

Source Code Construction 375 Park Ave. New York, NY 10152 scconstruction.com 212.947.3636

>SCC

April 26, 2021

Mr. Mayer Steg Elms Realty Corp. 10 Lenore Ave Monsey, NY 10952

#### RE: Urban Yard Renovation Project 40-09 21st Street, Long Island City, NY 11101

Dear Mr. Steg,

I'd like to personally introduce my firm, Source Code Construction, into your consideration for construction management and general contractor services for your upcoming project at 40-09 21st. Street. Source Code has been working in Brooklyn and Queens for nearly 3 decades now, focusing on commercial development, renovation, and innovation. We've won numerous awards for our work on buildings within 5 blocks of your new site and we'd like to show you what we could bring to the table as your partner.

In the past 3 years, we've completed 10 commercial renovation projects in the 75k to 100k sqft. range and the experience we've gained has allowed us to consistently exceed expectations and deliver projects under budget and ahead of schedule. Our attached proposal will outline some of the tools we use on a daily basis to ensure both maximum efficiency and maximum quality. It will also outline the team we would like to act as your eyes and ears on site, pushing forth your vision into reality.

The drawings supplied to us through the RFP, dated October 10, 2020, have been thoroughly analyzed by our team here in the office and we are confident in our estimate of a 12 month schedule. Beginning construction on June 1, 2021 and turning over the keys to you on May 26, 2022. The total cost of the construction has been estimated by our team to be \$11,643,962.27. For the 86,040 sqft. floor area of the project, that ends up at \$135.33/sqft.

Source Code Construction is excited to be able to provide you with our services and I personally am ready to answer any questions or concerns that you might have. Please feel free to contact me directly at any time.

Best,

James Talbot Founder & CEO james@scconstruction.com

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Source Code Construction



# Project Understanding and Approach

## Project Understanding and Approach

#### Project:

Urban Yard Interior Renovation 40-09 21st Street Long Island City, NY 11101

#### Owner:

Mayer Steg Elms Realty 10 Lenore Ave Monsey, NY 10952

Architect: Murdock Solon Architects

**Structural Engineer:** Blue Sky Design

MEP Engineer: 2LS Consulting Engineering

Interior Designer: Input Creative Studio



Source Code Construction's understanding of the scope of work for the Urban Yard Interior Renovation at 40-09 21st Street is that it will focus on reinvigorating the existing six-story building for commercial uses by future tenants. The preservation of structural members will be a top priority for us.

The renovation itself focuses on creating new internal circulation for the existing building including two new elevators, a new central fire stair, and interstitial spaces for the future tenants, as well as installing updated MEP infrastructure such as an expansion of the sprinkler system, an entirely new riser system for the plumbing and accompanying fixtures, an entirely new ceiling-mounted HVAC system, and new internal and external lighting schemes.

The lot at 40-09 21st Street (Lot #9) has a total area of 13,773 sqft. and the proposed floor area for the finished project is 86,040 sqft. It will reach a maximum height of 77'4" not including mechanical facilities, staying within the sky exposure plane. The first floor will have 13,427 sqft. of usable space, the second will have 13,156 sqft, and the third through sixth floors will be identical with 12,715 sqft. Each floor will include a men's restroom, a women's restroom, and a nonbinary ADA compliant restroom, as well as an industrial sink. These will be centrally located with the two elevators and the new fire stair. On either side of these facilities will be the new commercial spaces for use by future tenants.

Bringing these updates to every floor of the building, including the cellar and roof, while maintaining the existing structure will be the hardest challenge of the construction by far. It will require extensive analysis of its current state as well as preparation to protect it while work is ongoing. We have worked with similar structures in the past and are experienced in maintaining the quality of the existing structure. Another possible challenge is the proximity of the neighboring buildings. The buildings approximately 50' behind the project as well as the building with the party wall along the northern side of the project will need to be taken into account. Lastly, the lack of setback means that pedestrian safety along 21st Street will need to be closely monitored and controlled.

We plan on separating the project into four different phases. The first will be all demolition, excavation, and foundation work. The second will consist of all structural upgrades as well as all work to close the building envelope. The third will be all MEP work, and lastly, the interior fit-out. These last two phases can be tailored to prioritize different spaces in the building, allowing for tiered completion and tenant construction/renovation to occur prior to building completion.



## **Firm Introduction**

### **Firm Introduction**



**Company:** Source Code Construction 375 Park Ave New York, NY 10152 **Size:** 56 Full-Time Staff

Annual Revenue: \$200 million

**Avg. Project Cost:** \$20 million

Source Code Construction is a general contracting, construction management, and construction technology company. We are poised to enter our 3rd decade working in the tri-state area and have earned a reputation as one of the most innovative and advanced firms in the city. We strive to always stay on the leading edge, so as to provide the services that best prepare our clients for their next three decades.

Founded in 2001 by James Talbot and Cary Fukunaga, Source Code Construction began life as a small, 2 person firm based in Brooklyn. Working as technology consultants on larger projects, we saw first hand where larger companies were unable to adapt to technology and by the 2010s, we had grown to 30 staff and had completed nearly 40 projects as construction manager and general contractor. Today, we sit at 56 employees and over 200 successfully completed projects.

While we pride ourselves on our technological prowess at Source Code Construction, one of our highest priorities will always be our ethical responsibilities to our clients, to our community, and to our employees. We are proud to be employee-owned and are frequently recognized as one of the best places to work in New York City.



## Firm Introduction

We understand that the interior work at 40-09 21st Street is one of the first few steps in opening up a brand new development in LIC. We know that all of you at Elms Realty are excited to see it grow and develop in the next decade and we want to be a part of that. We share the same excitement and passion as you when it comes to building new communities.

In the past 5 years, we've completed 15 interior renovations in Brooklyn and Queens, with 4 specifically in Long Island City. The scope of the project is well within our realm of capabilities and we believe that our previous experience in this space will make for a project that is thoroughly planned and prepared for, while maintaining the adaptability that is required when working in this city.

In those past 5 years we've also worked with Murdock Solon Architects and 2LS Consulting Engineering. Through the interior renovation and lobby restoration at 333 7th Avenue, we built a relationship with Murdock Solon that we hope to continue building. Our communication and cooperation on site was a nearly unparalleled experience and we know that that level of teamwork can be replicated at Urban Yard with both of us on the project team. Similarly, our work with 2LS Consulting on Rocket Fuel's offices at 100 West 33rd St. was an amazing project work on.

As we enter our 5th decade, Source Code Construction understands the strength of having a rock-solid project team who can communicate and work together effectively. We also understand how important a passion for the project can be. We hope to provide both of these on site at Urban Yard as we work with Murdock Solon Architects and 2LS Consulting Engineering.



## **Relevant Projects**

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## 333 Lobby

**Client: Private** 

Location: 333 7th Avenue New York, NY 10001

#### Architect:

Murdock Solon Architects

This 7th Avenue lobby renovation, focused on creating a modern face for a 21-story office building built in 1920. It features new facade glazing, new entrance doors, including a revolving door, new interior finishes, and new lighting. It also features upgrades to the elevator system, the HVAC supply, sprinklers, signage, and an overhaul of the security system. These improvements were made to handle a large increase in traffic through the building and it accomplishes this with ease.



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## Paragon

**Client:** Related Developments

Location: 2100 49th Ave Long Island City, NY 11101

#### Architect: Confidential

Paragon is a seven-story, 130,000 square foot, commercial building located in the heart of the Hunter's Point neighborhood of Long Island City at the South East Corner of 21st Street & 49th Avenue. The Paragon Building was built in 1916 and was the old Queens Borough City Hall. The project featured new entry and lobby, new elevators, new windows, new HVAC, new bathrooms, and new MEP alongside some facade restoration and a new roof and rooftop amenity.



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## Blanchard

**Client:** Related Developments

Location: 2110 51st Ave Long Island City, NY 11101

#### Architect: Confidential

Blanchard is a seven-story, 220,000 square foot, former warehouse building located in the heart of the Hunter's Point neighborhood of Long Island City at 51st Avenue and 21st Street. The project featured a new entry and lobby, new elevators, new windows, new HVAC, new bathrooms, and new MEP alongside some facade restoration. It features a cafe on the ground floor and office space on the remaining six floors. It also features a courtyard amenity space for tenants.



### **Rocket Fuel**

**Client: Rocket Fuel Investors** 

#### Location:

100 West 33rd Street New York, NY 10001

#### Architect:

**Ouezada Architecture** 



A full interior renovation and reworking on a 90,000 square foot office space in Manhattan. Alongside the client's scope of work, we were also in charge of landlord infrastructure upgrades to accommodate the new tenant's large size and constantly changing structure. It included a full MEP-FP upgrade as well as elevator upgrades and a new lobby and entrance for the office. This included major interior finish updates as well.



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## **Project Team**





### OWNER/ DEVELOPER

#### **ELMS REALTY**

ARCHITECT

MURDOCK SOLON

CREATIVE STUDIO

#### MURDOCK SOLON ARCHITECTS

INTERIOR DESIGNER

**INPUT CREATIVE STUDIOS** 

<b>2L</b> ENGINEERING	2LS CONSULTING ENGINEER
	MEP ENGINEER

STRUCTURAL ENGINEER

**BLUE SKY DESIGN** 

**Owner's Team** 





**Name:** James Talbot

**Position:** Principal + CEO **Education: Pratt Institute** BPS, Construction Mgmt. Minor Architecture

**Columbia University** MS, Computer Science EMBA, Construction Admin. Certifications/ Affiliations: USGBC PMP CCM LEEP AP

James Talbot founded Source Code Construction in 2001 and is currently the Principal and CEO of the company. He provides key project oversight throughout the entire process, focusing on both client satisfaction and project controls. He will be on site biweekly for the two week lookahead meetings as well as for monthly site walkthroughs and milestone meetings.

	<b>Name:</b> Damon Lindelof	<b>Education:</b> <b>University of Texas Austin</b> BS, Mechanical Engineering	<b>Certifications/ Affiliations:</b> PMP PgMP
TOTON	Position:		CCM
	Project	Columbia University	LEED AP
	Executive	MBA, General Management	

Damon Lindelof has been at Source Code Construction since 2001. In his time at the company, he has pushed us towards being a more sustainable practice and has worked to increase firm LEED certifications to being standard. On site he will provide oversight for Kevin Garvey and the project management team, as well as working with Wayne Gilchrist and the financial team to ensure the project stays under budget. He will be on site multiple times a week and present at weekly project meetings, biweekly lookaheads, etc.



Name: Kevin Garvey

**Position:** Project Manager **Education: Pratt Institute** BPS, Construction Mgmt. Minor Sustainability

New York University MS, Civil Engineering Certifications/ Affiliations: USGBC PMP PgMP DASM CCM LEEP AP ND

Kevin Garvey joined Source Code Construction in 2004, shortly after graduating with his Masters in Civil Engineering from NYU. He has been a project manager on multiple projects in Long Island City in the past decade and has worked with the team at Murdock Solon Architects on the 333 Lobby project on 7th Avenue. He works with Meg Abbott on multiple projects a year, with zero projects over budget or delivered late on their record. He will be on site daily and will be leading all meetings. He is available for site walkthroughs weekly.



**Name:** Wayne Gilchrist

**Position:** Senior Estimator Education: Stanford University BS, Accounting

**Columbia University** MS, Construction Admin. **Certifications/ Affiliations:** EVP CEP PMI-SP

Wayne Gilchrist was one of the first employees at Source Code Construction, joining in 2002. He's a key member of the team for the Urban Yard Interior project as he will be in charge of all estimates presented to you. He will also work with subcontractors to gain scope confirmations on bid packages and present recommendations on said subcontractors. He will be present at all biweekly lookaheads as well as weekly project meetings.



**Name:** Nora Durst

**Position:** Project Superintendent **Education: Stanford University** BArch Minor Sustainability

**Boston University** MS, Construction Mgmt. Certifications/ Affiliations: USGBC PMP CCM LEED AP ID+C

Nora Durst joined Source Code Construction in 2005, after graduating from Boston University with her Masters in Civil Engineering. She's worked with Kevin Garvey and Meg Abbott on 5 projects in as many years and worked on the Rocket Fuel Project with 2LS Consulting Engineering. She will be assisted by Lucy Warburton and will be on site daily and in attendance at all project meetings.



Meg Abbott joined Source Code Construction while completing her masters in Construction Administration at Columbia in 2008. After graduating, she became one of our first LEED accredited professionals. She has been a Project Engineer with the company for 8 years now and works with Kevin Garvey on multiple projects a year. They've never had a project run over budget or be delivered late. She will be on site daily and in attendance at all project meetings.





Name: Patti Levin

**Position:** Site Safety Supervisor **Education: Boston University** BS, Occupational Health and Safety

**Certifications/ Affiliations:** OSHA 500

Patti Levin joined Source Code Construction in 2004 and has been key in keeping our projects safe. She has been in the industry for decades, beginning her career in 1983. In that time, she's worked mainly on projects along the east coast and has never had a fatality on any of her jobsites. She'll maintain that same safety rating on the Urban Yard site. She'll be on site every day and in attendance at every meeting.

<b>Name:</b> Erika Murphy	<b>Education:</b> Stanford University BArch	<b>Certifications/ Affiliations:</b> LEED AP CCM
Position: BIM/VDC	M.I.T.	PMP CEP
Manager	MS, Computer Science	PMI-SP

Erika Murphy joined Source Code Construction in 2006 and worked as a Project Superintendent before taking a leave to get her Masters in computer science from MIT in 2009. She has been back at the firm for nearly a decade now and is integral to the numerous projects she has worked on. She will be managing all virtual tools on site, including the BIM models and 3D scans of the existing structure, as well as helping Kevin Garvey coordinate trades. She will be on site weekly and in attendance at key project milestone meetings.





**Name:** Lucy Warburton

**Position:** Assistant Superintendent **Education: Boston University** BS, Construction Mgmt. BArch Minor Sustainability

Certifications/ Affiliations: USGBC PMP CCM LEED AP ID+C

Lucy Warburton joined Source Code Construction in 2015 after graduating from Boston University. She graduated with both CM and Architecture degrees and excels at using those degrees to coordinate the two industries on site. She'll be working closely with Nora Durst and making sure that everything is running smoothly. She'll be on site during all construction hours and will be in attendance at every project meeting.



