



Interior Renovation Project: 40-09 21st Street, Long Island City



April 26, 2021



April 26, 2021

Mr. Mayer Steg

CEO

Elms Realty Corp.

10 Linore Ave

Monsey, NY 10952

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

Dear Mr. Steg,

SKY Construction Group appreciates the opportunity to present our proposal for the renovation and construction of 40-09 21st Street in Long Island City. Established in 1990, we are recognized as an industry leader in the residential and mixed-use development sectors with specializations in renovation and adaptive reuse projects.

SKY Construction Group has reviewed the specifications and construction documents provided with the RFP dated October 10, 2020. Our team has drafted an enclosed baseline schedule for your review; in sum, we expect to begin construction on June 1, 2021 and have the project completed by **April 28, 2022**, amounting to a total duration of **331 days** at a total project cost of **\$11,966,677.38**.

As your construction partner, we are excited to help bring this renovation project to fruition on budget and on time. Please do not hesitate to reach out with any questions, comments, or concerns.

Sincerely,

Yaakov Roffman

Yaakov Roffman

President & CEO

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Section 01 *Project Understanding*

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PROJECT	Interior Renovation Project 40-09 21st Street, Long Island City, NY 11101
CLIENT	Mayer Steg Elms Realty 10 Linore Ave Monsey, NY 10952
ARCHITECT	Murdock Solon Architects
STRUCTURAL ENGINEER	Blue Sky Design
MEP ENGINEER	2LS Consulting Engineering

SKY Construction Group has thoroughly reviewed the supporting documents and understands the scope of work for this interior renovation project. Our team has determined that our focus of the project is to review the existing conditions of the building before beginning demolition work. SKY Construction Group is well known for their expertise in assessing the structural integrity and quality of the existing conditions.

The renovation will introduce two new elevator shafts and a new set of stairs along the north side of the building. The renovation will offer new lobby space, office spaces, and typical commercial programming needs like phone rooms, closets, and bathrooms. The project also will include new lighting throughout the building, new MEP infrastructure, including an HVAC system placed on the roof, and new plumbing systems.

SKY Construction Group is pleased with our work when it comes to these types of commercial renovation projects and we are delighted to begin working with you on developing a project that will not only offer new office space for the surrounding community but will provide an opportunity to help the neighborhood. Through this collaboration of our construction expertise and design teams we can offer an efficient project schedule and timeline with quality work and a successful completed project.

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PROJECT NAME:	Interior Renovation	
LOCATION:	40-09 21st Street Long Island City, NY 11101	
DATE:	April 26, 2021	
PROJECT SCOPE	SUBCONTRACTOR TRADES	SCOPE OF WORK
DEMOLITION	Demolition Structural Engineer	<ul style="list-style-type: none"> DM-101.00: Remove two loading berth DM-101.00: Demo center stair opening at all floors. 1st floor to 6th floor and roof DM-101.00: Two columns to be removed
EXCAVATION	Excavation	<ul style="list-style-type: none"> DM-101.00: Approx. 250 sqft selective excavation in cellar (Comm Space G 15).
FOUNDATION	Formwork Concrete Rebar Backfill	<ul style="list-style-type: none"> A-101.00: Passenger Elevator Pit footing and foundation (details @ FO-101b.00) A-101.00: Gurney Elevator Pit footing and foundation (details @ FO-101b.00) A-101.00: Concrete Slab in cellar (Comm Space G 15) FO-101b.00: Stair Shaft C footing and foundation
STRUCTURAL	CMU Shafts Concrete Ironworkers Masonry Roofing Steel	<ul style="list-style-type: none"> A-301.00: Passenger Elevator (Pit, 6 stories, Passenger Elevator Machine Room) A-301.00: Gurney Elevator (Pit, 7 stories, Gurney Elevator Machine Room) A-303.00: Stair Shaft C (Cellar, 6 stories, bulkhead) S101c.00: Ground Floor Framing Steel (W8x28, Face mounted steel shear lab) S-102.00: Second - Sixth Floor Elevator Framing W10x26, New floor infill, concrete header over elevators S-102.00: Second - Sixth Floor Stair Shaft C Lintel S-104.00: Roof Floor Elevator Framing W10x26, New floor infill, concrete header over elevators S-104.00: Roof Stair Shaft C W10x26 S-105.00: Roof Steel frame ACCU Units S-106.00: Bulkhead Hoist beam, Double joint box
ARCHITECTURAL	Drywall Insulation	<ul style="list-style-type: none"> A-101.00: Ground Floor Lobby, Hallways, Interior Rooms, Doors A-102.00: Second Floor Lobby, Closets A-102.00: Sixth Floor Lobby, Closets
MECHANICAL	Ductwork Fire Alarm HVAC Roofing Sheet Metal	<ul style="list-style-type: none"> A-101.00: Ground Floor Lobby, Hallways, Interior Rooms, Doors A-102.00: Second Floor Lobby, Closets A-102.00: Sixth Floor Lobby, Closets A-103.00: Roof Elevator Machinery Room A-103.00: Bulkhead Elevator Machinery Room M-302.00: 12 vents connected with refrigerant pipes M-304.00: Roof Plan, 12 MUA on dunnage
ELECTRICAL	Electric Lighting Emergency Lighting	<ul style="list-style-type: none"> A-121.00: Cellar LT10, LT12, LT14 A-121.00: Ground Floor LT2, LT4, LT5, LT8, LT11, LT12, LT15 A-122.00: Second Floor LT2, LT4, LT5, LT11, LT12, LT15 A-122.00: Third Floor LT2, LT4, LT5, LT11, LT12, LT15 A-123.00: Fourth Floor LT2, LT4, LT5, LT11, LT12, LT15 A-123.00: Fifth Floor LT2, LT4, LT5, LT11, LT12, LT15 A-124.00: Sixth Floor LT2, LT4, LT5, LT11, LT12, LT15 A-124.00: Roof Floor LT2, LT11, LT14 Wall Signage Lighting Occupancy Sensors
PLUMBING	Sprinkler Fixtures	<ul style="list-style-type: none"> A-101.00: ADA W.C. (G02, G03, G10, G11), Water Room (G06) A-102.00: Men's (206), Women's (204), ADA Bathroom (205) A-102.00: Men's (306), Women's (304), ADA Bathroom (305) P-301.00: Elevator Sump Pump & Pit SP-301: New piping and sprinkler heads Water closet, Urinals Drinking fountain, sinks, faucets
INTERIOR WORK	Carpentry Finishing Floor Laying Millwork Painting Tile Setting	<ul style="list-style-type: none"> I-05: Lobby paint, Wood plank flooring, Custom Reception Desk I-08: Typical hallway paint, Wood plank wall I-12: Elevator Terrazzo flooring, Laminate walls + mirror I-13: Public Restroom ceiling paint, porcelain tile flooring and wall, tile trim + mirror
INTERIOR SPECS		<ul style="list-style-type: none"> Hand dryer, Towel dispenser, ADA grab bars Door Handles, door hinges, door levers

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Section 02 *Firm Introduction*

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Company: SKY Construction Group

Company Size: 200 Full-time Staff

Annual Revenue: \$400 Million

Average Project Cost: \$60 Million

SKY Construction Group is a North American construction company in the tri-state metropolitan area. Since 2008, we have helped customers complete more than 200 projects that have created jobs and grown local economies. We align our capabilities to our customers' objectives to create a lasting positive impact through our project deliverables while maintaining excellent standards of health and safety throughout the construction process. Differentiated by the quality of our people and our relentless drive to deliver the most successful outcomes, SKY Construction Group has created a wonderful collection of clients through our successful projects.

SKY Construction Group started out from modest beginnings, based in a small office in Park Slope. Today, we are now one of Brooklyn's leading project development and construction companies. We are built upon time-tested values of excellence and integrity. This means working to the highest standards in the construction industry and being measured by the enduring quality of our projects. Year after year we are among the safest companies in our industry. Core to our company are our values – ethics, safety, quality, innovation, and sustainability. This is what we believe, what customers can expect, and how we deliver.

SKY Construction Group serves the residential, commercial, and office markets. Our services span from initial planning and investment, through start-up and operations, to fully assess and evaluate your building's performance for long-term purposes. We aim to deliver the project with utmost transparency of the cost and time, so our clients are always aware of the real time decisions we make throughout the building process.

The new development of the Urban Yard in Long island City is exactly the type of project that SKY Construction Group has experience with and is proficient to build. Long Island City is touting many new construction projects and renovation projects. We have completed two residential projects on Jackson Avenue and understand the intricacies and process of working in this local area. We have also

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successfully engaged in contract with another project in the area, highlighting that Long Island City is clearly undergoing a development boom and will help the city's economy tremendously. SKY Construction Group is always looking to develop commercial space like this within a site that can directly benefit from the neighborhood while also giving back and helping the community. The Urban Yard project can help serve the local area and help strengthen community ties while growing the neighborhood's economy. The site is located next to the Queensbridge Houses, a NYCHA development, which houses almost ten thousand people. The surrounding area is populated with long-stay hotels which can further benefit the Urban yard project. The opportunity in this project is exactly what we at SKY Construction Group seek to create.

SKY Construction Group has been renovating and restoring pre-1900's buildings for the last ten years. As fewer empty lots come to market, we have targeted these renovation projects as a way to become familiar with the local construction as well as create relationships with repeat clients. We have also developed a great amount of experience with working around and within existing structures such as demolishing and rebuilding the interiors of Empire Stores, a former warehouse complex in Dumbo and renovating and constructing 21-59 44th Drive, our newest project in Long Island City.

SKY Construction Group has a history of successful renovation projects with Murdock Solon Architects as well. The companies brought together here on the Urban Yard project have respect for each other and can attest to our dedication to the timeline and quality of our past projects. We at SKY Construction Group are more than confident in providing the expertise necessary to successfully deliver this Urban Yard Project on time and on budget.

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Section 03 *Relevant Projects*

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Empire Stores

Client: Midtown Equities

Location: 53-83 Water St,
Brooklyn, NY 11201

Project Type: Restoration, Renovation

Size: 330,000 square feet

Cost: \$420 Million

Completion: 2017

Architect: Studio V Architecture

In 2013, Midtown Equities leased the site of seven buildings for 96 years and hired SKY Construction Group to reconstruct the contiguous buildings as a single complex, with 300,000 square feet of office space and 80,000 square feet of shops, restaurants and event space.

SKY Construction Group was hired to be the contractor and was responsible in renovating the interior space with the architect. In addition, we were responsible for restoring the exterior façade and maintain some original design features, such as schist walls, iron hoisting wheels, and coffee chutes.

The next step was to lower the ground floor to integrate more smoothly with a new park along the waterfront, which Midtown Equities was responsible to pay for and maintain.

Finally, we developed storm flood protection for the area, and installed flood barriers for Empire Stores, and installed transformers on the seventh floor with a backup power generator.



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5 Court Square

Client: White Hall

Location: 5 Ct Square W,
Long Island City, NY 11101

Project Type: New Construction

Size: 80,000 square feet

Cost: \$90 Million

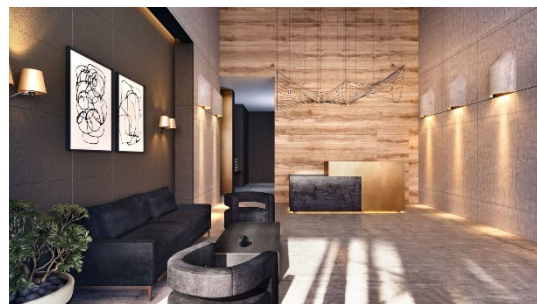
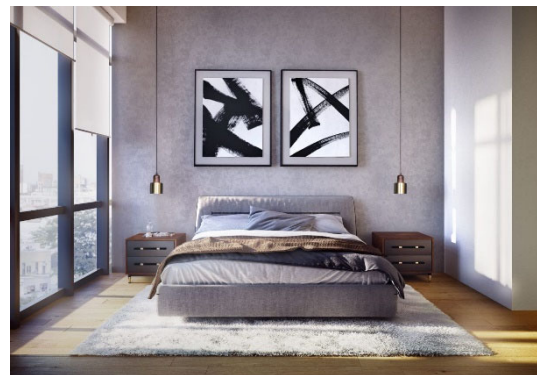
Completion: 2019

Architect: My Architect PC

SKY Construction Group was hired with My Architect PC to demolish the existing structure on site and to build a residential building with an all-glass facade to be reflective of the striking contemporary collection of residences inside — a sophisticated addition to Court Square's streetscape.

The 11-story building offers 61 one-to-three bedroom homes with residences to include kitchens outfitted with Italian cabinetry, oak flooring, marble-clad bathrooms, and floor-to-ceiling windows.

The apartments are finely constructed with a modernist aesthetic that is carried throughout every space. The premium design features dramatic 10-foot ceilings, and the most in-demand home technology elements fully integrated into every residence.



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21-59 44th Drive

Client: Nest Seekers Development

Location: 21-59 44th Dr, Long Island City,
NY 11101

Project Type: Residential Multifamily/Commercial

Size: 45,000 square feet

Cost: \$65 Million

Completion: In Progress

Architect: Z Architecture

SKY Construction Group won a bid for the project and is working with Z Architecture in the development of the mixed use building. The site is adjacent to an elevated MTA subway and provided difficult logistics for the project.

The existing building is planned to be fully renovated with a new curtain wall exterior cladding to provide expansive views of Long Island City. SKY Construction Group is responsible for the gut renovation of the interior floors and new construction on the exterior of the building.

The project is a work in progress with updates being posted to our company page as well our social media sites.



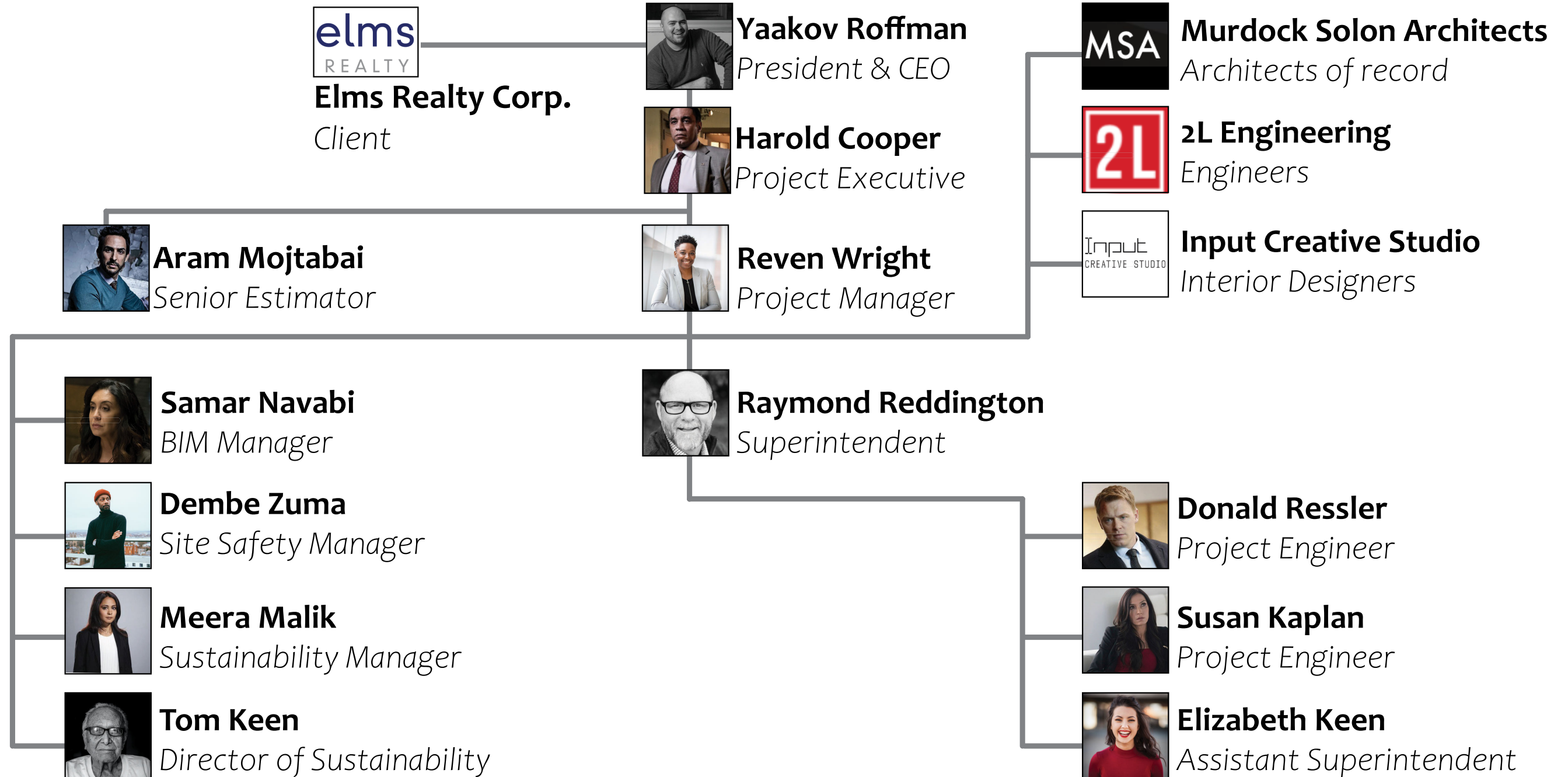
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Section 04 *Project Team*

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Yaakov Roffman
President & CEO

*Education: MBA, NYU, 2006
BPS Construction Management, Pratt Institute, 1985
B Arch, Pratt Institute, 1983*

Years of experience: 35 years

Certifications: AIA, CCM, LEED AP

Yaakov Roffman founded Sky Construction Group in 2008, and is currently the President and CEO of the company. His responsibilities revolve around client satisfaction and the beginning phases of any project. Yaakov will oversee the entire construction timeline and attend milestone project meetings to ensure project commitments are met. He will also visit the site for walkthroughs and meetings.



