROUGH CARPENTRY</u>				
	Temporary Protection	1	LS	20,000.00	20,000
	Install Door and Frame: Single	75	EA	200.00	15,000
	Install Door and Frame: Double	10	PR	300.00	3,000
	Install Kitchen Cabinets	1	SET	500.00	500
	Misc. Wood Blocking	1	LS	5,000.00	5,000
					<u>43,500</u>
06400	<u>FINISH CARPENTRY</u>				
	Wood Base	365	LF	6.00	2,190
	Closet Rod & Shelf	60	LF	18.00	1,080
	Vanity Tops @ Public Toilets	62	LF	200.00	12,400
	Vanity Cabinets @ Apartments	3	EA	350.00	1,050
	Kitchen Cabinets Incl Countertops	1	SET	5,000.00	5,000
					<u>21,720</u>
07900	<u>JOINT SEALERS</u>				
	Interior Caulking	1	LS	15,000.00	15,000
					<u>15,000</u>
08100	<u>HOLLOW METAL</u>				
	HM Doors & Frames - Single	38	EA	350.00	13,300
	HM Doors & Frames - Pair	1	PR	600.00	600
	HM Frames - Single	36	EA	130.00	4,680
	HM Frames - Pair	9	EA	150.00	1,350
					<u>19,930</u>
08200	<u>WOOD DOORS</u>				
	Solid Core Wood Doors	54	EA	250.00	13,500
					<u>13,500</u>
08700	<u>HARDWARE</u>				
	Stair/Service Doors	40	SET	400.00	16,000
	Apartment Entry	1	SET	400.00	400
	Apartment Interior	10	SET	100.00	1,000
	School	44	SET	350.00	15,400
					<u>32,800</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	<u>PROPOSED</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
08900	<u>EXTERIOR FACADE</u>				
	Lot lines	8,110	SF	20.00	162,200
	Limestone	1,024	SF	80.00	81,928
	Brick	3,071	SF	55.00	168,927
	Windows	1,512	SF	50.00	75,600
	Metal Panels	312	SF	50.00	15,575
	Windowwall	1,254	SF	65.00	81,536
	New Storefront Construction	286	SF	100.00	28,560
	New Entry Doors	4	PR	10,000.00	40,000
					654,326
09250	<u>GYPSUM BOARD</u>				
	Shaftwall	4,840	SF	12.00	58,080
	Corridor/Demising	12,113	SF	8.00	96,904
	Chase wall	1,812	SF	6.50	11,778
	Interior Partitions	2,581	SF	6.00	15,486
	Exterior Wall Furring	15,113	SF	4.50	68,009
	Masonry/Concrete Furring	2,159	SF	5.00	10,795
	Gyp Board Ceilings	5,273	SF	8.00	42,184
					303,236
09300	<u>CERAMIC TILE</u>				
	Quarry Tile Floors	691	SF	15.00	10,365
	Quarry Tile Base	151	LF	15.00	2,265
	Ceramic Tile Floors	2,081	SF	12.00	24,972
	Ceramic Tile base	831	LF	12.00	9,972
	Ceramic Tile Walls	7,391	SF	12.00	88,692
	Marble Saddles	17	EA	40.00	680
					136,946
09500	<u>ACOUSTICAL CEILING</u>				
	Acoustic Tile Ceiling	16,591	SF	7.00	116,137
	Acoustic Tile Ceiling - Vinyl Coated	2,597	SF	7.00	18,179
					134,316
09600	<u>WOOD FLOORING</u>				
	Strip Oak Floor	1,047	SF	8.00	8,376
					8,376
09680	<u>RESILIENT FLOORING/CARPET</u>				
	Carpet	9	SY	35.00	312
	VCT Floor	17,533	SF	2.00	35,066
	Vinyl Base	3,487	LF	2.00	6,974
					42,352