# **Staffing Chart**



ΝΔΜΕ	TITI F						MONTH						AVG. HOURS	TOTAL	PERCENT
		APRIL	MAY	JUNE	JULY	AUGUST	SEP	ОСТ	NOV	DEC	JAN	FEB	PER MONTH	HOURS	UTILIZATION
James Talbot	CEO + Principal	10	8	8	2	2	2	2	2	2	4	4	4	46	3%
Damon Lindelof	Project Executive	24	24	20	16	16	16	16	16	16	20	24	19	208	12%
Kevin Garvey	Project Manager	40	80	72	72	72	72	72	72	72	72	80	71	776	<b>46</b> %
Wayne Gilchrist	Senior Estimator	30	72	54	36	18	18	18	18	18	6	6	27	294	17%
Nora Durst	General Superintendent	40	166	166	166	166	166	166	166	166	166	166	155	1700	100%
Lucy Warburton	Asst. Superintendent	40	166	166	166	166	166	166	166	166	166	166	155	1700	100%
Meg Abott	Project Engineer	40	108	108	72	72	108	108	108	72	72	108	89	976	57%
Patti Levin	Site Safety Supervisor	40	166	166	166	166	166	166	166	166	166	166	155	1700	100%
Erika Murphy	BIM/VDC Manager	40	166	128	128	72	72	36	36	20	10	10	65	718	42%



## **Project CPM Schedule**



	Description	Original	Ctaut	Finish	A		Maria	l		l l			2021		0		0	2-4		New	
	Description	Duration	Start	FINISH	Apr 19 26	6 3	10 17 24	31 7 14 21	28	5 12	19 26	2 9	Aug 16 23	30 6	13 20	27	4 11	18 2	5 1	8 15	5 22
Urban	Yard Interior Renovation																				
Milest	tones																				
10	Contract Awarded	0	04/26/21			Contr	act Awarded														
20	Notice to Proceed	0	04/26/21			Notice	e to Proceed														
30	Permits in hand	0	06/01/21		1 F			Permits in har	nd												
40	Final Bid Awarded	0		05/31/21				Final Bid Awa	rded												
50	Construction Start	0	07/01/21						X	Construct	tion Star	+									
60	Demolition Complete	0		07/16/21					<b>A</b>		7 Demo	lition Com	plete								
70	Excavation/Foundation Complete	0		07/22/21						¥	F	xcavation/	Foundation	Complete	e						
80	Structure Work Complete	0		09/22/21							¥	, iourunon,	, ounduion	Complete	7	7Stri	ucture Wo	ork Comr	olete		
85	MEP Work Start	0	07/28/21	00/22/21							X	MEP Wo	ork Start		×			in comp			
90	MEP Work Complete	0	01120/21	12/23/21							4		Jik Otart								
110	Interior Fit-out Start	0	08/04/21	12/20/21									rior Eit out	Start							
120		0	00/04/21	12/27/21								<b>A</b>		Jan							
120	Substantial Completion	0		12/27/21																	
140		0		01/24/22																	
140	Final Turnover to Owner	0		01/24/22																	
Due		0		02/10/22																	
Pre-co	onstruction																				
160	Permitting - DOB	26	04/26/21	05/31/21				Permitting - D	OB												
170	Permitting - DEP	26	04/26/21	05/31/21			1 1	Permitting - D	EP												
180	Permitting - FDNY	26	04/26/21	05/31/21			1 1	Permitting - FI	DNY												
190	Permitting - DOT	26	04/26/21	05/31/21			1 1	Permitting - D	OT												
200	Permitting - MTA	26	04/26/21	05/31/21				Permitting - M	TA												
210	Permitting - Misc.	26	04/26/21	05/31/21				Permitting - M	lisc.												
220	Bidding Process	15	04/26/21	05/14/21			Bidding	g Process													
230	Bidding Awards	11	05/17/21	05/31/21				Bidding Award	ds												
Subn	nittals																				
240	Submit, Review, Approval - Demolition	30	04/26/21	06/04/21				Submit, Re	view, Ap	oproval - I	Demoliti	on									
250	Submit, Review, Approval - Excavation + Foundation	30	04/26/21	06/04/21				Submit, Re	view, Ap	proval -	Excavati	ion + Foun	dation								
260	Submit, Review, Approval - Steel	30	04/26/21	06/04/21				Submit, Re	view, Ap	oproval -	Steel										
270	Submit, Review, Approval - Concrete	30	05/10/21	06/18/21	1		Y	S	Submit, F	Review, A	Approval	- Concrete	9								
280	Submit, Review, Approval - Masonry	30	05/10/21	06/18/21			Ÿ		Submit, F	Review, A	Approval	- Masonry									
290	Submit, Review, Approval - Glass + Glazing	30	05/17/21	06/25/21			T		Sub	mit, Revi	iew, App	roval - Gla	ss + Glazing	J							
300	Submit, Review, Approval - Mechanical	30	05/17/21	06/25/21					Sub	mit, Revi	iew, App	roval - Meo	chanical								
310	Submit, Review, Approval - Electrical	30	05/17/21	06/25/21	1		Ť		Sub	mit, Revi	iew, App	roval - Elec	ctrical								
320	Submit, Review, Approval - Plumbing	30	05/17/21	06/25/21					Sub	mit, Revi	iew, App	roval - Plur	mbing								
330	Submit, Review, Approval - Sprinklers	30	05/17/21	06/25/21			▼		Sub	mit, Revi	iew, App	roval - Spri	inklers								
340	Submit, Review, Approval - Elevators	30	05/10/21	06/18/21	1		Ý.		Submit, F	Review, A	Approval	- Elevators	s								
360	Submit, Review, Approval - Doors + Hardware	30	06/07/21	07/16/21	1			Ť		Y	Subm	it, Review,	Approval -	Doors + I	Hardware						
390	Submit, Review, Approval - Flooring	30	06/07/21	07/16/21				Ť.			Subm	it, Review,	Approval -	Flooring							
400	Submit, Review, Approval - Finishes	30	06/07/21	07/16/21				♥			Subm	it, Review,	Approval -	Finishes							
410	Submit, Review, Approval - Painting	30	06/07/21	07/16/21				Ť.		1	Subm	it, Review,	Approval -	Painting							
420	Submit, Review, Approval - Lighting	30	06/07/21	07/16/21				♦	- El	: v7	Subm	it, Review.	Approval -	Lighting							
Const	ruction																				
Mohi	lization																				
	Install Parriages and Eanses	-	06/04/04	06/02/04																	
430		3	06/04/04	00/03/21	art				ades ar	iu rence	s										
440	Install (eam Trailer	2	06/04/21	06/07/21	at St			Install Te	am Irai	ier											
450		1	06/04/21	06/04/21	rojet				Tome	tilition											
460	Install Temp Utilities	5	06/04/21	06/10/21	<u> </u>			Install	i emp U	unties					: :						
	Start Date: 04/26/21 Finish Date: 02/10/22 Data Date: 02/26/21									Urt	ban Yard 40-0	l Interior R 9 21st Str	Renovation reet								
	Run Date: 03/15/21									L	ong Isla	and City, N	Y 11101								
Capstone	Schedule - 03.15.21.ppx Page 1A																				





						2021
ID	Description	Original	Start	Finish	Apr	May Jun Jul Aug Sep Oct Nov
470		Duration	00/04/04	00/40/04	19 26	3 10 17 24 31 7 14 21 28 5 12 19 26 2 9 16 23 30 6 13 20 27 4 11 18 25 1 8 15 22 1 18 15 22 1 18 15 22 1 18 15 22 18 15 12 19 26 12 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 22 18 15 18 15 22 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15 18 15
470		5	06/04/21	06/10/21		install Temp Facilities
480	Analysis of Current Building Status - Structure	10	06/08/21	06/21/21		Analysis of Current Building Status - Structure
490	Analysis of Current Building Status - Fire Protection	10	06/08/21	06/21/21		Analysis of Current Building Status - Fire Protection
500	Analysis of Current Building Status - Sprinkler	10	06/08/21	06/21/21		Analysis of Current Building Status - Sprinkler
510	Site Status Equipment Installation	10	06/08/21	06/21/21		Site Status Equipment Installation
520	Site Staging	10	06/22/21	07/05/21		Site Staging
Demo	blition					
530	Column Protection	5	06/22/21	06/28/21		Column Protection
540	Fire Alarm Protection	5	06/22/21	06/28/21		Fire Alarm Protection
550	Sprinkler Protection	5	06/22/21	06/28/21		Sprinkler Protection
560	Glazing Protection	5	06/22/21	06/28/21		Glazing Protection
570	Loading Berth 1 Removal	3	06/29/21	07/01/21		Loading Berth 1 Removal
580	Loading Berth 2 Removal	3	07/02/21	07/06/21		Loading Berth 2 Removal
590	Cellar Floor Slab Cut	2	06/29/21	06/30/21		
600	6th Eloor Slab Cut	2	06/20/21	06/30/21		
610	5th Floor Slab Cut	2	07/01/21	00/00/21		
620	Ath Eleer Sleb Cut	2	07/05/21	07/06/21		
620	3rd Eloor Slab Cut	2	07/07/04	07/00/21		
640	2nd Eloor Slab Cut	2	07/00/24	07/10/21		
040	Cround Elear Sleb Cut	2	07/09/21	07/12/21		
650	Bref Olek Out	2	07/15/21	07/14/21		
660	Roof Slab Cut	2	07/15/21	07/16/21		
Exca	vation					
670	Elevator Shaft Pit Excavation	4	07/15/21	07/20/21		Elevator Shaft Pit Excavation
680	Cellar Electrical Room Excavation	4	07/15/21	07/20/21		Cellar Electrical Room Excavation
Foun	dation					
690	Rebar for New Cellar Footings	1	07/15/21	07/15/21		Rebar for New Cellar Footings
700	Pour New Cellar Footings	1	07/16/21	07/16/21		Pour New Cellar Footings
710	Rebar for Elevator Pit Footings	1	07/21/21	07/21/21		Rebar for Elevator Pit Footings
720	Pour Elevator Pit Footings	1	07/22/21	07/22/21		Pour Elevator Pit Footings
730	Backfill Cellar around Elevator Pits, etc.	2	07/21/21	07/22/21		Backfill Cellar around Elevator Pits, etc.
740	Formwork for New Cellar Slabs	2	07/15/21	07/16/21		Forrmwork for New Cellar Slabs
750	Rebar for New Cellar Slabs	1	07/19/21	07/19/21		Rebar for New Cellar Slabs
760	Pour New Cellar Slabs	1	07/20/21	07/20/21		Pour New Cellar Slabs
770	Strip Formwork Cellar Slabs	1	07/21/21	07/21/21		Strip Formwork Cellar Slabs
780	Formwork for Foundation Walls Fire Stair C	2	07/15/21	07/16/21		Formwork for Foundation Walls Fire Stair C
790	Rebar for Foundation Walls Fire Stair C	2	07/19/21	07/20/21		Repar for Foundation Walls Fire Stair C
800	Pour Foundation Walls Fire Stair C	1	07/21/21	07/21/21		Pour Foundation Walls Fire Stair C
810	Strip Formwork Foundation Walls Fire Stair C	1	07/22/21	07/22/21		Strip Formwork Foundation Walls Fire Stair C
Steel						
820	Structural Steel Above Electrical Room	Λ	07/01/21	07/06/21		Structural Steel Above Electrical Boom
830	Steel Staircase Install - Cellar		07/10/21	07/22/21		
840	Steel Staircase Install - 1st Floor	4	07/28/21	08/02/21		
850	Steel Dowels for Fire Stair C CMUs, 1st Floor	4	01/20/21	08/02/21		
0.00	Steel Staircase Install - 2nd Eloor	1 A	00/03/21	08/06/21		Steel Storeges Install 2nd Elear
000	Steel for Mechanical Opening and Elect	4	00/03/21	08/00/21		Steal for Machanian Constraint and Elagr
0/0	Steel Dowels for Fire Steir C CMUs, 2nd Floor		08/00/24	08/00/21		
000	Steel Lowers for File Stati C UNUS - 200 Floor	1	08/09/21	00/09/21	art	Steel Dowels for Fire Stair C CMUs - 2nd Floor
890	Steel Province Install 2nd Floor	3	08/09/21	08/11/21	ct St	Steel tor Slab - 2nd Hoor
900	Steel StairCase Install - 3rd Floor	4	08/10/21	08/13/21	roje(	Steel Staircase Install - 3rd Floor
910	Steel for Mechanical Opening - 3rd Floor	1	08/16/21	08/16/21	۵	Steel for Mechanical Opening - 3rd Floor
	Start Date: 04/26/21					Urban Yard Interior Renovation
	Finish Date: 02/10/22 Data Date: 04/26/21					40-09 21st Street
	Run Date: 03/15/21					Long Island City, NY 11101
Capstone S	scnedule - 03.15.21.ppx Page 2A					

