



145 WEST 14 STREET * NEW YORK * NY * 10011 * 908•670•7932

Urban Yard Interior Renovation

40-09 21st Street
Long Island City, NY 11101
April 26, 2021

Proposal by Barone Construction

Agenda

- Project Understanding & Approach
- Firm Introduction
- Relevant Projects
- Team Organizational Chart
- CPM Project Milestone Schedule
- Sample 2 Week Look Ahead Schedule
- Staffing Chart
- Summary Estimate
- Detailed Trade Take-Off
- Value Engineering Proposal
- Site Logistics Plan
- Site Safety Plan
- Quality Assurance/Quality Control Plan
- Constructability Review
- Sustainable Construction Plan
- Construction Technology Initiative

Project Understanding & Approach

Project Understanding & Approach

Project:

Urban Yard Interior Renovation

40-09 21st Street

Long Island City, NY 11101

Owner:

Mayer Steg, Elms Realty

Architect:

Murdock Solon Architects

Structural Engineer:

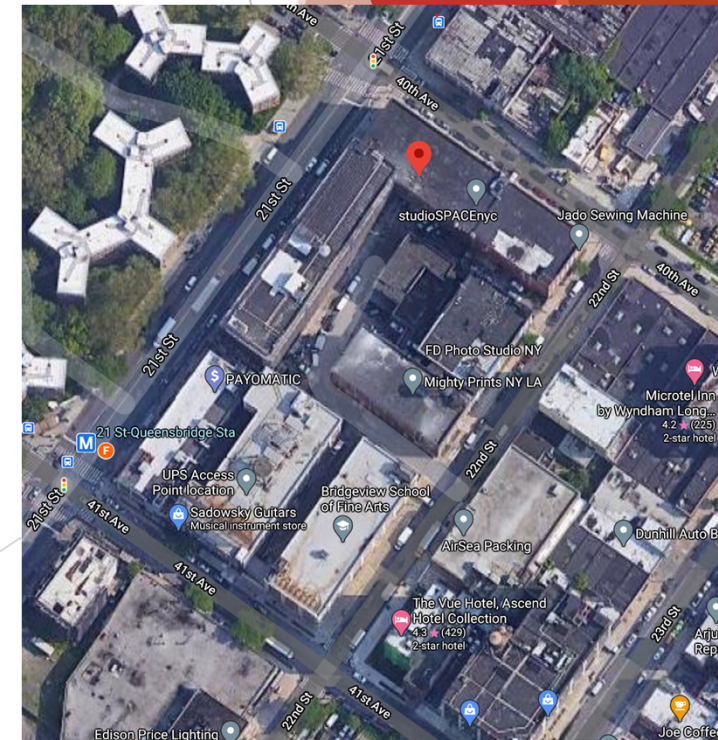
Blue Sky Design

MEP Engineer:

2LS Consulting Engineering

Interior Designer:

Input Creative Studio



Project Understanding & Approach

Total SF:

86,040 ft²

Total Floors:

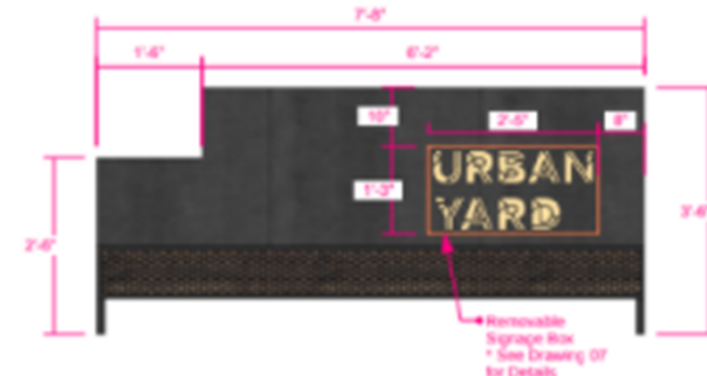
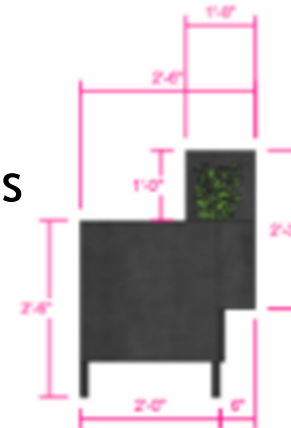
6 Floors with a basement

Phases:

- 1- Demolition
- 2- Structural
- 3- MEP
- 4- Interior Fit-Out

Scope of Work:

- Demolition (Top Down)
- Excavation of basement
- Installation of 2 new elevators
- Installation of new stairwell
- Install new fire protection system
- Replace current floor with concrete
- Replace current MEP systems
- Install restrooms
- Install all new interior finishes



Firm Introduction



145 WEST 14 STREET * NEW YORK * NY * 10011 * 908•670•7932

Firm Introduction

- ▶ Barone Construction
- ▶ Located in Greenwich Village
- ▶ Founded By Christian Barone in 1996
- ▶ Bconstructionco.com
- ▶ 200 full time workers
- ▶ Annual Revenue \$500 Million
- ▶ Average Project Cost \$50 Million

Relevant Projects

Relevant Projects

- 333 7th Avenue Lobby Renovation
- Completed 2018
- 850 sqft.
- Collaboration with Murdock Solon Architects with similar design to Urban Yard



- Client wanted a “modern face” for the 1920 office building.
- Similar scope and scale to Urban Yard, new interior finishes, MEP and elevator upgrades

Relevant Projects



- Arcade Edit
- Editing studio interior renovation in Flatiron District
- Completed 2017
- 5,000 sqft.
- Collaboration with Murdock Solon Architects and 2LS Consulting Engineering
- New MEP and interior fit out



Relevant Projects

- Factory House LIC
- 10 story residential new construction
- Completed 2016
- 54,974 sqft.
- Located ½ a mile from the Urban Yard Renovation



