



WitchWidow Design + Construction

INTERIOR RENOVATION

40-09 21st Street

Long Island City, NY 11101

April 26, 2021

Elms Realty

Agenda



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- Project Understanding and Project 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
- Construction Site Logistics Plan(s)
- Construction Site Safety Plan
- Quality Assurance/Quality Control Plan
- Constructability Review
- Sustainable Construction Plan
- Construction Technology Initiative

Project Understanding



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Project Name: Interior Renovation at Urban Yard

Project Address: 40-09 21st St. Long Island City
NY, 11101

Owner: Elms Realty

Architect: Murdock Solon Architects

Interior Designer: Input Creative Studio

Structural Engineer: Blue Sky Design

MEP Engineer: 2LS Consulting Engineering



Project Understanding cont.

Scope of Work

- New Partitions
- Create lobby and bathrooms
- New rooftop bulkhead
- New Elevator Shafts
- HVAC Work
- Fire Protection
- Automatic sprinklers and piping
- Lighting
- Light fixtures, lamps, wall switches, emergency lighting, etc.

Firm Introduction

- Founded 2010
- Based in New York City
- 50 Full-time staff
- Annual Revenue: \$300 Million
- Average Project Cost: \$30 Million
- Certified WBE



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Relevant Projects: The Brick

- Client: The Enburg Group
- Size: 114,000
- Duration: March 2018 – April 2021
- Cost: 27 Million
- Demolition of existing structure
- Erecting 14 stories of concrete walls
- Sky Lounge on 14th floor