					2022		
29 6	Dec 13 20	27	3	Jan 10 1	7 24	51 Fe	b
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ID	Description	Original	Start	Finish	Apr	May	Jun		Jul	2021 Aug Sep Oct Nov
		Duration			19 26 3	3 10 17 24	4 31 7 14	21 28 5	12 19 2	26 2 9 16 23 30 6 13 20 27 4 11 18 25 1 8 15 22
920	Steel Dowels for Fire Stair C CMUs - 3rd Floor	1	08/17/21	08/17/21						Steel Dowels for Fire Stair C CMUs - 3rd Floor
930	Steel for Slab - 3rd Floor	3	08/16/21	08/18/21						Steel for Slab - 3rd Floor
940	Steel Staircase Install 4th - Floor	4	08/18/21	08/23/21						Steel Staircase Install 4th - Floor
950	Steel for Mechanical Opening - 4th Floor	1	08/24/21	08/24/21						Steel for Mechanical Opening - 4th Floor
960	Steel Dowels for Fire Stair C CMUs - 4th Floor	1	08/25/21	08/25/21						Steel Dowels for Fire Stair C CMUs - 4th Floor
970	Steel for Slab - 4th Floor	3	08/24/21	08/26/21						Steel for Slab - 4th Floor
980	Steel Staircase Install - 5th Floor	4	08/26/21	08/31/21						Steel Staircase Install - 5th Floor
990	Steel for Mechanical Opening - 5th Floor	1	09/01/21	09/01/21						Steel for Mechanical Opening - 5th Floor
1000	Steel Dowels for Fire Stair C CMUs - 5th Floor	1	09/02/21	09/02/21						Steel Dowels for Fire Stair C CMUs - 5th Floor
1010	Steel for Slab - 5th Floor	3	09/01/21	09/03/21						Steel for Slab - 5th Floor
1020	Steel Staircase Install - 6th Floor	4	09/03/21	09/08/21						Steel Staircase Install - 6th Floor
1030	Steel for Mechanical Opening - 6th Floor	1	09/09/21	09/09/21						Steel for Mechanical Opening - 6th Floor
1040	Steel Dowels for Fire Stair C CMUs - 6th Floor	1	09/10/21	09/10/21						Steel Dowels for Fire Stair C CMUs - 6th Floor
1050	Steel for Slab - 6th Floor	3	09/09/21	09/13/21						Steel for Slab - 6th Floor
1060	Steel Dowels for Fire Stair C CMUs - Roof	1	09/13/21	09/13/21						Steel Dowels for Fire Stair C CMUs - Roof
1070	Steel for Slab - Roof	3	09/14/21	09/16/21						Steel for Slab - Roof
1080	Steel Staircase Install - Bulkhead	1	09/17/21	09/22/21						Steel Staircase Install Bulkhood
1000	Steel Dowels for Fire Stair C CMUs - Bulkhead	1	09/23/21	09/23/21						
1100	Steel for ACCI Mounting Platform	1	00/22/21	00/20/21						Steel for ACCI Mounting Diafform
1110	Steel for DTL Mounting Platform	4	09/23/21	09/20/21						Steel for ACCO Mobiliting Platform
	Steel for RTO Mounting Platform	3	09/23/21	09/27/21						
Conci	rete								$\downarrow$	
1120	Formwork for Slab above Electrical Room	2	07/21/21	07/22/21						Formwork for Slab above Electrical Room
1130	Pour Slab Above Electrical Room	1	07/23/21	07/23/21					Ţ	Pour Slab Above Electrical Room
1140	Strip Formwork for Slab Above Electrical Room	1	07/26/21	07/26/21					ľ	Strip Formwork for Slab Above Electrical Room
1145	Formwork for slabs - 1st Floor	1	07/23/21	07/23/21					չ	Formwork for slabs - 1st Floor
1146	Pour Slabs - 1st Floor	1	07/26/21	07/26/21					ľ	Pour Slabs - 1st Floor
1148	Strip Formwork - 1st Floor	1	07/27/21	07/27/21					ľ	Strip Formwork - 1st Floor
1150	Formwork for Slab - 2nd Floor	2	08/12/21	08/13/21						- Formwork for Slab - 2nd Floor
1160	Pour Slab - 2nd Floor	1	08/16/21	08/16/21						Pour Slab - 2nd Floor
1170	Strip Formwork for Slab - 2nd Floor	1	08/17/21	08/17/21						Strip Formwork for Slab - 2nd Floor
1180	Formwork for Slab - 3rd Floor	2	08/19/21	08/20/21						Formwork for Slab - 3rd Floor
1190	Pour Slab - 3rd Floor	1	08/23/21	08/23/21						Pour Slab - 3rd Floor
1200	Strip Formwork for Slab - 3rd Floor	1	08/24/21	08/24/21						Strip Formwork for Slab - 3rd Floor
1210	Formwork for Slab - 4th Floor	2	08/27/21	08/30/21						Formwork for Slab - 4th Floor
1220	Pour Slab - 4th Floor	1	08/31/21	08/31/21						Pour Slab - 4th Floor
1230	Strip Formwork for Slab - 4th Floor	1	09/01/21	09/01/21						Strip Formwork for Slab - 4th Floor
1240	Formwork for Slab - 5th Floor	2	09/06/21	09/07/21						E Formwork for Slab - 5th Floor
1250	Pour Slab - 5th Floor	1	00/08/21	00/08/21						Dour Slab 5th Eloor
1200	Strip Formwork for Slab - 5th Floor	1	00/00/21	00/00/21						Strip Formwork for Slob 5th Eleon
1200	Formwork for Slab - 6th Floor	- I 	09/09/21	09/09/21						Sup Formwork for Slab - Still Floor
12/0	Pour Slab 6th Eloor	2	00/14/21	00/16/04						
1200	Strip Formwork for Slob 6th Floor		00/47/04	00/47/04						
1290	Surp FORTIWOR IOI Stab - oth Floor	1	09/17/21	09/17/21						
1300	Pointwork for Stab - Root	2	09/17/21	09/20/21						
1310		1	09/21/21	09/21/21						Pour Slab - Roof
1320	Strip Formwork for Slab - Roof	1	09/22/21	09/22/21						L Strip Formwork for Slab - Roof
Maso	nry									
1400	8" CMU Blocks for Fire Stair C - 1st Floor	2	08/04/21	08/05/21	t					8" CMU Blocks for Fire Stair C - 1st Floor
1410	8" CMU Blocks for Fire Stair C - 2nd Floor	2	08/09/21	08/10/21	Sta					8" CMU Blocks for Fire Stair C - 2nd Floor
1420	8" CMU Blocks for Fire Stair C - 3rd Floor	2	08/16/21	08/17/21	ject					8" CMU Blocks for Fire Stair C - 3rd Floor
1430	8" CMU Blocks for Fire Stair C - 4th Floor	2	08/24/21	08/25/21	Pro					8" CMU Blocks for Fire Stair C - 4th Floor
	Start Date: 04/26/21								Urhan Va	ard Interior Renovation
	Finish Date: 02/10/22 Data Date: 04/26/21								40	0-09 21st Street
	Run Date: 03/15/21								Long Is	sland City, NY 11101
Capstone S	chedule - 03.15.21.ppx Page 3A									

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											2024				
ID	Description	Original	Start	Finish	Apr	May	Jun		Jul	Aug	2021	Sep	Oct		Nov
		Duration			19 26	3 10 17 24 3	31 7 14 21	28 5 1	2 19 26	2 9 16	23 30	0 6 13 20 27	4 11 18	25 1 8	15 22
1710	Sprinkler Risers - 5th Floor	1	09/03/21	09/03/21								Sprinkler Risers -	5th Floor		
1720	Electrical Risers - 5th Floor	1	09/06/21	09/06/21								Electrical Riser	s - 5th Floor		
2780	HVAC Duct Installation - 5th Floor	5	10/20/21	10/26/21										HVAC	Duct Install
2810	Plumbing Rough-in - 5th Floor	3	11/01/21	11/03/21									Î	F	lumbina Ro
2820	Electrical Rough-in - 5th Eloor	3	11/04/21	11/08/21											Electrica
2830	Sprinkler Install - 5th Floor	3	11/00/21	11/11/21										V V	Sprink
2000		3	10/15/01	10/16/01											Oprink
2920		2	12/13/21	12/10/21											
Sixt	h Floor											,			
1730	Mechanical Risers - 6th Floor	2	09/02/21	09/03/21								Mechanical Riser	s - 6th Floor		
1740	Plumbing Risers - 6th Floor	1	09/06/21	09/06/21								Plumbing Riser	s - 6th Floor		
1750	Sprinkler Risers - 6th Floor	1	09/07/21	09/07/21								Sprinkler Rise	rs - 6th Floor		
1760	Electrical Risers - 6th Floor	1	09/08/21	09/08/21								Electrical Rise	ers - 6th Floor		
2970	HVAC Duct Installation - 6th Floor	5	11/08/21	11/12/21											
3000	Plumbing Rough-in - 6th Floor	3	11/18/21	11/22/21											
3010	Electrical Pough in 6th Elect	3	11/03/21	11/25/21											
2020	Sprinkler Install Sth Elecr	3	11/20/21	11/20/21											
3020		3	11/20/21	11/30/21											
3110	MEP Finishes - 6th Floor	2	12/21/21	12/22/21											
Roo	f + Bulkhead														
1770	Mechanical Risers - Bulkhead	2	09/06/21	09/07/21								Mechanical Ri	sers - Bulkheac	1	
1780	Sprinkler Risers - Bulkhead	1	09/08/21	09/08/21								Sprinkler Rise	rs - Bulkhead		
1790	Electrical Risers - Bulkhead	1	09/09/21	09/09/21								Electrical Ris	ers - Bulkhead		
3150	HVAC Duct Installation - Roof + Bulkhead	2	11/19/21	11/22/21											
3170	Electrical Rough-in - Roof + Bulkhead	2	11/23/21	11/24/21											
2100		2	11/25/21	11/24/21											
3160		2	11/25/21	11/20/21											
3240	MEP Finishes - Root + Bulkhead	1	12/23/21	12/23/21											
Inter	ior Fit-out														
First	t Floor														
2000	Carpentry Layout - 1st Floor	3	08/04/21	08/06/21							ntrv Lavo	ut - 1st Floor			
2010	Ceiling Track - 1st Floor	2	08/09/21	08/10/21							ling Track	k - 1st Floor			
2010	Corportry Bottom Trock 1 at Elect		00/00/21	00/17/21						• • • • • • • • • • • • • • • • • • •	Carpen	try Bottom Track 1st	Floor		
2030	Otan dum atuda dat Elaan	1	00/17/21	00/17/21						ŧ.	Carpen		11001		
2040	Stand up studs - 1st Floor	2	08/18/21	08/19/21						Ľ	Stand				
2080	Drywall Install - 1st Floor	2	09/02/21	09/03/21								Drywall install - 1	st Floor		
2090	Firestopping - 1st Floor	1	09/06/21	09/06/21								Firestopping - 1	st Floor		
2100	Ceiling install - 1st Floor	2	09/07/21	09/08/21								Ceiling install	- 1st Floor		
2110	Lighting Install - 1st Floor	1	09/09/21	09/09/21								Lighting Insta	all - 1st Floor		
2120	Painting - 1st Floor	1	09/10/21	09/10/21								Painting - 1s	st Floor		
2130	Flooring install - 1st Floor	2	09/13/21	09/14/21								Flooring i	nstall - 1st Floc	or 🔰	
2140	Moulding install - 1st Floor	2	09/15/21	09/16/21								Mouldin	ıg install - 1st F	loor	
2150	Millwork install - 1st Floor	3	09/17/21	09/21/21								Milly	vork install - 1et	t Eloor	
2100	Door + Hardware install - 1st Floor	1	00/22/21	00/22/21									or + Hordwore		oor
2170	Final Einishes 1st Floor	1	10/10/01	10/20/24								Doc		Final Finit	
2160		2	10/19/21	10/20/21										Final Finish	ies - Ist Flo
Sec	ond Floor														
2190	Carpentry Layout - 2nd Floor	3	08/20/21	08/24/21						l l	Ca	arpentry Layout - 2nd F	loor		
2200	Ceiling Track - 2nd Floor	2	08/25/21	08/26/21								Ceiling Track - 2nd Flo	or		
2220	Carpentry Bottom Track - 2nd Floor	1	09/02/21	09/02/21								Carpentry Bottom	Track - 2nd Flc	or	
2230	Stand up studs - 2nd Floor	2	09/03/21	09/06/21								Stand up studs	- 2nd Floor		
2270	Drywall install - 2nd Floor	2	09/20/21	09/21/21	tart							Drvv	wall install - 2nd	Floor	
2280	Firestopping - 2nd Floor	1	09/22/21	00/22/21	ct S							Fire	stopping - 2nd	Floor	
2200	Coiling install 2nd Floor	1	00/22/21	00/24/24	roje								eiling instell	nd Elocr	
2290		Ζ	09/23/21	09/24/21	<b>L</b>								sinny install - 2r		
	Start Date: 04/26/21 Finish Date: 02/10/22 Data Date: 04/26/21 Run Date: 03/15/21								Urban Yard 40-09 Long Isla	Interior Renov 21st Street nd City, NY 11	ation 101				
Capstone	Schedule - 03.15.21.ppx Page 5A														



![](_page_28_Picture_0.jpeg)

	Description	Original	Ctart	Finiah	2021
	Description	Duration	Start	FINISN	Apr May Jun Jun Jul Aug Sep Oct Nov 19 26 3 10 17 24 31 7 14 21 28 5 12 19 26 2 9 16 23 30 6 13 20 27 4 11 18 25 1 8 15 22
2300	Lighting Install - 2nd Floor	1	09/27/21	09/27/21	1 Lighting Install - 2nd Floor
2310	Painting - 2nd Floor	1	09/28/21	09/28/21	.1 Painting - 2nd Floor
2320	Flooring install - 2nd Floor	2	09/29/21	09/30/21	.1 Flooring instal - 2nd Floor
2330	Moulding install - 2nd Floor	2	10/01/21	10/04/21	.1 Moulding install - 2nd Floor
2340	Millwork install - 2nd Floor	3	10/05/21	10/07/21	1 Millwork install - 2nd Floor
2360	Door + Hardware install - 2nd Floor	1	10/08/21	10/08/21	.1 Door, + Hardware install - 2nd F
2370	Final Finishes - 2nd Floor	2	10/19/21	10/20/21	. Final Finishes - 2nd Fl
Thire	l Floor	1 1			
2380	Carpentry Lavout - 3rd Floor	3	09/07/21	09/09/21	Carpentry Layout - 3rd Floor
2390	Ceiling Track - 3rd Floor	2	09/10/21	09/13/21	Ceiling Track - 3rd Floor
2410	Carpentry Bottom Track - 3rd Floor	1	09/21/21	09/21/21	Carpentry Bottom Track - 3rd Floor
2420	Stand up studs - 3rd Floor	2	09/22/21	09/23/21	Stand up studs - 3rd Floor
2440	Electrical Rough-in - 3rd Floor	3	09/29/21	10/01/21	1
2450	Sprinkler Install - 3rd Floor	3	10/04/21	10/06/21	- Spinikler Install - 3rd Floor
2460	Drywall install - 3rd Floor	2	10/07/21	10/08/21	
2470	Firestopping - 3rd Floor	1	10/11/21	10/11/21	T Firestopping - 3rd Floor
2480	Ceiling install - 3rd Floor	. 2	10/12/21	10/13/21	
2490	Lighting Install - 3rd Floor	1	10/14/21	10/14/21	Lighting Install, a fillen
2500	Painting - 3rd Floor	1	10/15/21	10/15/21	Painting and Floor
2510	Flooring install - 3rd Floor	2	10/18/21	10/10/21	Flooring install 3rd E/
2520	Moulding install - 3rd Floor	2	10/20/21	10/21/21	1 Norman and the second s
2520	Millwork install - 3rd Floor	3	10/22/21	10/26/21	
2550	Door + Hardware install - 3rd Floor	1	10/27/21	10/20/21	
2560	Final Einishes 3rd Floor	2	10/28/21	10/20/21	
2300		2	10/20/21	10/29/21	
Pour 2570	Company Levent 4th Fleer	2	00/24/24	00/28/24	
2570	Carpentry Layout - 4th Floor	3	09/24/21	09/20/21	
2580	Celling Track - 4th Floor	2	09/29/21	09/30/21	
2600	Carpentry Bottom Track - 4th Floor	1	10/08/21	10/08/21	1 J Carpenny Bottom Track - 4th F
2610	Stand up studs - 4th Floor	2	10/11/21	10/12/21	Stand up studs - 4th Ptoor
2650	Drywall Install - 4th Floor	2	10/26/21	10/27/21	
2660	Firestopping - 4th Floor	1	10/28/21	10/28/21	
2670		2	10/29/21	11/01/21	1 Celling install
2680	Lighting Install - 4th Floor	1	11/02/21	11/02/21	
2690	Painting - 4th Floor	1	11/03/21	11/03/21	
2700	Flooring install - 4th Floor	2	11/04/21	11/05/21	
2/10	Moulding install - 4th Floor	2	11/08/21	11/09/21	
2720		3	11/10/21	11/12/21	
2/40	Door + Hardware Install - 4th Floor	1	11/15/21	11/15/21	
2750	Final Finishes - 4th Floor	2	12/13/21	12/14/21	
Fifth	Floor				
2760	Carpentry Layout - 5th Floor	3	10/13/21	10/15/21	1 Carpentry Layout - 5th Fic
2770	Ceiling Track - 5th Floor	2	10/18/21	10/19/21	1 Ceiling Track - 5th Floo
2790	Carpentry Bottom Track - 5th Floor	1	10/27/21	10/27/21	1 Carpentry Bottom
2800	Stand up studs - 5th Floor	2	10/28/21	10/29/21	1 Stand up studs
2840	Drywall install - 5th Floor	2	11/12/21	11/15/21	
2850	Firestopping - 5th Floor	1	11/16/21	11/16/21	
2860	Ceiling install - 5th Floor	2	11/17/21	11/18/21	
2870	Lighting Install - 5th Floor	1	11/19/21	11/19/21	
2880	Painting - 5th Floor	1	11/22/21	11/22/21	
	Start Date: 04/26/21 Finish Date: 02/10/22 Data Date: 04/26/21 Run Date: 03/15/21				Urban Yard Interior Renovation 40-09 21st Street Long Island City, NY 11101