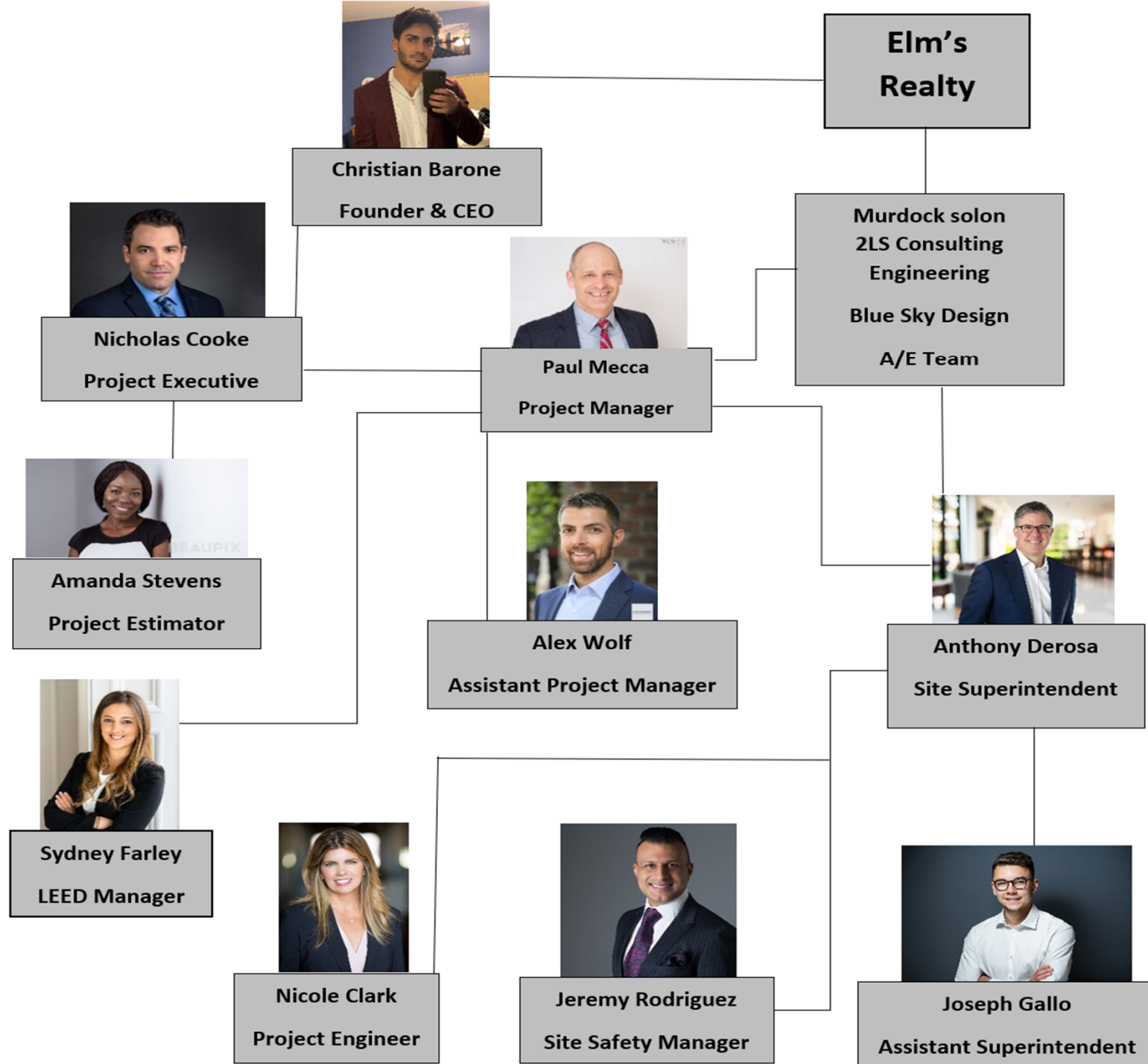
Relevant Projects

- The Independent, LIC
- 13 story new construction co-op
- Completed 2016
- 42,301 sqft.
- Located under a mile from the Urban Yard renovation



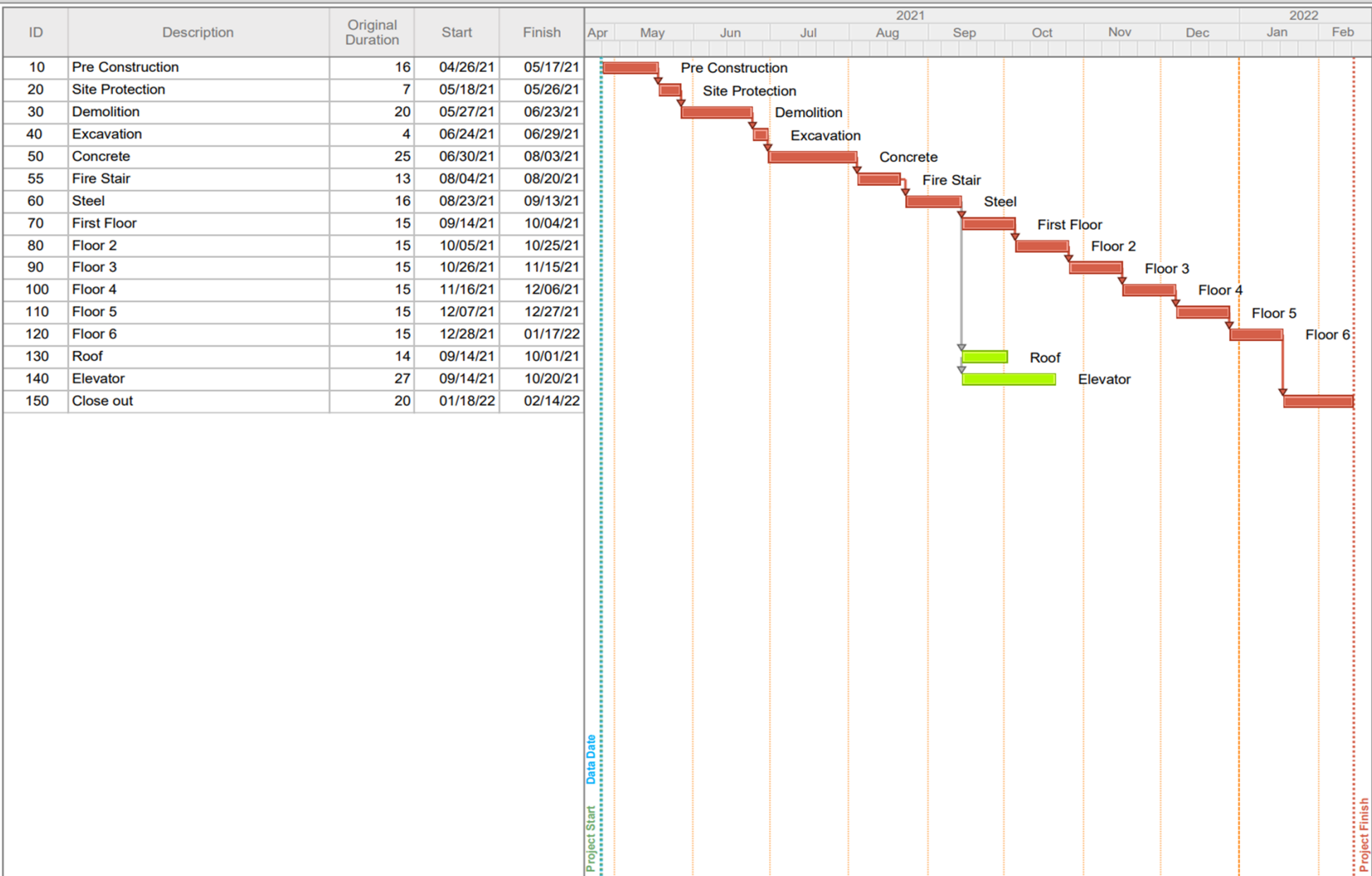
Team Organizational Chart

Team Organizational Chart



Project Milestone Schedule

Milestone Schedule



Sample 2 Week Look Ahead Schedule

Staffing Chart

Staffing Chart

Employee	Position	Avg Hours Per Month	Total Hours	Percentage of Time
Christian Barone	Founder & CEO	14	130	1.60%
Nicholas Cooke	Project Executive	36	326	18.10%
Paul Mecca	Project Manager	104	940	52.20%
Alex Wolf	Assistant Project Manager	80	720	40.00%
Amanda Stevens	Project Estimator	39	350	18.40%
Jeremy Rodriguez	Site Safety Manager	160	1,760	100.00%
Nicole Clark	Project Engineer	160	1,760	100.00%
Anthony Derosa	Site Superintendent	160	1,760	100.00%
Joeseeph Gallo	Assistant Site Superintendent	160	1,760	100.00%
Sydney Farley	LEED Manager	47	420	23.30%

Summary Estimate

Summary Estimate

Division	Trade	Cost	\$/SF	Project %
1	General Requirements	\$ 120,456.00	\$1.40	1.41%
2	Existing Conditions	\$ 576,468.00	\$6.70	6.74%
3	Concrete	\$ 688,320.00	\$8.00	8.05%
4	Masonry	\$ 412,992.00	\$4.80	4.83%
5	Metals	\$ 473,220.00	\$5.50	5.53%
6	Woods, Plastics, Composites	\$ 404,388.00	\$4.70	4.73%
7	Thermal & Moisture Protection	\$ 361,368.00	\$4.20	4.23%
8	Openings	\$ 301,140.00	\$1.20	1.21%
9	Finishes	\$ 817,380	\$9.50	9.56%
10	Specialties	\$ 215,100.00	\$2.50	2.52%
11	Equipment	\$ 17,208.00	\$0.20	0.20%
12	Furnishings	\$ 17,208.00	\$0.20	0.20%
13	Special Construction	\$ 12,906.00	\$0.15	0.15%
14	Conveying Equipment	\$ 430,200.00	\$5.00	5.03%
21	Fire Suppression	\$ 817,380.00	\$9.50	10.06%
22	Plumbing	\$ 731,340.00	\$8.50	8.55%
23	HVAC	\$ 860,400.00	\$10.00	10.06%
26	Electrical	\$ 817,380.00	\$9.50	9.56%
27	Communications	\$ 8,604.00	\$0.10	0.10%
28	Electronic Safety and Security	\$ 77,436.00	\$0.90	0.91%
31	Earthwork	\$ 456,012.00	\$5.30	5.33%
31	Exterior Improvements	\$ 21,510.00	\$0.25	0.25%
33	Utilities	\$ 111,852.00	\$1.30	1.31%
	Subtotal	\$8,552,376.00	\$99.40	100.00%