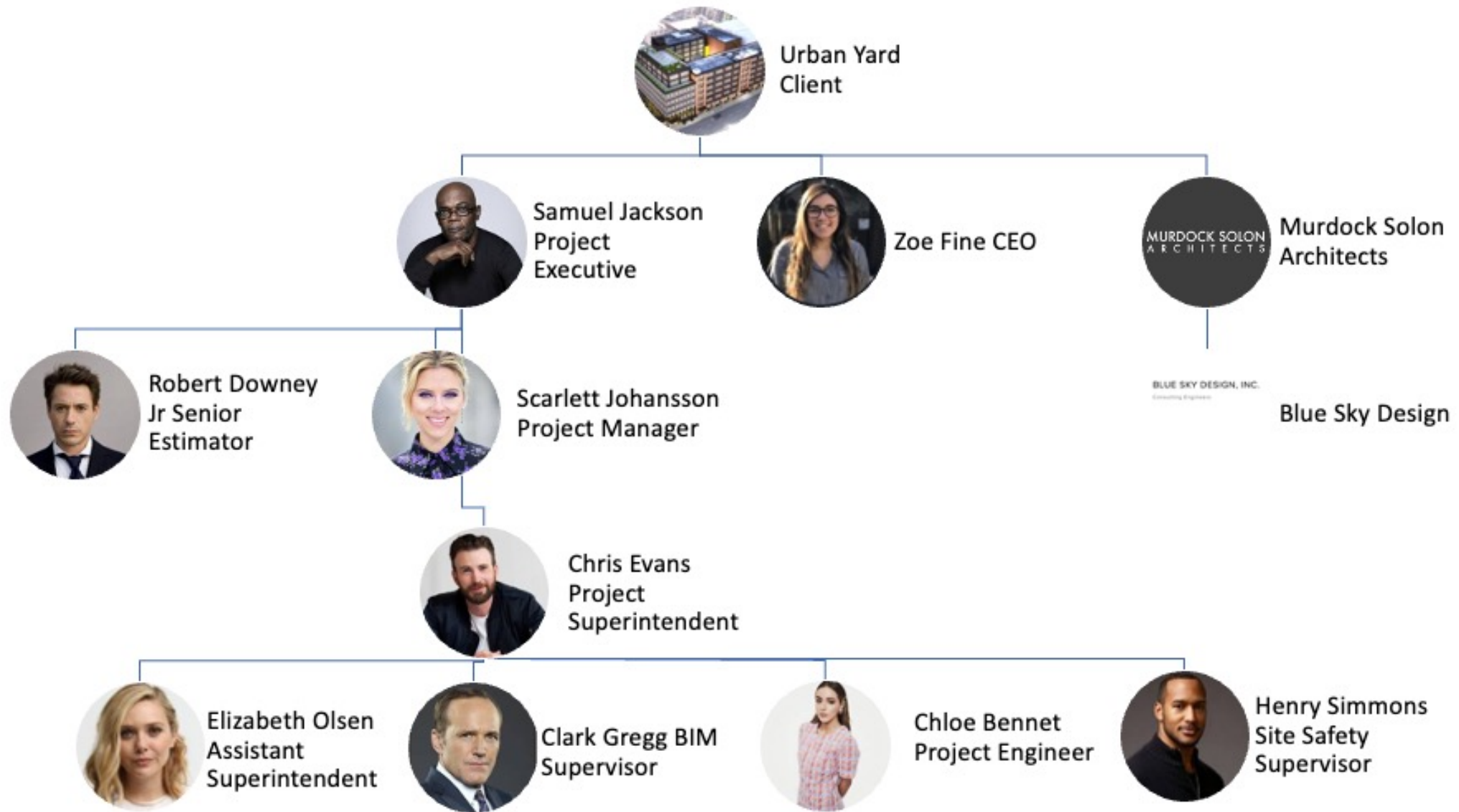


Relevant Projects: The Ridge



- Client: Woodcrest Property Partners
- Size: 36,000
- Duration: September 2016 - March 2018
- Cost: 5.5 Million
- Demolition
- Underground garage
- 4 levels luxury apartments
- Gym and laundry facilities

Team Organizational Chart





CPM Milestones

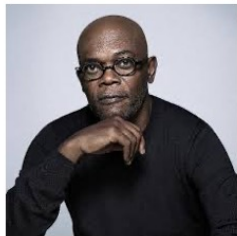
1. June 1, 2021: Project Start Date
2. July 5, 2021: Start phase 1 (Demolition)
3. July 13, 2021: Start phase 2 (Excavation & Foundation)
4. August 23, 2021: Start phase 3 (Construction)
5. June 2, 2022: Start phase 4 (Inspections & Turnover)
6. June 7, 2022: Project Completion

2 Week Look-Ahead

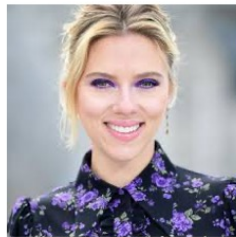
WBS	Activity Description	Duration	M	T	W	Th	F	SA	S	M	T	W	Th	F	SA	S
			1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Excavate Soil	5	X	X	X	X	X									
2	Excavate under elevator pit	5	X	X	X	X	X									
3	Concrete slab	5								X	X	X	X	X		
4	12" Concrete foundation wall	3										X	X	X		
5	Wall dowels in place												X	X	X	
6	Backfill	5												X		

STAFFING CHART

#	Name	Role	Total Hours	% of Time
1	Zoe Fine	CEO	50	2.5%
2	Samuel Jackson	Project Executive	300	14.5%
3	Scarlett Johansson	Project Manager	600	28.5%
4	Robert Downey Jr	Senior Estimator	500	24%
5	Chris Evans	Project Superintendent	2080	100%
6	Elizabeth Olsen	Assistant Superintendent	2080	100%
7	Chloe Bennet	Project Engineer	1040	50%
8	Henry Simmons	Site Safety Supervisor	2080	100%
9	Clark Gregg	BIM Manager	450	21.5%