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>SCHOOL</u>					
09700	<u>TERRAZZO</u>				
	Terrazzo Flooring	4,071	SF	40.00	162,840
	Terrazzo Base	475	LF	40.00	19,000
					181,840
09900	<u>PAINTING</u>				
	Paint Block	13,965	SF	1.00	13,965
	Seal Concrete Floor	1,227	SF	1.00	1,227
	Paint Gyp Brd Partitions	29,503	SF	0.75	22,127
	Door and Frame	95	EA	75.00	7,125
	Vinyl wallcovering	9,350	SF	3.50	32,725
	General Miscellaneous Painting	1	LS	5,000.00	5,000
					82,169
10,100	<u>VISUAL DISPLAY BOARDS</u>				
	Tackboards 4' x 4'	15	EA	200.00	3,000
	Whiteboards 8' x 4'	15	EA	450.00	6,750
					9,750
10150	<u>COMPARTMENTS & CUBICLES</u>				
	Toilet Partitions	23	EA	800.00	18,400
	Toilet Partitions HC	2	EA	1,000.00	2,000
	Urinal Screens	2	EA	400.00	800
					21,200
10520	<u>FIRE PROTECTION SPECIALTIES</u>				
	Fire Extinguishers & Cabinets	12	EA	600.00	7,200
					7,200
10800	<u>TOILET AND BATH ACCESSORIES</u>				
	Toilet Accessories- Gang	8	EA	2,500.00	20,000
	Toilet Accessories- Single User	6	EA	300.00	1,800
					21,800
11130	<u>PROJECTION SCREENS</u>				
	Pull Down Projection Screens	15	EA	1,200.00	18,000
					18,000
11400	<u>APPLIANCES</u>				
	Set Of Appliances Incl W & D	1	SET	5,000.00	5,000
					5,000
14300	<u>ELEVATORS</u>				
	Geared Traction - 6 STOP - Dual Opening	1	EA	150,000.00	150,000
					150,000

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

15300	<u>FIRE PROTECTION</u> Complete Sprinkler System	33,768	SF	5.50	185,724
					<u>185,724</u>

15400	<u>PLUMBING</u>				
	Incoming Services				
	Domestic Water	0.5	LS	15,000.00	7,500
	Fire	0.5	LS	15,000.00	7,500
	Combined Sewer	0.5	LS	20,000.00	10,000
	Natural Gas	0.5	LS	15,000.00	7,500
	Equipment				
	Hot Water Heaters - Gas Fired	1	EA	8,500.00	8,500
	Circulating Pumps	2	EA	1,800.00	3,600
	Pressure Booster Pump	0.5	EA	7,500.00	3,750
	Sewage Ejector Pump	1	EA	8,500.00	8,500
	Sump Pump	1	EA	1,750.00	1,750
	Fixtures				-
	Water Closets	31	EA	950.00	29,450
	Lavatories	32	EA	850.00	27,200
	Urinals	3	EA	950.00	2,850
	Mop Sinks	1	EA	750.00	750
	Kitchen Sinks	1	EA	950.00	950
	Washer/Dryer	1	EA	750.00	750
	Drinking Fountains	4	EA	2,000.00	8,000
	Waste & Vent Piping	1,460	LF	35.00	51,100
	Fittings	1	LS	17,885.00	17,885
	Hangers	183	EA	75.00	13,688
	Domestic Water Piping	2,920	LF	23.00	67,160
	Fittings & Valves	1	LS	30,222.00	30,222
	Hangers	292	EA	70.00	20,440
	Insulation	2,920	LF	3.50	10,220
	Natural gas Piping	300	LF	45.00	13,500
	Fittings & Valves	1	LS	6,075.00	6,075
	Hangers	30	EA	70.00	2,100
	Miscellaneous				-
	Sanitize Piping	1	LS	2,500.00	2,500
	Testing	1	LS	2,500.00	2,500
					<u>365,940</u>

15500	<u>HVAC</u> Complete HVAC System	33,768	SF	50.00	1,688,400
					<u>1,688,400</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	<u>PROPOSED</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
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SCHOOL