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![](_page_28_Figure_3.jpeg)

![](_page_29_Picture_0.jpeg)

10		Original	<u>.</u>														2021											
ID	Description	Duration	Start	FINISN	Apr 19	26 3	10 1	7 24	31 7	Jun 14	21 2	8 5	Jui 12	19 2	6 2	9 1	6 23	30	6 13	ep 3 20	) 27	4	11	18	25 1	8	NOV	5 22
2890	Flooring install - 5th Floor	2	11/23/21	11/24/21																		T	1				T	
2900	Moulding install - 5th Floor	2	11/25/21	11/26/21																								
2910	Millwork install - 5th Floor	3	11/29/21	12/01/21																								
2930	Door + Hardware install - 5th Floor	1	12/02/21	12/02/21																								
2940	Final Finishes - 5th Floor	2	12/13/21	12/14/21																								
Sixth	Floor																											
2950	Carpentry Layout - 6th Floor	3	11/01/21	11/03/21																							Carpe	entry Lav
2960	Ceiling Track - 6th Floor	2	11/04/21	11/05/21																						٦.	Ceili	ng Trac
2980	Carpentry Bottom Track - 6th Floor	1	11/15/21	11/15/21																							4	Carp
2990	Stand up studs - 6th Floor	2	11/16/21	11/17/21																							Ý	Sta
3030	Drywall install - 6th Floor	2	12/01/21	12/02/21																								
3040	Firestopping - 6th Floor	1	12/03/21	12/03/21																								
3050	Ceiling install - 6th Floor	2	12/06/21	12/07/21																								
3060	Lighting Install - 6th Floor	1	12/08/21	12/08/21																					8			
3070	Painting - 6th Floor	1	12/09/21	12/09/21																								
3080	Flooring install - 6th Floor	2	12/10/21	12/00/21																					8			
3090	Moulding install - 6th Floor	2	12/10/21	12/15/21																								
3100	Millwork install - 6th Floor	3	12/16/21	12/10/21																					8			
3120	Door + Hardware install - 6th Floor	1	12/10/21	12/20/21																								
3120	Final Finishes 6th Floor	2	12/21/21	12/21/21																								
5150		Z	12/22/21	12/23/21																								
Roor			11/10/04	44/40/04																							,	
3140	Celling Track - Root + Bulkhead	1	11/18/21	11/18/21																								Ce
3190	Firestopping - Root + Buikhead	1	12/06/21	12/06/21																								
3200	Ceiling install - Root + Bulkhead	2	12/08/21	12/09/21																								
3210	Lighting Install - Root + Bulkhead	1	12/10/21	12/10/21																								
3220	Painting - Root + Bulkhead	1	12/13/21	12/13/21																					8			
3230	Flooring install - Root + Bulkhead	1	12/14/21	12/14/21																								
3250	Door + Hardware install - Roof + Bulkhead	1	12/22/21	12/22/21																								
3260	Final Finishes - Root + Bulkhead	2	12/24/21	12/27/21																								
Elevat	tor																				Ļ							
3750	Elevator Rails (Cellar to Roof)	16	09/23/21	10/14/21																ľ	-	÷	<b>_</b>	Elev	ator F	Rails (	Cella	r to Roo
3760	Install Platforms (Ground Floor to Bulkhead)	10	10/15/21	10/28/21																				1.	-	Instal	l Plat	forms (C
3770	Door Bucks	8	10/29/21	11/09/21																							, D	oor Buc
3780	Install Elvator Machinery	10	11/10/21	11/23/21																						1		
3790	Install Cabs	10	11/24/21	12/07/21																								
Inspe	ctions																								8			
3500	MEP Inspections - Cellar to 3rd Floors	8	10/07/21	10/18/21																		Y_		N	1EP Ir	nspect	tions	- Cellar
3510	MEP Inspections - 4th to Bulkhead	8	12/01/21	12/10/21																								
Close-	Out																											
4000	Testing of Building Systems	10	12/13/21	12/24/21																								
4010	Housekeeping	6	12/27/21	01/03/22																								
4020	Final Inspections	14	01/04/22	01/21/22																								
4030	Punchlist Verification	7	01/24/22	02/01/22																								
4040	TCO	1	01/24/22	01/24/22																								
4050	Turnover of As-Builts and Warranties	6	01/25/22	02/01/22																								
4060	Close-out Documentation	6	02/02/22	02/09/22																								
4070	Final Signing + CO	1	02/10/22	02/10/22	art																							
					Project St																							
	Start Date: 04/26/21 Finish Date: 02/10/22 Data Date: 04/26/21 Run Date: 03/15/21												Url	oan Yai 40- ong Is	d Inter 09 21s land Ci	ior Reno t Street ty, NY 1	ovation 1101											
Capstone S	chedule - 03.15.21.ppx Page 7A																											

![](_page_29_Figure_3.jpeg)

![](_page_30_Picture_0.jpeg)

# Sample Two Week Look Ahead

![](_page_31_Picture_0.jpeg)

	ACTIVE DAYS															
ACTIVITY		Week 1 ( 09.05.21 - 09.12.21 )							Week	2 ( 09.	13.21	- 09.2	LUCATION			
	S	М	Т	W	Т	F	S	S	М	Т	W	Т	F	S		
Firestopping															Second Floor	
Ceiling Install															Second Floor	
Lighting Install															Second Floor	
Painting															Second Floor	
Flooring Install															Second Floor	
Moulding Install															Second Floor	
Millwork Install															Second Floor	
Carpentry Layout															Third Floor	
Ceiling Track															Third Floor	
Stand up Studs															Third Floor	

![](_page_32_Picture_0.jpeg)

# **Summary Estimate**

Divisions (T	rades)	Cost (\$)	Cost per SF (\$)	% Cost
Division 01	General Requirements	\$136,247.98	\$1.58	1.43%
Division 02	Existing Conditions	\$337,285.22	\$3.92	3.54%
Division 03	Concrete	\$1,020,430.70	\$11.86	10.71%
Division 04	Masonry	\$272,495.97	\$3.17	2.86%
Division 05	Metals	\$423,988.48	\$4.93	4.45%
Division 06	Wood, Plastics, and Composites	\$267,732.05	\$3.11	2.81%
Division 07	Thermal and Moisture Protection	\$279,165.45	\$3.24	2.93%
Division 08	Openings	\$239,148.56	\$2.78	2.51%
Division 09	Finishes	\$642,175.81	\$7.46	6.74%
Division 10	Specialties	\$213,423.41	\$2.48	2.24%
Division 11	Equipment	\$451,619.19	\$5.25	4.74%
Division 13	Special Construction	\$121,003.45	\$1.41	1.27%
Division 14	Conveying Equipment	\$544,039.15	\$6.32	5.71%
Division 21	Fire Suppression	\$653,609.21	\$7.60	6.86%
Division 22	Plumbing	\$523,077.92	\$6.08	5.49%
Division 23	Heating, Ventilating, and Air-Conditioning	\$1,046,155.84	\$12.16	10.98%
Division 26	Electrical	\$1,008,997.30	\$11.73	10.59%
Division 27	Communications	\$228,667.94	\$2.66	2.40%
Division 28	Electronic Safety and Security	\$184,839.92	\$2.15	1.94%
Division 31	Earthwork	\$411,602.30	\$4.78	4.32%
Division 32	Exterior Improvements	\$93,372.74	\$1.09	0.98%
Division 33	Utilities	\$428,752.40	\$4.98	4.50%
TRADE SUB	TOTAL	\$9,527,831.00	\$110.74	100.00%
	Building Permit Fees	\$20,008.45	\$0.23	0.21%
	General Conditions	\$952,783.10	\$11.07	10.00%
	CM Staff	\$476,391.55	\$5.54	5.00%
	Overhead & Profit	\$476,391.55	\$5.54	5.00%
	Insurance	\$190,556.62	\$2.21	2.00%
	TOTAL	\$11,643,962.27	\$135.33	+22.21%

### Source Code Construction

![](_page_34_Picture_0.jpeg)

## **Detailed Sprinkler Take-off**

Description	Quantity	Unit	Unit Cost	Total			
Cellar + Gr	ound Floo	r					
New Sprinkler Piping	497	LF	\$40.00	\$19,864.00			
New 4" Pipe	323	LF	\$25.00	\$8,077.50			
New 2" Pipe	18	LF	\$20.00	\$368.00			
New 1 1/2" Pipe	48	LF	\$17.00	\$807.50			
New 1 1/4" Pipe	123	LF	\$16.00	\$1,966.40			
New 1" Pipe	139	LF	\$15.00	\$2,088.00			
New Concealed Pendant Heads	4	ea	\$75.00	\$300.00			
New Pendant Heads	28	ea	\$65.00	\$1,820.00			
New Upright Heads	40	ea	\$50.00	\$2,000.00			
Jockey Pump Controller	1	ea	\$500.00	\$500.00			
Fire Pump Controller	1	ea	\$2,000.00	\$2,000.00			
Fire Pump	1	ea	\$15,000.00	\$15,000.00			
Jockey Pump	1	ea	\$5,000.00	\$5,000.00			
Remote Control Valve	8	ea	\$450.00	\$3,600.00			
DCDA Backflow Device	1	ea	\$9,250.00	\$9,250.00			
Fire Hose Valve	3	ea	\$750.00	\$2,250.00			
Floor Control Assembly Valve	2	ea	\$15,000.00	\$30,000.00			
Dry Valve	1	ea	\$1,000.00	\$1,000.00			
2nd + 3r	d Floors						
New Sprinkler Piping	686.9	LF	\$40.00	\$27,476.00			
New 4" Pipe	323	LF	\$25.00	\$8,077.50			
New 2" Pipe	18	LF	\$20.00	\$368.00			
New 1 1/2" Pipe	48	LF	\$17.00	\$807.50			
New 1 1/4" Pipe	123	LF	\$16.00	\$1,966.40			
New 1" Pipe	139	LF	\$15.00	\$2,088.00			
New Pendant Heads	51	ea	\$65.00	\$3,315.00			
New Upright Heads	78	ea	\$50.00	\$3,900.00			
New Concealed Pendant Heads	10.0	ea	\$75.00	\$750.00			
Fire Hose Valve	3	ea	\$750.00	\$2,250.00			
Floor Control Assembly Valve	2	ea	\$15,000.00	\$30,000.00			
Description	Quantity	Unit	Unit Cost	Total			
------------------------------	----------	------	-------------	--------------	--	--	--
4th + 5th Floors							
New Sprinkler Piping	686.9	LF	\$40.00	\$27,476.00			
New 4" Pipe	323	LF	\$25.00	\$8,077.50			
New 2" Pipe	18	LF	\$20.00	\$368.00			
New 1 1/2" Pipe	48	LF	\$17.00	\$807.50			
New 1 1/4" Pipe	123	LF	\$16.00	\$1,966.40			
New 1" Pipe	139	LF	\$15.00	\$2,088.00			
New Pendant Heads	51	ea	\$65.00	\$3,315.00			
New Upright Heads	78	ea	\$50.00	\$3,900.00			
New Concealed Pendant Heads	10.0	ea	\$75.00	\$750.00			
Fire Hose Valve	3	ea	\$750.00	\$2,250.00			
Floor Control Assembly Valve	2	ea	\$15,000.00	\$30,000.00			
6th Floor + Roof + Bulkhead							
New Sprinkler Piping	511.9	LF	\$40.00	\$20,476.00			
New 4" Pipe	156	LF	\$25.00	\$3,892.50			
New 2" Pipe	9	LF	\$20.00	\$184.00			
New 1 1/2" Pipe	24	LF	\$17.00	\$404.60			
New 1 1/4" Pipe	62	LF	\$16.00	\$984.00			
New 1" Pipe	70	LF	\$15.00	\$1,044.00			
New Pendant Heads	32	ea	\$65.00	\$2,080.00			
New Upright Heads	39	ea	\$50.00	\$1,950.00			
New Concealed Pendant Heads	6.0	ea	\$75.00	\$450.00			
Fire Hose Valve	6	ea	\$750.00	\$4,500.00			
Floor Control Assembly Valve	2	ea	\$15,000.00	\$30,000.00			
3-Way Manifolds	3	ea	\$1,500.00	\$4,500.00			
Standpipes							
2" Drainpipe	80	LF	\$25.00	\$2,000.00			
4" Sprinkler Standpipe	95	LF	\$35.00	\$3,325.00			
6" FHV Standpipe	160	LF	\$50.00	\$8,000.00			
1" Standpipe to Cellar	20	LF	\$20.00	\$400.00			
TOTAL COST				\$347,178.30			



















**SECTION 10** 

# **Construction Logistics**

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# 4 Phases:

- 1. Demolition (Top-Down) + Excavation in Cellar
- 2. Structure, Steel, Concrete (Bottom-Up)
- 3. MEP (Bottom-Up) + Elevators (Crane)
- 4. Interior Fit-out (Bottom-Up)

Per Floor:

Central Core Facilities First then tenant units. "A" Unit on right, then "B" Unit on left.



212.947.3636



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**SECTION 11** 

# **Constructability Review**

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# **Out of Date Interior Fit-out Drawing Plans:**

While going through each of the provided drawing sets, it became clear that the set provided by Input Creative Studios was seriously out of date. Their set specifically is dated 10.18.19, and does not coincide with the issue date of the architectural drawings (11.03.2020). We need clarification on whether any of the other information in this drawing set is outdated and whether or not more up-to-date drawings exist so that we may provide a more accurate estimate of the interior fit-out.

