URBAN YARD

Proposal Prepared by Connect Construct

Attn: Elms Realty
40-09 21st Street
Long Island City, NY 11101
Proposal Date: April 26th, 2021

CONNECT CONSTRUCT
"Helping connect you to your goals"

Connect Construct
624 W 139th Street, New York, NY 10031
www.connectconstruct.com
914-512-4075

CONNECT CONSTRUCT
"Helping connect you to your goa

April 26th, 2021

Mr. Mayer Steg
Elms Realty Corp
10 Lenore Avenue
Monsey, NY 10952
Re: Interior Renovation 40-09 21st Street, Long Island City, NY 11101

Dear Mr. Steg,
I hope this letter find you well, we at Connect Construct would like to thank you for the opportunity to submit our proposal to provide construction management and general contracting services to perform a full gut interior renovation for your property located at 40-09 21st Street, Long Island City, NY 11101.

Here at Connect Construct we bring over a decade of experience working in within the five boroughs of New York City and a focus on customer satisfaction that we believe is unmatched elsewhere. Our main scope of projects that we have successfully delivered throughout the lifetime of this company has been mainly focused on interior renovations of existing spaces into new state of the art facilities. We have completed projects in all five boroughs with most of our work being based in Queens. We have intimate knowledge of local building codes and ordinances as well as relationships with the local Authorities Having Jurisdiction in the borough that we have built up over time. Much of our workforce is stationed within Queens, some locally in the Long Island City neighborhood, putting us in a prime situation to focus all our resources to successfully building out your space.

We have carefully and thoroughly reviewed the RFP and construction documents provided to us thus far and are confident we can deliver this project to you in a 10-month duration schedule for a lump sum cost of $29,711,783.36 or $345/SqFt.

Best Regards,
Devin McGettigan
Founder & CEO
Connect Construct
devin@connectconstruct.com

CONNECT CONSTRUCT
"Helping connect you to your goa

Table of Contents

Section 01

Project Understanding and Approach

CONNECT CONSTRUCT
"Helping connect you to your goa

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

Owner:
Mr. Mayer Steg
Elm Realty
10 Lenore Avenue
Monsey, NY 10952

Architect:
MSA Murdock Solon Architects
508 W 26th Street, Suite 5B
New York, NY 10001

Structural Engineer:
Blue Sky Design
121 W 27th Street, Suite 904
New York, NY 10001

MEP Engineer:
2LS Consulting Engineering
150 W 30th Street, 4th Floor
New York, NY 10001

Interior Designer:
Input Creative Studios
58 E 11th Street, 8th Floor
New York, NY 10003

Connect Construct's approach for this interior renovation of the existing six story building located at 40-09 21st Street shall be four-fold comprised of four different phases. 1. Demolition, Excavation and Foundation Work 2. Structural Upgrades (both new and existing) 3. MEPS Systems Installation 4. Interior Fit Out. These phases, in particular the final two can be scheduled and tiered in such a manner that will allow for overlap resulting in more efficient construction process and an earlier than normal completion date.

We plan on focusing all our resources and most senior personnel towards this project should we be awarded. Every aspect and detail will be met with the utmost consideration, but we plan on placing an extra emphasis on preservation of existing structural members, installing a top tier MEPS system and executing the interior finishes with the best craftsmanship there is. Should we find any underlying structural defects while beginning the renovation we shall bring it to the Owner's and Architect/Engineer's attention immediately to find the best solution for all parties.

This building is conveniently located by the East River and Long Island City & Hunters Point South Ferry Terminals as well as the Queensbridge F train stop and the Queensboro bridge putting it at the center of a major transportation hub. The total proposed floor area is 86,040 SqFt and the 1st through 6th floors are to be commercial office spaces. The 2nd through 6th floor will have access to a women's bathroom, men's bathroom, non-binary ADA bathroom and two (2) elevators.

Section 02

Firm Introduction

CONNECT CONSTRUCT
"Helping connect you to your goa

Company:	**Connect Construct**	**Company Size:**	**95 Full-Time Staff**
	624 W 139th Street	**Annual Revenue:**	**$65 Million**
	New York, NY 10031	**Average Project Cost:**	**$15.5 Million**

Connect Construct has been in business for 10+ years, serving the New York Metropolitan Area to meet the ever-growing needs and challenges of the construction industry. The company was founded in 2010 by Devin McGettigan who saw an opening in a rapidly growing market and envisioned a Construction Management Firm that focused primarily on serving the needs of their client, building lasting relationships and continuously helping clients connect with their goals and bring a building concept to reality as a finished product of the highest standards. Whether it be new construction or renovations and refurbishments, Connect Construct has amassed valuable experience in various sectors on the Construction Industry.

Despite being a relatively young company Connect Construct has been quite successful in building a reputation for consistently delivering on any ventures they enter into. Through a combination of bold leadership, experienced and dedicated staff, utilization of cutting-edge construction technology, and intimate knowledge of the industry both local and abroad, Connect Construct has been able to live up to its slogan, "Helping connect you to your goals".

Our self-performance capabilities position us to deliver complex, qualitiy projects on time and within budget. Extensive knowledge of local labor forces and our client's policies and procedures gives us the ability to control key aspects of the project, particularly the early phase of the schedules. We pride our self in self-performing the Excavation, Support of Excavation, Concrete (both Foundation & Superstructure) and Masonry phases of every project we are take on. This allows us to fast track this initial, critical stage of a project and set up our subcontractors to follow with no interferences or obstructions. Our hands-on, proven management processes and experienced superintendents have led to the successful completion of numerous high-profile projects city-wide. Our people are experts in managing everything from interior renovations to complex ground up construction programs. In addition to our self-performing capabilities, we have a trusted pool of subcontractors that we repeatedly use for our projects depending on the scope. We have built up an invaluable rapport and history of successful project completion with all of our subcontractor's spanning all trades we do not self-perform. Our subcontractors are one of Connect Construct's key assets in continuing to be a successful construction company.

At Connect Construct, our goal is to foster and maintain a positive and professional work environment for all employees based on respect, trust and mutual communication. We embrace the diverse backgrounds, skills and talents of our employees and see our inclusiveness as an important, competitive advantage as we address today's business challenges proactively and effectively.

Section 03

Relevant Projects

Projects Enclosed Within:

- **75 Kenmare Street (NoLita Neighborhood, Manhattan) $28 Million Dollars**
- **271 W 10th Street (West Village, Manhattan) $8 Million Dollars**
- **98-04 Queens Boulevard (Rego Park, Queens) $25 Million Dollars**
- **12 Little W 12th Street (Meatpacking District, Manhattan) $4 Million Dollars**

CONNECT CONSTRUCT
"Helping connect you to your goa

Project: 75 Kenmare Street, New York, NY 10012

Client: DHA Capital

Size: 77,940 SF

Completion: 2019

Architect: Andre Kikoski

Connect Construct was the Construction Manager responsible for constructing this new, 7-story ground up high-end luxury condominium project comprising 77,940 SF mixed used building containing 35 luxury residential unit. Connect Construct self-performed a unique top down SOE design given the site's difficult logistics and proximity to underground MTA railroad infrastructure.

CONNECT CONSTRUCT
"Helping connect you to your goa

Project: 271 W 10th Street, New York, NY 10014

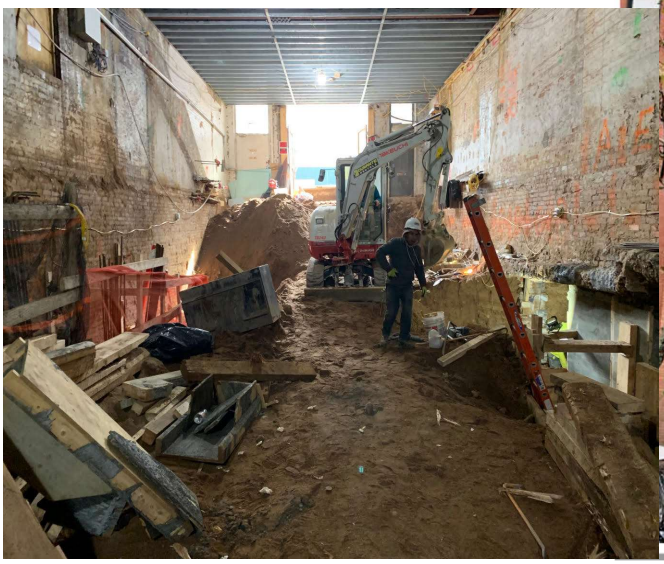
Client: Gallium Real Estate

Size: 10,250 SF

Completion: 2021

Architect: S.M. Berger Architect, P.C.

Connect Construct acted as the General Contractor on this project. The scope of work was a full-scale gut renovation of an existing, historic carriage house into a luxury, one family private residence. This involved extensive underpinning of adjacent properties and SOE as we installed a new cellar space in this existing building. All finishes on this project are extremely high-end which required in-depth coordination and procurement for all trades. Currently an ongoing project and on track to meet its completion date this Summer 2021.



CONNECT CONSTRUCT
"Helping connect you to your goa

Project: 98-04 Queens Blvd, Rego Park, Queens, 11374

Client: DHA Capital

Size: 384,630 SF

Completion: 2020

Architect: SLCE Architects

Self-performed large-scale Excavation, SOE and Foundation portion for brand-new mixed-use building. Approximately 60,000 cubic yards of soil has been hauled off-site by Connect Construct and over 9,000 cubic yards of concrete was poured with 2 million pounds of rebar

in the foundation portion alone. The excavation was performed in three phases allowing the SOE to be installed periodically. Great care had to be exercised due to the proximity to MTA subway lines and adjacent buildings.

Project: 12 Little West 12th Street, New York, NY 10014

Client: 12 Little W 12th Realty

Size: 6,250 SF

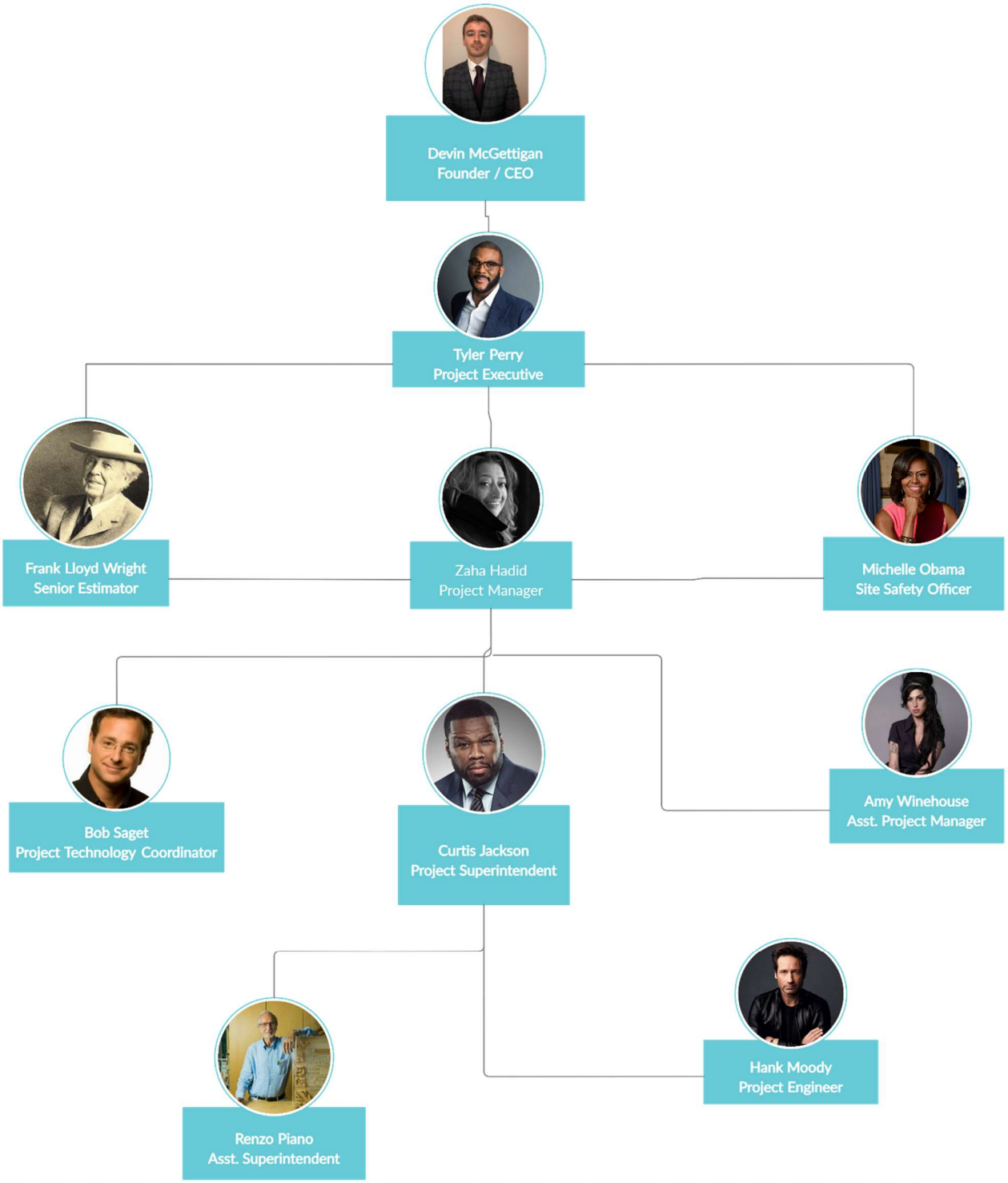
Completion: 2020

Architect: Fifth Dimension Design

This project was a full-scale renovation to convert the top two floors of what was technically three separate buildings located in one historically landmarked structure into modern office spaces. The building needed immediate structural repairs before we could safely send personnel into the building to transform this rundown structure into appealing offices with state-of-the-art facilities.

Section 04

Team Organizational Chart


Devin McGettigan
Founder / CEO
Tyler Perry
Project Executive
Frank Lloyd Wright
Senior Estimator
Zaha Hadid
Project Manager
Michelle Obama
Site Safety Officer
Bob Saget
Project Technology Coordinator
Curtis Jackson
Project Superintendent
Amy Winehouse
Asst. Project Manager
Renzo Piano
Asst. Superintendent
Hank Moody
Project Engineer

Section 05

Project Team

Devin McGettigan
Founder & CEO

Devin McGettigan has been CEO of Connect Construct since its inception in 2010. With the help of his core original staff, Mr. McGettigan built the company from the ground up to what people see today. As President & CEO, Mr. McGettigan is responsible for project oversight throughout the life cycle of all ongoing projects from the initial bidding stage to project closeout. While Mr. McGettigan is not overseeing operations, he is out building new relationships with clients while fostering the already existing ones which is the foundation on which this company is built.

Tyler Perry
Project Executive

Mr. Perry was the first employee of Connect Construct and we are proud to say he is still with us today. Starting out as the lead Project Manager on the first projects Connect Construct ever took on, Mr. Perry has worn many hats during his time at this company and is our most veteran employee. Mr. Perry's roles include general project planning, signing off on change orders, managing staff as well as managing and allocating project risk. Mr. Perry has a bachelor's degree in Construction Management from Pratt Institute as well as a master's in business administration from Columbia University.

Zaha Hadid
Project Manager

Ms. Hadid is an accomplished construction project manager with more than 15 years of experience leading diverse teams and completing quality, large-scale projects of varying scopes. Ms. Hadid brings a formidable degree of expertise as well as a deep knowledge of architectural technologies and construction methods. She has worked all over the globe before coming on board at Connect Construct in 2016. Places where she has completed a plethora of buildings range from England to Hong Kong, Berlin, Tokyo, right here in New York City and many more. Ms. Hadid is one of many powerful assets among our team.

Frank Lloyd Wright
Senior Project Estimator

Mr. Wright is not only our Senior Estimator here at Connect Construct but our most senior staff member as well. Mr. Wright has been involved in some of the most impressive construction projects throughout the United States and still retains his own private architectural firm while employed by Connect Construct which his currently run by his eldest son, John. Mr. Wright, having designed many buildings himself, has an intrinsic knowledge of how buildings are built and is a superb project estimator. His years of experience allows Connect Construct to prepare bids in a both accurate and expedited manner which we are extremely proud of.

Michelle Obama
Site Safety Officer

Here at Connect Construct we take safety very seriously and treat it as a top priority, not only for our workers but the public as well. Ms. Obama is extremely well versed in the rules and regulations of New York City, having completed the maximum number of hours in OSHA safety certifications. In addition to being a natural born leader, Ms. Obama has an acute eye for detail ensuring that our jobsites are in pristine conditions and our workers stay out of harm's way.

Curtis Jackson
Project Superintendent

Mr. Jackson is a New York City construction veteran having been in the industry for over 25 years. Mr. Jackson brings approximately 17 years of superintendent experience and has developed master skills in driving jobsite operations. Mr. Jackson possesses a unique no-nonsense attitude with an impressive degree of understanding and patience which is why he is the main liaison with our on-site subcontractors providing assistance where needed and facilitating smooth construction operations and we are honored to have him on board.

Bob Saget
Project Technology Coordinator

Mr. Saget spearheads our internal technology division here at Connect Construct. Mr. Saget brings with him expertise in all the leading construction softwares and technologies including but not limited to BIM, AutoCAD, Rhino 3D as well as state of the art augmented reality softwares. As the construction industry continues to evolve rapidly these types of skills are critical to modern construction and we are proud to be able to implement these technologies in order to bring our client the best possible finished product. For this project we plan to exercise these programs for clash detection and solving constructability issues.

Amy Winehouse
Assistant Project Manager

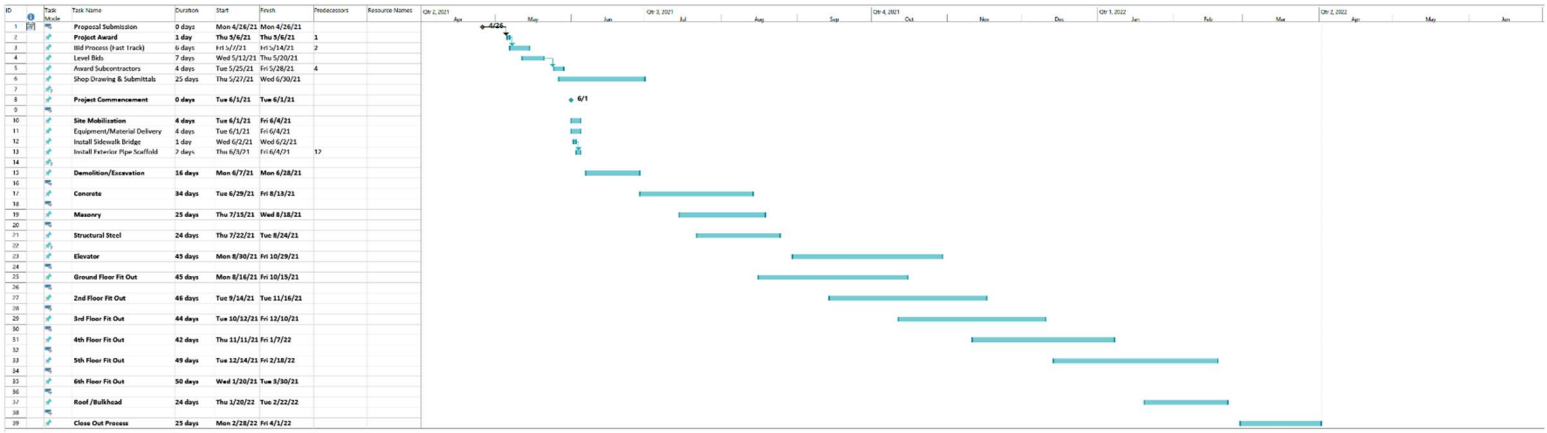
Ms. Winehouse is one of newest and most promising members to the Connect Construct family. Ms. Winehouse is a recent graduate from Pratt Institute's Construction Management Program has done great work in some of our most recently completed projects. Ms. Winehouse's tasks generally consist of scope writing, corresponding with subcontractors, leveling bids, document control as well as managing and distributing submittals and RFI's. Ms. Winehouse is there to help with whatever the project needs as well as assist the Project Manager so we can stay on top of everything.

Renzo Piano
Assistant Superintendent

Mr. Piano's role as Assistant Superintendent deals with mainly site operations as well as an overview of the project schedule and updating it as necessary while coordinating with the Project Superintendent. Mr. Piano keeps close track of project progress especially that of our subcontractors and creates comprehensive daily reports which are distributed to all team members at the end of each day. Mr. Piano plays a vital role in ensuring our sites are always code compliant and clean.