Samuel Jackson



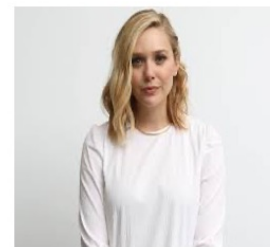
Scarlett Johansson



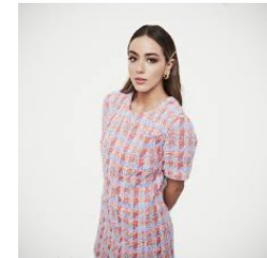
Robert Downey Jr



Chris Evans



Elizabeth Olsen



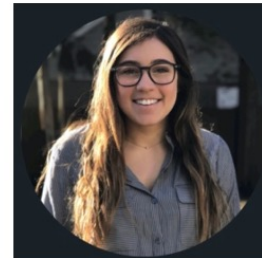
Chloe Bennet



Henry Simmons



Clark Gregg



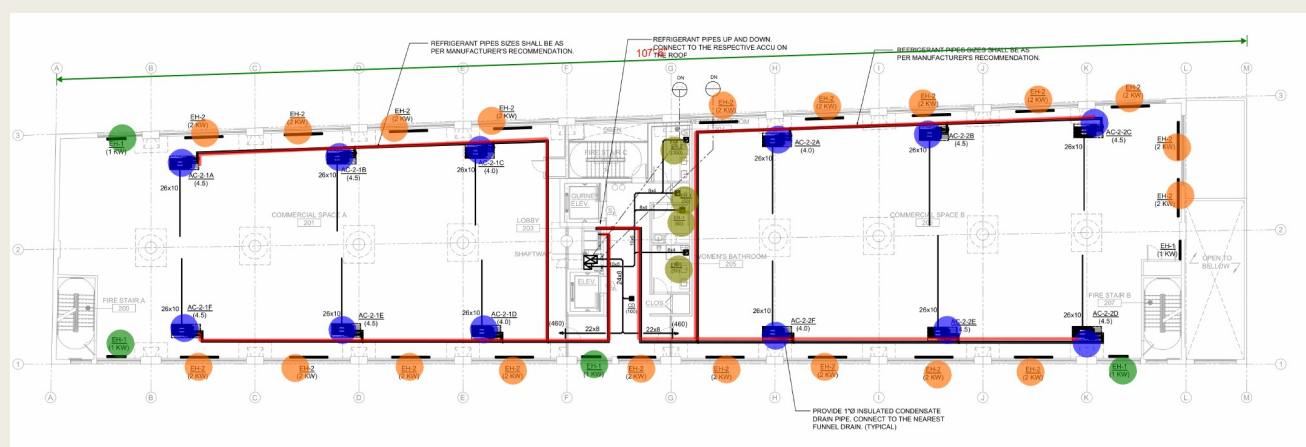
Zoe Fine

Summary Estimate

Project:		Urban Yard Renovation			1-Jun-21
	40-09 21st Street Long Island City, NY 11101		86,040 SF		
Divisoin	Title	Cost	Cost/SF	%	
Division 01	General Requirments	\$805,549.50	\$9.36	7.40%	
Division 02	Exisiting Conditions	\$271,456.20	\$3.16	2.50%	
Division 03	Concrete	\$1,150,785	\$13.38	10.60%	
Division 04	Masonry	\$771,133.50	\$8.96	7.10%	
Division 05	Metals	\$1,279,845	\$14.88	11.80%	
Division 06	Wood, Plastic and Composities	\$428,049	\$4.98	3.95%	
Division 07	Thermal and Moisture Protection	\$204,345	\$2.38	1.90%	
Division 08	Openings	\$266,293.75	\$3.10	2.46%	
Division 09	Finishes	\$515,164.50	\$5.99	4.76%	
Division 10	Specialties	\$407,614.50	\$4.74	3.77%	
Division 11	Equipment	\$200,043	\$2.33	1.85%	
Division 12	Furnishings	\$214,024.50	\$2.49	1.98%	
Division 14	Conveying Equitment	\$225,855	\$2.63	2.09%	
Division 21	Fire Suppression	\$197,892	\$2.30	1.83%	
Division 22	Plumbing	\$525,919.50	\$6.11	4.86%	
Division 23	Heating, Ventilation and Air-Conditioning (HVAC)	\$847,063.75	\$9.85	8.26%	
Division 26	Electrical	\$1,032,480	\$12	9.54%	
Division 27	Communications	\$252,742.50	\$2.94	2.34%	
Division 28	Electronic Safety and Security	\$416,863.75	\$4.85	1.93%	
Division 31	Earthwork	\$320,283.75	\$3.72	3.95%	
Division 32	Exterior Improvements	\$265,433.25	\$3.09	2.45%	
Division 33	Utilites	\$257,259.50	\$2.99	2.38%	
Trade Subtotal:		\$10,856,096		100%	
	Building Permit Fees	\$325,682	3%		
	General Conditions - Reimbursables	\$434,244	4%		
	CM Staff	\$759,926	7%		
	Overhead and Profit	\$977,048	9%		
	Insurance	\$542,804	5%		
Fee Total:		\$3,039,704			
Total:		\$13,895,800			

