JL
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Elms Realty Interior Renovation

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

Proposal for CM Services

April 26, 2021

JL Construction 1 Eagle Street, Brooklyn, NY 11222 212.553.6857
www.JLConstruction.com

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April 26, 2021

Re: Proposal - Interior Renovation

40-09 21st Street

Long Island City, NY 1101

Dear Elms Realty,

We would like to express our appreciation for considering JL Construction. As a construction management firm established in 2000, we are recognized for specializing in gut out renovation. JL Construction provides extensive services which includes Construction Manager, pre-construction, General Contractor and Design/Build. We are a Construction Management firm accountable for purchasing, construction, preconstruction value engineering, and turnover.

Due to having over twenty years' worth of experience with residential and commercial buildings while having experienced and knowledgeable professionals within our team; we are confident that our proposal will present our firm as the most reliable company for this project.

JL Construction has reviewed the construction documents and specifications and has attached the RFP dated February 1, 2021. We believe this assignment will have a total duration of 12 months; beginning construction on June 1, 2021 and to have the building turned over by March 23, 2023. The total project cost will be $18,000,000.00 for the 86,040 square foot structure.

We look forward to working with your team at Elms Realty and hope to strengthen the bond between our firms. If you have any questions, please do not hesitate to contact us. Once again, thank you for the opportunity for working with JL Construction.

Regards,

Javed Lallmohamed

President

JL Construction

Javed Lallmohamed

Table of Contents

Section 1

Project Understanding & Approach

Project:	Interior Renovation 40-09 21st Street Long Island City, NY 11101
Owner:	Elms Realty 10 Linore Avenue Monsey, NY 10952
Architect:	Murdock Solon Architects
Structural Engineer:	Blue Sky Design
MEP Engineer:	2LS Consulting Engineering
Interior Designer:	Input Creative Studio

This project is located at 40-09 21st Street, Long Island City, NY 11101, which stands at 6 stories tall. The property holds commercial retail space and residential condominiums, with a total existing square footage of 78,155.

After reviewing the specifications and drawings, we understand that the scope of work for Interior Renovation includes the following: (1) constructing new partitions for every floor, incorporating a lobby and bathrooms on all floors and (2) installation of two new elevator shafts. A project located in Long Island City, has proposed new construction square footage of 86,040 square feet.

The renovation includes demolition of the existing office space, excavation of the basement floor, new concrete slabs, structural columns, additional fire protection systems, new lighting layout, new MEP equipment, new staircase, new bulkhead, and new staircase. The interior work involves new paint, signage, millwork, and hardware finishes. The interior fit-out shall be retrofitted within existing spaces such as the public bathroom to hold additional capacity.

Doing this will be quite a challenge while making sure the existing structure is stable. Another challenge is safety, since columns, walls, and slabs need to be replaced. This will be a great opportunity for JL Construction to showcase how we specialize in residential and commercial buildings for over 20 years. We at JL Construction have years of experience with these

scenarios and will ensure the entire construction process shall be done accordingly. During the entire process, JL Construction will be sure to work in a timely and safe manner.

We will approach this project and divide the work into different phases. To work on a different activity, the previous one must be completed before moving forward. Firstly, all demolition will take place, following excavation, and foundation. Once the building has completed all concrete work, we will commence installation of all MEP equipment. This includes all risers and overhead work. All HVAC components will be installed, followed by plumbing, fire protection, electrical and then finally fire alarm. Simultaneously with the electrical work, carpentry will also take place. In order to install electrical work, new spaces must be framed first, followed by running all electrical wire necessary, and then sheetrock. The last step shall be all interior work. This includes painting, flooring, and millwork.

Section 2

Firm Introduction

Company:	JL Construction 1 Eagle Street Brooklyn, NY 11222
Company Size:	150 Full-time Staff
Annual Revenue:	$200 Million
Average Project Cost:	$20 Million

In 2000, George Montoni, a 30-year veteran in the construction industry created JL Construction. George seized the opportunity to offer clients the finest quality of Construction Management services. Before JL Construction, George spent over 10 years as a Senior Project Manager, leading some of New York's finest projects such as: CitySpire Center, 4 Times Square, and America's Tower.

In 2010, George Montoni announced retirement and then passed the torch onto Vice President, Javed Lallmohamed. This was indeed an unexpected turn of events for the company. Javed may appear to be "too young" for the President position of the company but was well supported and viewed as a role model by everyone. Javed Lallmohamed studied Construction Management at Pratt Institute and has no form of an engineering background nor is he a professional engineer. However, Javed is a licensed construction manager and he did not allow his age to be viewed as a disadvantage in the construction industry. He used everyone's judgmental comments as motivation and proceeded to turn JL Construction into the successful firm that it is today.

The firm captured the construction industry's attention after completing the 52-story skyscraper in Brooklyn, as it held the title of "tallest building in Brooklyn" from 2014-2019. JL Construction pivoted into a different market and commenced with gut-renovations and galleries. This became a serious accomplish for the construction management firm because they were gaining the recognition they deserved. JL Construction was now viewed as a powerhouse construction company, capable of competing with larger firms. Javed Lallmohamed has been able to prove himself as a worthy president, by steering JL Construction into the proper direction and being recognized as a popular and well recognized construction firm in society today.

Section 3

Relevant Projects

10 Bond Street

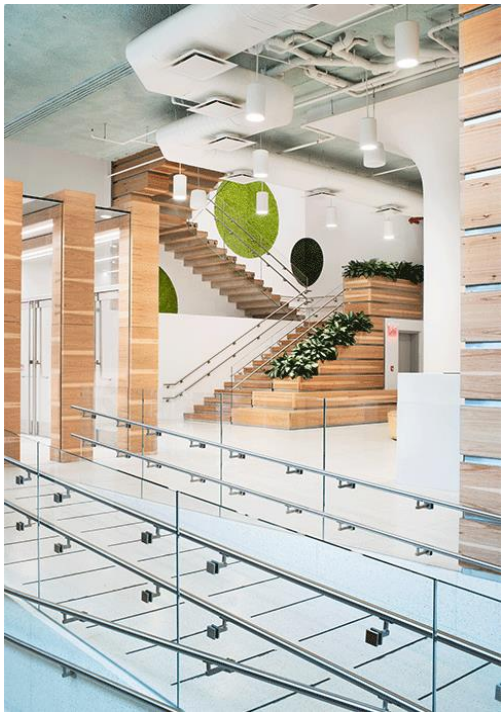
Client:	SK Development/The Chetrit Group
Project Type:	Residential/Commercial
Square Footage:	47,000 SF
Architect:	Selldorf Architects
Completion Date:	April 2015

The following structure depicts the style of what a modern residential building should appear as. 10 Bond sits in New York's NoHo neighborhood, overshadowing the historic buildings surrounding it. The 7-story building contains a terracotta exterior, weather steel trim, nine condos with loft-like layouts, a penthouse with an open terrace facing Lafayette Street, and a roof garden.

Avenues: The World School, New York Expansion

Client:	Benno C. Schmidt, Jr
Project Type:	Institutional
Square Footage:	80,000 SF
Architect:	Murdock Solon Architects
Completion Date:	September 2018

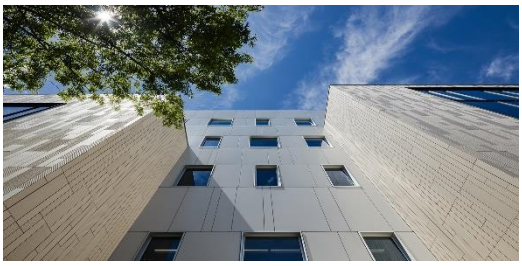
This project involved expansion of the New York City campus of Avenues: The World School. This includes four full floors and a 3,200 SF lobby. The structure also includes an exterior space with an outdoor classroom and play areas. Classrooms have full height windows and sliding glass walls that expand learning spaces into common areas. The school emphasizes its urban location and has the look of a 21st century educational environment.



1601-1637 Kings Highway

Client:	Lake Realty, Inc.
Project Type:	Commercial
Square Footage:	84,000 SF
Architect:	Murdock Solon Architects
Completion Date:	November 2019

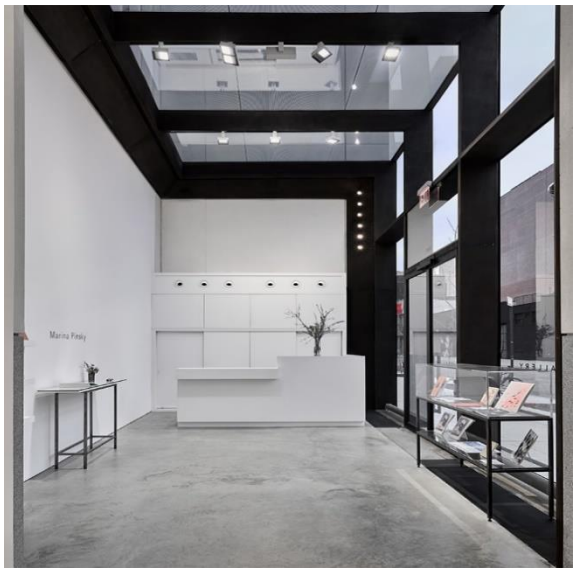
This five-story structure sits in the evolving neighborhood of Gravesend, Brooklyn. The design presents two main programs of commercial space and retail space. The building blends well the neighborhood's culture as it sits back from the streets and the lower volume associates with the neighboring building heights while exploring façade patterns to weave into the local existing scale.

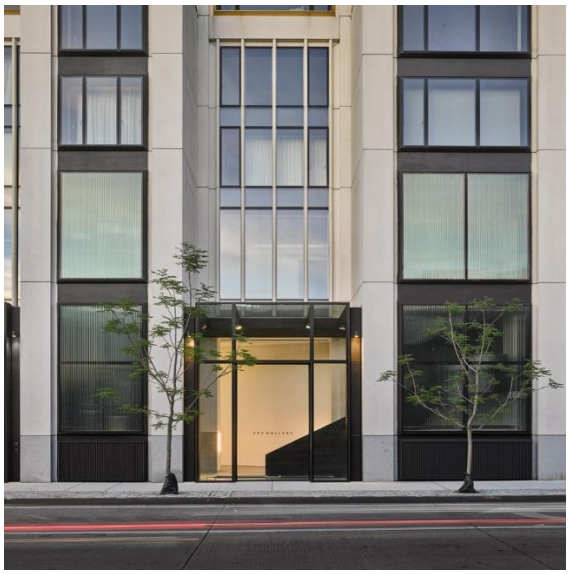


303 Gallery

Client:	Lisa Spellman
Project Type:	Commercial
Square Footage:	12,000 SF
Architect:	Murdock Solon Architects
Completion Date:	May 2019

This 12,000 square-foot structure was constructed ground-up in the Chelsea gallery district. The development was also designed by another architect, Foster and Partners, who designed the residential tower above the gallery. The gallery includes three private viewing rooms and a grand reception area on 21st street. The massive rectangular space is utilized for large exhibitions with 21-foot ceilings. From the ground floor, there's an origami shaped raw steel stairway which folds through a narrow triangle to the second floor. The interior work primarily consists of polished concrete, glass, wood, and steel.





Section 4

Team Organizational Chart

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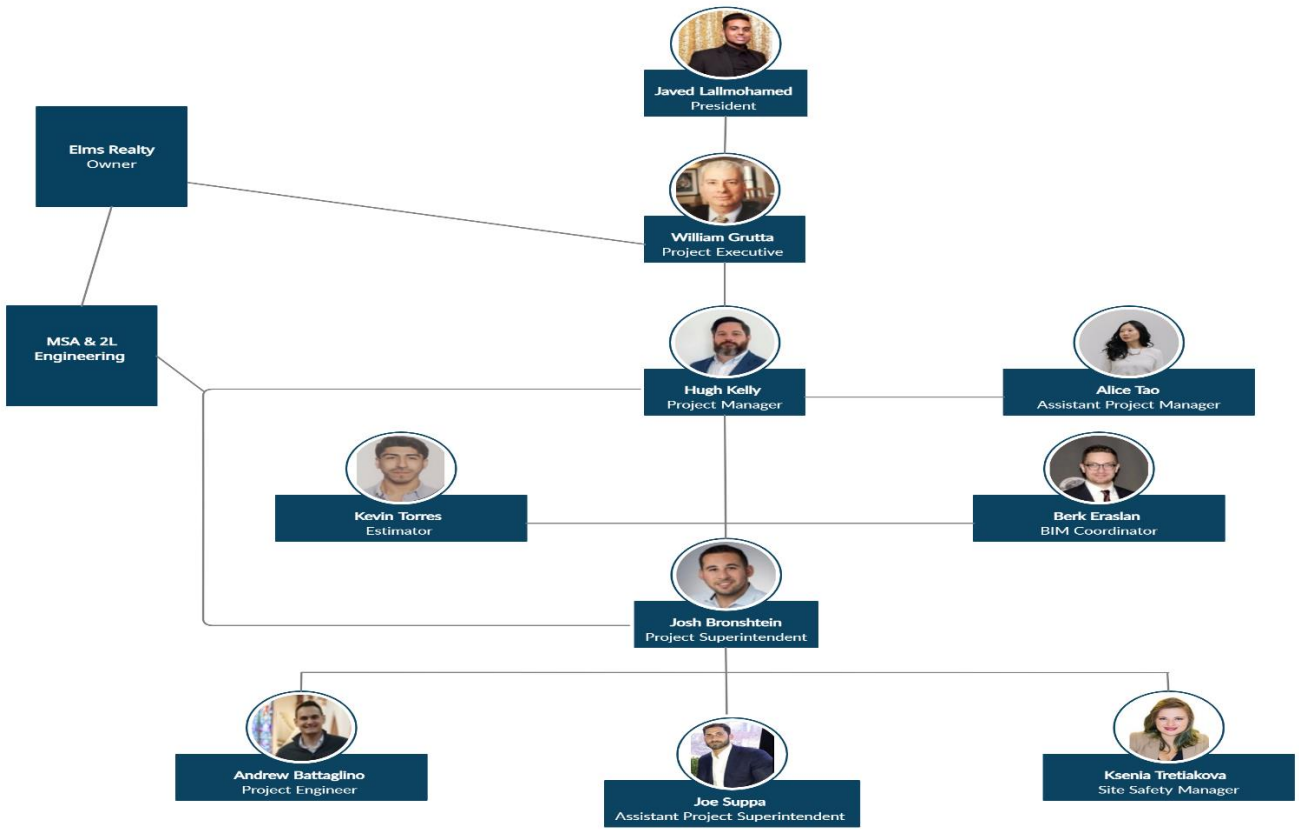

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Javed Lallmohamed

President

Javed was promoted to president after the founder, George Montoni decided to retire 10 years ago. During these past 10 years, Javed has continued to follow in Montoni's footsteps and expand JL Construction into a well-established construction management firm. Javed already has impressive accolades, including building one of the tallest buildings in Brooklyn. He is also one of the youngest presidents to build a 1.2 million square foot structure. Javed has graduated with a Construction Management Degree and is also a licensed Construction Manager. He has built connections with developers and continued enforcing JL Construction's motto, which is providing excellent quality of services to their clients and completing projects efficiently.

William Grutta

Project Executive

William Grutta, a 40-year veteran in the construction industry, has proven to be an exceptional addition to the company. William specializes in interior work and has built and managed numerous projects in New York City. He has been involved on some of MSA's finest projects such as: Dean Street, 303 Gallery, and Kings Highway. William has been part of JL Construction for 10 years and has assisted in the company's growth extraordinarily.

Hugh Kelly

Project Manager

Hugh is a professional engineer with a structural background and has garnered over 20 years of construction experience. He was a Senior Project Manager for projects similar to the Urban Yard such as: 303 Gallery, Avenues: The World School, and Dean Street. Hugh has proven to have exceptional leadership skills and has been assigned on numerous project management teams throughout the years. Hugh is knowledgeable and has enforced the Critical Path Method on our projects.

Josh Bronshtein

Project Superintendent

With an Architecture background, Josh has proven to specialize in mechanical systems here at JL Construction. Josh has been with the company for 4 years and has directed and supervised all aspects of MEP systems for our projects. Before JL construction, Josh was a General Superintendent for companies such as Lend Lease and Pavarini McGovern. During his previous years, he was leading the MEP Management Team and subcontractors at projects such as: Dean Street and 10 Bond Street. Josh is known for providing value engineering solutions, expediting schedules to keep pace with aggressive milestone dates, and increasing efficiency.

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Alice Tao

Assistant Project Manager

Alice is a Project manager with 10+ years of overseeing end-to-end translation of architectural designs into completed development of high-rises in New York City. She excels at leading large-scale projects across multiple stakeholders, solving complex technical and managerial problems through delivery. Recognized for effectively communicating vision and tapping into people's motivations and strengths to build meaningful relationships. Alice has assisted Hugh Kelly in the last three of MSA's projects.

Joe Suppa

Assistant Superintendent

With a degree in civil engineering, Joe is well established in interior work throughout his years of construction. Joe Suppa has been constructing high-rise commercial and residential buildings for more than 8 years. He has worked on new construction and gut-out renovation for many years as an Assistant Superintendent, on celebrated projects, including Dean Street and Kings Highway.

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Ksenia Tretiakova

Site Safety Manager

Ksenia is a professional engineer with a structural background. She has managed concrete and steel for the past 5 years at JL Construction. Ksenia has experience with design engineering. She soon shows a passion for hands-on site work and investigation, including for the roles of concrete special inspector and surveyor of historic buildings. Ksenia has site safety qualifications such as: SSM Certification, OSHA 40, scaffolding license, and crane operator license. She has been a site safety manager on both the Kings Highway and The World School projects.

Berk Eraslan

BIM Coordinator

Berk holds a Bachelor of Architecture degree from City college. He joined JL Construction in mid-2016 and has rapidly become an asset on many project teams with his extensive knowledge of lighting design. Berk has expertise with AutoCAD, Rhino, Revit, Sketchup, Vectorworks and Navisworks. He will extend JL Construction’s capabilities in 3D management and visualization, renderings, and calculation enhancement. Berk has prior coordination experience on the 303 Gallery project.

Andrew Battaglino

Project Engineer

Andrew joined JL Construction two years ago and has been a project engineer on our Gotham and Halletts Point projects. With four years of experience in civil engineering, Andrew has proven himself to be a driven force on our largest projects. He assists on all areas of interior work and excels in using construction management programs. Andrew has worked on all of our previous projects with MSA, therefore he will perform an exceptional manner and will be familiar with the design team.

Kevin Torres

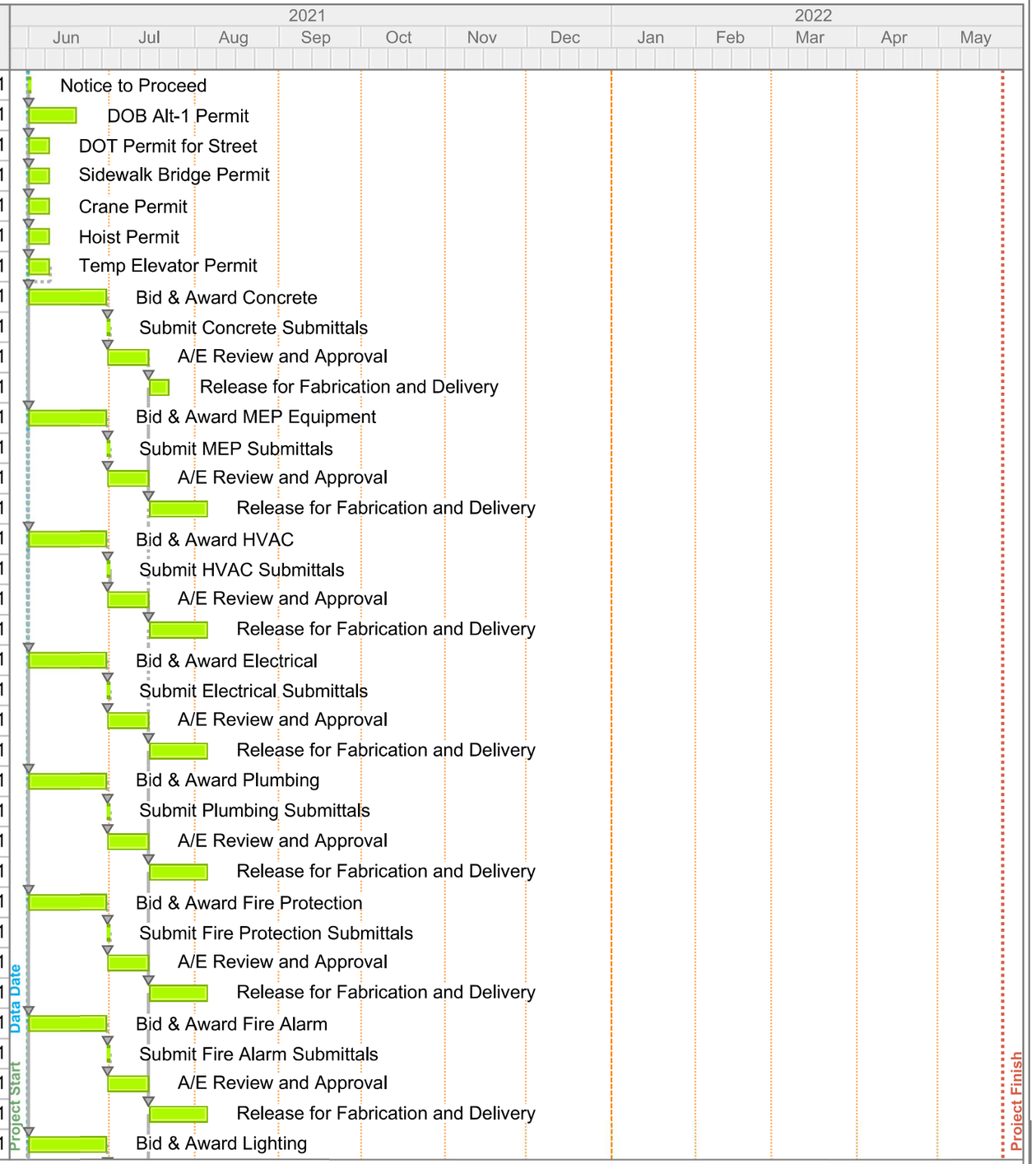
Estimator

Kevin has experience in construction management and cost/schedule controls for owners, contractors, construction managers at risk, surety consultants, and federal oversight contractors. He has extensive background managing agency, public, private, and industrial projects in New York City. Kevin has been the estimator for all of JL Construction's projects, so he will definitely be an important asset to the Urban Yard project,

Section 5

CPM Project Schedule

ID	Description	Original Duration	Start	Finish
1	Notice to Proceed	1	06/01/21	06/01/21
2	DOB Alt-1 Permit	14	06/01/21	06/18/21
3	DOT Permit for Street	6	06/01/21	06/08/21
4	Sidewalk Bridge Permit	6	06/01/21	06/08/21
5	Crane Permit	6	06/01/21	06/08/21
6	Hoist Permit	6	06/01/21	06/08/21
7	Temp Elevator Permit	6	06/01/21	06/08/21
8	Bid & Award Concrete	21	06/01/21	06/29/21
9	Submit Concrete Submittals	1	06/30/21	06/30/21
10	A/E Review and Approval	11	06/30/21	07/14/21
11	Release for Fabrication and Delivery	6	07/15/21	07/22/21
12	Bid & Award MEP Equipment	21	06/01/21	06/29/21
13	Submit MEP Submittals	1	06/30/21	06/30/21
14	A/E Review and Approval	11	06/30/21	07/14/21
15	Release for Fabrication and Delivery	16	07/15/21	08/05/21
16	Bid & Award HVAC	21	06/01/21	06/29/21
17	Submit HVAC Submittals	1	06/30/21	06/30/21
18	A/E Review and Approval	11	06/30/21	07/14/21
19	Release for Fabrication and Delivery	16	07/15/21	08/05/21
20	Bid & Award Electrical	21	06/01/21	06/29/21
21	Submit Electrical Submittals	1	06/30/21	06/30/21
22	A/E Review and Approval	11	06/30/21	07/14/21
23	Release for Fabrication and Delivery	16	07/15/21	08/05/21
24	Bid & Award Plumbing	21	06/01/21	06/29/21
25	Submit Plumbing Submittals	1	06/30/21	06/30/21
26	A/E Review and Approval	11	06/30/21	07/14/21
27	Release for Fabrication and Delivery	16	07/15/21	08/05/21
28	Bid & Award Fire Protection	21	06/01/21	06/29/21
29	Submit Fire Protection Submittals	1	06/30/21	06/30/21
30	A/E Review and Approval	11	06/30/21	07/14/21
31	Release for Fabrication and Delivery	16	07/15/21	08/05/21
32	Bid & Award Fire Alarm	21	06/01/21	06/29/21
33	Submit Fire Alarm Submittals	1	06/30/21	06/30/21
34	A/E Review and Approval	11	06/30/21	07/14/21
35	Release for Fabrication and Delivery	16	07/15/21	08/05/21
36	Bid & Award Lighting	21	06/01/21	06/29/21