16000 ELECTRICAL

Switchgear & Distribution	33,768	SF	8.50	287,028
Power	33,768	SF	6.00	202,608
Lighting	33,768	SF	8.00	270,144
Tel/Data	33,768	SF	1.00	33,768
Fire Alarm Systems	33,768	SF	1.50	50,652
Security	33,768	SF	1.50	50,652
Miscellaneous				-
Temporary Power & Light	33,768	SF	2.50	84,420
Testing	1	LS	2,500.00	2,500
				<u>981,772</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
RESIDENTIAL					
02900	<u>EXCAVATION/FOUNDATION</u> Spread Footings	70	CY	800.00	56,000 <u>56,000</u>
03010	<u>CONCRETE AND CEMENT WORK</u> Reinforced Concrete Superstructure Precast Stairs Misc Concrete & Equipment Pads	21,824 9 1	SF FLTS LS	80.00 7,000.00 5,000.00	1,745,920 63,000 5,000 <u>1,813,920</u>
05500	<u>MISCELLANEOUS METALS</u> Stair Railings Steel Dunnage on Roof Miscellaneous Iron	396 1 1	LF LS LS	75.00 10,000.00 15,000.00	29,700 10,000 15,000 <u>54,700</u>
06100	<u>ROUGH CARPENTRY</u> Temporary Protection Install Door and Frame: Single Install Door and Frame: Double Install Kitchen Cabinets Misc. Wood Blocking	1 73 17 5 1	LS EA PR SET LS	15,000.00 200.00 300.00 500.00 5,000.00	15,000 14,600 5,100 2,500 5,000 <u>42,200</u>
06400	<u>FINISH CARPENTRY</u> Wood Base Closet Rod & Shelf Vanity Tops @ Public Toilets Vanity Cabinets @ Apartments Kitchen Cabinets Incl Countertops	0 0 0 20 5	LF LF LF EA SET	6.00 18.00 200.00 350.00 5,000.00	- - - 7,000 25,000 <u>32,000</u>
07530	<u>ROOFING & FLASHING</u> Roofing Pedestal pavers	6,612 2,296	SF SF	20.00 15.00	132,240 34,440 <u>166,680</u>
07900	<u>JOINT SEALERS</u> Interior Caulking	1	LS	10,000.00	10,000 <u>10,000</u>
08100	<u>HOLLOW METAL</u> HM Doors & Frames - Single HM Doors & Frames - Pair HM Frames - Single HM Frames - Pair	16 0 57 9	EA PR EA EA	350.00 600.00 130.00 150.00	5,600 - 7,410 1,350 <u>14,360</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	<u>PROPOSED</u>	QUANTITY	UNIT	UNIT COST	TOTAL COST
<u>RESIDENTIAL</u>					
08200	<u>WOOD DOORS</u>				
	Solid Core Wood Doors	83	EA	250.00	20,750
					20,750
08700	<u>HARDWARE</u>				
	Stair/Service Doors	6	SET	400.00	2,400
	Apartment Entry	8	SET	400.00	3,200
	Apartment Interior	83	SET	100.00	8,300
	School	0	SET	350.00	-
					13,900
08900	<u>EXTERIOR FAÇADE</u>				
	Lot lines	5,931	SF	20.00	118,620
	Limestone	1,229	SF	80.00	98,312
	Brick	1,655	SF	55.00	91,003
	Windows	1,034	SF	50.00	51,700
	Metal Panels	305	SF	50.00	15,225
	Windowwall	2,270	SF	65.00	147,524
	Terrace Doors - Single	1	EA	3,500.00	3,500
	Terrace Doors - Double	6	PR	7,000.00	42,000
	New Storefront Construction	122	SF	100.00	12,240
	New Entry Doors	2	PR	10,000.00	20,000
					600,124
09250	<u>GYPSUM BOARD</u>				
	Shaftwall	4,207	SF	12.00	50,484
	Corridor/Demising	566	SF	8.00	4,528
	Chase wall	2,598	SF	6.50	16,887
	Interior Partitions	7,139	SF	6.00	42,834
	Exterior Wall Furring	11,098	SF	4.50	49,941
	Masonry/Concrete Furring	1,495	SF	5.00	7,475
	Gyp Board Ceilings	13,292	SF	8.00	106,336
					278,485
09300	<u>CERAMIC TILE</u>				
	Quarry Tile Floors	-	SF	15.00	-
	Quarry Tile Base	-	LF	15.00	-
	Ceramic Tile Floors	763	SF	12.00	9,156
	Ceramic Tile base	471	LF	12.00	5,652
	Ceramic Tile Walls	703	SF	12.00	8,436
	Marble Saddles	11	EA	40.00	440
					23,684
09500	<u>ACOUSTICAL CEILING</u>				
	Acoustic Tile Ceiling	452	SF	7.00	3,164
	Acoustic Tile Ceiling - Vinyl Coated	-	SF	7.00	-
					3,164

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
 LOCATION: NEW YORK, NY

DATE: 5/8/08
 REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
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RESIDENTIAL