Detailed HVAC Take-Off		Urban Yard Renovation		1-Jun-21
		40-09 21st Street Long Island City, NY 11101		
Line Item	Division 23 HVAC	Unit Cost	Quantity	Total Cost
Cellar				
1	EWH-1	\$175	3	\$525
Ground Floor				
2	AC Units	\$475	13	\$6,175
3	EH-1	\$150	8	\$1,200
4	EH-2	\$175	15	\$2,625
5	EWH-1	\$175	2	\$350
6	ER-1	\$75	4	\$300
7	Refrigerent Pipes	\$100	1074 FT	\$107,400
Second Floor				
8	AC Units	\$475	12	\$5,700
9	EH-1	\$150	5	\$750
10	EH-2	\$175	20	\$3,500
11	ER-1	\$75	3	\$225
12	Refrigerent Pipes	\$100	1074 FT	\$107,400
Third Floor				
13	AC Units	\$475	12	\$5,700
14	EH-1	\$150	5	\$750
15	EH-2	\$175	20	\$3,500
16	ER-1	\$75	3	\$225
17	Refrigerent Pipes	\$100	1074 FT	\$107,400
Fourth Floor				
18	AC Units	\$475	12	\$5,700
19	EH-1	\$150	5	\$750
20	EH-2	\$175	20	\$3,500
21	ER-1	\$75	2	\$150
22	Refrigerent Pipes	\$100	1074 FT	\$107,400
Fifth Floor				
23	AC Units	\$475	12	\$5,700
24	EH-1	\$150	5	\$750
25	EH-2	\$175	20	\$3,500
26	ER-1	\$75	3	\$225
27	Refrigerent Pipes	\$100	1074 FT	\$107,400
Sixth Floor				
28	AC Units	\$475	12	\$5,700
29	EH-1	\$150	5	\$750
30	EH-2	\$175	20	\$3,500
31	ER-1	\$75	2	\$150
32	Refrigerent Pipes	\$100	1074 FT	\$107,400
33	EWH-1	\$175	2	\$350
Roof				
34	RTU-1	\$250	1	\$250
35	TX-1	\$150	1	\$150
Subtotal:				\$707,050
Labor Cost:				\$140,013
Total:				\$847,063