Start Date: 06/01/21
Finish Date: 05/24/22
Data Date: 06/01/21
Run Date: 02/08/21

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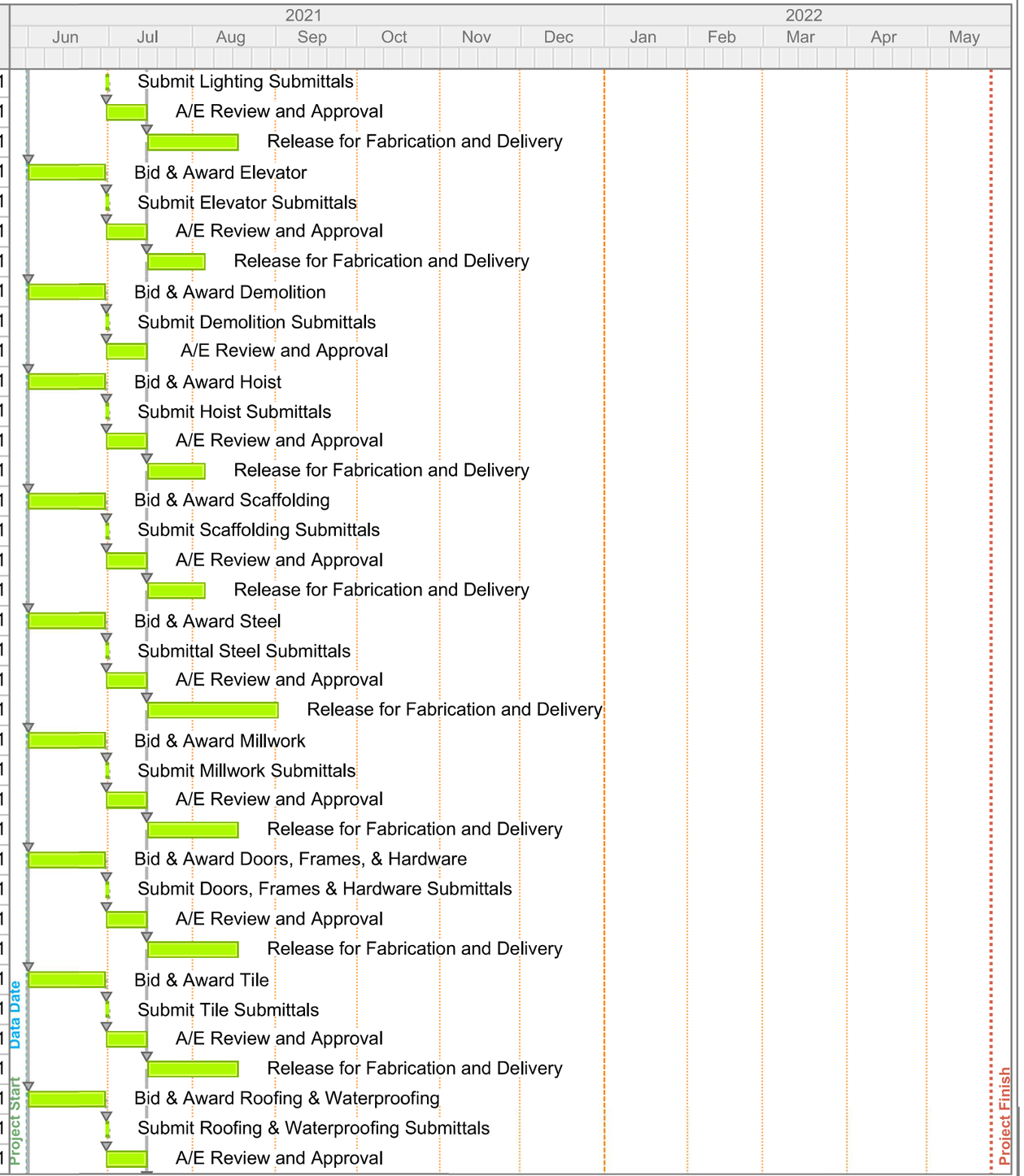
ID	Description	Original Duration	Start	Finish
37	Submit Lighting Submittals	1	06/30/21	06/30/21
38	A/E Review and Approval	11	06/30/21	07/14/21
39	Release for Fabrication and Delivery	24	07/15/21	08/17/21
40	Bid & Award Elevator	21	06/01/21	06/29/21
41	Submit Elevator Submittals	1	06/30/21	06/30/21
42	A/E Review and Approval	11	06/30/21	07/14/21
43	Release for Fabrication and Delivery	16	07/15/21	08/05/21
44	Bid & Award Demolition	21	06/01/21	06/29/21
45	Submit Demolition Submittals	1	06/30/21	06/30/21
46	A/E Review and Approval	11	06/30/21	07/14/21
47	Bid & Award Hoist	21	06/01/21	06/29/21
48	Submit Hoist Submittals	1	06/30/21	06/30/21
49	A/E Review and Approval	11	06/30/21	07/14/21
50	Release for Fabrication and Delivery	16	07/15/21	08/05/21
51	Bid & Award Scaffolding	21	06/01/21	06/29/21
52	Submit Scaffolding Submittals	1	06/30/21	06/30/21
53	A/E Review and Approval	11	06/30/21	07/14/21
54	Release for Fabrication and Delivery	16	07/15/21	08/05/21
55	Bid & Award Steel	21	06/01/21	06/29/21
56	Submittal Steel Submittals	1	06/30/21	06/30/21
57	A/E Review and Approval	11	06/30/21	07/14/21
58	Release for Fabrication and Delivery	35	07/15/21	09/01/21
59	Bid & Award Millwork	21	06/01/21	06/29/21
60	Submit Millwork Submittals	1	06/30/21	06/30/21
61	A/E Review and Approval	11	06/30/21	07/14/21
62	Release for Fabrication and Delivery	24	07/15/21	08/17/21
63	Bid & Award Doors, Frames, & Hardwar	21	06/01/21	06/29/21
64	Submit Doors, Frames & Hardware Sub	1	06/30/21	06/30/21
65	A/E Review and Approval	11	06/30/21	07/14/21
66	Release for Fabrication and Delivery	24	07/15/21	08/17/21
67	Bid & Award Tile	21	06/01/21	06/29/21
68	Submit Tile Submittals	1	06/30/21	06/30/21
69	A/E Review and Approval	11	06/30/21	07/14/21
70	Release for Fabrication and Delivery	24	07/15/21	08/17/21
71	Bid & Award Roofing & Waterproofing	21	06/01/21	06/29/21
72	Submit Roofing & Waterproofing Submit	1	06/30/21	06/30/21
73	A/E Review and Approval	11	06/30/21	07/14/21



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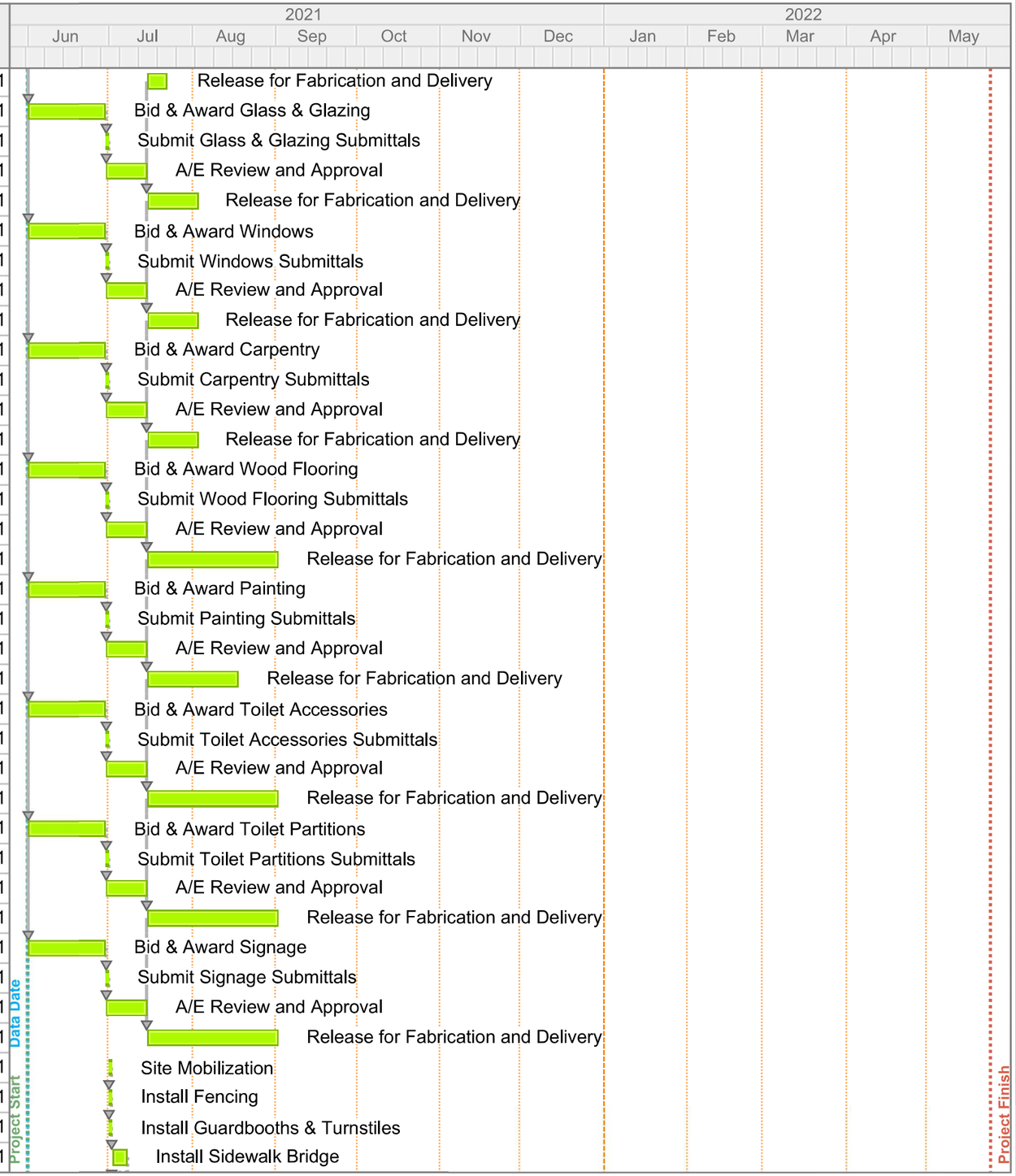
ID	Description	Original Duration	Start	Finish
74	Release for Fabrication and Delivery	6	07/15/21	07/22/21
75	Bid & Award Glass & Glazing	21	06/01/21	06/29/21
76	Submit Glass & Glazing Submittals	1	06/30/21	06/30/21
77	A/E Review and Approval	11	06/30/21	07/14/21
78	Release for Fabrication and Delivery	13	07/15/21	08/02/21
79	Bid & Award Windows	21	06/01/21	06/29/21
80	Submit Windows Submittals	1	06/30/21	06/30/21
81	A/E Review and Approval	11	06/30/21	07/14/21
82	Release for Fabrication and Delivery	13	07/15/21	08/02/21
83	Bid & Award Carpentry	21	06/01/21	06/29/21
84	Submit Carpentry Submittals	1	06/30/21	06/30/21
85	A/E Review and Approval	11	06/30/21	07/14/21
86	Release for Fabrication and Delivery	13	07/15/21	08/02/21
87	Bid & Award Wood Flooring	21	06/01/21	06/29/21
88	Submit Wood Flooring Submittals	1	06/30/21	06/30/21
89	A/E Review and Approval	11	06/30/21	07/14/21
90	Release for Fabrication and Delivery	35	07/15/21	09/01/21
91	Bid & Award Painting	21	06/01/21	06/29/21
92	Submit Painting Submittals	1	06/30/21	06/30/21
93	A/E Review and Approval	11	06/30/21	07/14/21
94	Release for Fabrication and Delivery	24	07/15/21	08/17/21
95	Bid & Award Toilet Accessories	21	06/01/21	06/29/21
96	Submit Toilet Accessories Submittals	1	06/30/21	06/30/21
97	A/E Review and Approval	11	06/30/21	07/14/21
98	Release for Fabrication and Delivery	35	07/15/21	09/01/21
99	Bid & Award Toilet Partitions	21	06/01/21	06/29/21
100	Submit Toilet Partitions Submittals	1	06/30/21	06/30/21
101	A/E Review and Approval	11	06/30/21	07/14/21
102	Release for Fabrication and Delivery	35	07/15/21	09/01/21
103	Bid & Award Signage	21	06/01/21	06/29/21
104	Submit Signage Submittals	1	06/30/21	06/30/21
105	A/E Review and Approval	11	06/30/21	07/14/21
106	Release for Fabrication and Delivery	35	07/15/21	09/01/21
107	Site Mobilization	1	07/01/21	07/01/21
108	Install Fencing	1	07/01/21	07/01/21
109	Install Guardbooths & Turnstiles	1	07/01/21	07/01/21
110	Install Sidewalk Bridge	4	07/02/21	07/07/21



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Run Date: 02/08/21

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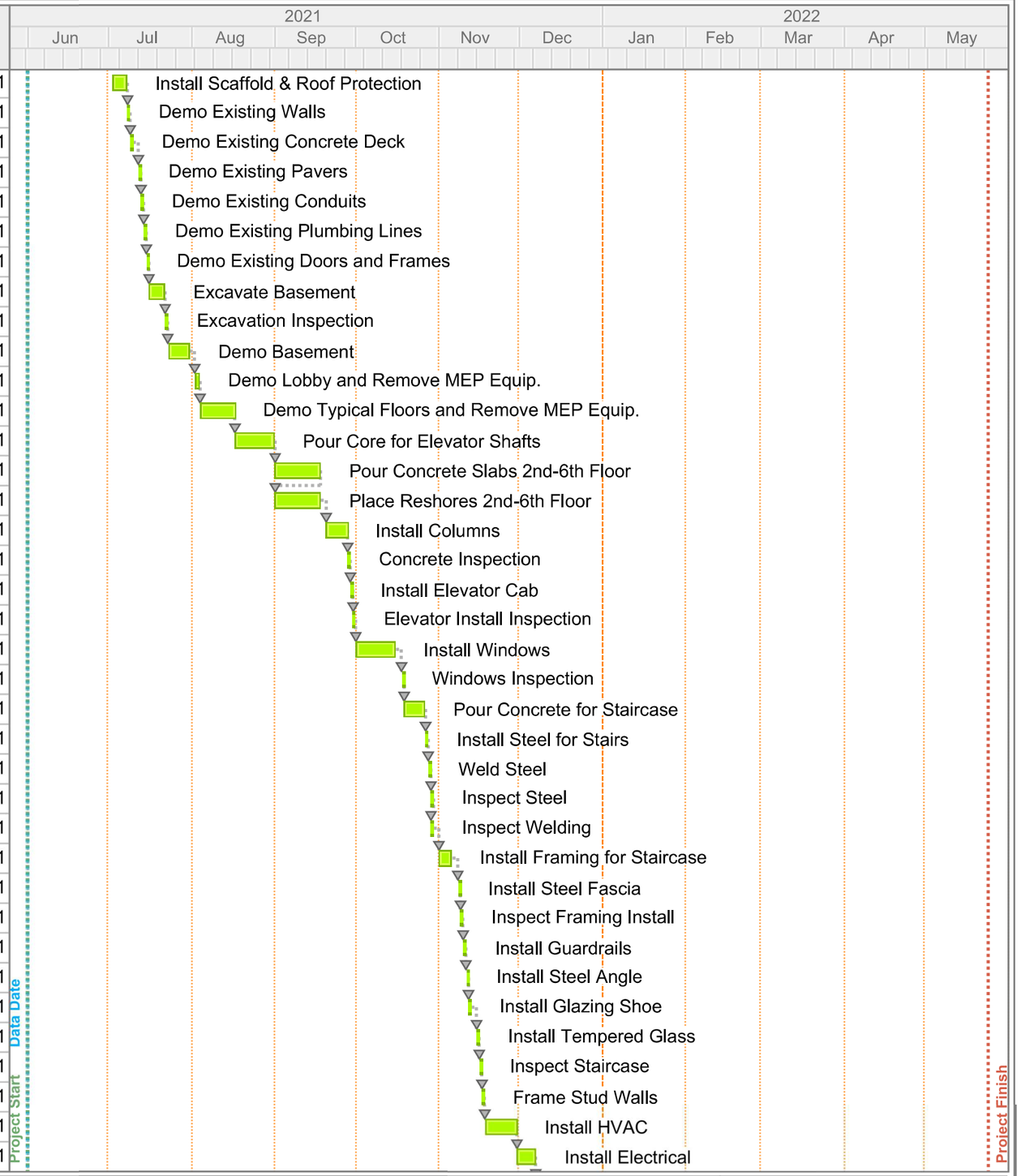
ID	Description	Original Duration	Start	Finish
111	Install Scaffold & Roof Protection	4	07/02/21	07/07/21
112	Demo Existing Walls	1	07/08/21	07/08/21
113	Demo Existing Concrete Deck	1	07/09/21	07/09/21
114	Demo Existing Pavers	1	07/12/21	07/12/21
115	Demo Existing Conduits	1	07/13/21	07/13/21
116	Demo Existing Plumbing Lines	1	07/14/21	07/14/21
117	Demo Existing Doors and Frames	1	07/15/21	07/15/21
118	Excavate Basement	4	07/16/21	07/21/21
119	Excavation Inspection	1	07/22/21	07/22/21
120	Demo Basement	6	07/23/21	07/30/21
121	Demo Lobby and Remove MEP Equip.	2	08/02/21	08/03/21
122	Demo Typical Floors and Remove MEP	9	08/04/21	08/16/21
123	Pour Core for Elevator Shafts	11	08/17/21	08/31/21
124	Pour Concrete Slabs 2nd-6th Floor	13	09/01/21	09/17/21
125	Place Reshores 2nd-6th Floor	13	09/01/21	09/17/21
126	Install Columns	6	09/20/21	09/27/21
127	Concrete Inspection	1	09/28/21	09/28/21
128	Install Elevator Cab	1	09/29/21	09/29/21
129	Elevator Install Inspection	1	09/30/21	09/30/21
130	Install Windows	11	10/01/21	10/15/21
131	Windows Inspection	1	10/18/21	10/18/21
132	Pour Concrete for Staircase	6	10/19/21	10/26/21
133	Install Steel for Stairs	1	10/27/21	10/27/21
136	Weld Steel	1	10/28/21	10/28/21
137	Inspect Steel	1	10/29/21	10/29/21
138	Inspect Welding	1	10/29/21	10/29/21
139	Install Framing for Staircase	5	11/01/21	11/05/21
140	Install Steel Fascia	1	11/08/21	11/08/21
141	Inspect Framing Install	1	11/09/21	11/09/21
142	Install Guardrails	1	11/10/21	11/10/21
143	Install Steel Angle	1	11/11/21	11/11/21
144	Install Glazing Shoe	1	11/12/21	11/12/21
145	Install Tempered Glass	1	11/15/21	11/15/21
146	Inspect Staircase	1	11/16/21	11/16/21
147	Frame Stud Walls	1	11/17/21	11/17/21
148	Install HVAC	8	11/18/21	11/29/21
149	Install Electrical	5	11/30/21	12/06/21



Start Date: 06/01/21
Finish Date: 05/24/22
Data Date: 06/01/21
Run Date: 02/08/21

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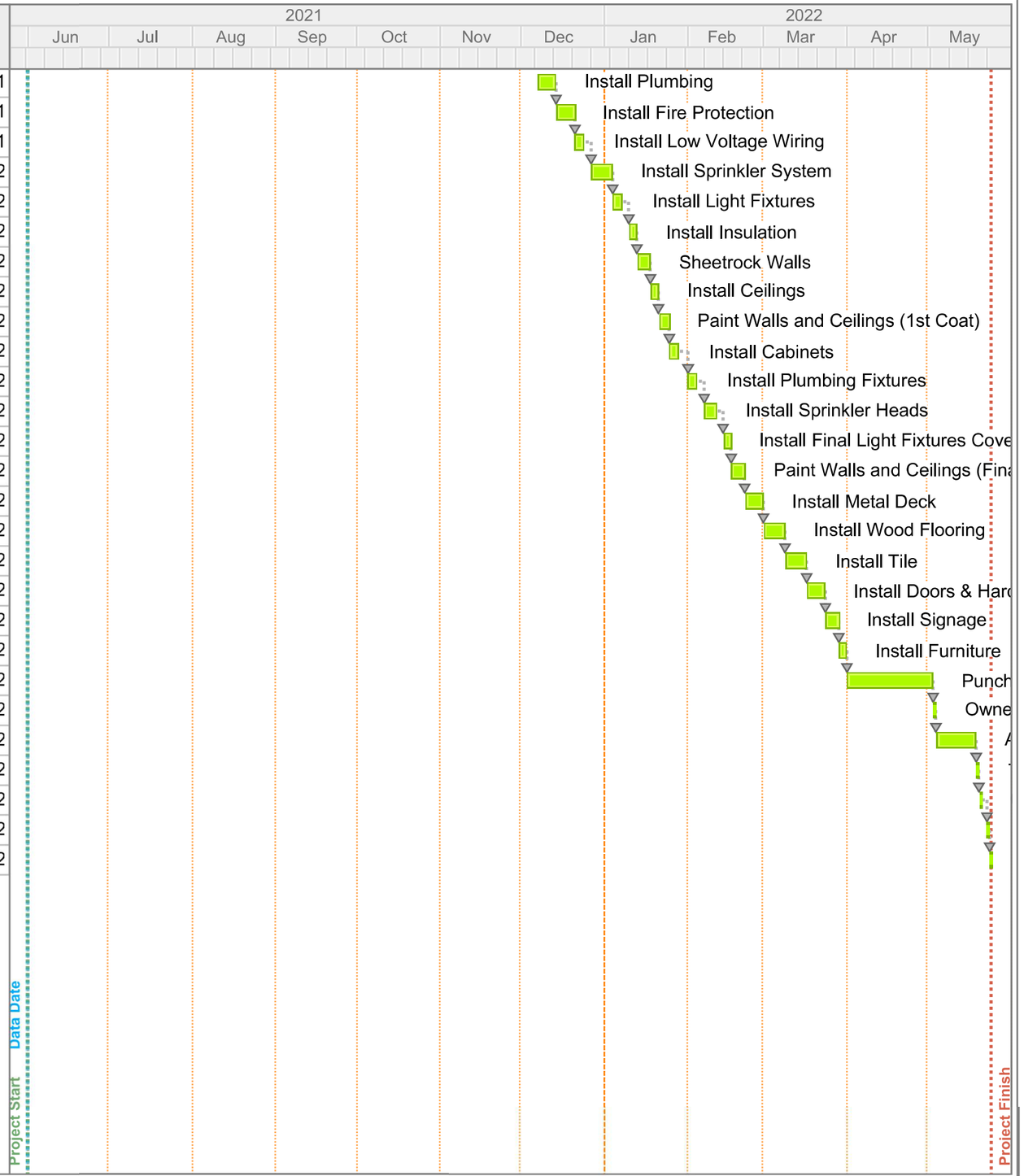
ID	Description	Original Duration	Start	Finish
150	Install Plumbing	5	12/07/21	12/13/21
151	Install Fire Protection	5	12/14/21	12/20/21
152	Install Low Voltage Wiring	4	12/21/21	12/24/21
153	Install Sprinkler System	6	12/27/21	01/03/22
154	Install Light Fixtures	4	01/04/22	01/07/22
155	Install Insulation	3	01/10/22	01/12/22
156	Sheetrock Walls	3	01/13/22	01/17/22
157	Install Ceilings	3	01/18/22	01/20/22
158	Paint Walls and Ceilings (1st Coat)	2	01/21/22	01/24/22
159	Install Cabinets	4	01/25/22	01/28/22
160	Install Plumbing Fixtures	4	02/01/22	02/04/22
161	Install Sprinkler Heads	5	02/07/22	02/11/22
162	Install Final Light Fixtures Covers	3	02/14/22	02/16/22
163	Paint Walls and Ceilings (Final Coat)	3	02/17/22	02/21/22
164	Install Metal Deck	5	02/22/22	02/28/22
165	Install Wood Flooring	6	03/01/22	03/08/22
166	Install Tile	6	03/09/22	03/16/22
167	Install Doors & Hardware	5	03/17/22	03/23/22
168	Install Signage	3	03/24/22	03/28/22
169	Install Furniture	3	03/29/22	03/31/22
170	Punchlist	22	04/01/22	05/02/22
171	Owner Walkthrough	1	05/03/22	05/03/22
172	Apply for TCO	11	05/04/22	05/18/22
173	TCO	1	05/19/22	05/19/22
174	CO Approved	1	05/20/22	05/20/22
175	Building Turnover to Owner	1	05/23/22	05/23/22
176	Closeout	1	05/24/22	05/24/22