09600	<u>WOOD FLOORING</u>				
	Strip Oak Floor	9,605	SF	8.00	76,842
					<u>76,842</u>
09680	<u>RESILIENT FLOORING/CARPET</u>				
	Carpet	-	SY	35.00	-
	VCT Floor	540	SF	2.00	1,080
	Vinyl Base	234	LF	2.00	468
					<u>1,548</u>
09700	<u>TERRAZZO</u>				
	Terrazzo Flooring	482	SF	40.00	19,280
	Terrazzo Base	91	LF	40.00	3,640
					<u>22,920</u>
09900	<u>PAINTING</u>				
	Paint Block	-	SF	1.00	-
	Seal Concrete Floor	-	SF	1.00	-
	Paint Gyp Brd Partitions	41,502	SF	0.75	31,127
	Door and Frame	99	EA	75.00	7,425
	Vinyl wallcovering	844	SF	3.50	2,954
	General Miscellaneous Painting	1	LS	2,500.00	2,500
					<u>44,006</u>
10800	<u>TOILET AND BATH ACCESSORIES</u>				
	Baths	7	EA	500.00	3,500
	Powder Rooms	4	EA	300.00	1,200
					<u>4,700</u>
11400	<u>APPLIANCES</u>				
	Set Of Appliances Incl W & D	5	SET	5,000.00	25,000
					<u>25,000</u>
14300	<u>ELEVATORS</u>				
	Geared Traction - 5 STOP - Dual Opening	1	EA	160,000.00	160,000
	Geared Traction - 6 STOP - Dual Opening	1	EA	175,000.00	175,000
					<u>335,000</u>
15300	<u>FIRE PROTECTION</u>				
	Complete Sprinkler System	21,824	SF	5.50	120,032
					<u>120,032</u>

MC QUILKIN ASSOCIATES INC.
 PROJECT: CONGREGATION SHEARITH ISRAEL
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CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
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RESIDENTIAL

15400 PLUMBING

Incoming Services					
Domestic Water	0.5	LS	15,000.00	7,500	
Fire	0.5	LS	15,000.00	7,500	
Combined Sewer	0.5	LS	20,000.00	10,000	
Natural Gas	0.5	LS	15,000.00	7,500	
Fixtures				-	
Water Closets	11	EA	950.00	10,450	
Lavatories	19	EA	750.00	14,250	
Tubs	11	EA	1,000.00	11,000	
Kitchen Sinks	5	EA	950.00	4,750	
Showers	5	EA	1,800.00	9,000	
Washer/Dryer	5	EA	750.00	3,750	
Drinking Fountains	-	EA	1,500.00	-	
Waste & Vent Piping	1,120	LF	35.00	39,200	
Fittings	1	LS	13,720.00	13,720	
Hangers	140	EA	75.00	10,500	
Domestic Water Piping	2,240	LF	23.00	51,520	
Fittings & Valves	1	LS	23,184.00	23,184	
Hangers	224	EA	70.00	15,680	
Insulation	2,240	LF	3.50	7,840	
Natural gas Piping	500	LF	45.00	22,500	
Fittings & Valves	1	LS	10,125.00	10,125	
Hangers	50	EA	70.00	3,500	
Miscellaneous				-	
Sanitize Piping	1	LS	1,500.00	1,500	
Testing	1	LS	1,500.00	1,500	
				<u>286,469</u>	

15500 HVAC

Complete HVAC System	21,824	SF	35.00	763,840
				<u>763,840</u>

16000 ELECTRICAL

Switchgear & Distribution	21,824	SF	8.50	185,504
Power	21,824	SF	6.00	130,944
Lighting	21,824	SF	8.00	174,592
Tel/Data	21,824	SF	1.00	21,824
Fire Alarm Systems	21,824	SF	1.50	32,736
Security	21,824	SF	1.50	32,736
Miscellaneous				-
Temporary Power & Light	21,824	SF	2.50	54,560
Testing	1	LS	10,000.00	10,000
				<u>642,896</u>

MC QUILKIN ASSOCIATES INC.						DATE:	5/8/08	
PROJECT: CONGREGATION SHEARITH ISRAEL						REV:		
LOCATION: NEW YORK, NY								
PROPOSED AREA SHEET								
ELEV.	FLOOR	SOG AREA	STRUCT AREA	GROSS ENCLOS'D AREA	ROOF AREA	LINEAR FOOT PERIM	FL to FL HEIGHT	GROSS EXTERIOR
	Subcellar	6,612		6,612		345	14.67	FDN
	Cellar		6,612	6,612		345	12.00	FDN
	1st		6,612	6,270	342	352	16.33	5,748
	2nd		6,270	5,098	1,172	269	11.75	3,161
	3rd		5,098	5,098	-	269	10.50	2,825
	4th		5,098	5,098	-	269	10.50	2,825
	5th		5,098	4,458	640	249	10.50	2,615
	6th		4,458	4,458	-	239	10.50	2,510
	7th		4,458	4,458	-	239	10.50	2,510
	Pent		4,458	2,802	1,656	239	11.00	2,629
	Main Roof		2,802	550	2,252	95	8.00	760
	Roof		550		550	-	-	-
		6,612	51,514	51,514	6,612	2,910	126	25,580

MC QUILKIN ASSOCIATES INC.

