## FREEMAN



& ASSOCIATES, INC.



REAL ESTATE SERVICES

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

## **MEMORANDUM**

Date: June 17, 2008

To : Mr. Shelly Friedman, Esq.

Friedman & Gotbaum, LLP

From: Jack Freeman

Re: 10 West 70<sup>th</sup> Street

Response to MVS Report

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

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& ASSOCIATES, INC.

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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 70<sup>th</sup> 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.

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Response to Opposition 10 West 70th Street New York, NY June 17, 2008 Page 2

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 15<sup>th</sup> 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

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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 Respone, 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.

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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:

- 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.

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 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.

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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,

Jack Freeman

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ECONOMIC ANALYSIS 10 WEST 70TH STREET NEW YORK, NY JUNE 17, 2008 PAGE 6

### SCHEDULE A1: ANALYSIS SUMMARY - CONDOMINIUM USE

	,	REVISED AS OF RIGHT CF/RESIDENTIAL DEVELOPMENT
BUILDING AREA (SQ.FT.)	•	
BUILT RESIDENTIAL AREA SELLABLE AREA		7,594 5,316
CAPITAL INVESTMENT SUMMARY		
ACQUISITION COST HOLDING & PREP. COSTS BASE CONSTRUCTION COSTS		\$12,347,000 \$0 \$3,722,000
SOFT CONSTRUCTION COSTS	-	\$3,977,000  \$20,046,000
PROJECT VALUE	sazsa	#20,040,000 *
SALE OF UNITS (less) SALES COMMISSIONS	6%	\$12,623,000 (\$757,000)
EST. NET PROJECT VALUE	•	\$11,866,000
PROJECT INVESTMENT		
ACQUISITION COST HOLDING & PREP. COSTS BASE CONSTRUCTION COSTS SOFT CONSTRUCTION COSTS CARRYING COSTS DURING SALES PERIOD		\$12,347,000 \$0 \$3,722,000 \$3,977,000 \$419,000
EST. TOTAL INVESTMENT		\$20,465,000
RETURN ON INVESTMENT	-5==:	**********
ESTIMATED PROJECT VALUE (less)EST.TOTAL INVESTMENT (less) EST.TRANSACTION TAXES		\$11,866,000 (\$20,465,000) (\$230,000)
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%

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NOTE: ALL \$ FIGURES ROUNDED TO NEAREST THOUSAND

ECONOMIC ANALYSIS 10 WEST 70TH STREET NEW YORK, NY JUNE 17, 2008 PAGE 7

## 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 EST.SOFT COSTS		\$0 \$2,077,000
EST.SUFT 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		<b>6</b> 5 000
Laboratory Fees Soil Investigation	LS LS	\$5,000 \$10,000
Preliminary Surveys	LS	\$5,000 \$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 Other		\$30,000 \$40,000
Accounting Fees		\$40,000 \$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%	
Con.Lender Fees End Loan Fee	1.00% 1.00%	\$150,000
Construction Real Estate Tax	1.00%	\$0 \$334,000
Rent-up Real Estate Tax		\$0 \$0
Title Insurance	0.33%	\$66,000
Mtge.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

	KIN ASSOCIATES INC. T: CONGREGATION SHEARITH ISRAEL			DATE:	3/4/08
	ON: NEW YORK, NY				
CSI#	TRADE SUMMARY		SCHOOL	RESIDENTIAL	TOTAL AMOUNT
	PROPOSED WITH COURTYARD				Physical Physical Physical Company
02050	BUILDING DEMOLITION		100 500		400 500
	SELECTIVE DEMOLITION	<del> </del>	103,500 25,000		103,500 25,000
	ASBESTOS ABATEMENT	ļ	25,000 NIC	NIC	25,000 NIC
	PAVING & SURFACING	<del> </del>	24,786	NIC	24,786
	EXCAVATION/FOUNDATION	<del> </del>	1,967,652	56,000	2,023,652
	CONCRETE AND CEMENT WORK		2,458,700	2,140,240	4,598,940
	MASONRY	ļ	193,140	2,140,240	193,140
	MISCELLANEOUS METALS	ļ — — —	95,950	61,300	157,250
	ROUGH CARPENTRY		43,500	46,000	89,500
	FINISH CARPENTRY		21,720	33,400	55,120
	ROOFING & FLASHING		21,720	166,680	166,680
	JOINT SEALERS		15,000	10,000	25,000
	HOLLOW METAL DOORS		19,930	17,080	37,010
	WOOD DOORS		13,500	24,000	37,500
	HARDWARE		32,800	16,800	49,600
	EXTERIOR FAÇADE		654,326	752,099	1,406,425
	GYPSUM WALLBOARD	<u> </u>	303,236	359,208	662,444
	TILEWORK		136,946	30,960	167,906
	ACOUSTIC CEILING		134,316	4,004	138,320
	WOOD FLOORING		8,376	92,826	101,202
	CARPET & RESILIENT		42,352	2,102	44,454
	TERRAZZO		181,840	22,920	204,760
	PAINTING		82,169	56,334	138,503
	VISUAL DISPLAY BOARDS		9,750		9,750
	COMPARTMENTS & CUBICLES		21,200	-	21,200
	FIRE PROTECTION SPECIALTIES		7,200		7,200
	FOILET ACCCESSORIES		21,800	6,500	28,300
11130 F	PROJECTION SCREENS		18,000		18,000
11400 /	APPLIANCES		5,000	25,000	30,000
14000 C	CONVEYING SYSTEM		150,000	360,000	510,000
15300 F	IRE PROTECTION		185,724	141,504	327,228
	PLUMBING		365,940	331,657	697,597
	IVAC		1,688,400	900,480	2,588,880
16050 E	LECTRICAL 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

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

PROJECT: CONGREGATION SHEARITH ISRAEL LOCATION: NEW YORK, NY

DATE:

3/4/08

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REV:

CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT	TOTAL COST
	SCHOOL				
02050	BUILDING DEMOLITION				
	Demolish Existing Building	11,500	SF	9.00	103,500
				**	103,500
02060	SELECTIVE DEMOLITION				
	Cut Openings into Existing Synagogue	5	EΑ	5,000.00	25,000
				<b>a</b>	25,000
02080	ASBESTOS ABATEMENT				
	Asbestos				NIC
	Lead paint				NIC
	Roof Abatement				NIC
				•	NIC
2500	PAVING & SURFACING				
	New Sidewalks	1,836	SF	8.50	15,606
	New Steel Faced Curbs	153	LF	60.00	9,180
				-	24,786
2900	EXCAVATION/FOUNDATION				
	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 Rock Leveling	0	SF SF	25.00 25.00	-
	Underpinning - One Story	166	LF	25.00 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 1,967,652
					1,007,002
3010	CONCRETE AND CEMENT WORK  Reinforced Concrete Superstructure	29,690	SF	80.00	2,375,200
	Concrete Fill on Subgrade Grand Stair		FLTS	1,500.00	3,000
	Precast Stairs		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
	• •	•		•	2,458,700

08200 WOOD DOORS

08700 <u>HARDWARE</u>

Solid Core Wood Doors

Stair/Service Doors

**Apartment Entry** 

School

Apartment Interior

PROJECT: CONGREGATION SHEARITH ISRAEL

DATE: REV.