Harold Cooper
Project Executive

*Education: MBA, Stamford University, 1972
BPS Construction Management, Pratt Institute, 1968*

Years of experience: 42 years

Certifications: CCM, PMP

Harold Cooper recently joined Sky Construction in 2014, and has demonstrated skill at financial modeling, ensuring that all projects are successfully completed within budget. Harold was selected for this project to provide direct supervision and contact between the owner and the subcontractors. He will provide updates and resolve any conflicts from project schedule.

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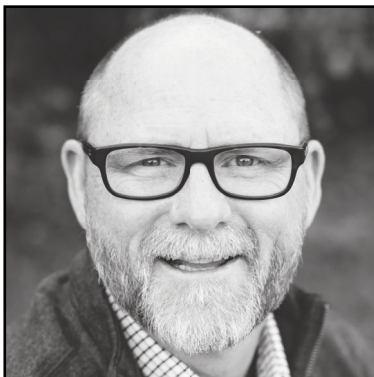
Reven Wright
Project Manager

*Education: MS Civil Engineering, NYC Tech, 1990
BPS Construction Management, Pratt Institute, 1987*

Years of experience: 25 years

Certifications: PE, CCM, LEED AP

Reven Wright recently finished an LIC commercial project, in time and under budget. Her experience and knowledge are extremely valuable to all projects and provide exceptional project planning through all phases. Reven has executed some of our award winning projects and was chosen to lead this project. Reven will process submittals and approve daily tasks and set update meetings with the client.



Raymond Reddington
Superintendent

*Education: MS Civil Engineering, NYU, 1984
BPS Construction Management, Pratt Institute, 1980*

Years of experience: 38 years

Certifications: PE, CCM

Raymond Reddington is a go-to name in the construction industry, and known to have a proven track record of successful project deliveries. Raymond has a track record of completed projects and was selected to communicate with the rest of the team to ensure schedule efficiency this project. Raymond will conduct weekly meetings and develop project and individual schedules to maintain project schedule updates. He is responsible for overseeing and coordinating all subcontractor work.

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Aram Mojtabai
Senior Estimator

*Education: BPS Construction Management, Pratt Institute, 2002
BS Accounting, Brooklyn College, 1997*

Years of experience: 12 years

Certifications: CPA, CCM, LEED AP, EVP

Aram has been with us for about 12 years and was chosen to run the estimating on this project to ensure a strong open dialogue with the subcontractors. Aram is a wiz with the schedules, with sharp accuracy on construction estimates. He will submit weekly cost breakdown reports as well as assemble and review all monthly requisitions for payment.



Samar Navabi
BIM Manager

Education: B Arch, Pratt Institute, 1996

Years of experience: 24 years

Certifications: CCM, PMP, CEP, LEED BD+C

Samar was selected for this project after successfully working with Murdock Solon Architects on the White Hall project in LIC. Samar is responsible for daily BIM model executions and updates, and will coordinate with the Project Manager to develop 3D logistics and submit clash detection.

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Donald Ressler
Project Engineer

Education: BS Engineering, Cooper Union, 2000

Years of experience: 18 years

Certifications: PE, MASCE, CCM, CPC

Donald was selected for this project after his success working with Murdock Solon Architects on the White Hall project in LIC. His role on this team ensures quality work and effective meetings with the design team and subcontractors.



Susan Kaplan
Project Engineer

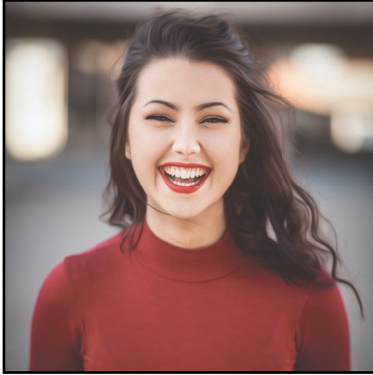
Education: BS Mechanical Engineering, NYIT, 2002

Years of experience: 10 years

Certifications: ME, CCM, ASHRAE

Susan will actively work as a liason between the design team and the subs, as well as review all submittals and RFI's. Susan was selected for her prior experience with commercial renovation and will maintain open communication and reports between the client and the subcontractors.

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Elizabeth Keen
*Assistant
Superintendent*

Education: BPS Construction Management, Pratt Institute, 2002

Years of experience: 14 years

Certifications: CCM, PMP, LEED AP

Elizabeth was selected due to her experience in renovation. Elizabeth has worked with Input Studio on our latest LIC project and will provide reports and updates on the subcontractor work as well as supervise site safety over the project timeline.



Dembe Zuma
Site Safety Manager

*Education: MS Occupational Health and Safety, NYU, 2004
BPS Construction Management, Pratt Institute, 2002*

Years of experience: 8 years

Certifications: CCM, NEBOSH

Dembe is our most qualified Site Safety manager and is responsible for checking and maintaining all building and safety codes throughout the project. He will provide safety meetings and coordinate pre-task safety checks on site.

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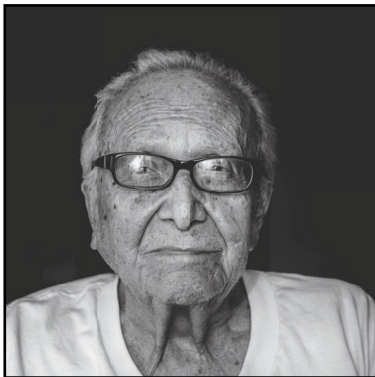
Meera Malik
*Sustainability
Manager*

Education: B Arch, Pratt Institute, 2002

Years of experience: 14 years

Certifications: LEED AP, BD+C, GA

Meera develops new ways in which we work and has been selected to aid the design team and the subcontractors in overall reporting to obtain a LEED Building certification for the Urban Yard Renovation project, as well as provide workshops to constantly educate our team in sustainable initiatives.



Tom Keen
*Director of
Sustainability*

*Education: MS Environmental Engineering, Cornell University, 1960
B Arch, Pratt Institute, 1955*

Years of experience: 52 years

Certifications: RA, AIA, CCM, LEED AP, WELL AP

Tom is responsible for selecting the most sustainable options available, during, construction and throughout the, project timeline. Tom uses the latest technology to determine how we can improve everyday.

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Section 05 *Staffing Chart*

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Name	Role	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	Total hours	% of time
Yaakov Roffman	President & CEO	12	12	4	4	3	3	3	3	3	4	4	55	3%
Harold Cooper	Project Executive	22	22	22	16	16	16	16	16	16	22	22	206	12%
Reven Wright	Project Manager	80	80	80	80	40	40	40	40	40	40	80	640	36%
Aram Mojtabai	Senior Estimator	46	46	46	46	32	32	32	32	16	16	16	360	20%
Ray Reddington	Superintendent	160	160	160	160	160	160	160	160	160	160	160	1760	100%
Elizabeth Keen	Assistant Superintendent	160	160	160	160	160	160	160	160	160	160	160	1760	100%
Donald Ressler	Project Engineer	180	180	120	120	60	60	60	40	40	40	40	940	53%
Susan Kaplan	Project Engineer	80	80	80	80	40	40	40	40	40	40	40	600	34%
Samar Navabi	BIM Manager	40	40	40	40	40	40	40	40	40	40	40	440	25%
Dembe Zuma	Site Safety Supervisor	160	160	160	160	160	160	160	160	160	160	160	1760	100%
Meera Malik	Sustainability Manager	120	80	40	20	20	20	20	20	20	20	20	400	23%
Tom Keen	Director of Sustainability	120	80	40	20	20	20	20	20	20	20	20	400	23%
													9,321	



Section 06 *CPM Project Schedule*

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Project Start Date:

June 01, 2021

Site Inspection:

June 01, 2021

Demolition Start Date:

June 22, 2021

Excavation Inspection:

June 28, 2021

MEP Start Date:

June 22, 2021

Steel Inspection:

August 01, 2021

Concrete Inspection:

August 23, 2021

Interior Start Date:

June 22, 2021

Elevator Inspection:

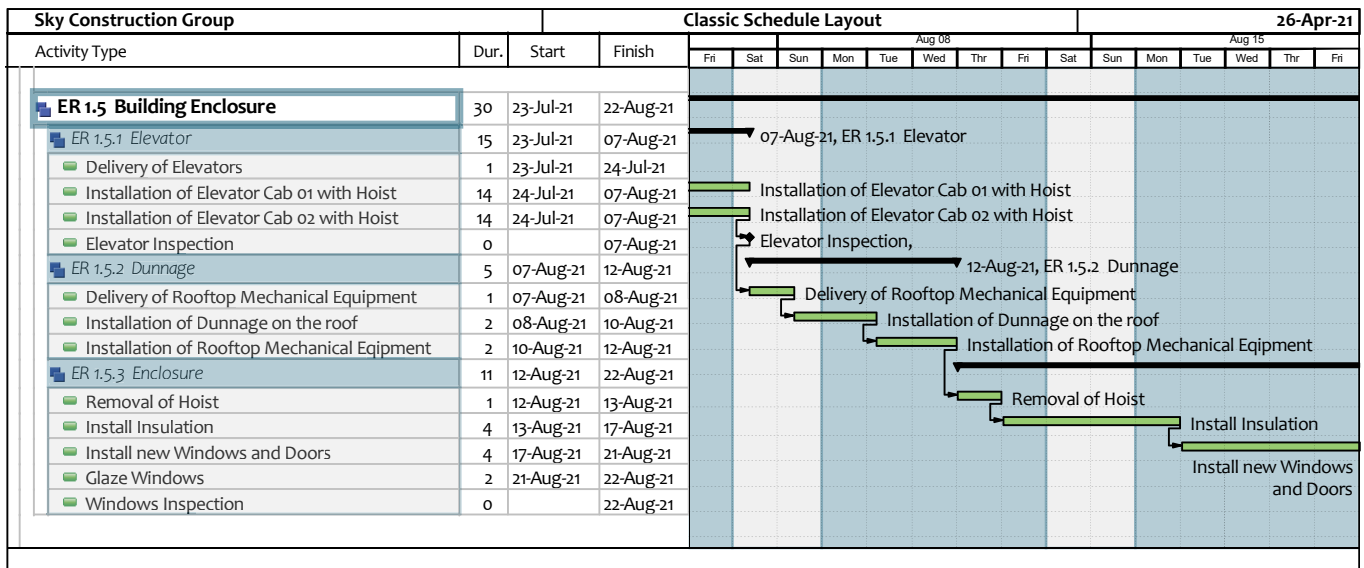
September 18, 2021

Project Completion:

April 28, 2022

Final Inspection:

April 13, 2022



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Sky Construction Group				URBAN YARD PROJECT												26-Apr-21	
Activity Type	Dur.	Start	Finish	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
ER 1 Urban Yard	331	01-Jun-21	28-Apr-22														
ER 1.1 Bidding & Permits	23	01-Jun-21	01-Jul-21														
ER 1.1.1 Notice to Proceed	0	01-Jun-21	01-Jun-21														
ER 1.1.2 Building Permits	10	01-Jun-21	14-Jun-21														
ER 1.1.3 Bidding	23	01-Jun-21	01-Jul-21														
ER 1.1.4 Site Conditions	23	01-Jun-21	01-Jul-21														
ER 1.2 Site Mobilization	7	01-Jun-21	09-Jun-21														
ER 1.3 Demolition & Excavation	25	22-Jun-21	16-Jul-21														
ER 1.3.1 Demolition	16	01-Jul-21	16-Jul-21														
ER 1.3.2 Excavation	6	22-Jun-21	28-Jun-21														
ER 1.4 Structural	55	29-Jun-21	23-Aug-21														
ER 1.4.1 Foundation	13	29-Jun-21	12-Jul-21														
ER 1.4.2 Steel	19	13-Jul-21	01-Aug-21														
ER 1.4.3 Concrete	12	02-Aug-21	14-Aug-21														
ER 1.4.4 Masonry	8	15-Aug-21	23-Aug-21														
ER 1.5 Building Enclosure	44	24-Aug-21	07-Oct-21														
ER 1.5.1 Elevator	25	24-Aug-21	18-Sep-21														
ER 1.5.2 Dunnage	5	19-Sep-21	23-Sep-21														
ER 1.5.3 Enclosure	13	24-Sep-21	07-Oct-21														
ER 1.6 MEP Risers	30	08-Oct-21	07-Nov-21														
ER 1.6.1 Fire Protection	30	08-Oct-21	07-Nov-21														
ER 1.6.2 Plumbing	24	08-Oct-21	01-Nov-21														
ER 1.6.3 Electrical	23	09-Oct-21	01-Nov-21														
ER 1.6.4 HVAC	17	09-Oct-21	25-Oct-21														
ER 1.6.5 Framing	16	11-Oct-21	27-Oct-21														
ER 1.7 Interior Fit Out	134	08-Nov-21	22-Mar-22														
ER 1.8 Punchlist & Closeout	36	23-Mar-22	28-Apr-22														