	Building Permit Fees	\$ 106,904.70	\$1.24	1.25%
	General Conditions	\$ 299,33.16	\$3.48	3.50%
	CM Staff	\$ 513,142.56	\$5.96	6.00%
	Overhead and Profit	\$ 641,428.20	\$7.46	7.50%
	Insurance	\$ 299,333.16	\$3.48	3.50%
	Cost	\$10,412,517.70		
	Barone Construction CM Fee	\$535,592.545		5.00%
	Total Cost	\$10,948,110.20		

Detailed HVAC Estimate

Detailed HVAC Estimate

Item	Quantity	Size/Model	Cost ea.	Total Cost
Refrigerant Pipes	3,300 ft	1-1/2" OD Pipe	\$4/ft	\$13,200
Exhaust Ducts	500 ft	8x4, 10x6, 10x8	\$150/ft	\$75,000
Supply Ducts	1,145 ft	26x10	\$300/ft	\$344,500
MUA Ducts	330 ft	22x8, 24x8	\$250/ft	\$82,500
Exhaust Grilles	24	8x4	\$250	\$6,000
Split AC Unit 2.0	1	Arnu243m2a4	\$2,000	\$2,000
Split AC Unit 4.0	24	Arnu483m3a4	\$1,500	\$36,000
Split AC Unit 4.5	48	Arnu543m3a4	\$1,200	\$57,600
Condensers	12	Arum241bte5	\$1,500	\$18,000
Condenser 2	1	Arun024gss4	\$2,000	\$2,000
RTU-1	1	RN-030-8	\$5,000	\$8,000
TX-1 Fan	1	Greenheck USF-16	\$550	\$550
3sqft Vent	1	-----	\$150	\$150
5sqft Vent	3	-----	\$200	\$200
6sqft Vent	1	-----	\$250	\$250
Thru Wall AC Unit	1	-----	\$500	\$500
Subtotal:				\$646,450
Labor:		86,040sqft	\$8.00/SF	\$688,320
Total HVAC Cost:				\$1,334,770

10/26/2020	80% CD
10/26/2020	ISSUED FOR FILING
06/08/2020	ISSUED FOR FILING
06/03/2020	REVISED PER DOB COMMENTS
06/03/2020	REVISED PER DOB COMMENTS
06/03/2020	DOB WORKING FILE
07/14/2020	ISSUED FOR FILING
03/08/2020	ISSUED FOR FILING
03/06/2020	REVISED FOR FILING
01/17/2020	ISSUED FOR FILING
01/16/2020	ISSUED FOR FILING
01/06/2020	ISSUED FOR PROGRESS
12/23/2019	ISSUED FOR DOB SET
10/26/2019	ISSUED FOR PRICING
06/26/2019	PROGRESS SET
06/05/2019	PROGRESS SET

ARCHITECT

MTS MURDOCK SOLOH ARCHITECTS

558 WEST 26TH STREET, SUITE 501, NEW YORK, NY 10001
212 809 3306 WWW.MURDOCKSOLOH.COM

OWNER

ELMS REALTY

10 LINCOLN AVENUE, MONSIEY, NY 10802

INTERIOR DESIGNER

INPUT CREATIVE STUDIO

56 E 14TH STREET, 4TH FL, NEW YORK, NY 10003
949-434-3882 | WWW.INPUTCREATIVESTUDIO.COM

STRUCTURAL ENGINEER

BLUESKY SKY DESIGN

211 WEST 27TH STREET, STE 804, NEW YORK, NY 10001
949-230-9991 | WWW.BLUESKYSKY.COM

M&P ENGINEER

2L ENGINEERING

100 WEST 30TH STREET, 4TH FL, NEW YORK, NY 10001
917-267-8845 | WWW.2LMP.COM

EXHIBITOR

MUNICIPAL BUILDING CONSULTANTS

233 BROADWAY, NEW YORK, NY 10007
212-791-0992 | WWW.MBCNYC.COM

PROJECT

INTERIOR RENOVATION
40-09 21ST STREET
LONG ISLAND CITY, NY 11101

DRAWING TITLE

**MECHANICAL
SIXTH FLOOR, ROOF AND
BULKHEAD PLAN**

BUILDING FLOOR NUMBER:

DWG BY: LM	CHECK BY: GD
SEAL & SIGNATURE	DATE: 10/25/2019
	PROJECT NO.: A039-01-001
	SCALE: AS NOTED
DRAWING NO.	
DRAWING PAGE 15 OF 15	

M-304.00



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Value Engineering

Value Engineering

MATTE FLAT BLACK CEILING LIGHT - BARE BULB



Bulb
None ▼

Quantity 1

\$55.00 USD **ADD TO CART**

This Custom Made to Order Matte Flat Black Ceiling Light Bare Bulb comes with

-Matte Flat Black Socket
-Matte Flat Black Ceiling Mount
-UL Listed

Can be mounted on the Wall or Ceiling.

Dimensions-
Ceiling Canopy: 5in Diameter with Universal Mount

Rated for 60W Max, 110V / 220V



Quorum International 6" Wide Flush Mount Ceiling Fixture

Model: 322-69

[Write a Review](#)

Lighting Sale

20% Off - Discount Already Applied. No Coupon Necessary.
Offer Ends 04-14-2021

\$18.00

Finish: Noir



Free Shipping on orders over \$49.00!

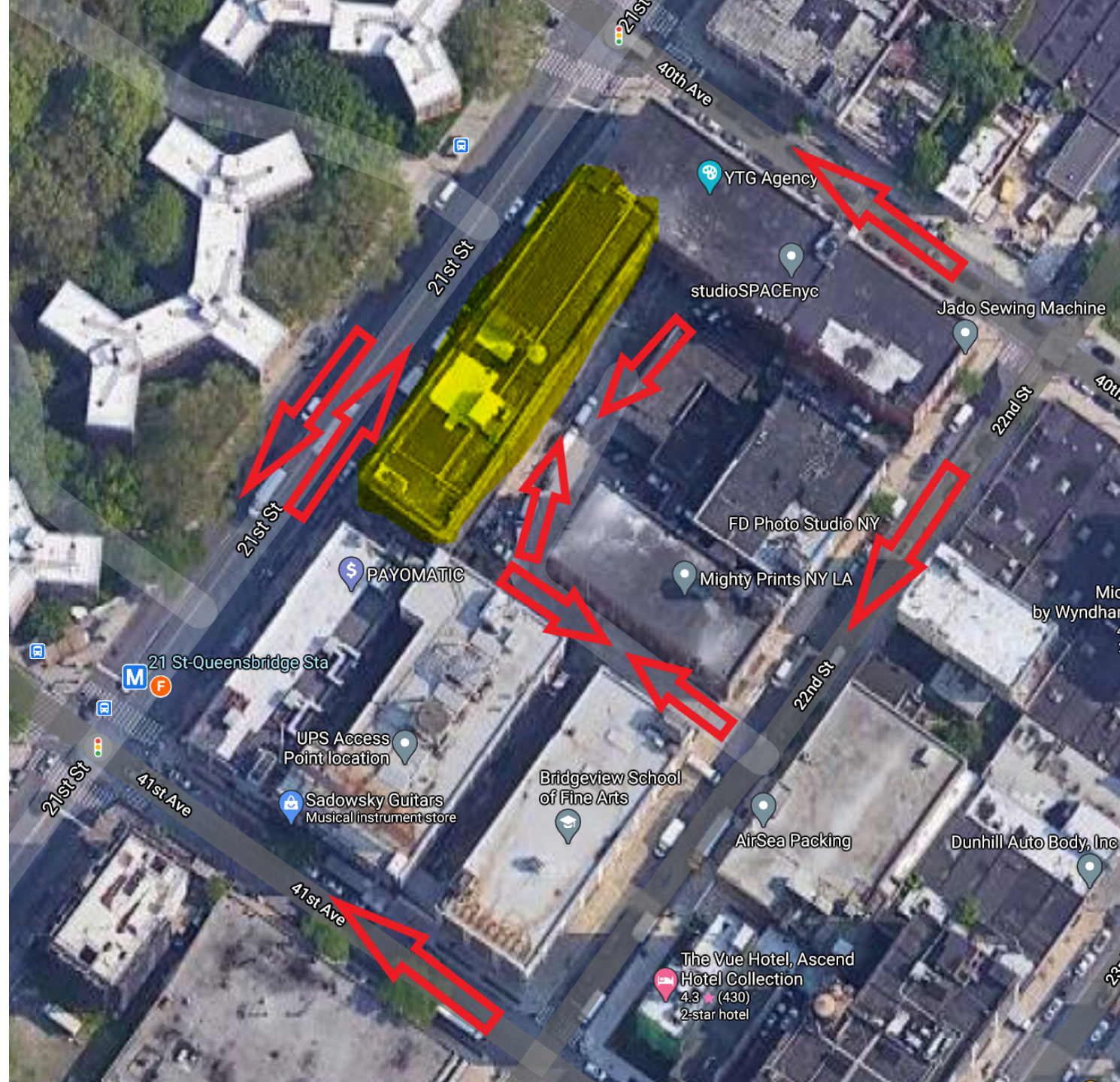
Leaves the Warehouse in 2 to 3 business days ([Change Zip](#))