# **Included Drawing Sets:**

# I-02, I-03, A-101, A-102



# **Source Code Construction**

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375 Park Ave

New York, NY 10152

212.947.3636

kgarvey@scconstruction.com

Kevin Garvey

#### **REQUEST FOR INFORMATION**

1	04.10.21	
PROJECT ID	DRAWING ID	
674	I-02, I-03, A-101, A-102	
SECTION(S) REFERENCED		
Interior Fit-Out, Architectural		
CHANGE IN TIME		
NO CHANGE		
INCREASE IN TIME	# of Days =	
DECREASE IN TIME	# of Days =	
	674 SECTION(S) RE Interior Fit-Out, A CHANGE NO CHANGE INCREASE IN TIME DECREASE IN TIME	





# **Collision of Structural Member and Electrical Switchboard:**

The intended layout of the new electrical room in the cellar currently has some collisions between key equipment (service end box and electrical switchboard) and the structural members supporting the new slab directly above it. The beams currently selected are 8x28 I Beams and the drawings show the service end box and electrical switchboard rising from the bottom of the new pit in the electrical room up to the ceiling. This is currently impossible.

# **Included Drawing Sets:**

E-401.07, S-101c

# **Recommendations:**

We recommend communicating with the structural engineer and discussing whether a shorter beam is possible in this space, as well as how to effectively place the service end box and the switchboard to shorten the final layout the necessary 2'-4".





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212.947.3636

kgarvey@scconstruction.com

Kevin Garvey

### **REQUEST FOR INFORMATION**

PROJECT NAME	RFI NUMBER	DATE OF REQUEST	
Urban Yards Interior Renovation	2	04.11.21	
PROJECT LOCATION	PROJECT ID	DRAWING ID	
40-09 21st St. Long Island City, NY 11101	674 E-401.07, S-101c		
RFI OVERVIEW	SECTION(S) REFERENCED		
Construcability Issue	Electrical, Structural		
CHANGE IN COST	CHANGE IN TIME		
NO CHANGE	NO CHANGE		
INCREASE IN COST \$ -	INCREASE IN TIME	# of Days =	
DECREASE IN COST \$ -	DECREASE IN TIME	# of Days =	
NAME & TITLE OF REQUESTING PART		Head Head Head Head Head Head Head Head	
NAME & HILE OF REQUESTING FAR	11	DATE OF REQUEST	
Kevin Garvey - Project Manager		04.11.21	
RESPC	ONSE		
	TY		
		DATE OF RESPONDE	



**SECTION 12** 

# **Site Safety Plan**

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At Source Code Construction, the safety of our workers is tantamount to our success. In our nearly three decades working in the tri-state area, we are proud to say that we have never had a fatality on one of our sites. Our team of safety professionals is second to none and work diligently on our projects to ensure the best possible working environment for our teams and all of our collaborators, whether they be trades or owners.

One of the benefits of our extensive work on site safety is our industry leading EMR of 0.72. This allows us to have very competitive insurance pricing available for our projects and affiliated teams, paying nearly 30% less per dollar than a competing firm with an EMR of 1.00.

Our Chief Safety Officer (CSO), Tom Perotta, oversees all of our projects and is renowned for his expertise on dangerous and complicated projects. He and Patti Levin, your Site Safety Manager for Urban Yards, both spoke at the AGC Construction Safety, Health & Environmental Conference in 2020. They worked together on the safety plan for Urban Yards and Tom will be onsite periodically to oversee our own team and make sure we are performing up to the standards our executive team has set forth.

Over the years we've worked hard to build our own baseline safety system that provides a foundation for a preventative, site-conscious plan unique to each project. With the Urban Yards Interior Renovation, we will continue this tactic, with Patti spearheading the work to prepare both the site and the team for a safe experience from Day 1.

Our baseline system consists of 3 key systems:

- A. Risk Management System
- B. Team Communication System
- C. Pre-work Approval System

>SCC

# **Risk Management Planning**

First up is the Risk Management System. Developed in part between our safety managers and our project managers, this structured system is a cycle, running from step 1 to step 6, then back to step 2 to repeat. This system is the key to our preventative approach to site safety, it allows us to identify and analyze the risks prior to their occurrence and plan out responses to those risks. This allows us to train both our own team on the prepared responses, as well as other workers on site through the pre-work approval system which will be discussed later.

Including the constant monitoring and controlling of risks in the cycle also allows us to quickly identify and control risks that were not planned ahead of time. When this occurs, our decades of experience and our own expert judgement allow us to adapt and handle new situations with efficiency.

A couple of the key tools used throughout this process are a risk register, impact and probability matrices, and our own repository of historical risks and responses from our past projects.

# 1. Risk Management Planning

The initial work performed to identify the risk management approach to be used on the project and the project-specific assessment criteria.

## 2. Risk Identification

The process of identifying the potential sources of risks on the project, both initially and on an ongoing basis throughout the lifespan of the project.

## 3. Qualitative Risk Analysis

A qualitative risk analysis prioritizes the identified project risks using a pre-defined rating scale. Risks will be scored based on their probability or likelihood of occurring and the impact on project objectives should they occur.



# 4. Quantitative Risk Analysis

A quantitative risk analysis is a further analysis of the highest priority risks during which a numerical or quantitative rating is assigned in order to develop a probabilistic analysis of the project.

# 5. Risk Response Planning

The creative process of identifying the risk response strategies that will be used and the detailed risk response plans for each risk identified. This planning also includes identifying the trigger event that will cause the risk response plan to be executed

# 6. Risk Monitoring and Controlling

The process of monitoring for a risk occurrence, reassessing the risk (impact and probability), and monitoring the performance of the risk response plan and reporting the results.

# **Team Communication System**

We pride ourselves on our prowess at maintaining thorough, but efficient communication between all key participants in the project. Our communication system plays a pivotal role in all our parts of our project plan, from logistics to scheduling. Site safety, however, is one of the prioritized topics within the system, making sure that all parties are concentrated on keeping everybody on site and in the vicinity of the site safe. Communication between team members and affiliated groups occurs in multiple forms, both onsite and off-site.

First, and most important to the safety team is the onsite radio network includes all SCC Project Team Members, Subcontractor Foremen and Competent Persons. We provide handheld transceivers to all specified personnel and include the training for it in our foremen orientation, so that it can be fully taken advantage of by all parties to provide easy communication between teams working on adjacent floors, or other places without constantly stopping work and walking between work areas. The range is very good and is easily able to communicate between muster points in the case of an emergency.



Next up is phone and email for off-site or non-urgent communication. Our team members are provided with a work phone and are able to be reached at all times in case of an emergency via the number listed in the site directory. For non-urgent communication, their company email addresses are also listed in the directory and you can expect responses in less than 24 hours.

For areas where direct communication is not required, we utilize Procore and a handful of integrations including Riskcast and Safesite to provide a database of information that can easily be accessed by all qualified personnel on site as well as the owner and developer teams off-site.

# **Pre-Work Approval System**

Prior to being allowed within the boundary of the building, all workers, visitors, and team members must satisfy a few brief criteria as well as complete a mandatory orientation provided by Patti Levin, the site safety manager for the Urban Yard project. The requirements will vary slightly based on the person's role on the project, such as a foreman required to have a 62 hour OSHA SST training instead of the typical 40 hour training required for laborers. The baseline requirements are as follows:

- OSHA-30 and OSHA-10 SST certifications
- Mandatory pre-employment drug test, COVID vaccine (or PCR and appt.)
- Completion of SCC Safety Orientation and a score of 90 or higher on the following examination

Once these requirements are fulfilled, the person will receive a site ID that will allow them access to the site and that can be used to monitor their attendance on site. On the back of the ID is a scannable QR code that allows anybody to quickly pull up their specific certifications and see that they're valid.

As part of this, the expiration dates for the certifications are also noted and automated reminders are sent to the foremen and to the workers so that there are no lapses in certifications on site. We also provide regular toolbox talks and continuing education units (CEU) for interested parties.



# Urban Yard Interior Renovation Key Risks

# Phase 1 (Demolition + Excavation):

- Falls
- Airborne particulate
- Overhead work

# Phase 2 (Structure, Steel, Concrete):

- Falls
- Crane Activities
- Struck-by
- Welding

# Phase 3 (MEP + Elevators):

- Electrical Hazard
- Falls
- Struck By
- Caught Between
- Crane

# Phase 4 (Interior fit-out):

- Electrical Hazard
- Airborne particulate
- Heavy Lifting

# Falls:

Because demolition on site is being phased in a top-down order, there will be large holes in the top floor slabs for extended periods of time at the beginning of the project. We will be utilizing several techniques to reduce risk around these areas. First of all, once demolition begins onsite, every floor that has had demolition, is in the process of demolition work, or is below the floor currently being demo-ed will be a controlled access zone. Second, on floors where the slab cuts have already occurred, 5ft fall protection will be installed, with nets covering the hole every other floor. As the new concrete work begins bottom-up, fall protection will be removed as it's no longer required.

# **Overhead Work:**

While the slab cuts are being completed, the floor below will be monitored remotely via camera and access will be completely restricted. These floors will also be controlled access zones.

# Airborne Particulate:

While demolition work or any other work where dust may be generated is being completed, all workers will be provided masks to wear to prevent inhalation of excess dust or particulates.

# Struck By Hazards:

Material movement by hand will not be allowed to cover the carrier's line of sight. Material moved by vehicle will have a second person to direct it and prevent collisions.



# Urban Yard Interior Renovation Key Risks

# **Electrical Hazards:**

Electrical trades will be made to comply with all necessary PPE usage and will follow safety guidelines set in their contract. Temporary power will be handled by the electrical subcontractor. Personnel will be required to complete safety orientation and exam as well as show proof of required OSHA certifications. When power is unnecessary in a work area, it will be shut off at the breaker and locked out/ tagged out. The trades can then request power through procore when it is needed.

# **Caught Between Hazards:**

To help prevent caught between hazards on site due to forklifts, trucks, or other vehicles, all site traffic will be required to have a competent person outside of the vehicle working to direct it. For material loads requiring more than one person to move, a third must be present to guide those carrying the materials as well as to provide assistance in carrying, etc.

# Crane:

The crane will be utilized while setting up rooftop mechanical equipment and will not be present on site when not needed so as to prevent unnecessary risk. While it is on site, it will be closely monitored and a team on the ground and in the building will make sure that no incorrect behavior is being exhibited by the crane or the load it's holding. This crew will include the necessary flagmen directing traffic around the crane. Wind activity and weather will also be closely monitored to prevent the crane being used in an unsafe climate.

# **Heavy Lifting:**

Workers will not carry more than 60lbs on their own to prevent possible back or leg injuries. Large loads with more than 2 people will have an additional person assigned to assist as needed.



# Urban Yard Interior Renovation Key Risks

# **COVID Risks:**

With Covid still present in America, we are taking the utmost care in making sure that no outbreaks are happening on our sites. Luckily, with the quick vaccine rollout occurring currently, this is much easier now and this project is able to get off on a stable footing. We will continue our current practice of checking temperatures on site entry as well as distributing hand sanitizer and requiring thorough hand washing regularly once temp water has been set up. Masks will be required by all personnel, whether vaccinated or not.

On top of these practices, we will be monitoring vaccinations on site along with the safety certifications including when workers have been vaccinated and which vaccine they received. If workers have not yet been vaccinated by the project June 1st start date, then we will work with them on scheduling an appointment and expediting the process however we can.

Contact tracing will also continue on site through the use of Proxxi NFC bracelets, making it easy to track who spent extended periods of time in close proxmity to others, allowing us to easily notify people who may have been exposed and require them to stay home for the required 10 day quarantine. Those in quarantine will be referred to the city for their ongoing covid assistance.

We will continue to monitor information released by the CDC and will follow all recommended guidelines.













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**Key Contacts** 

# **Hospitals:**

New York Presbyterian Hospital 525 E 68th St New York, NY 10021 +1 (212) 746-5454

Mount Sinai Hospital 25-10 30th Ave Queens, NY 11102 +1 (718) 932-1000

## **Firestations:**

FDNY Ladder 260

11-15 37th Ave LIC, NY 11101 +1 (718) 999-2000

# FDNY Ladder 116

37-20 29th St LIC, NY 11101 +1 (212) 683-4832 **SCC Contacts:** 

**Source Code Construction** 375 Park Ave. New York, NY 10152 +1 (212) 947-3636

Nora Durst

375 Park Ave. New York, NY 10152 +1 (718) 387-7400

**Patti Levin** 375 Park Ave. New York, NY 10152 +1 (212) 586-5000



**SECTION 13** 

# QA/QC Plan

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Here at Source Code Construction, we strive to always deliver projects that meet all possible standards put forth by our clients. In our twenty plus years of experience we've built up a system for quality assurance and quality control that takes advantage of the newest technological breakthroughs to ensure the utmost attention to detail. Our track record proves that through the entire duration of the project, from bidding to the final hand-off, we never take shortcuts.

For the Urban Yard Interior Renovation, we intend to build off the relationships with Murdock Solon and with 2LS Consulting from past projects to create a system for submittals and RFIs that allows us to progress at or ahead of schedule while still taking the time to make sure that everything is aligned with the drawings, plans, and schedules set out ahead of time. In the schedule that we reviewed earlier, you could see the ample time we dedicated to submittals. This allows us more than enough to work closely with the project team, architects, engineers, and subcontractors to ensure that once construction starts, we are thoroughly prepared.

The key to our well-organized system is ProCore. It is an industry standard technology platform that we've been using for five years now on all of our projects. It allows us to easily track, manage, and communicate effectively with all the teams on site. All of our staff, including the team who is on site every day are well-trained in its use and are provided with a work phone to allow for easy access at all times. We will provide training to all subs and to your team to ensure you have this same, easy experience.

Procore will be the home for all RFIs, Submittals, Observations, Punch Lists, Daily Logs, Reports, and Transmittals. It will also allow for an easy repository for drawings and updates to project documents. Using this platform you will have updated metrics, statistics, and photos of the project at the end of every working day for your own viewing as well as for you to share with future tenants who may be looking at the space. You can also access the calendar feature to see upcoming meetings on site and see where people will be each day. On top of this, it will integrate with our site safety systems, including our social distancing system that makes sure workers are at least 6ft. apart while working using bluetooth based wristbands as well as our site security systems and CCTV system.



When it comes to Quality Control, we always conduct routine and thorough inspections of our sites. Our own staff will be walking the site daily, keeping an eye on ongoing work as well as checking the location of work that's planning on starting in the next day. With a site of this size, it's important to always have a clear idea of where activity will be happening. We also will have periodic inspections with the architects and engineers to ensure that the work completed is up to their own specifications.