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Sky Construction Group			Classic Schedule Layout										26-Apr-21					
Activity Type	Dur.	Start	Finish			Qtr 3, 2021			Qtr 4, 2021			Qtr 1, 2022			Qtr 2, 2022			2022
				Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
ER 1 Urban Yard	331	01-Jun-21	28-Apr-22	28-Apr-22 ER 1 Urban Yard Project														
ER 1.1 Bidding & Permits	23	01-Jun-21	01-Jul-21	01-Jul-21, ER 1.1 Bidding & Permits														
ER 1.1.1 Notice to Proceed	0	01-Jun-21	01-Jun-21	01-Jun-21, ER 1.1.1 Notice to Proceed														
Contract Award with Notice to Proceed	0	01-Jun-21		Contract Award with Notice to Proceed, 01-Jun-21														
Sign Contract	0	01-Jun-21		Sign Contract, 01-Jun-21														
Submit bond and insurance documents	0	01-Jun-21		Submit bond and insurance documents, 01-Jun-21														
Submit Project Schedule	0	01-Jun-21		Submit Project Schedule, 01-Jun-21														
ER 1.1.2 Building Permits	10	01-Jun-21	14-Jun-21	14-Jun-21, ER 1.1.2 Building Permits														
Submit and recieve DOB Permits	10	01-Jun-21	14-Jun-21	Submit and recieve DOB Permits														
Submit and recieve FDNY Permits	10	01-Jun-21	14-Jun-21	Submit and recieve FDNY Permits														
Submit and recieve Heavy Equipment Permits	10	01-Jun-21	14-Jun-21	Submit and recieve Heavy Equipment Permits														
Submit and recieve Hoist Permits	10	01-Jun-21	14-Jun-21	Submit and recieve Hoist Permits														
ER 1.1.3 Bidding	23	01-Jun-21	01-Jul-21	01-Jul-21, ER 1.1.3 Bidding														
Award of Site Safety	6	01-Jun-21	08-Jun-21	Award of Site Safety														
Submittal of Site Safety	6	09-Jun-21	16-Jun-21	Submittal of Site Safety														
Review and Approval of Site Safety	11	17-Jun-21	01-Jul-21	Review and Approval of Site Safety														
Award of Site Logistics	6	01-Jun-21	08-Jun-21	Award of Site Logistics														
Submittal of Site Logistics	6	09-Jun-21	16-Jun-21	Submittal of Site Logistics														
Review and Approval of Logistics	11	17-Jun-21	01-Jul-21	Review and Approval of Logistics														
Award of Site Mobilization	6	01-Jun-21	08-Jun-21	Award of Site Mobilization														
Submittal of Site Mobilization	6	09-Jun-21	16-Jun-21	Submittal of Site Mobilization														
Review and Approval of Site Mobilization	11	17-Jun-21	01-Jul-21	Review and Approval of Site Mobilization														
Award of Site Scaffolding	6	01-Jun-21	08-Jun-21	Award of Site Scaffolding														
Submittal of Site Scaffolding	6	09-Jun-21	16-Jun-21	Submittal of Site Scaffolding														
Review and Approval of Site Scaffolding	11	17-Jun-21	01-Jul-21	Review and Approval of Site Scaffolding														
Award of Demolition Subcontractor	6	01-Jun-21	08-Jun-21	Award of Demolition Subcontractor														
Submittals of Demolition Work	6	09-Jun-21	16-Jun-21	Submittals of Demolition Work														
Review and Approval of Demolition Work	11	17-Jun-21	01-Jul-21	Review and Approval of Demolition Work														
Award of Excavation Subcontractor	6	01-Jun-21	08-Jun-21	Award of Excavation Subcontractor														
Submittals of Excavation Work	6	09-Jun-21	16-Jun-21	Submittals of Excavation Work														
Review and Approval of Excavation Work	11	17-Jun-21	01-Jul-21	Review and Approval of Excavation Work														
Award of Foundation Subcontractor	6	01-Jun-21	08-Jun-21	Award of Foundation Subcontractor														
Submittals of Foundation Work	6	09-Jun-21	16-Jun-21	Submittals of Foundation Work														
Review and Approval of Excavation Work	11	17-Jun-21	01-Jul-21	Review and Approval of Excavation Work														
Award of Concrete Subcontractor	6	01-Jun-21	08-Jun-21	Award of Concrete Subcontractor														
Submittals of Concrete Work	6	09-Jun-21	16-Jun-21	Submittals of Concrete Work														






































































SKY CONSTRUCTION GROUP



Sky Construction Group			Classic Schedule Layout										26-Apr-21						
Activity Type		Dur.	Start	Finish	Qtr 3, 2021				Qtr 4, 2021			Qtr 1, 2022			Qtr 2, 2022			2022	
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
	<div><div></div> Review and Approval of Concrete Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Steel Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Steel Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Steel Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Masonry Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Masonry Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Masonry Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Elevator Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Elevator Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Elevator Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of HVAC Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of HVAC Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of HVAC Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Electrical Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Electrical Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Electrical Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Roofing Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Roofing Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Roofing Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Tile Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Tile Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Tile Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Flooring and Carpentry Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Flooring and Carpentry Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Flooring and Carpentry Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Award of Painting Subcontractor</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Submittals of Painting Work</div>	6	09-Jun-21	16-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Painting Work</div>	11	17-Jun-21	01-Jul-21	<div><div></div></div>														
	<div><div></div> Submittal for Lumber Quotes</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Lumber Quotes</div>	11	09-Jun-21	23-Jun-21	<div><div></div></div>														
	<div><div></div> Submittal for Insulation Quotes</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>														
	<div><div></div> Review and Approval of Insulation Quotes</div>	11	09-Jun-21	23-Jun-21	<div><div></div></div>														
<div><div></div> Submittal for Doors and Window Quotes</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>															
<div><div></div> Review and Approval of Doors and Window Quotes</div>	11	09-Jun-21	23-Jun-21	<div><div></div></div>															
<div><div></div> Submittal for Finishes Quotes</div>	6	01-Jun-21	08-Jun-21	<div><div></div></div>															
<div><div></div> Review and Approval of Finishes Quotes</div>	11	09-Jun-21	23-Jun-21	<div><div></div></div>															

SKY CONSTRUCTION GROUP



Sky Construction Group			Classic Schedule Layout												26-Apr-21				
Activity Type			Dur.	Start	Finish	Qtr 3, 2021				Qtr 4, 2021			Qtr 1, 2022			Qtr 2, 2022			2022
						Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
 Submittal for Fixtures Quotes	6	01-Jun-21	08-Jun-21	 Submittal for Fixtures Quotes															
	11	09-Jun-21	23-Jun-21	 Review and Approval of Fixtures Quotes															
 ER 1.1.4 Site Conditions	23	01-Jun-21	01-Jul-21	 01-Jul-21, ER 1.1.4 Site Conditions															
 Analysis of existing conditions	23	01-Jun-21	01-Jul-21	 Analysis of existing conditions															
 Site Staging	23	01-Jun-21	01-Jul-21	 Site Staging															
 Assesment of working conditions	23	01-Jun-21	01-Jul-21	 Assesment of working conditions															
 Protect existing conditions from planned work	23	01-Jun-21	01-Jul-21	 Protect existing conditions from planned work															
 ER 1.2 Site Mobilization	7	01-Jun-21	09-Jun-21	 09-Jun-21, ER 1.2 Site Mobilization															
 Site Mobilization	2	01-Jun-21	02-Jun-21	 Site Mobilization															
 Scaffolding and Public Protection	2	01-Jun-21	02-Jun-21	 Scaffolding and Public Protection															
 Set up Site Office	5	03-Jun-21	09-Jun-21	 Set up Site Office															
 Set up Temporary Facilities	5	03-Jun-21	09-Jun-21	 Set up Temporary Facilities															
 ER 1.3 Demolition & Excavation	25	22-Jun-21	16-Jul-21	 16-Jul-21, ER 1.3: Demolition & Excavation															
 ER 1.3.1 Gut out and Demolition	16	01-Jul-21	16-Jul-21	 16-Jul-21, ER 1.3.1: Gut out and Demolition															
 Interior gut out and demolition, 6th floor	2	01-Jul-21	02-Jul-21	 Interior gut out and demolition, 6th floor															
 Interior gut out and demolition, 5th floor	2	03-Jul-21	05-Jul-21	 Interior gut out and demolition, 5th floor															
 Interior gut out and demolition, 4th floor	2	05-Jul-21	07-Jul-21	 Interior gut out and demolition, 4th floor															
 Interior gut out and demolition, 3rd floor	2	07-Jul-21	08-Jul-21	 Interior gut out and demolition, 3rd floor															
 Interior gut out and demolition, 2nd floor	2	09-Jul-21	11-Jul-21	 Interior gut out and demolition, 2nd floor															
 Interior gut out and demolition, 1st floor	3	12-Jul-21	14-Jul-21	 Interior gut out and demolition, 1st floor															
 Interior gut out and demolition, cellar floor	2	15-Jul-21	16-Jul-21	 Interior gut out and demolition, cellar floor															
 ER 1.3.2 Excavation	6	22-Jun-21	28-Jun-21	 28-Jun-21, ER 1.3.2 Excavation															
 Cellar - Remove Columns	2	22-Jun-21	23-Jun-21	 Cellar - Remove Columns															
 Cellar - Selective Areas	2	24-Jun-21	25-Jun-21	 Cellar - Selective Areas															
 Cellar - Excavate Elevator Pits	2	26-Jun-21	27-Jun-21	 Cellar - Excavate Elevator Pits															
 Excavation Inspection	0		28-Jun-21	 Excavation Inspection,															
 ER 1.4 Structural	55	29-Jun-21	23-Aug-21	 23-Aug-21, ER 1.4 Structural															
 ER 1.4.1 Foundation	13	29-Jun-21	12-Jul-21	 12-Jul-21, ER 1.4.1 Foundation															
 Subgrade Leveling	1	29-Jun-21	30-Jun-21	 Subgrade Leveling															
 Rebar and formwork for concrete footings	1	01-Jul-21	02-Jul-21	 Rebar and formwork for concrete footings															
 Pouring and strip formwork for concrete footings	1	02-Jul-21	03-Jul-21	 Pouring and strip formwork for concrete footings															
 Rebar and formwork for elevator pits	1	03-Jul-21	04-Jul-21	 Rebar and formwork for elevator pits															
 Pouring and strip formwork for elevator pits	1	04-Jul-21	05-Jul-21	 Pouring and strip formwork for elevator pits															
 Rebar and formwork for concrete wall (Fire Stair C)	1	05-Jul-21	06-Jul-21	 Rebar and formwork for concrete wall (Fire Stair C)															
 Pouring and strip formwork for concrete wall(Fire Stair C)	1	06-Jul-21	07-Jul-21	 Pouring and strip formwork for concrete wall (Fire Stair C)															



Sky Construction Group			Classic Schedule Layout										26-Apr-21						
Activity Type		Dur.	Start	Finish	Qtr 3, 2021				Qtr 4, 2021			Qtr 1, 2022			Qtr 2, 2022			2022	
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		Jul
	<div><div></div> Rebar and formwork for concrete slab</div>	1	07-Jul-21	08-Jul-21		<div><div></div> Rebar and formwork for concrete slab</div>													
	<div><div></div> Pouring and strip formwork for concrete slab</div>	1	08-Jul-21	09-Jul-21		<div><div></div> Pouring and strip formwork for concrete slab</div>													
	<div><div></div> Backfill, cellar floor</div>	2	10-Jul-21	12-Jul-21		<div><div></div> Backfill, cellar floor</div>													
	<div><div></div> ER 1.4.2 Steel</div>	19	13-Jul-21	01-Aug-21		<div><div></div> 01-Aug-21, ER 1.4.2 Steel</div>													
	<div><div></div> Delivery and Installation of Hoist Machinery</div>	2	13-Jul-21	15-Jul-21		<div><div></div> Delivery and Installation of Hoist Machinery</div>													
	<div><div></div> Delivery and Installation of Structural Steel</div>	4	13-Jul-21	17-Jul-21		<div><div></div> Delivery and Installation of Structural Steel</div>													
	<div><div></div> Installation of Steel Staircase for Cellar</div>	2	18-Jul-21	19-Jul-21		<div><div></div> Installation of Steel Staircase for Cellar</div>													
	<div><div></div> Installation of Steel Staircase for 1st floor</div>	2	20-Jul-21	21-Jul-21		<div><div></div> Installation of Steel Staircase for 1st floor</div>													
	<div><div></div> Installation of Steel Staircase for 2nd floor</div>	2	22-Jul-21	23-Jul-21		<div><div></div> Installation of Steel Staircase for 2nd floor</div>													
	<div><div></div> Installation of Steel Staircase for 3rd floor</div>	2	24-Jul-21	25-Jul-21		<div><div></div> Installation of Steel Staircase for 3rd floor</div>													
	<div><div></div> Installation of Steel Staircase for 4th floor</div>	2	26-Jul-21	27-Jul-21		<div><div></div> Installation of Steel Staircase for 4th floor</div>													
	<div><div></div> Installation of Steel Staircase for 5th floor</div>	2	28-Jul-21	29-Jul-21		<div><div></div> Installation of Steel Staircase for 5th floor</div>													
	<div><div></div> Installation of Steel Staircase for 6th floor</div>	2	30-Jul-21	31-Jul-21		<div><div></div> Installation of Steel Staircase for 6th floor</div>													
	<div><div></div> Steel Inspection</div>	0		01-Aug-21		<div><div></div> Steel Inspection,</div>													
	<div><div></div> ER 1.4.3 Concrete</div>	12	02-Aug-21	14-Aug-21		<div><div></div> 14-Aug-21, ER 1.4.3 Concrete</div>													
	<div><div></div> Rebar and formwork for 1st floor elevators</div>	1	02-Aug-21	03-Aug-21		<div><div></div> Rebar and formwork for 1st floor elevators</div>													
	<div><div></div> Pouring and strip formwork for 1st floor elevators</div>	1	03-Aug-21	04-Aug-21		<div><div></div> Pouring and strip formwork for 1st floor elevators</div>													
	<div><div></div> Rebar and formwork for 2nd floor elevators</div>	1	04-Aug-21	05-Aug-21		<div><div></div> Rebar and formwork for 2nd floor elevators</div>													
	<div><div></div> Pouring and strip formwork for 2nd floor elevators</div>	1	05-Aug-21	06-Aug-21		<div><div></div> Pouring and strip formwork for 2nd floor elevators</div>													
	<div><div></div> Rebar and formwork for 3rd floor elevators</div>	1	06-Aug-21	07-Aug-21		<div><div></div> Rebar and formwork for 3rd floor elevators</div>													
	<div><div></div> Pouring and strip formwork for 3rd floor elevators</div>	1	07-Aug-21	08-Aug-21		<div><div></div> Pouring and strip formwork for 3rd floor elevators</div>													
	<div><div></div> Rebar and formwork for 4th floor elevators</div>	1	08-Aug-21	09-Aug-21		<div><div></div> Rebar and formwork for 4th floor elevators</div>													
	<div><div></div> Pouring and strip formwork for 4th floor elevators</div>	1	09-Aug-21	10-Aug-21		<div><div></div> Pouring and strip formwork for 4th floor elevators</div>													
	<div><div></div> Rebar and formwork for 5th floor elevators</div>	1	10-Aug-21	11-Aug-21		<div><div></div> Rebar and formwork for 5th floor elevators</div>													
	<div><div></div> Pouring and strip formwork for 5th floor elevators</div>	1	11-Aug-21	12-Aug-21		<div><div></div> Pouring and strip formwork for 5th floor elevators</div>													
	<div><div></div> Rebar and formwork for 6th floor elevators</div>	1	12-Aug-21	13-Aug-21		<div><div></div> Rebar and formwork for 6th floor elevators</div>													
	<div><div></div> Pouring and strip formwork for 6th floor elevators</div>	1	13-Aug-21	14-Aug-21		<div><div></div> Pouring and strip formwork for 6th floor elevators</div>													
	<div><div></div> ER 1.4.4 Masonry</div>	8	15-Aug-21	23-Aug-21		<div><div></div> 23-Aug-21, ER 1.4.4 Masonry</div>													
	<div><div></div> Installation of CMU blocks for 1st floor Fire Stair C</div>	1	15-Aug-21	16-Aug-21		<div><div></div> Installation of CMU blocks for 1st floor Fire Stair C</div>													
	<div><div></div> Installation of CMU blocks for 2nd floor Fire Stair C</div>	1	16-Aug-21	17-Aug-21		<div><div></div> Installation of CMU blocks for 2nd floor Fire Stair C</div>													
	<div><div></div> Installation of CMU blocks for 3rd floor Fire Stair C</div>	1	17-Aug-21	18-Aug-21		<div><div></div> Installation of CMU blocks for 3rd floor Fire Stair C</div>													
	<div><div></div> Installation of CMU blocks for 4th floor Fire Stair C</div>	1	18-Aug-21	19-Aug-21		<div><div></div> Installation of CMU blocks for 4th floor Fire Stair C</div>													
<div><div></div> Installation of CMU blocks for 5th floor Fire Stair C</div>	1	19-Aug-21	20-Aug-21		<div><div></div> Installation of CMU blocks for 5th floor Fire Stair C</div>														
<div><div></div> Installation of CMU blocks for 6th floor Fire Stair C</div>	1	20-Aug-21	21-Aug-21		<div><div></div> Installation of CMU blocks for 6th floor Fire Stair C</div>														
<div><div></div> Stair Tread Concrete Pour</div>	1	21-Aug-21	22-Aug-21		<div><div></div> Stair Tread Concrete Pour</div>														
<div><div></div> Concrete Inspection</div>	0		23-Aug-21		<div><div></div> Concrete Inspection,</div>														