Section 06

CPM Project Milestone Schedule



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		Proposal Submission	0 days	Mon 4/26/21	Mon 4/26/21		
2		Project Award	1 day	Thu 5/6/21	Thu 5/6/21	1	
3		Bid Process (Fast track)	6 days	Fri 5/7/21	Fri 5/14/21	2	
4		Level Bids	7 days	Wed 5/12/21	Thu 5/20/21		
5		Award Subcontractors	4 days	Tue 5/25/21	Fri 5/28/21	4	
6		Shop Drawing & Submittals	25 days	Thu 5/27/21	Wed 6/30/21		
7							
8		Project Commencement	0 days	Tue 6/1/21	Tue 6/1/21		
9							
10		Site Mobilization	4 days	Tue 6/1/21	Fri 6/4/21		
11		Equipment/Material Delivery	4 days	Tue 6/1/21	Fri 6/4/21		
12		Install Sidewalk Bridge	1 day	Wed 6/2/21	Wed 6/2/21		
13		Install Fetwrice Pipe Scaffold	7 days	Thu 6/3/21	Fri 6/4/21	12	
14							
15		Demolition/Excavation	16 days	Mon 6/7/21	Mon 6/28/21		
16							
17		Concrete	34 days	Tue 6/29/21	Fri 8/13/21		
18							
19		Masonry	25 days	Thu 7/15/21	Wed 8/18/21		
20							
21		Structural Steel	24 days	Thu 7/22/21	Tue 8/24/21		
22							
23		Elevator	45 days	Mon 8/30/21	Fri 10/29/21		
24							
25		Ground Floor Fit Out	45 days	Mon 8/16/21	Fri 10/15/21		
26							
27		2nd Floor Fit Out	46 days	Tue 9/14/21	Tue 11/16/21		
28							
29		3rd Floor Fit Out	44 days	Tue 10/12/21	Fri 12/10/21		
30							
31		4th Floor Fit Out	42 days	Thu 11/11/21	Fri 1/7/22		
32							
33		5th Floor Fit Out	49 days	Tue 12/14/21	Fri 2/18/22		
34							
35		6th Floor Fit Out	50 days	Wed 1/20/21	Tue 3/30/21		
36							
37		Roof /Bulkhead	24 days	Thu 1/20/22	Tue 2/22/22		
38							
39		Close Out Process	25 days	Mon 2/28/22	Fri 4/1/22		

Section 07

Sample 2-Week Lookahead

CONNECT CONSTRUCT
"Helping connect you to your goa

2 WEEK LOOK AHEAD CONSTRUCTION SCHEDULE TEMPLATE

40-09 21st Street Interior Renovation
Connect Construct

Date: 6/7/2021
Project Phase: Demolition

Task	Construction Activity	Duration	7-Jun	8-Jun	9-Jun	10-Jun	11-Jun	12-Jun	13-Jun	14-Jun	15-Jun	16-Jun	17-Jun	18-Jun	Comments
			M	T	W	TH	F	S	Sun	M	T	W	TH	F	
			1	2	3	4	5	6	7	8	9	10	11	12	
1	Roof and Bulkhead Demolition	3 days	X												
2	Roof and Bulkhead Demolition	3 days		X											
3	Roof and Bulkhead Demolition	3 days			X										
4	5th & 6th Floor Demolition	3 days			X										
5	5th & 6th Floor Demolition	3 days				X									
6	5th & 6th Floor Demolition	3 days					X	X	N/A						
7	4th Floor Demolition	2 days								X					
8	3rd & 2nd Floor Demolition	3 days									X				
9	3rd & 2nd Floor Demolition	3 days										X			
10	3rd & 2nd Floor Demolition	3 days											X		

Section 08

Staffing Chart

40-09 Interior Renovation
Interior Renovation
Connect Construct
Project Staffing Chart

		Hours per Month													
Employee Name	Title	June	July	August	September	October	November	December	January	February	March	April	Total	Avg Hours Per Month	% of Time
Devin McGettigan	President & CEO	10	10	10	10	10	8	8	5	5	5	0	81	8.1	5.0625
Tyler Perry	Project Executive	20	18	16	12	8	8	8	5	3	0	0	98	9.8	6.125
Zaha Hadid	Project Manager	70	70	70	70	70	70	70	50	50	45	0	635	63.5	39.6875
Amy Winehouse	Asst. Project Manager	70	70	70	70	70	70	70	50	50	70	0	660	66	41.25
Frank Lloyd Wright	Senior Estimator	25	25	15	15	10	5	5	0	0	0	0	100	10	6.25
Curtis Jackson	Project Superintendent	160	160	160	160	160	160	160	160	160	160	0	1600	160	100
Renzo Piano	Asst. Superintendent	160	160	160	160	160	160	160	160	160	160	0	1600	160	100
Hank Moody	Project Engineer	100	100	100	80	60	60	60	60	60	60	0	740	74	46.25
Michelle Obama	Site Safety Officer	160	160	160	160	160	160	160	160	160	160	0	1600	160	100
Bob Saget	Project Technology Coordinator	0	80	80	80	80	80	160	160	160	160	0	1040	104	65

Section 09

Project Summary Estimate

CONNECT CONSTRUCT
"Helping connect you to your goa

Construct Connect
624 W139th Street, New York, NY 10031

Proposed Project Bid Summary

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

Urban Yard Interior Renovation

CONNECT CONSTRUCT
"Helping connect you to your goals"

Total Project SF: 86,040 SF					4/26/2021
Item#	Division	Trade/Description	Cost	$ /SF	Project %
1	Div 01	General Requirements	$ 357,066.00	$ 4.15	1.62%
2	Div 02	Existing Conditions	$ 1,548,720.00	$ 18.00	7.01%
3	Div 03	Concrete	$ 1,849,860.00	$ 21.50	8.38%
4	Div 04	Masonry	$ 1,247,580.00	$ 14.50	5.65%
5	Div 05	Metals	$ 1,548,720.00	$ 18.00	7.01%
6	Div 06	Woods, Plastics and Composites	$ 1,062,594.00	$ 12.35	4.81%
7	Div 07	Thermal and Moisture Protection	$ 946,440.00	$ 11.00	4.29%
8	Div 08	Openings	$ 258,120.00	$ 3.00	1.17%
9	Div 09	Finishes	$ 2,237,040.00	$ 26.00	10.13%
10	Div 10	Specialties	$ 503,334.00	$ 5.85	2.28%
11	Div 11	Equipment	$ 43,020.00	$ 0.50	0.19%
12	Div 12	Furnishings	$ 30,114.00	$ 0.35	0.14%
13	Div 13	Special Construction	$ 21,510.00	$ 0.25	0.10%
14	Div 14	Conveying Equipment	$ 1,505,700.00	$ 17.50	6.82%
15	Div 21	Fire Supression	$ 410,581.00	$ 4.77	1.86%
16	Div 22	Plumbing	$ 1,892,880.00	$ 22.00	8.57%
17	Div 23	Heating, Ventilating and Air-Conditioning	$ 2,473,650.00	$ 28.75	11.20%
18	Div 26	Electrical	$ 2,280,060.00	$ 26.50	10.33%
19	Div 27	Communications	$ 32,695.20	$ 0.38	0.15%
20	Div 28	Electronic Safety and Security	$ 344,160.00	$ 4.00	1.56%
21	Div 31	Earthwork	$ 1,161,540.00	$ 13.50	5.26%
22	Div 31	Exterior Improvements	$ 107,550.00	$ 1.25	0.49%
23	Div 33	Utilities	$ 219,402.00	$ 2.55	0.99%
		Trade Subtotal - Pre- General Conditions	**$ 22,082,336.20**	**$ 256.65**	**100.00%**
		Building Permit Fees (1%)	$ 220,823.36	$ 2.57	1.00%
		General Conditions (5%)	$ 1,104,116.81	$ 12.83	5.00%
		CM Staff (10%)	$ 2,208,233.62	$ 25.67	10.00%
		Overhead and Profit (6%)	$ 1,324,940.17	$ 15.40	6.00%
		Insurance (5%)	$ 1,104,116.81	$ 12.83	5.00%
		Payment and Performance Bond (3%)	$ 662,470.09	$ 7.70	3.00%
		Trade Total	**$ 28,707,037.06**		
		Connect Construct CM FEE (3.5%)	$ 1,004,746.30	$ 11.68	3.50%
		Total Cost with out Contingencey	**$ 29,711,783.36**		
		Contingency by Ownership (3%)	$ 891,353.50	$ 10.36	3.00%

Section 10

Detailed Trade Take-off (Sprinklers)

CONNECT CONSTRUCT
"Helping connect you to your goa

Construct Connect
624 W139th Street, New York, NY 10031

Detailed Trade Takeoff
Sprinkler System

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

Urban Yard Interior Renovation
Total Project SF: 86,040

CONNECT CONSTRUCT
"Helping connect you to your goals"

Description	Quantity	Unit	Unit Cost	Total	$ / sf	% of Total Cost
Cellar						
New Sprinkler Piping	22.4	LF	$ 30.00	$ 672.00	$ 0.01	0.16%
Standpipe	2	ea	$ 30,000.00	$ 60,000.00	$ 0.70	14.61%
New Pendant Heads	3	ea	$ 50.00	$ 150.00	$ 0.00	0.04%
Ground Floor						
New Sprinkler Piping	1093.5	LF	$ 30.00	$ 32,805.00	$ 0.38	7.99%
Standpipe	3	ea	$ 30,000.00	$ 90,000.00	$ 1.05	21.92%
New Pendant Heads	66	ea	$ 50.00	$ 3,300.00	$ 0.04	0.80%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	583.4	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	65	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	36	ea	$ -	$ -	$ -	0.00%
Single Stage Inline Fire Pump	1	ea	$ 12,000.00	$ 12,000.00	$ 0.14	2.92%
Water Supply Jockey Pump	1	ea	$ 3,500.00	$ 3,500.00	$ 0.04	0.85%
Remote Control Valve	8	ea	$ 450.00	$ 3,600.00	$ 0.04	0.88%
DCDA Backflow Device	1	ea	$ 9,250.00	$ 9,250.00	$ 0.11	2.25%
Siamese Connection	1	ea	$ 2,250.00	$ 2,250.00	$ 0.03	0.55%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
Dry Valve	1	ea	$ 450.00	$ 450.00	$ 0.01	0.11%
2nd Floor						
New Sprinkler Piping	642.3	LF	$ 30.00	$ 19,269.00	$ 0.22	4.69%
New Pendant Heads	63	ea	$ 50.00	$ 3,150.00	$ 0.04	0.77%
New Upright Heads	8	ea	$ 50.00	$ 400.00	$ 0.00	0.10%
Existing Piping to Remain	621.5	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
3rd Floor						
New Sprinkler Piping	650.3	LF	$ 30.00	$ 19,509.00	$ 0.23	4.75%
New Pendant Heads	65	ea	$ 50.00	$ 3,250.00	$ 0.04	0.79%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	621.5	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%

4th Floor						
New Sprinkler Piping	521.1	LF	$ 30.00	$ 15,633.00	$ 0.18	3.81%
New Pendant Heads	64	ea	$ 50.00	$ 3,200.00	$ 0.04	0.78%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	505.3	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
5th Floor						
New Sprinkler Piping	515.8	LF	$ 30.00	$ 15,474.00	$ 0.18	3.77%
New Pendant Heads	64	ea	$ 50.00	$ 3,200.00	$ 0.04	0.78%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	505.6	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
6th Floor						
New Sprinkler Piping	711.9	LF	$ 30.00	$ 21,357.00	$ 0.25	5.20%
New Pendant Heads	63	ea	$ 50.00	$ 3,150.00	$ 0.04	0.77%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	621.8	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
Roof / Bulkhead						
New Sprinkler Piping	70.4	LF	$ 30.00	$ 2,112.00	$ 0.02	0.51%
New Pendant Heads	7	ea	$ 50.00	$ 350.00	$ 0.00	0.09%
New Upright Heads	1	ea	$ 50.00	$ 50.00	$ 0.00	0.01%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
3-Way Manifold	3	ea	$ 600.00	$ 1,800.00	$ 0.02	0.44%
Total Sprinkler Cost				**$**		**410,581.00**

Section 11

Value Engineering Proposal

Value Engineering: Also known as a value analysis, is the process of evaluating documented design to identify potential alternative methods, systems, or materials that will benefit the owner by enhancing the life cycle of the project." – CSI PRM 4.7.7

At Connect Construct, we like to review every set of construction documents that come our way and perform an in-house analysis on how we can offer some value engineering options to the owner to save money and/or time while maintaining the desired quality.

Value engineering relies heavily on team building, effective communication, and efficient decision making to reach creative solutions. By working together, we are able to arrive at unique approaches to specific design elements to satisfy your project vision and save you money on the project cost.

Just a brief history on value engineering, the process can be dated to World War II. General Electric first introduced the process which they called Value Analysis. Due to the shortage of materials in that period, the company need to find substitute. As they found options that were available, cost less, and performed equally well or better, Value Analysis became a process inherent in their operational approach. Keeping in spirit with this, Connect Construct has

maintained an ethos of keeping value analysis/engineering as an inherent element in our project approach.

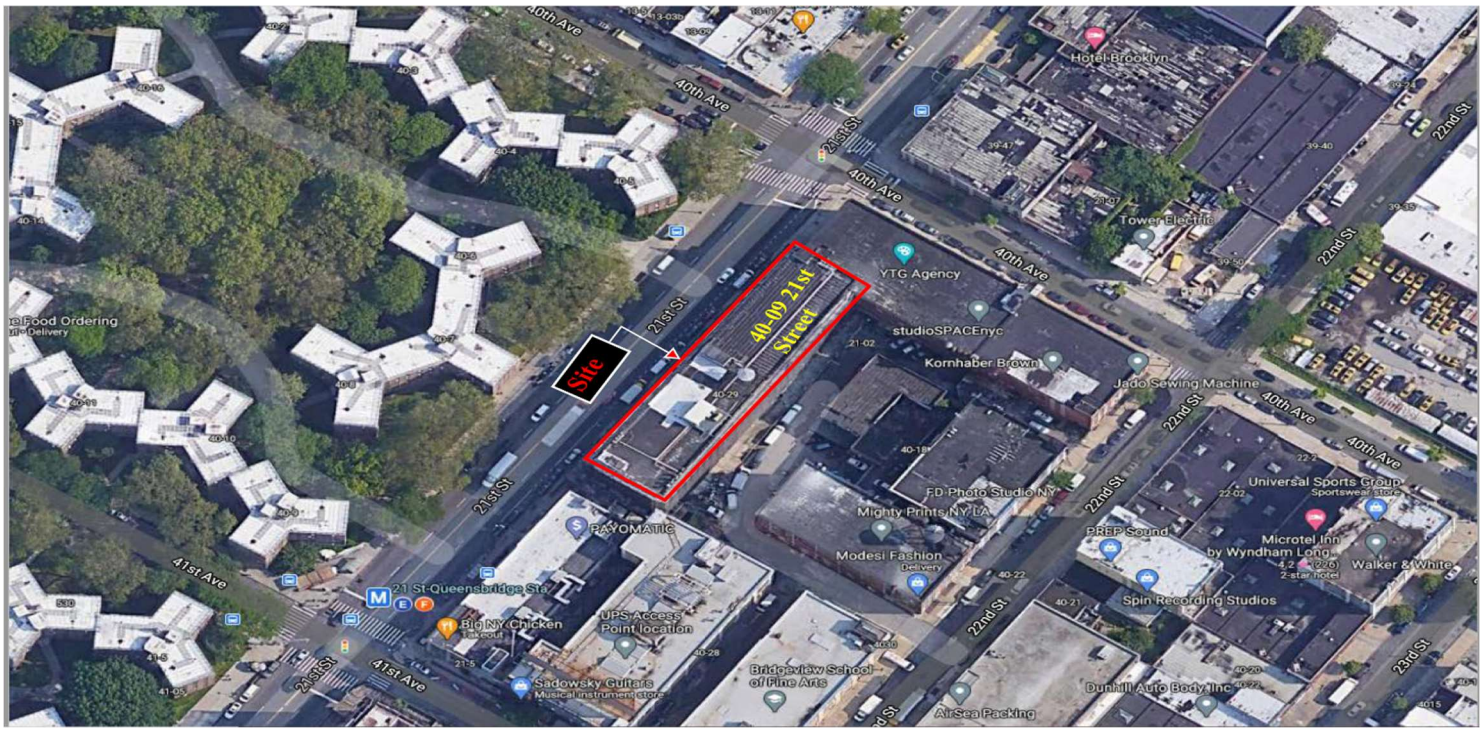
After General Electric successfully made this part of their operational approach, the US Navy then realized they could benefit by using Value Analysis and approached General Electric for collaboration with their engineering resources. Following the war, the Navy began to use Value Analysis, taught it to their naval officers, and changed the terminology to Value Engineering.

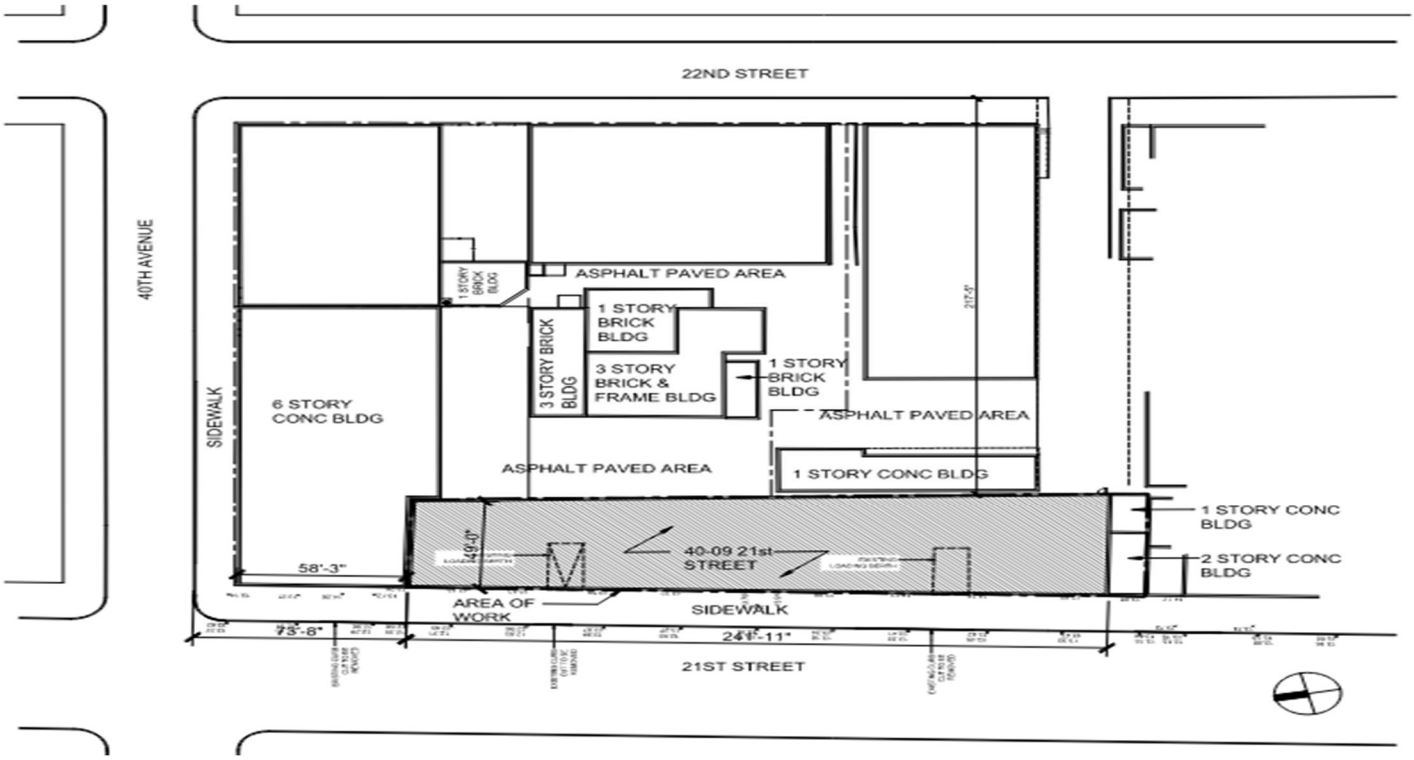
Based on our review of the construction documents provided, our value engineering proposal is as follows.

There is always money to be saved on the finishes specified for a project, however, due to the white box approach to this project the majority of the finishes existing in the building core at the elevator lobbies. We did not want to change too much aesthetically with this space as it will make up much of the architectural character of the finished space. We recommend the Elkay SwirlFlo ERPBM28K fountain. There is substantial cost savings to be found here while keeping the same general aesthetic for the water foundation. Through working with our long-time plumbing fixture suppliers we were able to find a discounted product for the same quality.

Section 12

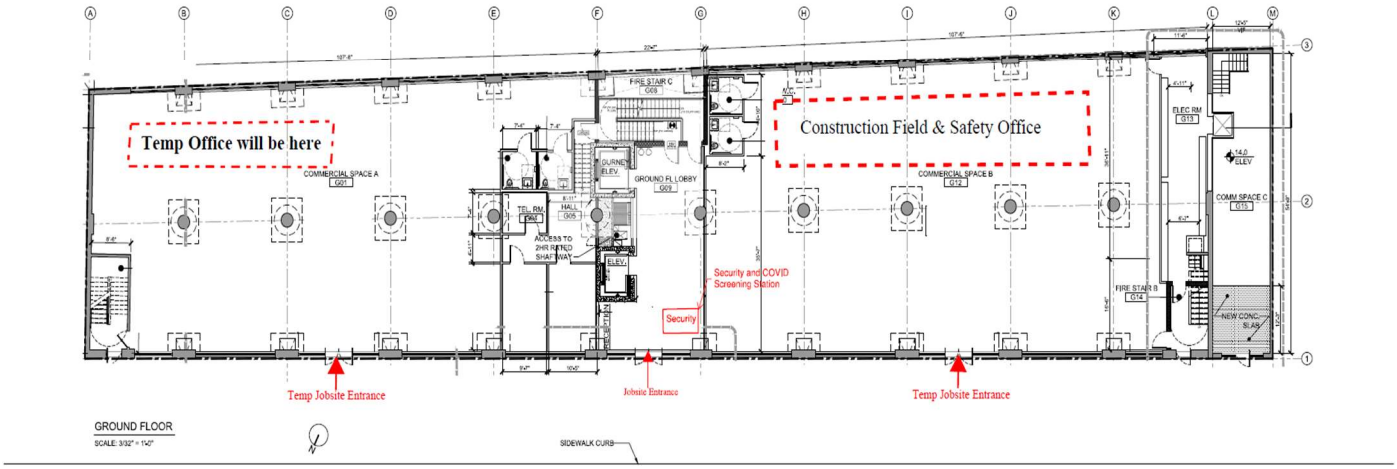
Site Logistics

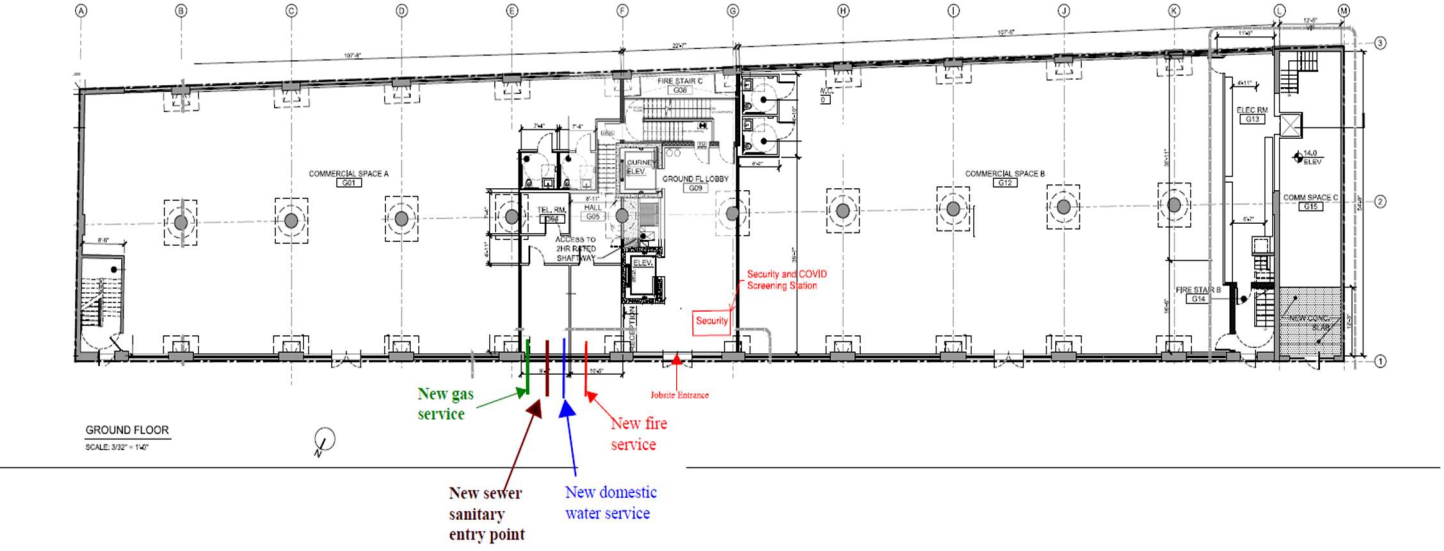

Site
40-09 21st Street
40th Ave
21st St
22nd St
41st Ave
23rd St
YTG Agency
studioSPACEnyc
Kornhaber Brown
Jado Sewing Machine
Tower Electric
Hotel Brooklyn
FD Photo Studio NY
Mighty Prints NY LA
Modesi Fashion
PREP Sound
Microtel Inn by Wyndham Long...
Universal Sports Group
Walker & White
Spin Recording Studios
Dunhill Auto Body, Inc
AirSea Packing
Bridgeview School of Fine Arts
Sadowsky Guitars
Big NY Chicken
UPS Access Point location
21 St-Queensbridge Sta
FAYOMATIC