- ▶ Replace LT2 light fixture (135 units) with a cost-efficient model by Quorum International.
- ▶ Original: \$55 ea. Total cost \$7,425
- ▶ Proposed: \$18 ea. Total Cost \$2,430
- ▶ \$4,995 or 67.3% cost savings on LT2
- ▶ Differences:
 - ▶ New fixture is flush with ceiling, original is raised
 - ▶ New Fixture's diameter is 1 inch larger

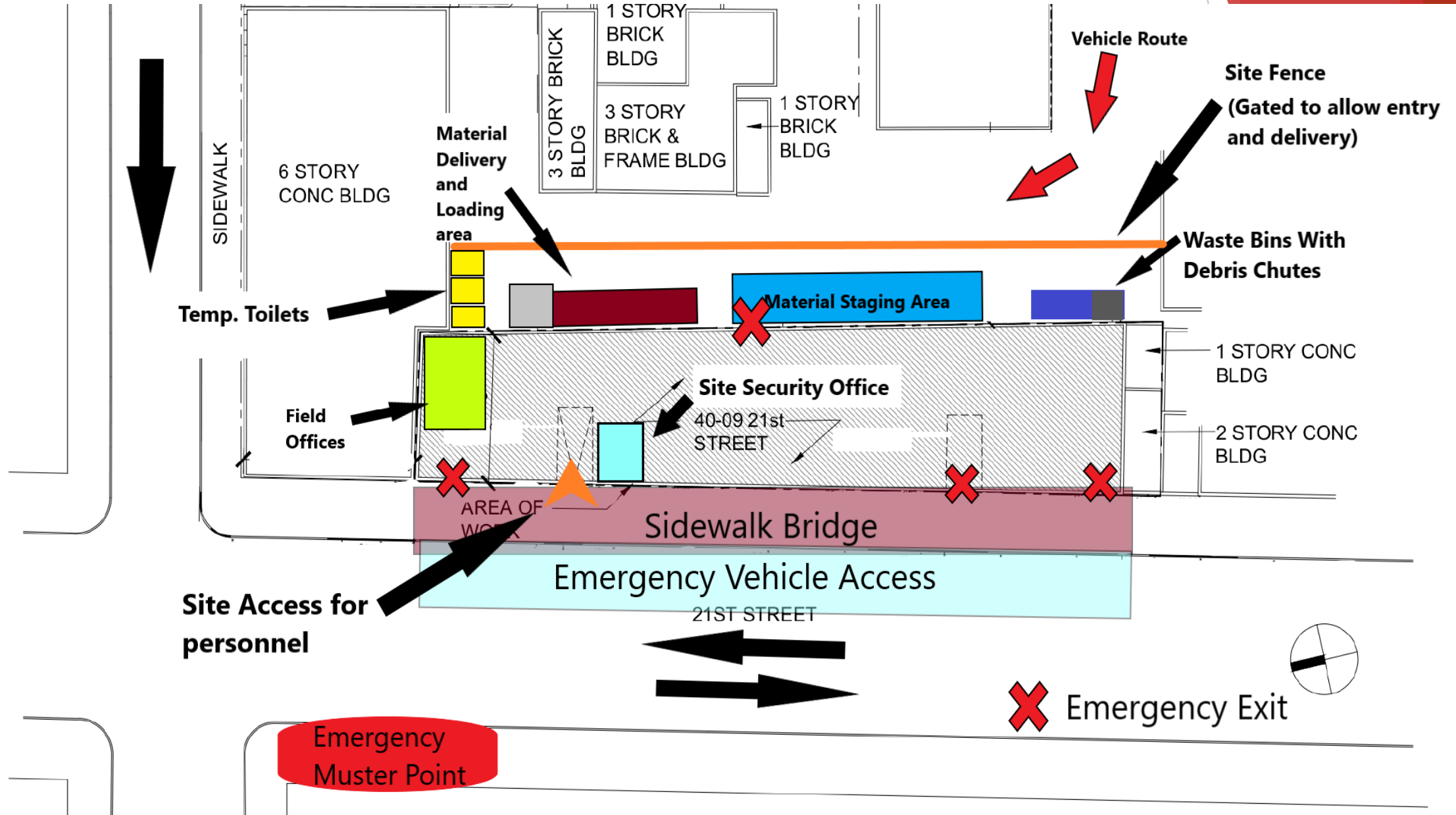
Site Logistics

Site Logistics

- Highlighted- Area of work
- Arrows-Flow of Traffic

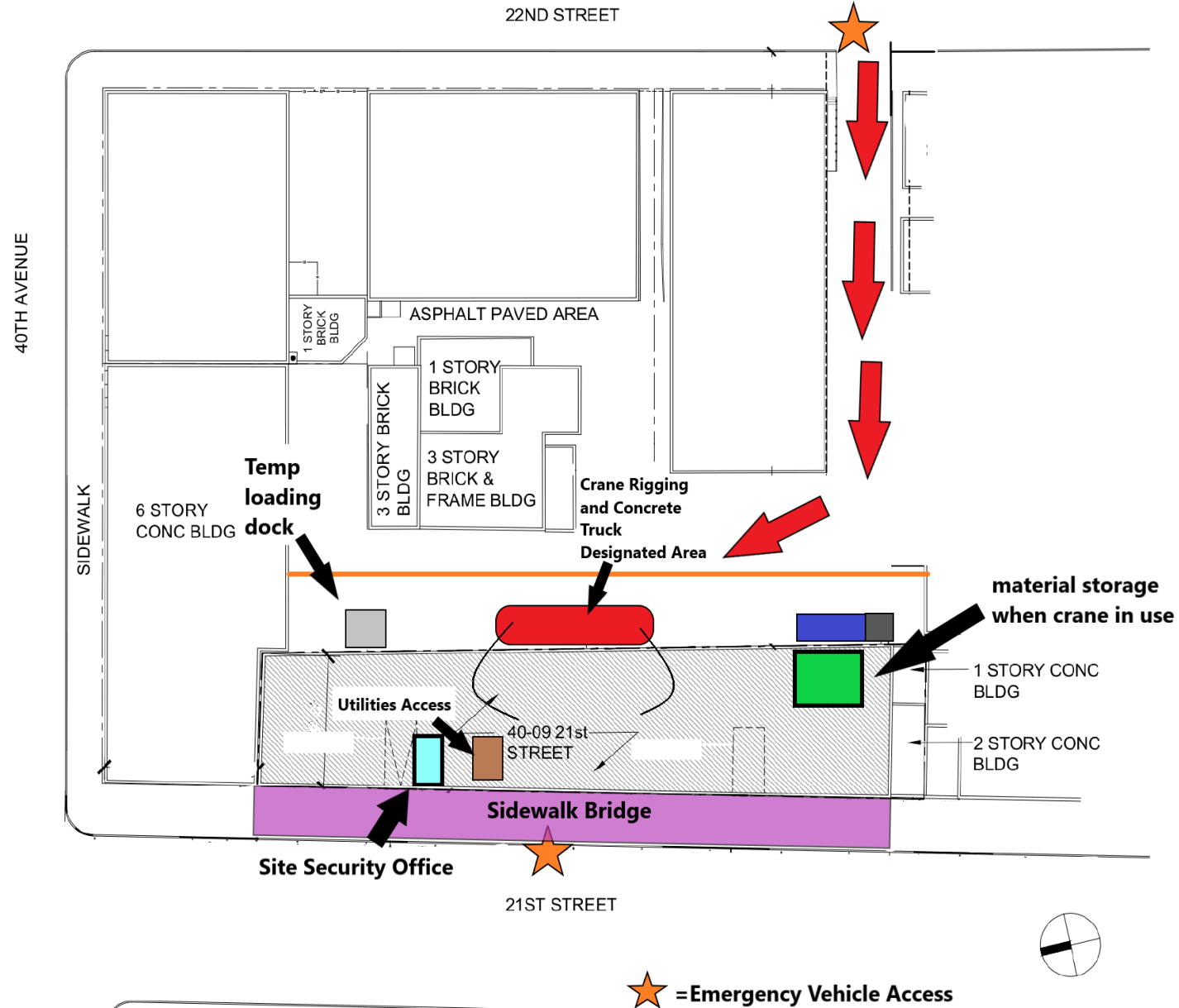


Site Logistics



Site Logistics

Anyone entering the site must get their temperature checked at site security office



Construction Site Safety Plan

Construction Site Safety Plan

- ▶ Construction Accounts for nearly a quarter of workplace related injuries.
- ▶ The Workers' health and safety is the most important thing on a project
- ▶ Barone Construction has never had a workplace related injury
- ▶ 0.80 EMR rating- below the industry average of 1.0, meaning 20% lower insurance rates.