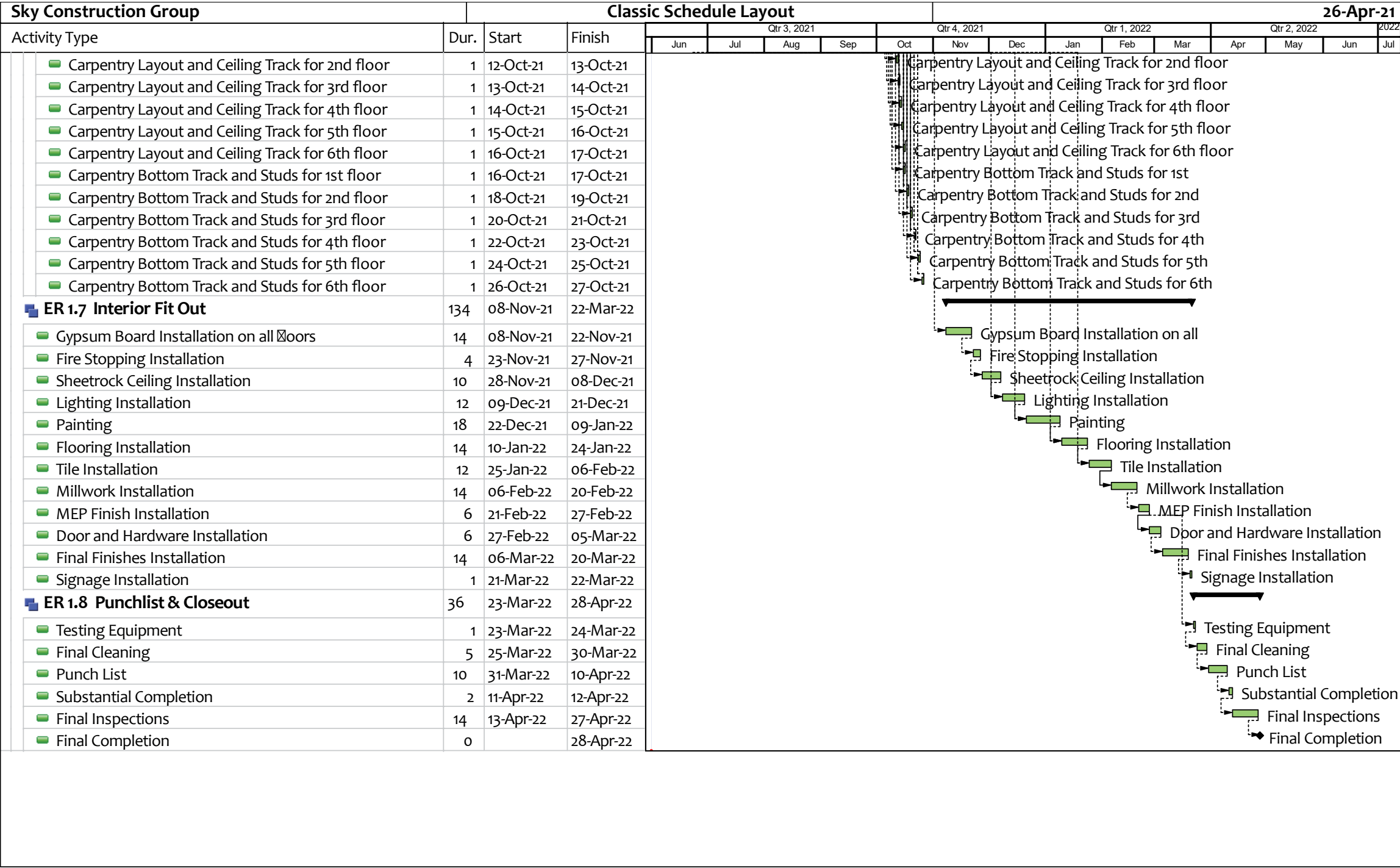
Sky Construction Group				Classic Schedule Layout								26-Apr-21						
Activity Type	Dur.	Start	Finish	Qtr 3, 2021				Qtr 4, 2021			Qtr 1, 2022			Qtr 2, 2022			2022	
				Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
<div><div></div>ER 1.5 Building Enclosure</div>	44	24-Aug-21	07-Oct-21	<div>07-Oct-21, ER 1.5 Building Enclosure</div>														
<div><div><div></div>ER 1.5.1 Elevator</div></div>	25	24-Aug-21	18-Sep-21	<div>18-Sep-21, ER 1.5.1 Elevator</div>														
<div><div><div><div></div>Delivery of Elevators</div></div></div>	1	24-Aug-21	25-Aug-21	<div>1, Delivery of Elevators</div>														
<div><div><div><div></div>Installation of Elevator Cab 01 with Hoist</div></div></div>	14	26-Aug-21	09-Sep-21	<div>Installation of Elevator Cab 01 with Hoist</div>														
<div><div><div><div></div>Installation of Elevator Cab 02 with Hoist</div></div></div>	14	03-Sep-21	17-Sep-21	<div>Installation of Elevator Cab 02 with Hoist</div>														
<div><div><div><div></div>Elevator Inspection</div></div></div>	0		18-Sep-21	<div>Elevator Inspection,</div>														
<div><div><div></div>ER 1.5.2 Dunnage</div></div>	5	19-Sep-21	23-Sep-21	<div>23-Sep-21, ER 1.5.2 Dunnage</div>														
<div><div><div><div></div>Delivery of Rooftop Mechanical Equipment</div></div></div>	1	19-Sep-21	20-Sep-21	<div>Delivery of Rooftop Mechanical Equipment</div>														
<div><div><div><div></div>Installation of Dunnage on the roof</div></div></div>	2	20-Sep-21	21-Sep-21	<div>Installation of Dunnage on the roof</div>														
<div><div><div><div></div>Installation of Rooftop Mechanical Equipmnet</div></div></div>	2	22-Sep-21	23-Sep-21	<div>Installation of Rooftop Mechanical Equipmnet</div>														
<div><div><div></div>ER 1.5.3 Enclosure</div></div>	13	24-Sep-21	07-Oct-21	<div>07-Oct-21, ER 1.5.3 Enclosure</div>														
<div><div><div><div></div>Removal of Hoist</div></div></div>	1	24-Sep-21	25-Sep-21	<div>Removal of Hoist</div>														
<div><div><div><div></div>Install Insulation</div></div></div>	4	25-Sep-21	29-Sep-21	<div>Install Insulation</div>														
<div><div><div><div></div>Install new Windows and Doors</div></div></div>	4	30-Sep-21	04-Oct-21	<div>Install new Windows and Doors</div>														
<div><div><div><div></div>Glaze Windows</div></div></div>	2	05-Oct-21	06-Oct-21	<div>Glaze Windows</div>														
<div><div><div><div></div>Windows Inspection</div></div></div>	0		07-Oct-21	<div>Windows Inspection,</div>														
<div><div><div></div>ER 1.6 MEP Rough-In</div></div>	30	08-Oct-21	07-Nov-21	<div>07-Nov-21, ER 1.6 MEP Rough-In</div>														
<div><div><div></div>ER 1.6.1 Fire Protection</div></div>	30	08-Oct-21	07-Nov-21	<div>07-Nov-21, ER 1.6.1 Fire Protection</div>														
<div><div><div><div></div>Sprinkler Risers on 1st floor</div></div></div>	1	08-Oct-21	09-Oct-21	<div>Sprinkler Risers on 1st floor</div>														
<div><div><div><div></div>Sprinkler Risers on 2nd floor</div></div></div>	1	09-Oct-21	10-Oct-21	<div>Sprinkler Risers on 2nd floor</div>														
<div><div><div><div></div>Sprinkler Risers on 3rd floor</div></div></div>	1	10-Oct-21	11-Oct-21	<div>Sprinkler Risers on 3rd floor</div>														
<div><div><div><div></div>Sprinkler Risers on 4th floor</div></div></div>	1	11-Oct-21	12-Oct-21	<div>Sprinkler Risers on 4th floor</div>														
<div><div><div><div></div>Sprinkler Risers on 5th floor</div></div></div>	1	12-Oct-21	13-Oct-21	<div>Sprinkler Risers on 5th floor</div>														
<div><div><div><div></div>Sprinkler Risers on 6th floor</div></div></div>	1	13-Oct-21	14-Oct-21	<div>Sprinkler Risers on 6th floor</div>														
<div><div><div><div></div>Sprinkler Piping Installation on 1st floor</div></div></div>	1	01-Nov-21	02-Nov-21	<div>Sprinkler Piping Installation on 1st floor</div>														
<div><div><div><div></div>Sprinkler Piping Installation on 2nd floor</div></div></div>	1	02-Nov-21	03-Nov-21	<div>Sprinkler Piping Installation on 2nd floor</div>														
<div><div><div><div></div>Sprinkler Piping Installation on 3rd floor</div></div></div>	1	03-Nov-21	04-Nov-21	<div>Sprinkler Piping Installation on 3rd floor</div>														
<div><div><div><div></div>Sprinkler Piping Installation on 4th floor</div></div></div>	1	04-Nov-21	05-Nov-21	<div>Sprinkler Piping Installation on 4th floor</div>														
<div><div><div><div></div>Sprinkler Piping Installation on 5th floor</div></div></div>	1	05-Nov-21	06-Nov-21	<div>Sprinkler Piping Installation on 5th floor</div>														
<div><div><div><div></div>Sprinkler Piping Installation on 6th floor</div></div></div>	1	06-Nov-21	07-Nov-21	<div>Sprinkler Piping Installation on 6th floor</div>														
<div><div><div></div>ER 1.6.2 Plumbing</div></div>	24	08-Oct-21	01-Nov-21	<div>01-Nov-21, ER 1.6.2 Plumbing</div>														
<div><div><div><div></div>Plumbing Risers on 1st floor</div></div></div>	1	08-Oct-21	09-Oct-21	<div>Plumbing Risers on 1st floor</div>														
<div><div><div><div></div>Plumbing Risers on 2nd floor</div></div></div>	1	09-Oct-21	10-Oct-21	<div>Plumbing Risers on 2nd floor</div>														
<div><div><div><div></div>Plumbing Risers on 3rd floor</div></div></div>	1	10-Oct-21	11-Oct-21	<div>Plumbing Risers on 3rd floor</div>														
<div><div><div><div></div>Plumbing Risers on 4th floor</div></div></div>	1	11-Oct-21	12-Oct-21	<div>Plumbing Risers on 4th floor</div>														

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Sky Construction Group				Classic Schedule Layout								26-Apr-21							
Activity Type			Dur.	Start	Finish	Qtr 3, 2021				Qtr 4, 2021			Qtr 1, 2022			Qtr 2, 2022			2022
						Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
<div>Plumbing</div> <div>ER 1.6.3 Electrical</div> <div>ER 1.6.4 HVAC</div> <div>ER 1.6.5 Framing</div>	<div>Plumbing Risers on 5th floor</div>	1	12-Oct-21	13-Oct-21						<div>Plumbing Risers on 5th</div>									
	<div>Plumbing Risers on 6th floor</div>	1	13-Oct-21	14-Oct-21						<div>Plumbing Risers on 6th</div>									
	<div>Plumbing Rough-In on 1st floor</div>	2	20-Oct-21	22-Oct-21						<div>Plumbing Rough-In on 1st floor</div>									
	<div>Plumbing Rough-In on 2nd floor</div>	2	22-Oct-21	24-Oct-21						<div>Plumbing Rough-In on 2nd floor</div>									
	<div>Plumbing Rough-In on 3rd floor</div>	2	24-Oct-21	26-Oct-21						<div>Plumbing Rough-In on 3rd floor</div>									
	<div>Plumbing Rough-In on 4th floor</div>	2	26-Oct-21	28-Oct-21						<div>Plumbing Rough-In on 4th floor</div>									
	<div>Plumbing Rough-In on 5th floor</div>	2	28-Oct-21	30-Oct-21						<div>Plumbing Rough-In on 5th floor</div>									
	<div>Plumbing Rough-In on 6th floor</div>	2	30-Oct-21	01-Nov-21						<div>Plumbing Rough-In on 6th floor</div>									
	<div>01-Nov-21, ER 1.6.3 Electrical</div>	23	09-Oct-21	01-Nov-21															
	<div>Electrical Risers on 1st floor</div>	1	09-Oct-21	10-Oct-21						<div>Electrical Risers on 1st floor</div>									
	<div>Electrical Risers on 2nd floor</div>	1	10-Oct-21	11-Oct-21						<div>Electrical Risers on 2nd floor</div>									
	<div>Electrical Risers on 3rd floor</div>	1	11-Oct-21	12-Oct-21						<div>Electrical Risers on 3rd floor</div>									
	<div>Electrical Risers on 4th floor</div>	1	12-Oct-21	13-Oct-21						<div>Electrical Risers on 4th floor</div>									
	<div>Electrical Risers on 5th floor</div>	1	13-Oct-21	14-Oct-21						<div>Electrical Risers on 5th floor</div>									
	<div>Electrical Risers on 6th floor</div>	1	14-Oct-21	15-Oct-21						<div>Electrical Risers on 6th floor</div>									
	<div>Electrical Rough-In on 1st floor</div>	2	20-Oct-21	22-Oct-21						<div>Electrical Rough-In on 1st floor</div>									
	<div>Electrical Rough-In on 2nd floor</div>	2	22-Oct-21	24-Oct-21						<div>Electrical Rough-In on 2nd floor</div>									
	<div>Electrical Rough-In on 3rd floor</div>	2	24-Oct-21	26-Oct-21						<div>Electrical Rough-In on 3rd floor</div>									
	<div>Electrical Rough-In on 4th floor</div>	2	26-Oct-21	28-Oct-21						<div>Electrical Rough-In on 4th floor</div>									
	<div>Electrical Rough-In on 5th floor</div>	2	28-Oct-21	30-Oct-21						<div>Electrical Rough-In on 5th floor</div>									
	<div>Electrical Rough-In on 6th floor</div>	2	30-Oct-21	01-Nov-21						<div>Electrical Rough-In on 6th floor</div>									
	<div>25-Oct-21, ER 1.6.4 HVAC</div>	17	09-Oct-21	25-Oct-21															
	<div>Mechanical Risers on 1st floor</div>	1	09-Oct-21	10-Oct-21						<div>Mechanical Risers on 1st floor</div>									
	<div>Mechanical Risers on 2nd floor</div>	1	10-Oct-21	11-Oct-21						<div>Mechanical Risers on 2nd floor</div>									
	<div>Mechanical Risers on 3rd floor</div>	1	11-Oct-21	12-Oct-21						<div>Mechanical Risers on 3rd floor</div>									
	<div>Mechanical Risers on 4th floor</div>	1	12-Oct-21	13-Oct-21						<div>Mechanical Risers on 4th floor</div>									
	<div>Mechanical Risers on 5th floor</div>	1	13-Oct-21	14-Oct-21						<div>Mechanical Risers on 5th floor</div>									
	<div>Mechanical Risers on 6th floor</div>	1	14-Oct-21	15-Oct-21						<div>Mechanical Risers on 6th floor</div>									
	<div>HVAC Duct installation on 1st floor</div>	2	14-Oct-21	15-Oct-21						<div>HVAC Duct installation on 1st floor</div>									
	<div>HVAC Duct installation on 2nd floor</div>	2	16-Oct-21	17-Oct-21						<div>HVAC Duct installation on 2nd floor</div>									
	<div>HVAC Duct installation on 3rd floor</div>	2	18-Oct-21	19-Oct-21						<div>HVAC Duct installation on 3rd floor</div>									
	<div>HVAC Duct installation on 4th floor</div>	2	20-Oct-21	21-Oct-21						<div>HVAC Duct installation on 4th floor</div>									
	<div>HVAC Duct installation on 5th floor</div>	2	22-Oct-21	23-Oct-21						<div>HVAC Duct installation on 5th floor</div>									
	<div>HVAC Duct installation on 6th floor</div>	2	24-Oct-21	25-Oct-21						<div>HVAC Duct installation on 6th floor</div>									
	<div>27-Oct-21, ER 1.6.5 Framing</div>	16	11-Oct-21	27-Oct-21															
	<div>Carpentry Layout and Ceiling Track for 1st floor</div>	1	11-Oct-21	12-Oct-21						<div>Carpentry Layout and Ceiling Track for 1st floor</div>									