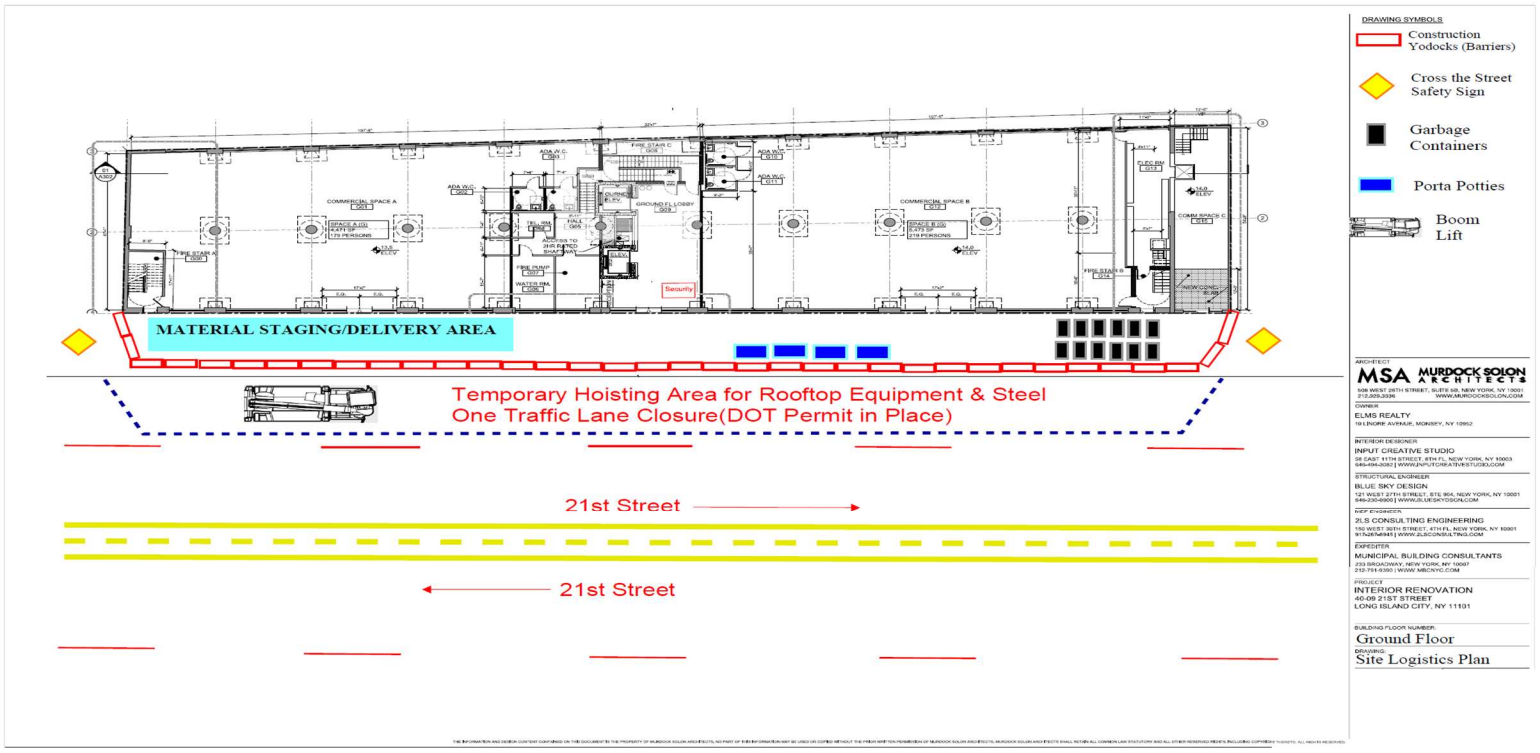

22ND STREET
40TH AVENUE
SIDEWALK
ASPHALT PAVED AREA
1 STORY BRICK BLDG
3 STORY BRICK BLDG
3 STORY BRICK & FRAME BLDG
6 STORY CONC BLDG
1 STORY CONC BLDG
2 STORY CONC BLDG
40-09 21st STREET
AREA OF WORK
58'-3"
73'-8"
244'-11"
21ST STREET

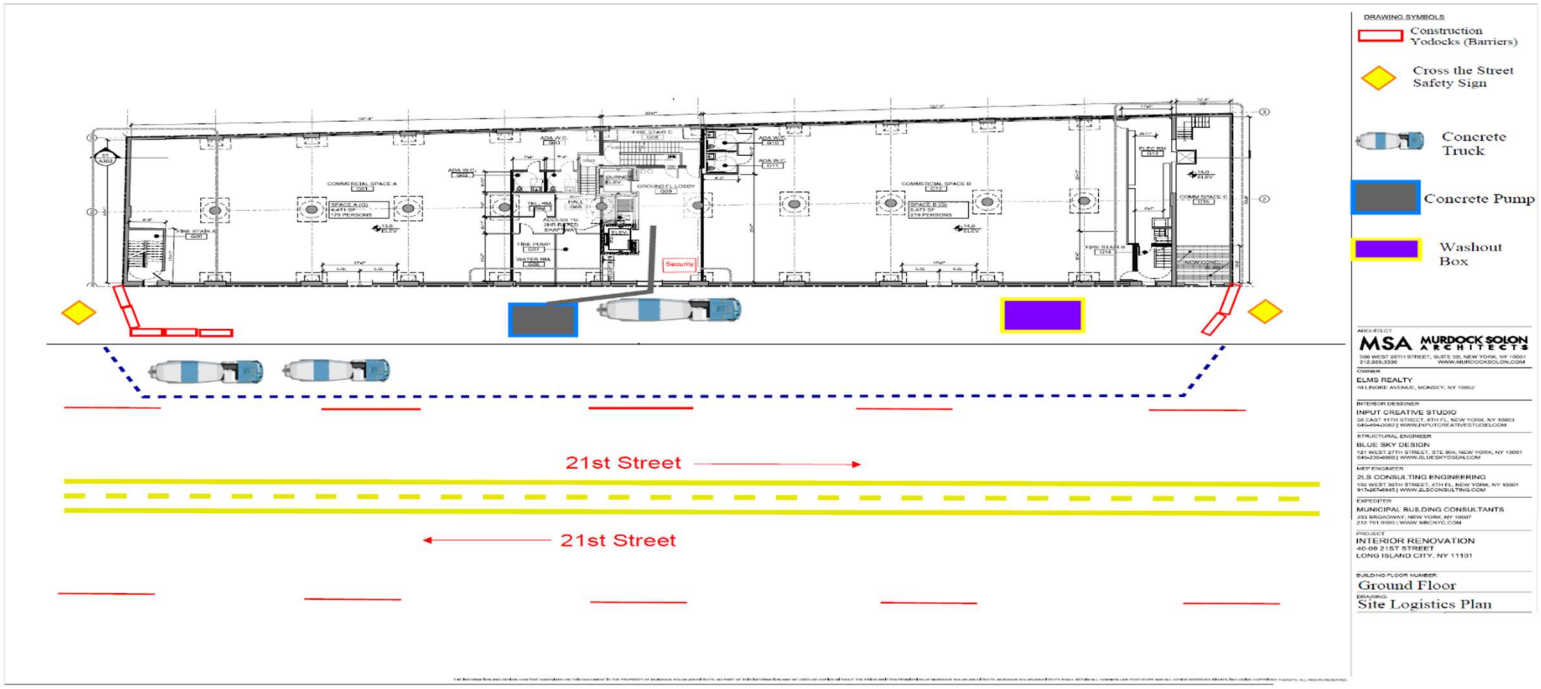

MUSTER POINTS A
MUSTER POINT B
40-09 21st Street
40th Ave
21st St
22nd St
41st Ave
Hotel Brooklyn
YTG Agency
studioSPACEnyc
Kornhaber Brown
Jadol Sewing Machine
FD Photo Studio NY
Mighty Prints NY LA
Modesi Fashion
Universal Sports Group
Walker & White
Spin Recording Studios
Tower Electric
FAYOMATIC
21 St-Queensbridge Sta
Big NY Chicken
UPS Access Point location
Sadowsky Guitars
Bridgeview School of Fine Arts
AirSea Packing
Dunhill Auto Body Inc


Metro by T-Mobile
Subway
The Buffs
40th Ave
21st St
40-09 21st Street
22nd St
LIC Beer Project
23rd St
Paretti's Liquor Store
Big NY Fried Chicken
PurpleSun
41st Ave
The Vue Hotel, an Ascend Hotel...
Cooper Electric
24th St


Temp Office will be here
Construction Field & Safety Office
Security and COVID Screening Station
Security
Temp Jobsite Entrance
Jobsite Entrance
Temp Jobsite Entrance
GROUND FLOOR
SIDEWALK CURB


Security and COVID Screening Station
Security
Jobsite Entrance
GROUND FLOOR
New gas service
New fire service
New sewer sanitary entry point
New domestic water service


MATERIAL STAGING/DELIVERY AREA
Temporary Hoisting Area for Rooftop Equipment & Steel
One Traffic Lane Closure(DOT Permit in Place)
21st Street
21st Street
DRAWING SYMBOLS
Construction Yodocks (Barriers)
Cross the Street Safety Sign
Garbage Containers
Porta Potties
Boom Lift
MSA MURDOCK SOLON ARCHITECTS
ELMS REALTY
INPUT CREATIVE STUDIO
BLUE SKY DESIGN
2LS CONSULTING ENGINEERING
MUNICIPAL BUILDING CONSULTANTS
INTERIOR RENOVATION
40-09 21ST STREET
LONG ISLAND CITY, NY 11101
Ground Floor
Site Logistics Plan


21st Street
21st Street
DRAWING SYMBOLS
Construction Yodocks (Barriers)
Cross the Street Safety Sign
Concrete Truck
Concrete Pump
Washout Box
MSA MURDOCK SOLON ARCHITECTS
ELMS REALTY
INPUT CREATIVE STUDIO
BLUE SKY DESIGN
2LS CONSULTING ENGINEERING
MUNICIPAL BUILDING CONSULTANTS
INTERIOR RENOVATION
40-09 21ST STREET
LONG ISLAND CITY, NY 11101
Ground Floor
Site Logistics Plan

Section 13

Quality Assurance / Control Plan

Here at Connect Construct, we are committed to providing top quality work and a large part of ensuring that we stay consistent is our robust Quality Assurance/Control program that we implement for all our projects. Quality Assurance and Quality Control play a crucial role in delivering a finished product that we can be proud to turn over to the owner and the owner can be proud to own for the years to come. Unfortunately, if QA/QC are not properly administered, it can result in construction defects ultimately having negative impacts when it comes to getting the building suitable for occupancy. Thankfully, Connect Construct is a firm that stands by our quality assurance and quality control procedures and through our decades of experience working in New York City and beyond we have gained invaluable experience and have been able to develop a tried and tested QA/AC program that we bring to all our projects and would like to overview.

What defines quality? What quality means to us can be simplified to basically meaning fitness to be used and conformance to the design requirements. Quality assurance is a proactive process that focuses on the processes utilized to ensure this. There are always unforeseen issues that come with construction this much cannot be avoided, this is why we have measures in place to reduce and prevent issue before they arise and mitigate them successfully if and when they do arise.

Key components of our quality assurance process:

Submittals: Submittals are the key in quality assurance. For all aspects of the nob we thoroughly vet the design requirements and intentions laid forth in the construction documents and we organize all the product information and procedures into easy to

understand documentation and submit to the design team for review and approval prior to any work taking place for this and materials getting to the jobsite. This way, we are able to ensure everybody is on the same page and we have a comprehensive record to check back to for what should be on the project. We plan to use Procore as our project management software so the owner, design team and all subcontractors can use one platform to access all project information.

Mockups and Samples: This is part of the submittal process as well. For certain key components of the project, we can provide physical examples of what the work will look like when fully installed for review and approval so we can agree on the finished outcome before it even ever gets started. All required parties will be able to tangibly see what the construction will look like based on design before the construction is completed. Mockups will be able to be tested and once fully approved serve as a benchmark for construction quality so the work can be streamlined once ready to begin.

Certification and Warranties: Manufacturer certifications are required for applicable products and materials to ensure the products used have been installed properly to guarantee the best possible functioning systems have been installed. All certifications and approvals are to be comprehensively documented for the owner's satisfaction. For all applicable products we plan to procure warranties in the owner's name to guarantee quality of the product installed and a warranty to repair for the years to come.

Quality control relies on the continuous verification of products, systems, and procedures of what is installed. Once we have everything approved the quality of what

is to be built is approved and assured, we have to monitor and control it throughout the life cycle of the project to make sure it is adhered to and guarantee it is consistent with what we planned for and approved. Quality control will be executed by our superintendent and management field personnel.

Delivery Inspections: All material brought to the jobsite will be inspected for damage prior to being brought into the building and will be double checked to make sure is as per the specifications we ordered. This way we can monitor and control everything that comes into the building and is installed and also makes sure there was no mistakes made along the way and we receive the wrong product.

Testing & Inspections: As per the TR-1 created and filed by the design applicant with the NYC Department of Buildings, all the required tests and inspections will be carried out by a licensed testing company to ensure that all required approvals are retained and completed before moving on to the next stage of work. Without all the required inspections a certificate of occupancy cannot be issued which we will never allow to happen.

Daily Reports and Field Inspections: Every single day our superintendent creates a daily report of all the work completed that day including all deliveries, site visitors and inspections carried out. This report will be circulated with the project team to everybody stays up to date and can monitor progress. Multiple times throughout the day the super walks the entire project to monitor progress and ensure everything is staying on schedule and the work is being carried out correctly.

Section 14

Site Safety Plan

CONNECT CONSTRUCT
"Helping connect you to your goa

Connect Construct Site Safety Plan

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

Here at Connect Construct we believe that no job or no task is more important than worker health and safety. Due to the nature of the industry, site operations often pose inherent risks to the individuals involved. When it comes to identifying the most hazardous occupations in the USA, working in construction ranks very high on the list. Responsible for 20-percent of work-related deaths in 2020, the construction industry is known to pose several risks for workers. If a job represents a potential safety or health threat, every effort will be made to plan a safe way to do the task.

We can proudly say at Connect Construct we have never had a work-related injury on any of our projects. With an Experience Modification Rate (EMR) of 0.79 we are well below the national industry average rating for construction companies. We attribute our low rating to the various safety methods we routinely implement on all our sites and that we hope to implement on yours. On the following page we have listed the safety procedures we plan to bring to Urban Yard as well as some of the safety risks we have identified.

Safety Procedures:

- **All workers supplied with PPE. Any field personnel are equipped with state-of-the-art PPE. Surplus PPE is always kept onsite in case somebody is without one of the essential items.**
- **COVID screening upon entry to site. Workers that have high temperatures or exhibit symptoms will be sent home immediately and be required to produce a negative COVID test before returning.**
- **Fall protection always provided for workers working near ledges or at any heights above 5 feet.**
- **We plan to provide a Site Safety Officer on this project at no additional cost to the owner. Under NYC DOB & OSHA safety regulations we are not required to provide a Site Safety Officer but as an example of our commitment to site safety we plan to provide one anyways.**
- **Toolbox talks held daily every morning regarding the tasks to be done that day.**
- **Sign in sheet at entrance. Workers will be required to sign their name in every morning and sign on the way out so we can keep track of entry/exit times.**

Project Safety Risks:

1. **We have determined that the elevator shaft work poses certain risks to both the concrete and the elevator workers. To mitigate this risk, we shall ensure every worker working in this area will be equipped with fall protective gear and is always tied off to prevent anybody from falling down the shafts.**
2. **Fires resulting from hot work activity. Hot work is any work that creates sparks or uses an open flame to work such as grinding/cutting metal and welding. To mitigate this risk we require that prior to beginning any hot work, workers are required to come to the field office and get themselves a "hot work permit". They will be required to fill this out and return to us every time before beginning work. Workers will also be required to supply a licensed fire guard to supervise work and properly prepare the area for hot work so no conditions for a fire to start are present.**
3. **Another risk we identified his the hoist/lifting of material from the exterior of the building by the use of a crane or other hoist equipment. This creates a risk to the public as well as workers due to the heavy items above them. To mitigate this risk we plan to supply licensed flaggers on a minimum of two sides of the material hoisted to direct/stop traffic as well as direct pedestrians. Prior to each pick (lift) of materials we will use an airhorn to indicate the pick is about to begin.**

Section 15

Constructability Review

For us at Connect Construct, constructability reviews are crucial elements of the preconstruction phase we like to put an emphasis on. This can be critical to ensuring a successful project by identifying and eliminating any potential discrepancies that can become an issue down the road. A constructability review is a process we use during the bidding and preconstruction phases that allows us to infuse or construction knowledge into the design process. We noticed two discrepancies in the 90% Construction Document Set dated 10/28/20 that we have received thus far and based our overall project proposal on.

Included in the following pages are two RFI's we have submitted to the design team to date based on the roof construction and bulkhead masonry curtain wall construction and supplementary constructability reviews based on our findings.

1. **RFI #001 – Roof Construction Design**
    - It is unclear in the drawings provided whether the roof construction is to be new or if there is an existing membrane to remain. Both options will require further information and input from the design team. If the roof is to remain then it is necessary to know if it needs any repairs which would be contingent on when the existing membrane was installed and the system that was installed. Roofs generally need repaired or replaced every 20 years on average. If there is to be a new roof membrane installed then Connect Construct will need to know the desired manufacturer, R-Value requirements, and warranty requirements. For both options, existing and new, we will need further details for roof penetrations and pitch pockets.
2. **RFI #002 – Bulkhead Masonry Curtain Wall**
    - There is further information required for the construction of the masonry curtain wall cladding for the new rooftop bulkhead. Clarification is needed on the type of brick (size, pattern, colors, manufacturer, grade) as well as general masonry curtain wall such as brick ties and horizontal reinforcement.

CONNECT CONSTRUCT
"Helping connect you to your goa

RFI Transmittal

Request for Information # 001 **Initiated Date: 3.8.21**

Project: **Response Required By: 3.22.21**

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

Submitted To:
MSA Murdock Solon Architects 508 W 26th Street Suite 5B New York, NY 10003

Submitted By:
Connect Construct 624 W 139th Street Suite 4D New York, NY 10031

Subject	Discipline	Co-Author	Reference Information
Roof Design	Roofing		Architectural Drawings

Information Requested
Please provide more information regarding roof design for construction. The drawings provided are not clear on whether there is a new membrane being installed or if the existing is staying. **If existing stays:** Are there any repairs needed? Has there been a history of leaks? Please provide details for roof penetrations and pitch pockets. **If there is new roof:** Please provide specifications for desired system. Please provide details for roof penetrations and pitch pockets.
ENGINEER/ ARCHITECT RESPONSE

Your immediate response is required to avoid delays in detailing, engineering, fabrication, and installation.

Answered by: Date Answered:

CONNECT CONSTRUCT
"Helping connect you to your goa

RFI Transmittal

Request for Information # 002 **Initiated Date: 3.8.21**

Project: **Response Required By: 3.22.21**

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

Submitted To:
MSA Murdock Solon Architects 508 W 26th Street Suite 5B New York, NY 10003

Submitted By:
Connect Construct 624 W 139th Street Suite 4D New York, NY 10031

Subject	Discipline	Co-Author	Reference Information
Bulkhead Exterior Masonry	Brick Masonry		Architectural Drawings

Information Requested
Please provide more information regarding masonry curtain wall at roof bulkhead exterior. Additional information required for brick type/design, desired manufacturer, specified brick ties and waterproofing/vapor barrier system.

ENGINEER/ ARCHITECT RESPONSE

Your immediate response is required to avoid delays in detailing, engineering, fabrication, and installation.

Answered by: Date Answered:

Section 16

Sustainable Construction Plan

Why is sustainable construction important?

The construction industry makes up for roughly 6.36% of the American GDP. There are numerous smaller industries that ultimately make up the construction industry, such as builders (specialized and general), material manufacturers, raw material resourcing, refinement, and production just to name a few. Earth is made up of finite resources and has a rapidly growing population. The demand for resources in construction is considerable. As we move towards a more sustainable future, construction is one of the most important industries related to this sustainable revolution. Sustainable construction is not just about the creation of a building that has a low environmental impact; it is a new approach in the building sector that improves the way people live and build.

How does construction affect climate change?

Poorly designed and constructed buildings use more energy, increasing the demand on energy production and contributing to global warming. Reducing energy use in buildings is one of the most important ways to reduce human's overall environmental impact.

For example: Concrete. Concrete is the most widely used artificial material in existence. The only thing we consume more of is water. Concrete is a major contributor to the climate crisis because its production releases huge

quantities of carbon dioxide into the atmosphere. Carbon dioxide are the two greenhouse gases most responsible for global warming. The carbon dioxide emissions from the production of concrete are so high that if concrete were a country, it would be the third largest emitter of CO2 behind China and the United States.

Based on the construction documents provided there are no sustainability requirements set forth this project. Generally, there are additional costs associated with achieving higher certifications of sustainable construction (LEED Gold, Platinum, etc) due to the increased regulation and higher standard of materials. For the Urban Yard project, we plan to take extra care to employ sustainable measures when and where we can but ultimately there are no increased costs to be experience due to sustainability requirements. Several of our project managers and company leadership are LEED Certified. Connect Construct has completed several projects with varying degrees of LEED requirements. Much of our personnel has sat the LEED certification exam for individuals and are familiar with the ins and outs of sustainable construction and how to employ it during construction.

Some sustainable measures we plan to employ on this project are as follows.

- Dust control measures (Hoses for spraying water while using cutting tools and for other dust-creating work. We will also use dust collecting attachments on as many tools as possible)

- Follow Commissioning requirements laid out in LEED v4 "Energy and Atmosphere, Prerequisite 1, Fundamental Commissioning and Verification
- Waste management service that picks up trash containers multiple times a week, sorts through trash and disposes of accordingly. Controls where the trash goes. (Recycling, etc)
- Develop and implement indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building.
- Noise control / reduction. Work only to take place during approved permit hours to reduce disruption to neighborhood.

Section 17

Construction Technology Initiative

Connect Construct Technology Initiative:

Now more than ever, technology is transforming the construction industry and the need for technologically competent contractors is self-evident. Here at Connect Construct, we pride ourselves on staying up to date with the latest technology innovations and implementing them in our day-to-day operations. We employ a variety of programs and softwares that enable us to administer and deliver projects ahead of expectations. We use these technologies for cost management, scheduling, daily reporting, tracking progress, quality control and quality assurance. Doing so allows up to improve efficiency and track our projects in real time throughout the entire life cycle allowing us to better manage the project. All of our employees are proficient with the technology that we implement and below is a synopsis on what we would like to bring to your project.

Procore:

We use Procore as a one stop shop for carrying out project management duties from preconstruction to closeout. This platform allows us to manage submittals and RFI's through a medium that allows all project team members access creating a flow of continuity for the project. Everyone can always see when things have been submitted, when due dates are scheduled, and all pertinent information shared via responses and approvals. In addition to this Procore acts as a construction drawing management tool. Here, all project members can see what the most up to date drawing sets are and use a built-in tool to see what has changed from previously issued drawing sets, if any. Procore also allows for the distribution of meeting minutes and project reporting. Having everybody on the same page is critical for a successful project and this is one of the resources we use to ensure this.

Planswift On Screen Takeoff:

Planswift is the industry's leading OST (On Screen Takeoff) software. All of our employees come equipped with this program and it is what we use to perform quantity takeoffs and put together estimates ranging from our initial base bid or for proposals for any work outside of the project scope. This tool allows to get the most accurate quantity estimates and generate reports in a timely manner that is simply not available to somebody using the traditional methods of performing takeoffs by hand.