One thing that we are hoping will provide additional benefits to you is our new robot. Spot by Boston Dynamics is a quadrupedal robot with advanced camera and LIDAR sensors on it's back that, when paired with a human operator, allows for incredible scans and data of the site that can immediately be uploaded to ProCore and viewed by those off-site. We have been doing initial testing on a handful of other projects around the tri-state area and have been very impressed with the results thus far. Through the deep scans and video walkthroughs, we've found we are finding project flaws up to 3 days earlier and giving us even more time to act on them, preventing cost overruns and delays.



## Source Code Construction 375 Park Ave. New York, NY 10152

212.947.3636



**SECTION 14** 

# **Value Engineering**

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Current Sprinkler Heads: TYCO TY-RFB

SIN: TY3131

K-Factor: 5.6

Finish Choices: Chrome or Brass

Temp. Rating: 155

Coverage: 225 sqft.

Quantity: 235

Cost: \$50.00

Total: \$11750



Alternate Sprinkler Heads: TYCO TY-B

SIN: TY3251

K-Factor: 5.6

Finish Choices: Black, Chrome, Brass, etc.

Temp. Rating: 155

Coverage: 225 sqft.

Quantity: 235

Cost: \$38.50

Total: \$9047.50

Savings: \$2702.50 (23% of cost)

The alternate sprinkler head we've recommended can be used in place of the majority of new sprinkler heads on the site and will save over \$2700 total, with a further possible savings based on the chosen finish. It also allows for the opportunity of a finish matching that of the matte black lighting fixtures chosen for the same areas.





Worldwide Contacts www.tyco-fire.com

### Series TY-FRB, 5.6 K-factor Upright, Pendent, and Recessed Pendent Sprinklers Quick Response, Standard Coverage

## General Description

The TYCO Series TY-FRB, 5.6 K-factor, Upright (TY313) and Pendent (TY323) Sprinklers described in this data sheet are quick response, standard coverage, decorative 3 mm glass bulb-type spray sprinklers designed for use in light or ordinary hazard, commercial occupancies such as banks, hotels, and shopping malls.

The recessed version of the Series TY-FRB Pendent Sprinkler, where applicable, is intended for use in areas with a finished ceiling. This recessed pendent sprinkler uses one of the following:

- A two-piece Style 15 Recessed Escutcheon with recessed adjustment up to 5/8 in. (15,9 mm) from the flush pendent position.
- A two-piece Style 20 Recessed Escutcheon with recessed adjustment up to 1/2 in. (12,7 mm) from the flush pendent position.

The adjustment provided by the Recessed Escutcheon reduces the accuracy to which the fixed pipe drops to the sprinklers must be cut.

Intermediate level versions of Series TY-FRB Sprinklers are described in Technical Data Sheet TFP357. Sprinkler guards and shields are described in Technical Data Sheet TFP780.

#### IMPORTANT

Refer to Technical Data Sheet TFP2300 for warnings pertaining to regulatory and health information.

Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides cautions with respect to handling and installation of sprinkler systems and components. Improper handling and installation can permanently damage a sprinkler system or its components and cause the sprinkler to fail to operate in a fire situation or cause it to operate prematurely.

#### Page 1 of 4

#### NOTICE

The TYCO Series TY-FRB Sprinklers described herein must be installed and maintained in compliance with this document, as well as with the applicable standards of the National Fire Protection Association, in addition to the standards of any other authorities having jurisdiction. Failure to do so may impair the performance of these devices.

The owner is responsible for maintaining their fire protection system and devices in proper operating condition. Contact the installing contractor or product manufacturer with any questions.

### Sprinkler Identification Number (SIN)

TY313.... Upright 5.6K, 1/2 in. NPT TY323....Pendent 5.6K, 1/2 in. NPT

Technical Data

Approvals Refer to Table A

Maximum Working Pressure 175 psi (12.1 bar) 250 psi (17.2 bar)\*

\* The maximum working pressure of 250 psi (17.2 bar) only applies to the listing by Underwriters Laboratories, Inc. (UL).

Discharge Coefficient K=5.6 GPM/psi<sup>1/2</sup> (80,6 LPM/bar<sup>1/2</sup>)

Temperature Rating Refer to Table A

Finishes Sprinkler: Refer to Table B

Recessed Escutcheon: White Coated, Black Coated, Chrome Plated, or Brass Plated

#### **Physical Characteristics**

Frame Button Brass/Copper Button Brass/Copper Sealing Assembly Stainless Steel w/TEFLON Bulb Galass Graw Bronze Deflector Bronze







#### Operation

The glass bulb contains a fluid which expands when exposed to heat. When the rated temperature is reached, the fluid expands sufficiently to shatter the glass bulb, allowing the sprinkler to activate and water to flow.

### Design Criteria

The TYCO Series TY-FRB, 5.6 K-factor, Upright (TY313) and Pendent (TY323) Sprinklers are intended for fire protection systems designed in accordance with the standard installation rules recognized by the applicable Listing or Approval agency (such as, UL Listing is based on the requirements of NFPA 13, and FM Approval is based on the requirements of FM's Loss Prevention Data Sheets). Only the Style 15 or Style 20 Recessed psodent installations.

#### **TFP172**

# Source Code Construction

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375 Park Ave. New York, NY 10152

212.947.3636





Worldwide Contacts www.tyco-fire.com

### Series TY-B – 2.8, 5.6, and 8.0 K-factor Upright, Pendent, and Recessed Pendent Sprinklers Standard Response, Standard Coverage

## General Description

The TYCO Series TY-B 2.8, 5.6, and 8.0 K-factor, Upright, Pendent, and Recessed Pendent Sprinklers described herein are standard response, standard coverage, decorative 5 mm glass bulb-type spray sprinklers. They are designed for use in light, ordinary, or extra-hazard commercial occupancies such as banks, hotels, shopping malls, factories, refineries, and chemical plants.

The TY-B Recessed Pendent Sprinkler, where applicable, is intended for use in areas with a finished ceiling, it uses a two-piece Style 10 (1/2 in. NPT) or Style 40 (3/4 in. NPT) Recessed Escutcheon. The Recessed Escutcheon provides 1/2 in. (12,7 mm) of recessed adjustment or up to 3/4 in. (19,1 mm) of total adjustment from the flush pendent position. The adjustment provided by the Recessed Escutcheon reduces the accuracy to which the fixed pipe drops to the sprinklers must be cut.

Corrosion-resistant coatings, where applicable, are utilized to extend the life of copper alloy sprinklers beyond what would be obtained when exposed to corrosive atmospheres. Although corrosion-resistant coated sprinklers have passed the standard corrosion tests of the applicable approval agencies, the testing is not representative of all possible corrosive atmospheres. Consequently,

#### IMPORTANT

Refer to Technical Data Sheet TFP2300 for warnings pertaining to regulatory and health information.

Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides cautions with respect to handling and installation of sprinkler systems and components. Improper handling and installation can permanently damage a sprinkler system or its components and cause the sprinkler to fail to operate in a fire situation or cause it to operate prematurely.

Page 1 of 10

it is recommended that the end-user be consulted about the suitability of these coatings for any given corrosive environment. The effects of ambient temperature, concentration of chemicals, and gas/chemical velocity, should be considered as a minimum, along with the corrosive nature of the chemical to which the sprinklers will be exposed.

An intermediate level version of the Series TY-B Pendent Sprinkler can be obtained by utilizing the Series TY-B Pendent Sprinkler in combination with the Model S2 Shield.

#### NOTICE

The Series TY-B 2.8, 5.6, and 8.0 K-factor, Upright, Pendent, and Recessed Pendent Sprinklers described herein must be installed and maintained in compliance with this document, as well as with the applicable standards of the National Fire Protection Association (NFPA), in addition to the standards of any other authorities having jurisdiction. Failure to do so may impair the performance of these devices.

The owner is responsible for maintaining their fire protection system and devices in proper operating condition. Contract the installing contractor or product manufacturer with any questions.

NFPA 13 prohibits installation of 1/2 in. NPT sprinklers with K-factors greater than 5.6 in new construction. They are intended for retrofit in existing sprinkler systems only.

#### Sprinkler Identification Numbers (SIN)

TY1151 ... Upright 2.8K, 1/2 in. NPT TY1251 ... Pendent 2.8K, 1/2 in. NPT TY3151 ... Upright 5.6K, 1/2 in. NPT TY3251 ... Pendent 5.6K, 1/2 in. NPT TY4151 ... Upright 8.0K, 3/4 in. NPT TY4251 ... Pendent 8.0K, 3/4 in. NPT TY4851 ... Upright 8.0K, 1/2 in. NPT





### Technical Data

Approvals UL and C-UL Listed

FM, LPCB, VdS, and NYC Approved See Tables A, B and C for complete approval information, including corrosion-resistant status.

Maximum Working Pressure See Table D

Discharge Coefficient

K=2.8 gpm/psi<sup>16</sup> (40,3 Lpm/bar<sup>16</sup>) K=5.6 gpm/psi<sup>16</sup> (80,6 Lpm/bar<sup>16</sup>) K=8.0 gpm/psi<sup>16</sup> (115,2 Lpm/bar<sup>16</sup>)

Temperature Ratings See Tables A, B and C

Finishes

Sprinkler: See Table E Recessed Escutcheon: Signal or Pure White, Grey Aluminum, Jet Black, Chrome Plated, or Natural Brass

#### **Physical Characteristics**

FrameBronze
ButtonBrass/Copper
Sealing Assembly Beryllium Nickel w/TEFLON
BulbGlass
Compression ScrewBronze
Deflector Copper
Bushing (K=2.8)Bronze

#### MAY 2020

TFP151

# Source Code Construction

375 Park Ave. New York, NY 10152

212.947.3636



**SECTION 15** 

# **Sustainable Construction**

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Source Code construction takes our responsibilities to the community, the industry, and the environment very seriously. Construction is one of the leading sources of carbon emissions globally and we strive to make sure that our work is contributing to that as little as possible. As part of our ongoing work to ensure that our construction is environmentally friendly and sustainable, we are always analyzing our past projects and researching new ways to shrink our environmental footprint. This is not a cost that we pass on to you, but something that we personally work to build so as to hopefully be able to take advantage of to benefit all those involved.

This sustainability work we do happens on every scale, but from general climate work with our federal representatives, consulting on legislation at the national or international scale, to making sure that each of our sites is working to minimize wasted energy and material, to providing stipends for our employees that allow them to minimize their own environmental footprint and add sustainable practice to their lifestyle.

For this proposal we will focus on the work we're doing at the site and employee level. We tailor our sustainability plans to every project, but there are a couple of things that we do, no matter the size, function, or cost of the project. First of all, our site mobilization includes a full site cleaning, making sure that all existing waste on the project is cleared out and ensuring our new work environment is clean and ready for construction to commence. Second of all, we work with the Construction and Demolition Recycling Association (CDRA) to select a waste management company that can accept and recycle all proposed and existing waste, including sorting the bins and recycling or reusing what they can. For our recent Long Island City projects this has been R&B Debric based in New Jersey. We intend on using their services again for this project.

A lot of what we'll mention in this section of the proposal will sound familiar, because we've discussed a lot of it already. We consider sustainability from the very beginning and believe in a holistic approach, where every part of our plan and schedule considers its own impact. Here's a brief rundown of things we've discussed already:


- Logistics is on the interior of the block, reducing noise and traffic on the street facing side of the site.
- Schedule efficiency coming from the tiered construction leads to a shorter construction with less impact on the surrounding areas.
- Experienced team who have earned various industry certifications relating to sustainability, even if the building is not going to be certified.
- Digital applications in lieu of paper copies of drawings, memos, etc.

On top of these, there are a few other key choices we make on site to shrink our environmental footprint. First of all, all of the power for on-site shanties is provided via a solar panel and battery set-up on top of the three offices in the rear of the project. This is backed up by the site's temporary/permanent power set-ups in case of emergencies, but we've been using this power method on site for our projects for 3 years now and have seen a 48% power usage decrease in that time frame. We've worked with our subcontractors in that time to improve the system and with their added input, we've had nothing but positive feedback from both owners and subcontractors alike.

Second, we are planning a minimal usage of after-hours variances on this project. Our schedule is an aggressive plan to expedite construction, but we've planned it out to take full advantage of normal work hours. This will save you thousands of dollars on permitting and also keep complaints about the project to a minimum as the housing across the street will not be experiencing any noise outside of the normal hours. We consider it a sustainable practice as it helps to maintain the area around the project for those who live near it.

Lastly, we personally provide incentives to all our trades to use energy efficient tools and equipment. This does not affect your cost at all, but we believe it provides a positive impact to our own environmental responsibilities and is something that is important to us.



**SECTION 16** 

# **Construction Technology**

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Here at Source Code Construction, technology is a defining factor in how we differentiate ourselves from the competition. We use every advantage it provides to work more efficiently, more effectively, and to a higher standard than any other firm in the region. Since our conception, we've made a point to participate in both technological innovation as well as technological research and development.

We had one of the first contracts with ProCore and we've worked closely with them to help define use cases and hone the feature set that it provides. This close relationship to technology companies gives us an edge on other companies, giving us greater maneuverability and allowing us to put our expertise to better use for you.

#### **Organization and Management:**

We've covered this platform earlier in the presentation as it's a key part in many of our plans, but ProCore is our management platform of choice. We use it extensively for communication, planning, QA/QC, etc. We mandate its use by our subcontractors and will happily provide training to your team so that you can be up and running in less than an hour.

For scheduling, we'll be taking advantage of Microsoft Project, which pairs well with the full Microsoft Office Suite that we use extensively throughout our offices. Estimating work will be done in Bluebeam and ProCore. Safety plans will be done in ProCore and Safesite. All CAD work will be done in Revit and AutoCAD, with additional support work done in Navisworks and BIM 360. All spatial sensors are done through Matterport, before being imported into the aforementioned CAD software.

For on-site communication, we use a mix of different devices. For direct, on-site communication we provide radios to all subcontractor foremen as well as key employees at Source Code Construction, Owner's teams, etc. For communication off-site we provide our employees with work phones so they can be contacted in case of emergency or via email. We will provide a directory with phone numbers and emails upon contract awarding and it will be available in ProCore as well. For indirect communication, there will be a database for all project files hosted in ProCore for easy access at all times, on or off-site.



#### COVID-19:

With the ongoing pandemic, worker health must be maintained even more rigorously. On top of requiring masks, social distancing, and negative tests or vaccines, we continue to uphold the CDC's guidelines by doing mandatory temperature checks at the site entrance. Our security team will ensure that workers check their temperature at wall-mounted scanners and will ensure that they sign into the site, ensuring our ability to contact trace as needed.