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Section 07 *Estimate Summary*

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Urban Yard Development (86,040 sf)

04/26/2021

#	Trade Description	Cost	\$/sf	%
Division 01	General Requirements	\$ 161,992.50	\$ 1.88	1.40%
Division 02	Existing Conditions	\$ 482,190.50	\$ 5.60	4.20%
Division 03	Concrete	\$ 953,434.50	\$ 11.08	10.00%
Division 04	Masonry	\$ 448,829.00	\$ 5.22	5.50%
Division 05	Metals	\$ 381,464.00	\$ 4.43	3.30%
Division 06	Wood, Plastics, & Composites	\$ 282,868.50	\$ 3.29	2.50%
Division 07	Thermal & Moisture Protection	\$ 384,814.00	\$ 4.47	4.20%
Division 08	Openings	\$ 88,284.50	\$ 1.03	1.20%
Division 09	Finishes	\$ 798,946.50	\$ 9.29	10.40%
Division 10	Specialties	\$ 181,936.00	\$ 2.11	2.30%
Division 11	Equipment	\$ 33,846.00	\$ 0.39	0.60%
Division 12	Furnishings	\$ 84,473.00	\$ 0.98	0.70%
Division 13	Special Construction	\$ 79,875.00	\$ 0.93	1.00%
Division 14	Conveying Equipment	\$ 329,246.00	\$ 3.83	2.80%
Division 21	Fire Suppression	\$ 382,860.00	\$ 4.45	6.00%
Division 22	Plumbing	\$ 886,539.00	\$ 10.30	9.20%
Division 23	HVAC	\$ 1,413,142.50	\$ 16.42	12.20%
Division 26	Electrical	\$ 1,239,248.50	\$ 14.40	10.60%
Division 27	Communications	\$ 162,414.50	\$ 1.89	1.40%
Division 28	Electronic Safety, Security	\$ 156,836.50	\$ 1.82	2.10%
Division 31	Earthwork	\$ 360,339.50	\$ 4.19	4.00%
Division 32	Exterior Improvements	\$ 96,859.00	\$ 1.13	1.80%
Division 33	Utilities	\$ 106,923.50	\$ 1.24	2.60%
TRADE SUBTOTAL		\$ 9,497,363.00	\$ 110.38	100.00%
	Building Permit Fees	\$ 189,947.26	\$ 2.21	2.00%
	General Conditions - Reimbursibles	\$ 284,920.89	\$ 3.31	3.00%
	CM Staff	\$ 759,789.04	\$ 8.83	8.00%
	Overhead & Profit	\$ 949,736.30	\$ 11.04	10.00%
	Insurance	\$ 284,920.89	\$ 3.31	3.00%
FEE SUBTOTAL		\$ 2,469,314.38	\$ 28.70	
TOTAL		\$ 11,966,677.38	\$ 139.08	

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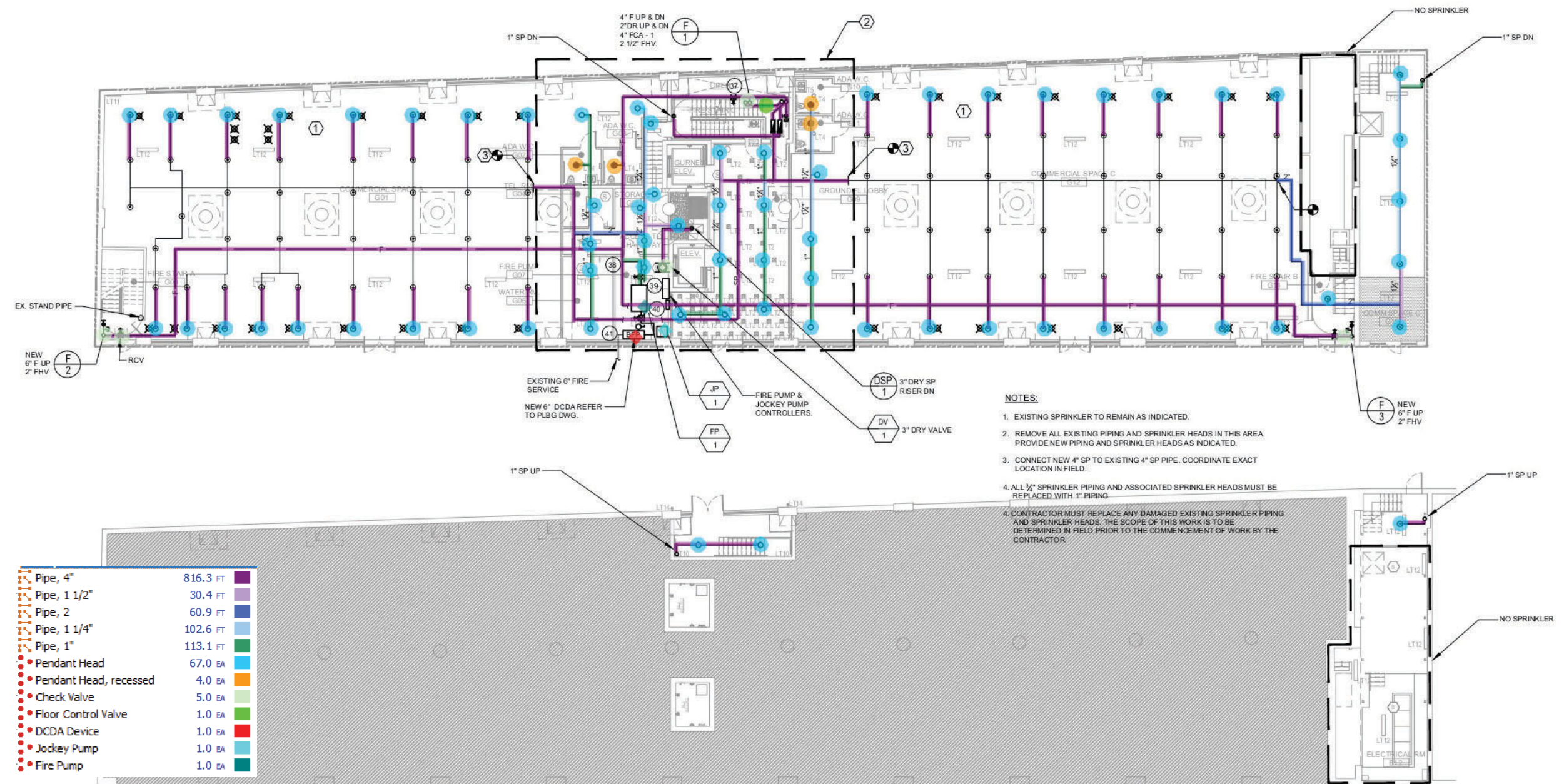
Section 08 *Detailed Sprinkler Take-Off*

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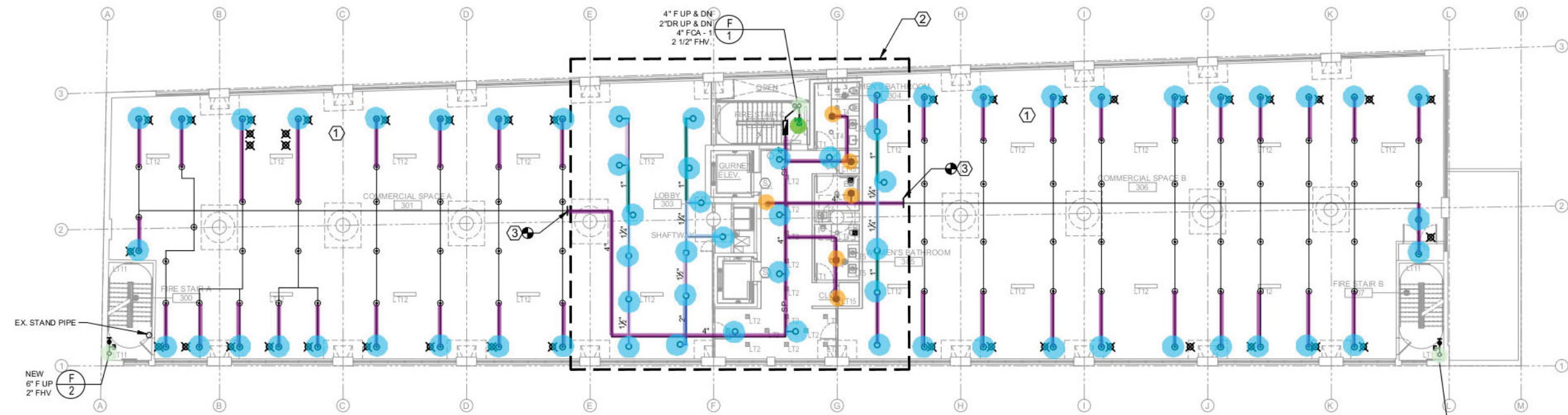


Cellar + Ground Floor				
Descriptions	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	113	LF	\$ 14.20	\$ 1,604.60
New Pipe, 1 1/4 inch	103	LF	\$ 15.79	\$ 1,626.37
New Pipe, 1 1/2 inch	31	LF	\$ 17.83	\$ 552.73
New Pipe, 2 inches	61	LF	\$ 27.25	\$ 1,662.25
New Pipe, 4 inches	816	LF	\$ 32.99	\$ 26,919.84
New Sprinkler heads, Pendant heads	67	EA	\$ 50.00	\$ 3,350.00
New Sprinkler heads, Pendant heads, recessed	4	EA	\$ 70.00	\$ 280.00
Check valve	5	EA	\$ 400.00	\$ 2,000.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
DCDA Device	1	EA	\$ 9,250.00	\$ 9,250.00
Jockey Pump	1	EA	\$ 14,200.00	\$ 14,200.00
Fire Pump	1	EA	\$ 3,500.00	\$ 3,500.00
Typical Floors				
Descriptions (Floor 02)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
Descriptions (Floor 03)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
Descriptions (Floor 04)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
Descriptions (Floor 05)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
6th Floor + Roof				
Descriptions	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	66	LF	\$ 14.20	\$ 937.20
New Pipe, 1 1/4 inch	57	LF	\$ 15.79	\$ 900.03
New Pipe, 1 1/2 inch	23	LF	\$ 17.83	\$ 410.09
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	620	LF	\$ 32.99	\$ 20,453.80
New Sprinkler heads, Pendant heads	72	EA	\$ 50.00	\$ 3,600.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	6	EA	\$ 400.00	\$ 2,400.00
Floor Control Valve	2	EA	\$ 12,000.00	\$ 24,000.00
Sub-Total			\$ 272,910.40	

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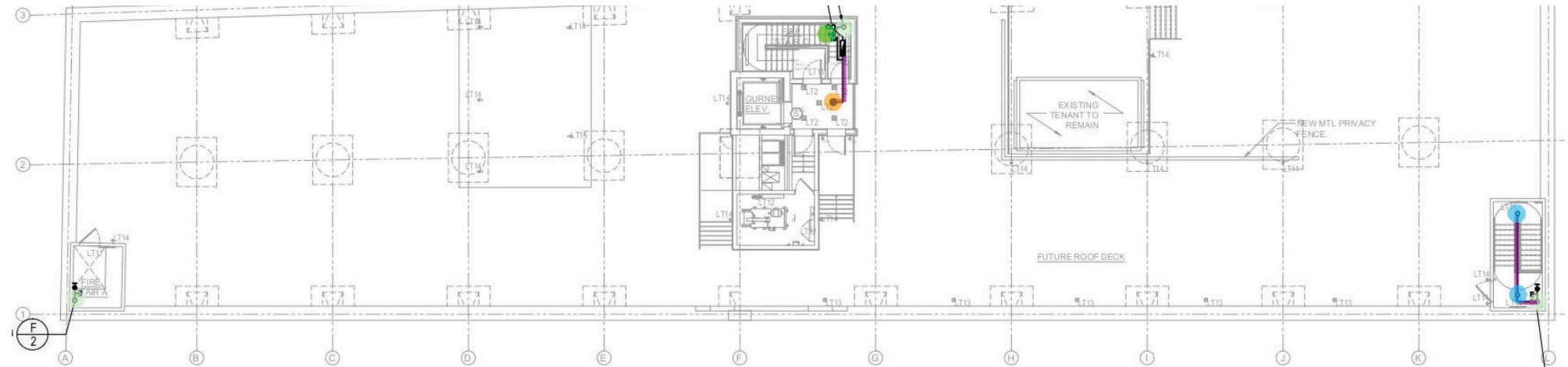
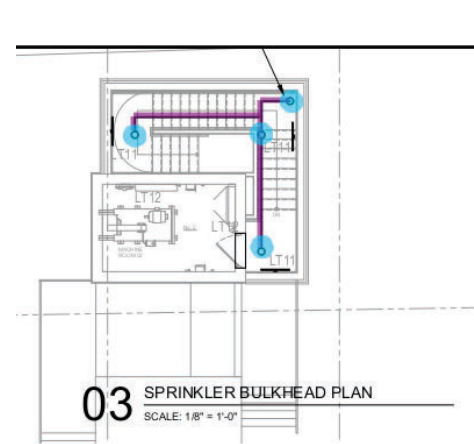


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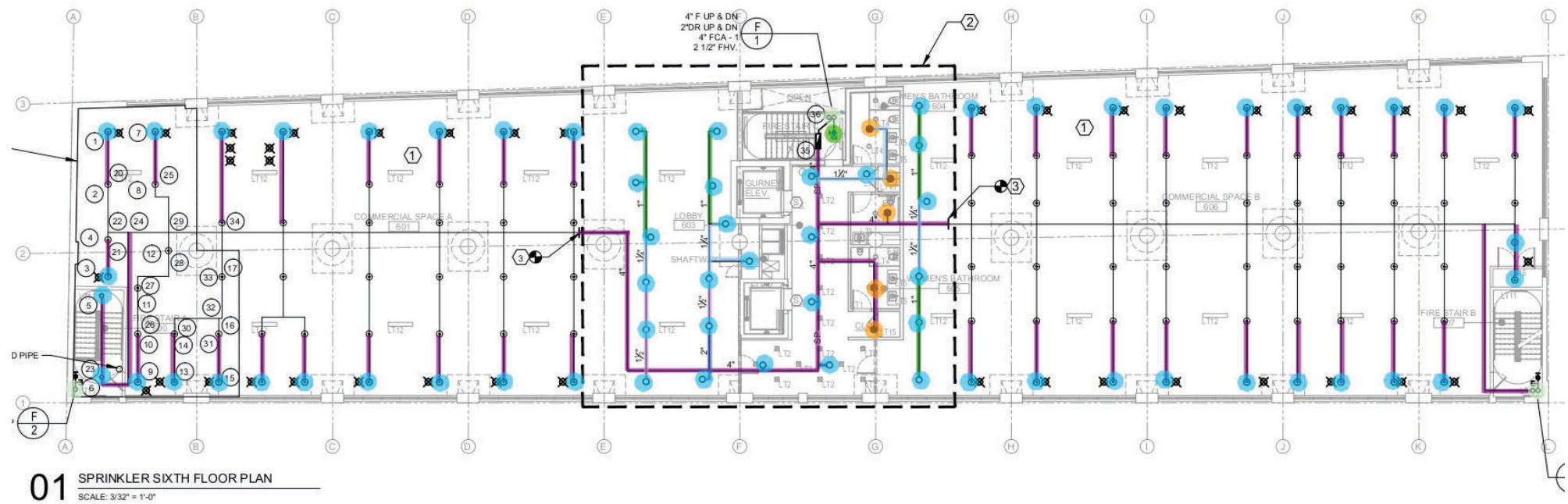
Pipe, 4"	511.1 FT	
Pipe, 1 1/2"	32.4 FT	
Pipe, 2"	8.8 FT	
Pipe, 1 1/4"	37.1 FT	
Pipe, 1"	39.1 FT	
Pendant Head	64.0 EA	
Pendant Head, recessed	6.0 EA	
Check valve	3.0 EA	
Floor Control Valve	1.0 EA	

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- 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.
- DETERMINE IN FIELD PRIOR TO THE COMMENCEMENT OF WORK BY THE CONTRACTOR.