Start Date: 06/01/21
Finish Date: 05/24/22
Data Date: 06/01/21
Run Date: 02/08/21

JL CONSTRUCTION

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Milestone Schedule

	2021							2022				
Milestone Schedule	**Jun**	**Jul**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**
NTP												
Preconstruction												
Mobilization												
Demolition												
Structural												
MEP												
Elevators												
Interior Finishes												
Punchlist												

2 Week Lookahead

JL Construction	RESP.	S	M	TU	W	TH	F	S	S	M	TU	W	TH	F	S	S
WORK DESCRIPTION			6/28	6/29	6/30	7/1	7/2	7/3	7/4	7/5	7/6	7/7	7/8	7/9	7/10	7/11
Mobilization	JL Construction															
Site Fencing	Civetta															
Install Guardbooths & Turnstiles	JL Construction															
Install Scaffolding	Platform Solutions															
Install Sidewalk Bridge	Platform Solutions															
Demo Existing Walls	Dynamic															
Demo Existing Concrete Deck	Dynamic															

Section 6

Staffing Chart

Name	Role	Monthly Average	Total Hours	Percentage of Time
Javed Lallmohamed	President	7	89	4%
William Grutta	Project Executive	16	190	10%
Hugh Kelly	Project Manager	50	600	31%
Josh Bronshtein	Project Superintendent	160	1920	100%
Joe Suppa	Assistant Project Superintendent	160	1920	100%
Alice Tao	Assistant Project Manager	70	840	44%
Berk Eraslan	BIM Coordinator	40	480	25%
Ksenia Tretiakova	Site Safety Manager	160	1920	100%
Andrew Battaglino	Project Engineer	100	1200	63%
Kevin Torres	Estimator	35	420	22%
Total Hours			9579	

Section 7

Summary Estimate

SUMMARY BID ESTIMATE

PROJECT: Urban Yard

LOCATION: 40-09 21st Street, LIC, NY, 11101

FIRM: JL Construction

DATE: April 26, 2021

86,040 SF

Divisions (Trades)		Cost ($)	Cost per SF ($)	Percentage of Cost (%)
Division 01	General Requirements	$250,000.00	$4.06	1.56%
Division 02	Existing Conditions	$2,133,876.00	$36.70	13.35%
Division 03	Concrete	$1,263,908.00	$23.75	7.91%
Division 04	Masonry	$228,644.00	$4.48	1.43%
Division 05	Metals	$648,903.00	$2.81	4.06%
Division 06	Wood, Plastics, and Composites	$437,344.00	$6.25	2.74%
Division 07	Thermal and Moisture Protection	$789,256.00	$11.50	4.94%
Division 08	Openings	$159,548.00	$3.02	1.00%
Division 09	Finishes	$967,482.00	$34.49	6.05%
Division 10	Specialties	$212,597.00	$8.28	1.33%
Division 11	Equipment	$1,120,467.00	$2.56	7.01%
Division 12	Furnishings	$114,092.00	$1.91	0.71%
Division 13	Special Construction	$238,790.00	$2.78	1.49%
Division 14	Conveying Equipment	$430,821.00	$8.49	2.69%
Division 21	Fire Suppression	$727,938.00	$9.54	4.55%
Division 22	Plumbing	$1,184,690.00	$14.93	7.41%
Division 23	Heating, Ventilating, and Air-Conditioning	$1,515,510.00	$17.61	9.48%
Division 26	Electrical	$1,250,678.00	$15.70	7.82%
Division 27	Communications	$253,544.00	$2.95	1.59%
Division 28	Electronic Safety and Security	$484,699.00	$5.63	3.03%
Division 31	Earthwork	$990,735.00	$11.51	6.20%
Division 32	Exterior Improvements	$176,339.00	$2.05	1.10%
Division 33	Utilities	$408,737.00	$4.75	2.56%
	TRADE SUBTOTAL	**$15,988,598.00**	**$235.75**	**100.00%**
	Building Permit Fees	$90,000.00	$6.92	7.20%
	General Conditions - Reimbursables	$225,198.00	$3.78	18.02%
	CM Staff	$784,398.00	$14.98	62.77%
	Overhead & Profit	$130,000.00	$32.42	10.40%
	Insurance	$20,000.00	$8.79	1.60%
	FEES SUBTOTAL	$1,249,596.00	$66.89	
	TOTAL	**$17,238,194.00**	**$302.64**	

Section 8

Detailed Trade Takeoffs

SAMPLE DETAILED BID ESTIMATE - HVAC

PROJECT:	Urban Yard
LOCATION:	40-09 21st Street, LIC, NY, 11101
FIRM:	JL Construction
DATE:	April 26, 2021

CELLAR						
Item	Size (in)	Unit	Quantity	Cost ($)	Cost per LF ($)	Percentage of Cost (%)
EWH-1		ea.	3	$600.00	$200.00	100.00%
CELLAR SUBTOTAL				$600.00	$200.00	100.00%

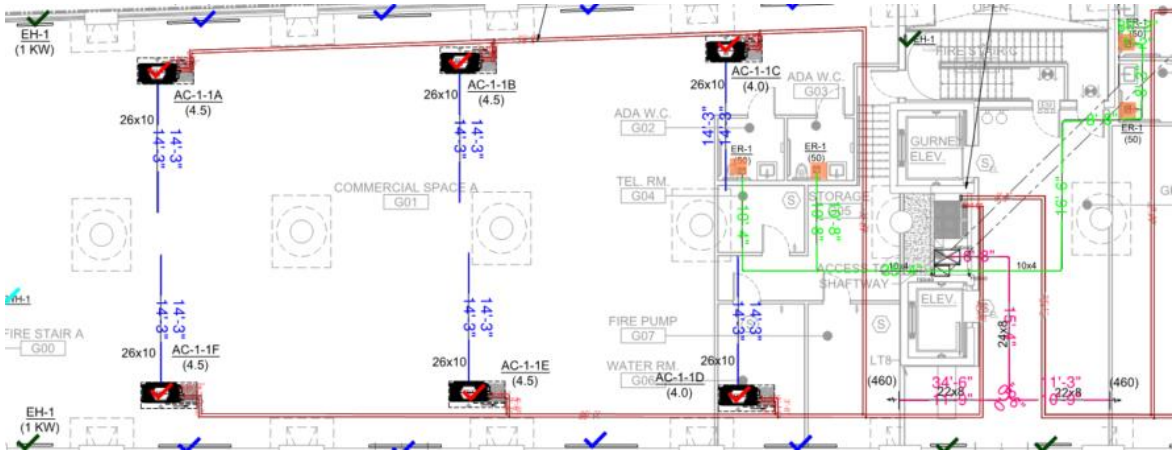
GROUND FLOOR						
Item	Size	Unit	Quantity	Cost ($)	Cost per ($)	Percentage of Cost (%)
Refridgerant Pipe	1"	LF	1068 ft	$64,080.00	$60.00	50.00%
AC Unit		ea.	13	$39,000.00	$3,000.00	31.00%
EH-1		ea.	9	$2,700.00	$300.00	2.00%
EH-2		ea.	15	$6,000.00	$400.00	4.60%
ER-1		ea.	4	$1,000.00	$250.00	0.79%
EWH-1		ea.	2	$400.00	$200.00	0.31%
Supply Ducts		LF	183 ft	$9,150.00	$50.00	7.00%
TX-1		LF	91 ft	$3,640.00	$40.00	3.00%
MAU		LF	46 ft	$1,610.00	$35.00	1.30%
GROUND FLOOR SUBTOTAL				$127,580.00	$4,335.00	100.00%

SECOND TO SIXTH FLOOR						
Item	Size	Unit	Quantity	Cost ($)	Cost per ($)	Percentage of Cost (%)
Refridgerant Pipe	1"	LF	5315 ft	$318,900.00	$60.00	47.00%
AC Unit		ea.	60	$180,000.00	$3,000.00	27.00%
EH-1		ea.	25	$7,500.00	$300.00	1.10%
EH-2		ea.	100	$40,000.00	$400.00	5.90%
ER-1		ea.	15	$3,750.00	$250.00	0.60%
ER-2		ea.	5	$1,750.00	$350.00	0.30%
EWH-1		ea.	3	$600.00	$200.00	0.01%
ACCU		ea.	12	$60,000.00	$5,000.00	8.80%
Supply Ducts		LF	905 ft	$45,250.00	$50.00	6.09%
TX-1		LF	334 ft	$13,360.00	$40.00	2.00%
MAU		LF	228 ft	$7,980.00	$35.00	1.20%
SECOND TO SIXTH FLOOR SUBTOTAL				$679,090.00	$9,685.00	100.00%

ROOF						
Item	Size	Unit	Quantity	Cost ($)	Cost per ($)	Percentage of Cost (%)
TX-1		LF	44 ft	$1,760.00	$40.00	12.00%
MAU		LF	29 ft	$1,015.00	$35.00	7.00%
ACCU		ea.	13	$9,100.00	$700.00	61.00%
RTU-1		ea.	1	$3,000.00	$3,000.00	20.00%
ROOF SUBTOTAL				$14,875.00	$3,775.00	100.00%

GRAND TOTAL	$1,515,510.00

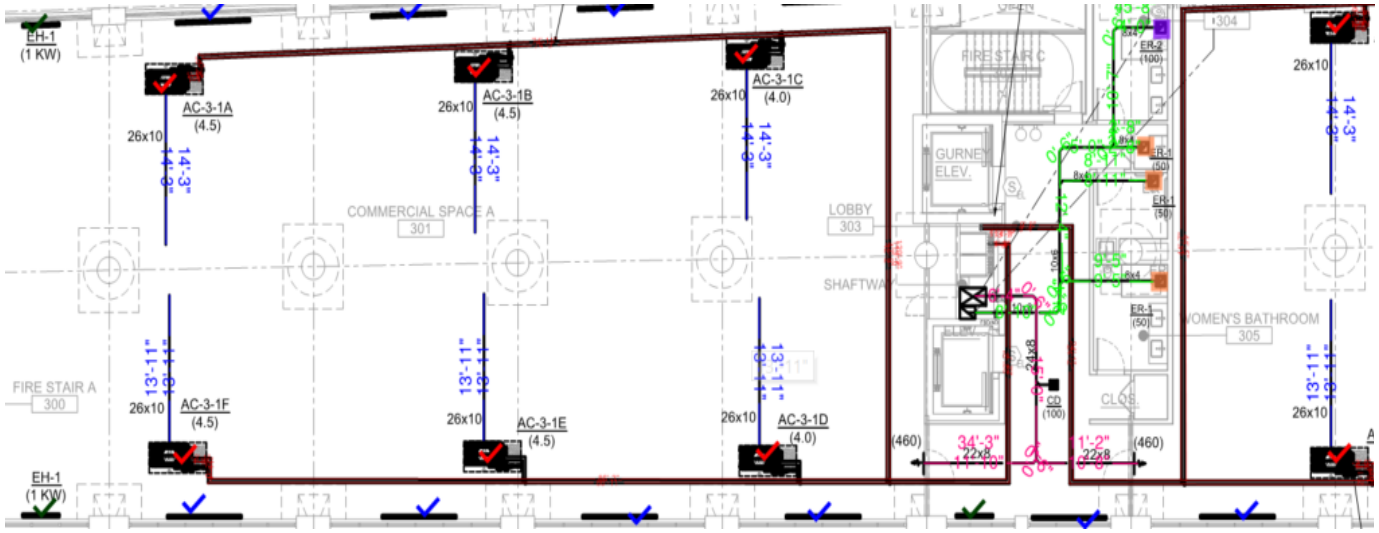
HVAC Takeoff 1st Floor



1st Floor

Description	Quantity
AC	13
EH-1	9
EH-2	15
ER-1	4
MAU Duct	34.47
Refridgerant Pipe	1,066.42
Supply Ducts	182.51
TX-1 Duct	90.91

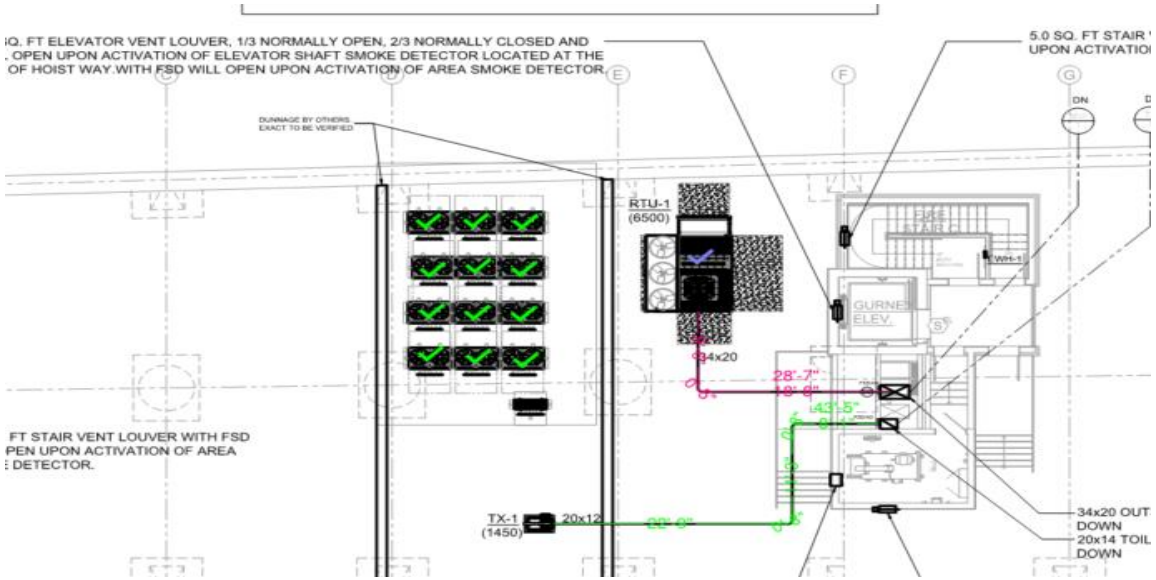
HVAC Takeoff 2nd-6th Floor



2nd-6th Floor

Description	Quantity
AC	24
EH-1	10
EH-2	40
ER-1	6
ER-2	2
MAU Duct	45.40
Refridgerant Pipe	2,083.85
Supply Ducts	360.76
TX-1 Duct	66.62

HVAC Takeoff Roof



Roof		
	Description	Quantity
✓	ACCU	12
	MAU Duct	28.56
✓	RTU-1	1
	TX-1 Duct	43.44

Section 9

Value Engineering Proposal

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We have examined the drawings and specifications carefully, as there are items that can be Value Engineered. We recommend Value Engineering materials because it will help save cost and prove to be more suitable option.

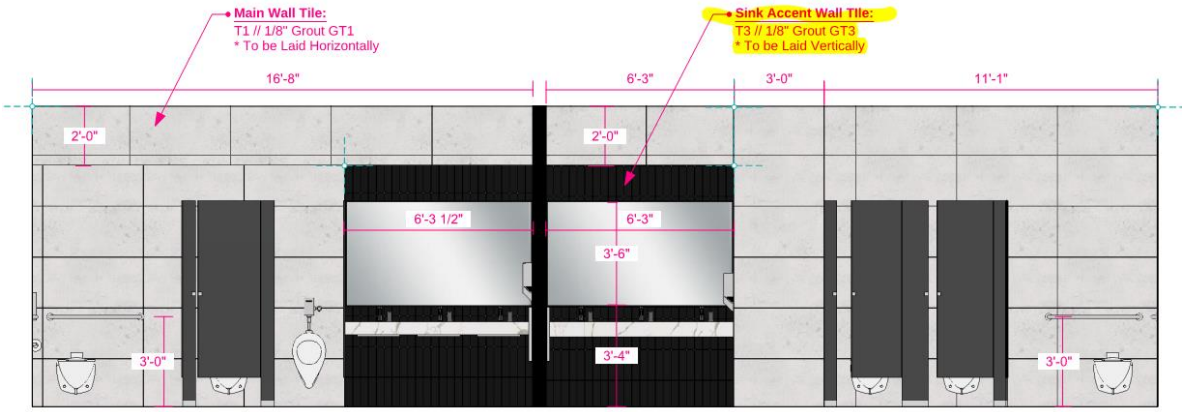
The material we identified that needs to be value engineered is the sink accent wall tile in the public bathroom. This tile is used for this location for all public restrooms on floors 2 to 6. Currently, there is 850 sqft of this tile used per restroom. That means there's a total of 4,225 sqft of tile. The total cost of using the original tile is $23,237.50. In addition to this, the wall tile stated in the interior schedule is currently out of stock. We propose using the "Raven II Matte Ceramic Tile," provided by Floor & Decor. The total cost of this tile is $14,576.25, therefore you save $8,661.25. Here's a breakdown presenting how we received our totals:

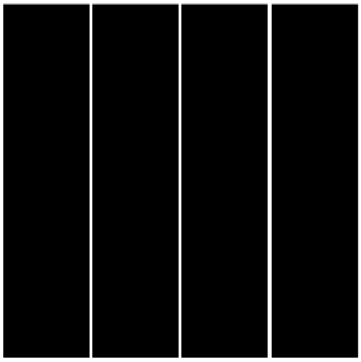
T3 – Black Matte – Out of Stock	**Alternative: Raven II Matte Ceramic Tile**
Manufacturer: Tile Depot NY	Manufacturer: Floor & Décor
Price: $5.50/sqft	Price: $3.45/sqft
Sqft per bathroom: 845	Sqft per bathroom: 845
Total Sqft: 4,225	Total Sqft: 4,225
Total: $23,237.50	Total: $14,576.25

Total Savings: $8,661.25

As clearly shown, the alternate tile to be used in the public restroom is a more suitable option as you will be saving over eight thousand dollars in the process. In addition, this is not a tile option that will got out of stock unlike the original option stated on the Interior Schedule.

Original Spec'd Tile





TILE DEPOT NY

T3

Colors.2 / Black / Matte

SIZE: 3"X12"

VE Option

SPECIFICATIONS

Size	3 x 12	Product Length	11.8	Product Width	2.9
Product Thickness	0.31	Box Length	12.000	Box Width	7.700
Box Weight (lbs)	17.28	Box Quantity	24	Coverage (sqft/pc)	0.242
Material	Ceramic	Color	Black	Edge	Pressed
Suggested Grout Line Size	1/8	Finish	Matte	Water Resistance	Water Resistant
Water Absorption	3-8 Percent	Installation Type	Grout & Mortar	Placement	Indoor
Installation Options	Wall Only	Shower Surface	Shower Walls	Country of Origin	Turkey

PRODUCT DETAILS

For an elevated look to your design, choose the Raven II Matte Ceramic Tile with a matte finish. Use this black tile to add new visual interest in any space like the bathroom, kitchen, living room, and more.

Ceramic tile is versatile and easy to install. It can be used in indoor areas from living rooms to kitchens, and it can be easily cleaned and maintained.

The rectangle is a classic shape and now comes in more contemporary colors and sizes.

Tile decoratives are an inexpensive way to add style to your home. With so many different designs and colors to choose from, you'll find exactly what your home needs.

This product can be installed on a shower wall.

Section 10
Site Logistics

Site Logistics Plan Summary

Here at JL Construction we believe having a detailed and efficient site logistics plan depicts a successful project. Our goal is to develop a plan with flawless performance and function, so our clients can gain huge savings in time, money, and other resources. The importance of this entire process is safety and we want to ensure our workers and the public are surrounded by stable working conditions.

Phase One

The first phase will involve using the ground floor to our advantage where, the north side of the building will be utilized as a material storage facility. This will happen, by shutting down traffic permanently until the project reaches completion. At the same time, Commercial Space B will be used as the construction manager's field office, subcontractors' shanties, and security booth. Throughout this phase, we will take advantage of having the existing loading docks and use those for deliveries.

During this phase, we plan on beginning construction from floor 2 and working our way up the building. Floors 2 through 6 are typical, so once we create a system where we are aware of the order of trades that need to work; then floors 3 to 6 will be dealt with at a much faster pace. We will be using a mobile crane on this site, which will be kept at the South side of the building (which is indicated in the site logistics plan). The mobile crane will mostly be used to pick any heavy MEP equipment that needs to be placed on the roof or any material that cannot be stored into an elevator due to its weight capacity.

We have scaffolding and sidewalk sheds surrounding the perimeter of the jobsite. The installation of the sidewalk shed shall take place first, followed by temporary lighting within the shed itself. Next, netting will be placed onto the exterior of the building from bottom to top. All temporary facilities will be provided in Commercial Space B where the field office and shanties are located.

Phase Two

The second phase will focus primarily on the ground floor. Once construction has been completed in the cellar and floors 2 through 6, the field, shanties, and temporary facilities will be relocated onto the north side on the road. At this point of the project, deliveries will no longer be taking place, unless it’s replacement material for anything that has broken on site. Firstly, the lobby will be completed, since that is the first area of space people will see once walking into the building. The construction of Commercial Spaces A and B will commence once the lobby is 75% done.