Revit Autodesk:

This is a software tool we use for Building Information Modeling, also known as BIM. Through Revit we create realistic 3D models of the building, that can be used for clash detection and help expedite the fabrication process. Through the use of this tool, we can build the building in a virtual space and work through any potential issues so that when it comes time for construction in the field we are better able to execute the design in a more efficient and safe manner.

Microsoft Project:

This is our scheduling software we use to create our project schedules to use and follow throughout the project life cycle. We are continuously updating and maintaining our project schedules, directly from Microsoft Project we are able to export the schedule file and distribute directly to the owner, trade subcontractors, and all other relevant personnel. This software offers various in-depth analysis tools and reports that can be generated so you we can monitor project progress and all times and provide comprehensive reports and updates to the owner.

Works Cited

Works Cited

1. MSA Architects, https://murdocksolon.com/
2. 2L Engineering, https://www.2lmep.com/
3. Blue Sky Design, http://www.blueskydsgn.com/5na9xfgabm2787hj4iagf2z7bqe4gg
4. Under Construction: Urban Yard in Long Island City, https://commercialobserver.com/2019/11/under-construction-urban-yard-in-long-island-city/#:~:text=A%20collection%20of%20decaying%20warehouses,launch%20leasing%20for%20office%20tenants.
5. Urban Yard Development Project, https://www.qgazette.com/articles/massive-urban-yard-development-project-underway-in-lic/
6. Elm Realty to redevelop Long Island City Property, https://nyrej.com/elms-realty-to-redevelop-queens-property-into-urban-yard-in-lic
7. Constructability Reviews CMAA, https://www.cmaanet.org/sites/default/files/resource/Constructiblity%20Reviews.pdf
8. CM Proposal Tips, https://www.procrewschedule.com/8-tips-on-writing-winning-construction-project-bids/

9. **Sustainability in CM,** https://www.pmi.org/learning/library/sustainability-construction-industry-7099
10. **Sustainable Construction Management,** https://www.sciencedirect.com/science/article/abs/pii/S0959652620303978
11. **Interior Renovation Guide,** https://aquilacommercial.com/pillar/the-ultimate-guide-to-building-out-office-space/
12. **Construction Technology 2021,** https://www.bigrentz.com/blog/construction-technology
13. **Construction Technology Trends,** https://www.constructionbusinessowner.com/technology/13-construction-technology-trends-watch

Urban Yard

Elms Realty

40-09 21st Street

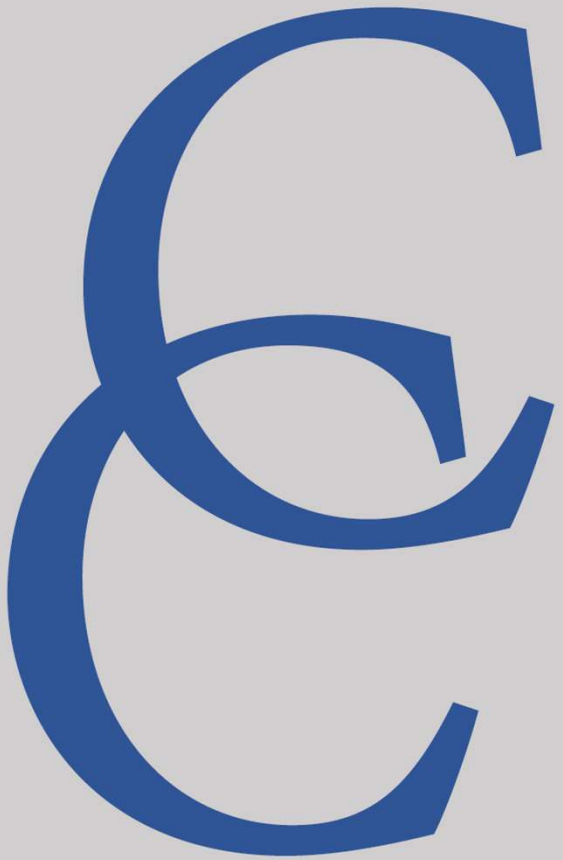
Long Island City, NY 11101

Proposal Date:

April 26th, 2021

Prepared By:

Connect Construct



CONNECT
CONSTRUCT

"Helping connect you to your goals"

CONNECT
CONSTRUCT
"Helping connect you to your goals"

Agenda

- Project Understanding and Project Approach
- Firm Background
- Project Team
- Staffing
- Preliminary Project Schedule
- Project Cost Summary
- Detailed Take Off
- Site Logistics
- Value Engineering
- Constructability
- Quality Assurance & Quality Control
- Site Safety
- Sustainability
- Construction Technology Initiatives
- Visual Presentation
- Work Cited

Project Directory

Project:

Urban City

40-09 21st Street

Long Island City, NY 11101

Owner:

Mr. Mayer Steg

Elm Realty

10 Lenore Avenue

Monsey, NY 10952

Architect:

MSA Murdock Solon Architects

508 W 26th Street, Suite 5B

New York, NY 10001

Structural Engineer:

Blue Sky Design

121 W 27th Street, Suite 904

New York, NY 10001

MEP Engineer:

2LS Consulting Engineering

150 W 30th Street, 4th Floor

New York, NY 10001

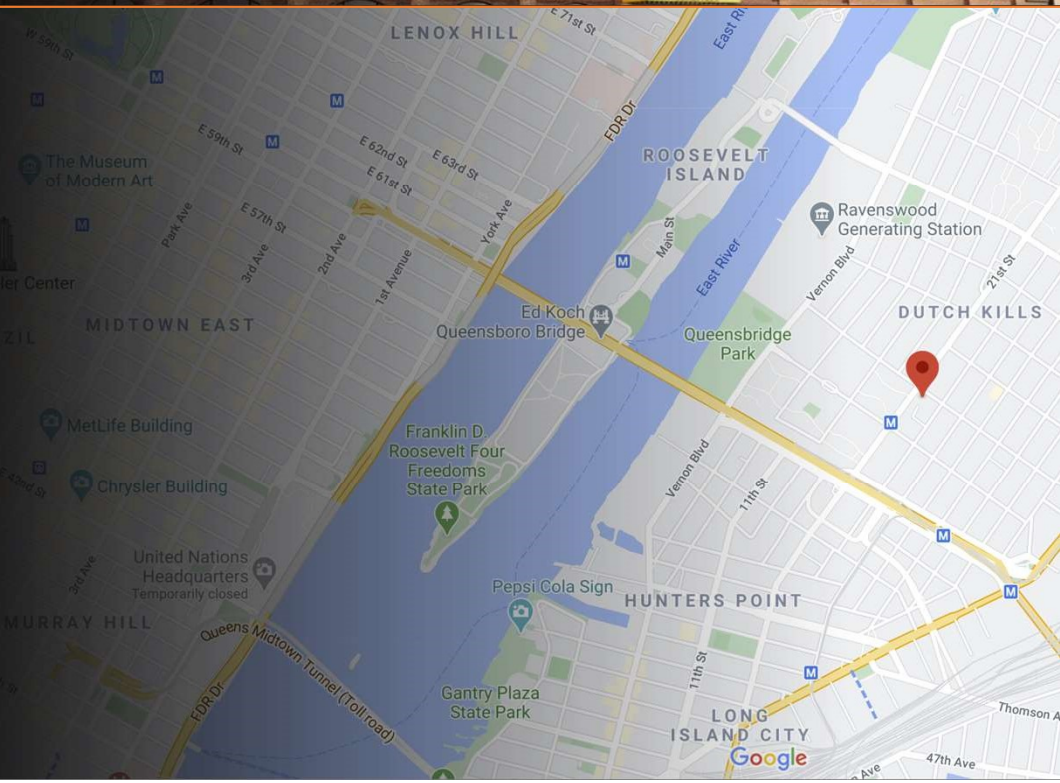
Interior Designer:

Input Creative Studios

58 E 11th Street, 8th Floor

New York, NY 10003

Project Understanding



<u>Project Requirements:</u>

Excavation in Cellar & Ground floor.

New MEPS System

Two (2) new elevators

New interior finishes

Additional structural members

Interior/Exterior Signage

New stairwell

Interior Renovation

Rooftop MEP Equipment

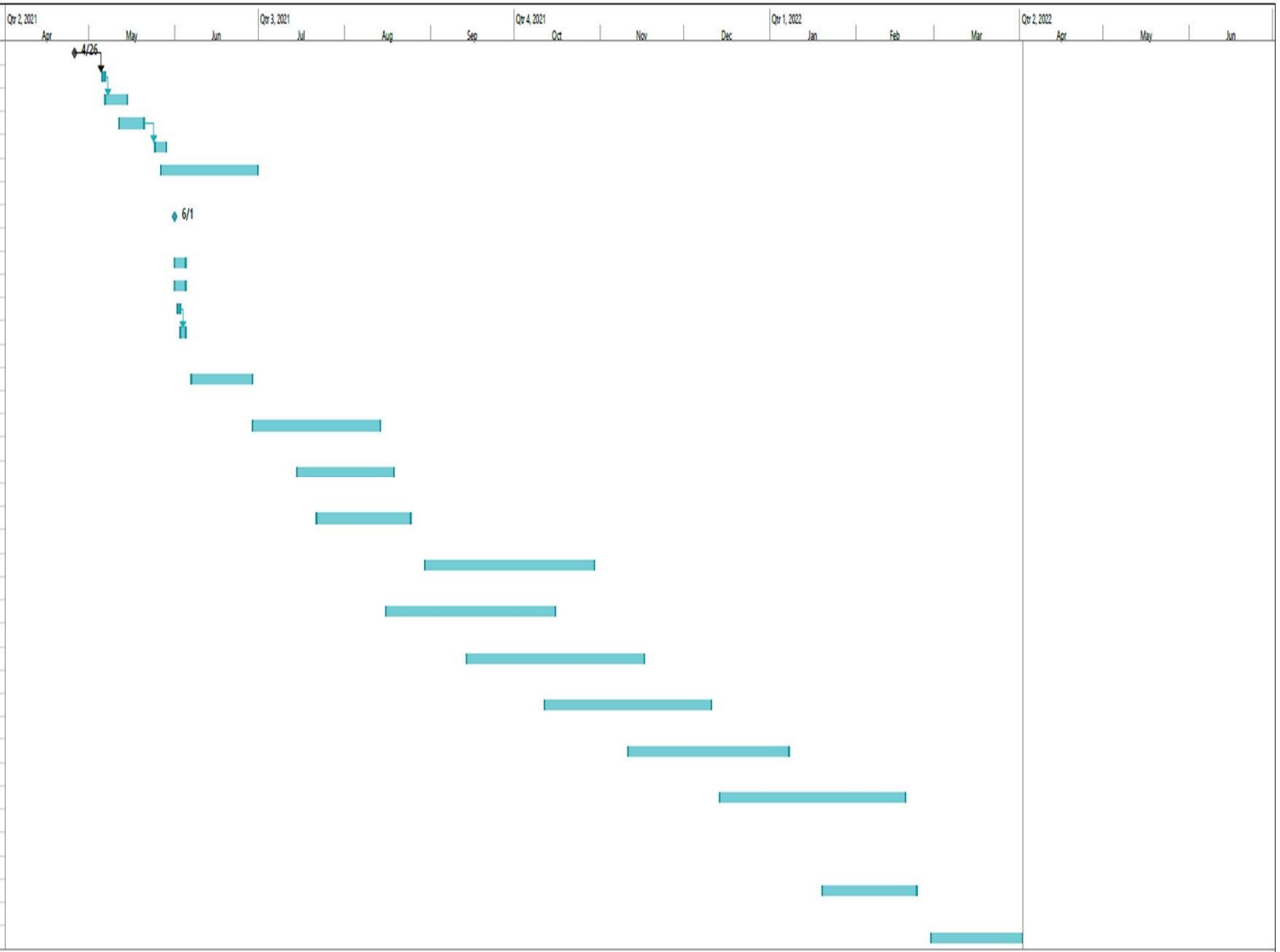
New Restrooms

New Building

New Building

White-Box Interior Fit-Out

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		Proposal Submission	0 days	Mon 4/26/21	Mon 4/26/21		
2		Project Award	1 day	Thu 5/6/21	Thu 5/6/21	1	
3		Bid Process (Fast Track)	6 days	Fri 5/7/21	Fri 5/14/21	2	
4		Level Bids	7 days	Wed 5/12/21	Thu 5/20/21		
5		Award Subcontractors	4 days	Tue 5/25/21	Fri 5/28/21	4	
6		Shop Drawing & Submittals	25 days	Thu 5/27/21	Wed 6/30/21		
7							
8		Project Commencement	0 days	Tue 6/1/21	Tue 6/1/21		
9							
10		Site Mobilization	4 days	Tue 6/1/21	Fri 6/4/21		
11		Equipment/Material Delivery	4 days	Tue 6/1/21	Fri 6/4/21		
12		Install Sidewalk Bridge	1 day	Wed 6/2/21	Wed 6/2/21		
13		Install Exterior Pipe Scaffold	2 days	Thu 6/3/21	Fri 6/4/21	12	
14							
15		Demolition/Excavation	16 days	Mon 6/7/21	Mon 6/28/21		
16							
17		Concrete	34 days	Tue 6/29/21	Fri 8/13/21		
18							
19		Masonry	25 days	Thu 7/15/21	Wed 8/18/21		
20							
21		Structural Steel	24 days	Thu 7/22/21	Tue 8/24/21		
22							
23		Elevator	45 days	Mon 8/30/21	Fri 10/29/21		
24							
25		Ground Floor Fit Out	45 days	Mon 8/16/21	Fri 10/15/21		
26							
27		2nd Floor Fit Out	46 days	Tue 9/14/21	Tue 11/16/21		
28							
29		3rd Floor Fit Out	44 days	Tue 10/12/21	Fri 12/10/21		
30							
31		4th Floor Fit Out	42 days	Thu 11/11/21	Fri 1/7/22		
32							
33		5th Floor Fit Out	49 days	Tue 12/14/21	Fri 2/18/22		
34							
35		6th Floor Fit Out	50 days	Wed 1/20/21	Tue 3/30/21		
36							
37		Roof /Bulkhead	24 days	Thu 1/20/22	Tue 2/22/22		
38							
39		Close Out Process	25 days	Mon 2/28/22	Fri 4/1/22		



2 WEEK LOOK AHEAD CONSTRUCTION SCHEDULE TEMPLATE

40-09 21st Street Interior Renovation

Connect Construct

Date: 6/7/2021

Project Phase: Demolition

Task	Construction Activity	Duration	7-Jun	8-Jun	9-Jun	10-Jun	11-Jun	14-Jun	15-Jun	16-Jun	17-Jun	18-Jun	Comments
			M	T	W	TH	F	M	T	W	TH	F	
			1	2	3	4	5	8	9	10	11	12	
1	Roof and Bulkhead Demolition	3 days	X										
2	Roof and Bulkhead Demolition	3 days		X									
3	Roof and Bulkhead Demolition	3 days			X								
4	5th & 6th Floor Demolition	3 days			X								
5	5th & 6th Floor Demolition	3 days				X							
6	5th & 6th Floor Demolition	3 days					X						
7	4th Floor Demolition	2 days						X					
8	3rd & 2nd Floor Demolition	3 days							X				
9	3rd & 2nd Floor Demolition	3 days								X			
10	3rd & 2nd Floor Demolition	3 days									X		

2 Week Look Ahead

Introduction: Connect Construct Firm Intro

- **Founded in 2010**
- **Company Size**
  - **$65 Million Annually**
  - **95 Employees**
- **<u>Client satisfaction</u> and <u>safety</u> top priorities**
- **HQ in Uptown Manhattan/West Harlem**
- **Self performs Excavation, SOE, Concrete & Masonry**

CONNECT
CONSTRUCT
"Helping connect you to your goals"

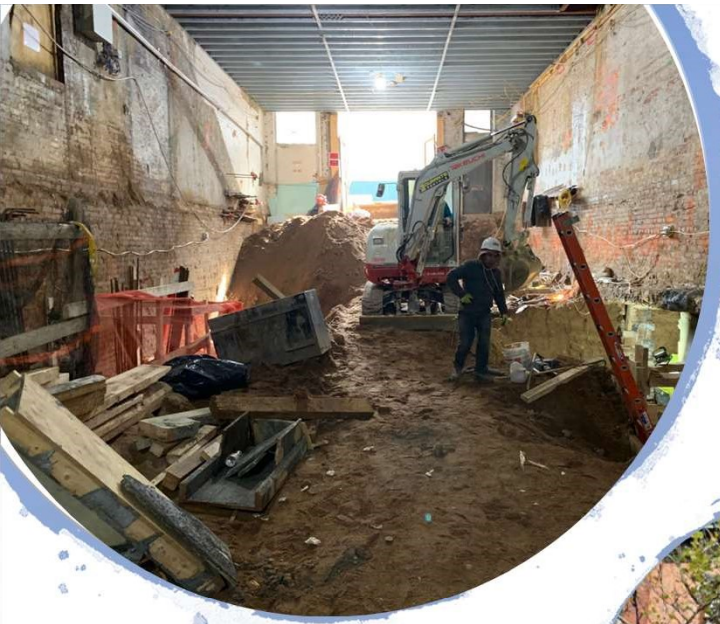
40-09 Interior Renovation
Interior Renovation
Connect Construct
Project Staffing Chart

Employee Name	Title	Total	Avg Hours Per Month	% of Time
Devin McGettigan	President & CEO	81	8.1	5.0625
Tyler Perry	Project Executive	98	9.8	6.125
Zaha Hadid	Project Manager	635	63.5	39.6875
Amy Winehouse	Asst. Project Manager	660	66	41.25
Frank Lloyd Wright	Senior Estimator	100	10	6.25
Curtis Jackson	Project Superintendent	1600	160	100
Renzo Piano	Asst. Superintendent	1600	160	100
Hank Moody	Project Engineer	740	74	46.25
Michelle Obama	Site Safety Officer	1600	160	100
Bob Saget	Project Technology Coordinator	1040	104	65

CONNECT
CONSTRUCT
"Helping connect you to your goals"

Relevant Projects

- **271 W 10th Street (West Village, Manhattan) $8 Million Dollars**
- **75 Kenmare Street (NoLita Neighborhood, Manhattan) $28 Million Dollars**
- **12 Little W 12th Street (Meatpacking District, Manhattan) $4 Million Dollars**
- **98-04 Queens Boulevard (Rego Park, Queens) $25 Million Dollars**



Project: 271 W 10th Street, New York, NY 10014
Client: Gallium Real Estate
Size: 10,250 SF
Completion: 2021
Architect: S.M. Berger Architect, P.C.

- Full-scale gut renovation of an existing, landmarked historic carriage house into a luxury, one family private residence.
- Involved extensive underpinning of adjacent properties and SOE as we installed a new cellar space in this existing building.
- New elevator
- New MEP systems
- Very high-end finishes

Project: 75 Kenmare Street, New York, NY 10012
Client: DHA Capital
Size: 77,940 SF
Completion: 2019
Architect: Andre Kikoski

- New, 7-story ground up high-end luxury condominiums.
- Connect Construct self-performed a unique top down SOE design given the sites difficult logistics and proximity to underground MTA railroad infrastructure.

Project: 12 Little West 12th Street, New York, NY 10014
Client: 12 Little W 12th Realty
Size: 6,250 SF
Completion: 2020
Architect: Fifth Dimension Design

- Full-scale renovation of existing, historically landmarked structure into modern office spaces.
- New MEP systems
- Extensive structural repairs were necessary before we could safely send personnel into the building to transform this rundown structure into appealing offices with state-of-the-art facilities

Project: 98-04 Queens Blvd, Rego Park, Queens, 11374
Client: DHA Capital
Size: 384,630 SF
Completion: 2020
Architect: SLCE Architects

- Self-performed large-scale Excavation, SOE and Foundation portion for brand-new mixed-use building.
- Approximately 60,000 cubic yards of soil removed by Connect Construct
- 9,000 cubic yards of concrete poured with 2 million pounds of rebar in the foundation portion alone.