DETAILED HVAC TAKE-OFF

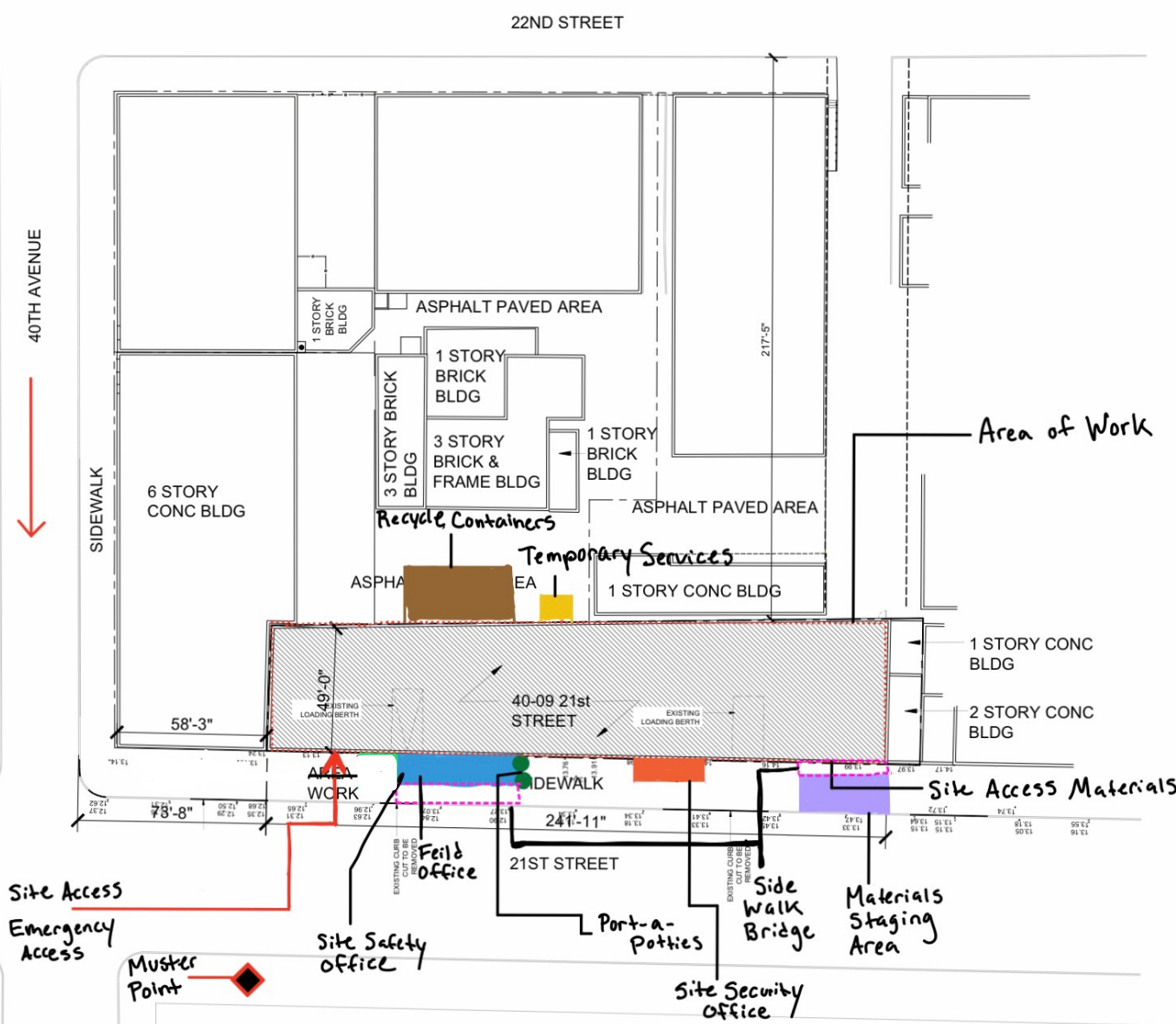


Value Engineering Proposal

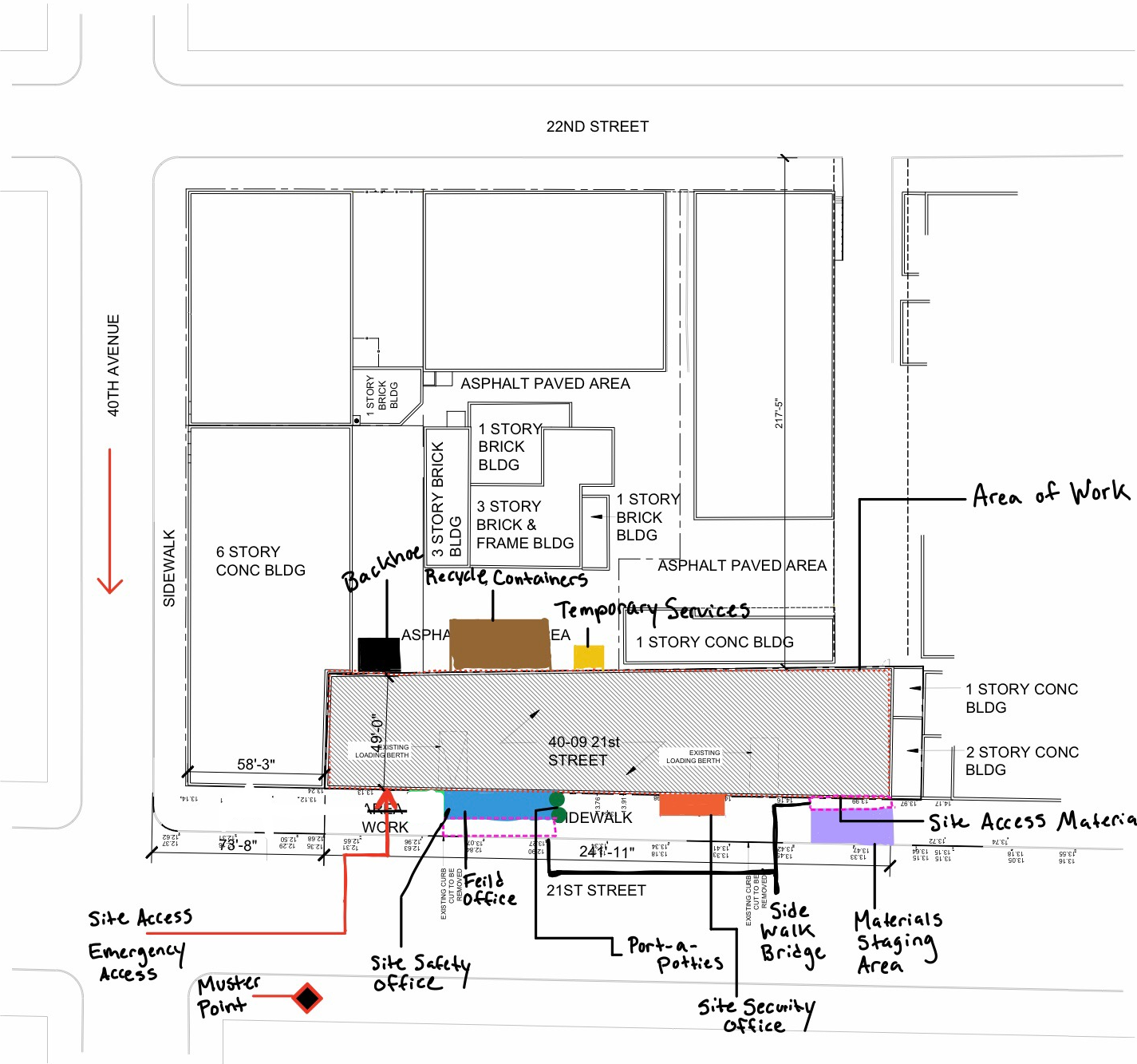
- **Dimensions:** L:38-1/2" W:19" H:21-15/16"
- **Weight:** 94 lbs.
- **Manufacturer:** Elkay
- **Name:** Elkay Swirlflo Bi-Level Fountain Non-Filtered Non-Refrigerated, Freeze Resistant Stainless
- **ADA Compliance:** Yes
- **Price per unit:** \$4,513.00
- **Total Cost:** \$27,078.00