DATE: 5/8/08

PROJECT: CONGREGATION SHEARITH ISRAEL

REV:

LOCATION: NEW YORK, NY

PROPOSED APARTMENT MATRIX

Type	4	5	6	7	Penthouse	TOTALS
2BD 2BTH	1	-	-			1
2BD 2 1/2 BTH		-	-		1	1
4BD 3 1/2 BTH		1	1	1		3
TOTAL	1	1	1	1	1	5
Kitchens	1	1	1	1	1	5
Beds	2	4	4	4	2	16
Master Baths	1	1	1	1	1	5
Baths	1	2	2	2	1	8
Powder	-	1	1	1	1	4

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Environmental and Planning Consultants

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June 17, 2008

The Honorable Meenakshi Srinivasan
Chair
New York City Board of Standards and Appeals
40 Rector Street - 9th Floor
New York, New York 10006

Re: **Congregation Shearith Israel ("CSI")**
6-10 West 70th Street/99 Central Park West
74-07-BZ /CEQR No.: 07BSA071M

Dear Madam Chair:

This letter responds to comments raised in the statement provided by Alan D. Sugarman, Esq., dated June 10, 2008 regarding the Environmental Assessment Statement (EAS) prepared by AKRF, Inc. and submitted to the Board in May 2008. Each comment is summarized below, with the response to the comment immediately following.

General Comments

- Comment:** The study has no reference whatsoever to the fact that all of the proposed scenarios submitted on May 13, 2008 block or impact windows in 18 West 70th Street. No mention whatsoever was made of this serious impact.
- Response:** The EAS describes the effects of the proposed project according to the methodology of the *City Environmental Quality Review Technical Manual*. That methodology does not call out elimination of lot-line windows as an environmental impact.
- Comment:** The study discusses the CSI toddler program at exquisite length, but completely ignores the even larger Beit Rabban school, and the fact that a school will grow even larger in the future. There is no mention of the school bus traffic that is a constant disruption.
- Response:** The EAS describes the existing school that operates on the project site (for example, see page 4 of the form, which lists 165 students as present in the current condition; see also Table 1 on page 7f, which shows the 165 students as present in the future condition as well). An expansion to the school is not proposed as part of the proposed action. The

existing school bus traffic would not change as a result of the proposed action and therefore no change in traffic is described in the EAS.

Comment: As to the banquet hall, the study ignores traffic from the standard catering trucks bringing food and equipment. With a capacity of 350, this will be a substantial impact every weekend. For garbage, the Applicant still has not addressed the problem.

Response: The delivery trucks associated with increased events at the synagogue with the proposed project would not add significantly to traffic during any peak hour. They would arrive at a separate time than any trips associated with event attendees.

The EAS describes the alternatives being considered for handling garbage from events at CSI (see pages 7e and 7f).

Comments on Shadows

Comment: The shadow study provided for Central Park is an irrelevancy – no opponent has mentioned this issue at any time.

Response: The shadows assessment was conducted following the methodology set forth in the *CEQR Technical Manual*. That methodology calls for an assessment of new shadows that would be cast on publicly accessible open spaces, such as Central Park.

Comment: The new street shadow views refer to incremental shadows, but do not show the non-incremental version and what it is incremental from.

Response: The text that accompanies the shadow diagrams describes the methodology used for the shadow study. On page B-1 and again on page B-11, it describes that the analysis considers the effects of new shadow that would be cast by the project as an increment beyond the shadows cast by existing buildings. This is the standard practice for a shadows assessment provided in accordance with CEQR methodology.

In accordance with this methodology, the shadow diagrams show existing shadows cast today by existing buildings, including the existing building on the project site. Existing buildings and streets are shown in white. Existing sidewalks and backyard spaces are shown in a caramel color. Central Park is shown in green. Existing shadows (i.e., those cast by existing buildings) are shown in gray as they cross white areas (i.e., existing buildings and streets) and in brown as they fall across caramel areas (i.e., sidewalks and backyards). Existing shadows on Central Park are shown in dark green.