Urban Yard

Interior Renovation

Bid Summary

Total Cost:

$29,711,783.36

Cost per SF:

$345.33/sf

Construct Connect
624 W139th Street, New York, NY 10031

Proposed Project Bid Summary

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

Urban Yard Interior Renovation

CONNECT CONSTRUCT
"Helping connect you to your goals"

Total Project SF: 86,040 SF					4/26/2021
Item#	Division	Trade/Description	Cost	$ /SF	Project %
1	Div 01	General Requirements	$ 357,066.00	$ 4.15	1.62%
2	Div 02	Existing Conditions	$ 1,548,720.00	$ 18.00	7.01%
3	Div 03	Concrete	$ 1,849,860.00	$ 21.50	8.38%
4	Div 04	Masonry	$ 1,247,580.00	$ 14.50	5.65%
5	Div 05	Metals	$ 1,548,720.00	$ 18.00	7.01%
6	Div 06	Woods, Plastics and Composites	$ 1,062,594.00	$ 12.35	4.81%
7	Div 07	Thermal and Moisture Protection	$ 946,440.00	$ 11.00	4.29%
8	Div 08	Openings	$ 258,120.00	$ 3.00	1.17%
9	Div 09	Finishes	$ 2,237,040.00	$ 26.00	10.13%
10	Div 10	Specialties	$ 503,334.00	$ 5.85	2.28%
11	Div 11	Equipment	$ 43,020.00	$ 0.50	0.19%
12	Div 12	Furnishings	$ 30,114.00	$ 0.35	0.14%
13	Div 13	Special Construction	$ 21,510.00	$ 0.25	0.10%
14	Div 14	Conveying Equipment	$ 1,505,700.00	$ 17.50	6.82%
15	Div 21	Fire Supression	$ 410,581.00	$ 4.77	1.86%
16	Div 22	Plumbing	$ 1,892,880.00	$ 22.00	8.57%
17	Div 23	Heating, Ventilating and Air-Conditioning	$ 2,473,650.00	$ 28.75	11.20%
18	Div 26	Electrical	$ 2,280,060.00	$ 26.50	10.33%
19	Div 27	Communications	$ 32,695.20	$ 0.38	0.15%
20	Div 28	Electronic Safety and Security	$ 344,160.00	$ 4.00	1.56%
21	Div 31	Earthwork	$ 1,161,540.00	$ 13.50	5.26%
22	Div 31	Exterior Improvements	$ 107,550.00	$ 1.25	0.49%
23	Div 33	Utilities	$ 219,402.00	$ 2.55	0.99%
		Trade Subtotal - Pre- General Conditions	**$ 22,082,336.20**	**$ 256.65**	**100.00%**
		Building Permit Fees (1%)	$ 220,823.36	$ 2.57	1.00%
		General Conditions (5%)	$ 1,104,116.81	$ 12.83	5.00%
		CM Staff (10%)	$ 2,208,233.62	$ 25.67	10.00%
		Overhead and Profit (6%)	$ 1,324,940.17	$ 15.40	6.00%
		Insurance (5%)	$ 1,104,116.81	$ 12.83	5.00%
		Payment and Performance Bond (3%)	$ 662,470.09	$ 7.70	3.00%
		Trade Total	**$ 28,707,037.06**	**$ 333.65**	
		Connect Construct CM FEE (3.5%)	$ 1,004,746.30	$ 11.68	3.50%
		Total Cost with out Contingencey	**$ 29,711,783.36**	**$ 345.33**	
		Contingency by Ownership (3%)	$ 891,353.50	$ 10.36	3.00%

Breakdown
of Project Direct Costs

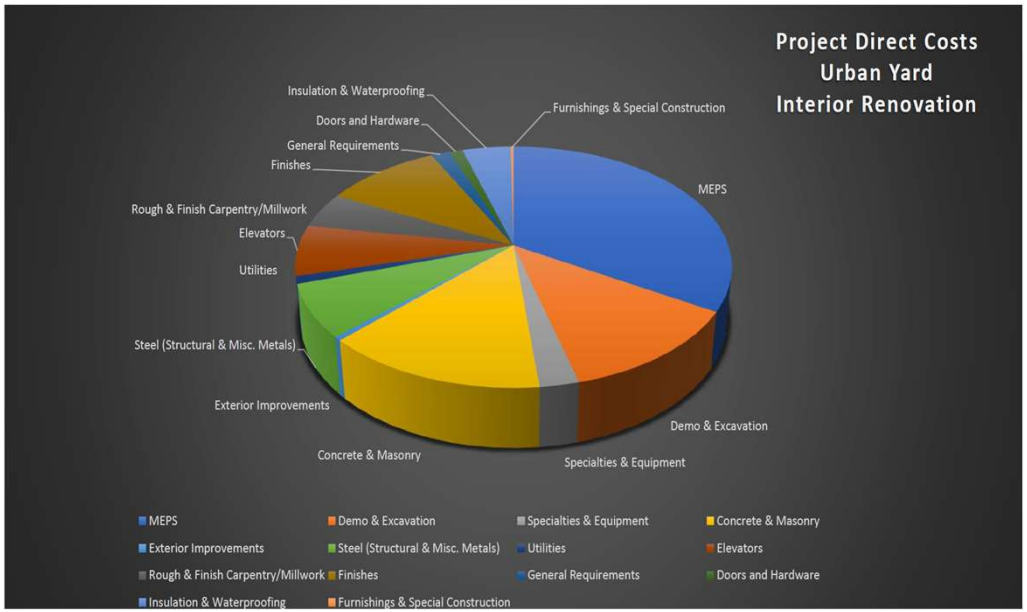
40-09 21st Street, Long Island City, NY 11101

Urban Yard Interior Renovation

Project Direct Costs

Trade	Cost	% of Total Project
MEPS	$ 7,434,026.20	33.67%
Demo & Excavation	$ 2,710,260.00	12.27%
Specialties & Equipment	$ 546,354.00	2.47%
Concrete & Masonry	$ 3,097,440.00	14.03%
Exterior Improvements	$ 107,550.00	0.49%
Steel (Structural & Misc. Metals)	$ 1,548,720.00	7.01%
Utilities	$ 219,402.00	0.99%
Elevators	$ 1,505,700.00	6.82%
Rough & Finish Carpentry/Millwork	$ 1,062,594.00	4.81%
Finishes	$ 2,237,040.00	10.13%
General Requirements	$ 357,066.00	1.62%
Doors and Hardware	$ 258,120.00	1.17%
Insulation & Waterproofing	$ 946,440.00	4.29%
Furnishings & Special Construction	$ 51,624.00	0.23%

Direct Costs Total: $ 22,082,336.20



Detailed Trade Takeoff (Sprinklers)

Construct Connect
624 W139th Street, New York, NY 10031

Detailed Trade Takeoff
Sprinkler System

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

Urban Yard Interior Renovation
Total Project SF: 86,040

CONNECT CONSTRUCT
"Helping connect you to your goals"

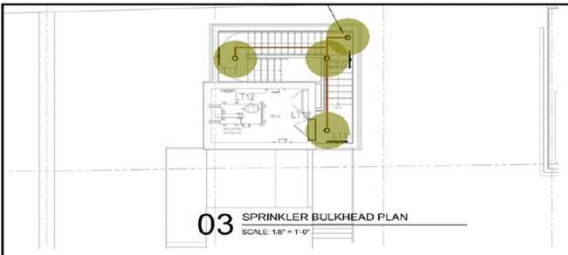
Description	Quantity	Unit	Unit Cost	Total	$ / sf	% of Total Cost
Cellar						
New Sprinkler Piping	22.4	LF	$ 30.00	$ 672.00	$ 0.01	0.16%
Standpipe	2	ea	$ 30,000.00	$ 60,000.00	$ 0.70	14.61%
New Pendant Heads	3	ea	$ 50.00	$ 150.00	$ 0.00	0.04%
Ground Floor						
New Sprinkler Piping	1093.5	LF	$ 30.00	$ 32,805.00	$ 0.38	7.99%
Standpipe	3	ea	$ 30,000.00	$ 90,000.00	$ 1.05	21.92%
New Pendant Heads	66	ea	$ 50.00	$ 3,300.00	$ 0.04	0.80%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	583.4	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	65	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	36	ea	$ -	$ -	$ -	0.00%
Single Stage Inline Fire Pump	1	ea	$ 12,000.00	$ 12,000.00	$ 0.14	2.92%
Water Supply Jockey Pump	1	ea	$ 3,500.00	$ 3,500.00	$ 0.04	0.85%
Remote Control Valve	8	ea	$ 450.00	$ 3,600.00	$ 0.04	0.88%
DCDA Backflow Device	1	ea	$ 9,250.00	$ 9,250.00	$ 0.11	2.25%
Siamese Connection	1	ea	$ 2,250.00	$ 2,250.00	$ 0.03	0.55%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
Dry Valve	1	ea	$ 450.00	$ 450.00	$ 0.01	0.11%
2nd Floor						
New Sprinkler Piping	642.3	LF	$ 30.00	$ 19,269.00	$ 0.22	4.69%
New Pendant Heads	63	ea	$ 50.00	$ 3,150.00	$ 0.04	0.77%
New Upright Heads	8	ea	$ 50.00	$ 400.00	$ 0.00	0.10%
Existing Piping to Remain	621.5	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
3rd Floor						
New Sprinkler Piping	650.3	LF	$ 30.00	$ 19,509.00	$ 0.23	4.75%
New Pendant Heads	65	ea	$ 50.00	$ 3,250.00	$ 0.04	0.79%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	621.5	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
4th Floor						
New Sprinkler Piping	521.1	LF	$ 30.00	$ 15,633.00	$ 0.18	3.81%
New Pendant Heads	64	ea	$ 50.00	$ 3,200.00	$ 0.04	0.78%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	505.3	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
5th Floor						
New Sprinkler Piping	515.8	LF	$ 30.00	$ 15,474.00	$ 0.18	3.77%
New Pendant Heads	64	ea	$ 50.00	$ 3,200.00	$ 0.04	0.78%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	505.6	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
6th Floor						
New Sprinkler Piping	711.9	LF	$ 30.00	$ 21,357.00	$ 0.25	5.20%
New Pendant Heads	63	ea	$ 50.00	$ 3,150.00	$ 0.04	0.77%
New Upright Heads	5	ea	$ 50.00	$ 250.00	$ 0.00	0.06%
Existing Piping to Remain	621.8	LF	$ -	$ -	$ -	0.00%
Existing Heads to Remain	68	ea	$ -	$ -	$ -	0.00%
Existing Heads to be Removed	41	ea	$ -	$ -	$ -	0.00%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
Roof / Bulkhead						
New Sprinkler Piping	70.4	LF	$ 30.00	$ 2,112.00	$ 0.02	0.51%
New Pendant Heads	7	ea	$ 50.00	$ 350.00	$ 0.00	0.09%
New Upright Heads	1	ea	$ 50.00	$ 50.00	$ 0.00	0.01%
Fire Hose Valve	3	ea	$ 450.00	$ 1,350.00	$ 0.02	0.33%
Floor Control Assembly Valve	1	ea	$ 10,000.00	$ 10,000.00	$ 0.12	2.44%
3-Way Manifold	3	ea	$ 600.00	$ 1,800.00	$ 0.02	0.44%
Total Sprinkler Cost				**$**		**410,581.00**

Total:

$410,581.00

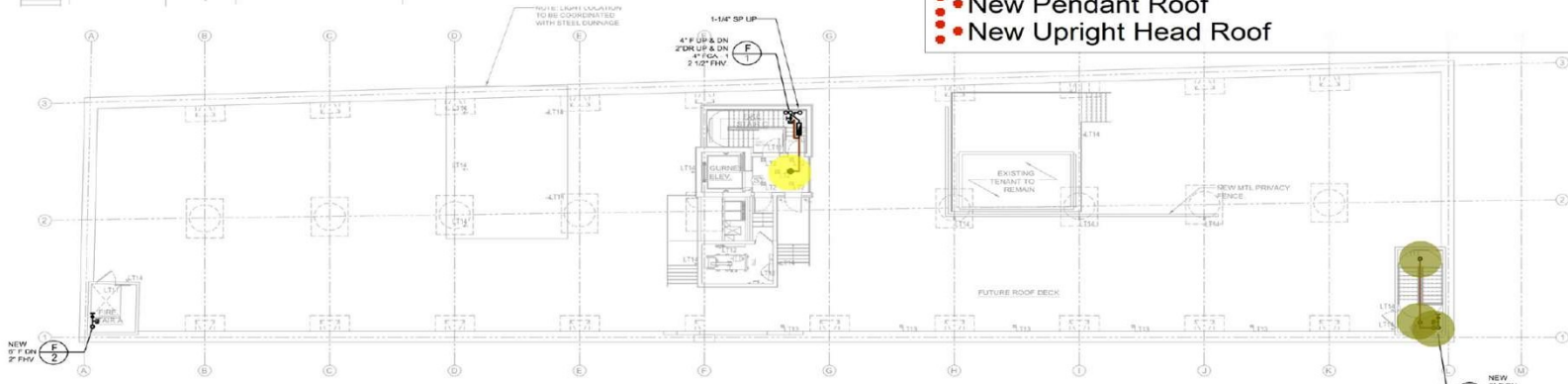
Cost per SF:

$4.77/sf



03 SPRINKLER BULKHEAD PLAN
SCALE: 1/8" = 1'-0"

New Sprinkler Line 6th	711.9 FT
Existing Line 6th	621.8 FT
Existing Head to be Removed 6th	41.0 EA
New Pendant 6th	63.0 EA
Existing Pendant 6th	68.0 EA
New Pendant 5th	1.0 EA
New Upright Head	5.0 EA
New Sprinkler Line Roof	70.4 FT
New Pendant Roof	7.0 EA
New Upright Head Roof	1.0 EA

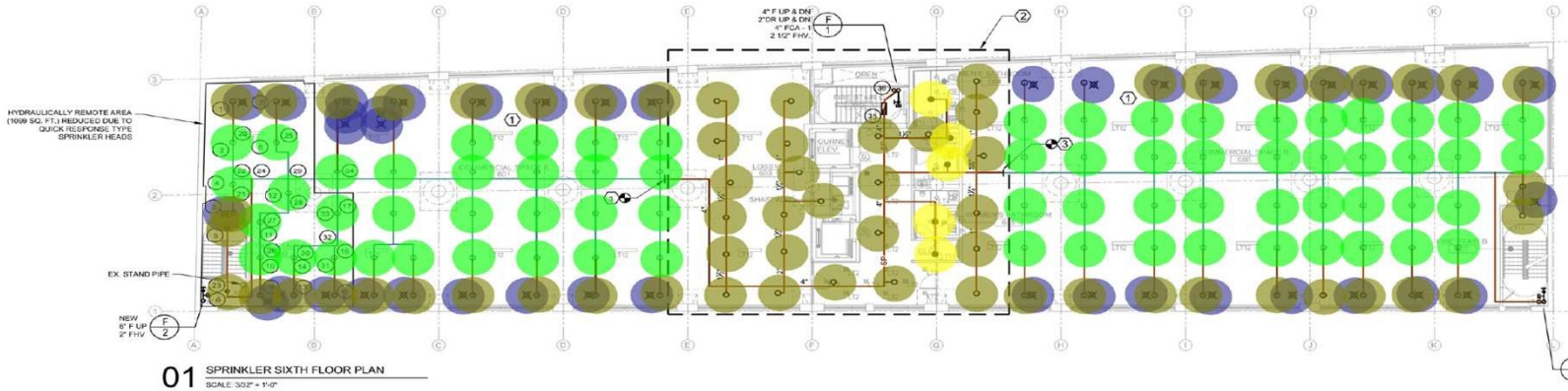


02 SPRINKLER ROOF LEVEL PLAN
SCALE: 3/32" = 1'-0"

NOTES:

1. EXISTING SPRINKLER TO REMAIN AS INDICATED.
2. REMOVE ALL EXISTING PIPING AND SPRINKLER HEADS IN THIS AREA. PROVIDE NEW PIPING AND SPRINKLER HEADS AS INDICATED.

DETERMINED IN FIELD PRIOR TO THE COMMENCEMENT OF WORK BY THE CONTRACTOR.



01 SPRINKLER SIXTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

NEW SPRINKLER SHALL NOTIFY FDNY OF SPRINKLER SYSTEM CONSTRUCTION BY SUBMITTING A LETTER OF NOTIFICATION.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NEW YORK CITY ENERGY CONSERVATION CODE.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

CONNECT CONSTRUCT
"Helping connect you to your goals"

10/26/2020	90% CD
10/02/2020	ISSUED FOR FILING
09/08/2020	ISSUED TO FDNY
09/03/2020	REVISED PER DOB COMMENTS
08/07/2020	REVISED PER DOB COMMENTS
05/01/2020	DOB NOW:FILING ISSUE
07/14/2020	ISSUED FOR FILING
03/09/2020	ISSUED TO FDNY
03/25/2020	REVISED FOR FILING
01/31/2020	ISSUED FOR FILING
01/16/2020	ISSUED FOR BID
01/06/2020	ISSUED FOR PROGRESS
12/23/2019	ISSUED FOR DEMO SET
10/29/2019	ISSUED FOR PRICING
06/29/2019	PROGRESS SET
06/05/2019	PROGRESS SET

ARCHITECT
MSA MURDOCK SOLON ARCHITECTS
508 WEST 26TH STREET, SUITE 5B, NEW YORK, NY 10001
212.929.5336 WWW.MURDOCKSOLON.COM

OWNER
ELMS REALTY
10 LINDRE AVENUE, MONSEY, NY 10952

INTERIOR DESIGNER
INPUT CREATIVE STUDIO
56 EAST 11TH STREET, 8TH FL, NEW YORK, NY 10003
646-494-3062 | WWW.INPUTCREATIVESTUDIO.COM

STRUCTURAL ENGINEER
BLUE SKY DESIGN
121 WEST 27TH STREET, STE 904, NEW YORK, NY 10001
646-230-9909 | WWW.BLUESKYDSGN.COM

MEP ENGINEER
2L ENGINEERING
150 WEST 30TH STREET, 4TH FL, NEW YORK, NY 10001
917-267-6945 | WWW.2LMEP.COM

EXPEDITER
MUNICIPAL BUILDING CONSULTANTS
233 BROADWAY, NEW YORK, NY 10007
212-791-6300 | WWW.MBCNYC.COM

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

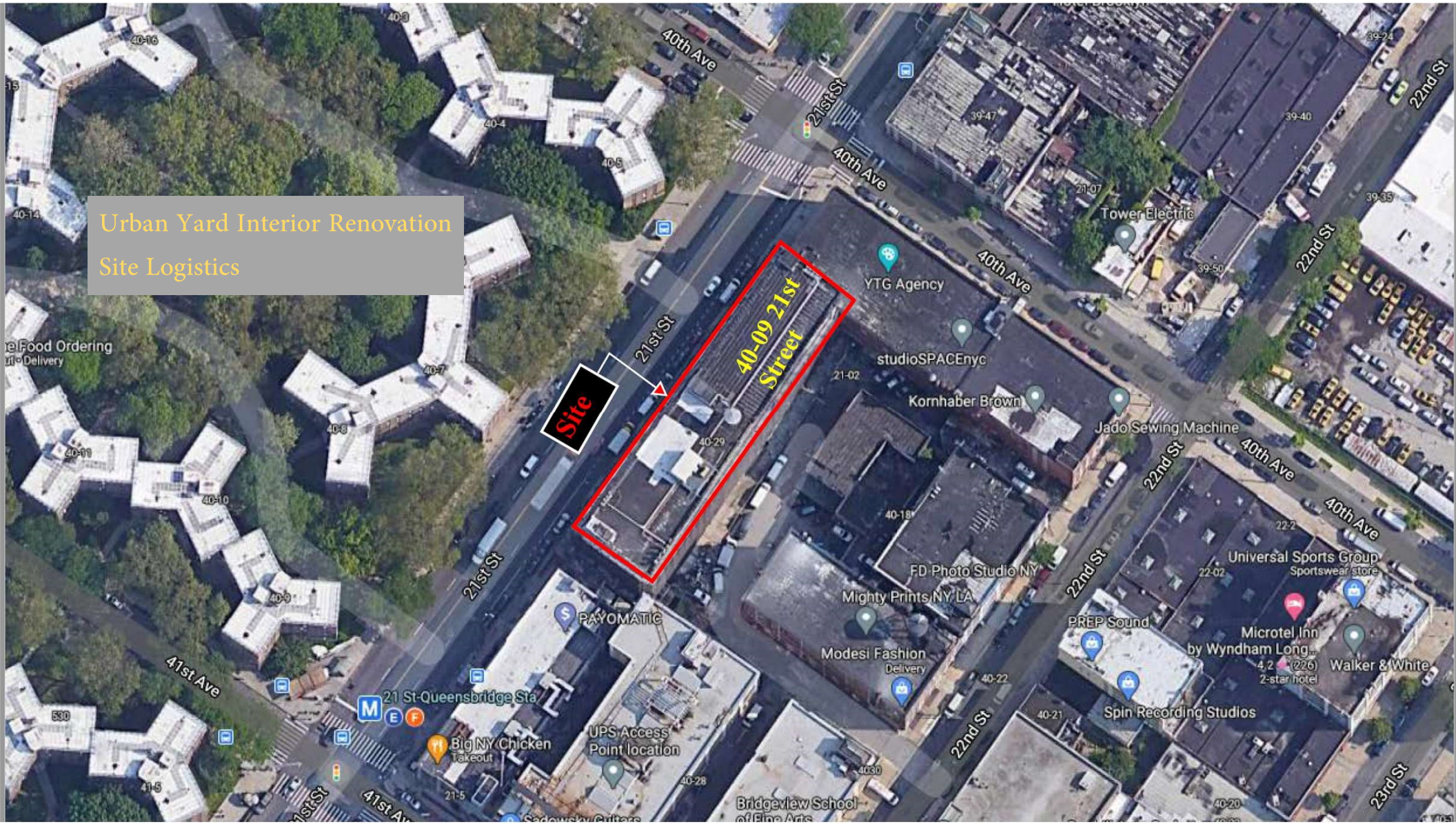
DRAWING TITLE
SPRINKLER
SIXTH FLOOR, ROOF AND BULKHEAD PLAN

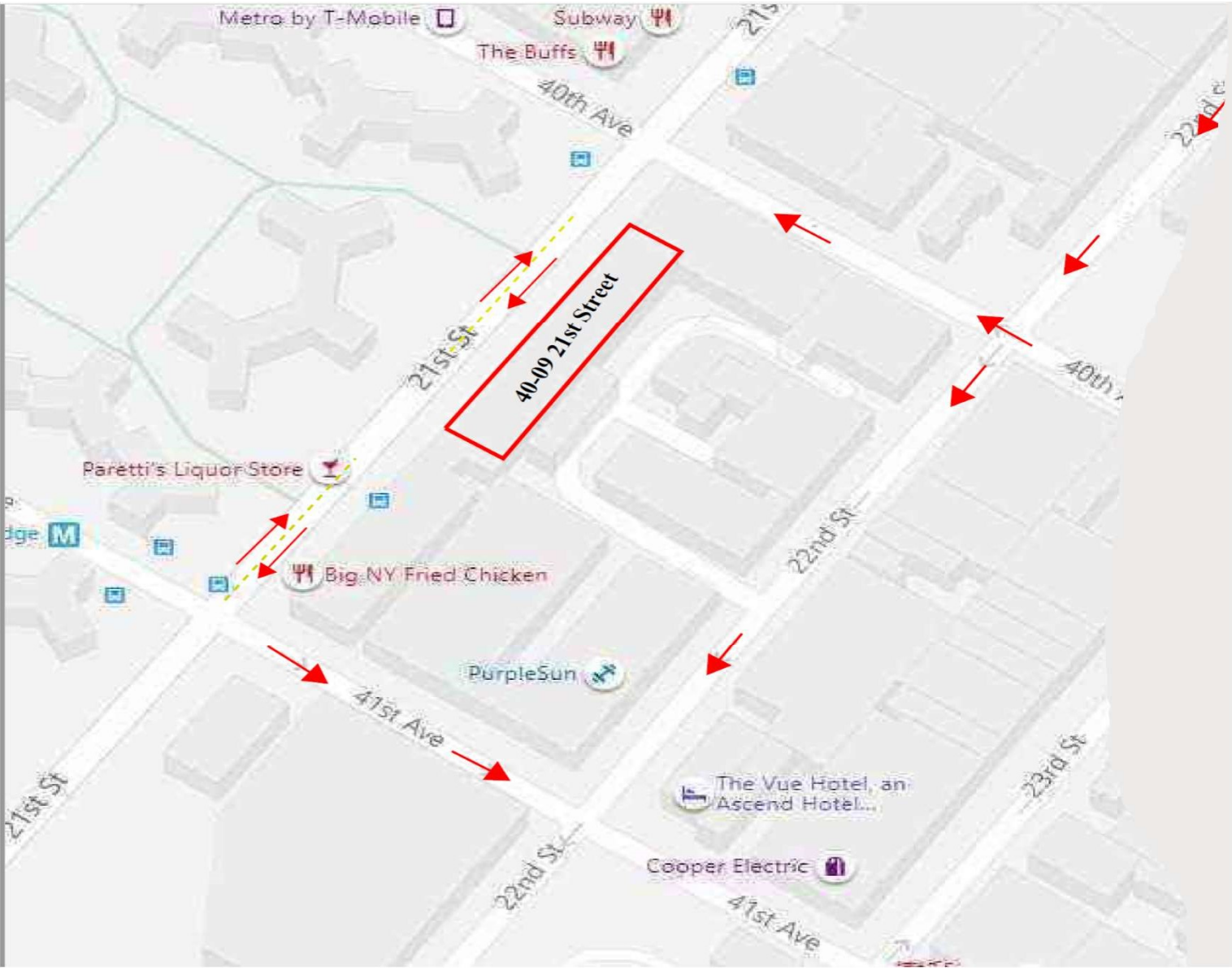
BUILDING FLOOR NUMBER:

DWG BY: DM	CHK BY: MHG
SEAL & SIGNATURE	DATE: 04/24/2019
	PROJECT NO.: A093-01-001
	SCALE: AS NOTED
	DRAWING NO.: SP-304.00
	DRAWING: PAGE 8 of 13