Pipe, 4"	619.5 FT
Pipe, 1 1/2"	22.8 FT
Pipe, 2"	8.8 FT
Pipe, 1 1/4"	56.5 FT
Pipe, 1"	65.9 FT
Pendant Head	72.0 EA
Pendant Head, recessed	6.0 EA
Check valve	6.0 EA
Floor Control Valve	2.0 EA





Section 09 *Value Engineering Proposal*

SKY CONSTRUCTION GROUP




Value Engineering

Value Engineering is part of our services here at SKY Construction Group. At each milestone issuance of the design documents, we periodically review the drawings and specifications to find cases to reduce cost, improve constructibility, and increase reliability. Our team can make suggestions for alternate materials or fixtures to positively impact the project's progress. We do this by identifying an opportunity and then submitting our review and suggestion to you and Murdock Solon Architects. We will highlight the general advantages and list the details, as well as the proposed alternative, so you can determine the best course of action.

Below is an example of where our team believes we can save Elms Realty a cost of \$4,565.25 (82% savings) by picking a similar door handle for the public rooms. The specified door handle model is Tafale Lever Door Handle Model series #LC42, priced at \$125.00. While reviewing the specifications, we found this and believed that this was an area of cost reduction by finding an almost identical match for a lower price. Below, is our alternative door handle model, Delaney Hardware Reversible Door Handle, with a unit cost of \$23.55, which is an 81% savings for the project.

Specified Model:

Tafale Lever Handle Design Sheet

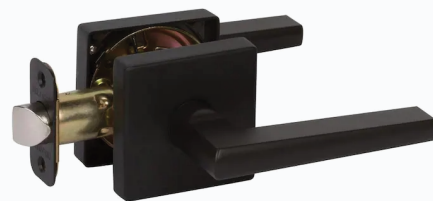


FINISHES
FINISH SHOWN US19 Flat Black Coated (FB)
AVAILABLE IN US15 Satin Nickel (SN)
US10B Oil Rubbed Bronze (ORB)
Other finishes available upon request

FUNCTIONS
PRIVACY (R) BED & BATH
PASSAGE (A) HALL & CLOSET
DUMMY (U) NON-FUNCTIONAL

Alternative Model:

Hardware / Door Hardware / Door Handles



\$23⁵⁵
☆☆☆☆☆ 0
[View Q&A](#)

\$15³⁷ Save 5% on eligible purchases made with your Lowe's Advantage Card.
[Learn how](#)

Delaney Hardware Delaney Contemporary Black Reversible Passage Door Handle
Item #2625655 Model #353519

- Universal installation feature with adjustable latch
- Fits both left hand and right hand doors eliminating the need to determine swing of door
- Easy installation requiring only a screwdriver

1
Qty

[Add to Cart](#)



Section 10 *Site Logistics*

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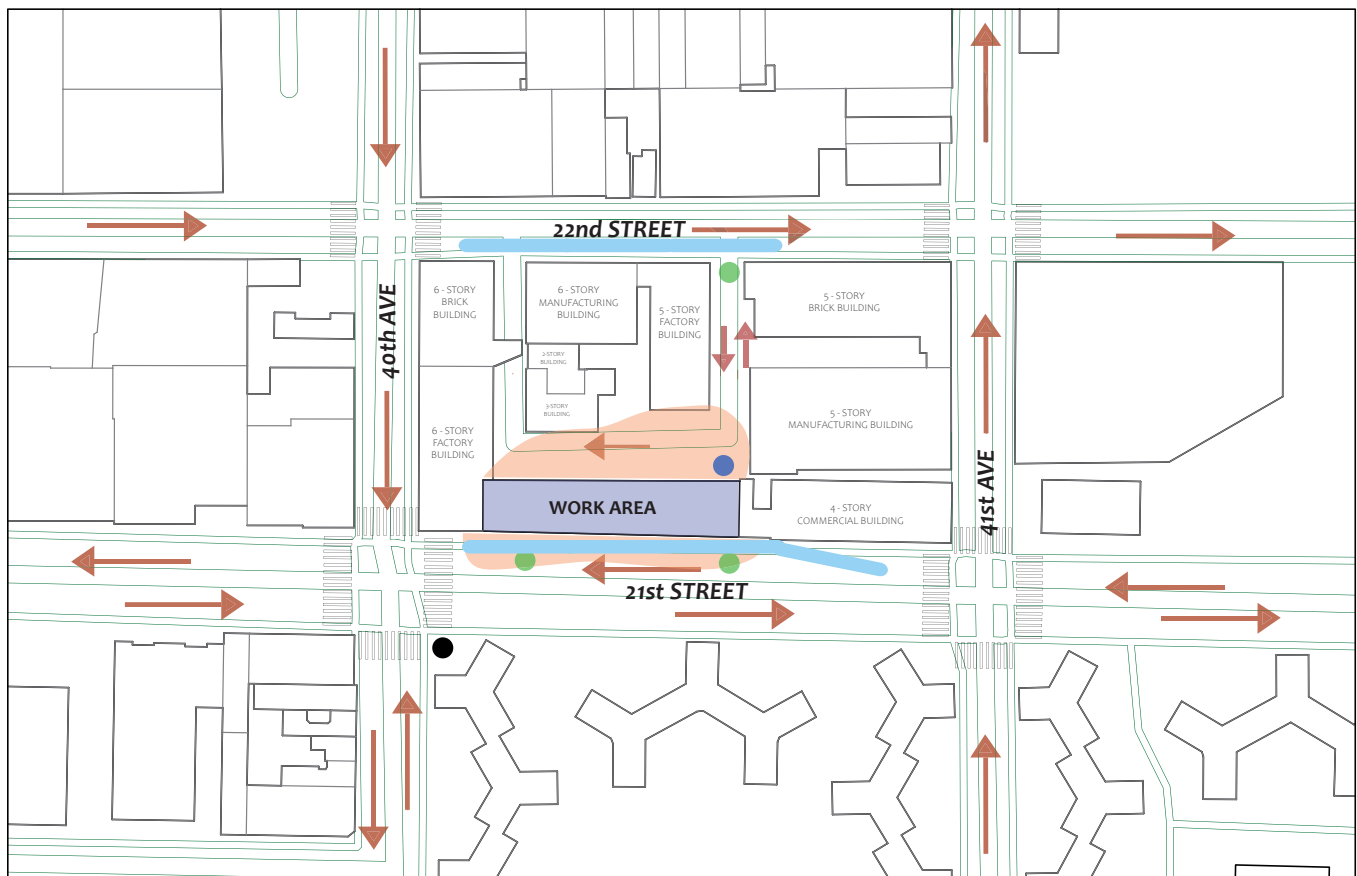
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- Assessment of traffic patterns
- Designate area for active work areas
- Assign site access for personnel
- Assign delivery access zones

LEGEND

- Traffic Directions
- Construction Site
- Active Work Zones
- Truck Path
- Delivery access
- Personnel Site Access
- Emergency Muster Point



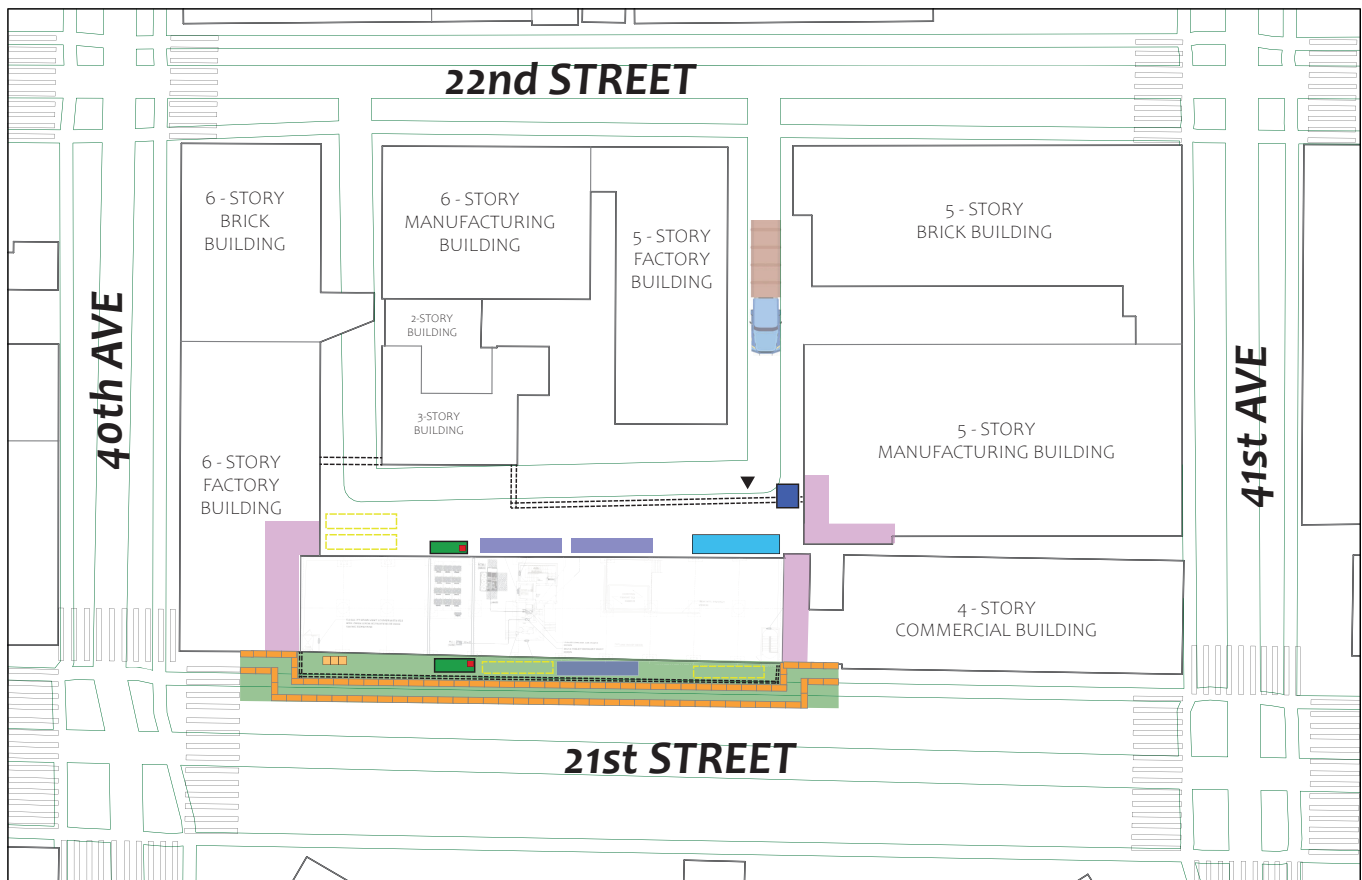
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- Set up site fencing
- Site Security
- Assign field office a location
- Specify material staging area
- Construct shed + scaffolding
- assign area for temp facilities
- Designate on-site parking
- Protect adjacent buildings

LEGEND

=====	Site fencing
-----	On-site vehicle parking
=====	Sidewalk shed barrier
=====	Material staging area
=====	Scaffolding
=====	Adjacent roof protection
=====	Waste dumpster
=====	Site field office
=====	Security guard booth
=====	Site facilities
=====	Dumpster chute



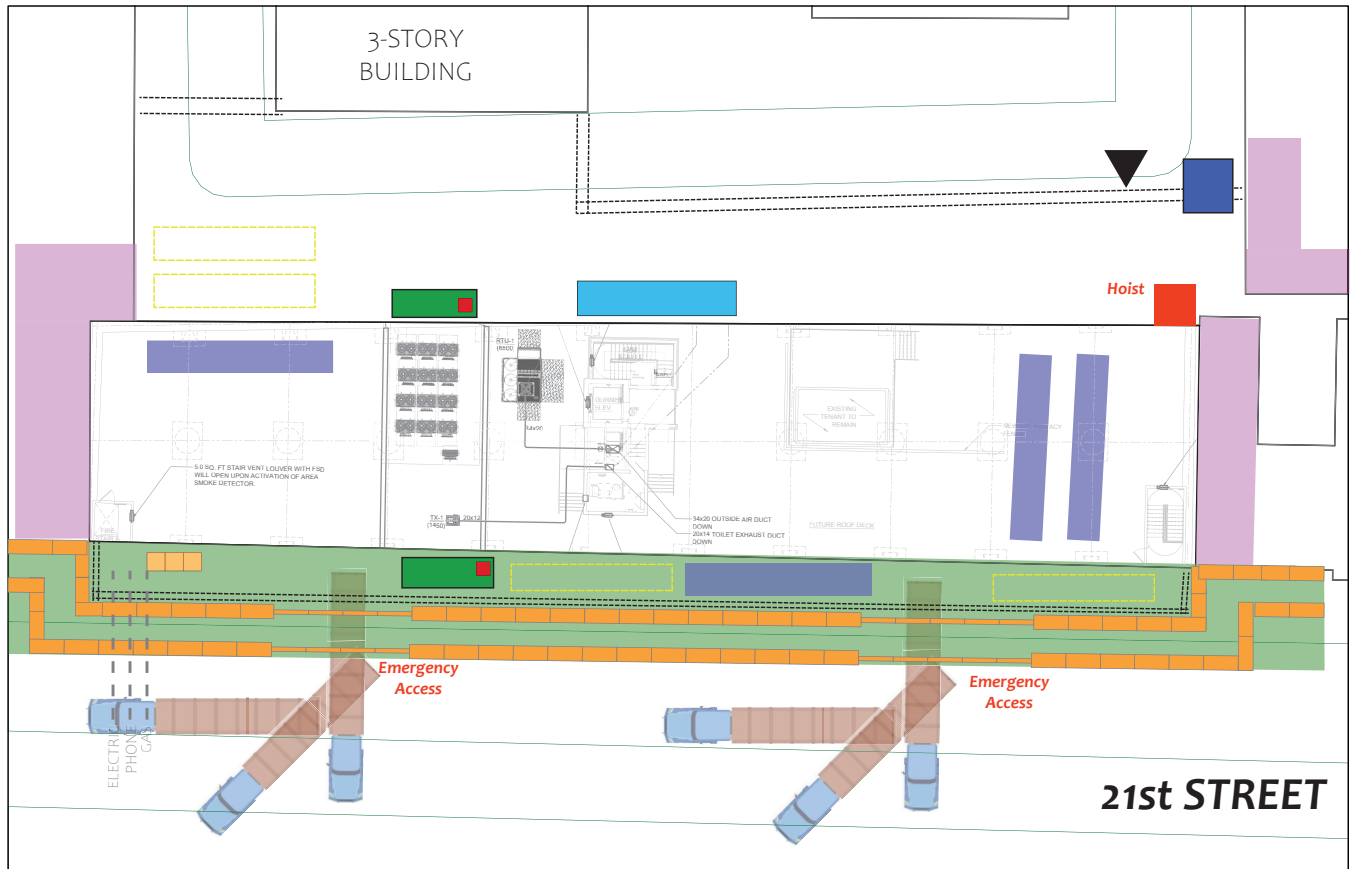
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- Interior material staging
- Move site office closer after demolition
- Line in for Electric, Gas, and phone
- Process of moving through the construction
- Sidewalk shed allows pedestrian access and offers areas for site parking and material staging

LEGEND

- Site fencing
- On-site vehicle parking
- Sidewalk shed barrier
- Material staging area
- Scaffolding
- Adjacent roof protection
- Waste dumpster
- Site field office
- Security guard booth
- Site facilities
- Dumpster chute