3/4/08

	JECT: CONGREGATION SHEARITH ISRAEL ATION: NEW YORK, NY			REV:	
CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT	TOTAL COST
	SCHOOL		en e	ing the second s	
04200	MASONRY				
	CMU Walls @ Cellar	10,730	SF	18.00	193,140
					193,140
05500					
	Stair Railings	396	LF	75.00	29,700
	Steel Dunnage on Roof Subgrade Grand Stair	1 170	LS LFR	15,000.00	15,000
	Miscellaneous iron	170	LFK	125.00 30,000.00	21,250 30,000
	modelianosas non	•	LO		95,950
06100	POUGH CARDENTRY				
00100	ROUGH CARPENTRY Temporary Protection	1	LS	20,000.00	20,000
	Install Door and Frame: Single	75	EA	20,000.00	20,000 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
				1000	43,500
06400	FINISH CARPENTRY				
	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
					21,720
7900	JOINT SEALERS Interior Caulking	4		45 000 00	47 000
	menor Cauking	1	LS	15,000.00	15,000 15,000
0400	UOU OMINETAL				.5,000
8100	HOLLOW METAL HM Doors & Frames - Single	38	EΑ	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

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13,500 13.500

16,000

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15,400 32,800

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PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

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CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
	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
	·				654,326
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 <b>,4</b> 86
	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
9300 (	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	L.F	12.00	9, <b>97</b> 2
	Ceramic Tile Walls	7,391	SF	12.00	88,692
	Marble Saddles	17	EA	40.00	680
				•	136,946
09500 <u>A</u>	ACOUSTICAL CEILING				
	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>V</u>	VOOD FLOORING				
	Strip Oak Floor	1,047	SF	8.00	8,376
					8,376
09680 <u>R</u>	ESILIENT FLOORING/CARPET		•	<u>.</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

PROJECT: CONGREGATION SHEARITH ISRAEL LOCATION: NEW YORK, NY

DATE:

3/4/08

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REV:

CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT	TOTAL COST
	<u>school</u>		**************************************		
09700	TERRAZZO				
	Terrazzo Flooring	4,071	SF	40.00	162,840
	Terrazzo Base	475	LF	40.00	19,000
					181,840
09900	PAINTING				
	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
					02,700
10,100	VISUAL DISPLAY BOARDS Tackboards 4' x 4'	15	ΕA	200.00	3,000
	Whiteboards 8' x 4'	15	EA	450.00	6,750
				**************************************	9,750
10150	COMPARTMENTS & CUBICLES				
	Toilet Partitions	23	EA	800.00	18,400
	Toilet Partitions HC	2	EΑ	1,000.00	2,000
	Urinal Screens	2	EA	400.00	800
				·	21,200
10520	FIRE PROTECTION SPECIALTIES				
	Fire Extinguishers & Cabinets	12	EΑ	600.00	7,200
	-				7,200
10800	TOILET AND BATH ACCESSORIES				
	Toilet Accessories- Gang	8	EΑ	2,500.00	20,000
	Toilet Accessories- Single User	6	EΑ	300.00	_1,800
					21,800
1130	PROJECTION SCREENS				45
	Pull Down Projection Screens	15	EΑ	1,200.00	18,000
					18,000
1400	APPLIANCES	4	OCT.	£ 000 00	E 400
	Set Of Appliances Incl W & D	1	SET	5,000.00	5,000
					5,000
1300	ELEVATORS Geared Traction - 6 STOP - Dual Opening	1	EΑ	150,000.00	150,000
	The section of the manuspring	,	····· \		150,000
					190,000

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PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

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	was a second of		
SCHOOL			
15300 FIRE PROTECTION			
Complete Sprinkler System 33,76	8 SF	5.50	185,724
		•	185,724
15400 PLUMBING			
Incoming Services			
Domestic Water 0.5	5 LS	15,000.00	7,500
Fire 0.8		15,000.00	7,500
Combined Sewer 0.5		20,000.00	10,000
Natural Gas 0.5	5 LS	15,000.00	7,500
Equipment			
Hot Warer Heaters - Gas Fired		8,500.00	8,500
Circulating Pumps 2		1,800.00	3,600
Pressure Booster Pump 0.5		7,500.00	3,750
Sewage Ejector Pump		8,500.00	8,500
Sump Pump 1	EA	1,750.00	1,750
Fixtures			•
Water Closets 31		950.00	29,450
Lavatories 32		850.00	27,200
Urinals 3		950.00	2,850
Mop Sinks		750.00	750
Kitchen Sinks		950.00	950
Washer/Dryer 1		750.00	750
Drinking Fountains 4		2,000.00	8,000
Waste & Vent Piping 1,460		35.00	51,100
Fittings 1		17,885.00	17,885
Hangers 183		75.00	13,688
Domestic Water Piping 2,920		23.00	67,160
Fittings & Valves 1		30,222.00	30,222
Hangers 292		70.00	20,440
Insulation 2,920		3.50	10,220
Natural gas Piping 300		45.00	13,500
Fittings & Valves 1		6,075.00	6,075
Hangers 30	ĒΑ	70.00	2,100
Miscellaneous		<u> </u>	
Sanitize Piping 1	LS	2,500.00	2,500
Testing 1	LS	2,500.00	2,500
			365,940
15500 <u>HVAC</u>			
Complete HVAC System 33,768	SF	50.00	1,688,400
·		_	1,688,400

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE: 3/4/08

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CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
	<u>school</u>				
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
				in the state of th	981,772

MC QUILKIN ASSOCIATES INC. PROJECT: CONGREGATION SHEARITH ISRAEL

DATE:

3/4/08

REV:

CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT	TOTAL COST
<u> </u>	RESIDENTIAL				and the second s
02900	EXCAVATION/FOUNDATION Spread Footings	70	CY	800.00	56,000 56,000
03010	CONCRETE AND CEMENT WORK				50,000
00010	Reinforced Concrete Superstructure	25,728	SF	80.00	2,058,240
	Precast Stairs	11	FLTS	7,000.00	77,000
	Misc Concrete & Equipment Pads	1	LS	5,000.00	5,000 2,140,240
05500	MISCELLANEOUS METALS				_, ,
	Stair Railings	484	LF	75.00	36,300
	Steel Dunnage on Roof	1	LS	10,000.00	10,000
	Miscellaneous Iron	1	LS	15,000.00	15,000
					61,300
06100	ROUGH CARPENTRY				
	Temporary Protection	1	LS	15,000.00	15,000
	Install Door and Frame; Single	94	EA	200.00	18,800
	Install Door and Frame: Double	14	PR	300.00	4,200
	Install Kitchen Cabinets Misc. Wood Blocking	6 1	SET LS	500.00 5,000.00	3,000
	wise. Wood blocking	ı	LO	3,000.00	5,000 46,000
06400	FINISH CARPENTRY				
	Wood Base	0	LF	6.00	-
	Closet Rod & Shelf	0	LF	18.00	
	Vanity Tops @ Public Toilets	0	ĻF	200.00	
	Vanity Cabinets @ Apartments	24	EA	350.00	8,400
	Kitchen Cabinets Incl Countertops	5	SET	5,000.00	25,000 33,400
7530	ROOFING & FLASHING				
	Roofing	6,612	SF	20.00	132,240
	Pedestal pavers	2,296	SF	15.00	34,440
				(C)	166,680
7900	JOINT SEALERS			40 000 00	
	Interior Caulking	1	LS	10,000.00	10,000 10,000
8100	HOLLOW METAL				•
	HM Doors & Frames - Single	18	EΑ	350.00	6,300
	HM Doors & Frames - Pair	0	PR	600.00	+
	HM Frames - Single	76	EΑ	130.00	9,880
	HM Frames - Pair	6	EA	150.00	900
					17,080

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

RE	V:	

CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
	<u>RESIDENTIAL</u>	and the second s			
08200	<del></del>				_
	Solid Core Wood Doors	96	EA	250.00	24,000 24,000
08700	HARDWARE				, -
00700	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	-
		_		<del></del>	16,800
08900	EXTERIOR FAÇADE				
	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 Metal Panels	1,376	SF	50.00	68,800
	Windowwall	305	SF SF	50.00	15,225
	Terrace Doors - Single	2,837 1	EA	65.00 3,500.00	184,379 3,500
	Terrace Doors - Onlyle 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
				, pages	752,099
09250	GYPSUM BOARD				
	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 5.00	65,268
	Masonry/Concrete Furring Gyp Board Ceilings	2,008 14,650	SF SF	5,00 8.00	10,040 117,200
	Gyp Board Gennigs	14,000	Oi.	0.00	359,208
09300	CERAMIC TILE				
	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	ACOUSTICAL CEILING				
	Acoustic Tile Ceiling	572	SF	7.00	4,004
	Acoustic Tile Ceiling - Vinyl Coated	-	SF	7.00	.,00,
	- ,				4,004