We will also be deploying wristbands that take advantage of Near Field Communication (NFC) and note other wristbands that pass near them for extended periods of time. These wristbands act as site IDs for workers and are provided after passing the orientation exam. If a worker tests positive for COVID, it allows us to easily see which other workers they were in close proximity with in the past two weeks and have them quarantine.

#### Additional:

For added site monitoring, we've been participating in a pilot test of a Boston Dynamics Spot robot with an equipped LIDAR scanner. Every night once work wraps, Spot will walk the site along a predetermined path and take high resolution scans of the site. This will provide very useful data showing exactly what gets done each day. This can then be used to generate weekly reports automatically. Spot has no problem traversing even the most difficult of environments and can easily ascend and descend stairs with no user input. One fire stair in the building will be left open overnight to allow for unaided travel through doorways.



**SECTION 17** 

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scconstruction.com 375 Park Ave. New York, NY 10152 212.947.3636



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## TOPICS



	Section 1 Project Understanding and Approach
Firm Overview + Relevant Experience	Section 2 Firm Introduction
	Section 3 Relevant Projects
Key Project Personnel	Section 4 Project Team
Rey Project Personner	Section 5 Staffing Chart
	Section 6 CPM Project Milestone Schedule
	Section 7 Sample 2-Week Look Ahead
Approach to Construction	Section 8 Summary Estimate
	Section 9 Detailed Trade Take-Off
	Section 10 Construction Site Logistics Plan
	Section 11 Constructability Review
	Section 12 Site Safety Plan
Innovative Dreations	Section 13 Quality Assurance / Control Plan
innovative Practices	Section 14 Value Engineering
	Section 15 Sustainable Construction Plan
	Section 16 Construction Technology



**SECTIONS 1-3** 

# FIRM OVERVIEW + RELEVANT EXPERIENCE

## PROJECT UNDER-STANDING AND APPROACH





## **PROJECT UNDER-**STANDING AND **APPROACH**

#### **SCOPE OF WORK:**

The first focus of the renovation is creating new internal circulation for the existing building including two new elevators, a new central fire stair, and interstitial spaces for the future tenants.

The second focus is installing updated MEP infrastructure such as an expansion of the sprinkler system, an entirely new riser system for the plumbing and accompanying fixtures, an entirely new ceiling-mounted HVAC system, and new internal and external lighting schemes.



PHASE 1: DEMOLITION PHASE 2: STRUCTURE, STEEL, CONCRETE PHASE 3: **MEP + ELEVATORS** PHASE 4: **INTERIOR FIT-OUT** Source Code Construction scconstruction.com 375 Park Ave. New York, NY 10152

>SCC

## FIRM INTRODUCTION



#### **Company:**

Source Code Construction 375 Park Ave New York, NY 10152

#### Size:

56 Full-Time Staff

# **Annual Revenue:** \$200 million

## **Avg. Project Cost:** \$20 million

Source Code Construction is a general contracting, construction management, and construction technology company. We are poised to enter our 3rd decade working in the tri-state area and have earned a reputation as one of the most innovative and advanced firms in the city. We strive to always stay on the leading edge, so as to provide the services that best prepare our clients for their next three decades.

Founded in 2001 by James Talbot and Cary Fukunaga, Source Code Construction began life as a small, 2 person firm based in Brooklyn. Working as technology consultants on larger projects, we saw first hand where larger companies were unable to adapt to technology and by the 2010s, we had grown to 30 staff and had completed nearly 40 projects as construction manager and general contractor. Today, we are 56 employees with over 300 successfully completed projects.

## **Client:** Private

#### Location:

333 7th Avenue New York, NY 10001

#### **Architect:**

**Murdock Solon Architects** 



## RELEVANT PROJECTS 333 LOBBY



This 7th Avenue lobby renovation, focused on creating a modern face for a 21-story office building built in 1920. It features new facade glazing, new entrance doors, including a revolving door, new interior finishes, and new lighting. It also features upgrades to the elevator system, the HVAC supply, sprinklers, signage, and an overhaul of the security system. These improvements were made to handle a large increase in traffic through the building and it accomplishes this with ease.





## RELEVANT PROJECTS PARAGON



## Client:

**Related Developments** 

#### Location:

2100 49th Ave Long Island City, NY 11101

#### **Architect:**

Private





Source Code Construction 375 Park Ave. New York, NY 10152

## RELEVANT PROJECTS BLANCHARD



#### **Client:**

**Related Developments** 

#### Location:

2110 51st Ave Long Island City, NY 11101

#### Blanchard is a seven-story, 220,000 square foot, former warehouse building located in the heart of the Hunter's Point neighborhood of Long Island City at 51st Avenue and 21st Street. The project featured a new entry and lobby, new elevators, new windows, new HVAC, new bathrooms, and new MEP alongside some facade restoration. It features a cafe on the ground floor and office space on the remaining six floors. It also features a courtyard amenity space for tenants.

#### Architect:

Private







## RELEVANT PROJECTS ROCKET FUEL

# >SCC

#### Client: Rocket Fuel Investors

#### Location:

100 West 33rd Street New York, NY 10001

#### **Architect:**

Quezada Architecture











#### **SECTIONS 4-5**

## **KEY PROJECT PERSONNEL**



Owner's Team

## STAFFING CHART SUMMARY



NAME	TITLE	AVG. HOURS PER MONTH	TOTAL HOURS	% UTILIZATION
JAMES TALBOT	CEO + PRINCIPAL	4	46	3%
DAMON LINDELOF	PROJECT EXECUTIVE	19	208	12%
<b>KEVIN GARVEY</b>	PROJECT MANAGER	71	776	46%
WAYNE GILCHRIST	PROJECT ESTIMATOR	27	294	17%
NORA DURST	GENERAL SUPERINTENDENT	155	1700	100%
LUCY WARBURTON	ASST. SUPERINTENDENT	155	1700	100%
MEG ABBOTT	PROJECT ENGINEER	89	976	57%
PATTI LEVIN	SITE SAFETY SUPERVISOR	155	1700	100%
ERIKA MURPHY	BIM / VDC MANAGER	65	718	42%



#### **SECTIONS 6-10**

# **APPROACH TO CONSTRUCTION**

## MILESTONE SCHEDULE



April 2021	Мау	June	July
Contract Awarded (4/26)		Permits in hand (6/1)	Construction Start (7/1)
Notice to Proceed (4/26)		Mobilization Begins (6/1)	Demolition Complete (7/16)
			Excavation Complete (7/22)
			MEP Work Started (7/28)
August	September	October	November
Interior Fit-out Started (8/4)	Structural Work Complete (9/22)	MEP 1st-3rd Complete (10/28)	
		Interior 1st-3rd Complete (10/29)	
	•	•	·
December	January 2022	February	March
Elevator Installed (12/7)	TCO (1/24)	CO (2/10)	
MEP Work Complete (12/23)		Turnover to Owner (2/11)	
Interior Fit-out Complete (12/28)			

## TWO WEEK LOOKAHEAD (INTERIORS)



ΛΟΤΙΛΙΤΛ						ŀ		E DAY	S						
ACTIVITY		Week	1 ( 09	.05.21	- 09.1	12.21	)		Week	2 ( 09.	13.21	- 09.2	20.21	)	LOCATION
	S	М	т	w	Т	F	S	S	М	Т	W	т	F	S	
Firestopping															Second Floor
Ceiling Install															Second Floor
Lighting Install															Second Floor
Painting															Second Floor
Flooring Install															Second Floor
Moulding Install															Second Floor
Millwork Install															Second Floor
Carpentry Layout															Third Floor
Ceiling Track															Third Floor
Stand up Studs															Third Floor

Divisions (T	rades)	Cost (\$)	Cost per SF (\$)	% Cost
Division 01	General Requirements	\$136,247.98	\$1.58	1.43%
Division 02	Existing Conditions	\$337,285.22	\$3.92	3.54%
Division 03	Concrete	\$1,020,430.70	\$11.86	10.71%
Division 04	Masonry	\$272,495.97	\$3.17	2.86%
Division 05	Metals	\$423,988.48	\$4.93	4.45%
Division 06	Wood, Plastics, and Composites	\$267,732.05	\$3.11	2.81%
Division 07	Thermal and Moisture Protection	\$279,165.45	\$3.24	2.93%
Division 08	Openings	\$239,148.56	\$2.78	2.51%
Division 09	Finishes	\$642,175.81	\$7.46	6.74%
Division 10	Specialties	\$213,423.41	\$2.48	2.24%
Division 11	Equipment	\$451,619.19	\$5.25	4.74%
Division 13	Special Construction	\$121,003.45	\$1.41	1.27%
Division 14	Conveying Equipment	\$544,039.15	\$6.32	5.71%
Division 21	Fire Suppression	\$653,609.21	\$7.60	6.86%
Division 22	Plumbing	\$523,077.92	\$6.08	5.49%
Division 23	Heating, Ventilating, and Air-Conditioning	\$1,046,155.84	\$12.16	10.98%
Division 26	Electrical	\$1,008,997.30	\$11.73	10.59%
Division 27	Communications	\$228,667.94	\$2.66	2.40%
Division 28	Electronic Safety and Security	\$184,839.92	\$2.15	1.94%
Division 31	Earthwork	\$411,602.30	\$4.78	4.32%
Division 32	Exterior Improvements	\$93,372.74	\$1.09	0.98%
Division 33	Utilities	\$428,752.40	\$4.98	4.50%
TRADE SUB	TOTAL	\$9,527,831.00	\$110.74	100.00%
	Building Permit Fees	\$20,008.45	\$0.23	0.21%
	General Conditions	\$952,783.10	\$11.07	10.00%
	CM Staff	\$476,391.55	\$5.54	5.00%
	Overhead & Profit	\$476,391.55	\$5.54	5.00%
	Insurance	\$190,556.62	\$2.21	2.00%
	TOTAL	\$11,643,962.27	\$135.33	+22.21%

Project Summary Estimate



Total Project Cost: \$11,643,952.25 \$135.33/sqft.

#### **Most Expensive Work:**

#### Trades:

- 1. HVAC
  - \$1,046,155.84 (10.98%)
- 2. Concrete \$1,020,430.70 (10.71%)
- 3. Electrical \$1,008,997.30 (10.59%)

#### Source Code Construction

## Project Summary Estimate





## Detailed Sprinkler Take-off



# Sprinkler Costs: \$347,178.30

#### **Most Expensive Parts:**

- 1. Floor Control Assembly Valves \$120,000.00 (8 x \$15,000.00)
- 2. New Sprinkler Piping (1") \$103,000.00 (2873')

3. 4" Piping \$28,125.00 (1125')

#### **New Sprinkler Heads:**

- 1. Pendant Heads 162
- 2. Upright Heads 235
- 3. Concealed Pendants 30



## **Site Logistics**





**Source Code Construction** 

## **Site Logistics**





Source Code Construction

## **Overall Phasing**



## 4 Phases:

- 1. Demolition (Top-Down) + Excavation in Cellar
- 2. Structure, Steel, Concrete (Bottom-Up)
- 3. MEP (Bottom-Up) + Elevators
- 4. Interior Fit-out (Bottom-Up)

#### Per Floor:

Central Core Facilities First then tenant units. "A" Unit on right, then "B" Unit on left.





#### **SECTIONS 11-16**

# **INNOVATIVE PRACTICES**

## Constructability Issue #1



## **Out of Date Interior Fit-out Drawing Plans:**

While going through each of the provided drawing sets, it became clear that the set provided by Input Creative Studios was seriously out of date. Their set specifically is dated 10.18.19, and does not reflect the plans provided by the owner. We need clarification on whether any of the other information in this drawing set is outdated and whether or not more up-to-date drawings exist so that we may provide a more accurate estimate of the interior fit-out.

## **Included Drawing Sets:**

I-02, I-03, A-101, A-102

### **Recommendations:**

Send updated drawings and/or validated specs for interior fit-out.

## Constructability Issue #1



WOMEN'S BATH

ADA BATHROC

MEN'S BATHROG 206

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## Constructability Issue #2



## **Collision of Structural Member and Electrical Switchboard:**

The intented layout of the new electrical room in the cellar currently has some collisions between key equipment (service end box and electrical switchboard) and the structural members supporting the new slab directly above it. The beams currently selected are 8x28 I Beams and the drawings show the service end box and electrical switchboard rising from the bottom of the new pit in the electrical room up to the ceiling. This is currently impossible.

## **Included Drawing Sets:**

E-401.07, S-101c

#### **Recommendations:**

We recommend communicating with the structural engineer and discussing whether a shorter beam is possible in this space, as well as how to effectively place the service end box and the switchboard to shorten the final layout the necessary 2'-4".



## Constructability RFIs #1 and #2



375 Park Ave				
New York, NY 10152				
12.947.3636				
garvey@scconstruction.c	com			
(evin Garvey			<b>REQUEST FC</b>	OR INFORMATION
PROJ	ECT NAME		RFI NUMBER	DATE OF REQUEST
Urban Yards I	nterior Renovation		1	04.10.21
PROJEC			PROJECT ID	DRAWING ID
40-09 21st St. Long	g Island City, NY 11101		674	I-02, I-03, A-101, A-102
RFI C	OVERVIEW		SECTION(S)	REFERENCED
Request for L	Jpdated Drawings		Interior Fit-Ou	it, Architectural
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Source Code Construction

## Site Safety Overview

# >SCC

At Source Code Construction, the safety of our workers is tantamount to our success. In our nearly three decades working in the tri-state area, we are proud to say that we have never had a fatality on one of our sites. Our team of safety professionals is second to none and work diligently on our projects to ensure the best possible working environment for our teams and all of our collaborators, whether they be trades or owners.

## Quick Facts:

- In 20 years and over 300 projects, zero fatalities on site
- EMR of 0.72, pay nearly 30% less per dollar of insurance
- No DOB stop work orders in past 4 years
- Patti Levin as Site Safety Supervisor

## Three part Safety System Baseline:

- A. Risk Management System
- **B.** Team Communication System
- C. Pre-work Approval System



## 1. Risk Management Planning

The initial work performed to identify the risk management approach to be used on the project and the project-specific assessment criteria.

## 2. Risk Identification

The process of identifying the potential sources of risks on the project, both initially and on an ongoing basis throughout the lifespan of the project.

## 3. Qualitative Risk Analysis

A qualitative risk analysis prioritizes the identified project risks using a pre-defined rating scale. Risks will be scored based on their probability or likelihood of occurring and the impact on project objectives should they occur.



## 4. Quantitative Risk Analysis

A quantitative risk analysis is a further analysis of the highest priority risks during which a numerical or quantitative rating is assigned in order to develop a probabilistic analysis of the project.