- **Dimensions:** L:38-1/2" W:19" H:21-15/16"
- **Weight:** 72 lbs.
- **Manufacturer:** Elkay
- **Name:** Elkay Swirlflo Bi-Level Fountain Non-Filtered Non-Refrigerated, Stainless
- **ADA Compliance:** Yes
- **Price per unit:** \$3,253.00
- **Total Cost:** \$19,518.00
- **Cost Savings:** \$7,560.00
- **Percent Saving:** 28%

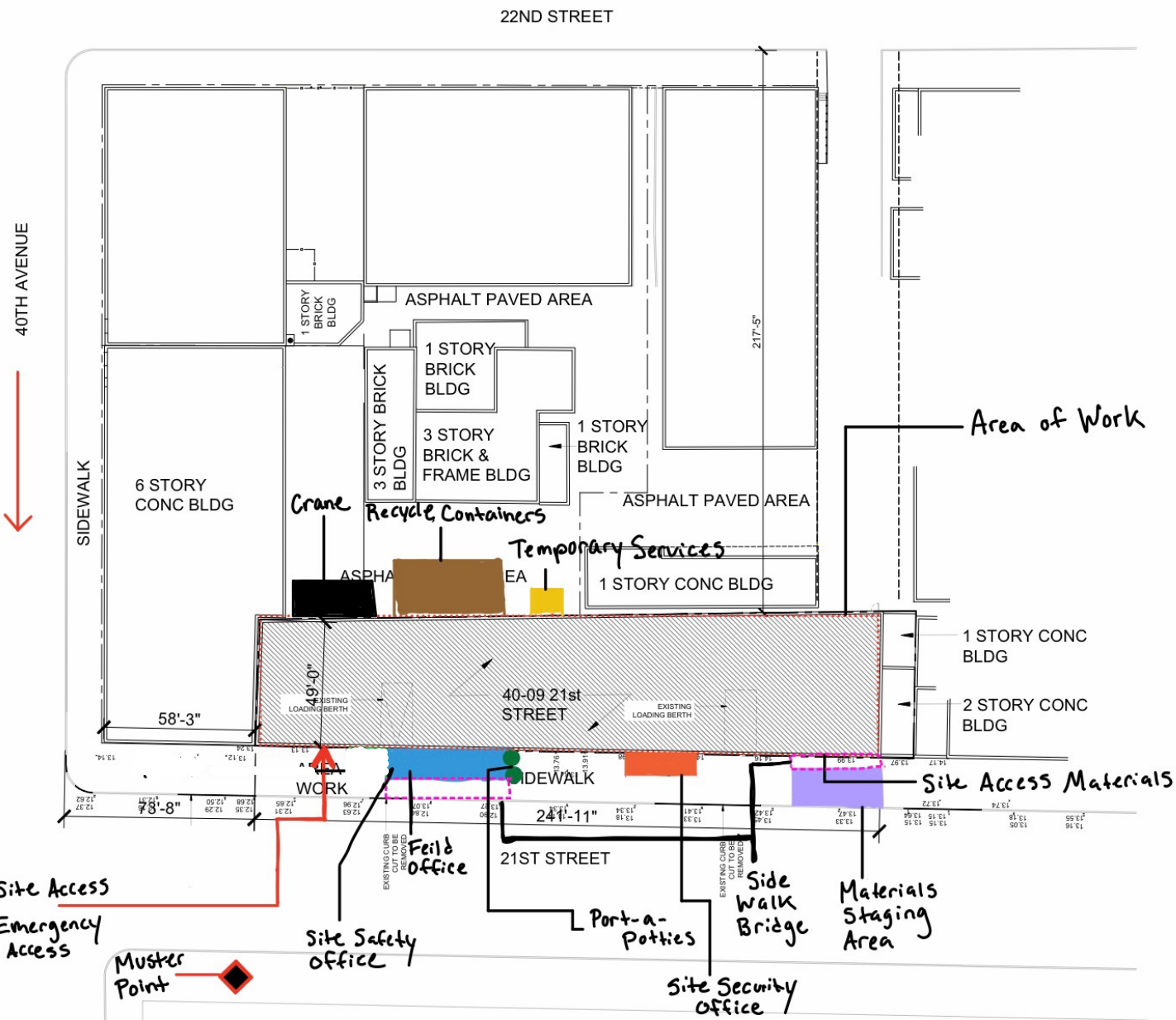




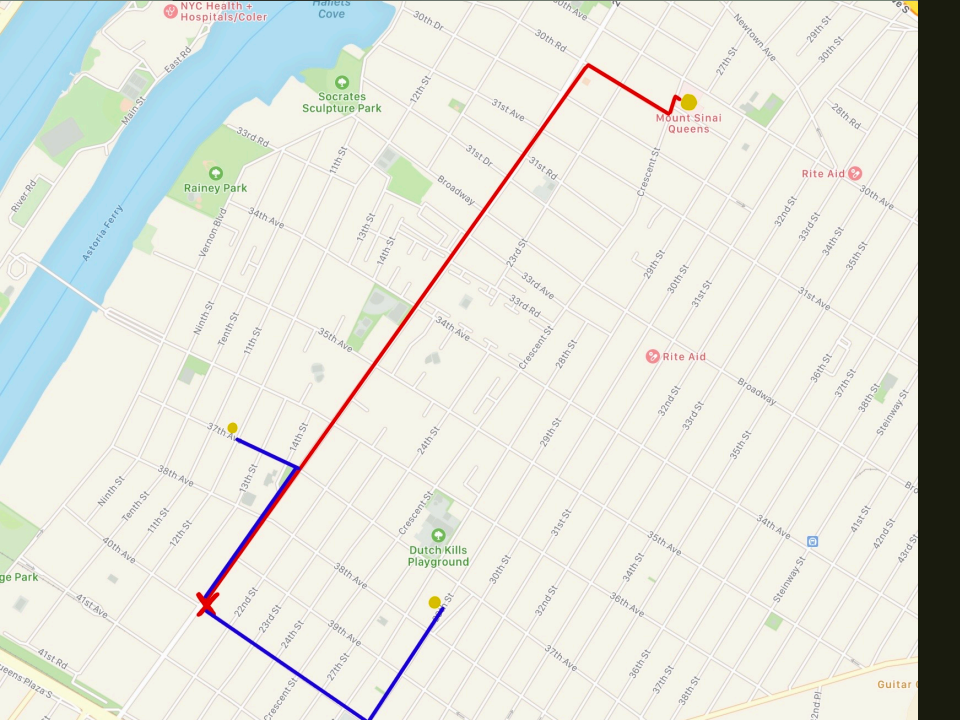
SITE LOGISTICS - DEMOLITION



SITE LOGISTICS - EXCAVATION



SITE LOGISTICS - CONSTRUCTION

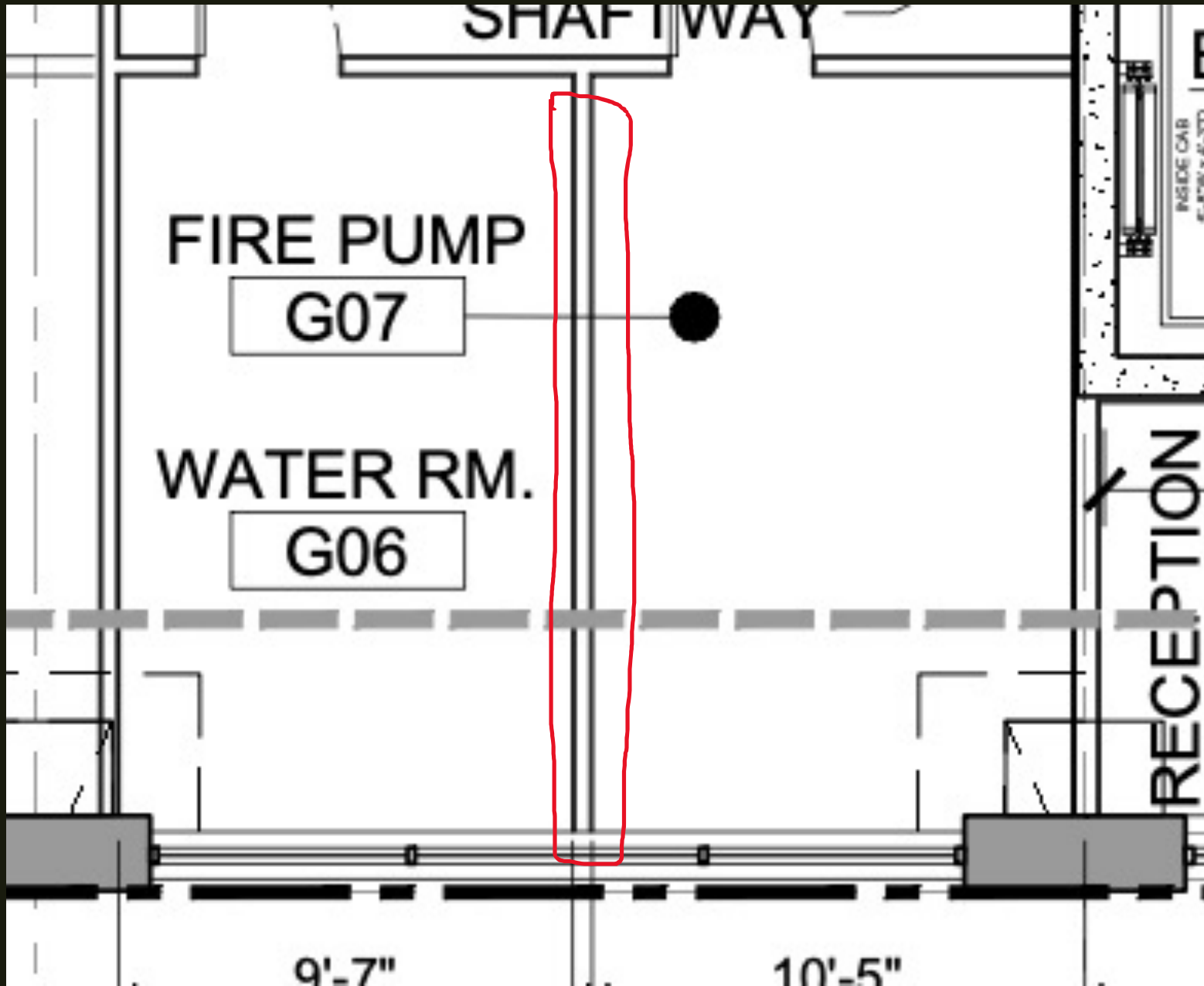


Construction Site Safety Plan

- 2 fire extinguishers at Fire Stairwell A and B
- 5 first aid kits on site
- Lockout tagout device will be equipped on all circuit breakers
- Temperature screenings
- Employee emergency contact list
- Emergency Room: Mount Sinai of Queens
- FDNY Ladder 116 and FDNY Engine 260

Quality Assurance and Quality Control

- Have sub trades delivery submittals early in the project to ensure everything is on time and in budget.
- Our Superintendent and Assistant Superintendent will be sole contact for submittals
- Work closely with design team to approve submittals made
- Maintain submittals and RFI logs for review at weekly client meetings



CONSTRUCTABILITY REVIEW

Location: Ground Floor
Reference Drawing: A-
101.00

RFI

- **Project:** Urban Yard Renovation
- **To:** Murdock Solon Architects
- **From:** WitchWidow Design & Construction
- **Date:** 3/8/21
- **RFI Number:** 001
- **Spec Section:** Architectural Drawings
- **Drawing Number:** A-101.00 Page 12 of 41

Request: Please remove the partition between the fire pump room and the water room. There is an existing window interfering with the potential wall. We have 3 potential solutions. Option 1, is to relocate the partition to terminate at the mullion or nearest wall. Option 2, we can add a partition in front of the window for the partition to end. Lastly, Option 3 is to remove the window and infill with masonry.

Sustainability Construction Plan



- LEED Green Associates and a Gold USGBC Membership
- Dust Control with drive on water tanks
- Construction waste management
- Commissioning

Construction Technology Plan

- Procore Construction Management Software
- Navisworks
- HoloLens 2 Trimble
- <https://www.youtube.com/watch?v=MYuFHHb6FA4>