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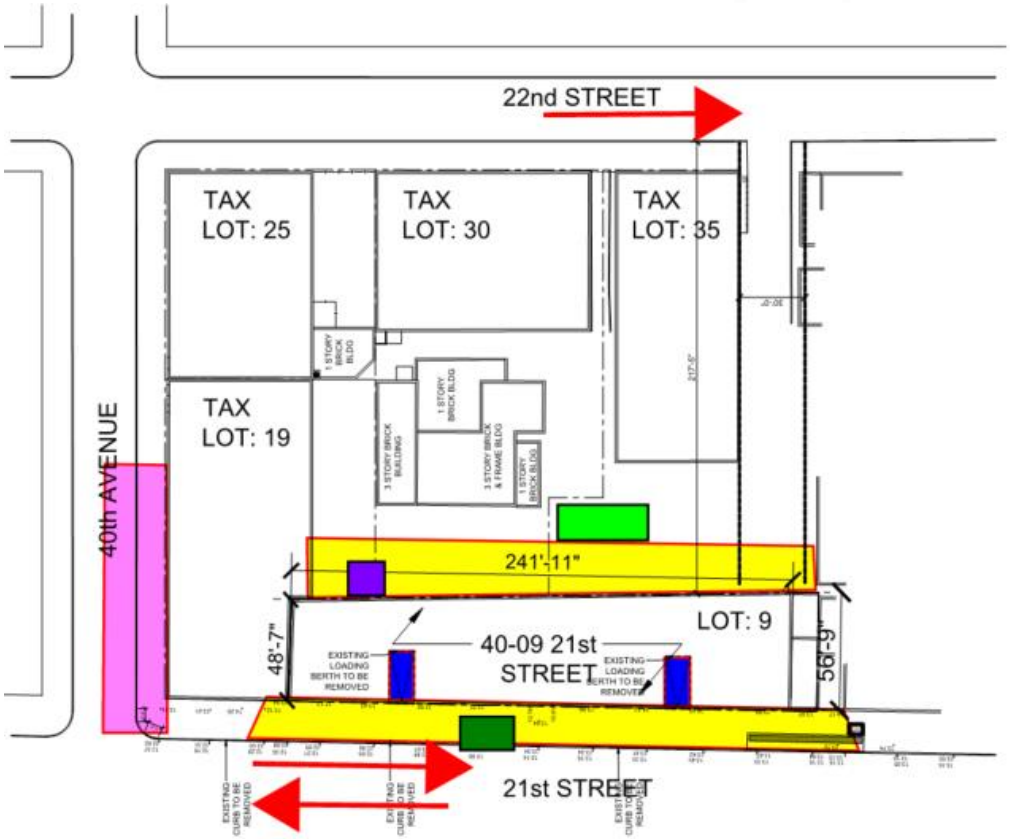

Key

- Direction of Traffic
- Dumpster
- Hoist
- Loading Dock
- Material Storage
- Mobile Crane
- Scaffolding/Sidewalk Shed

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www.JLConstruction.com

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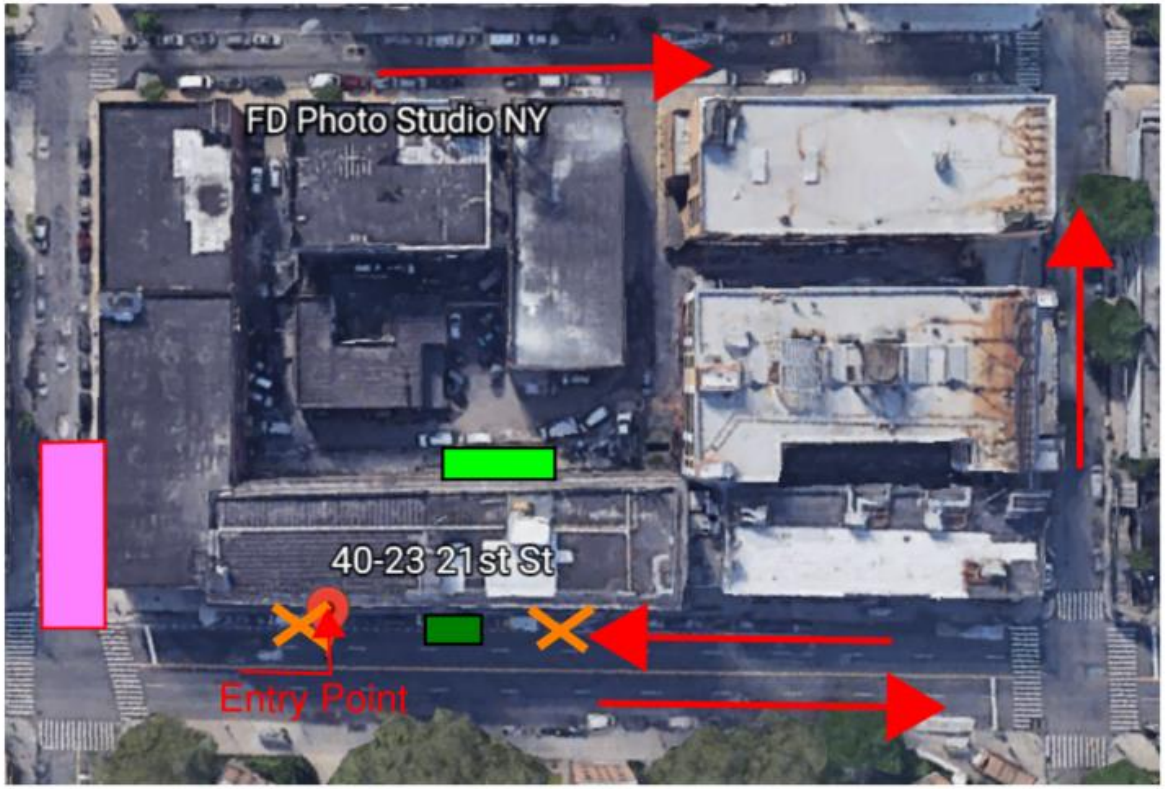
CONSTRUCTION



Key

- Delivery Location
- Direction of Traffic
- Dumpster
- Material Storage
- Mobile Crane

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Key

Emergency Muster Point

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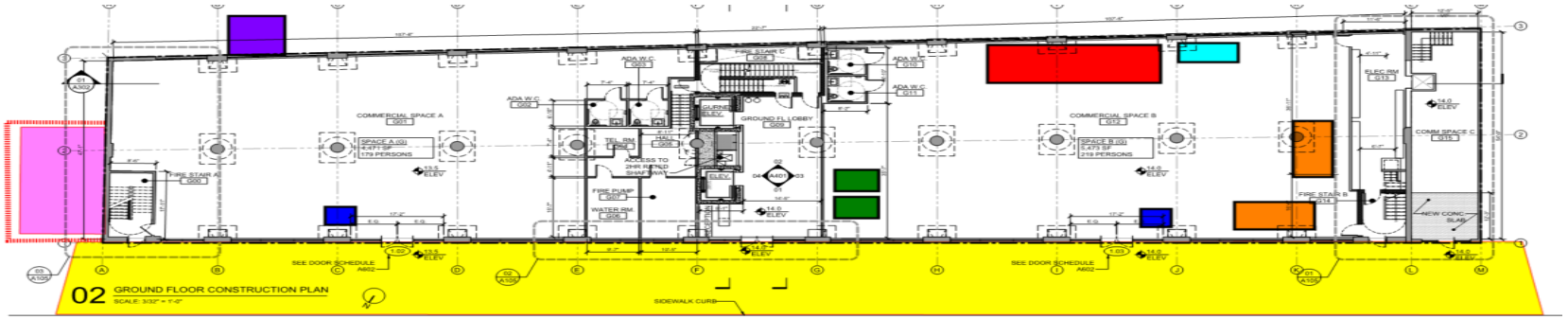
Phase 1



Key

- CM Field Office
- Fencing and Barricades
- Hoist
- Scaffolding/Sidewalk Shed
- Security Booth
- Shanty
- Site Safety Office
- Temp Bathroom

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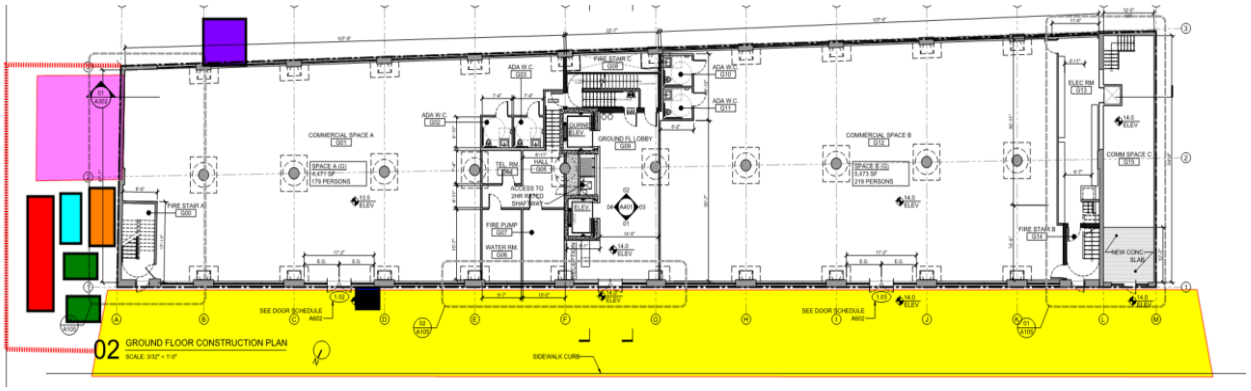
Phase 2



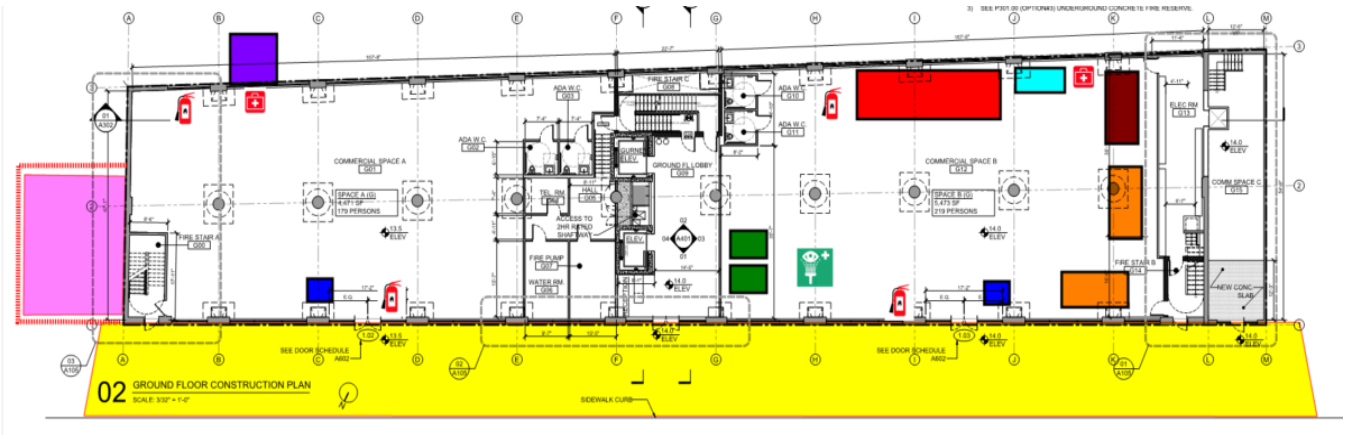
Key

- CM Field Office
- Fencing and Barricades
- Hoist
- Scaffolding/Sidewalk Shed
- Security Booth
- Shanty
- Site Safety Office
- Temp Bathroom

Section 11

Site Safety Plan

JL CONSTRUCTION

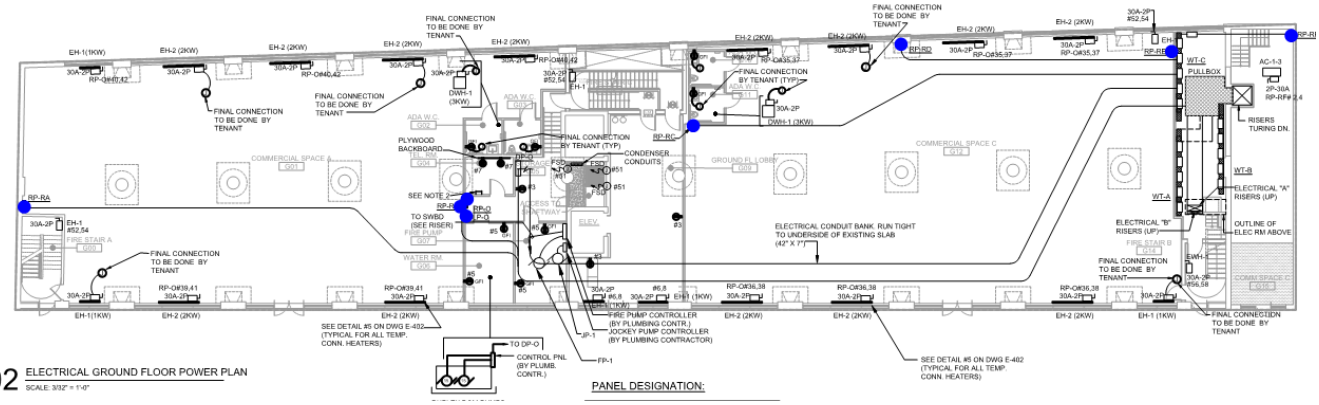


Key

- CM Field Office
- Eye Washing Station
- Fencing and Barricades
- Fire Extinguisher
- First Aid Kit
- Hoist
- Medics Office
- Scaffolding/Sidewalk Shed
- Security Booth
- Shanty
- Site Safety Office
- Temp Bathroom

JL CONSTRUCTION

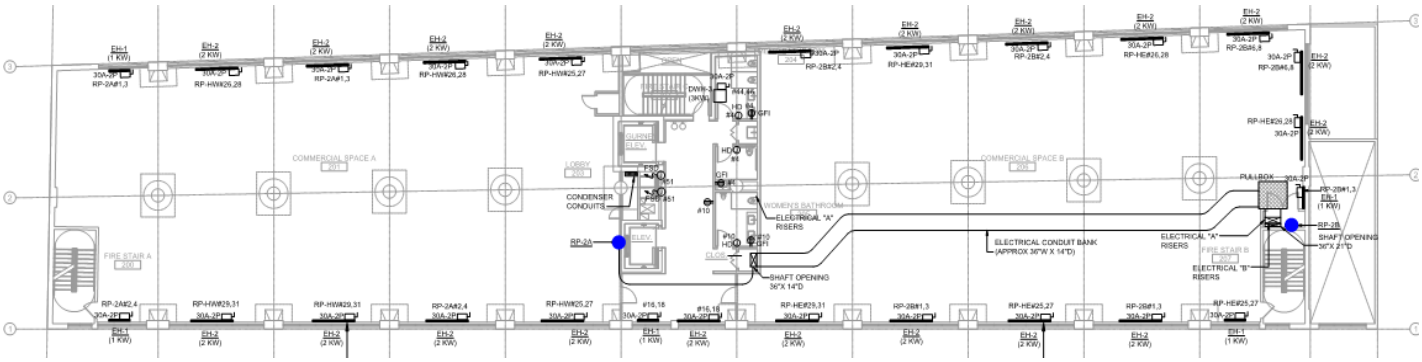
Ground Floor



02 ELECTRICAL GROUND FLOOR POWER PLAN
SCALE: 3/32" = 1'-0"

PANEL DESIGNATION:

2nd – 6th Floor



Here at JL Construction, the safety of all project personnel and the general public is paramount. Safety is the responsibility of each member of the project work force. All efforts to safeguard project personnel and the general public will be taken. We take safety very seriously and currently have an Experience Modifier Rate (EMR) of 0.85. The procedures we take to ensure we maintain a safe work environment is critical to us and will be thoroughly explained.

Site Safety Plan

Our site safety plan includes the following:

- Fire Extinguishers
- Fire Aid Kit
- Eye Washing Station
- Site Safety Office
- Medic Office
- Shanties
- CM Office
- Security Booths
- Portable Toilets
- Muster Point
- Emergency Contact Info
- Nearest hospital location
- FDNY locations

Subcontractor Employee Orientation

Prior to beginning any work onsite, Subcontractors shall effectively instruct each of their employees to recognize and avoid unsafe conditions and the safety regulations that apply to the work environment to eliminate or control any hazards or other exposure to illness or injury.

Emergency Contact Information

- Hugh Kelly – *Project Manager* 212-872-3821
- Josh Bronshtein – *Project Superintendent* 347-230-0987
- Ksenia Tretiakova - *Site Safety Manager* 917-653-2389
- FDNY Ladder 116, 37-20 29th St, Long Island City, NY 11101, (212) 683-4832

Emergency Action Plan for This Project

- **Alarm:** 3 blasts of the air horn indicates all personnel are to leave the jobsite immediately and gather at the designated muster point. All personnel are required to remain at the muster point for attendance.

- **Site Exits:** Main gates located at **the northwest and northeast entrances of 21st street.**

- **Muster Point:** In an emergency, project personnel are to meet on the **Southeast corner opposite of 22nd street**. Foremen will perform head counts and report back to the Site Safety Manager.

Medical

- **General:** Report injuries, incidents and/or near-misses to your company's foreman, Site Medic and/or to the Project Superintendent immediately. Subcontractors are to supply the Site Medic and/or Site Safety Manager with the C-2 form & their company's incident report form within 24 hours of the incident. Subcontractors are required to notify the insurance companies.

- **First Aid:** Each subcontractor is required to have their own OSHA-approved, waterproof first aid kits and an employee on site qualified in administering first aid. First Aid kits are to be inspected weekly per OSHA regulations and restocked as required. Each work crew shall have first aid kits in an easily accessible location to the operations underway.

- **Emergencies:** Call 911.

- **Hospital:** CityMD Long Island City Urgent Care - Queens, 25-18 Queens Plaza S, Queens, NY 11101, (646) 647-1261

Substance Abuse Testing

Substance abuse testing policies are in effect on this project at all times. The following testing may be performed onsite: Random Testing; Reasonable Suspicion Testing, and/or Post-Accident Testing. Should any person refuse to test or fail to show up to test when requested to do so by JL Construction or a designated representative of JL Construction, and/or the test results onsite show as "non-negative", the person shall immediately lose access to JL Construction's project

site. Additionally, this person's employer shall be notified so that it can take appropriate action, which is expected to be in accordance with their own company policies as well as Federal, State, and Local laws and regulations. Should an accident-incident occur due to the result of someone else and/or result in property damage equal to or in excess of $500, all persons will be required to test. Testing may include the following:

- **Post-Accident and Random Testing: 5-Panel Drug Screening:** Opiates, Benzodiazepines, Benzoylecgonine Metabolite (Cocaine), Amphetamine/Methadone, Oxycodone/Oxymorphone;
- **Reasonable Suspicion Testing: 6-Panel Drug Screening:** THC, Opiates, Benzodiazepines, Benzoylecgonine Metabolite (Cocaine), Amphetamine/Methadone, Oxycodone/Oxymorphone.
- **Post-Accident, Reasonable Suspicion, and/or Random Testing: Breathalyzer or Similar:** Alcohol

COVID-19 All workers are to be receive temperature screening starting at 7 AM, by both entrances near the security booths before entering the site. Anyone with drastic temperatures will be forced to leave the site immediately and remain quarantined for 2 weeks until further notice. While workers are present on site, workers are to wear masks at all times while remaining 6ft apart.

Parking There is NO onsite parking for non-commercial vehicles.

Bathroom Locations (Male & Female) Near Ground Floor entrance at 21st street.

Lunch / Breaks Use garbage cans for all food garbage. If any are full, notify a JL Construction employee.

Safety Training Certifications

- All employees on site MUST have completed, at minimum, the OSHA 30-hour Construction Outreach Training program prior to starting on this project and the completion card must be the "official" OSHA card. As per New York City Local Law 196 of 2017, on March 1, 2021 all site personnel are to have been trained in an additional 10-hours of DOB training, and must have the DOB SST Training Card. Additional minimum training required thereafter shall also comply with Local Law 196 of 2017. Counterfeit cards will be confiscated and reported to the appropriate authorities. This training must be kept current. Original OSHA 30, SST Card, etc., are to be provided to the orientation administrator by

end of orientation. Failure to have a minimum of OSHA 30 training, or other required training/identifications, will result in the employee removed from the project until the OSHA 30 training is completed and current within the 5-year limit and/or other appropriate documentation produced. All site personnel are required to have their physical certifications on their persons at all times – photos, copies, etc. are not acceptable.

- Copies of ALL safety training certifications must accompany the signed orientation form at the end. This includes, but not limited to, OSHA 30, FDNY Certificate of Fitness, Welding License, Supported Scaffold User, SST, etc. These will be kept on file for DOB and FDNY inspection purposes. Failure to provide said documentation will result in removal from the project.

Pre Task Plan

A Pre–Task Plan is required for **ALL work listed below**. These tasks include, but are not limited to the following:

- Non Routine Work;
- Work requiring the use of Personal Fall Arrest Systems (harness, lanyard, retractable, etc);
- Work requiring boom or scissor lifts;
- Work requiring scaffolding;
- Elevated work – Scaffolds, Platforms, Leading Edges;
- Any work requiring a Crane or Mechanical Lifting;
- Work involving trenching and excavations;
- Non – Routine shutdowns of utilities such as power or public services;
- Work in or near a confined space;
- Electrical start up work;
- “Live” electrical work;
- Work on live processes that cannot be shut down;
- Work that require lock out / tag out procedures;
- Material Handling
- Hot Work Operations

Pre-Shift Safety Meetings

Pre-Shift Safety Meetings are to be held by each company onsite every morning before work operations begin. Each worker is required to be present and sign into the meeting prior to starting work. Workers are not permitted to start work for that day without a Pre-Shift Safety Meeting being held with them.

Toolbox Training:

Training of all site employees must be done on a weekly basis using Tool Box Talks forms (maybe available to subcontractors from Site Safety Manager). A topic relevant to the subcontractors work shall be discussed. The use of relevant Job Hazard Analysis is recommended. All subcontractor employees must read, print name, and sign the Tool Box Talk form and copies must be returned to JL Construction weekly.

Section 12

Quality Assurance/Quality Control Plan

Here at JL Construction we take quality of work seriously and Quality Control (QC) is also an important aspect in construction because defects or failures usually require re-construction. This can cause harm to operations, increase costs, create delays, and in the worst case can lead into injuries or fatalities. On all JL Construction projects, a QC checklist is prepared and must be signed off by the Superintendent responsible. The checklist is also reviewed every day by the person in command on the jobsite for QC compliance.

Quality assurance is a critical factor in construction as it helps prevent mistakes and defects from occurring. When delivering services to clients, it's important to ensure all quality requirements are met. This can be done by managing the quality production efficiently by planning, fulfilling, and monitoring activities.

Some examples of quality assurance activities include:

Submittals: Submittals play a crucial part regarding quality assurance. We have a submittal workflow using Procore as our main program to ensure the review of work is done on time. We expect to receive submittals from our subcontractors and have the design team prioritize on returning them in time before we commence with installation. Using Procore has been an efficient tool for all parties to keep track of work that has been reviewed for approval and also helps monitor the amount of work that our subcontractors have completed.

Samples: Samples will be submitted by a subcontractor. A photo of the sample will then be uploaded to Procore to for design team to review. The physical sample itself will also be sent to design for review and approval.

Mock-Ups: Mock-ups will be conducted with all necessary parties present. This includes the CM, ownership, subcontractor, and design team. Mock-ups shall take place before installing permanent work, to ensure both design team and ownership are satisfied with the quality of work done by the subcontractor. We at JL will document all mock-ups and ensure the review process is done in an efficient manner.

Product Data: Product Data, essentially involves the use of cut sheets for a specific product used on the job site. The cut sheets have technical information about the materials which will be provided by the manufacturer. This includes the product's dimensions, materials, characteristics for use and performance, warranty, and more.

Examples of good quality control for this project include:

Testing & Inspections: All DOB inspections shall be carefully conducted and prepared in an efficient manner. After all final sign offs are completed, building management will be trained and held responsible for monitoring all equipment. Any third-party inspectors will be required to conduct inspections if necessary, to ensure all work has been completed correctly, while keeping the risk factors on a job as low as possible.

Pre-Inspection Checklists: We will use a checklist to list out items that need to be verified, checked, or inspected. This will help ensure consistency and completeness when performing a task.

Deliveries: Any delivery of material onsite will be checked thoroughly by the subcontractor and a superintendent at JL Construction. For example, a delivery of bathroom accessories will be checked by the installer and the superintendent to make sure the quantity count is correct and that the manufacturer has submitted the amount requested. Checking the quantity count efficiently will ensure the monthly requisitions are accurate and the subcontractor is paid correctly.

Non-Conformance Report (NCR): The NCR log will be maintained and updated on Procore. All NCR's shall be addressed by the Project Manager from JL Construction as they will make sure to carry out the corrective action.