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

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Strip Oak Floor   11,603 SF	CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
Strip Oak Floor   11,603   SF   8.00   92,826		RESIDENTIAL				
Strip Oak Floor   11,603   SF   8.00   92,826	09600	WOOD FLOORING				
Carpet   - SY   35.00   - 1,450			11,603	SF	8.00 _	
Carpet   - SY   35.00   - 1,450	09680	RESILIENT FLOORING/CARPET				
VCT Floor   725   SF   2.00   1,450   652     Vinyl Base   326   LF   2.00   652				SY	35.00	
1970   TERRAZZO   Terrazzo Flooring   482   SF   40.00   19,280   3,640   22,920   1		•	725		2.00	1,450
Terrazzo Flooring				LF	2.00	652
Terrazzo Flooring Terrazzo Base   91			,			2,102
Terrazzo Base   91	09700	<u>TERRAZZO</u>				
Description						
Paint Block   - SF   1.00   - Seal Concrete Floor   - SF   1.00   - SEAI Concrete Floor   - SF   1.00   - SEAI CONCRETE		Terrazzo Base	91	LF	40.00	
Paint Block   - SF   1.00   - Seal Concrete Floor   - SF   1.00   - SEAL CONCRETE   - SEAL CON	22222	BANTING				,,
Seal Concrete Floor   - SF   1.00   - Paint Gyp Brd Partitions   55,282   SF   0.75   41,462	09900			05	4.00	
Paint Gyp Brd Partitions   55,282   SF   0.75   41,462     Door and Frame   114   EA   75.00   8,550     Vinyl walkcovering   1,092   SF   3.50   3,822     General Miscellaneous Painting   1   LS   2,500.00   2,500     56,334     10800   TOILET AND BATH ACCESSORIES     Baths   10   EA   500.00   5,000     Powder Rooms   5   EA   300.00   1,500     Powder Rooms   5   SET   5,000.00   25,000     14400   APPLIANCES     Set Of Appliances Incl W & D   5   SET   5,000.00   25,000     14300   ELEVATORS     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     15300   FIRE PROTECTION     Complete Sprinkler System   25,728   SF   5.50   141,504			-			-
Door and Frame   114   EA   75.00   8,550   Vinyl walkcovering   1,092   SF   3.50   3,822   General Miscellaneous Painting   1   LS   2,500.00   2,500   56,334   10800   TOILET AND BATH ACCESSORIES   Baths   10   EA   500.00   5,000   6,500			## 282			41 462
Vinyl wallcovering						
Ceneral Miscellaneous Painting						
10800 TOILET AND BATH ACCESSORIES  Baths			•			
Baths Powder Rooms  10 EA 500.00 5,000 1,500 6,500  11400 APPLIANCES Set Of Appliances Incl W & D  125,000 25,000 26,000  14300 ELEVATORS Geared Traction - 6 STOP - Dual Opening Geared Traction - 7 STOP - Dual Opening The Automospheric of Sto		consist massacratic reprinting	ŕ		, co o o o o o	
Powder Rooms 5 EA 300.00 1,500 6,500  11400 APPLIANCES Set Of Appliances Incl W & D 5 SET 5,000.00 25,000  14300 ELEVATORS 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  15300 FIRE PROTECTION Complete Sprinkler System 25,728 SF 5.50 141,504	10800	TOILET AND BATH ACCESSORIES				
11400   APPLIANCES   Set Of Appliances Incl W & D   5   SET   5,000.00   25,000     25,000			10	EΑ	500.00	5,000
APPLIANCES   Set Of Appliances Incl W & D   5 SET   5,000.00   25,000   25,000     25,		Powder Rooms	5	EA	300.00	1,500
Set Of Appliances Incl W & D   5 SET   5,000.00   25,000   25,000     14300   ELEVATORS   Geared Traction - 6 STOP - Dual Opening   1 EA   175,000.00   175,000   185,000     15300   ERE PROTECTION   Complete Sprinkler System   25,728 SF   5.50   141,504     141,504					-	6,500
25,000  14300 ELEVATORS  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  15300 FIRE PROTECTION Complete Sprinkler System 25,728 SF 5.50 141,504	1400		_			
14300   ELEVATORS   Geared Traction - 6 STOP - Dual Opening   1 EA 175,000.00   175,000   185,		Set Of Appliances Incl W & D	5	SET	5,000.00	The second liverage and the second
Geared Traction - 6 STOP - Dual Opening   1 EA 175,000.00   175,000   175,						20,000
Geared Traction - 7 STOP - Dual Opening       1 EA 185,000.00       185,000         15300 FIRE PROTECTION Complete Sprinkler System       25,728 SF 5.50       141,504	14300		4	E- ^	175 000 00	47E 000
360,000						
5300 FIRE PROTECTION   25,728 SF   5.50   141,504		Cealed Tradition - 7 STOF - Dual Opening	,	LA	100,000.00	
Complete Sprinkler System 25,728 SF 5.50 141,504	5000	FIRE PROTECTION				
	030U		25.728	SF	5.50	141 504
		and the second district and the second	20,720	-,	U.UU	141,504

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PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

REV:

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	CSI#	PROPOSED WITH COURTYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
Incoming Services		RESIDENTIAL				
Incoming Services	15400	PLUMBING				
Domestic Water   0.5						
Combined Sewer   0.5			0.5	LS	15,000.00	7,500
Natural Gas   0.5		Fire	0.5	LS	15,000.00	7,500
Fixtures   15 EA 950.00		Combined Sewer	0.5	LS	20,000.00	10,000
Water Closets		Natural Gas	0.5	LS	15,000.00	7,500
Lavatories						
Tubs						•
Kitchen Sinks						•
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   - EA   1 LS   1,500.00   1,500   Testing   1 LS   1,500.00   1,500   1,500   Testing   1 LS   1,500.00   1,500   1,500   Testing   25,728   SF   8.50   218,688   Power   25,728   SF   6.00   154,368   Lighting   25,728   SF   8.00   205,824   TeJ/Data   25,728   SF   8.00   205,824   TeJ/Data   25,728   SF   1.00   25,728   SF   1.50   38,592   Miscellaneous   Temporary Power & Light   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   10,000   Testing   10,000.00   10,00						·
Washer/Dryer						
Drinking Fountains						
Waste & Vent Piping			5			3,750
Fittings		· · · · · · · · · · · · · · · · · · ·	-			
Hangers		· ·	· · · · · · · · · · · · · · · · · · ·			
Domestic Water Piping   2,720						
Fittings & Valves						•
Hangers   19,040		• •				•
Insulation   2,720			•			
Natural gas Piping   500		•			,	
Fittings & Valves			•			
Hangers   50 EA   70.00   3,500   Miscellaneous						
Miscellaneous   Sanitize Piping   1 LS 1,500.00   1,500   1,			•			
Sanitize Piping			50	EA	70.00	3,500
Testing 1 LS 1,500.00 1,500  331,657  15500 HVAC Complete HVAC System 25,728 SF 35.00 900,480  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 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 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			1	1.S	1 500 00	1 500
15500 HVAC   Complete HVAC System   25,728 SF   35.00   900,480   900,480						
Complete HVAC System  25,728 SF 35.00 900,480  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 25,728 SF 2.50 64,320 Testing 1 LS 10,000.00 10,000		,	,		r, o o o , o o	
Complete HVAC System  25,728 SF 35.00 900,480  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 25,728 SF 2.50 64,320 Testing 1 LS 10,000.00 10,000	15500	HVAC				
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			25.728	SF	35.00	900.480
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			,		inet	
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	16000	ELECTRICAL				
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		Switchgear & Distribution	25,728	SF	8.50	218,688
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						
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						
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						
Miscellaneous       -         Temporary Power & Light       25,728 SF 2.50 64,320         Testing       1 LS 10,000.00 10,000						
Temporary Power & Light       25,728       SF       2.50       64,320         Testing       1       LS       10,000.00       10,000			25,728	SF	1.50	38,592
Testing 1 LS 10,000.00 10,000			25 720	ee.	0 50	64.500
(Martin Albany)						
			1	6 t)	10,000,00	756,112