Emergency Contacts



Nearest Hospital:

Mount Sinai Emergency Room
1.5 Miles, 6 Minutes by car
3019 Crescent Street at, 30th Rd, 11102
718-932-1000

Nearest Fire Department

FDNY Engine 260
0.4 Miles, 2 Minutes by car
11-15 37th Ave, Long Island City, NY 11101
718-999-2000

Site Safety Manager

Jeremey Rodriguez
718-232-3232
On Site 100% of the time

Barone Construction

145 West 14th Street
New York, NY 10011
Main Desk: 908-670-7932

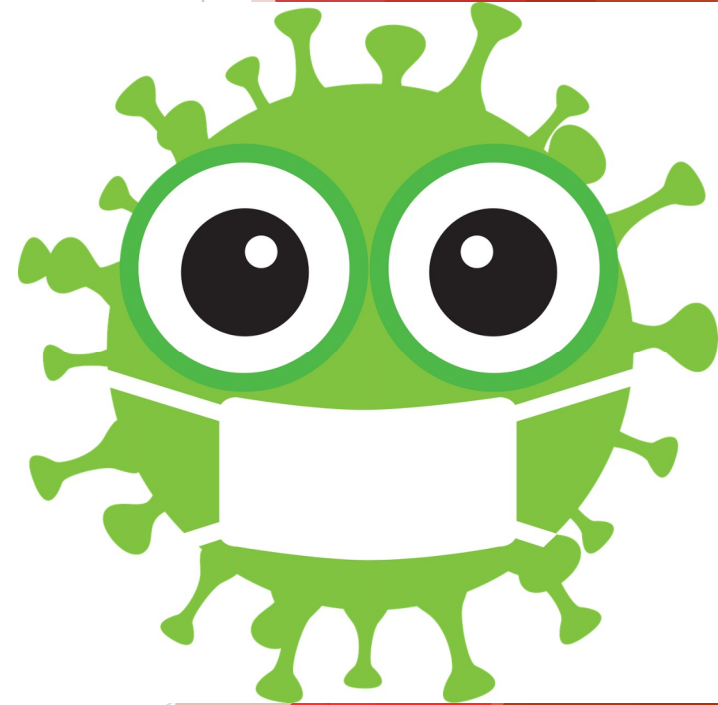
Safety Concerns

- ▶ One of our main safety concerns on this project is falls
- ▶ Specifically, during demolition and around the elevator shafts there is a heightened fall risk.
- ▶ Areas with increased fall risk will be signified with signage, and properly netted off.
- ▶ Use of fall protection equipment will be strictly enforced, anyone not properly doing so will be removed from the site.
- ▶ Demolition floors will have limited access.

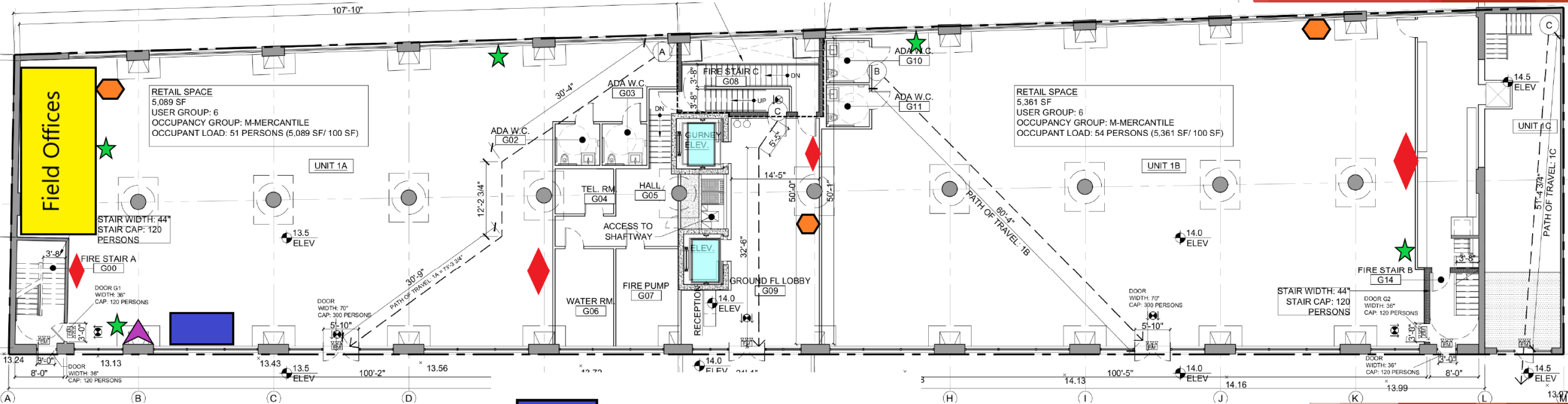


Covid-19 Site Safety Plan

- ▶ Every person must complete a COVID questionnaire and have their temperature taken upon entry of the site.
- ▶ Color coded wristbands will be given out to signify you were checked
- ▶ Anyone with 100.3 temp or higher will be retested, and if the high temp persists, they will be sent home.
- ▶ Everyone will be required to wear masks. Extra masks will be kept on site.
- ▶ Social distancing will be encouraged on site
- ▶ Sanitation stations will be set up throughout the building to encourage cleanliness.
- ▶ All COVID protocols are built into CM fee