Section 13

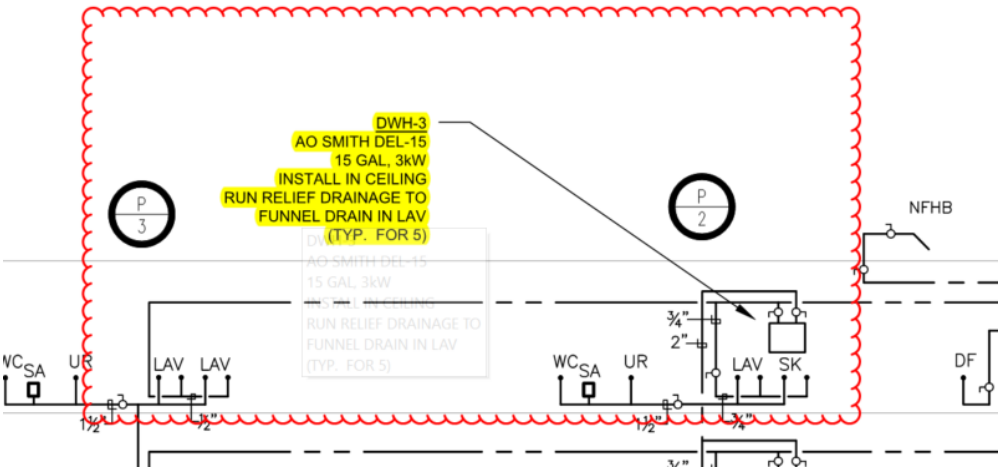
Constructability Review

Constructability reviews are an essential part of construction for this project. This process helps benefit us here at JL Construction and can also help the client in numerous ways. Constructability reviews can be beneficial because it helps with critical items such as: reducing claims during construction; it also helps reduce risk to ownership once all construction has been reviewed and analyzed. This action also includes examining potential impacts in the field, cost impact analysis, and cost savings. The constructability process involves reviewing the construction documents thoroughly to help avoid these conflicts as we promote providing safe and satisfactory quality of work to the client. That being said, we have come across a potential issue regarding the domestic water heaters, which can be found in the plumbing drawing set.

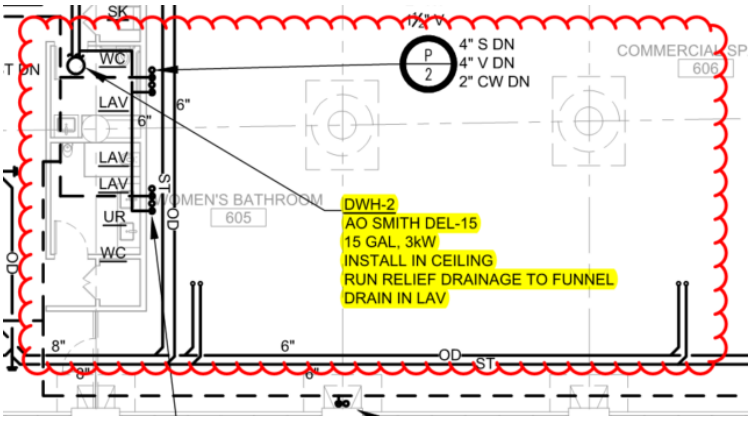
Sixth Floor Domestic Water Heater Discrepancy

After viewing the plumbing drawing set, there seems to be an issue on the sixth floor. The domestic water heater shown in the water closet on the 6th floor appears to have discrepancies between two pages. On drawing number P-304, the domestic water heater shown on the floor plan is stated to be DWH-2, which is an AO Smith Del-15. Drawing number P-501 shows a riser diagram of the domestic water heater labeled as DWH-3 and an AO Smith Del-15. The design team needs to provide further clarification for this discrepancy and confirm that both domestic water heaters are the same. In addition to this, the plumbing schedule does not show both domestic water heater types. We request from the design team to please issue a sketch or revised drawings to incorporate these changes.

P-501- PLUMBING DOMESTIC WATER RISER DIAGRAM



P-304 - PLUMBING SIXTH FLOOR, ROOF AND BULKHEAD PLAN



JL CONSTRUCTION

RFI #01

JL Construction
1 Eagle Street, Brooklyn, NY 11222
Phone: (212) 553-6857

Project Elms Realty Interior Renovation
40-09 21st Street, Long Island City, NY 11101

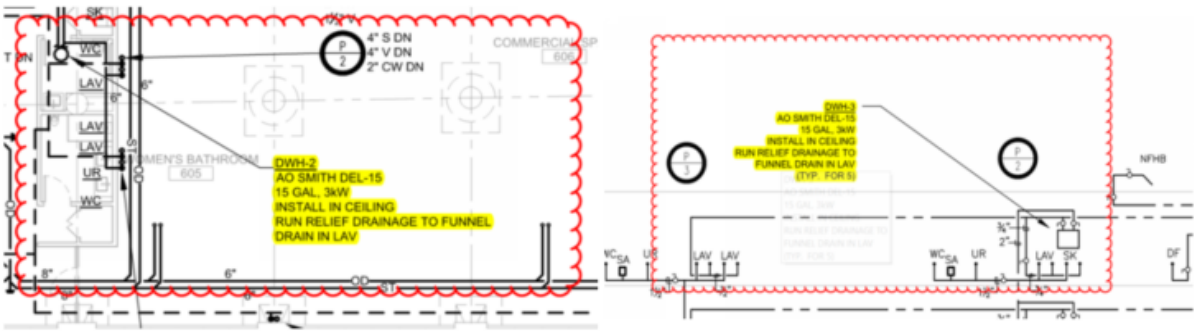
6th Floor Domestic Water Heater Discrepancy

TO:	2LS Consulting Engineering	**FROM:**	Alice Tao (JL Construction)
DATE INITIATED:	04/26/2021		
LOCATION:	6th Floor	**STATUS:**	Open
PROJECT STAGE:		**DUE DATE:**	05/10/2021
COST IMPACT:		**COST CODE:**	
DRAWING NUMBER:	P-304, P-501	**SCHEDULE IMPACT:**	No
		SPEC SECTION:	223300 - Domestic Water Heaters

Design Team,

Please refer to drawings P-304 and P-501 for locations of domestic water heater. Drawing P-304 shows DWH-2 on the sixth floor plan, whereas P-501 has an elevation of the 6th floor showing DWH-3. Please advise which domestic water heater is to be used for this location. In addition, plumbing schedule P-503, does not provide information on both domestic water heaters DWH-2 and DWH-3. Please provide sketch or revised drawing to incorporate change.

Awaiting an Official Response



Section 14

Sustainable Construction Plan

Sustainability is an important aspect in JL Construction. We aspire to maintain energy efficiency and protect the natural environment around the site accordingly.

LEED

We currently have three projects that are LEED certified: one Silver Certified project, and two Gold Certified projects. Although this project is not pursing LEED certification, we will implement several sustainable construction practices.

JL Construction fully understands the effects of construction emitting carbon dioxide into the air. Constructing buildings are responsible for 36 percent of global energy use and 39 percent carbon dioxide in the air per the United Nations Environment Program. Building operations alone account for 28 percent of emissions as well.

Retrofitting MEP systems is the first step to take on creating an energy efficient building. All older structures built before the year 2000 were heated by burning fossil fuels onsite. Retrofits and renovations are critical methods to use in construction and an important step to take towards decarbonization.

Examples on how we intend to maintain a sustainable environment are listed below:

Dust Control

The purpose of this Dust Control Plan is to identify, prevent and control dust 24 hours per day,7 days a week including weekends and holidays associated with the Sitework at The Urban Yard. All persons constructing or operating a large article, machine, device, equipment or other contrivance or facility capable of causing or permitting emission of dust into the atmosphere at a construction site shall keep on site a document detailing such equipment. Information provided on this document shall include the ownership, location, design, make and model, operation, i.e. how does it operate, as well as any other pertinent information requested by the Department of Health.

We plan on using sticky mats, which will be important for interior work. The adhesive will help remove dust and debris at the bottom of boots before entering a room. This will help maintain a healthier and cleaner environment on the jobsite. Another way to reduce dust on site is by having wheel wash systems. This will be enabled for trucks before leaving the site as it will help eliminate mud and other pollutants from being dispersed onto the roadway. As for the third way

to help control dust on a job site are the use of barriers and fences. Barriers and fencing do not prevent dust from entering the job site, but it helps contain the dust inside the site and prevents it from spreading outside. Our laborers will be present on site to dispose of any dust found in stairwells or any interior space, while maintaining the job site as clean as possible.

Noise Control

The process of eliminating noisy equipment or substituting them for a less noisy equipment are the best ways of dealing with noise on a construction site. Another effective solution would involve removing people from the noisy area and choosing quieter equipment. As a last resort, hearing protection and hearing protection zones may be appropriate.

The following below are some examples on how we intend on reducing noise levels:

Use a less noisy process. For example, use a hydraulic block splitter rather than a cut-off saw to cut blocks.

Select quiet equipment. Compare noise levels from power tools when buying or renting equipment. Use information from the manufacturer and choose the quietest tools that are effective for the job. We can reduce noise when selecting other types of tool. For example, we can use plastic or rubber hammers, rather than metal.

Waste Management

To ensure that this project is kept clean and maintained, JL Construction will be instructing and managing a waste management program. This includes creating a system that will prevent materials from going to waste and minimize the amount waste being produced daily. Our laborers will ensure once dumpsters are close to being full, a pick-up from sanitation is called ahead of time. We will check recycle bins for contamination and check the dumpster in case there are any misplaced recyclables. We plan on recycling the demolished concrete on this job as well, by crushing it at a yard. The concrete can be used for future work and can be reused as aggregate for mixing into new concrete.

Section 15

Construction Technology

Here at JL Construction, we have proven to be a company that has learned how to adapt. Construction Technology is an imperative factor in todays society and we at JL Construction have utilized several programs to help produce efficient projects. Some examples of programs that JL Construction use to their fullest potential are Bluebeam Revu, BIM 360, and Procore.

Bluebeam Revu

Bluebeam is a tool that allows one to view pdfs and create markups on any document that's opened onto the program. During this project, we will use Bluebeam to perform takeoffs onto drawings. This software is also useful for reviewing submittals. A "Bluebeam Studio" session gives people the ability to markup a document simultaneously. This gives design team the opportunity to review documents for approval in an efficient and timely matter.

BIM 360

BIM 360 is an incredible program to use for coordination. This program helps coordinate between architectural, structural, and mechanical design. BIM is extremely efficient for MEPF trades because it helps reduce conflict before the build phase of a project and assists trades with installing work. One major benefit with BIM, is that it helps save money. It's not just saving cost during the construction phase of the project, but this program will also reduce costs long term. This program will help the owner see what the project will look like, which provides them with clearer expectations for the result of the project.

Procore

Procore is a versatile program since its capable of performing numerous tasks. For instance, Procore is efficient for processing and viewing submittals, RFI's, change orders, inspections, sketches, and contract documents. This program is efficient for communication with subcontractors and the design team. Subcontractors can utilize this program for viewing drawings and specifications, and as well punch list items. The design team typically uses Procore to review submittals and RFI's.

Appendix A

Works Cited

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Construction, Harmon. “Benefits of Constructability Reviews.” Harmon Construction, 1 Feb. 2018, harmonconst.com/benefits-of-constructability-reviews/#:%7E:text=The%20Benefits%20of%20a%20Constructability%20Review%3A&text=Improves%20communication%20%2F%20relations%20among%20the,and%20administration%20cost%20during%20construction.

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“Construction Noise Mitigation Plan: How to Dampen Noise Pollution.” Http://Premiersafetypartners.Com/Construction-Noise-Mitigation-Plan/#:~:Text=Existing%20Barriers%20can%20be%20used,Reducing%20the%20impacts%20of%20noise., 2017, premiersafetypartners.com/construction-noise-mitigation-plan/#:%7E:text=Existing%20Barriers%20can%20be%20used,reducing%20the%20impacts%20of%20noise.

Appendix B

PowerPoint Presentation

Proposal for Elms Realty Interior Renovation
April 26, 2021
40-09 21st Street, Long Island City, NY, 11101

JL CONSTRUCTION

Agenda

- Section 1 Project Understanding
- Section 2 Firm Introduction
- Section 3 Relevant Projects
- Section 4 Team Organizational Chart
- Section 5 CPM Project Schedule (Milestone)
- Section 6 Staffing Chart
- Section 7 Summary Estimate
- Section 8 Detailed Trade Takeoffs
- Section 9 Value Engineering Proposal
- Section 10 Site Logistics
- Section 11 Site Safety Plan
- Section 12 Quality Assurance
- Section 13 Constructability Review
- Section 14 Sustainable Construction Plan
- Section 15 Construction Technology Initiative

Project Directory

- **Owner:** Elms Realty
  10 Linore Avenue Monsey, NY 10952
- **Architect:** Murdock Solon Architects
- **Structural Engineer:** Blue Sky Design
- **MEP Engineer:** 2LS Consulting Engineering
- **Interior Designer:** Input Creative Studio

Project Understanding

Location

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

Client

- Elms Realty

Scope

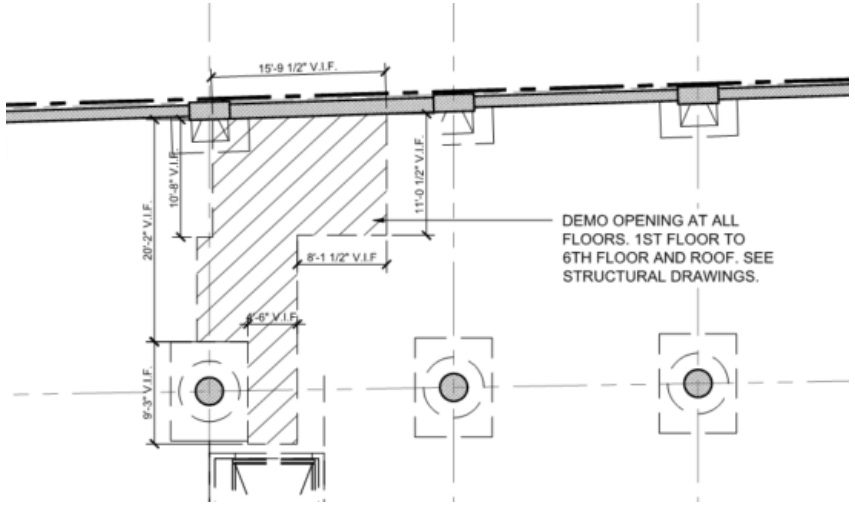
- Demolition of the cellar and existing office space
- Excavation of the basement floor
- New fire protection systems, including new standpipes and overhead piping
- New concrete flooring and structural support systems from the cellar to roof
- New stairwell and two new elevator shafts
- Public restroom retrofit
- New electrical, plumbing, and mechanical work
- New interior design including: Signage, Paint, Lighting, Windows and Amenities, Interior Furnishing, Carpet and Flooring

Project Approach

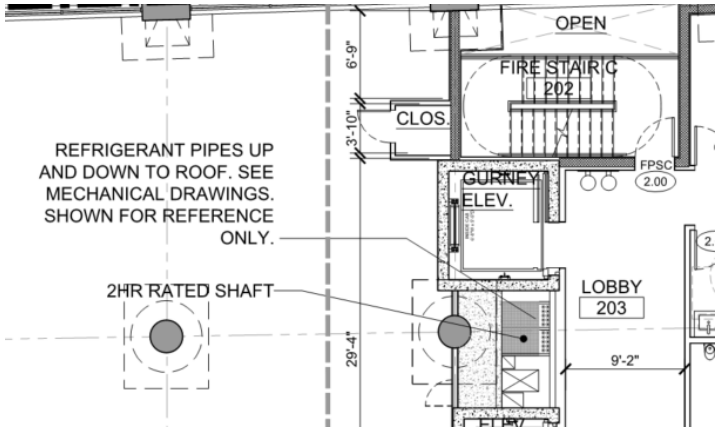
Phases of work:

- Firstly, all demolition will take place, following excavation, and foundation.
- Installation of all MEP equipment. This includes all risers and overhead work. All HVAC components will be installed, followed by plumbing, fire protection, electrical and then finally fire alarm.
- Simultaneously with the electrical work, carpentry will also take place. In order to install electrical work, new spaces must be framed first, followed by running all electrical wire necessary, and then sheetrock.
- The last step, shall be all interior work. This includes, painting, flooring, and millwork.

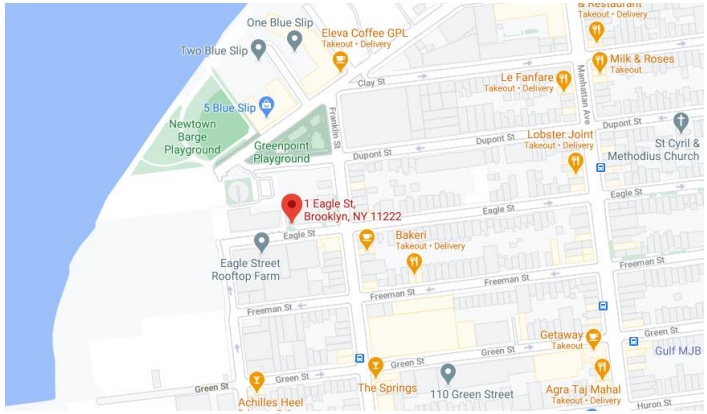
Demolition Plan



Construction Plan



Firm Background



- Founded in Brooklyn, New York 2000
- Located 1 Eagle Street
- Annual Revenue $200 Million
- Average Project Cost $20 Million
- Company Size 150 Full-time Staff

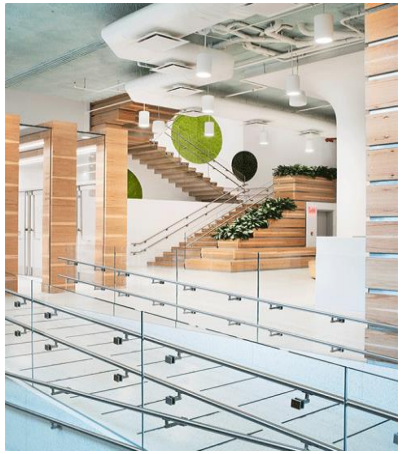
Relevant Projects

- **10 Bond Street**

- Client: SK Development/The Chetrit Group
- Project Type: Residential/Commercial
- Square Footage: 47,000 SF
- Architect: Selldorf Architects
- Completion Date: April 2015

- **Avenues: The World School, New York Expansion**

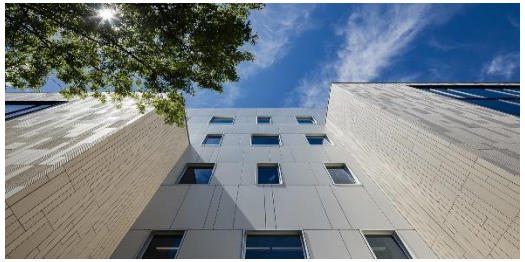
- Client: Benno C. Schmidt, Jr
- Project Type: Institutional
- Square Footage: 80,000 SF
- Architect: Murdock Solon Architects
- Completion Date: September 2018



Relevant Projects

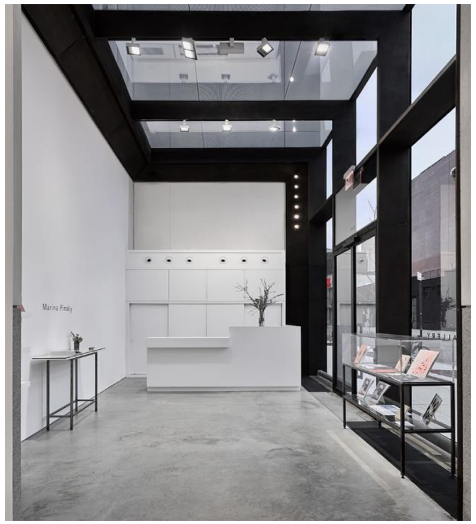
- **1601-1637 Kings Highway**

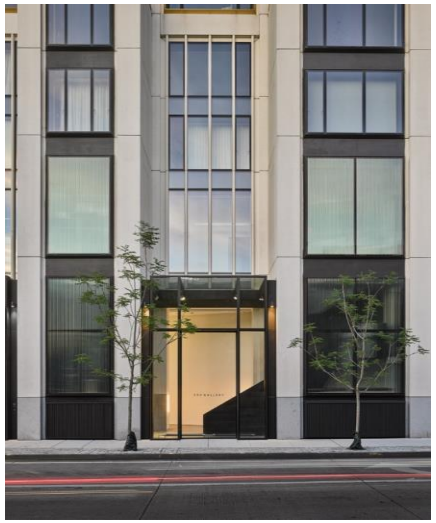
- Client: Lake Realty, Inc.
- Project Type: Commercial
- Square Footage: 84,000 SF
- Architect: Murdock Solon Architects
- Completion Date: November 2019



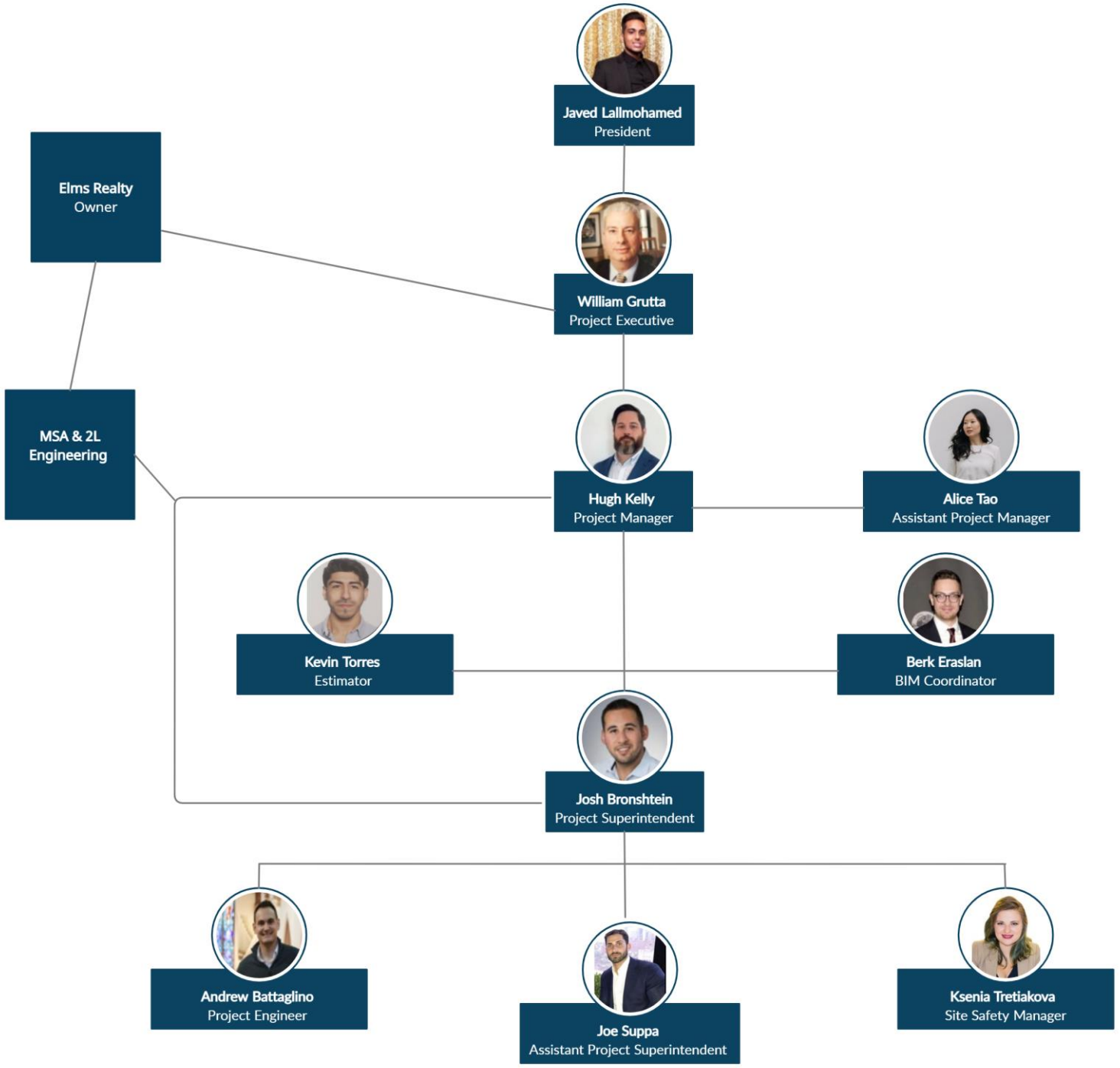
- **303 Gallery**

- Client: Lisa Spellman
- Project Type: Commercial
- Square Footage: 12,000 SF
- Architect: Murdock Solon Architects
- Completion Date: May 2019