## 5. Risk Response Planning

The creative process of identifying the risk response strategies that will be used and the detailed risk response plans for each risk identified. This planning also includes identifying the trigger event that will cause the risk response plan to be executed

## 6. Risk Monitoring and Controlling

The process of monitoring for a risk occurrence, reassessing the risk (impact and probability), and monitoring the performance of the risk response plan and reporting the results.


## Handheld Radio Network

Onsite, real-time - good for direct communications about urgent topics

### Phone

SCC Team has work phones, available in case of emergency

# Email

Best for direct, non-urgent communications

## **Procore/ Safesite**

Site databases where logs, plans, etc. can be found and pulled. Safesite has safety specific documents as well as audit info



Prior to site admission, workers must have:

- OSHA-30 and OSHA-10 SST certifications
- Mandatory pre-employment drug test
- COVID vaccine (or negative PCR test and vaccine appt.)
- Completion of SCC Safety Orientation and a score of 90 or higher on the following examination

Exact requirements will vary for supervisors, etc. Trades will be notified of requirements in their contract. Pamphlets in Safety office will be available for people who need help earning an OSHA-30 or OSHA-10 SST, as well as a covid vaccine. Exams for the Orientation will occur every Monday at 8am as well as one scheduled session per trade.

### Key Risks by Phase



# Phase 1 Demolition + Excavation:

- Falls
- Airborne particulate
- Overhead work

#### Phase 3 MEP + Elevators:

- Electrical Hazard
- Falls
- Struck By
- Caught Between
- Crane

## Phase 2 Structure, Steel, Concrete:

- Falls
- Crane Activities
- Struck-by
- Welding

### Phase 4 Interior fit-out:

- Electrical Hazard
- Airborne particulate
- Heavy Lifting

#### **COVID Response**



# Prevention Key Techniques:

- Vaccinations
- Masks
- Distanced Working
- Temperature Checks
- Regular on-site testing

# Reaction Key Techniques:

- Mandatory Quarantine
- Clearance by Doctor to return to site

With the easy vaccination scheduling introduced by the City of New York, site orientation will include the scheduling of a vaccine appointment if the worker is not already vaccinated.

We will also have weekly COVID testing on-site for all workers and will be taking daily contact tracing logs with requirements in each Sub's contract for submission.



### **Source Code Construction**

#### **Site Safety Plan**





# **Source Code Construction**

### **Site Safety Plan**





#### **Site Safety Plan**





#### **Key Contacts**

#### Hospitals:

# **New York Presbyterian Hospital** 525 E 68th St

New York, NY 10021 +1 (212) 746-5454

## **Mount Sinai Hospital** 25-10 30th Ave

Queens, NY 11102 +1 (718) 932-1000

#### Firestations:

#### FDNY Ladder 260

11-15 37th Ave LIC, NY 11101 +1 (718) 999-2000

#### FDNY Ladder 116

37-20 29th St LIC, NY 11101 +1 (212) 683-4832 **Source Code Construction** 375 Park Ave. New York, NY 10152 +1 (212) 947-3636

#### Nora Durst 375 Park Ave. New York, NY 10152 +1 (718) 387-7400

#### Patti Levin 375 Park Ave. New York, NY 10152 +1 (212) 586-5000

#### NYC Department of Buildings 280 Broadway New York, NY 10007 +1 (212) 566-5000



Quality Assurance and Quality Control are key tools in Source Code Construction's arsenal. We strive to make sure that the work we do is up to the standards of quality that are set by the owner and by our own goal of excellence.

Quality Assurance is a proactive technique to ensure that our team and our subcontractors are prepared for upcoming work. It will focus on submittals.

Quality Control is a reactive technique that allows the team to quickly and effectively solve problems that occur during construction. It will focus on inspections.

### **OA Quality Assurance:**

- Pro-Core centric
- Submittals
- Samples and Mock-ups
- Warranties
- Material Delivery Documentation

### **OC Quality Control:**

- Pro-Core centric
- Inspections
- Testing
- Reports and Daily Logs
- Pre-inspection checklists

### **QA/QC Plan**









### **Value Engineering**





SIN: TV3131	Ouantity: 235	
K-Factor: 5.6	Cost: \$50.00	
Finish Choices: Chrome or Brass	Total: \$11750	
Temp. Rating: 155		
Coverage: 225 sqft.		
Alternate Sprinkler Heads: TYCO TY-B		
SIN: TY3251	Quantity: 235	
K-Factor: 5.6	Cost: \$38.50	
Finish Choices: Black, Chrome, Brass, etc.	Total: \$9047.50	
Temp. Rating: 155	Savings: \$2702.50	(23% of cost)

Coverage: 225 sqft.

Current Sprinkler Heads: TYCO TY-RFB

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scconstruction.com

#### Value Engineering

#### tyco.

Worldwide www.tyco-fire.com

#### Series TY-FRB, 5.6 K-factor Upright, Pendent, and Recessed Pendent Sprinklers **Quick Response, Standard Coverage**

The TYCO Series TY-FRB Sprinklers

described herein must be installed and maintained in compliance with

this document, as well as with the

applicable standards of the National Fire Protection Association, in addition

to the standards of any other authori-ties having jurisdiction. Failure to do so

may impair the performance of these

The owner is responsible for main-

taining their fire protection system and devices in proper operating con-

NOTICE

devices.

questions

Sprinkler

Technical

Maximum Working Pressure

K=5.6 GPM/psi<sup>36</sup> (80,6 LPM/bar<sup>36</sup>)

**Discharge Coefficient** 

Temperature Rating

Sprinkler: Refer to Table B

Refer to Table A

Finishes

The maximum working pressure of 250 psi (17.2 bar) only applies to the listing by Underwriters Laborato-ries. Inc. (UL).

Data

Approvals Refer to Table A

175 psi (12.1 bar)

250 psi (17.2 bar)

Identification

Number (SIN)

#### General Description

The TYCO Series TY-FRB, 5.6 K-factor, Upright (TY313) and Pendent (TY323) Sprinklers described in this data sheet are quick response, standard coverage, decorative 3 mm glass bulb-type spray sprinklers designed for use in light or ordinary hazard, commercial occupan cies such as banks, hotels, and shopping malls.

The recessed version of the Series TY-FRB Pendent Sprinkler, where applicable, is intended for use in areas with a finished ceiling. This recessed pendent sprinkler uses one of the following:

· A two-piece Style 15 Recessed Escutcheon with recessed adjustment up to 5/8 in. (15,9 mm) from the flush pendent position.

· A two-piece Style 20 Recessed Escutcheon with recessed adjustment up to 1/2 in. (12,7 mm) from the flush pendent position.

The adjustment provided by the Recessed Escutcheon reduces the accuracy to which the fixed pipe drops to the sprinklers must be cut.

Intermediate level versions of Series TY-FRB Sprinklers are described in Technical Data Sheet TEP357, Sprinkler guards and shields are described in Technical Data Sheet TFP780.

IMPORTANT Refer to Technical Data Sheet TFP2300 for warnings pertaining to regulatory and health information.	
Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides cautions with respect to handling and instal- lation of sprinkler systems and com-	
installation can permanently damage a sprinkler system or its compo- pents and cause the sprinkler to fail	

to operate in a fire situation or cause

it to operate prematurely

Page 1 of 4

#### Recessed Escutcheon: White Coated, Black Coated, Chrome Plated, or Brass Plated Physical Characteristics Button Brass/Coope Stainless Steel w/TEFLON mbly

Sealing As: Bulb.....

AUGUST 2018

Bronze





#### Operation

The glass bulb contains a fluid which expands when exposed to heat. When the rated temperature is reached, the fluid expands sufficiently to shatter the glass bulb, allowing the sprinkler to activate and water to flow.

#### Design Criteria

The TYCO Series TY-FRB, 5.6 K-factor, Upright (TY313) and Pendent (TY323) Sprinklers are intended for fire protection systems designed in accordance with the standard installation rules recognized by the applicable Listing or Approval agency (such as, UL Listing is based on the requirements of NFPA 13, and FM Approval is based on the requirements of FM's Loss Prevention Data Sheets). Only the Style 15 or Style 20 Recessed Escutcheon is to be used for recessed pendent installations.

**TFP172** 

#### tyco.

Series TY-B - 2.8, 5.6, and 8.0 K-factor Upright, Pendent, and Recessed Pendent Sprinklers Standard Response, Standard Coverage

#### General Description

The TYCO Series TY-B 2.8, 5.6, and 8.0 K-factor, Upright, Pendent, and Recessed Pendent Sprin-klers described herein are standard response, standard coverage, decorative 5 mm glass bulb-type spray sprin klers. They are designed for use in light, ordinary, or extra-hazard commercial occupancies such as banks, hotels, shopping malls, factories, refineries, and chemical plants.

The TY-B Recessed Pendent Sprinkler, where applicable, is intended for use in areas with a finished ceiling. It uses a two-piece Style 10 (1/2 in. NPT) or Style 40 (3/4 in NPT) Recessed Escutcheon The Recessed Escutcheon provides 1/2 in. (12,7 mm) of recessed adjustment or up to 3/4 in. (19,1 mm) of total adjustment from the flush pendent position. The adjustment provided by the Recessed Escutcheon reduces the accuracy to which the fixed pipe drops to the sprinklers must be cut.

Corrosion-resistant coatings, where applicable, are utilized to extend the life of copper alloy sprinklers beyond what would be obtained when exposed to corrosive atmospheres. Although corrosion-resistant coated sprinklers have passed the standard corrosion tests of the applicable approval agencies, the testing is not representative of all possible corrosive atmospheres. Consequently

#### IMPORTANT

Refer to Technical Data Sheet TFP2300 for warnings pertaining to regulatory and health information. Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides caution with respect to handling and instal lation of sprinkler systems and com ponents. Improper handling and installation can permanently damage a sprinkler system or its com nents and cause the sprinkler to fail to operate in a fire situation or cause it to operate prematurely.

Page 1 of 10

#### it is recommended that the end-user be consulted about the suitability of the coatings for any given corrosive environment. The effects of ambient tem-perature, concentration of chemicals and gas/chemical velocity, should be considered as a minimum, along with the corrosive nature of the chemical to which the sprinklers will be exposed An intermediate level version of the

Series TY-B Pendent Sprinkler can be obtained by utilizing the Series TY-B Pendent Sprinkler in combination with the Model S2 Shield.

#### NOTICE

The Series TY-B 2.8, 5.6, and 8.0 K-fac-tor, Upright, Pendent, and Recessed Pendent Sprinklers described herein must be installed and maintained in compliance with this document, as well as with the applicable standards of the National Fire Protection Association (NFPA), in addition to the standards of any other authorities having jurisdiction. Failure to do so may impair the performance of these devices.

ing their fire protection system and devices in proper operating condition. Contract the installing contract tor or product manufacturer with any questions.

NPT sprinklers with K-factors greater than 5.6 in new construction. They are intended for retrofit in existing sprinkler systems only

#### Sprinkler Identification Numbers (SIN)

	_	-
TY1151 Upright	2.8K, 1/2	in. NPT
TY1251 Pendent	2.8K, 1/2	in. NPT
TY3151 Upright	5.6K, 1/2	in. NPT
TY3251Pendent	5.6K, 1/2	in. NPT
TY4151 Upright	8.0K, 3/4	in. NPT
TY4251 Pendent	8.0K, 3/4	in. NPT
TY4851 Upright	8.0K, 1/2	in. NPT
TY4951 Pendent	8.0K, 1/2	in. NPT

MAY 2020



www.tyco-fire.com

Worldwide

Contacts

>SCC

#### Technical Data

Approvals UL and C-UL Listed FM, LPCB, VdS, and NYC Approved See Tables A, B and C for complete approval otatuo

Maximum Working Pressure See Table D

**Discharge Coefficient** K=2.8 gpm/psi<sup>36</sup> (40,3 Lpm/bar<sup>46</sup> K=5.6 gpm/psi<sup>36</sup> (80,6 Lpm/bar<sup>46</sup> K=8.0 gpm/psi% (115,2 Lpm/bar%

Temperature Ratings See Tables A, B and C

Finishes Sprinkler: See Table E

Recessed Escutcheon: Signal or Pure White, Grey Aluminum, Jet Black, Chrome Plated, or Natural Brass

#### Physical Characteristic:

Button							.B	æ	55	(Copp
Sealing Assembly.	.B	er	ylli	un	n I	Vic	:ke	ł١	w/	TEFLO
Bulb										Gla
Compression Screv	٧									.Bron
Deflector										Copp
Bushing (K=2.8)										.Bron

**TEP151** 

The owner is responsible for maintain

NFPA 13 prohibits installation of 1/2 in.



151 Upright 2.8K, 1/2 in. NPT	
251 Pendent 2.8K, 1/2 in. NPT	2
151 Upright 5.6K, 1/2 in. NPT	
251Pendent 5.6K, 1/2 in. NPT	
151 Upright 8.0K, 3/4 in. NPT	Ē
251 Pendent 8.0K, 3/4 in. NPT	5
851 Upright 8.0K, 1/2 in. NPT	E

### Sustainable Construction









Source Code Construction 375 Park Ave. New York, NY 10152

### Sustainable Construction

- Logistics is on the interior of the block, reducing noise and traffic on the street facing side of the site.
- Schedule efficiency coming from the tiered construction leads to a shorter construction with less impact on the surrounding areas.
- Experienced team who have earned various industry certifications relating to sustainability, even if the building is not pursuing LEED certification.
- Digital applications in lieu of paper copies of drawings, memos, etc.





### Sustainable Construction



The exterior shanties in the rear of the site will be equipped with solar panels. These panels, in tandem with a set of large battery panels, will provide power to the shanties themselves as well subcontractor shanties and provide ample power for charging portable tools.





We've created an aggressive schedule that keeps construction quick, but does not use after hours variances. This keeps it to one shift of labor minimizing costs and also saved money on the necessary permitting, while also preventing noise disturbances to neighbors.

### Construction Technology

#### **ProCore:**

- Project Database
- Submittals + Transmittals
- RFIs
- Punch Lists
- Directory
- Estimating
- Planning



Scheduling: Microsoft Project Estimating: Bluebeam, ProCore BIM/VDC: AutoCAD, Revit, Navisworks, BIM 360

**On-Site Communication:** Radio Network **Off-Site Communication:** Work Phones + Email **In-direct Communication:** ProCore, PowerBI





### Construction Technology



#### **COVID-19 Technologies:**

- Masks
- Temperature Scanners
- Vaccines + PCR Tests
- Social Distancing Wristbands
- Contact Tracing







#### Spot:

- Daily LIDAR scanning of the site
  Up to date photos and video of site work
  Requires minimal oversight as it only goes on-site after work has finished for the day
- Additional sensors provide air quality, VoC, and other useful information



END

# **Thank You! Questions?**

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