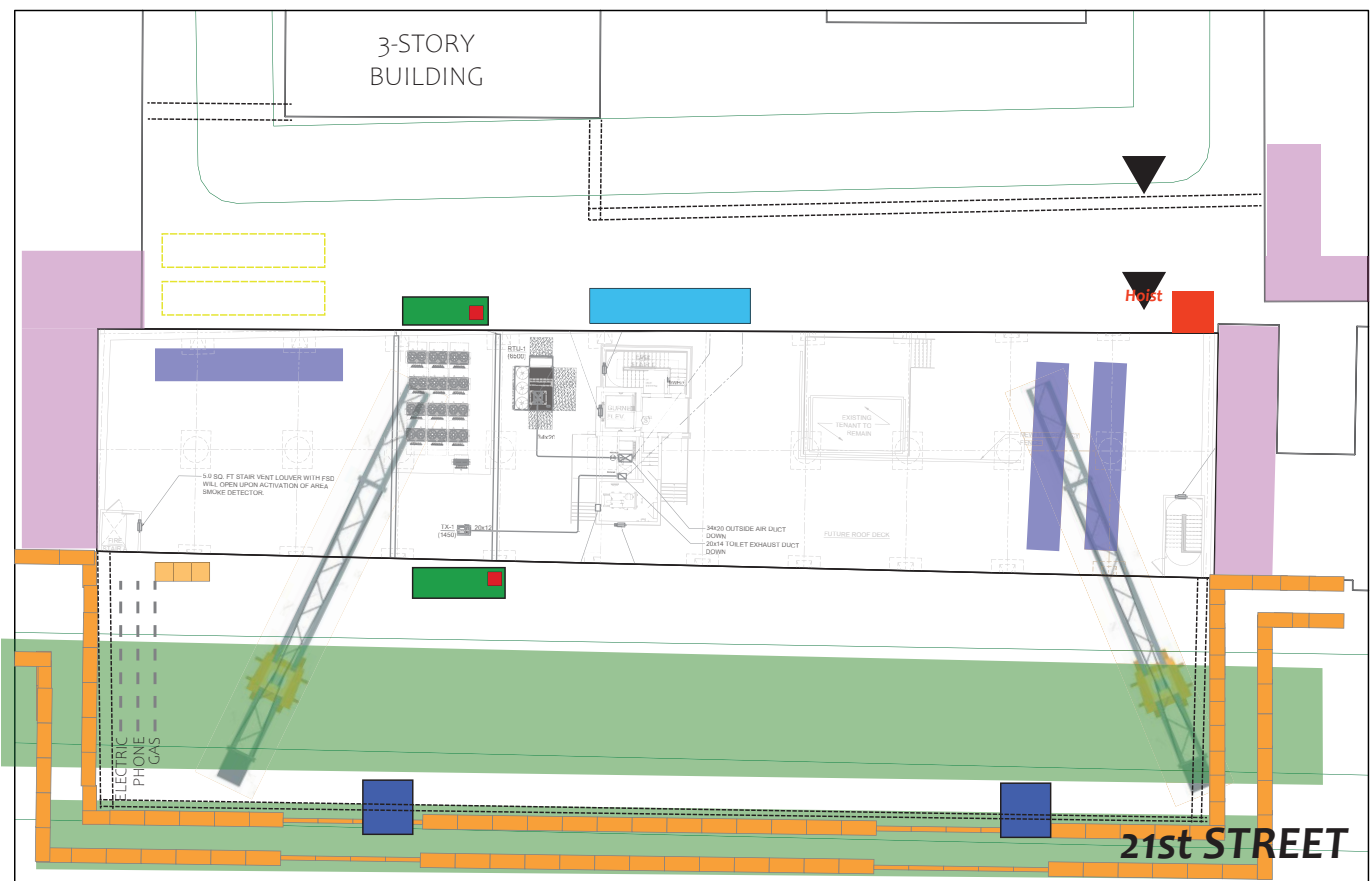
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- Extend Sidewalk shed for heavy machinery
- Truck cranes extends from the road
- Hoist exists attached to the building
- Interior area for material staging

LEGEND

-----	Site fencing
-----	On-site vehicle parking
-----	Sidewalk shed barrier
-----	Material staging area
-----	Scaffolding
-----	Adjacent roof protection
-----	Waste dumpster
-----	Site field office
-----	Security guard booth
-----	Site facilities
-----	Dumpster chute



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Section 11 *Constructability Review*

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Request For Information

RFI NAME	Obstruction of HVAC duct	RFI ID	RFI #23
REQUESTING PARTY	Samar Navabi	RESPONDING PARTY	Murdock Solon Architects
RFI SUBMISSION DEADLINE	May 05, 2021	DATE OF RFI RESPONSE	

REQUEST DESCRIPTION

- Request for Clarification

- Installation information for 22x8 HVAC ducts
- Req. height clearance for 22x8 ducts (HVAC)
- Req. lighting clearance for LT2 (electrical)

Location:

2nd Floor, Elevator Lobby,
general area

- Maintain Piping Configuration:

- Shift LT2 beside piping
- Replace lighting fixtures

Referenced Drawings:

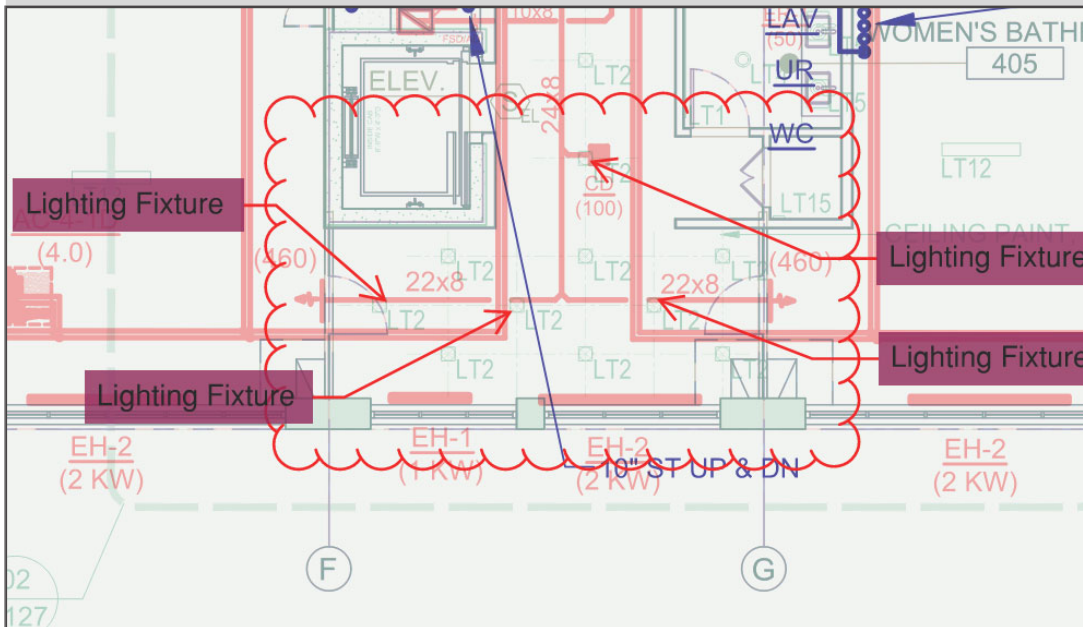
M-302.00, E-303.00

- Maintain Lighting placement:

- Shift HVAC ducts
- Change HVAC ducts size

Notice:

Duplicate placement
on floors 2-6



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Request For Information

RFI NAME	Obstruction of doorway	RFI ID	RFI #25
REQUESTING PARTY	Samar Navabi	RESPONDING PARTY	Murdock Solon Architects
RFI SUBMISSION DEADLINE	May 05, 2021	DATE OF RFI RESPONSE	

REQUEST DESCRIPTION

- Request for Information

- Spec Listed: DWH-2, AO Smith Del-15
15 gal, 3kw, Install in ceiling
Run relief drainage to funnel
Drain in lav

Location:

6th Floor, Lobby,
adjacent bathroom

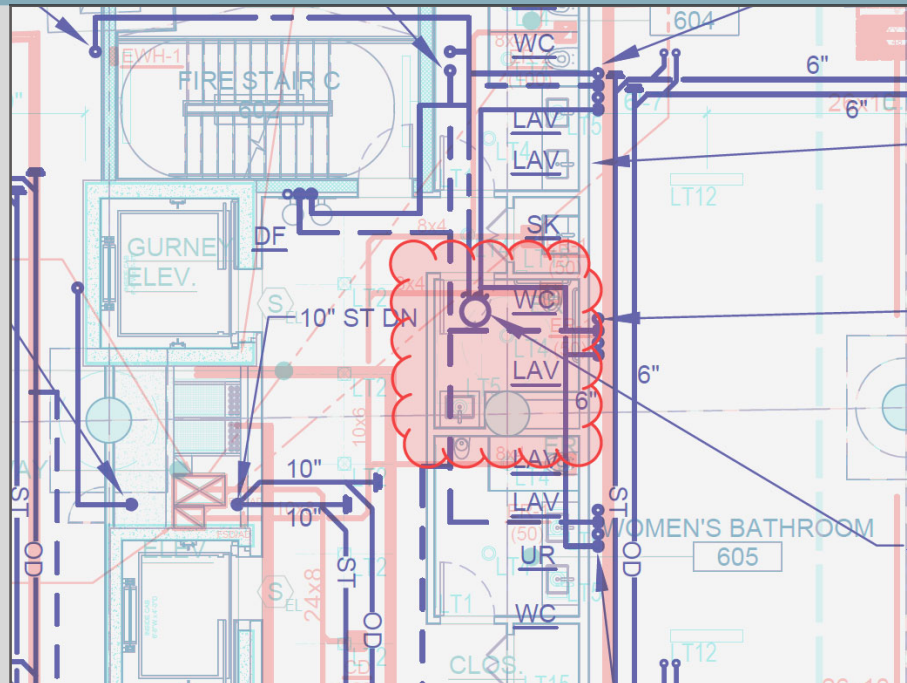
Referenced Drawings:

M-304.00, E-307.00, E-308.00

- Request for ceiling installation specs
- Height requirements
- Slope of pipes req.
- req. door height

Notice:

Duplicate placement
on floors 2-6



SKY CONSTRUCTION GROUP



Request For Information

RFI NAME	Obstruction of closet walls	RFI ID	RFI #34
REQUESTING PARTY	Samar Navabi	RESPONDING PARTY	Murdock Solon Architects
RFI SUBMISSION DEADLINE	May 05, 2021	DATE OF RFI RESPONSE	

REQUEST DESCRIPTION

- Request for Clarification

- Req. height clearance for P-4B#5,7 (electrical)
- Req. height clearance for RP-HE (electrical)
- Req. height clearance for EH-1 (HVAC)

Location:

6th Floor, Fire Stair B,
adjacent closet

- Maintain Wall Configuration:

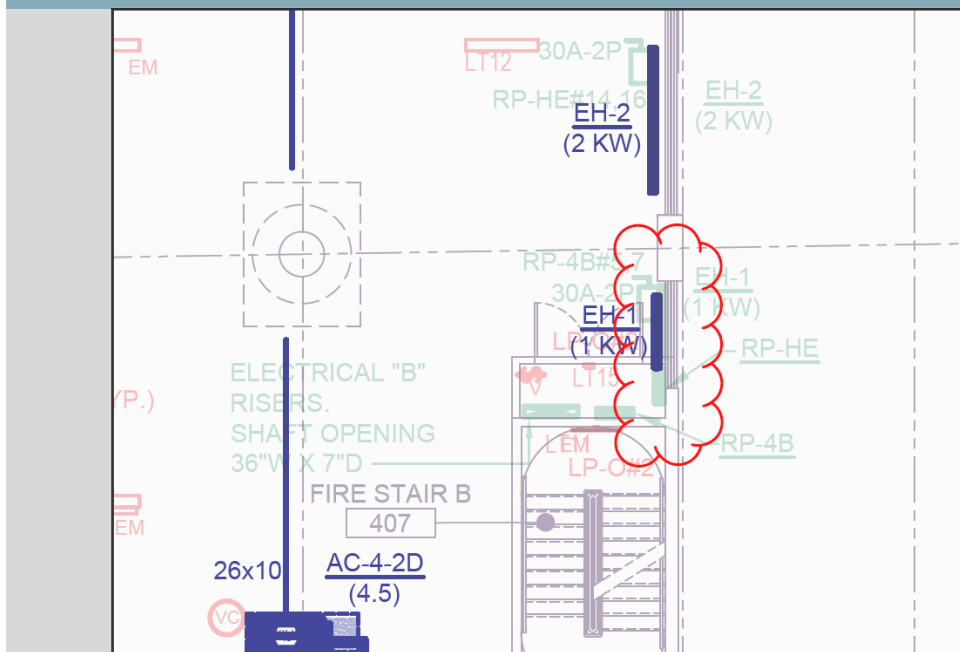
- Shift RP-HE
- Different window size
- Replace spec with smaller units

Referenced Drawings:

M-304.00, E-307.00, E-308.00

- Maintain Window and HVAC:

- Redesign closet height
- Shift closet walls



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Section 12 *Quality Assurance & Control*

SKY CONSTRUCTION GROUP



Quality Assurance / Quality Control

SKY Construction Group always provides Quality Assurance (QA) and Quality Control (QC) for our clients' projects, and we have developed a Quality Assurance Plan and a Quality Control Plan specifically for the Urban Yard project. Quality Assurance is a proactive approach in a construction project to prevent mistakes and defects from occurring. Quality Assurance plays a critical factor in the construction process as it assures the client of the quality of work being done.

Quality Assurance refers to reviewing of materials prior to installation. Here at SKY Construction Group, we have developed a tried and tested QA system which we apply to all our major projects. We use Buildertrend to provide up to date information to the team and maintain a well-organized project. This platform assists us by organizing and tracking all submittals of the project. Buildertrend allows faster communication between parties and a more transparent and efficient submittal process. We also require samples of design elements help assure the expectation of finishes. Mock-ups will be tested to set a benchmark for the construction quality of the work being done. In addition, we set up trade meetings among the sub-contractors to maintain open communication about the sequence of work.

Quality Control refers to reviewing materials after they have been installed, and the set of active procedures that are followed to fulfill the contracted requirements of the project. This includes the use of various tests and inspections to check the quality of work being done. Pre-inspection is a way for our team to be aware of our progress and know what is lacking. Pre-inspection will usually be 2 weeks before the AHJ Inspections of the fire alarm, sprinkler, HVAC, and emergency lighting. These inspections aid our team to constantly think about the project milestones. Quality Control also includes the DOB required testing and inspections by third party inspectors for our project throughout the construction progress.

Pre-punch list review is another way for our team to be on top of our responsibilities. We assess if all work is completed and up to standard. The review follows a closeout schedule with rigorous procedures, in order to achieve a timely project completion. In addition, inspections by the Superintendent occurs for all deliveries on site to control the quality of materials used. Our team enables Power BI software to track our cost data to calculate competitive pricing. Power BI reviews the daily log reports and determines the efficiency of our work hours, highlighting areas of work to improve.