Team Organizational Chart



Project Milestone

	2021							2022				
Milestone Schedule	**Jun**	**Jul**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**May**
NTP												
Preconstruction												
Mobilization												
Demolition												
Structural												
MEP												
Elevators												
Interior Finishes												
Punchlist												

- Notice to Proceed: 6/1/21
- Preconstruction: 6/5/21
- Mobilization: 7/1/21
- Demolition: 7/8/21
- Elevators: 10/29/21
- Structural: 11/17/21
- MEP: 2/18/22
- Interior Finishes: 3/10/22
- Punchlist: 5/21/22

2 Week Lookahead

JL Construction	RESP.	S	M	TU	W	TH	F	S	S	M	TU	W	TH	F	S	S
WORK DESCRIPTION			6/28	6/29	6/30	7/1	7/2	7/3	7/4	7/5	7/6	7/7	7/8	7/9	7/10	7/11
Mobilization	JL Construction															
Site Fencing	Civetta															
Install Guardbooths & Turnstiles	JL Construction															
Install Scaffolding	Platform Solutions															
Install Sidewalk Bridge	Platform Solutions															
Demo Existing Walls	Dynamic															
Demo Existing Concrete Deck	Dynamic															

Staffing Chart

Name	Role	Monthly Average	Total Hours	Percentage of Time
Javed Lallmohamed	President	7	89	4%
William Grutta	Project Executive	16	190	10%
Hugh Kelly	Project Manager	50	600	31%
Josh Bronshtein	Project Superintendent	160	1920	100%
Joe Suppa	Assistant Project Superintendent	160	1920	100%
Alice Tao	Assistant Project Manager	70	840	44%
Berk Eraslan	BIM Coordinator	40	480	25%
Ksenia Tretiakova	Site Safety Manager	160	1920	100%
Andrew Battaglino	Project Engineer	100	1200	63%
Kevin Torres	Estimator	35	420	22%
Total Hours			9579	

Summary Estimate

SUMMARY BID ESTIMATE

PROJECT:	Urban Yard
LOCATION:	40-09 21st Street, LIC, NY, 11101
FIRM:	JL Construction
DATE:	April 26, 2021

Divisions (Trades)		Cost ($)	86,040 SF Cost per SF ($)	Percentage of Cost (%)
Division 01	General Requirements	$250,000.00	$4.06	1.56%
Division 02	Existing Conditions	$2,133,876.00	$36.70	13.35%
Division 03	Concrete	$1,263,908.00	$23.75	7.91%
Division 04	Masonry	$228,644.00	$4.48	1.43%
Division 05	Metals	$648,903.00	$2.81	4.06%
Division 06	Wood, Plastics, and Composites	$437,344.00	$6.25	2.74%
Division 07	Thermal and Moisture Protection	$789,256.00	$11.50	4.94%
Division 08	Openings	$159,548.00	$3.02	1.00%
Division 09	Finishes	$967,482.00	$34.49	6.05%
Division 10	Specialties	$212,597.00	$8.28	1.33%
Division 11	Equipment	$1,120,467.00	$2.56	7.01%
Division 12	Furnishings	$114,092.00	$1.91	0.71%
Division 13	Special Construction	$238,790.00	$2.78	1.49%
Division 14	Conveying Equipment	$430,821.00	$8.49	2.69%
Division 21	Fire Suppression	$727,938.00	$9.54	4.55%
Division 22	Plumbing	$1,184,690.00	$14.93	7.41%
Division 23	Heating, Ventilating, and Air-Conditioning	$1,515,510.00	$17.61	9.48%
Division 26	Electrical	$1,250,678.00	$15.70	7.82%
Division 27	Communications	$253,544.00	$2.95	1.59%
Division 28	Electronic Safety and Security	$484,699.00	$5.63	3.03%
Division 31	Earthwork	$990,735.00	$11.51	6.20%
Division 32	Exterior Improvements	$176,339.00	$2.05	1.10%
Division 33	Utilities	$408,737.00	$4.75	2.56%
	TRADE SUBTOTAL	$15,988,598.00	$235.75	100.00%
	Building Permit Fees	$90,000.00	$6.92	7.20%
	General Conditions - Reimbursables	$225,198.00	$3.78	18.02%
	CM Staff	$784,398.00	$14.98	62.77%
	Overhead & Profit	$130,000.00	$32.42	10.40%
	Insurance	$20,000.00	$8.79	1.60%
	FEES SUBTOTAL	$1,249,596.00	$66.89	
	TOTAL	$17,238,194.00	$302.64	

Total: $17,238,194.00

Cost per SF: $302.64/sf

Detailed Trade Take Offs

SAMPLE DETAILED BID ESTIMATE - HVAC

PROJECT:	Urban Yard
LOCATION:	40-09 21st Street, LIC, NY, 11101
FIRM:	JL Construction
DATE:	April 26, 2021

JL CONSTRUCTION

CELLAR						
Item	**Size (in)**	**Unit**	**Quantity**	**Cost ($)**	**Cost per LF ($)**	**Percentage of Cost (%)**
EWH-1		ea.	3	$600.00	$200.00	100.00%
CELLAR SUBTOTAL				**$600.00**	**$200.00**	**100.00%**

GROUND FLOOR						
Item	Size	Unit	Quantity	**Cost ($)**	**Cost per ($)**	**Percentage of Cost (%)**
Refridgerant Pipe	1"	LF	1068 ft	$64,080.00	$60.00	50.00%
AC Unit		ea.	13	$39,000.00	$3,000.00	31.00%
EH-1		ea.	9	$2,700.00	$300.00	2.00%
EH-2		ea.	15	$6,000.00	$400.00	4.60%
ER-1		ea.	4	$1,000.00	$250.00	0.79%
EWH-1		ea.	2	$400.00	$200.00	0.31%
Supply Ducts		LF	183 ft	$9,150.00	$50.00	7.00%
TX-1		LF	91 ft	$3,640.00	$40.00	3.00%
MAU		LF	46 ft	$1,610.00	$35.00	1.30%
GROUND FLOOR SUBTOTAL				**$127,580.00**	**$4,335.00**	**100.00%**

SECOND TO SIXTH FLOOR						
Item	Size	Unit	Quantity	**Cost ($)**	**Cost per ($)**	**Percentage of Cost (%)**
Refridgerant Pipe	1"	LF	5315 ft	$318,900.00	$60.00	47.00%
AC Unit		ea.	60	$180,000.00	$3,000.00	27.00%
EH-1		ea.	25	$7,500.00	$300.00	1.10%
EH-2		ea.	100	$40,000.00	$400.00	5.90%
ER-1		ea.	15	$3,750.00	$250.00	0.60%
ER-2		ea.	5	$1,750.00	$350.00	0.30%
EWH-1		ea.	3	$600.00	$200.00	0.01%
ACCU		ea.	12	$60,000.00	$5,000.00	8.80%
Supply Ducts		LF	905 ft	$45,250.00	$50.00	6.09%
TX-1		LF	334 ft	$13,360.00	$40.00	2.00%
MAU		LF	228 ft	$7,980.00	$35.00	1.20%
SECOND TO SIXTH FLOOR SUBTOTAL				**$679,090.00**	**$9,685.00**	**100.00%**

ROOF						
Item	Size	Unit	Quantity	**Cost ($)**	**Cost per ($)**	**Percentage of Cost (%)**
TX-1		LF	44 ft	$1,760.00	$40.00	12.00%
MAU		LF	29 ft	$1,015.00	$35.00	7.00%
ACCU		ea.	13	$9,100.00	$700.00	61.00%
RTU-1		ea.	1	$3,000.00	$3,000.00	20.00%
ROOF SUBTOTAL				**$14,875.00**	**$3,775.00**	**100.00%**

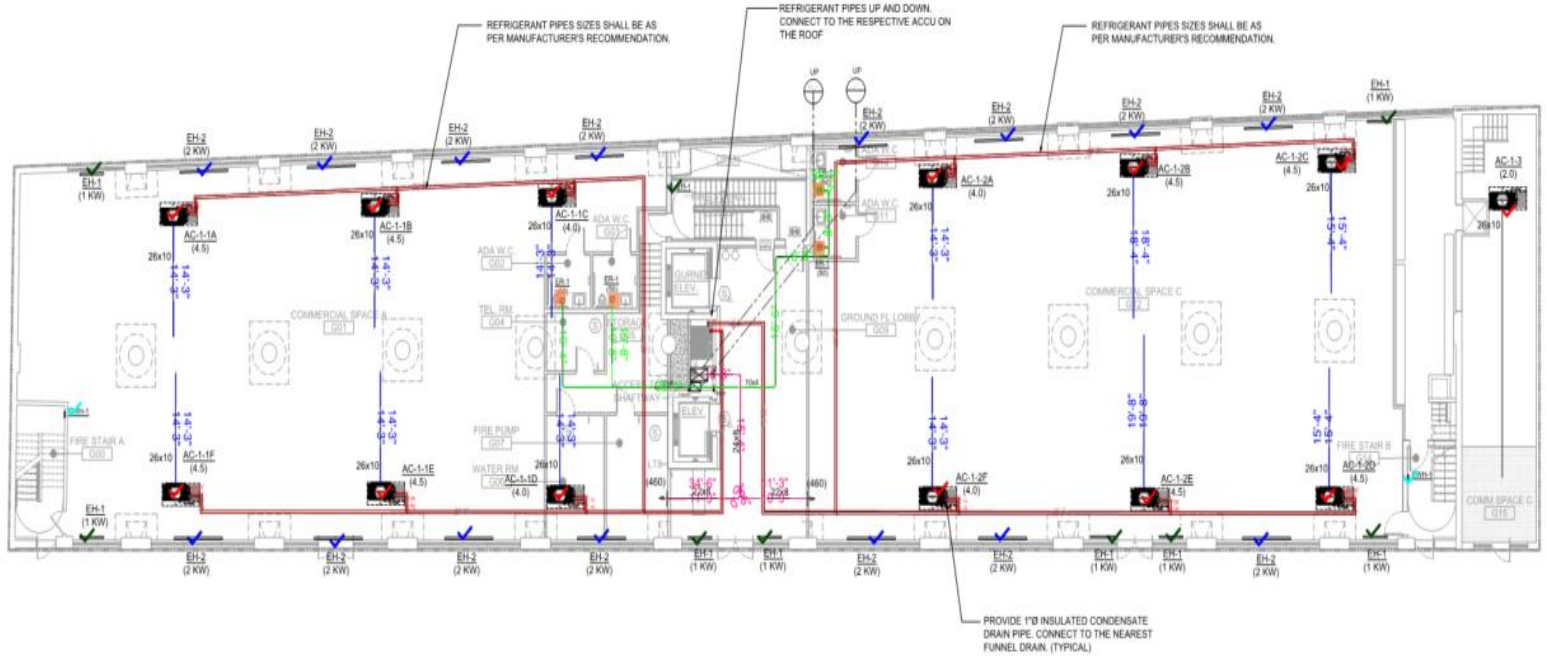
GRAND TOTAL	**$1,515,510.00**

Total: $1,515,510.00

Cost per SF: $17.61/sf

Detailed Trade Take Offs

HVAC Takeoff 1st Floor

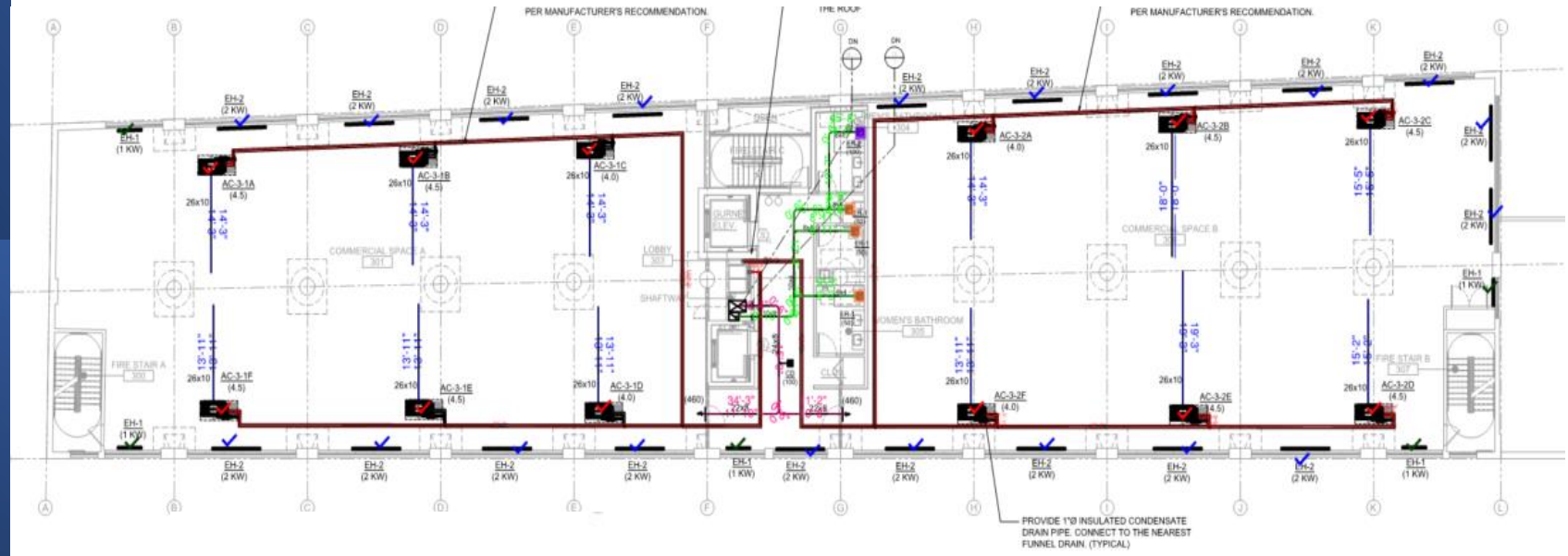


1st Floor

Description	Quantity
AC	13
EH-1	9
EH-2	15
ER-1	4
MAU Duct	34.47
Refridgerant Pipe	1,066.42
Supply Ducts	182.51
TX-1 Duct	90.91

Detailed Trade Take Offs

HVAC Takeoff 2nd-6th Floor

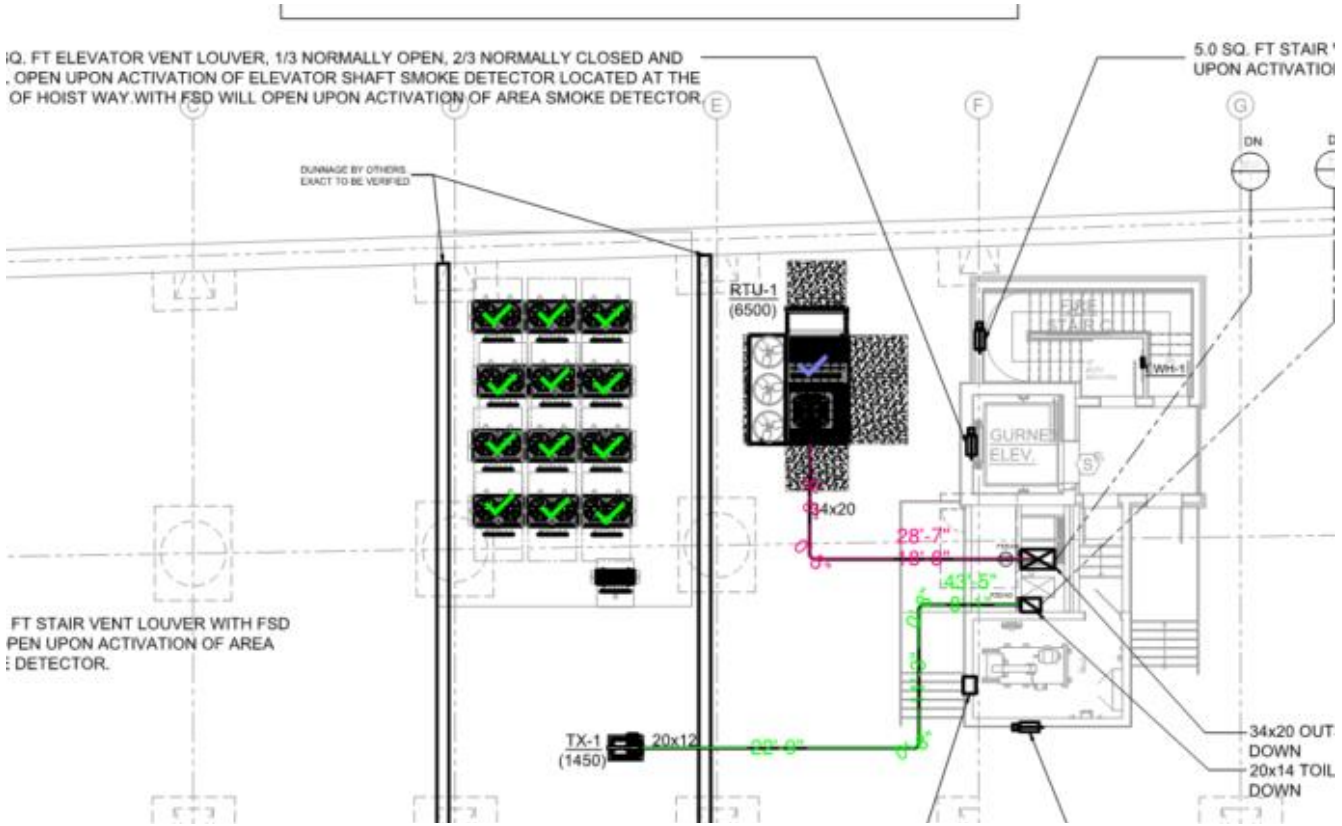


2nd-6th Floor

Description	Quantity
AC	24
EH-1	10
EH-2	40
ER-1	6
ER-2	2
MAU Duct	45.40
Refridgerant Pipe	2,083.85
Supply Ducts	360.76
TX-1 Duct	66.62

Detailed Trade Take Offs

HVAC Takeoff Roof

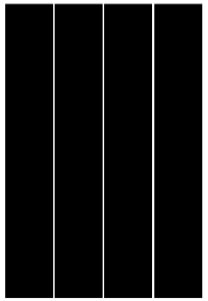


Roof Description	Quantity
ACCU	12
MAU Duct	28.56
RTU-1	1
TX-1 Duct	43.44

Value Engineering

T3 – Black Matte

- Sink Accent Wall Tile
- Out of stock
- Price: $5.50/sqft
- Total: $23,237.50



TILE DEPOT NY

T3

Colors.2 / Black / Matte

SIZE: 3"X12"

Alternative: Raven II Matte Ceramic Tile

- Manufacturer: Floor & Decor
- Price: $3.45/sqft
- Total: $14,576.25
- **Savings: $8,661.25**

VE Option

VE Product Data

SPECIFICATIONS

Size	3 x 12	Product Length	11.8	Product Width	2.9
Product Thickness	0.31	Box Length	12.000	Box Width	7.700
Box Weight (lbs)	17.28	Box Quantity	24	Coverage (sqft/pc)	0.242
Material	Ceramic	Color	Black	Edge	Pressed
Suggested Grout Line Size	1/8	Finish	Matte	Water Resistance	Water Resistant
Water Absorption	3-8 Percent	Installation Type	Grout & Mortar	Placement	Indoor
Installation Options	Wall Only	Shower Surface	Shower Walls	Country of Origin	Turkey

PRODUCT DETAILS

For an elevated look to your design, choose the Raven II Matte Ceramic Tile with a matte finish. Use this black tile to add new visual interest in any space like the bathroom, kitchen, living room, and more.

Ceramic tile is versatile and easy to install. It can be used in indoor areas from living rooms to kitchens, and it can be easily cleaned and maintained.

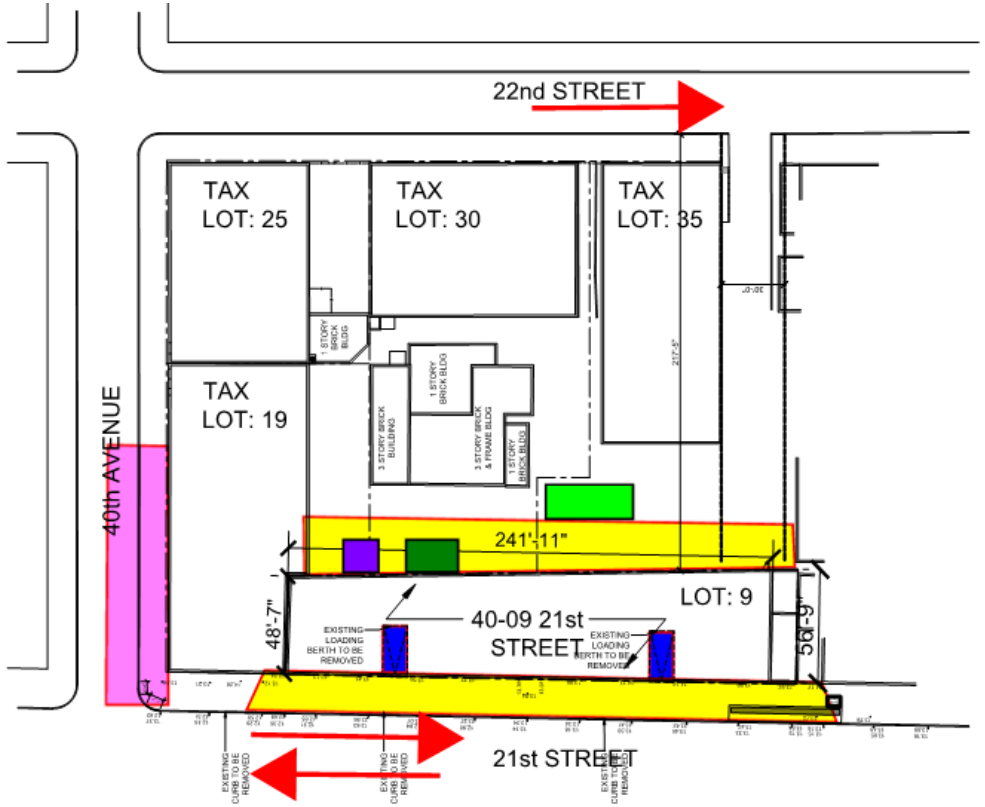
The rectangle is a classic shape and now comes in more contemporary colors and sizes.

Tile decoratives are an inexpensive way to add style to your home. With so many different designs and colors to choose from, you'll find exactly what your home needs.