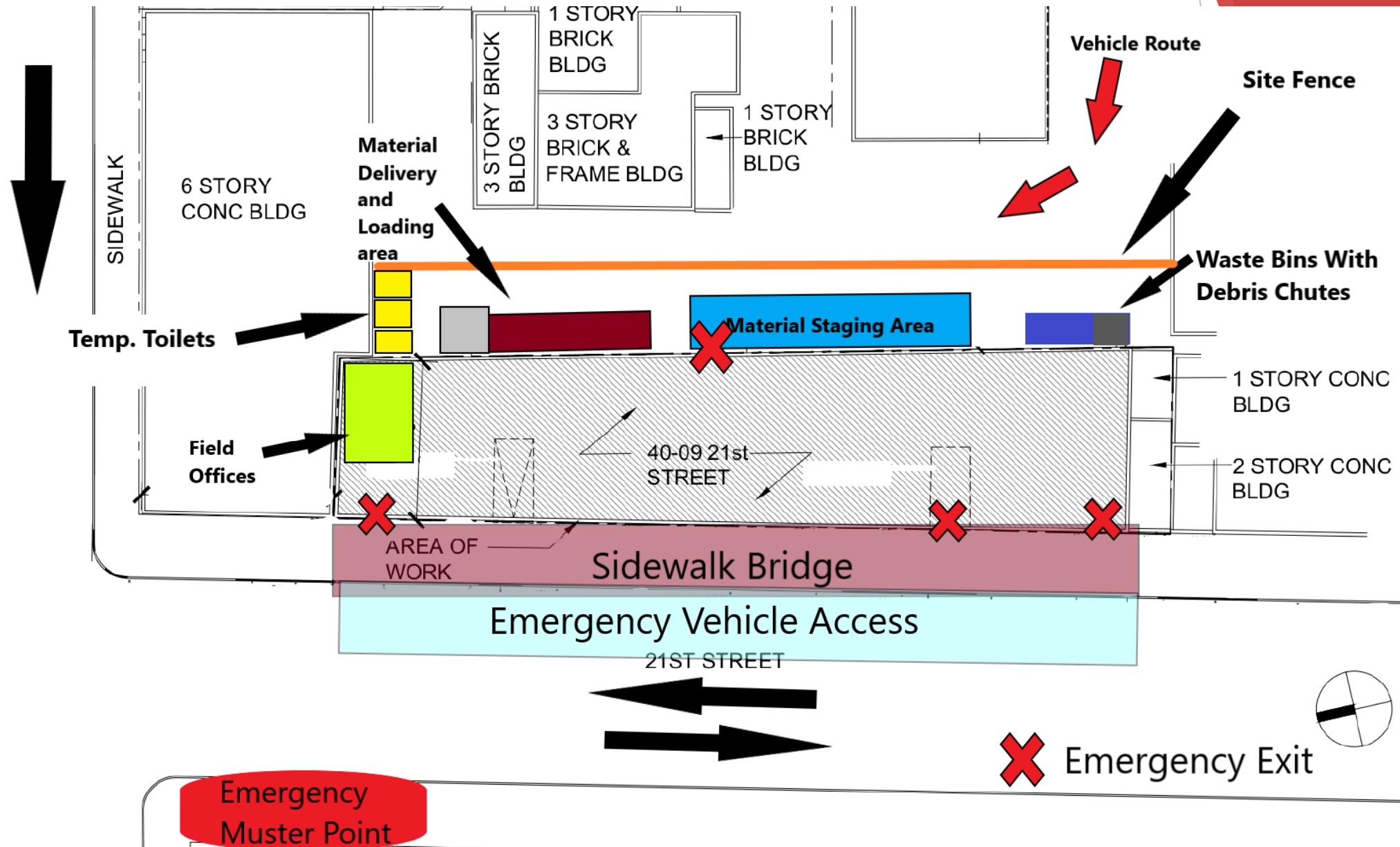


Construction Site Safety Plan



-  Security Booth
-  Fire Extinguisher
-  First Aid Kit
-  Sanitation Station
-  COVID Screening
-  Open Elevator Shafts

Construction Site Safety Plan



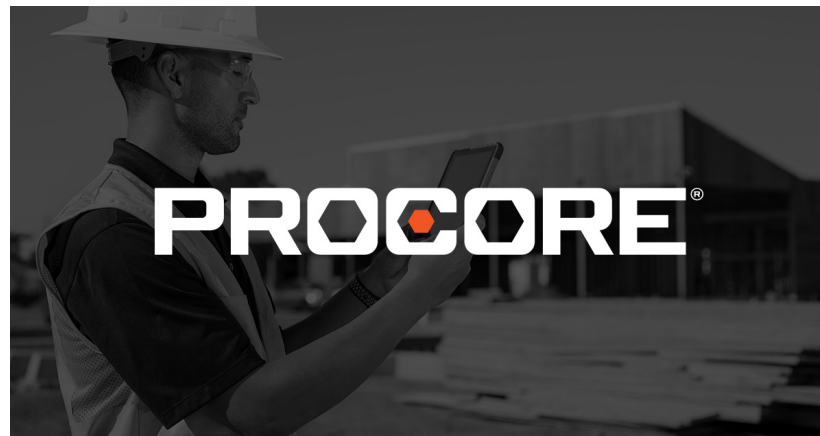
Quality Assurance/ Quality Control

Quality Assurance

Quality Assurance is an ongoing process throughout pre-construction and construction that is put in place to protect against deficiencies on a project.

Quality Assurance

- ▶ **Submittals** through Procore to ensure a well-organized project with thorough communication
- ▶ **Mock-Ups** performed and tested to set quality standards for subcontractors
- ▶ **Samples** to be submitted when necessary and kept on site
- ▶ **Trade Meetings** to promote communication and organization between trades.



Quality Control

Quality Control is the process of reviewing all completed work for quality and making sure it follows all contract specifications.



Quality Control

- ▶ **Testing & Inspections** all required inspections will be carried out by a third-party inspector. Along with required inspections, our site superintendent and assistant site superintendent will perform daily inspections of work.
- ▶ **Delivery Inspections** will be required for all deliveries. They will be performed by our superintendent and the subcontractor corresponding with the delivery. This is done to guarantee the correct amounts of the correct items are delivered with NO damage.
- ▶ **Commissioning** will be performed by a third-party commissioning agent who will oversee that all systems are working properly, and follow all codes and specifications
- ▶ **Pre-Inspection Checklists** are utilized before all inspections to catch any potential issues before the official inspection
- ▶ **Pre-Punch List Walkthrough** executed to assure all work is completed, up to standard and ready for the final punch list

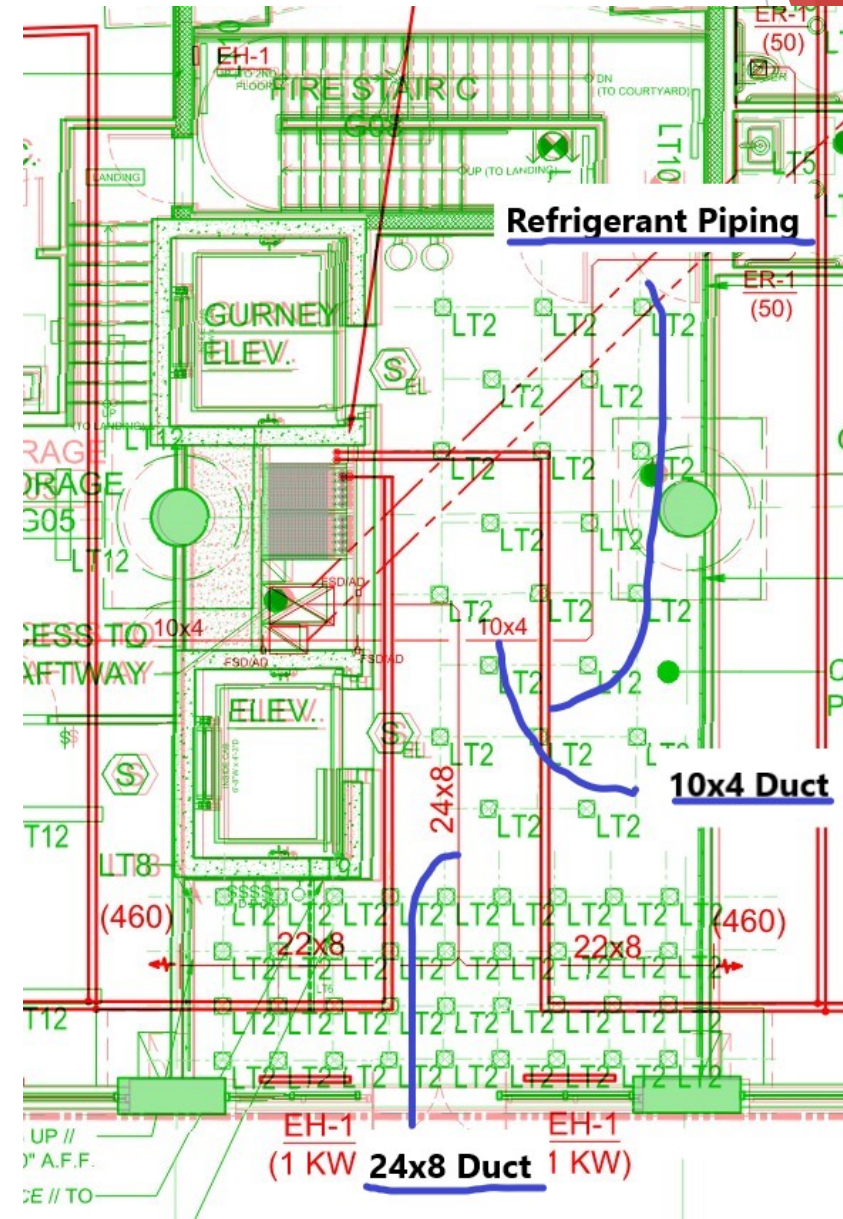
Constructability Review

Constructability Review

- ▶ Vital part of pre-construction phase
- ▶ Project team reviews the construction plans to identify any conflicts
- ▶ Saves time and money by resolving issues before the construction phase has started

Constructability Review

A major conflict found by Barone Construction during our constructability review is the clashing of MEP systems with the ceiling plans in the elevator lobby. The problem is apparent on all floors, but the first floor is shown for reference. As shown in drawing M301 the lobby has various ductwork and refrigerant piping running through it, but the interior fit out plans (I-08) show a painted concrete ceiling with flush mounted light fixtures. With the given MEP plans the lobby would have MEP systems running through it as opposed to a finished ceiling.