Urban Yard Interior Renovation

Site Logistics





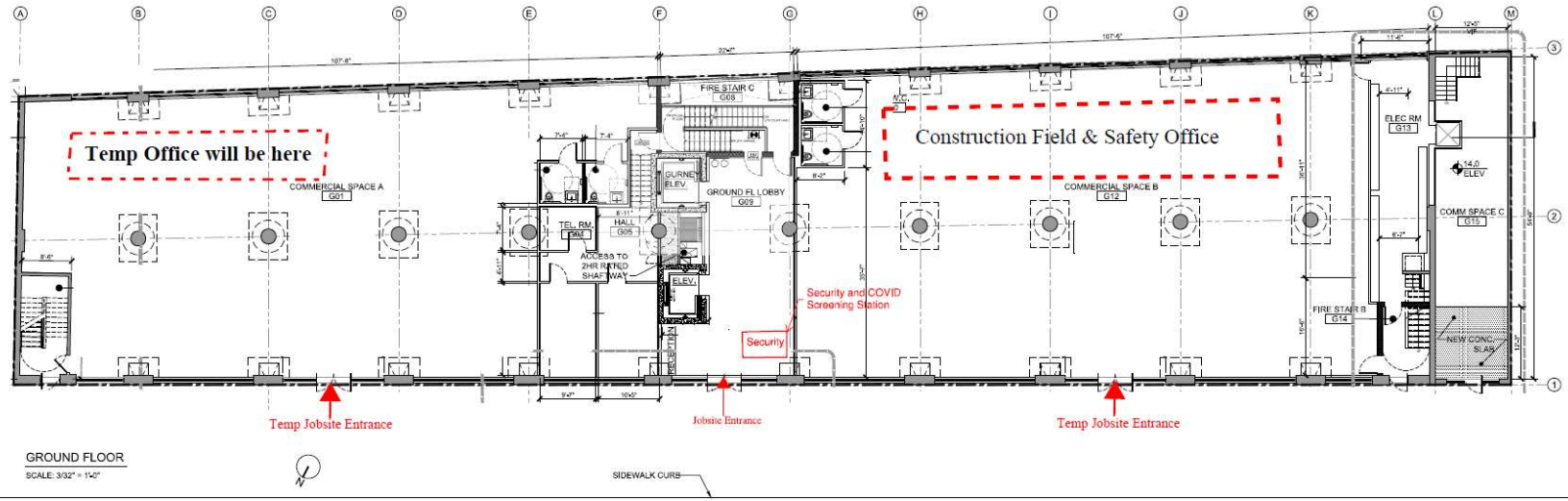
Flow of Traffic

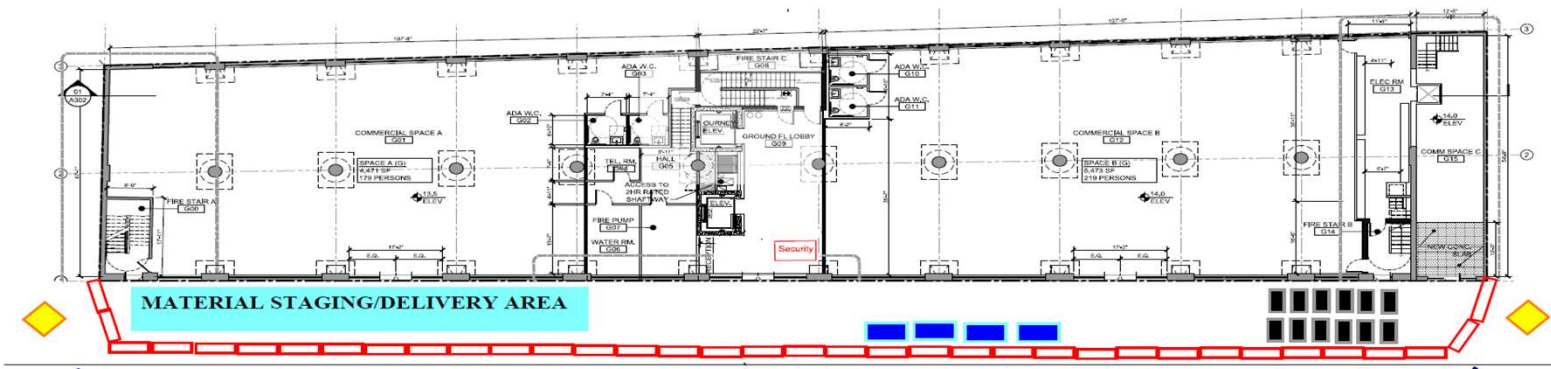
Adjacent Roadways

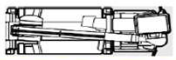
- 21st Street
- 22nd Street
- 40th Ave
- 41st Ave


MUSTER POINTS A
MUSTER POINT B
40-09 21st Street
40th Ave
21st St
22nd St
Hotel Brooklyn
Tower Electric
YTG Agency
studioSPACEnyc
Kornhaber Brown
Jado Sewing Machine
FD Photo Studio NY
Mighty Prints NY LA
Modesi Fashion
Universal Sports Group
Sportswear store
Microtel Inn
Walker & White
Spin Recording Studios
PAYOMATIC
21 St-Queensbridge Sta
Big NY Chicken
Takeout
UPS Access Point location
Sadowsky Guitars
Musical instrument store
Bridgeview School of Fine Arts
Dunhill Auto Body, Inc
AirSea Packing
41st Ave
23rd St

Jobsite Access and Temp Office Location







Temporary Hoisting Area for Rooftop Equipment & Steel
One Traffic Lane Closure(DOT Permit in Place)

21st Street

21st Street

DRAWING SYMBOLS

- Construction Yodocks (Barriers)
- Cross the Street Safety Sign
- Garbage Containers
- Porta Potties
- Boom Lift

ARCHITECT
MSA MURDOCK SOLON ARCHITECTS
508 WEST 26TH STREET, SUITE 5B, NEW YORK, NY 10001
212.929.3336 WWW.MURDOCKSOLON.COM

OWNER
ELMS REALTY
10 LINORE AVENUE, MONSEY, NY 10952

INTERIOR DESIGNER
INPUT CREATIVE STUDIO
58 EAST 11TH STREET, 8TH FL, NEW YORK, NY 10003
646-694-2082 | WWW.INPUTCREATIVESTUDIO.COM

STRUCTURAL ENGINEER
BLUE SKY DESIGN
121 WEST 27TH STREET, STE 904, NEW YORK, NY 10001
646-230-6900 | WWW.BLUESKYDSGN.COM

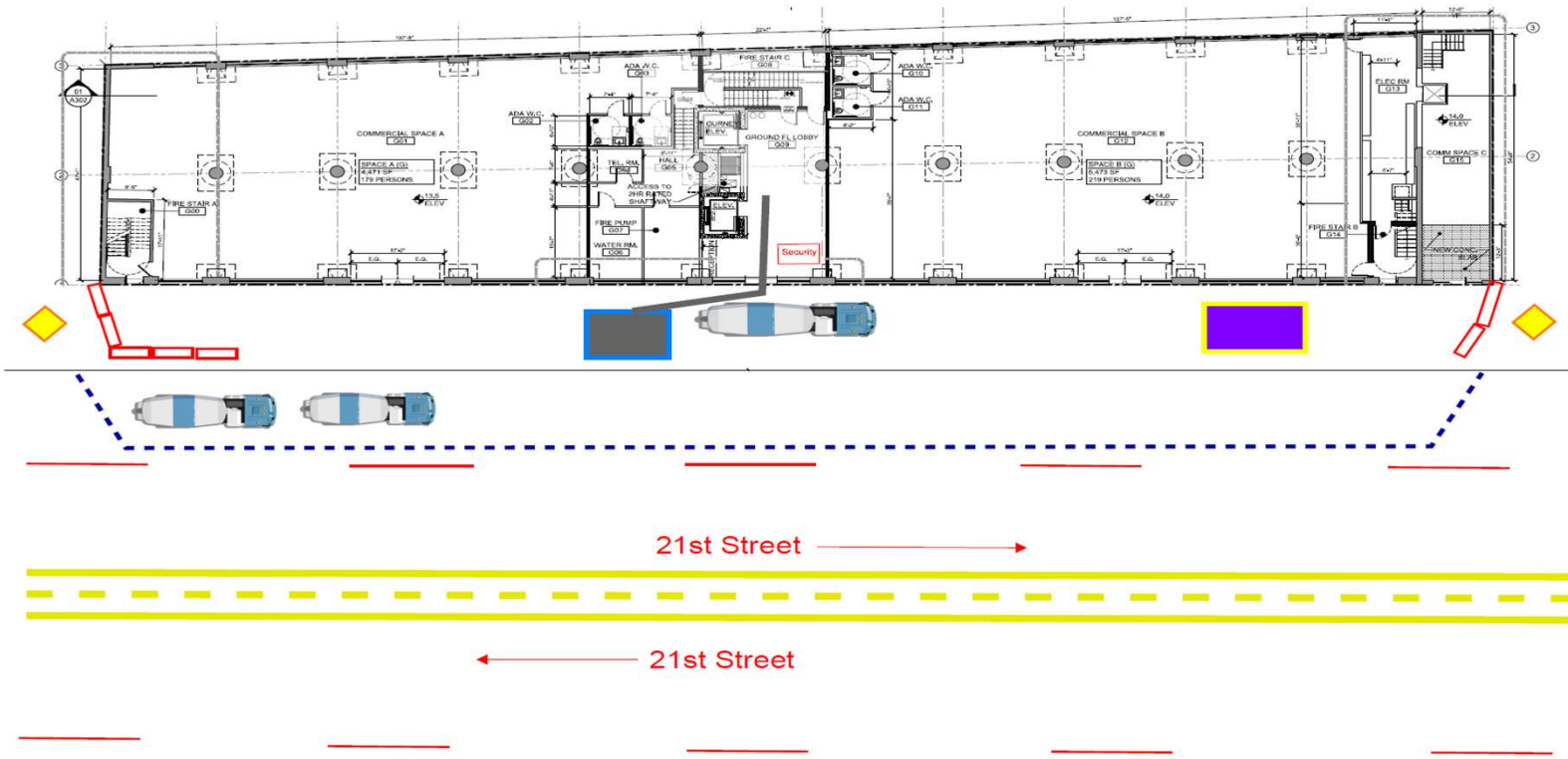
MEP ENGINEER
2LS CONSULTING ENGINEERING
150 WEST 30TH STREET, 4TH FL, NEW YORK, NY 10001
917-267-6945 | WWW.2LSCONSULTING.COM

EXPEDITER
MUNICIPAL BUILDING CONSULTANTS
233 BROADWAY, NEW YORK, NY 10007
212-791-6160 | WWW.MBCNYC.COM

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

BUILDING FLOOR NUMBER:
Ground Floor

DRAWING:
Site Logistics Plan



DRAWING SYMBOLS

- Construction Yodocks (Barriers)
- Cross the Street Safety Sign
- Concrete Truck
- Concrete Pump
- Washout Box

ARCHITECT
MSA MURDOCK SOLON ARCHITECTS
508 WEST 26TH STREET, SUITE 5B, NEW YORK, NY 10001
212.929.3336 WWW.MURDOCKSOLON.COM

OWNER
ELMS REALTY
10 LINORE AVENUE, MONSEY, NY 10952

INTERIOR DESIGNER
INPUT CREATIVE STUDIO
58 EAST 11TH STREET, 8TH FL, NEW YORK, NY 10003
646-494-3082 | WWW.INPUTCREATIVESTUDIO.COM

STRUCTURAL ENGINEER
BLUE SKY DESIGN
121 WEST 27TH STREET, STE 904, NEW YORK, NY 10001
646-230-6900 | WWW.BLUESKYDSGN.COM

MEP ENGINEER
2LS CONSULTING ENGINEERING
150 WEST 30TH STREET, 4TH FL, NEW YORK, NY 10001
917-267-5945 | WWW.2LSCONSULTING.COM

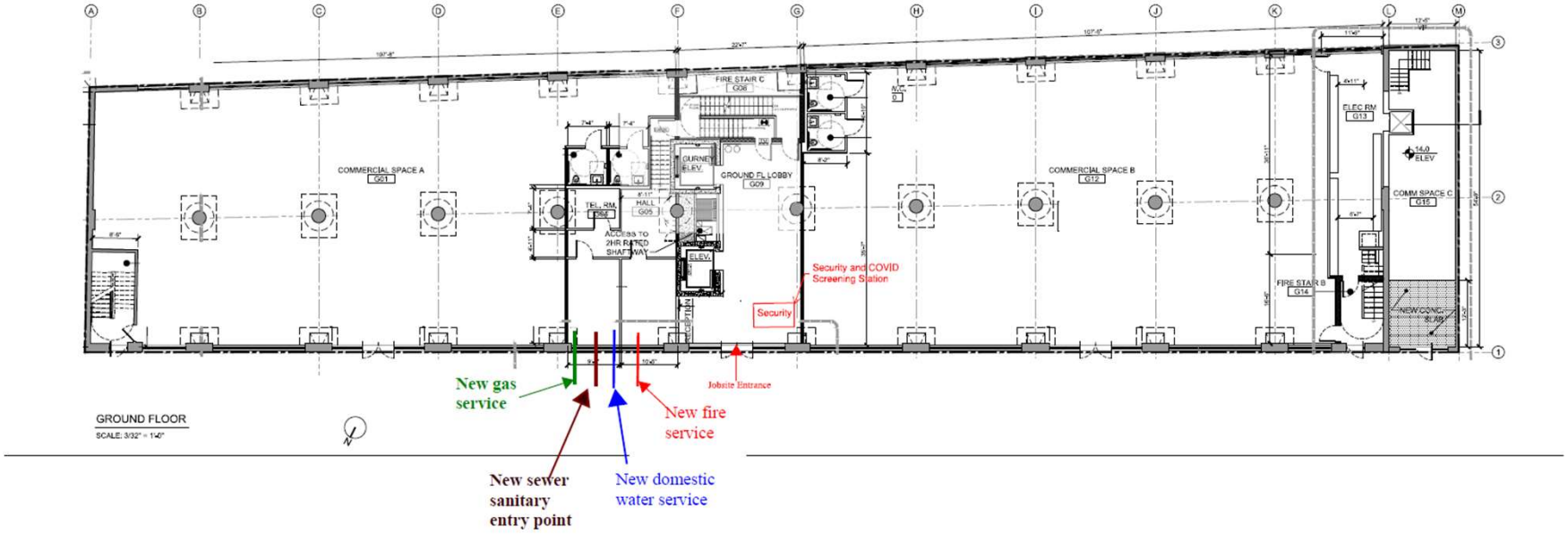
EXPEDITER
MUNICIPAL BUILDING CONSULTANTS
233 BROADWAY, NEW YORK, NY 10007
212-791-9390 | WWW.MBCNYC.COM

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

BUILDING FLOOR NUMBER:
Ground Floor

DRAWING:
Site Logistics Plan

Utility Service Entry Points



Urban Yard Constructability Review

CONNECT
CONSTRUCT

"Helping connect you to your goals"

For us at Connect Construct, constructability reviews are crucial elements of the preconstruction phase we like to put an emphasis on. This can be critical to ensuring a successful project by identifying and eliminating any potential discrepancies that can become an issue down the road.

A constructability review is a process we use during the bidding and preconstruction phases that allows us to infuse or construction knowledge into the design process. We noticed two discrepancies in the 90% Construction Document Set dated 10/28/20 that we have received thus far and based our overall project proposal on.

RFI Transmittal

Request for Information # 001 **Initiated Date: 3.8.21**

Project: **Response Required By: 3.22.21**

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

Submitted To:	Submitted By:
MSA Murdock Solon Architects 508 W 26th Street Suite 5B New York, NY 10003	Connect Construct 624 W 139th Street Suite 4D New York, NY 10031

Subject	Discipline	Co-Author	Reference Information
Roof Design	Roofing		Architectural Drawings

Information Requested

Please provide more information regarding roof design for construction. The drawings provided are not clear on whether there is a new membrane being installed or if the existing is staying.

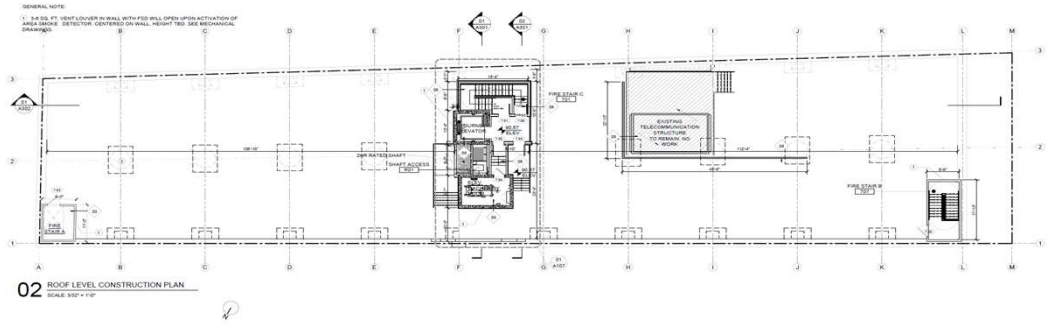
If existing stays: Are there any repairs needed? Has there been a history of leaks? Please provide details for roof penetrations and pitch pockets.

If there is new roof: Please provide specifications for desired system. Please provide details for roof penetrations and pitch pockets.

ENGINEER/ ARCHITECT RESPONSE

Your immediate response is required to avoid delays in detailing, engineering, fabrication, and installation.

Answered by: Date Answered:



1. RFI #001 – Roof Construction Design

- It is unclear in the drawings provided whether the roof construction is to be new or if there is an existing membrane to remain. Both options will require further information and input from the design team. If the roof is to remain then it is necessary to know if it needs any repairs which would be contingent on when the existing membrane was installed and the system that was installed. Roofs generally need repaired or replaced every 20 years on average. If there is to be a new roof membrane installed then Connect Construct will need to know the desired manufacturer, R-Value requirements, and warranty requirements. For both options, existing and new, we will need further details for roof penetrations and pitch pockets.

RFI Transmittal

Request for Information # 002 **Initiated Date:** 3.8.21

Project: **Response Required By:** 3.22.21

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

Submitted To:	Submitted By:
MSA Murdock Solon Architects 508 W 26th Street Suite 5B New York, NY 10003	Connect Construct 624 W 139th Street Suite 4D New York, NY 10031

Subject	Discipline	Co-Author	Reference Information
Bulkhead Exterior Masonry	Brick Masonry		Architectural Drawings

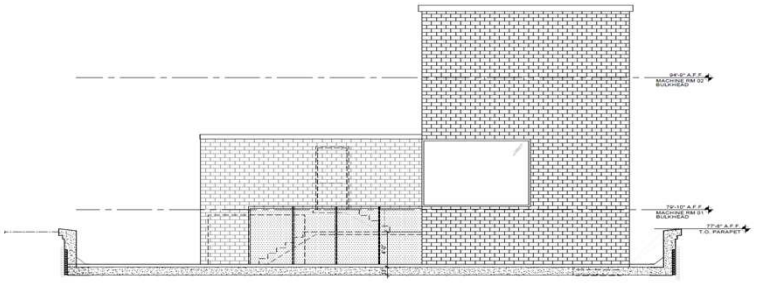
Information Requested

Please provide more information regarding masonry curtain wall at roof bulkhead exterior. Additional information required for brick type/design, desired manufacturer, specified brick ties and waterproofing/vapor barrier system.

ENGINEER/ ARCHITECT RESPONSE

Your immediate response is required to avoid delays in detailing, engineering, fabrication, and installation.

Answered by: Date Answered:



1. **RFI #002 – Bulkhead Masonry Curtain Wall**

- There is further information required for the construction of the masonry curtain wall cladding for the new rooftop bulkhead. Clarification is needed on the type of brick (size, pattern, colors, manufacturer, grade) as well as general masonry curtain wall such as brick ties and horizontal reinforcement.

Site Safety

- Nothing is more important than worker safety
- Construction ranks one of the highest in occupational hazard industries
- Connect Construct EMR = 0.79
- EVERYBODY GOES HOME SAFE

CONNECT
CONSTRUCT
"Helping connect you to your goals"