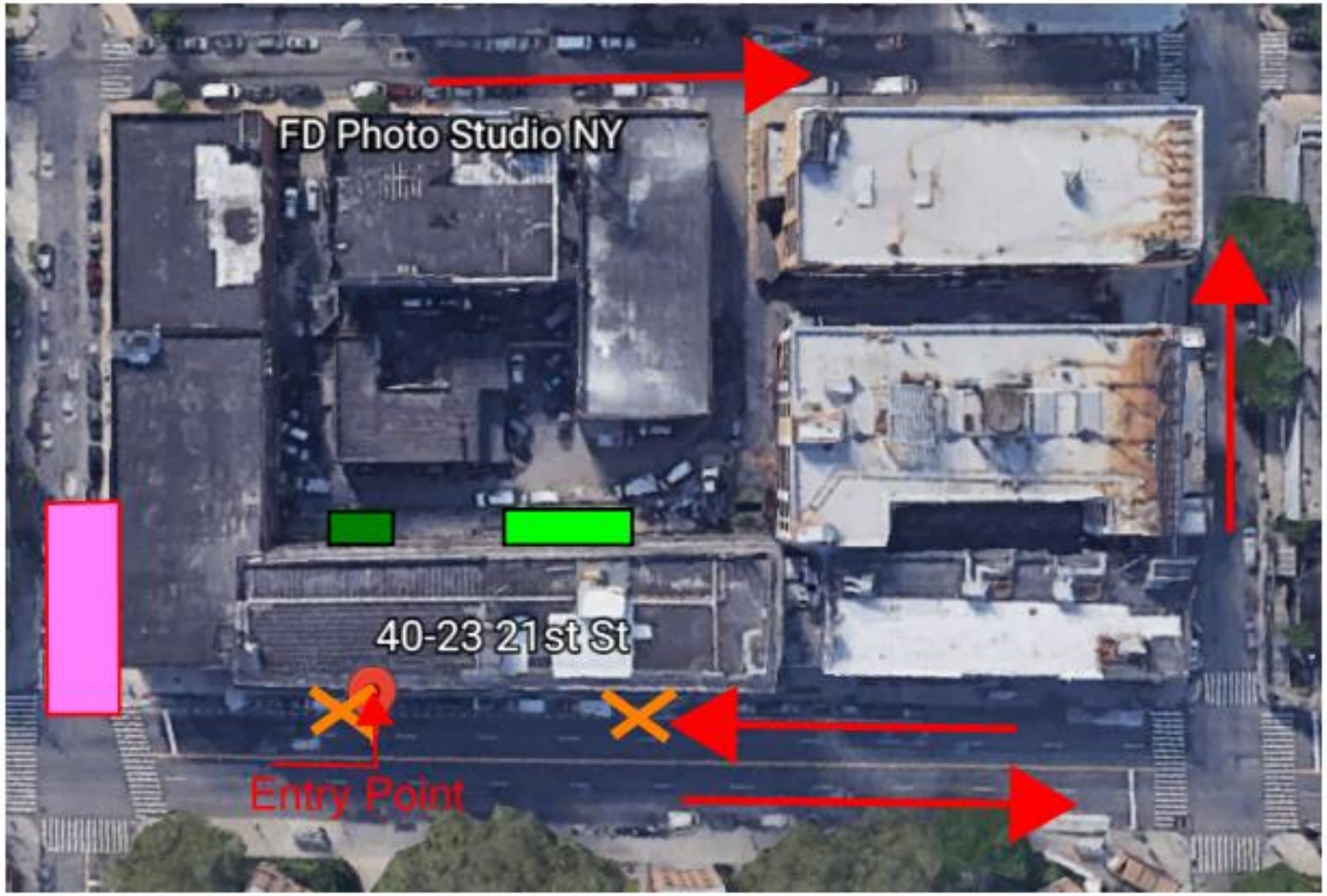
This product can be installed on a shower wall.

Site Logistics

Site Plan



Site Logistics



Key

- Delivery Location
- Direction of Traffic
- Dumpster
- Material Storage
- Mobile Crane

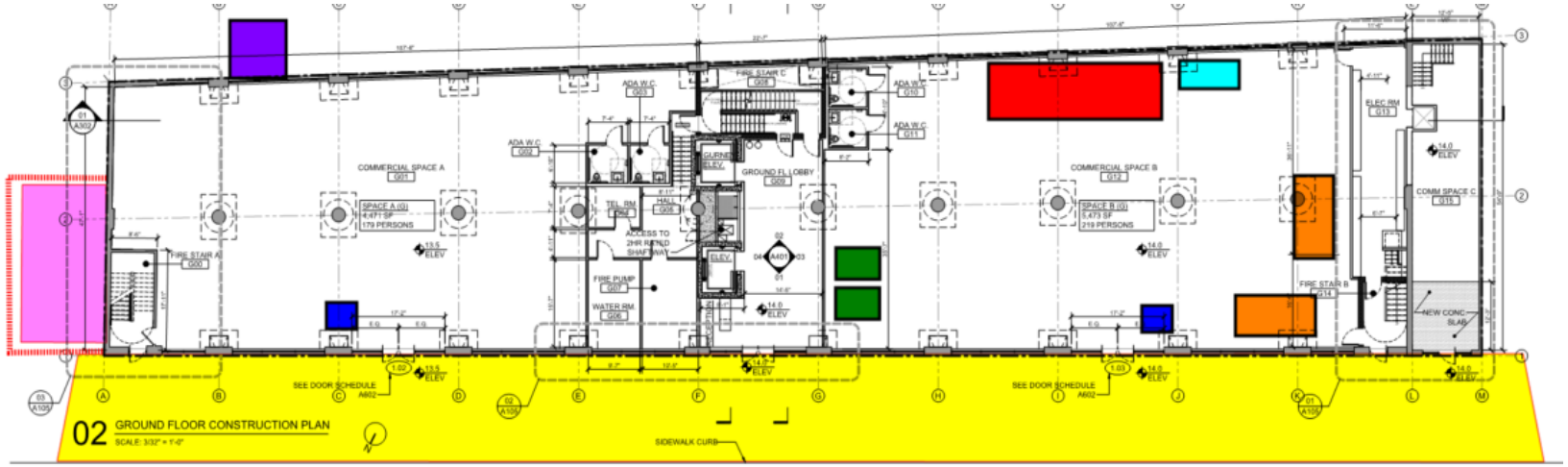
Site Logistics

Key

Emergency Muster Point

Site Logistics

Phase 1

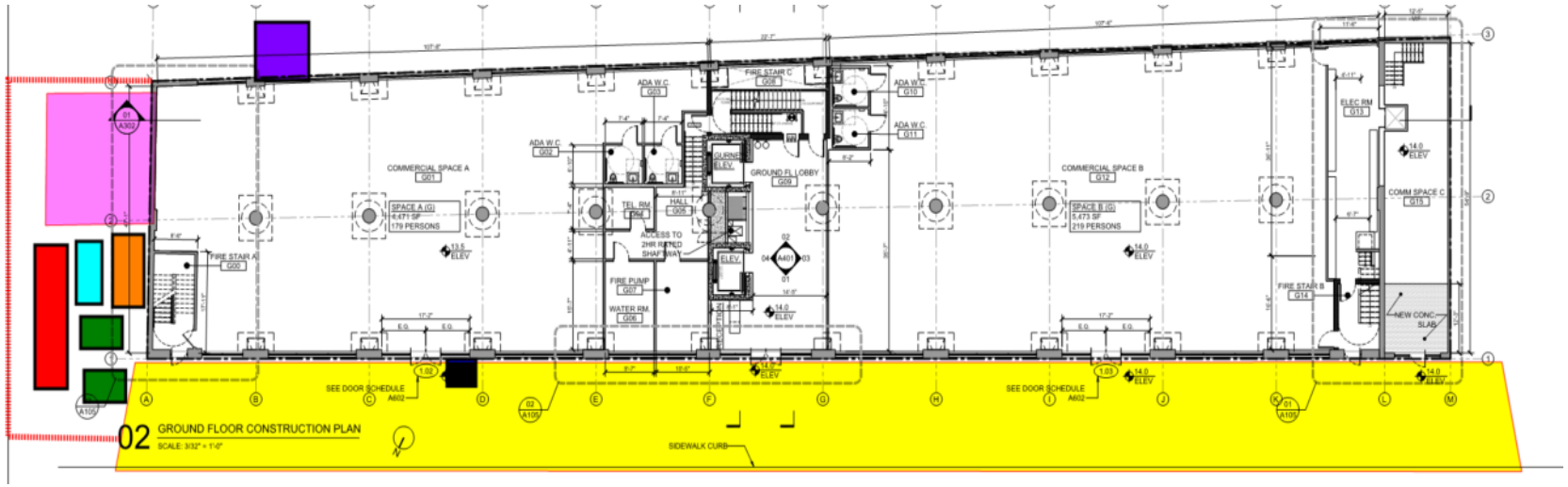


Key

- CM Field Office
- Fencing and Barricades
- Hoist
- Scaffolding/Sidewalk Shed
- Security Booth
- Shanty
- Site Safety Office
- Temp Bathroom

Site Logistics

Phase 2



Key

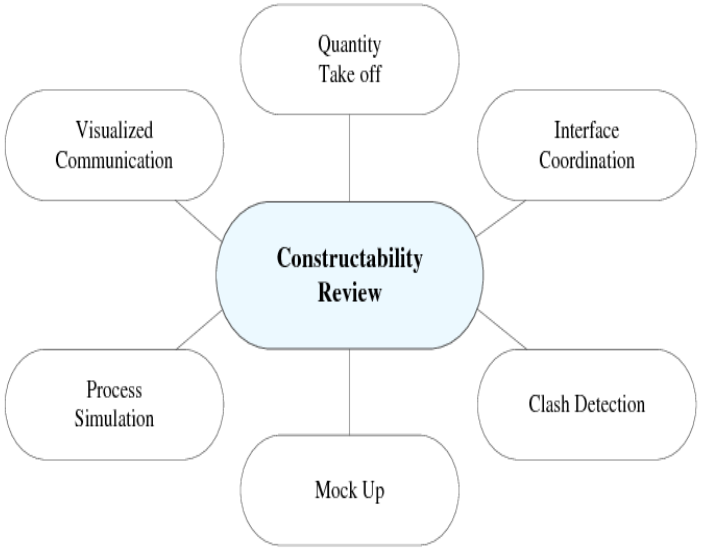
- CM Field Office
- Fencing and Barricades
- Hoist
- Scaffolding/Sidewalk Shed
- Security Booth
- Shanty
- Site Safety Office
- Temp Bathroom

Constructability Review

- Used during pre-construction to combine construction knowledge into the design process.

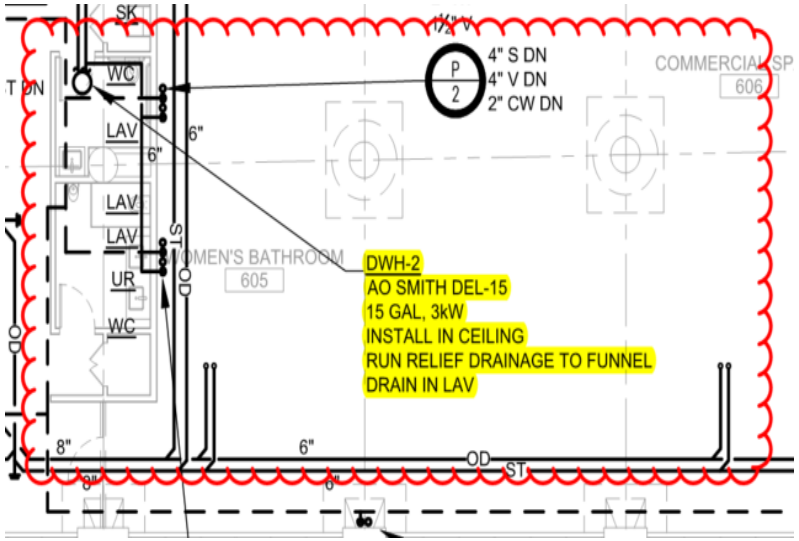
Benefits:

- Helps reduce claims.
- Reduces risk to ownership because all drawings and specifications have been reviewed efficiently.
- Reviews potential impacts in the field and cost impacts.
- Schedule requirements reviewed to help avoid delays on project.

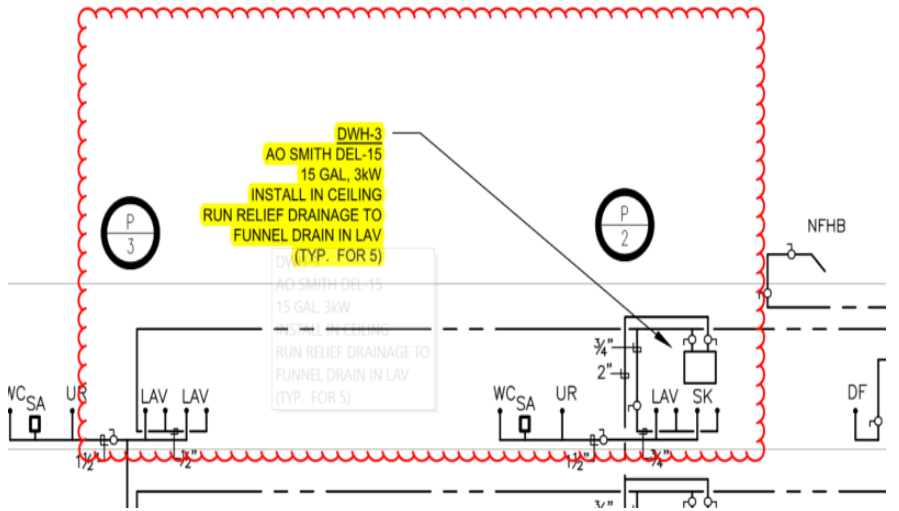


Constructability Review

P-304 - PLUMBING SIXTH FLOOR, ROOF AND BULKHEAD PLAN



P-501- PLUMBING DOMESTIC WATER RISER DIAGRAM



Problem: Drawing P-304 shows a DWH-2 water heater and drawing P-501 shows a DWH-3 water heater.

Solution: Design team to review and advise which water heater is required for Women's Bathroom. Formal sketch to be issued showing correct domestic water heater type and to add DWH to plumbing schedule.

Constructability Review

JL Construction
1 Eagle Street, Brooklyn, NY 11222
Phone: (212) 553-6857

RFI #01

Project Elms Realty Interior Renovation
40-09 21st Street, Long Island City, NY 11101

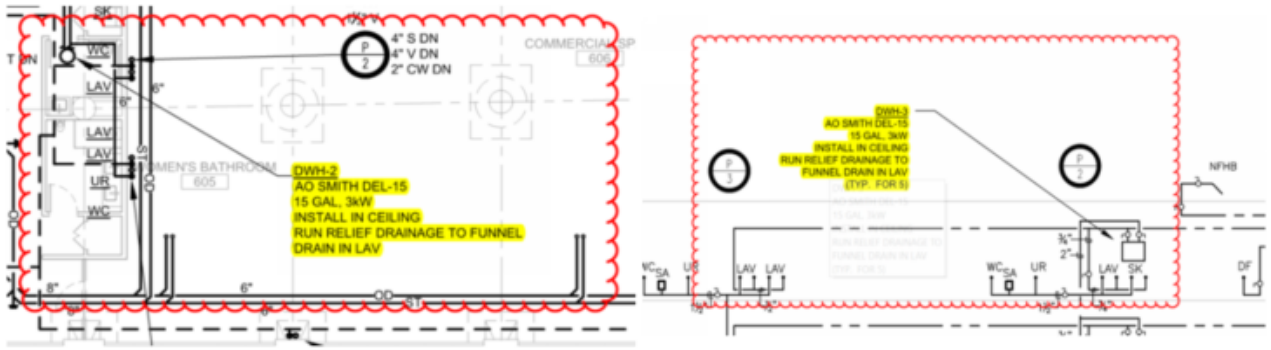
6th Floor Domestic Water Heater Discrepancy

TO:	2LS Consulting Engineering	**FROM:**	Alice Tao (JL Construction)
DATE INITIATED:	04/26/2021		
LOCATION:	6th Floor	**STATUS:**	Open
PROJECT STAGE:		**DUE DATE:**	05/10/2021
COST IMPACT:		**COST CODE:**	
DRAWING NUMBER:	P-304, P-501	**SCHEDULE IMPACT:**	No
		SPEC SECTION:	223300 - Domestic Water Heaters

Design Team,

Please refer to drawings P-304 and P-501 for locations of domestic water heater. Drawing P-304 shows DWH-2 on the sixth floor plan, whereas P-501 has an elevation of the 6th floor showing DWH-3. Please advise which domestic water heater is to be used for this location. In addition, plumbing schedule P-503, does not provide information on both domestic water heaters DWH-2 and DWH-3. Please provide sketch or revised drawing to incorporate change.

Awaiting an Official Response



Site Safety Plan

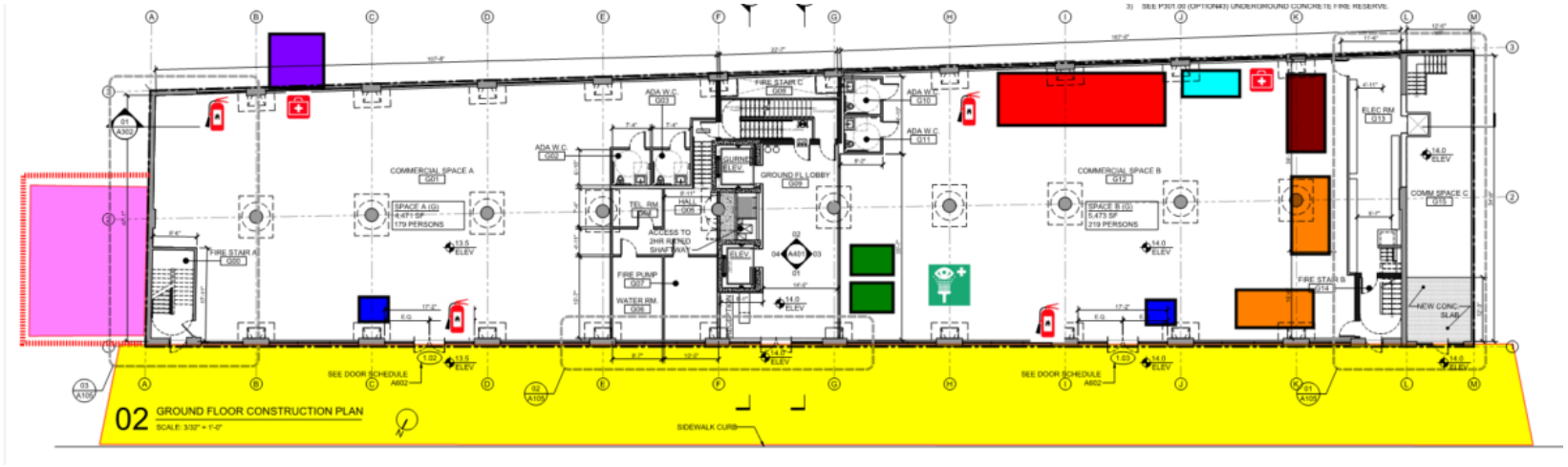
Construction Site Safety Plan

- 0.85 EMR
- JHA
- Daily Safety Meetings
- Toolbox Talks
- Weekly Foreman's Meeting
- Main Concerns:

- Falls
- COVID-19
- Hot Work

Key

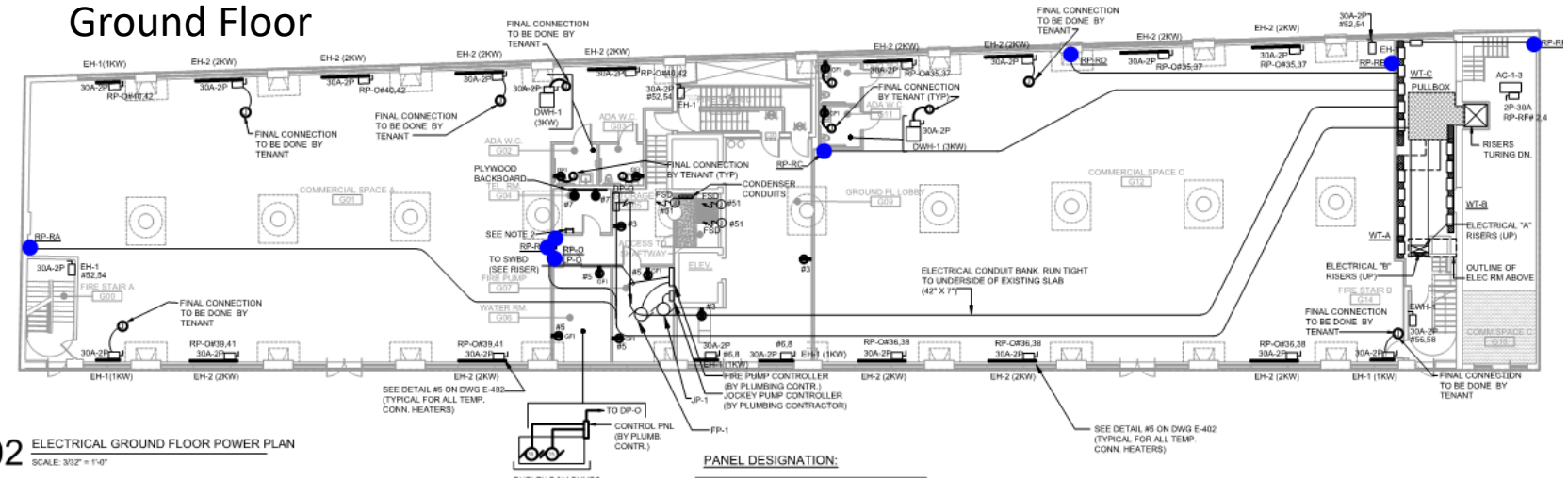
- CM Field Office
- Eye Washing Station
- Fencing and Barricades
- Fire Extinguisher
- First Aid Kit
- Hoist
- Medics Office
- Scaffolding/Sidewalk Shed
- Security Booth
- Shanty
- Site Safety Office
- Temp Bathroom



Site Safety Plan

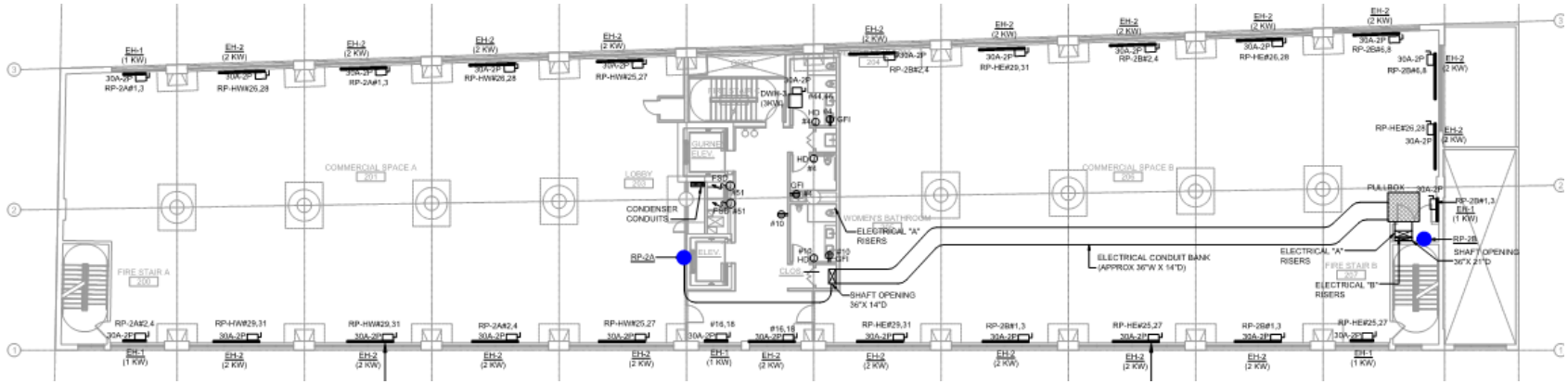
Electrical Panel Locations

Ground Floor



02 ELECTRICAL GROUND FLOOR POWER PLAN
SCALE: 3/32" = 1'-0"

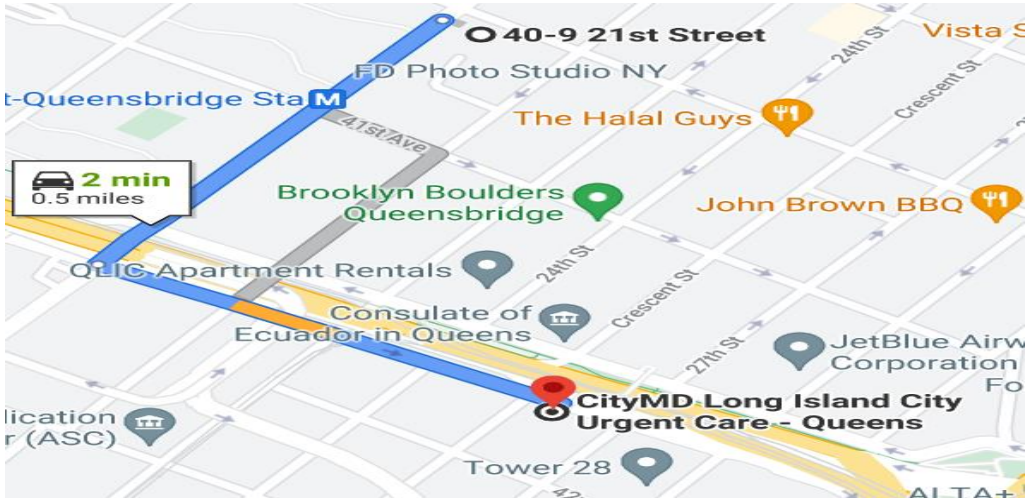
2nd-6th Floor



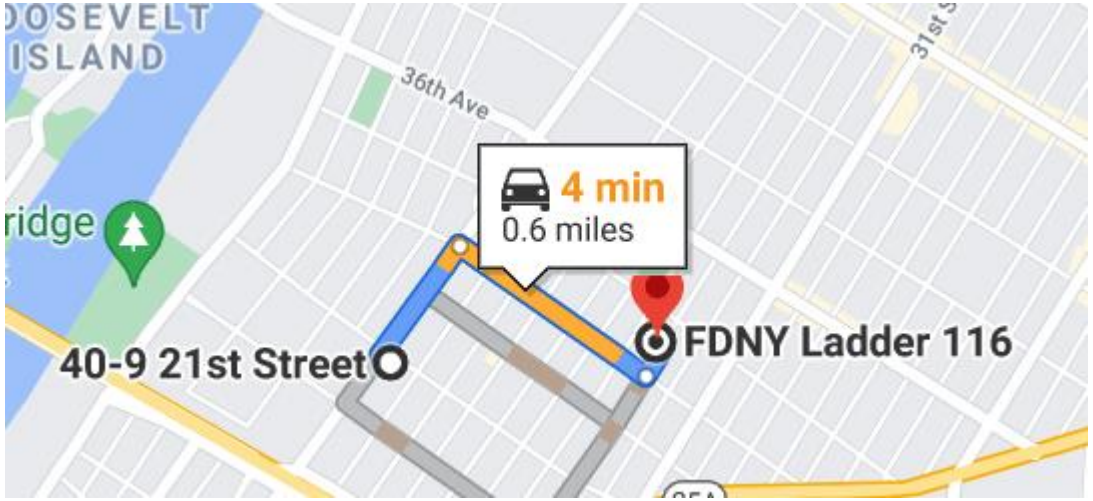
Site Safety Plan

In the case of an emergency…

- **Hospital:** CityMD Long Island City Urgent Care - Queens, 25-18 Queens Plaza S, Queens, NY 11101, (646) 647-1261