Constructability Review

Solutions:

- ▶ Re-route MEP ductwork and piping where it will not be exposed if possible.
- ▶ An open ceiling plan could be utilized if either a refrigerant pipe is rerouted, or light fixtures are shifted over.
- ▶ Redesign MEP systems to fit above a sheetrock ceiling instead of having the painted concrete ceiling.



01 TYPICAL HALLWAY RENDERING
SCALE: N.T.S.



02 TYPICAL HALLWAY SECTION RENDERING
SCALE: N.T.S.

Barone Construction
145 West 14 Street
New York, NY 10011

Urban Yard Interior Renovation
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MEP and Ceiling Conflict

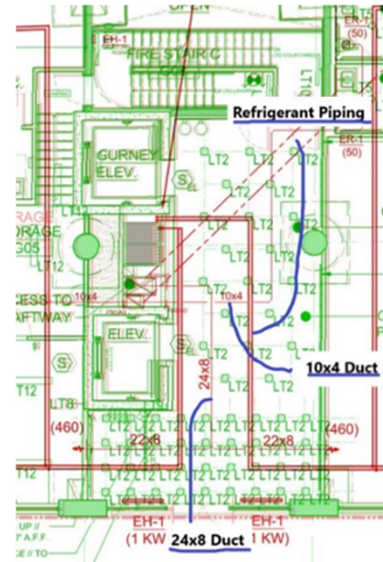
To:	Murdock Solon Architects Elms Realty 2 LS Consulting Engineering Input Creative Studio Blue Sky Design	From:	Christian Barone, Barone Construction
Initiated:	April 26, 2021	Due:	May 10, 2021
Status:	Open	Location:	1 st -6 th floors

Description:

While reviewing the construction drawings, Barone Construction determined a conflict between the ductwork and refrigerant piping with the finished ceiling plans in the elevator lobbies. This issue is apparent on all floors (1st floor shown for reference). Specifically, in MEP drawing M301 there are 24x8 Ducts, 10x8 ducts and Refrigerant piping shown running through the elevator lobby. The Interior fit out plans (Render shown in I-08) show a painted concrete ceiling with light fixtures mounted flush, but with the given MEP specifications that would not work because there would be ductwork and piping running through that area. Additionally, there are MEP systems crossing light fixtures so an open ceiling plan would require rerouting to allow room for the light fixtures.

Drawings used:

M301
A301
I-08



01 TYPICAL HALLWAY SECTION RENDERING



02 TYPICAL HALLWAY SECTION RENDERING

Sustainability



Sustainability

- ▶ Barone Construction has completed many LEED certified projects
- ▶ Every project has their own sustainability consultant and site-specific sustainability plan

Waste Management

- ▶ Separate recycling and waste containers with separate chutes
- ▶ Multiple waste and recycling bins on every floor
- ▶ Walk off mats



Indoor Air Quality

- ▶ Dust Mitigation: Barriers, area sprayed down with water, and masks required and kept on site
- ▶ HVAC ducts wrapped in blue plastic for delivery
- ▶ MERV 13 filters that will be changed out during close out
- ▶ Low or No VOC's in paints and adhesives.
- ▶ No idling in loading and delivery zones.
- ▶ No smoking within 15 feet of building



Fundamental Commissioning

- ▶ The act of ensuring all building systems are functioning properly together and meet the owner's requirements
- ▶ Improved efficiency and optimal performance of building systems
- ▶ Increased reliability and longevity of building systems





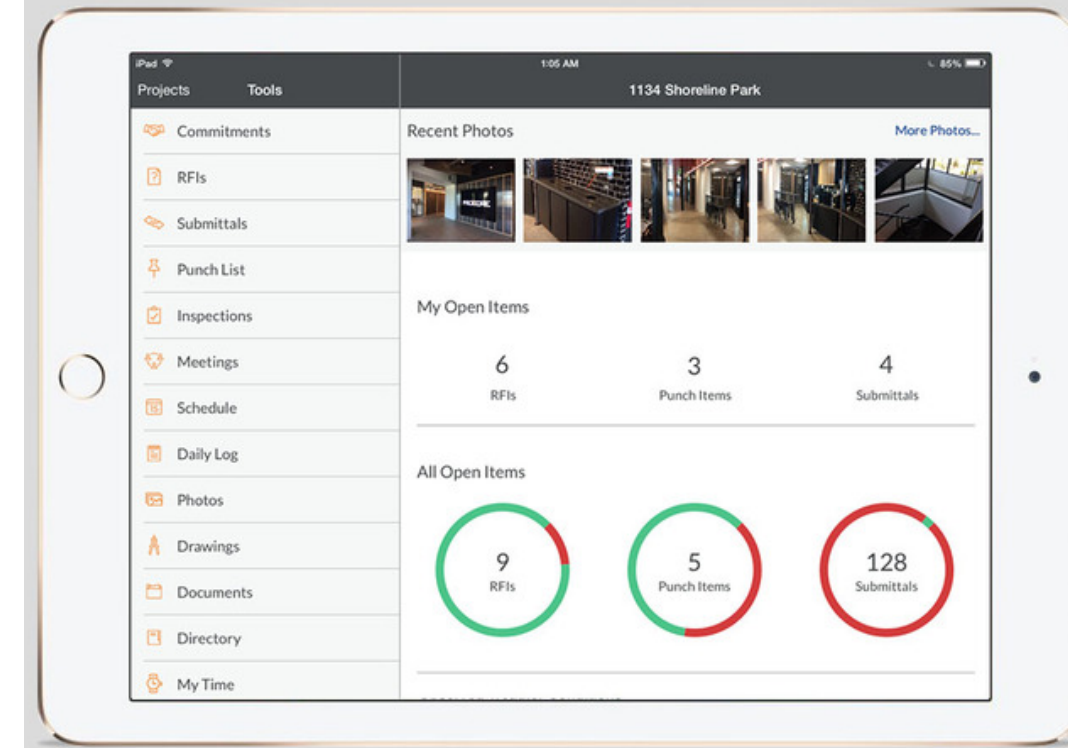
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Construction Technology

PROCORE™

CLOUD-BASED CONSTRUCTION SOFTWARE

- Simplifies workflow and communication process between our team, contractors, the owner, and any other necessary entities.
- We have used Procore on all of our projects for over a decade.
- Tracks and organizes RFI's, submittals, pictures, daily logs, drawings, schedules specifications and much more
- Gives project team members access to latest project updates and revisions in real time.
- Keeps project on schedule and on budget with no headaches.