	KIN ASSO		NC. I SHEARITH	LISRAFI		<del> </del>	DATE:	3/4/0
	ON: NEW Y			IONALL			11.4.	
		PROPOS	ED WITH (	COURTYARD	AREA SH	EET		
ELEV.	FLOOR	SOG AREA	STRUCT	GROSS ENCLOS'D	ROOF AREA	LINEAR	FL to FL HEIGHT	GROS EXTERI
or an an included a second of the state of				AREA		PERIM		
	Subcellar	6,612	· · · · · · · · · · · · · · · · · · ·	6,612		345	14.67	F
	Cellar		6,612	6,612	 	345	12.00	FI
	1st		6,612	6,270	342	352	16.33	5,7
<del></del>	2nd		6,270	5,098	1,172	269	11.75	3,1
	3rd		5,098	5,098		269	10.50	2,8
	4th		5,098	5,098		269	10.50	2,8
	5th		5,098	4,458	640	249	10.50	2,6
	6th		4,458	4,293	165	239	10.50	2,5
	7th		4,293	4,293	•	239	10.50	2,5
	8th		4,293	4,293	_	_ 239	14.25	3,4
	Pent		4,293	2,743	1,550	239	11.00	2,6
	Main Roof		2,743	550	2,193	95	8.00	70
	Roof		550		550		_	-
		6,612	55,418	55,418	6,612	3,149	141	28,98

MC QUILKIN ASSOC PROJECT: CONGRE		ARITH ISRAE				DATE:	3/4/0
LOCATION: NEW YO							
	PROPOSE	D WITH COL	JRTYARD AF	ARTMENT N	ATRIX		
Туре	4	5	6	7	8	Penthouse	TOTA
2BD 2BTH	1						
2BD 2 1/2 BTH		-	•			1	
4BD 3 1/2 BTH		1	1	1	1		a a distribute many many and an
TOTAL	1	1	1	1	1	1	
Kitchens	1	1	1	1	1	1	
Beds	2	4	4	4	4	2	
Master Baths	1	_ 1	1	1	1	1	
Baths	1	2	2	2	2	1	
Powder		1	1	1	1	11	

# **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

	LKIN ASSOCIATES INC.			DATE:	3/4/08
	CT: CONGREGATION SHEARITH ISRAEL ION: NEW YORK, NY			KEV:	
LUCATI	ION: NEW TORK, NY		and the second s		<u> The</u> the <u>Bay on the second to the second </u>
CSI#	TRADE SUMMARY		SCHOOL	RESIDENTIAL	TOTAL AMOUNT
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	PROPOSED LESS PENTHOUSE WITH COL	IDVADD			and the first and the same section of the same
». »	PROPOSED LESS PENTHOUSE WITH COL	MIARU			والمراوية والموادية والمتحافظة والمتحاولة والمتحادة والم
02050	BUILDING DEMOLITION		103,500		103,500
02060	SELECTIVE DEMOLITION		25,000		25,000
02080	ASBESTOS ABATEMENT		NIC	NIC	NIC
	PAVING & SURFACING		24,786		24,786
02900	EXCAVATION/FOUNDATION	}	1,967,652	56,000	2,023,652
	CONCRETE AND CEMENT WORK		2,458,700	1,902,080	4,360,780
	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
	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
	WOOD DOORS		13,500	21,000	34,500
	HARDWARE		32,800	12,600	45,400
	EXTERIOR FAÇADE		654,326	569,834	1,224,160
	GYPSUM WALLBOARD		303,236	310,405	613,641
	TILEWORK		136,946	25,848	162,794
	ACOUSTIC CEILING		134,316	3,024	137,340
	WOOD FLOORING		8,376	80,026	88,402
	CARPET & RESILIENT		42,352	1,690	44,042
	TERRAZZO		181,840	22,920	204,760
	PAINTING		82,169	48,121	130,290
10100	VISUAL DISPLAY BOARDS		9,750	-	9,750
10150	COMPARTMENTS & CUBICLES		21,200	-	21,200
	FIRE PROTECTION SPECIALTIES		7,200	-	7,200
	TOILET ACCCESSORIES		21,800	5,200	27,000
	PROJECTION SCREENS		18,000	-	18,000
	APPLIANCES	İ	5,000	25,000	30,000
14000	CONVEYING SYSTEM		150,000	340,000	490,000
15300	FIRE PROTECTION		185,724	126,093	311,817
	PLUMBING		365,940	294,192	660,132
15500	HVAC		1,688,400	802,410	2,490,810
	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

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

REV:

## PROPOSED LESS PENTHOUSE WITH COURYARD

### **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

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

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CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
	SCHOOL		<u> </u>	,	
02050	BUILDING DEMOLITION				
	Demolish Existing Building	11,500	SF	9.00	103,500
				•	103,500
02060	SELECTIVE DEMOLITION				
	Cut Openings into Existing Synagogue	5	EA	5,000.00	25,000
					25,000
2080	ASBESTOS ABATEMENT				
	Asbestos				NIC
	Lead paint				NIC
	Roof Abatement			_	NIC
					NIC
2500	PAVING & SURFACING			•	
	New Sidewalks	1,836	SF	8.50	15,606
	New Steel Faced Curbs	153	LF	60.00	9,180 24,786
					24,700
2900	EXCAVATION/FOUNDATION				
	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	\$F	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	\$F	40.00	381,840
	Foundation Wall Waterproofing Elevator Pit Construction	9,546	SF	4.50 7,500.00	42,957
		1 1	EA EA	4,500.00	7,500
	Pit Waterproofing Excavation Ramp	1	LS	25,000.00	4,500 25,000
	Pumping	1	LS	50,000.00	50,000
	Seismic Monitoring of Adjacent Buildings	1	LS	50,000.00	50,000
	Coloring of Adjacent Dungings	1	LO	30,000.00	1,967,652
3010 (	CONCRETE AND CEMENT WORK				
,010 }	Reinforced Concrete Superstructure	29,690	SF	80.00	2,375,200
	Concrete Fill on Subgrade Grand Stair	29,090	FLTS	1,500.00	3,000
	Precast Stairs		FLTS	7,000.00	63,000
	Stairs @ First Floor	100	LFR	125.00	12,500
	Misc Concrete & Equipment Pads	100	LS	5,000.00	5,000
	- Strategie - militaritation and	•		war.	2,458,700

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE: REV:

3/4/08

CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
	<u>SCHOOL</u>				
04200	MASONRY CMU Walls @ Cellar	10,730	SF	18.00	193,140
					193,140
05500	MISCELLANEOUS METALS 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
					95,950
06100	ROUGH CARPENTRY	4	1.0	20,000.00	20.000
	Temporary Protection	1 75	LS EA	20,000.00 200.00	20,000
	Install Door and Frame: Single Install Door and Frame: Double	10	PR	300.00	15,000 3,000
	Install Kitchen Cabinets	10	SET	500.00	500
	Misc. Wood Blocking	1	LS	5,000.00	5,000
	mico. Wood Blocking	•		_	43,500
06400	FINISH CARPENTRY				
	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
					21,720
07900	JOINT SEALERS	4		45 000 00	45.000
	Interior Caulking	1	LS	15,000.00	15,000 15,000
20400	HOLLOWARTAL				,
08100	HOLLOW METAL 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
				· ·	19,930
8200	WOOD DOORS				
	Solid Core Wood Doors	54	EA	250.00	13,500 13,500
10700	HADDWADE				
8700	HARDWARE 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

PROJECT: CONGREGATION SHEARITH ISRAEL LOCATION: NEW YORK, NY

DATE: REV:

3/4/08

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

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

PROJECT: CONGREGATION SHEARITH ISRAEL LOCATION: NEW YORK, NY

DATE:

3/4/08

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SCHOOL         09700 TERRAZZO	162,840 19,000 181,840 13,965 1,227 22,127 7,125 32,725
Terrazzo Flooring         4,071 SF 40.00           Terrazzo Base         475 LF 40.00           09900 PAINTING	19,000 181,840 13,965 1,227 22,127 7,125 32,725
Terrazzo Base 475 LF 40.00 09900 <u>PAINTING</u>	19,000 181,840 13,965 1,227 22,127 7,125 32,725
09900 <u>PAINTING</u>	181,840 13,965 1,227 22,127 7,125 32,725
	1,227 22,127 7,125 32,725
	1,227 22,127 7,125 32,725
	1,227 22,127 7,125 32,725
Seal Concrete Floor 1,227 SF 1.00	22,127 7,125 32,725
Paint Gyp Brd Partitions 29,503 SF 0.75	32,725
Door and Frame 95 EA 75.00	
Vinyl wallcovering 9,350 SF 3.50	
General Miscellaneous Painting 1 LS 5,000.00	5,000
•	82,169
10,100 VISUAL DISPLAY BOARDS	
Tackboards 4' x 4' 15 EA 200.00	3,000
Whiteboards 8' x 4' 15 EA 450.00	6,750
	9,750
10150 COMPARTMENTS & CUBICLES	40.400
Toilet Partitions 23 EA 800.00	18,400
Toilet Partitions HC 2 EA 1,000.00 Urinal Screens 2 EA 400.00	2,000
Urinal Screens 2 EA 400.00	800 21,200
10520 FIRE PROTECTION SPECIALTIES	
Fire Extinguishers & Cabinets 12 EA 600.00	7,200
The Example is dutilible	7,200
10800 TOILET AND BATH ACCESSORIES	
Toilet Accessories- Gang 8 EA 2,500.00	20,000
Toilet Accessories- Single User 6 EA 300.00	1,800
•	21,800
11130 PROJECTION SCREENS	
Pull Down Projection Screens 15 EA 1,200.00	18,000 18,000
	10,000
11400 <u>APPLIANCES</u> Set Of Appliances Incl W & D  1 SET 5,000.00 _	5,000
GEL OF Appliances more as a p	5,000
	0,000
14300 <u>ELEVATORS</u> Geared Traction - 6 STOP - Dual Opening 1 EA 150,000.00	150,000
· • • 384	150,000

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

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REV:

CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
	<u>school</u>				
15300					
	Complete Sprinkler System	33,768	SF	5.50	185,724 185,724
15400	PLUMBING				
10-100	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	0.0		,0,000.00	7,000
	Hot Warer Heaters - Gas Fired	1	EΑ	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	r	LA	1,7 30.00	1,750
	Water Closets	31	ĒΑ	950.00	29,450
	Lavatories	32	EA	850.00	27,200
	Urinals	32	EA	950.00	
			EA		2,850
	Mop Sinks	1 1	EA	750.00	750 950
	Kitchen Sinks	1		950.00 750.00	
	Washer/Dryer	-	EA	750.00	750
	Drinking Fountains	4	EΑ	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	EΑ	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	EΑ	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				<b></b>
	Sanitize Piping	1	L\$	2,500.00	2,500
	Testing	1	LS	2,500.00	2,500
					365,940
5500	HVAC	06 =00	~~	F0.00	4 000 400
	Complete HVAC System	33,768	SF	50.00	1,688,400
					1,688,400

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

REV:
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CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
	SCHOOL				7-2
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
					981,772

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

REV:

CSI#	PROPOSED I ESS DENTUCIOSE WITH COURVARD	OHANTITY	LINIT	UNIT COST	TOTAL COST
U31#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	ONII	UU3 !	UU31
	RESIDENTIAL				
02900	EXCAVATION/FOUNDATION				
	Spread Footings	70	CY	800.00	56,000 56,000
					00,000
03010	CONCRETE AND CEMENT WORK  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	5,000 1,902,080
05500					1,000,000
05500	MISCELLANEOUS METALS 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	15,000
				•	54,700
06100	ROUGH CARPENTRY			. <del>.</del>	
	Temporary Protection	1 70	LS EA	15,000.00	15,000
	Install Door and Frame: Single Install Door and Frame: Double	78 10	PR	200.00 300.00	15,600 3,000
	Install Kitchen Cabinets	5	SET	500.00	2,500
	Misc. Wood Blocking	1	LS	5,000.00	5,000
				G-	41,100
06400	FINISH CARPENTRY			• • •	
	Wood Base Closet Rod & Shelf	0	ĹF LF	6.00 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	25,000
					32,700
07530	ROOFING & FLASHING	0.45	0.5	00.00	(00.0.0
	Roofing Pedestal pavers	6,612 4,548	SF SF	20.00 15.00	132,240 68,220
	redesiai pavers	4,040	SF	10.00	200,460
07900	JOINT SEALERS				
-/	Interior Caulking	1	LS	10,000.00	10,000
					10,000
08100	HOLLOW METAL	A A	<b>E</b> ^	250.00	4.000
	HM Doors & Frames - Single HM Doors & Frames - Pair	· 14 0	EA PR	350.00 600.00	4,900
	HM Frames - Single	64	EΑ	130.00	8,320
	HM Frames - Pair	10	EΑ	150.00	1,500
				G=41	14,720

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
	RESIDENTIAL				
08200	WOOD DOORS Solid Core Wood Doors	84	EA	250.00	21,000 21,000
08700	HARDWARE Stair/Service Doors	6	SET	400.00	2,400
	Apartment Entry Apartment Interior School	8 70 0	SET SET SET	400.00 100.00 350.00	3,200 7,000 -
				Name of the latest states and the latest states are sta	12,600
09250	EXTERIOR FACADE  Lot lines  Limestone  Brick  Windows  Metal Panels  Windowwall  Terrace Doors - Single  Terrace Doors - Double  New Storefront Construction  New Entry Doors  GYPSUM BOARD  Shaftwall  Corridor/Demising  Chase wall	4,951 1,292 3,495 1,376 305 208 1 6 122 2	SF S	20.00 80.00 55.00 50.00 50.00 65:00 3,500.00 7,000.00 100.00 10,000.00	99,020 103,352 192,203 68,800 15,225 13,494 3,500 42,000 12,240 20,000 569,834 51,288 5,224 18,051
00200	Interior Partitions Exterior Wall Furring Masonry/Concrete Furring Gyp Board Ceilings	10,530 11,875 1,733 13,820	SF SF SF SF	6.00 4.50 5.00 8.00	63,180 53,438 8,665 110,560 310,405
09300	CERAMIC TILE Quarry Tile Floors Quarry Tile Base Ceramic Tile Floors Ceramic Tile base Ceramic Tile Walls Marble Saddles	793 499 822 12	SF LF SF SF EA	15.00 15.00 12.00 12.00 12.00 40.00	9,516 5,988 9,864 480 25,848
09500	ACOUSTICAL CEILING Acoustic Tile Ceiling Acoustic Tile Ceiling - Vinyl Coated	432 -	SF SF	7.00 7.00	3,024

PROJECT: CONGREGATION SHEARITH ISRAEL LOCATION: NEW YORK, NY

DATE:

3/4/08

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CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
egggjáð kómarindið ársynnurum	RESIDENTIAL				ACCOUNT AND
09600	WOOD FLOORING				
	Strip Oak Floor	10,003	SF	8.00 _	80,026 80,026
09680	RESILIENT FLOORING/CARPET				
	Carpet		ŞY	35.00	•
	VCT Floor	585	SF	2.00	1,170
	Vinyl Base	260	LF	2.00	520
				-	1,690
09700	<u>TERRAZZO</u>				
	Terrazzo Flooring	482	SF	40.00	19,280
	Terrazzo Base	91	LF	40.00	3,640
				, ma	22,920
09900	PAINTING				
	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	EΑ	75.00	7,350
	Vinyl wallcovering	1,092	SF	3.50	3,822
	General Miscellaneous Painting	1	LS	2,500.00	2,500
				_	48,121
10800	TOILET AND BATH ACCESSORIES				
	Baths	8	EA	500.00	4,000
	Powder Rooms	4	EΑ	300.00	1,200
				6.33	5,200
1400	APPLIANCES			•	
	Set Of Appliances Incl W & D	5	SET	5,000.00	25,000
				, max	25,000
4300	ELEVATORS				
	Geared Traction - 5 STOP - Dual Opening	1	EA	165,000.00	165,000
	Geared Traction - 6 STOP - Dual Opening	1	EΑ	175,000.00	175,000
					340,000
5300	FIRE PROTECTION				
-	Complete Sprinkler System	22,926	SF	5.50	126,093
		,		Past	126 003

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

3/4/08

REV:

Section   Sect	CSI#	PROPOSED LESS PENTHOUSE WITH COURYARD	QUANTITY	UNIT	UNIT COST	TOTAL COST
Incoming Services		RESIDENTIAL	-			
Domestic Water   0.5	15400	PLUMBING				
Domestic Water   0.5		Incoming Services				
Combined Sewer   0.5			0.5		*	
Natural Gas		Fire				
Fixtures   12 EA 950.00		Combined Sewer				
Water Closets		Natural Gas	0.5	LS	15,000.00	7,500
Lavatories		Fixtures				•
Tubs		Water Closets				
Kitchen Sinks   5		Lavatories				
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   14						
Washer/Dryer		Kitchen Sinks				
Drinking Fountains   -   EA   1,500.00   -		Showers	5	EA		
Waste & Vent Piping		Washer/Dryer	5			3,750
Fittings		Drinking Fountains	-			-
Hangers   145 EA   75.00   10,875		Waste & Vent Piping	1,160		35.00	40,600
Domestic Water Piping   2,320		Fittings	1			14,210
Fittings & Valves		Hangers	145			10,875
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		Domestic Water Piping	2,320			
Insulation   2,320		Fittings & Valves				
Natural gas Piping   500		Hangers				
Fittings & Valves 1 LS 10,125.00 10,125 Hangers 50 EA 70.00 3,500 Miscellaneous 50 EA 70.00 1,500 1,500 Testing 1 LS 1,500.00 1,500 294,192 15500 HVAC Complete HVAC System 22,926 SF 35.00 802,410 802,410 16000 ELECTRICAL Switchgear & Distribution 22,926 SF 8.50 194,871 Power 22,926 SF 6.00 137,656 Lighting 22,926 SF 6.00 137,656 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 Miscellaneous Temporary Power & Light 22,926 SF 2.50 57,315 Testing 1 LS 10,000.00 10,000		Insulation				
Hangers 50 EA 70.00 3,500  Miscellaneous Sanitize Piping 1 LS 1,500.00 1,500 Testing 1 LS 1,500.00 294,192  15500 HVAC Complete HVAC System 22,926 SF 35.00 802,410  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 Security Miscellaneous Temporary Power & Light 22,926 SF 2.50 57,315 Testing 1 LS 10,000.00 10,000		Natural gas Piping	500			
Miscellaneous   1						
Sanitize Piping   1		Hangers	50	EΑ	70.00	3,500
Testing 1 LS 1,500.00 1,500 294,192  15500 HVAC Complete HVAC System 22,926 SF 35.00 802,410  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 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>.</u>
15500 HVAC   Complete HVAC System   22,926   SF   35.00   802,41		• •				
15500 HVAC   Complete HVAC System   22,926 SF   35:00   802,410		Testing	1	LS	1,500.00	
Complete HVAC System 22,926 SF 35.00 802,410    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						294,192
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	15500					
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		Complete HVAC System	22,926	SF	35.00	فسيحب بأسطفنا سيساده
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						802,410
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	16000					
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       -       -       -       -       -       57,315         Temporary Power & Light       22,926       SF       2.50       57,315         Testing       1       LS       10,000.00       10,000		•				
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						•
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						
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						
Miscellaneous         -           Temporary Power & Light         22,926         SF         2.50         57,315           Testing         1         LS         10,000.00         10,000			•			
Temporary Power & Light       22,926       SF       2.50       57,315         Testing       1       LS       10,000.00       10,000			22,926	SF	1.50	34,389
Testing 1 LS 10,000.00 10,000			22 926	SF	2.50	57 315
		1000119	•		. 4,000.00	674,854

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PROJEC		EGATION	IC. SHEARITH	ISRAEL			DATE: REV:	3/4/08
LOCATIO	N: NEW Y	ORK, NY						
	PROPOS	ED LESS	PENTHOU	SE WITH COL	IRTYARD	AREA SHEI	ting committee	
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	2,82
	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 ASSOC PROJECT: CONGRE		ARITH ISRAF	;;		······································	DATE: REV:	3/4/0
LOCATION: NEW YO		ANTI TOTAL	6			I Chi Y ;	
P	ROPOSED LES	SS PENTHOL	JSE WITH CO	OURTYARD A	REA SHEE	ET	
Туре	4	5	6	7	8	Penthouse	TOTA
2BD 2BTH	1	-	No. of Contrast, Name of Contr		····		- Allen
2BD 2 1/2 BTH					·		·
4BD 3 1/2 BTH		1	1	1	1		
TOTAL	1	1	1	1	1		
Kitchens	1	1	1	1	1		
Beds	2	4	4	4	4		
Master Baths	1	1	1	1	1		
Baths	1	2	2	2	2	-	
Powder	-	1	1	1	1	-	

## **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

	N ASSOCIATES INC.			DATE:	5/8/08
	CONGREGATION SHEARITH ISRAEL			REV:	
LOCATION	: NEW YORK, NY	a see a	Control of the Contro		- Note the second of the secon
CSI#	TRADE SUMMARY		SCHOOL	RESIDENTIAL	TOTAL
			The state of the s		ANIOUNI
DE	ROPOSED				<del></del>
	TOPOSED				
02050 BL	JILDING DEMOLITION		103,500		103,500
	ELECTIVE DEMOLITION		25,000		25,000
	BBESTOS ABATEMENT		25,000 NIC	NIC	20,000 NIC
	VING & SURFACING		24,786	1410	24,786
	CAVATION/FOUNDATION	<del>-</del>	1,967,652	56,000	2,023,652
	DNCRETE AND CEMENT WORK		2,458,700	1,813,920	4,272,620
	ASONRY	+	193,140	.,010,020	193,140
	SCELLANEOUS METALS		95,950	54,700	150,650
	DUGH CARPENTRY		43,500	42,200	85,700
	NISH CARPENTRY		21,720	32,000	53,720
	OOFING & FLASHING	-	21,720	166,680	166,680
	INT SEALERS		15,000	10,000	25,000
	DLLOW METAL DOORS		19,930	14,360	34,290
	OOD DOORS		13,500	20,750	34,250
	RDWARE		32,800	13,900	46,700
	TERIOR FAÇADE		654,326	600,124	1,254,450
	PSUM WALLBOARD		303,236	278,485	581,721
	EWORK		136,946	23,684	160,630
	OUSTIC CEILING		134,316	3,164	137,480
	OOD FLOORING	1	8,376	76,842	85,218
	RPET & RESILIENT		42,352	1,548	43,900
	RRAZZO		181,840	22,920	204,760
	INTING		82,169	44,006	126,175
	SUAL DISPLAY BOARDS		9,750		9,750
	MPARTMENTS & CUBICLES		21,200	-	21,200
	RE PROTECTION SPECIALTIES		7,200	•	7,200
	ILET ACCCESSORIES		21,800	4,700	26,500
	OJECTION SCREENS		18,000	-	18,000
11400 API			5,000	25,000	30,000
14000 CO	NVEYING SYSTEM		150,000	335,000	485,000
	RE PROTECTION		185,724	120,032	305,756
15400 PLU	JMBING		365,940	286,469	652,409
15500 HV			1,688,400	763,840	2,452,240
16050 ELE	CTRICAL WORK		981,772	642,896	1,624,668
17	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

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

PROJECT: CONGREGATION SHEARITH ISRAEL

DATE:

5/8/08

LUCA	TION: NEW YORK, NY		Carlinder Jan	9 4 1 4 2 144	
CSI#	PROPOSED	QUANTITY	UNIT	COST	TOTAL
	<u>SCHOOL</u>				
02050	BUILDING DEMOLITION				
	Demolish Existing Building	11,500	SF	9.00	103,500
					103,500
02060	SELECTIVE DEMOLITION				
	Cut Openings into Existing Synagogue	5	ĘΑ	5,000.00	25,000
					25,00
02080	ASBESTOS ABATEMENT				
	Asbestos				NIC
	Lead paint				NIC
	Roof Abatement				NIC
				_	NIC
2500	PAVING & SURFACING				
	New Sidewalks	1,836	SF	8.50	15,60
	New Steel Faced Curbs	153	LF	60.00	9,18
				-	24,78
2900	EXCAVATION/FOUNDATION				
	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 Elevator Pit Construction	9,546	SF	4.50	42,957
	Pit Waterproofing	1	EA EA	7,500.00	7,500
	Excavation Ramp	1	LS	4,500.00	4,500
	Pumping	<b>1</b> 1	LS	25,000.00 50,000.00	25,000 50,000
	Seismic Monitoring of Adjacent Buildings	1	LS	50,000.00	50,000 50,000
	a manage of the parties of the parti	į	~~	00,000.00 min	1,967,652
010	CONCRETE AND CEMENT WORK				
	Reinforced Concrete Superstructure	29,690	SF	80.00	2,375,200
	Concrete Fill on Subgrade Grand Stair		FLTS	1,500.00	3,000
	Precast Stairs		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
				-	2,458,700