The proposed building is shown in purple, and the incremental shadows cast by the proposed building – i.e., the new shadows that would be added beyond the existing shadows already cast – are shown in dark gray with a black outline.

Comment: The new shadow study provides no information as to the existing, as-of-right, and proposed building being modeled. So, the model cannot be analyzed. The study does not identify the drawings on which the study is based.

Response: As described on page B-11 of the EAS (in the section entitled, “Detailed Analysis of New Shadows on Nearby Streets and Buildings”), the shadow diagrams show the existing shadows and the new (incremental) shadow that would be added by the proposed

building. The drawings used for the study are plan and axonometric views of the project block and surrounding area showing the existing building shapes with the proposed building's massing overlaid on the existing grid. The drawings were developed based on information purchased from Fugro EarthData. The Fugro EarthData information consists of a three-dimensional model of Manhattan that was created using topographic information and high-resolution aerial photography. According to Fugro EarthData, the model is accurate to within one meter. The three-dimensional information for the proposed New Building was provided by the project architects and reflects the current proposal for the project.

Comment: The new shadow model views do not have compass roses, so it is not possible to verify if the model takes into account the fact that Central Park West does not run true north south.

Response: Compass points were inadvertently omitted from the drawings. True north is aligned with the sides of the drawing – i.e., the drawing is oriented so that true north is the top of the page. This is the reason that the street grid on the page is shown at an angle, since Manhattan's street grid does not align with true north-south.

Comment: It is not possible to differentiate shadows cast by the existing, as-of-right, and proposed buildings. If existing shadows were shown, it would be easy to validate or invalidate the study by comparing with actual photographs previously submitted by opponents in this proceeding.

Response: As noted above, the shadow diagrams show the existing shadows and the new (incremental) shadow that would be added by the proposed building. The existing shadows are those shown on the diagrams in a lighter color and the incremental shadows are those shown in dark gray with a black outline (see the discussion above for a more specific description). Please note that no calculations were made for the as-of-right building. All analyses in the EAS, including the shadows analyses, compare the existing condition to the proposed building. This is a more conservative approach for the shadows analysis, because it results in a larger incremental shadow due to the proposed project than would a comparison with an as-of-right building.

Comment: In earlier submissions, AKRF claimed that because of shadows from existing surrounding buildings (i.e., 91 CPW) there was little impact from a proposed building compared to an as-of-right building. The new AKRF study does not make this claim any more, calling into question their professionalism in making it previously.

Response: The earlier study cited (the letter from AKRF dated December 19, 2007) was a discussion of the potential area where new project shadows cast by the proposed building might fall. Similar to the analysis provided in May 2008, the discussion compared existing (not as-of-right) shadows to the shadows of the proposed project. The new analysis, for which shadow diagrams were prepared, demonstrates through the diagrams that there would be little impact from the proposed building compared to the existing condition. In the conclusion (see page B-12), the May 2008 analysis concludes, "Overall, the new shadows cast by the proposed New Building would be an insignificant addition to the existing shadows already cast by other buildings in the area and would not adversely affect

Central Park or the neighborhood character of the area around the Project Site.” The new study does not contradict the prior information provided in December 2007.

Comment: The new AKRF study at B-11 admits that shadows cast by the New Building would be similar in length to those cast by the adjacent building at 18 West 70th Street. What the study did not say, but should have said, is that the shadows cast by an as-of-right building should be similar to those cast by the row houses since the height and setback of the mid-block zoning were consistent with the row house heights and setback. Yet the AKRF studies show an almost non-existent shadow between the fully set-back as-of-right 75-foot building and a 105-foot building with no setbacks. This is not credible and inconsistent with actual photographs.

Response: As described in the shadows analysis and noted above, the shadows analysis compares shadows cast by existing buildings, including the existing building on the project site, to those with the proposed project in place. This is more conservative than comparing the proposed building with an as-of-right building. Even so, only small incremental shadows would be cast by the new building.

Comment: The proposed building will in fact create a wall of shadows in the winter months along West 70th Street and will eliminate the sunlight and spatial openness that the mid-block zoning was intended to protect.

Response: The shadow diagrams demonstrate that this statement is incorrect.

We would be happy to provide additional information requested by the Board to assist in the review of the environmental effects of this proposal.

Sincerely,

AKRF, INC.



Julia P. Cowing, AICP
Senior Vice President

cc: S. Friedman, L. Cuisinier

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