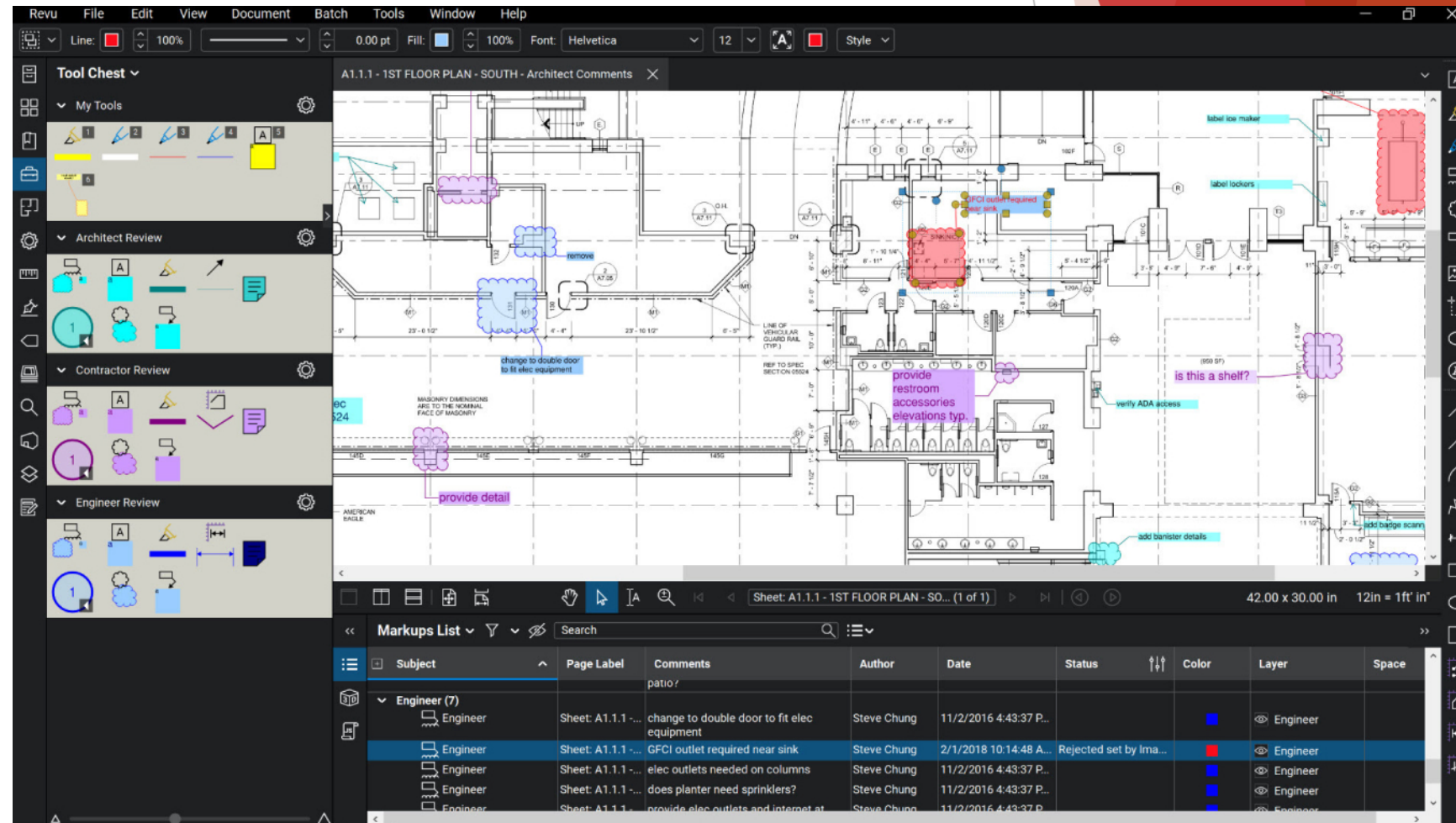


Bluebeam Revu & Navisworks

- ▶ Program we use to view and mark up construction documents.
- ▶ Important tool in estimating to perform accurate take offs on drawings.
- ▶ Saves time, costs, and improves quality



BLUEBEAM®
REVU® 20
STANDARD

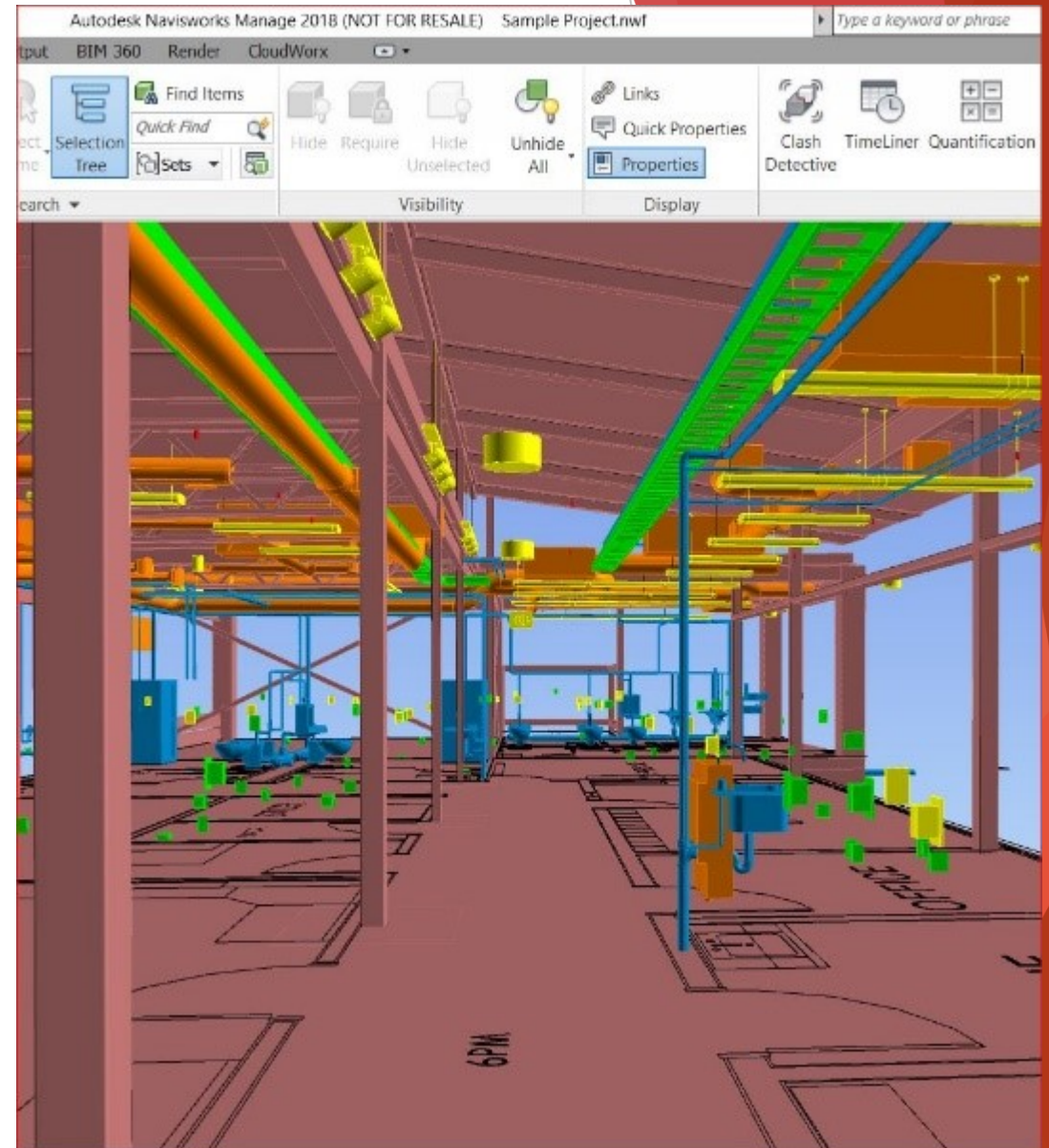


Navisworks

- ▶ 3d design review software
- ▶ Allows us to perform automated clash detection on drawings
- ▶ Crucial to our constructability review process by finding any possible conflicts between trades

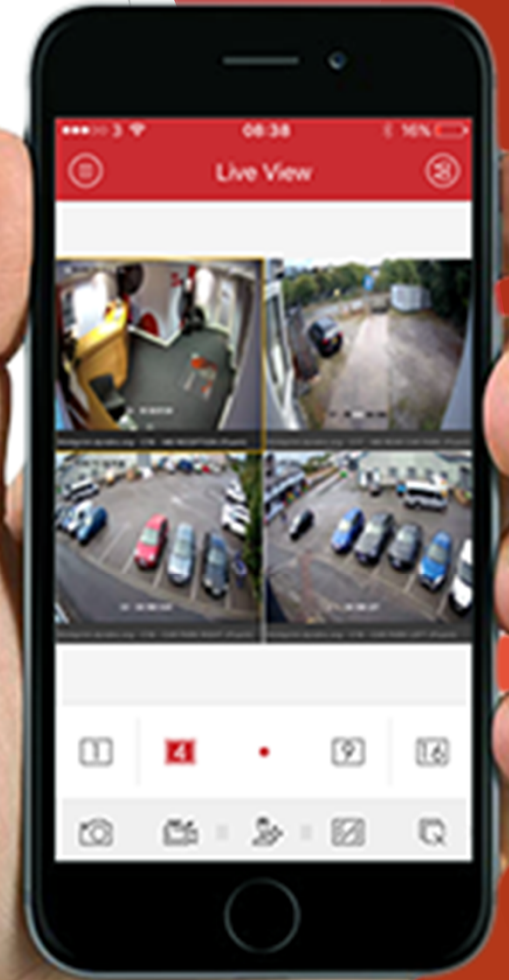


AUTODESK®
NAVISWORKS®



24/7 Camera Monitoring

- ▶ Multiple HD cameras on every floor for safety and security, as well as progress updates
- ▶ Accessible live through all phones and computers using account information that we will give you.
- ▶ These cameras will be used to compile a time-lapse video of the construction completed every week.
- ▶ Time-lapses will be posted to Procore at the end of every week to display progress



Thank You!