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

5/8/08

REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
	SCHOOL	nonengenenne gjennigting kan av menus meneretische beliebigen er bleven als bemann dem krypt			
04200		40	~	4	444
	CMU Walls @ Cellar	10,730	SF	18.00 _	193,140 193,140
05500	<del></del>				
	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 95,950
06100	ROUGH CARPENTRY				·
	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
				_	43,500
06400	FINISH CARPENTRY				
	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 21,720
07900	JOINT SEALERS				
	Interior Caulking	1	LS	15,000.00	15,000
	· ·				15,000
08100	HOLLOW METAL				
	HM Doors & Frames - Single	38	EA	350.00	13,300
	HM Doors & Frames - Pair	1	PR	600.00	600
	HM Frames - Single HM Frames - Paír	36	EA	130.00	4,680
	nw rames - Pau	9	EA	150.00	1,350 19,930
08200	WOOD DOORS				
	Solid Core Wood Doors	54	EΑ	250.00	13,500
					13,500
08700	HARDWARE				
	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
					32,800

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

5/8/08

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REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
	<u>school</u>	and aggregated with the first suppressing and analysis are agreed as a suppression of the suppression and	Paral I and Edward Const.		
08900	EXTERIOR FACADE				
	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		4.840	or.	12.00	£0.000
	Shaftwall	4,840	SF SF	8.00	58,080 06,004
	Corridor/Demising Chase wall	12,113 1,812	SF	6.50	96,904 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
	c, p coard connigo	· ,	•	APRIL	303,236
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
					136,946
09500	ACOUSTICAL CEILING				
	Acoustic Tile Ceiling	16,591	SF	7.00	116,137
	Acoustic Tile Ceiling - Vinyl Coated	2,597	SF	7.00	
					134,316
09600	WOOD FLOORING			<b>.</b>	
	Strip Oak Floor	1,047	SF	8.00	8,376 8,376
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
					42,352

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

5/8/08

REV:

CSI#	PROPOSED	QUANTITY	UNIT	UNIT	TOTAL COST
	<u>school</u>				
09700 <u>TERRAZZ</u>		4.074	0.0	40.00	462 640
l errazz Terrazz	o Flooring	4,071 475	SF LF	40.00 40.00	162,840 19,000
1611022	0 Base	7,0		10,00	181,840
09900 PAINTING		40.00	~=	,	40.005
Paint I		13,965 1,227	SF SF	1.00 1.00	13,965 1,227
	encrete Floor yp Brd Partitions	29,503	SF	0.75	22,127
	of Frame	95	EA	75.00	7,125
	allcovering	9,350	SF	3.50	32,725
	Miscellaneous Painting	1	LS	5,000.00	5,000
				_	82,169
10,100 VISUAL DI	SPLAY BOARDS ards 4' x 4'	15	EΑ	200.00	3,000
	pards 8' x 4'	15	ĒΑ	450.00	6,750
				¥amazi	9,750
	MENTS & CUBICLES	00	Γ. Δ	800.00	40.400
Toilet Pa	artitions artitions HC	23 2	EA EA	800.00 1,000. <b>0</b> 0	18,400 2,000
Urinal S		2	EA	400.00	2,000 800
ora idi o	0,000	L	<b>4-47</b> (	SANGE SANGE	21,200
	FECTION SPECIALTIES	40	^	000.00	<b>-</b>
Fire EXU	nguishers & Cabinets	12	EA	600.00	7,200 7,200
10000 TOUET AL	ID DATH ACCESSORIES				.,
	ID BATH ACCESSORIES Cessories- Gang	8	EΑ	2,500.00	20,000
	cessories- Single User	6	EA	300.00	1,800
	•			COLUMN 1	21,800
1130 PROJECTION	ON SCREENS on Projection Screens	15	EΑ	1,200.00	19 000
Full DOW	in Projection Screens	10	<b>∟</b> ∩	1,200.00	18,000 18,000
1400 APPLIANCI					
Set Of A	ppliances Incl W & D	1	SET	5,000.00	5,000
					5,000
1300 <u>ELEVATOR</u> Geared	<u>S</u> Fraction - 6 STOP - Dual Opening	1	EA	150,000,00	_ 150,000
				Colonia de la Co	150,000

m

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

5/8/08

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
	SCHOOL	and the second s			
153 <b>0</b> 0					
	Complete Sprinkler System	33,768	SF	5.50	185,724
				<b>S</b>	185,724
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
	Equipment				
	Hot Warer Heaters - Gas Fired	1	EΑ	8,500.00	8,500
	Circulating Pumps	2	EΑ	1,800.00	3,600
	Pressure Booster Pump	0.5	EΑ	7,500.00	3,750
	Sewage Ejector Pump	1	EΑ	8,500.00	8,500
	Sump Pump	1	EΑ	1,750.00	1,750
	Fixtures				•
	Water Closets	31	EΑ	950.00	29,450
	Lavatories	32	EA	850.00	27,200
	Urinals	3	ĒΑ	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	EΑ	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	EΑ	70.00	2,100
	Miscellaneous	•			_,
	Sanitize Piping	1	LS	2,500.00	2,500
	Testing	1	LS	2,500.00	2,500
	•	·	~ <del>~</del>	inthis interest of the second section in the section in the second section in the sectio	365,940
5500	HVAC				
	Complete HVAC System	33,768	SF	50.00	1,688,400
				<del></del>	1,688,400

PROJECT: CONGREGATION SHEARITH ISRAEL LOCATION: NEW YORK, NY

DATE:

5/8/08

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
	<u>SCHOOL</u>				
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	3 <b>3</b> ,768	SF	2.50	84,420
	Testing	1	LS	2,500.00	2,500
				Academ	981,772

PROJECT: CONGREGATION SHEARITH ISRAEL

DATE:

5/8/08

CSI#	PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
	RESIDENTIAL	ger a group de de section de la sacción de la contraction de la co			
02900	EXCAVATION/FOUNDATION Spread Footings	70	CY	800.00	56,000 56,000
03010	CONCRETE AND CEMENT WORK Reinforced Concrete Superstructure Precast Stairs Misc Concrete & Equipment Pads	21,8 <b>2</b> 4 9 1	SF FLTS LS	80.00 7,000.00 5,000.00	1,745,920 63,000 5,000
05500	MISCELLANEOUS METALS				1,813,920
	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 54,700
06100	ROUGH CARPENTRY 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
06400	FINISH CARPENTRY Wood Base Closet Rod & Shelf Vanity Tops @ Public Tollets 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 32,000
07530	ROOFING & FLASHING Roofing Pedestal pavers	6,612 2,296	SF SF	20.00 15.00	132,240 34,440 166,680
7900	JOINT SEALERS Interior Caulking	1	LS	10,000.00	10,000 10,000
)8100	HOLLOW METAL 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 14,360

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

5/8/08

CSI#	TION: NEW YORK, NY PROPOSED	QUANTITY	UNIT	UNIT COST	TOTAL COST
	RESIDENTIAL				
08200	WOOD DOORS	00		250.00	00 750
	Solid Core Wood Doors	83	EA	250.00 _	20,750 20,750
08700	HARDWARE				
00700	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	EXTERIOR FACADE				
	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	GYPSUM BOARD				
00200	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
9300	CERAMIC TILE		<b>~™</b>	45.00	
	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 Marble Saddles	703 11	SF EA	12.00	8,436
	Mai Die Saddies	11	EM	40.00	440 23,684
09500	ACOUSTICAL CEILING				
	Acoustic Tile Ceiling	452	SF	7.00	3,164
	Acoustic Tile Ceiling - Vinyl Coated	-	SF	7.00	-
	•				3,164

PROJECT: CONGREGATION SHEARITH ISRAEL

LOCATION: NEW YORK, NY

DATE:

5/8/08

csi#	PROPOSED	QUANTITY	UNIT	UNIT	TOTAL COST
	RESIDENTIAL		_		
09600	WOOD FLOORING Strip Oak Floor	9,605	SF	8.00 _	76,842 76,842
09680	RESILIENT FLOORING/CARPET				
00000	Carpet	100	SY	35.00	•
	VCT Floor	540	SF	2.00	1,080
	Vinyl Base	234	LF	2.00	468
				**************************************	1,548
09700	TERRAZZO				40.555
	Terrazzo Flooring	482	SF	40.00	19,280
	Terrazzo Base	91	LF	40.00	3,640 22,920
09900	PAINTING				
	Paint Block	-	SF	1.00	-
	Seal Concrete Floor	-	SF	1.00	49
	Paint Gyp Brd Partitions	41,502	SF	0.75	31,127
	Door and Frame	99	EΑ	75.00	7,425
	Vinyi wallcovering	844	SF	3.50	2,954
	General Miscellaneous Painting	1	LS	2,500.00	2,500
					44,006
10800	TOILET AND BATH ACCESSORIES				
	Baths	7	EA	500.00	3,500
	Powder Rooms	4	EΑ	300.00	1,200
					4,700
11400	APPLIANCES Set Of Appliances Inci W & D	5	SET	5,000.00	25,000
	oct of Apphanoes mot W & D	v	W		25,000
14300	<u>ELEVATORS</u>				
	Geared Traction - 5 STOP - Dual Opening	1	EA	160,000.00	160,000
	Geared Traction - 6 STOP - Dual Opening	1	EΑ	175,000.00	175,000
					335,000
15300	FIRE PROTECTION  Complete Sprinkler System	21,824	SF	5.50	120,032
	Complete opinicier dystem	∠ 1,Q <b>∠</b> 4	Ot.	0.00	120,032
					120,002

PROJECT: CONGREGATION SHEARITH ISRAEL

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LOCATION: NEW YORK, NY

DATE:

5/8/08

RESIDENTIAL         15400       PLUMBING         Incoming Services       0.5 LS 15,000         Domestic Water       0.5 LS 15,000         Fire       0.5 LS 20,000         Natural Gas       0.5 LS 15,000         Fixtures       Vater Closets         Water Closets       11 EA 950         Lavatories       19 EA 750         Tubs       11 EA 1,000         Kitchen Sinks       5 EA 950         Showers       5 EA 1,800         Washer/Dryer       5 EA 750         Drinking Fountains       - EA 1,500         Waste & Vent Piping       1,120 LF 35         Fittings       1 LS 13,720         Hangers       140 EA 75	
Incoming Services   Domestic Water   Domestic Waste & Vent Piping   Domestic Water   Domestic Water   Domestic Waste & Vent Piping   Domestic Water   Domesti	
Domestic Water       0.5       LS       15,000         Fire       0.5       LS       15,000         Combined Sewer       0.5       LS       20,000         Natural Gas       0.5       LS       15,000         Fixtures       Water Closets       11       EA       950         Lavatories       19       EA       750         Tubs       11       EA       1,000         Kitchen Sinks       5       EA       950         Showers       5       EA       1,800         Washer/Dryer       5       EA       7,500         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	
Fire       0.5       LS       15,000         Combined Sewer       0.5       LS       20,000         Natural Gas       0.5       LS       15,000         Fixtures       Water Closets       11       EA       950         Lavatories       19       EA       750         Tubs       11       EA       1,000         Kitchen Sinks       5       EA       950         Showers       5       EA       1,800         Washer/Dryer       5       EA       7,500         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	
Combined Sewer       0.5       LS       20,000         Natural Gas       0.5       LS       15,000         Fixtures       11       EA       950         Water Closets       11       EA       950         Lavatories       19       EA       750         Tubs       11       EA       1,000         Kitchen Sinks       5       EA       950         Showers       5       EA       1,800         Washer/Dryer       5       EA       7,500         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	
Natural Gas       0.5       LS       15,000         Fixtures       Water Closets       11       EA       950         Lavatories       19       EA       750         Tubs       11       EA       1,000         Kitchen Sinks       5       EA       950         Showers       5       EA       1,800         Washer/Dryer       5       EA       7,500         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	
Fixtures       Water Closets       11 EA 950         Lavatories       19 EA 750         Tubs       11 EA 1,000         Kitchen Sinks       5 EA 950         Showers       5 EA 1,800         Washer/Dryer       5 EA 750         Drinking Fountains       - EA 1,500         Waste & Vent Piping       1,120 LF 35         Fittings       1 LS 13,720	
Water Closets       11 EA       950         Lavatories       19 EA       750         Tubs       11 EA       1,000         Kitchen Sinks       5 EA       950         Showers       5 EA       1,800         Washer/Dryer       5 EA       750         Drinking Fountains       - EA       1,500         Waste & Vent Piping       1,120 LF       35         Fittings       1 LS       13,720	0.00 7,500
Lavatories       19       EA       750         Tubs       11       EA       1,000         Kitchen Sinks       5       EA       950         Showers       5       EA       1,800         Washer/Dryer       5       EA       750         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	
Tubs       11       EA       1,000         Kitchen Sinks       5       EA       950         Showers       5       EA       1,800         Washer/Dryer       5       EA       750         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	
Kitchen Sinks       5       EA       950         Showers       5       EA       1,800         Washer/Dryer       5       EA       750         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	•
Showers       5       EA       1,800         Washer/Dryer       5       EA       750         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	
Washer/Dryer       5       EA       750         Drinking Fountains       -       EA       1,500         Waste & Vent Piping       1,120       LF       35         Fittings       1       LS       13,720	<del>-</del>
Drinking Fountains         -         EA         1,500           Waste & Vent Piping         1,120 LF         35           Fittings         1 LS         13,720	
Waste & Vent Piping 1,120 LF 35 Fittings 1 LS 13,720	•
Fittings 1 LS 13,720	
· ·	5.00 39,200
nangers 140 EA 76	
	5.00 10,500 3.00 51,520
Fittings & Valves 1 LS 23,184	,
	).00 25,164 ).00 15,680
	3.50 7,840
•	5.00 22,500
Fittings & Valves 1 LS 10,125	
	).00 3,500
Miscellaneous	-
Sanitize Piping 1 LS 1,500	0.00 1,500
Testing 1 LS 1,500	
	286,469
15500 <u>HVAC</u>	
	5.00 763,840
	763,840
40000 ELECTRICAL	,
16000 <u>ELECTRICAL</u> Switchgear & Distribution 21,824 SF 8	.50 185,504
	.00 130,944
	00 174,592
	.00 21,824
	.50 32,736
	.50 32,736
Miscellaneous	,:
	.50 54,560
Testing 1 LS 10,000	•
·	.00 10,000

	QUILKIN ASSOCIATES INC. OJECT: CONGREGATION SHEARITH						DATE: REV:	- lm=	
LOCATIO	ON: NEW Y	ORK, NY							
			PROPOSEI	D AREA SHEET					
ELEV.	FLOOR	SOG AREA	STRUCT AREA	GROSS ENCLOS'D AREA	ROOF AREA	LINEAR FOOT PERIM	FL to FL HEIGHT	GROSS EXTERIO	
<del></del>	Subcellar	6,612		6,612		345	14.67	FD	
	Cellar	-,	6,612	6,612		345	12.00	FD	
	1st		6,612	6,270	342	352	16.33	5,74	
	2nd		6,270	5,098	1,172	269	11.75	3,16	
	3rd		5,098	5,098	~	269	10.50	2,82	
	4th		5,098	5,098	-	269	10.50	2,82	
	5th		5,098	4,458	640	249	10.50	2,61	
	6th		4,458	4,458	-	239_	10.50	2,51	
	7th		4,458	4,458	-	239	10.50	2,51	
	Pent		4,458	2,802	1,656	_239	11.00	2,62	
	Main Roof		2,802	550	2,252	95	8.00	76	
	Roof		550		550		**	-	
		6,612	51,514	51,514	6,612	2,910	126	25,58	

MC QUILKIN ASSOC PROJECT: CONGRI		DATE: REV:	5/8/08			
LOCATION: NEW Y		AKIIHISKAE	<u>L</u>		KEV:	
	PROPOSED	APARTMEN	MATRIX			
Туре	4	5	6	7	Penthouse	TOTAL
ORD ORTH						
2BD 2BTH						
2BD 2 1/2 BTH					<u> </u>	
4BD 3 1/2 BTH		1 [	1	7		
TOTAL	1	1	1	1	1	
Kitchens	1	1	1	1	1	
Beds	2	4	4	4	2	
Master Baths	1	1	1	1	1	
Baths	1	2	2	2	1	
Powder	_	1	1	1	1	