Typical Construction Floor Safety Mitigation Floor Plan

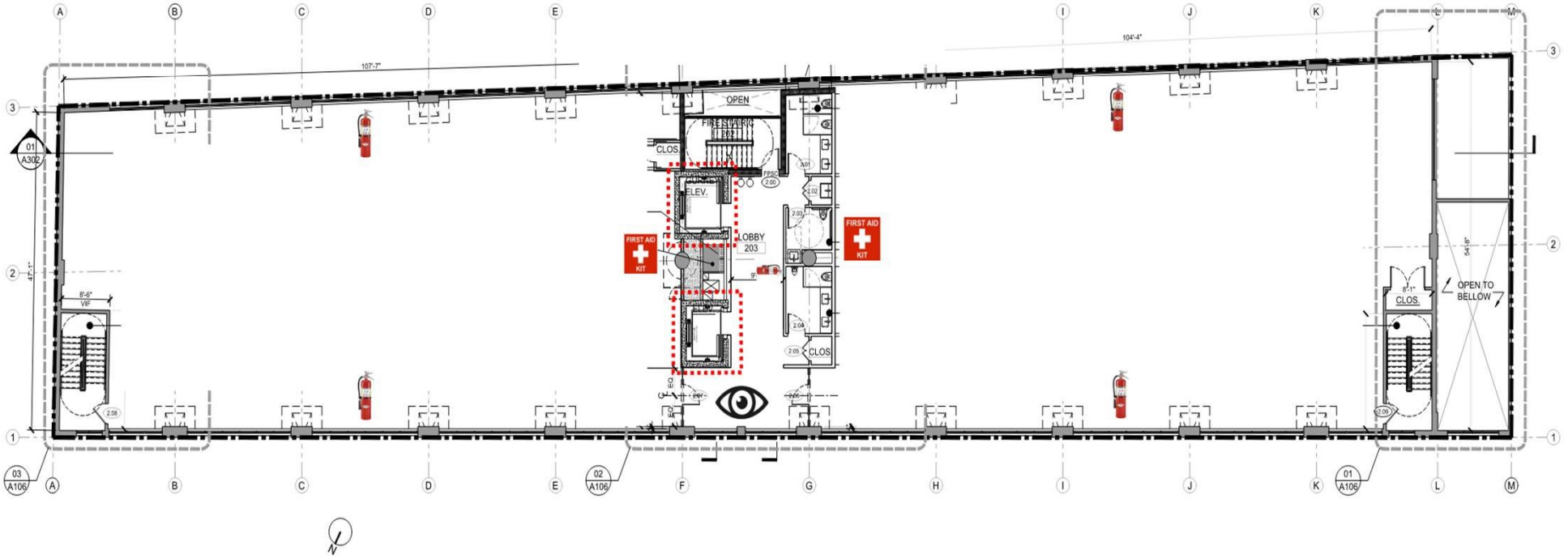
Fire Extinguisher Location

Eyewash Station Location

Fall Protection Barrier

FIRST AID KIT

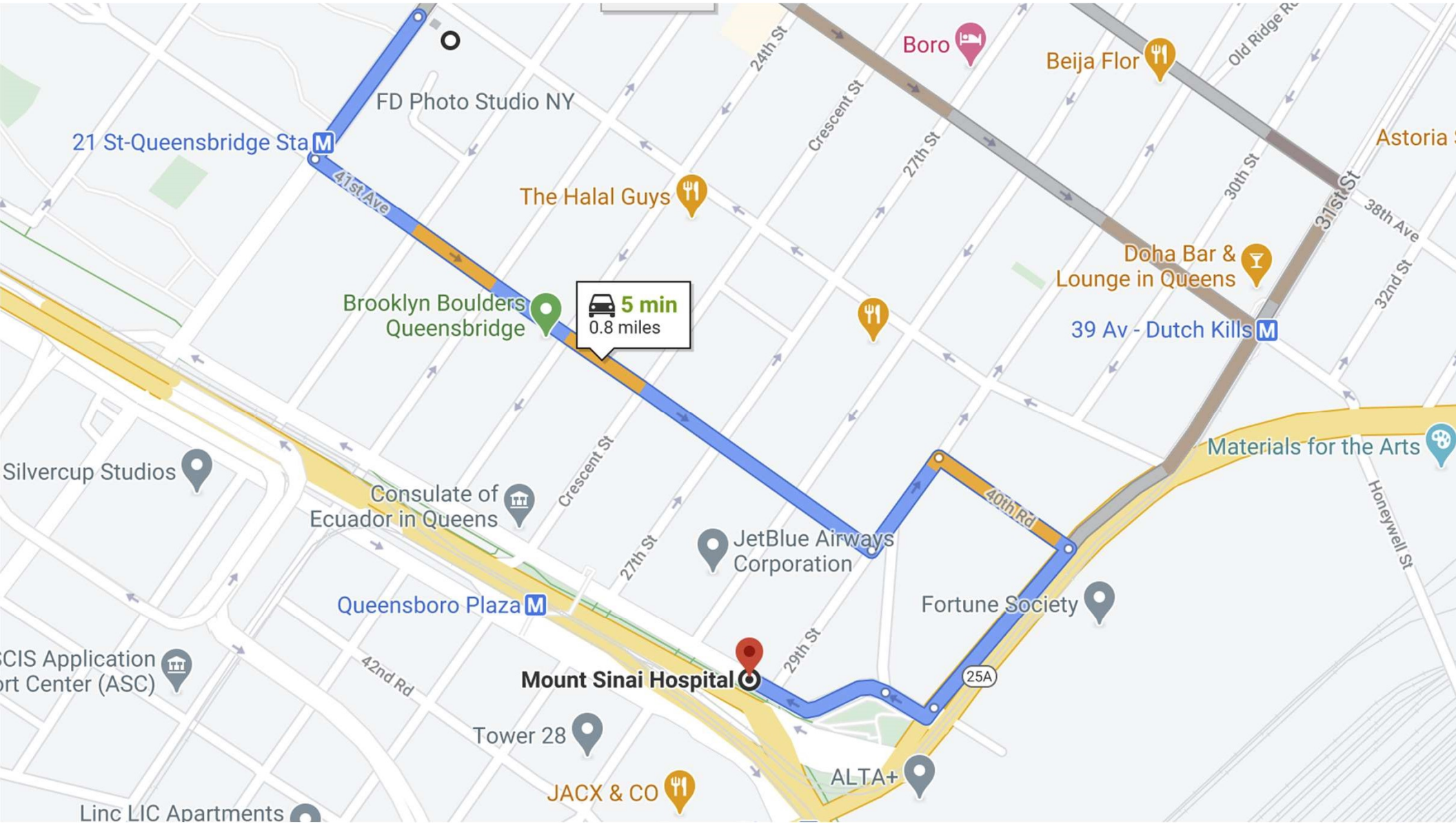
First Aid Kit Location

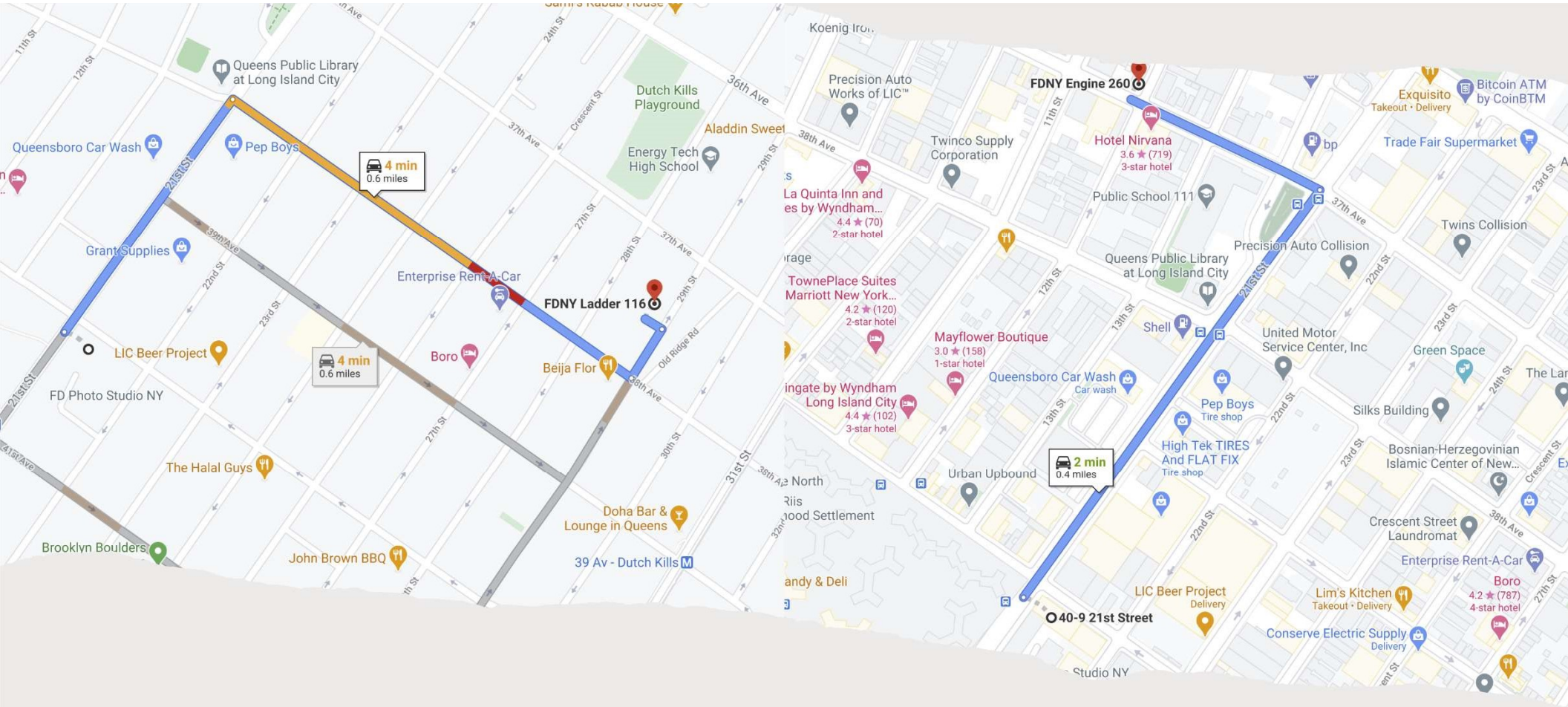


Safety Risks

CONNECT
CONSTRUCT
"Helping connect you to your goals"

- Fall Hazards
- Hot Works
- COVID-19
- Material Hoisting


Boro
Beija Flor
FD Photo Studio NY
21 St-Queensbridge Sta
41st Ave
24th St
Crescent St
27th St
30th St
31st St
38th Ave
32nd St
Old Ridge Rd
Astoria
The Halal Guys
Doha Bar & Lounge in Queens
Brooklyn Boulders Queensbridge
5 min
0.8 miles
39 Av - Dutch Kills
Materials for the Arts
Silvercup Studios
Consulate of Ecuador in Queens
Crescent St
40th Rd
Honeywell St
JetBlue Airways Corporation
27th St
Queensboro Plaza
Fortune Society
29th St
42nd Rd
Mount Sinai Hospital
25A
Tower 28
ALTA+
JACX & CO
Linc LIC Apartments



URBAN YARD PROXIMITY TO FIRE HOUSES

CONNECT CONSTRUCT QUALITY ASSURANCE AND QUALITY CONTROL

CONNECT CONSTRUCT
"Helping connect you to your goals"

Quality Assurance and Quality Control are key components to the successfully delivery of any construction program. Here at Connect Construct we have a robust, integrated program for both.

Quality Assurance comes first to make sure everything to be installed and constructed conforms with the design intent and specifications.

Quality Control is an ongoing process carried out during the construction phases with continuous inspection and verification that items installed, and work carried out continue to remain in conformance.

Quality Assurance:

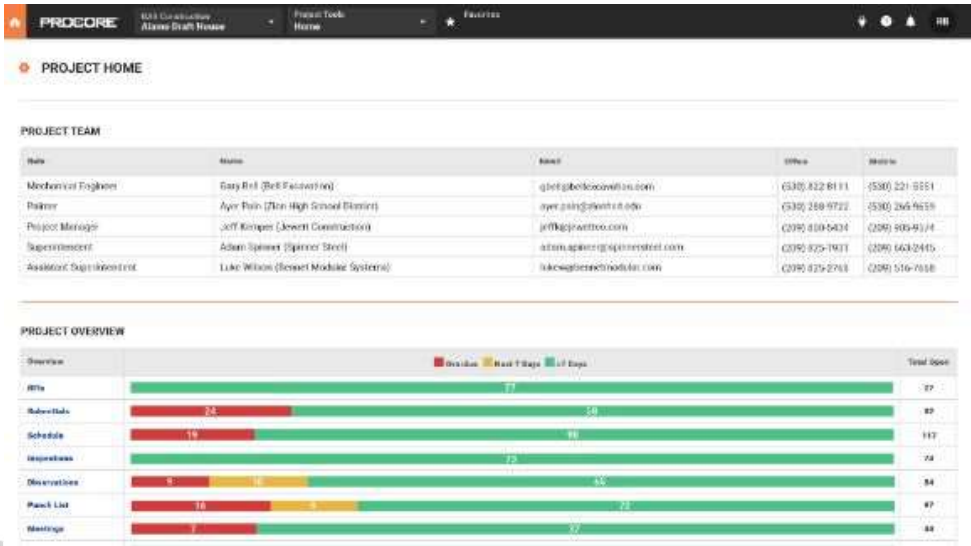
- Submittals
- Mockups and samples
- Manufacturer Certifications and Warranties

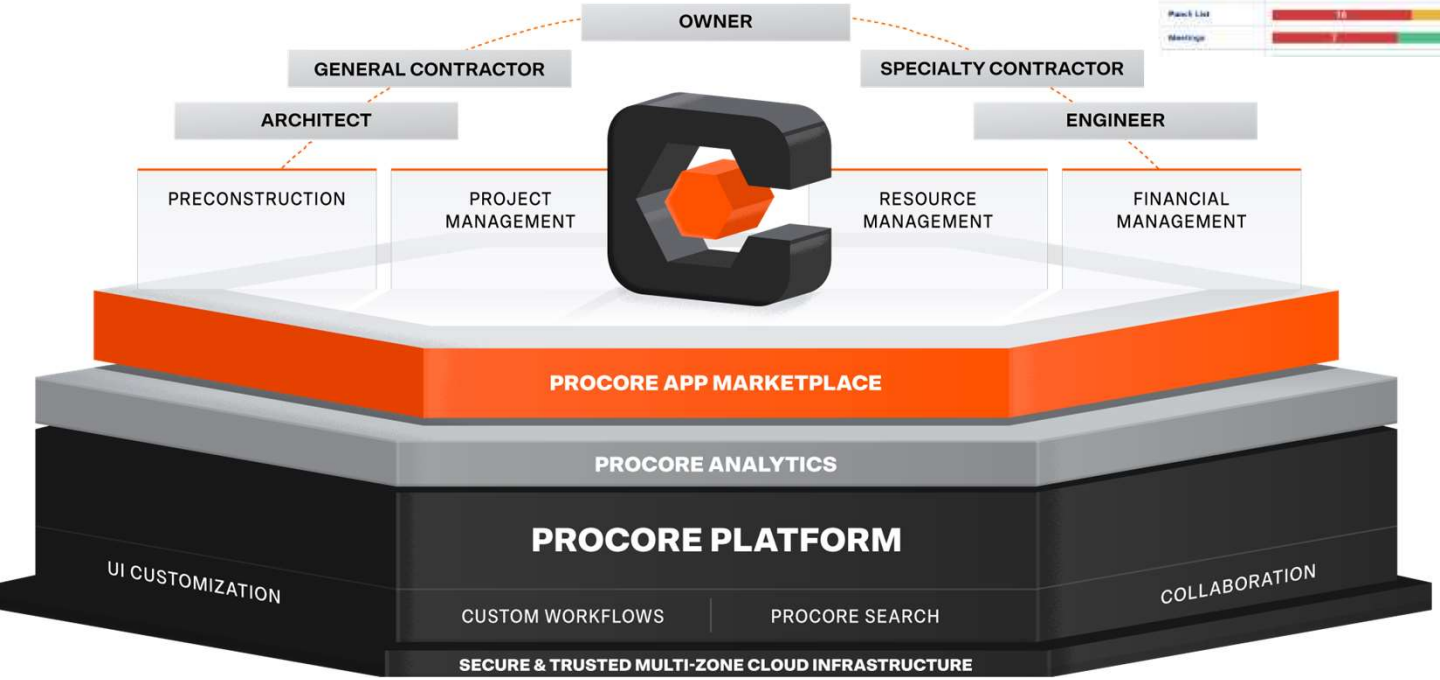
Quality Control:

- Delivery Inspections
- Testing and Inspections
- Daily Reports and Field Inspections

CONNECT CONSTRUCT

"Helping connect you to your goals"





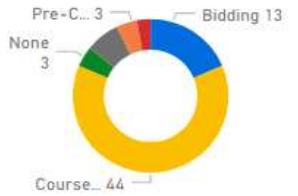
Submittal Insights

Projects	Submittals	Open	Late	Avg Days Late
28	467	263	62	30.72

Is Late?
- ☐ No
- ☐ Yes

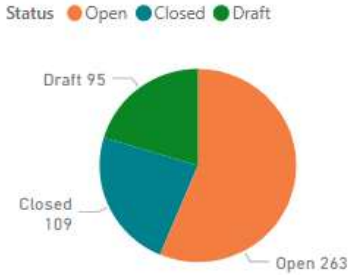
Due Date: 9/15/2018 – 8/6/2024

Projects By Stage



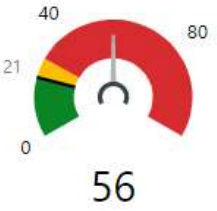
By Project & Location

Submittal Attributes



Avg Days to Close by Contractor

Avg Days to Close



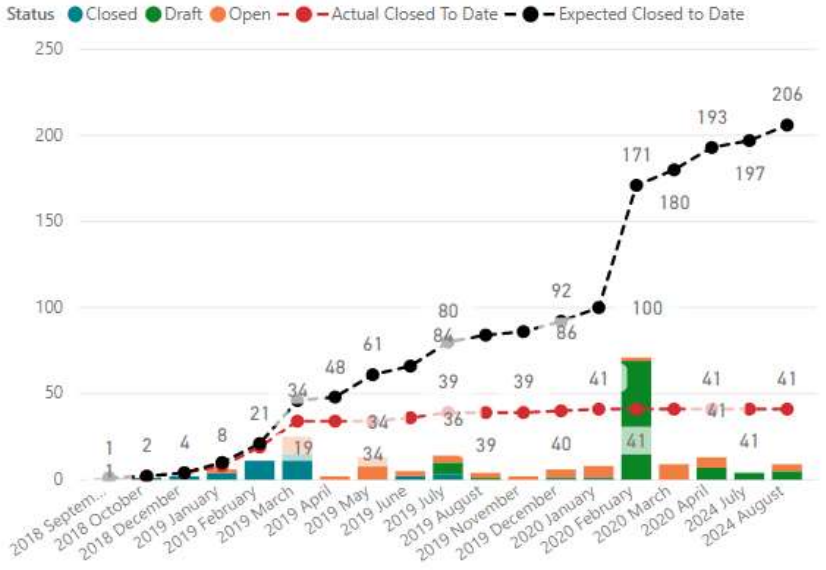
Project

All

Submittal Status

All

Overall Submittal Progress by Due Date



Submittal Closure Metrics

Contractor	Count	Sub Submission	Approver Review	Response To Close	Avg Days to Close
Pat & Sam Inc.	21				131.50
Owen & Co.	15				0.00
Amy & Co.	10				0.00
Simon's Shop	9	8.22	10.11	44.00	48.23
Misc. Supplies	8				0.00
Pat & Sam Inc.	6	4.60	9.60	1.88	146.57
Owen & Co.	6	19.17	12.00	-5.31	126.07
Amy & Co.	5	7.20	6.60	4.63	11.78
Simon's Shop	5	9.40	5.20	3.70	49.94
Total	**109**	**9.13**	**12.98**	**21.63**	**56.24**

Ball In Court Company

All

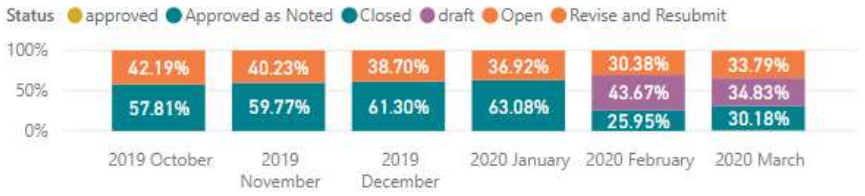
Ball In Court

All

Submittal Manager

All

Submittal Trending (last 6 months)

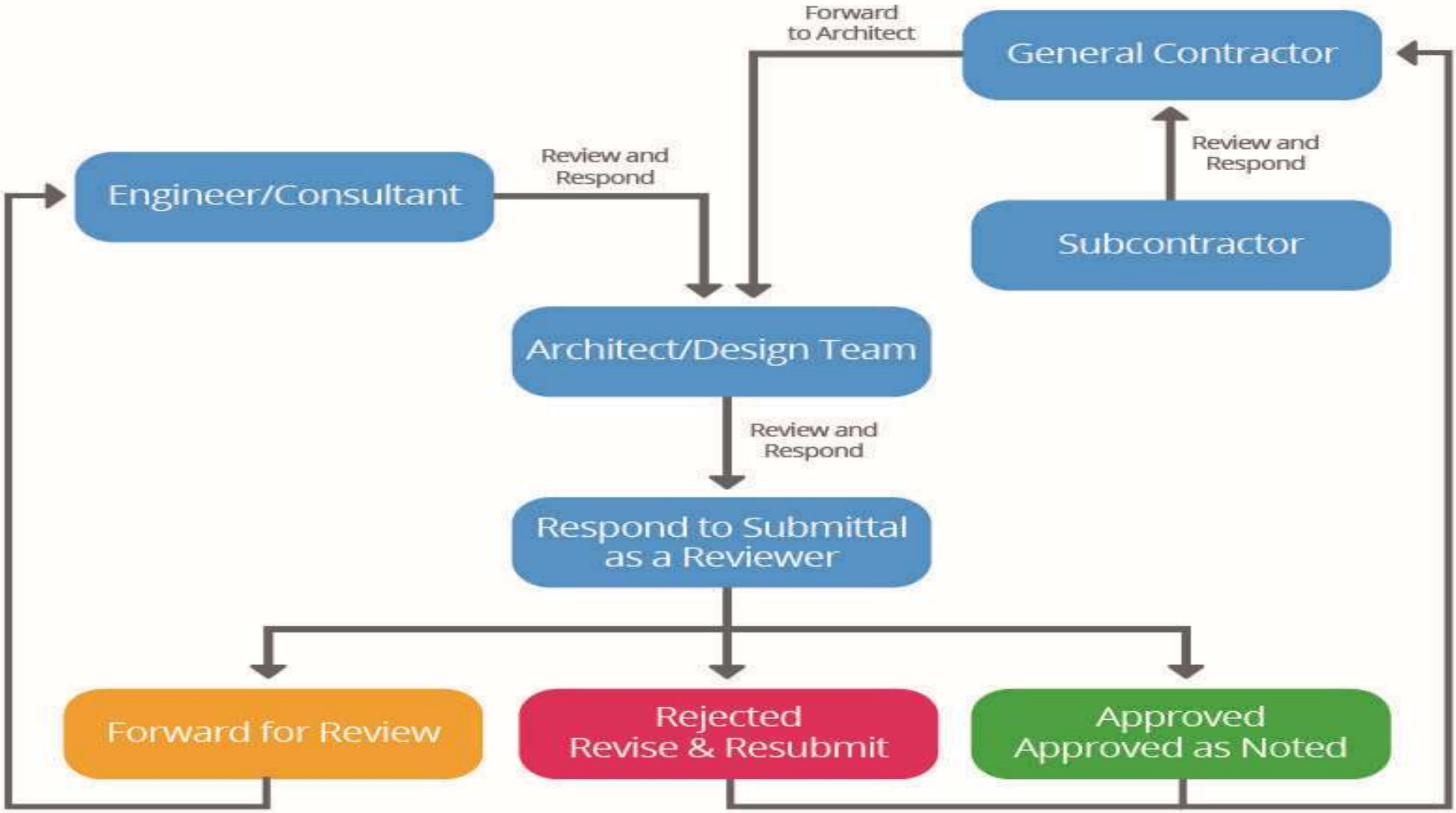


Responsible Contractor

All

Submittal Approver

All


Forward
to Architect
General Contractor
Review and
Respond
Subcontractor
Review and
Respond
Engineer/Consultant
Architect/Design Team
Review and
Respond
Respond to Submittal
as a Reviewer
Forward for Review
Rejected
Revise & Resubmit
Approved
Approved as Noted

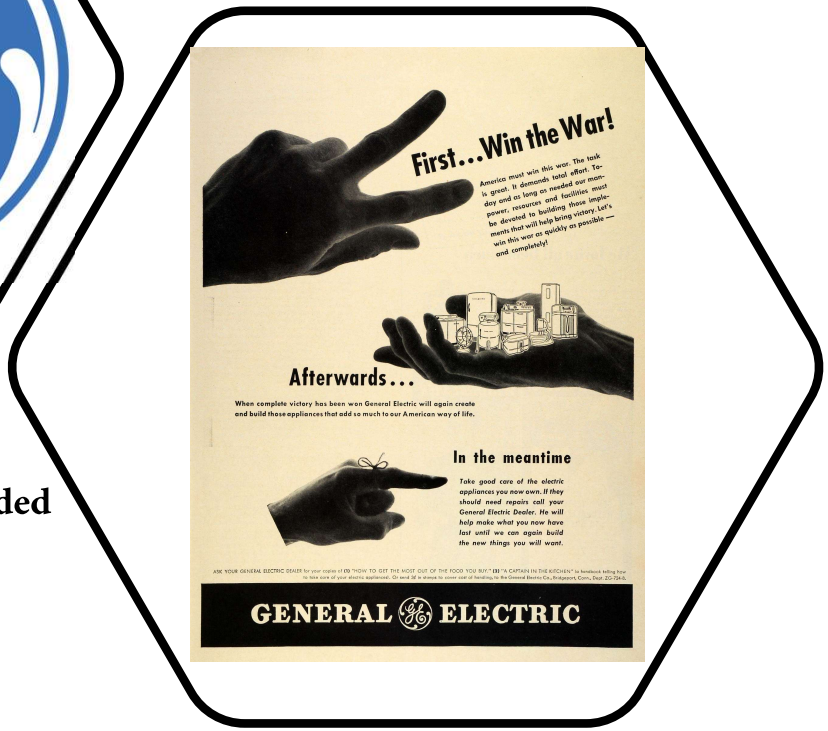
Value Engineering

What is Value Engineering?