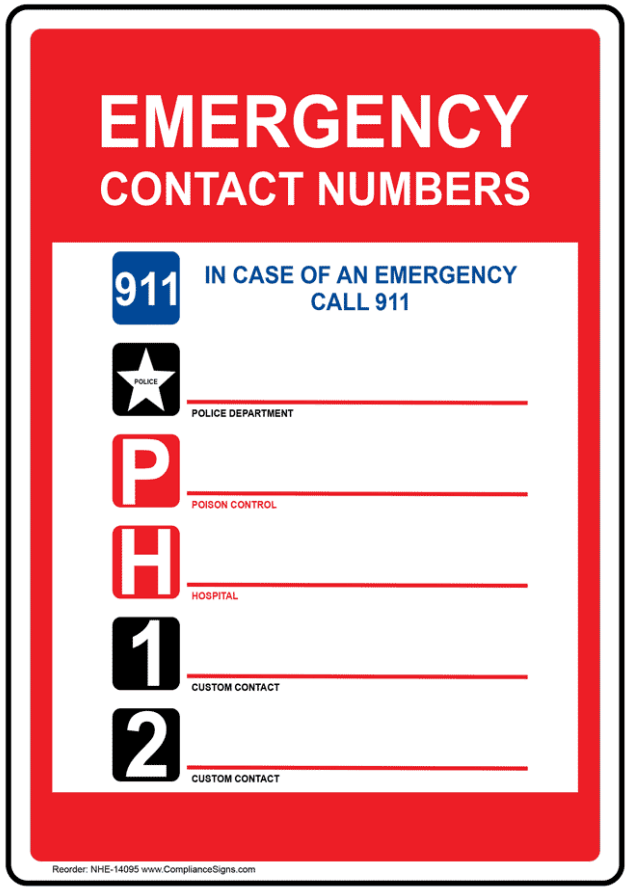
- **FDNY:** FDNY Ladder 116, 37-20 29th St, Long Island City, NY 11101, (212) 683-4832



Site Safety Plan

In the case of an emergency…

- **Emergency Contact Information:**
- Hugh Kelly – *Project Manager* 212-872-3821
- Josh Bronshtein – *Project Superintendent* 347-230-0987
- Ksenia Tretiakova - *Site Safety Manager* 917-653-2389

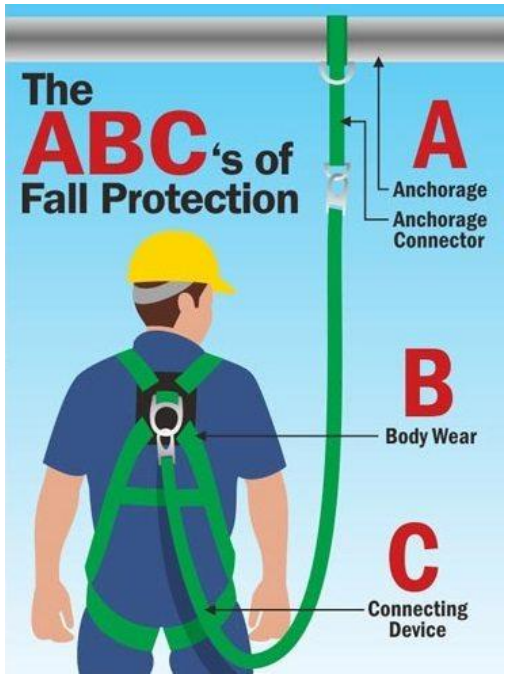


Site Safety Plan

Concern: Falls

Preventions:

- Guardrail systems
- Restraint systems
- Covers
- Personal fall arrest systems
- Positioning device systems
- Safety net systems
- Controlled access zones
- Safety monitoring systems
- Warning line systems



Site Safety Plan

Concern: Hot Work

- Hot Work Permit
- Face Shields
- Hard Hats
- Safety Glasses
- Fire Extinguisher
- Proper Certifications

Site Safety Plan

Concern: COVID-19

- Temperature Screening
- Hand Sanitizing Station
- Social Distancing on site
- Site to be deep cleaned

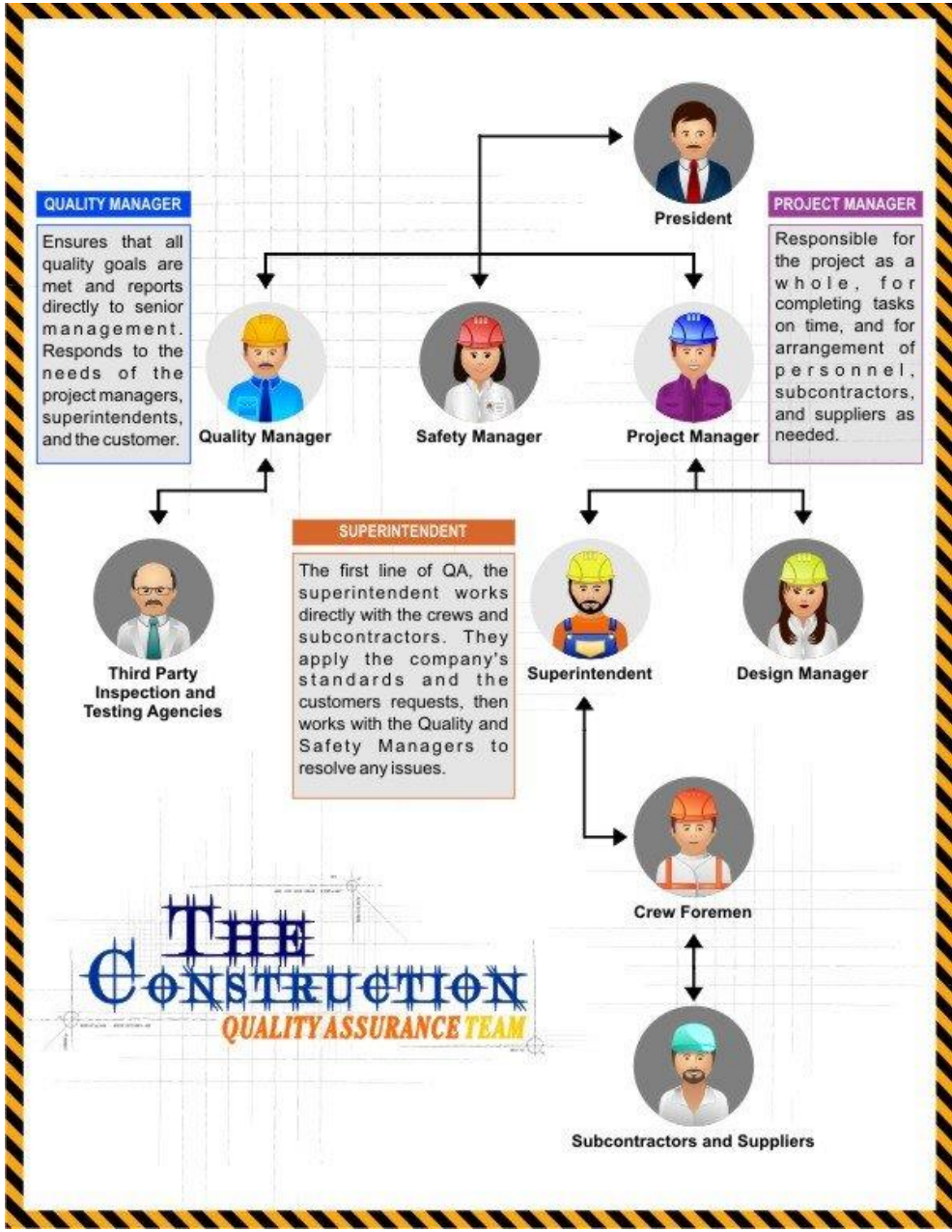
Quality Assurance/Quality Control Plan

Quality Assurance

- Submittals
- Samples
- Mock-ups
- Product Data

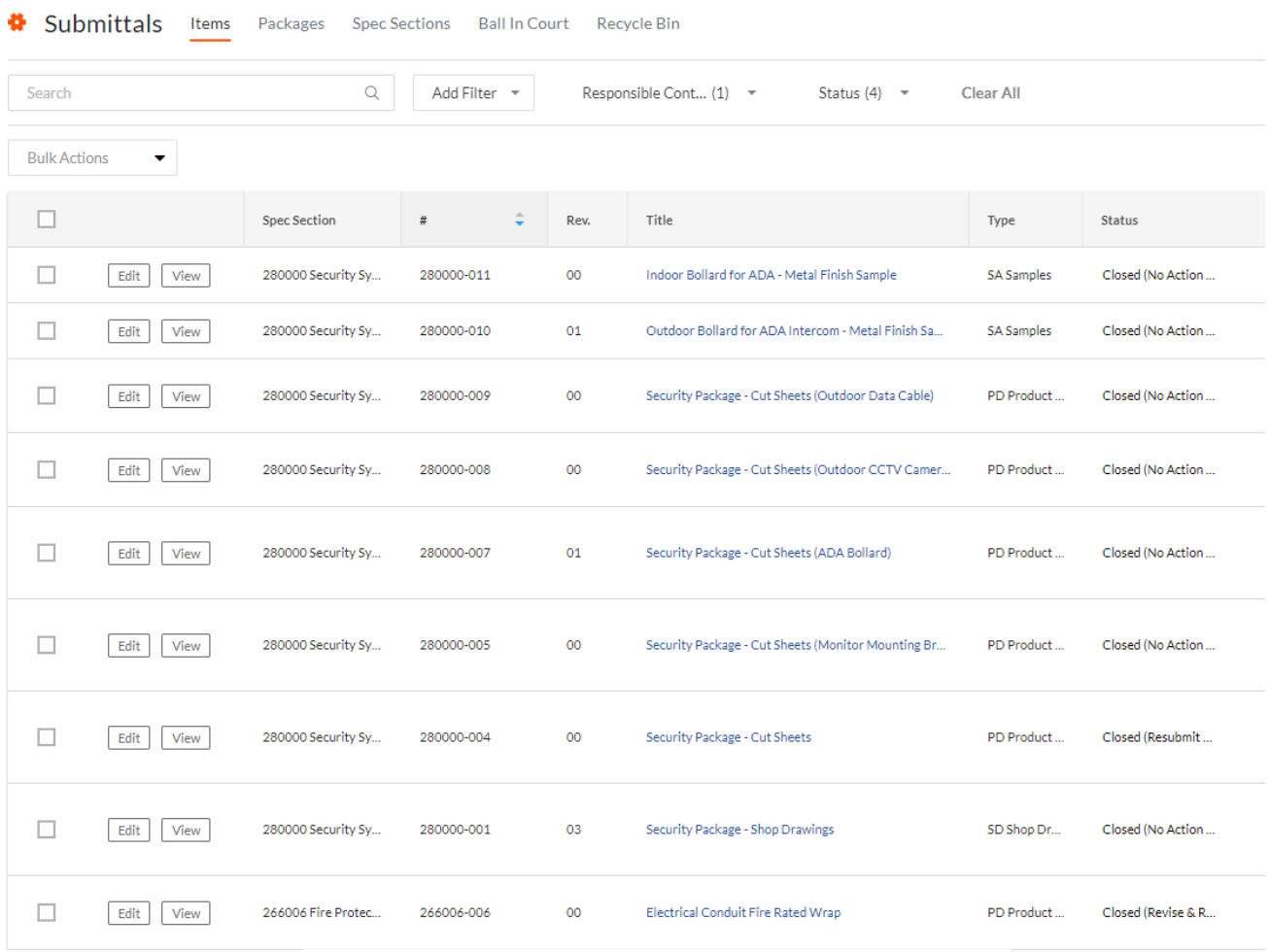
Quality Control

- Testing & Inspections
- Pre-Inspection Checklists
- Deliveries
- Non-Conformance Report (NCR)



Quality Assurance/Quality Control Plan

- All submittals to be uploaded to Procore for design team's review and approval.



PROCORE®

Sustainable Construction Plan

- **Sustainability**
- Dust Control
- Noise Control
- Waste Management

Sustainable Construction Plan

Dust Control

- Sticky Mats
- Barriers and Fencing
- Wheel Washers

Sustainable Construction Plan

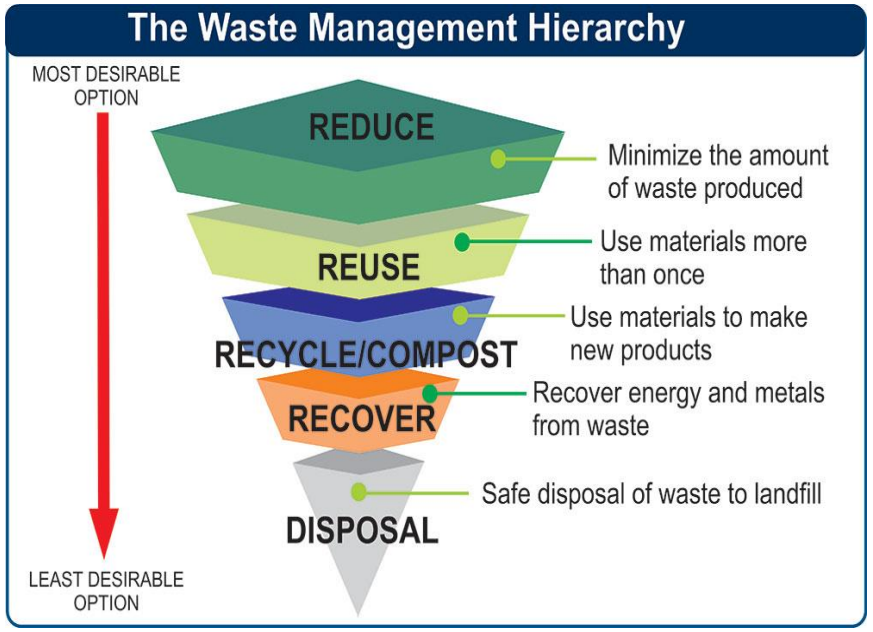
Noise Control

- Substituting Tools
- Noise Barriers

Sustainable Construction Plan

Waste Management

- Reduce, Reuse, Recycle program
- Check recycle bins for contamination
- Call for pick-up before garbage is full
- Check dumpster for misplaced recyclables
- Reuse demolished concrete for future work



Construction Technology

Benefits of BIM 360

- Increase efficiency
- Improve quality
- Reduce risk
- Improved communications and coordination
- Cost and resource savings

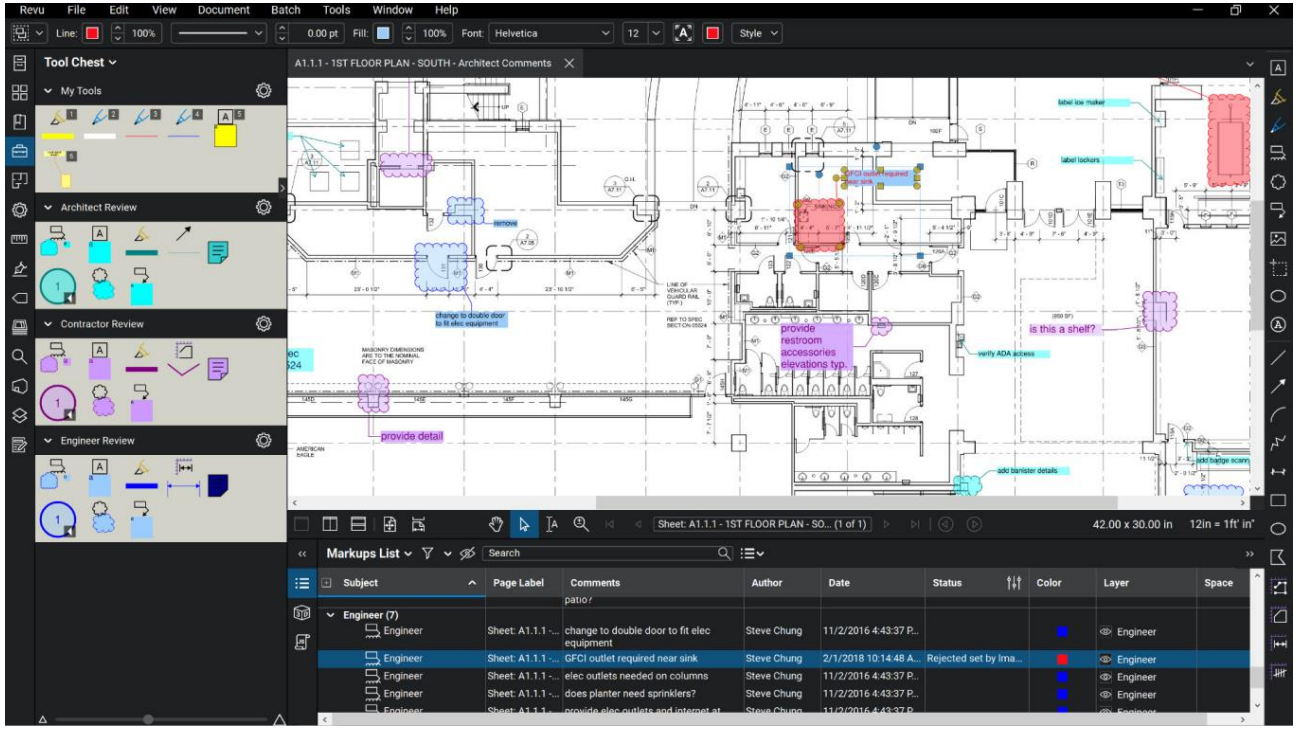
AUTODESK® BIM 360®

Construction Technology

Bluebeam Revu

- Markups/Takeoffs on drawings
- Bluebeam Studio to collaborate and review documents
- Overlay drawings to detect conflict

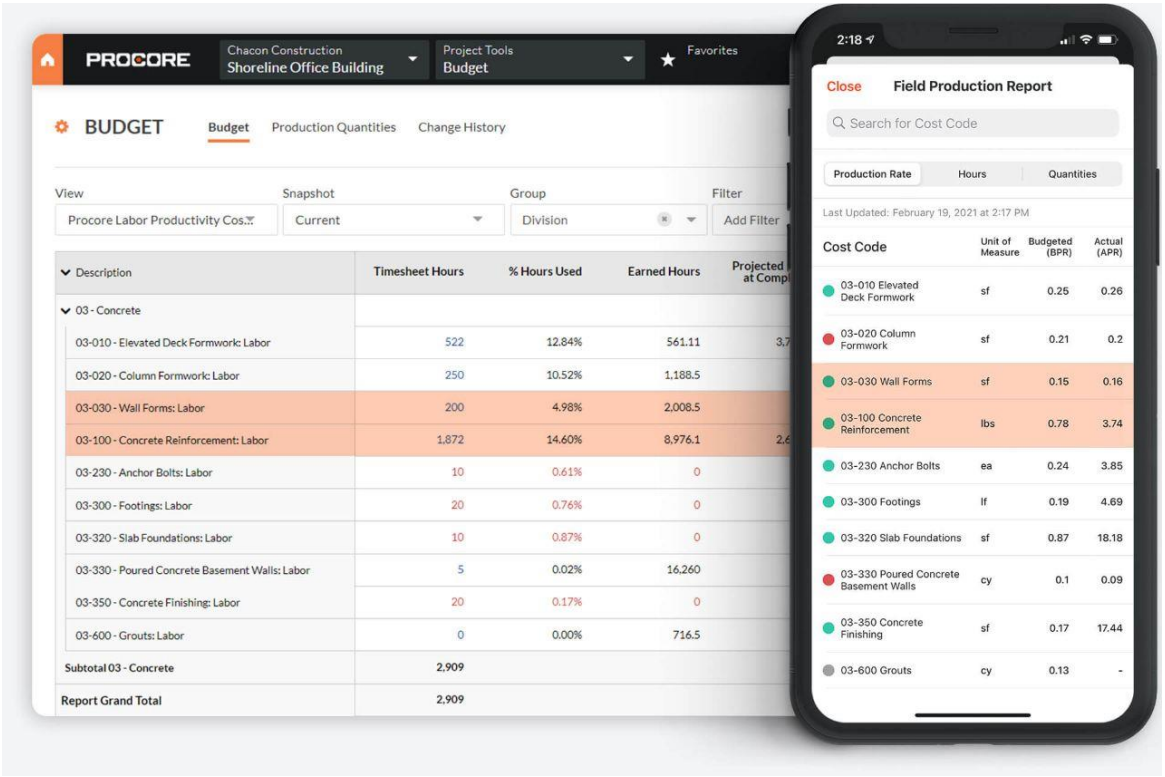
BLUEBEAM® REVU®



Construction Technology

Procore

- Process submittals, RFI's, change orders
- Upload and view Contract Documents
- Handle project details, schedule tasks, and view progress.



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- Construction, Harmon. “Benefits of Constructability Reviews.” *Harmon Construction*, 1 Feb. 2018, harmonconst.com/benefits-of-constructability-reviews/#:%7E:text=The%20Benefits%20of%20a%20Constructability%20Review%3A&text=Improves%20communication%20%2F%20relations%20among%20the,and%20administration%20cost%20during%20construction.
- “Raven II Matte Ceramic Tile.” *3 x 12 - 100780253 | Floor and Decor*, 2021, www.flooranddecor.com/porcelain-ceramic-decoratives/raven-ii-matte-ceramic-tile-100780253.html?externalVisit=true.
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- “Construction Noise Mitigation Plan: How to Dampen Noise Pollution.” *Http://Premiersafetypartners.Com/Construction-Noise-Mitigation-Plan/#:~:Text=Existing%20Barriers%20can%20be%20used,Reducing%20the%20impacts%20of%20noise.*, 2017, premiersafetypartners.com/construction-noise-mitigation-plan/#:%7E:text=Existing%20Barriers%20can%20be%20used,reducing%20the%20impacts%20of%20noise.

Questions?