Also known as a value analysis, is the process of evaluating documented design to identify potential alternative methods, systems, or materials that will benefit the owner by enhancing the life cycle of the project." – CSI PRM 4.7.7

Value engineering relies heavily on team building, effective communication, and efficient decision making to reach creative solutions. By working together, we are able to arrive at unique approaches to specific design elements to satisfy your project vision and save you money on the project cost.

CONNECT
CONSTRUCT
"Helping connect you to your goals"



The term Value Analysis was first coined by General Electric during World War II. Due to the shortage of materials in that period they needed to find substitutes. As they found options that were available, cost less, and performed equally well or better, Value Analysis became a process inherent in their operational approach. Keeping in spirit with this, Connect Construct has maintained an ethos of keeping value analysis/engineering as an inherent element in how we approach a project.

Elkay SwirlFlo Bi-Level Fountain Non-Filtered Non-Refrigerated, Freeze Resistant Stainless

EDFPBM117FPK

$4,513

(List price shown in US dollars. Actual selling price may vary.)

WHERE TO BUY

★★★★★ **0 Reviews**

2 questions and **2 answers** for this product

WRITE A REVIEW

Elkay ERPBM28K Refrigerated Drin SwirlFlo, 8.0 GPH Water Cooler, AD Non-Filtered, Stainless Steel

ELKAY

Lead Time - 3 to 7 business days (Due surge in orders, lead times may be exte

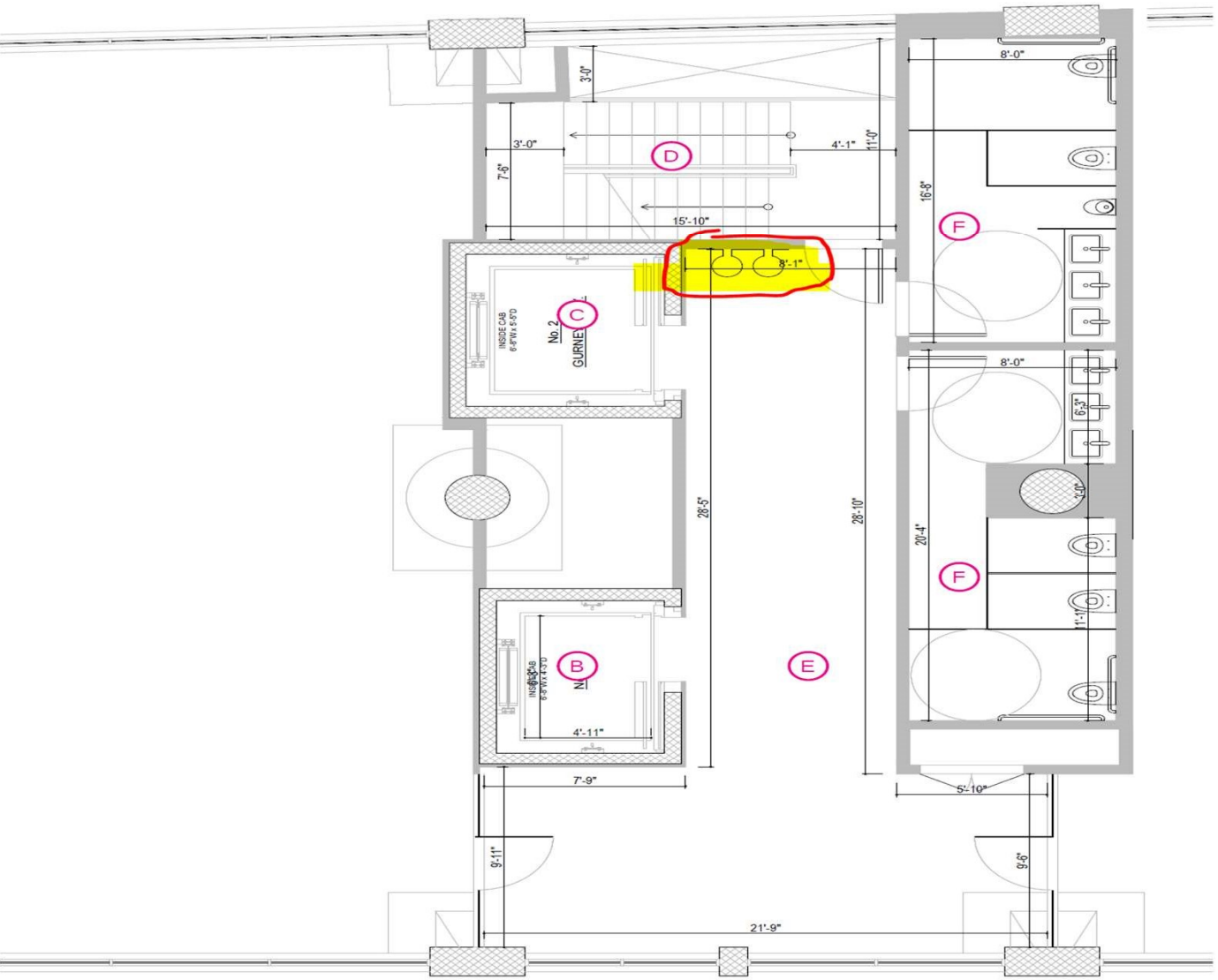
Our Price: **$1,899.00**

List Price: ~~$4,757.00~~ | Savings: $2,858.00

SKU: ERPBM28K

Availability: ✔ In Stock

CHOOSE YOUR PRODUCT OPTIONS:



02-06 SECOND TO SIXTH FLOOR PLAN
SCALE: 3/8" = 1'-0"

AREA MARK	NAME	PAGE
B	ELEVATOR-A	I-12
C	ELEVATOR-B	I-12
D	STAIRWELL	I-11
E	TYP. HALLWAY	I-08
F	PUBLIC RESTROOM	I-13

PLAN KEY

Value Engineered Results

Cost for Elkay as Specified Option $27,078.00

Cost for Elkay VE Option $11,394.00

Total Savings of $15,683.00

ELKAY®
SPECIFICATIONS

Elkay SwirlFlo Fountain Bi-Level ADA Non-Filtered
8 GPH Stainless
Model ERPBM28K

PRODUCT SPECIFICATIONS

Elkay SwirlFlo® Fountain Bi-Level ADA Non-Filtered, 8 GPH Stainless. Chilling Capacity of 8.0 GPH (gallons per hour) of 50° F drinking water, based on 80° F inlet water and 90° F ambient, per ASHRAE 18 testing. Furnished with Flexi-Guard® Safety bubbler. Mechanical Front Bubbler Button activation. Product shall be Wall Mount (In-Wall Frame/Plate), for Indoor applications, serving 2 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120. Unit shall be lead-free design which is certified to NSF/ANSI 61 & 372 (lead free) and meets Federal and State low-lead requirements.

Finish:	Stainless Steel
Power:	115V/60Hz
Bubbler Style:	Flexi-Guard® Safety
Activation by:	Mechanical Front Bubbler Button
Mounting Type:	Wall Mount (In-Wall Frame/Plate)
Chilling Option*:	8.0 GPH
Rated Watts:	370
Dimensions (L x W x H):	38-1/2" x 19" x 40-13/16"
Approx. Shipping Weight:	141 lbs.
Installation Location:	Indoor
No. of Stations Served:	2
*Based on 80° F inlet water & 90° F ambient air temp for 50° F chilled drinking water.	

- Mechanically-Activated bubbler continues to supply water in event of service disruptions.

COOLING SYSTEM

- Compressor: Hermetically-sealed, reciprocating type, single phase. Sealed-in lifetime lubrication.
- Condenser: Fan cooled, copper tube with aluminum fins. Fan motor is permanently lubricated.
- Cooling Unit: Combination tube-tank type. Continuous copper tubing with is fully insulated with EPS foam that meets UL requirements for self-extinguishing material.
- Refrigerant Control: Refrigerant R-134a is controlled by accurately calibrated capillary tube.
- Temperature Control: Easily accessible enclosed adjustable thermostat is factory preset. Requires no adjustment other than for altitude requirements.

AMERICAN PRIDE. A LIFETIME TRADITION.
Like your family, the Elkay family has values and traditions that endure. For almost a century, Elkay has been a family-owned and operated company, providing thousands of jobs that support our families and communities.

Included with Product: Fountain, Chiller, Mounting Frame

▼ Ships in multiple boxes.

PRODUCT COMPLIANCE

ADA & ICC A117.1
Buy American Act
CAN/CSA C22.2 No. 120
NSF/ANSI 61 & 372 (lead free)
UL 399

Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.

Installation Instructions (PDF) - 1000003097
Installation Instructions (PDF) - 97924C
Installation Instructions (PDF) - 97153C

5 Year Limited Warranty on the refrigeration system of the unit. Electrical components and water system are warranted for 12 months from date of installation. **Warranty pertains to drinking water**

Sustainable Construction

Why is Sustainable Construction Important?

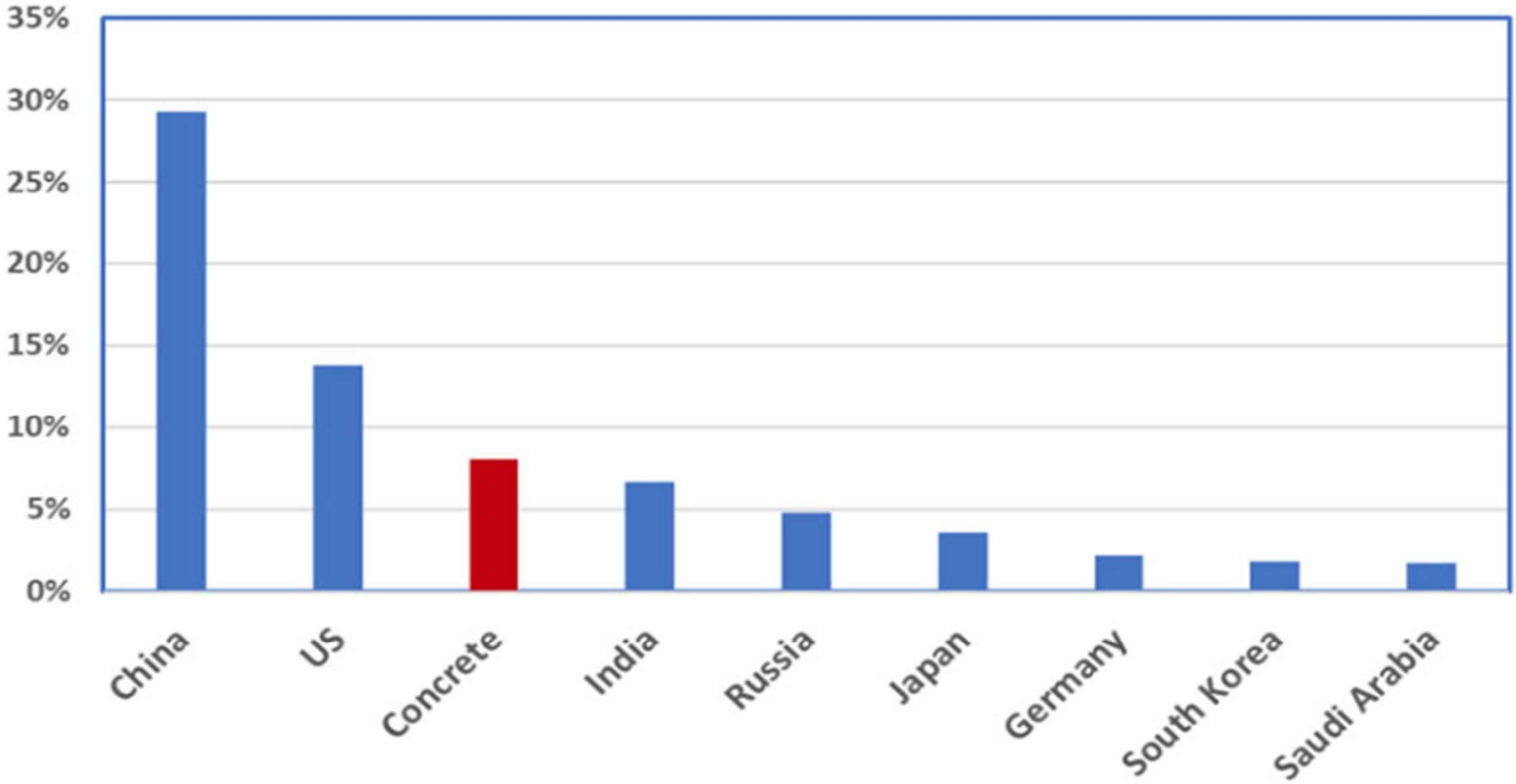
- Construction makes up approx. 6.36% of the American GDP.
- Many smaller industries make up the construction industry
- Rapidly growing population + finite resources on Earth.
- Sustainable construction is not just about the creation of a building that has a low environmental impact; it is a new approach in the building sector that improves the way people live and build.

How does construction affect climate change?

- Poorly designed and constructed building use more energy, increasing the demand on energy production and contributing to global warming.

- Large amounts of natural resources go into producing construction products.

- Concrete: Concrete is the most widely used artificial material in existence. The only thing we consume more than concrete is water. The production of concrete releases massive amounts of carbon dioxide into the atmosphere.



If concrete were a country, it would be the third-highest emitter of carbon dioxide.

Sustainable Measures for Urban Yard

- Recycled concrete
- Dust control measures (Spraying water & dust collectors)
- Waste management services.
- Indoor Air Quality Plan
- Noise control / reduction

MR. T CARTING

Learn More About
Recycled Concrete

We are dedicated to providing you with high-quality concrete pumping services with minimal environmental impact.

CONTACT US

CONNECT
CONSTRUCT
"Helping connect you to your goals"

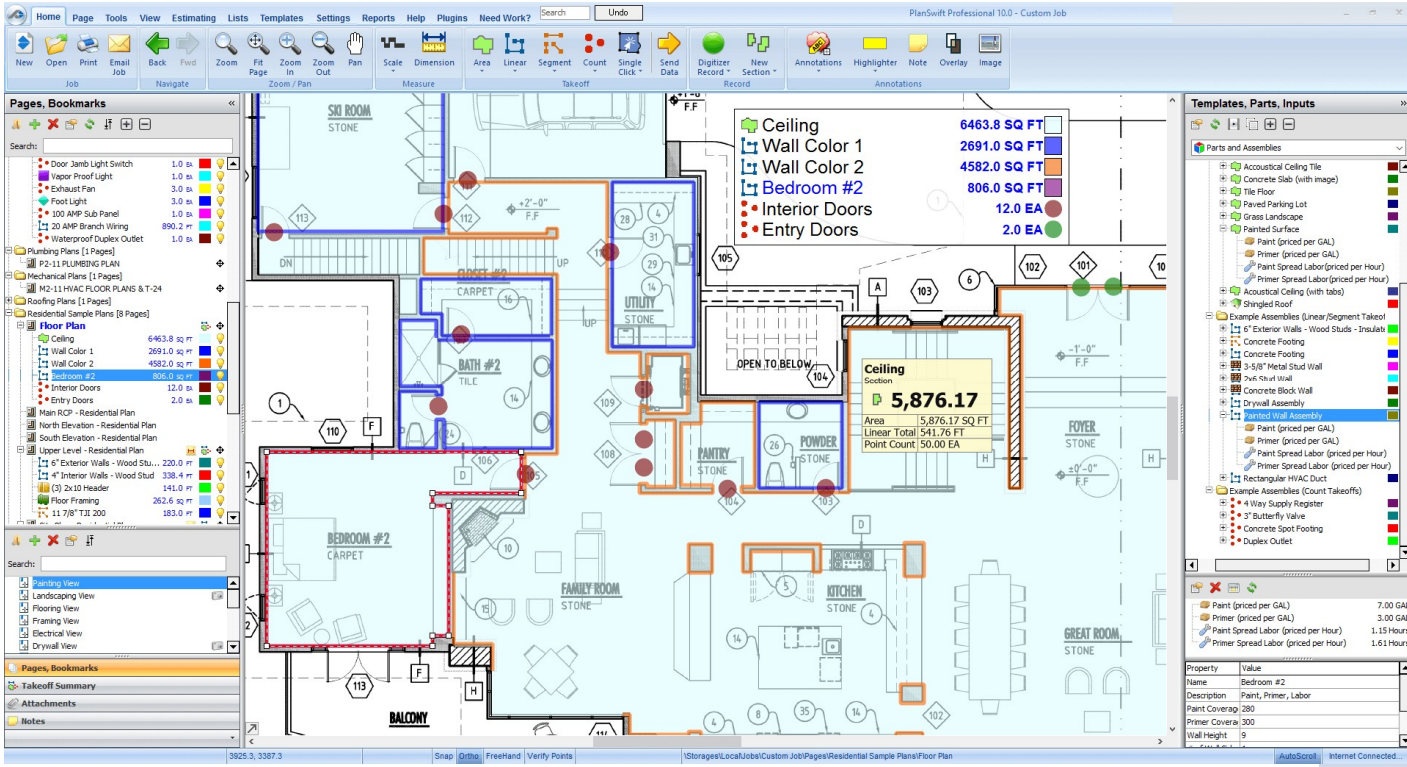
Construction Technology

Construction Technology

Procore

- Track RFI & Submittals
- View all drawings and revisions
- View project specifications
- View and distribute meeting minutes
- View and distribute daily reports
- View and distribute punch lists

Construction Technology

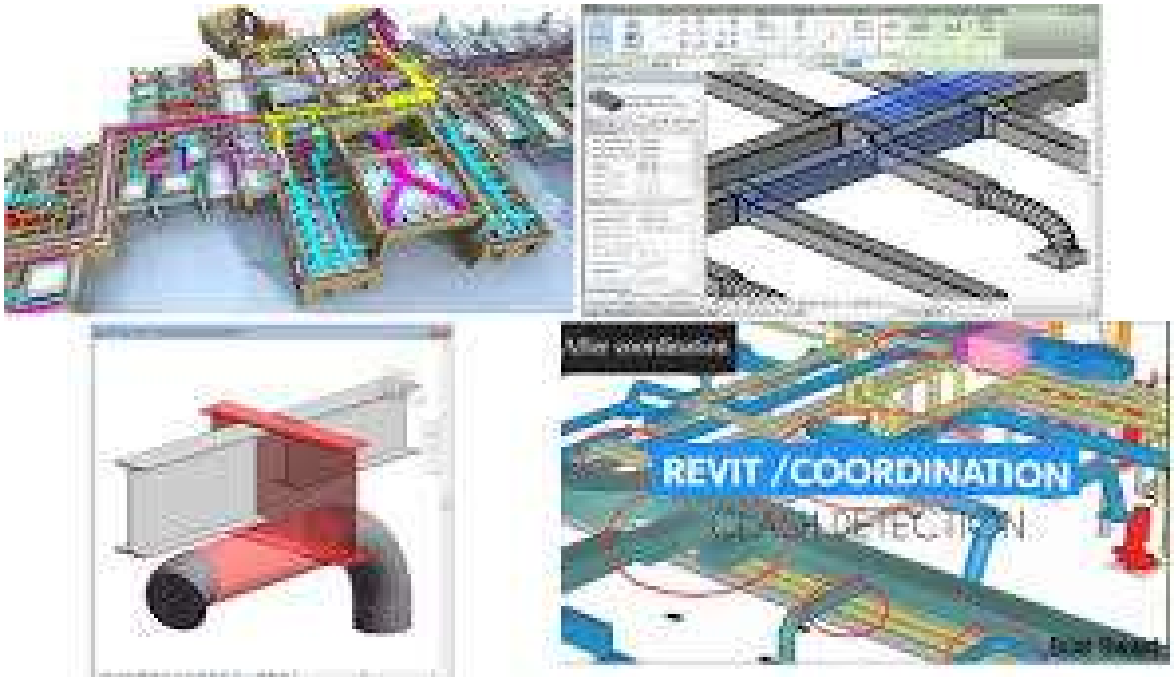


Planswift

- View and markup drawings
- Perform detailed quantity take offs
- Generate comprehensive reports
- Scale drawings
- Overlay drawings to easily view revisions

planswift
The #1 Takeoff & Estimating Software

Construction Technology



Navisworks

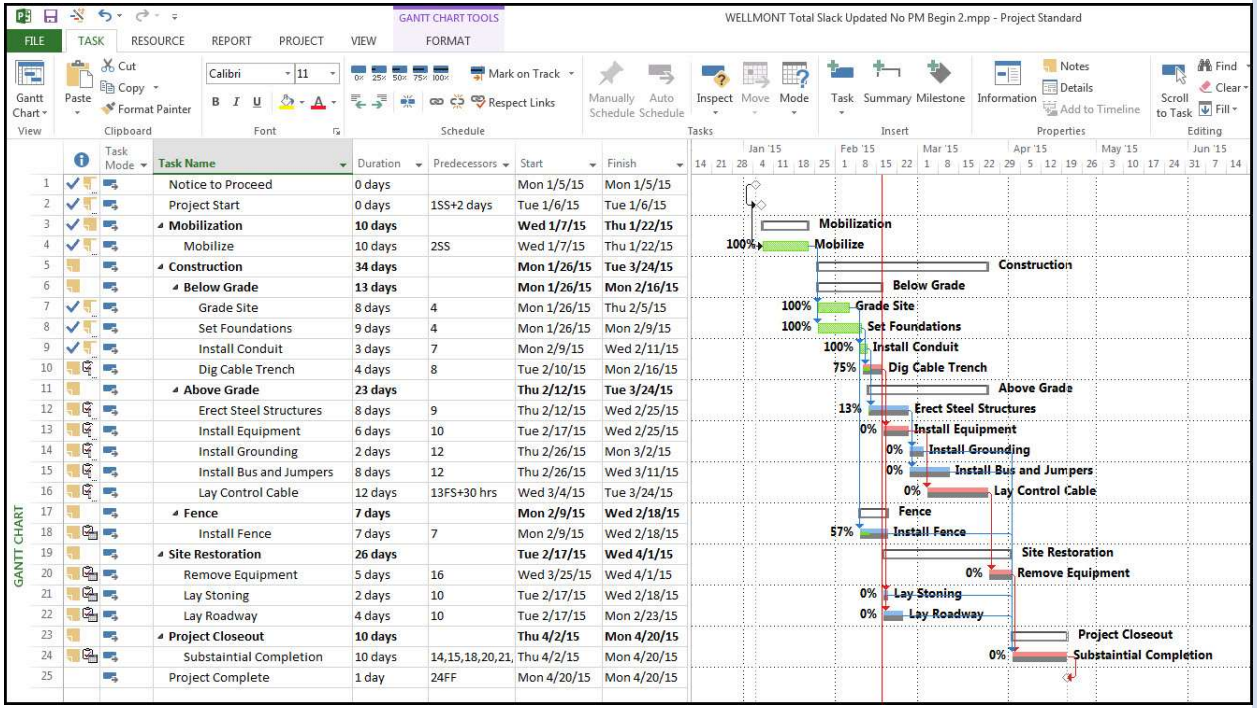
- 3D Building Modelling
- Clash detection
- Expedited fabrication
- Solve and identify potential construction issues virtually, saves time and prevents delays

AUTODESK®
NAVISWORKS

Construction Technology

Microsoft Project

- Develop and update project schedule
- Develop Critical Path
- Develop and maintain project plan
- Allocation of resources
- Generate logical visual for team members to follow



Project

CONNECT
CONSTRUCT

"Helping connect you to your goals"