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Buildertrend example:

- Bidding
- Daily Schedule
- Submittals
- RFI's
- Costs
- Tasks for Subs

Buildertrend Job Running Total: \$196,801.90

Owner Activity
Owner's Last Login: Tue, Mar 26, 2018 - 8:21 AM

Warranty Alerts
Updated in the Last Year
New Owner Claims: -
Reschedule Requests: -
Feedback Needing Rework: -
Ready For Next Phase: -

Time Clock
You are currently Off the Clock
Users Currently Clocking In: 0

Recent Documents
No Documents

Pending/Recent Change Order Activity
No Change Orders

Recent BIRPO Activity
Approved/Declined Updates

To-Do's for Brooke Brookman
Hide To-Do's Over 30 Days

Bid Packages
No Bid Packages

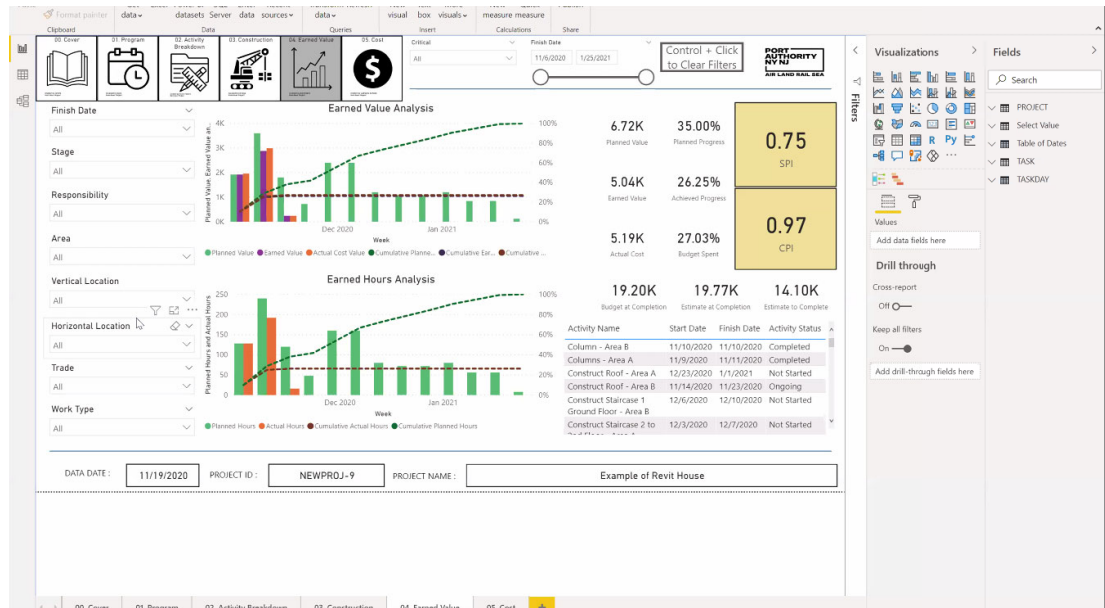
Today's Schedule
No Schedule Items

BIRPO Payment Recent Activity
No Current Payments

Most Recent Daily Logs
Date: 5-25-2018
Daily Log Notes: Jobsite looks good first coat of paint is a need to buy more sparkle
Attachments: View All (1)

Power BI example:

- Cost Data
- Profits
- Overtime work
- Efficiency of work hours
- Efficiency of Trades



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Section 13 *Site Safety*

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Site Safety Plan

SKY Construction Group performs a site safety analysis and risk assessment with every project we take on. Our safety protocols have adapted over the years along with new advancements of technology to allow for the highest protection of our team. We take safety very seriously and SKY Construction Group has received an Experience Modification Rate (EMR) rating of 0.8 this past year. We are proud to say that we have never had a fatality on one of our sites.

One of our core company values is safety. Our Site Safety Supervisor, Dembe Zuma, oversees all of our projects and has helped create an environment where safety is a top concern. His responsibility is to create a safe site. There is a safety system in place to help avoid and mitigate risk on our construction site.

Our safety system involves several steps:

1. Risk Assessment
2. Mitigation Actions
3. Communication
4. Reporting

Training is essential to a safe construction site. Certification and training is part of the pre-construction phase of any project. Workers are required to be OSHA-30 certification and be subjected to randomized drug tests. A site safety orientation test for the Urban Yard project is also given out. During our construction phase we require site hazard guidelines, and weekly safety meetings. In addition, toolbox talks are held daily every morning.

SKY Construction Group prides ourselves with our years of experience, high standard for safety procedures, and professionally trained team members. Our many major projects have successfully been completed on time and without safety issues. We strive to provide a safe workplace for all workers on our construction site. The success of our safety program requires the cooperation and support of all employees.

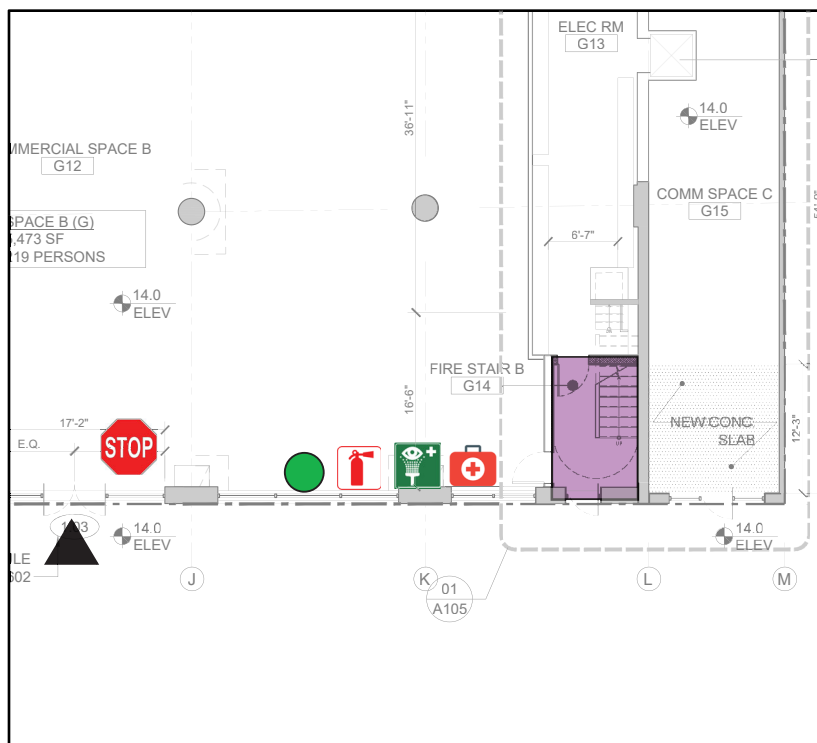
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For the Urban Yard project, we have identified three major areas of concern for our site safety. The first is Covid-19. The world has been tremendously affected over the past year and a half and we must do our part to maintain a healthy construction site. Our protocol includes a stop point where all workers must have their temperature checked before entering the construction site. They then may enter and sign in to the site. We require a rapid Covid test to be taken before any worker is allowed into the enclosed building.

The second area of concern is our demolition protocol. We go above and beyond the industry standard for site safety and implement patented safety products like EdgeGuard rails and StrapRail warning lines to ensure the most is being done for our workers. We also have debris nets and warning signs on every floor to make sure our workers are constantly made aware of what's happening on site.

Lastly, there is a fall risk hazard protocol for the vertical shafts in our project. Our approach is to designate where is the fall hazard area and construct LockRail panel systems in addition to putting up warning lines and fall nets. We also require there to be tie off area to make sure we do our best in maintaining a safe site.



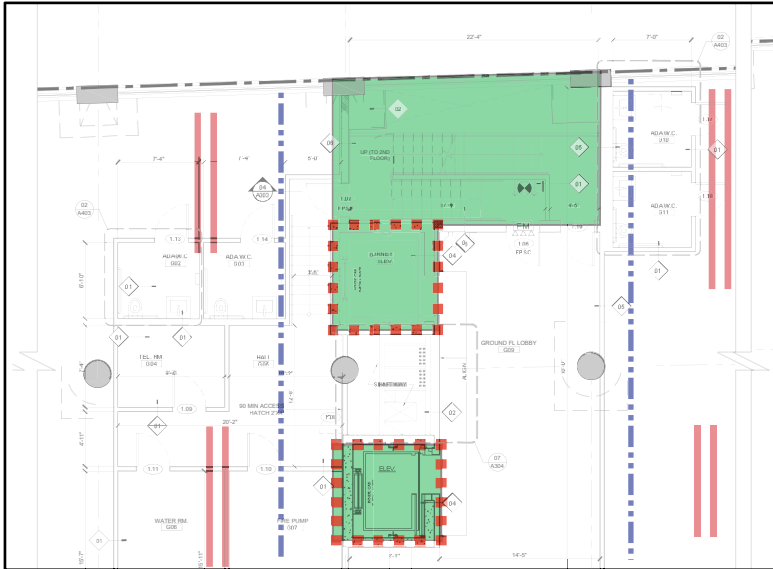
Covid Protocol:

- Enter site
- Temp. check
- Sign in
- Covid rapid test
- Sanitation stations

LEGEND

- Covid Rapid Testing
- Entrance access
- Vertical circulation
- Covid wash station
- First aid station
- Eye wash station
- Fire extinguisher

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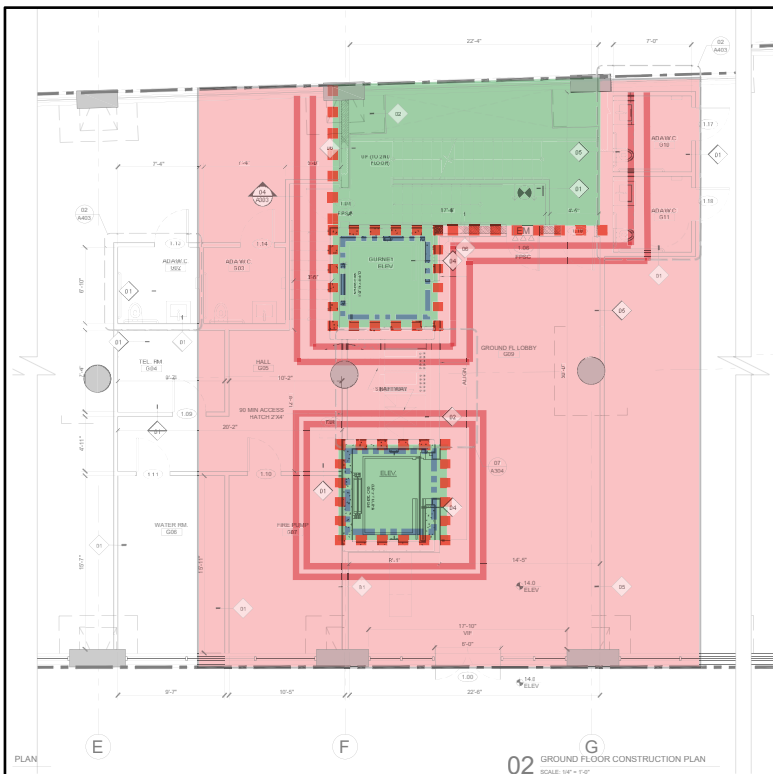


Demolition Protocol:

- Portable guard railing
- Tie off area of work
- Debris nets
- Warning signs

LEGEND

- Debris nets
- EdgeGuard® rails
- StrapRail® warning line
- Demolition area



Fall Risk Hazard Protocol:

- Install guard railing
- Tie off area of work
- Warning signs
- Employee safety classes

LEGEND

- LockRail panel system
- Fall nets
- StrapRail® warning line
- Fall hazard area
- Tie off area



Emergency Contacts

Fire: FDNY Engine 260,
0.3 mi away
11-15 37th Ave,
Long Island City, NY 11101
(718)-999-2000

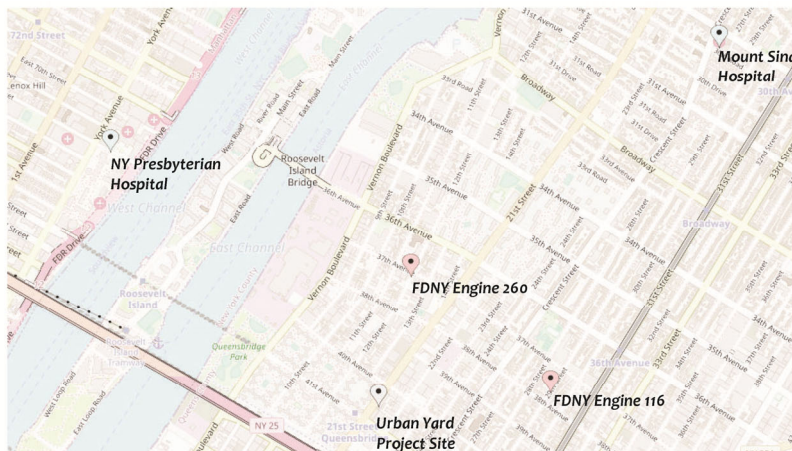
Hospital: Mount Sinai Hospital,
1.3 mi away
25-10 30th Ave,
Queens, NY 11102
(718)-932-1000

Site Safety Manager: Dembe Zuma
DembeZ@skyconstructiongroup.com
(845)-558-0909

Fire: FDNY Engine 116,
0.5 mi away
37-20 29th St,
Long Island City, NY 11101
(718)-960-2000

Hospital: New York-Presbyterian,
2.6 mi away
525 E 68th St,
New York, NY 10065
(212)-746-5454

Builder: Sky Construction Group
61 St James Pl,
Brooklyn, NY 11238
(845)-598-9845



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Section 14 *Sustainability*

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Sustainability

As a member of the construction industry, we at SKY Construction Group take our role very seriously when approaching the long term effect we have on this planet we all inhabit. Our mission is to transform the way we build – which currently is a major contributor of greenhouse gas emissions – into a climate solution for our future. Buildings and their construction together account for 36 percent of global energy use and 39 percent of energy-related carbon dioxide emissions annually, according to the United Nations Environment Program. In the United States, residential and commercial buildings account for 40 percent of energy consumption, according to the U.S. Energy Information Administration.

The first area of our focus is “operational carbon emissions” which comes from powering lighting, heating, and cooling our buildings. Globally, building operations account for about 28 percent of emissions annually. We begin assessing this problem and coming up with solutions by reviewing and following the work published by LEED and the Institute for Sustainable Infrastructure (ISI). These institutions provide extensive research and opportunities for every owner to discover green alternatives that will provide a more efficient building over time. These exist at all price points.

The second area of focus is the amount of carbon generated through manufacturing building materials, transporting materials to construction sites, and the actual construction process. Globally, this accounts for about 11 percent of emissions. To do our part in the global climate crisis, we employ general principles to our company like using recycled building materials. On every project, SKY Construction Group aims to source 80% of all our building materials from companies in the local area, and to limit transportation vehicles within 50 miles of our project site.

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Section 15 *Construction Technology*

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Construction Technology

SKY Construction Group constantly evolving, and we introduce programs to assist our team in the office and in the field. By constantly employing new programs to aid us in our work, we are always ahead of the curve when it comes to building and managing a project efficiently and on schedule. Each member uses these program tools differently and together we can increase our project's productivity. The programs used differ depending on the type and scale of the project. For the Urban Yard Project, we have come up with a list of programs to aid our team on the project.

We picked Buildertrend as the main program for this project. The entire project – from scheduling, cost budgets, and submittals – will all be stored here. This program allows us to connect with Murdock Solon Architects and our subcontractors in order to provide secure, yet extremely fast, communication among all the project's team. All RFI's and submittals will be stored and saved on here. In addition, daily site logs and progress updates will be available for the client's review. In addition, Buildertrend allows for third party integration to smooth out scheduled tasks, document viewing, and payroll responsibilities. When it comes to scheduling on this project, our team will use Oracle Primavera to create our work schedule. This program is extremely powerful in creating scheduled work and assessing float days and critical path methods. We use integrated software to calculate the project risks and apply it to our Primavera schedule.

Sky Construction Group employs the very best BIM managers to follow up all construction drawings with our own detailed review and analysis of the specified work. We use BIM 360 by Autodesk to review proposed work for any potential issues. The program is extremely powerful in being able to calculate clash detection among the drawings and 3d model work and determine who needs to be aware of its findings. In the field, we use Bluebeam Revu to view all our drawings wherever our workers are, to ensure that our team always has the most up to date drawings.

We employ a laser scanning BIM company to create cloud points of the project, which creates a 3d image of the project. This will document the progress of the project every week, and be useful when needing to know where any pipes or wiring is in the future. For the site, we implement GPS Asset Trackers to track shipments of materials and products, monitor driving of trucks and heavy machinery, and track engine runtime for maintenance. This helps us get competitive deals on insurance as well.

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Section 17 *PowerPoint Presentation*

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URBAN YARD: Interior Renovation Project

April 26, 2021



**Project Proposal for Elm’s Realty
by Sky Construction Group**

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

AGENDA



- *Project Understanding and Approach*
- *Firm Introduction*
- *Relevant Projects*
- *Project Team*
- *Team Bio's*
- *CPM Project Schedule*
- *Sample 2-week look ahead*
- *Staffing Chart*
- *Summary Estimate*
- *Detailed Trade Take-Off*
- *Construction Site Logistics Plan*
- *Construction Site Safety Plan*
- *Quality Assurance/Quality Control Plan*
- *Constructability Review*
- *Sustainable Construction Plan*
- *Construction Technology Initiatives*

Section 01 *Project Understanding*

PROJECT UNDERSTANDING

Project Name: *Urban Yard Project*

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

Client/Owner: *Mayer Steg, Elms Realty*

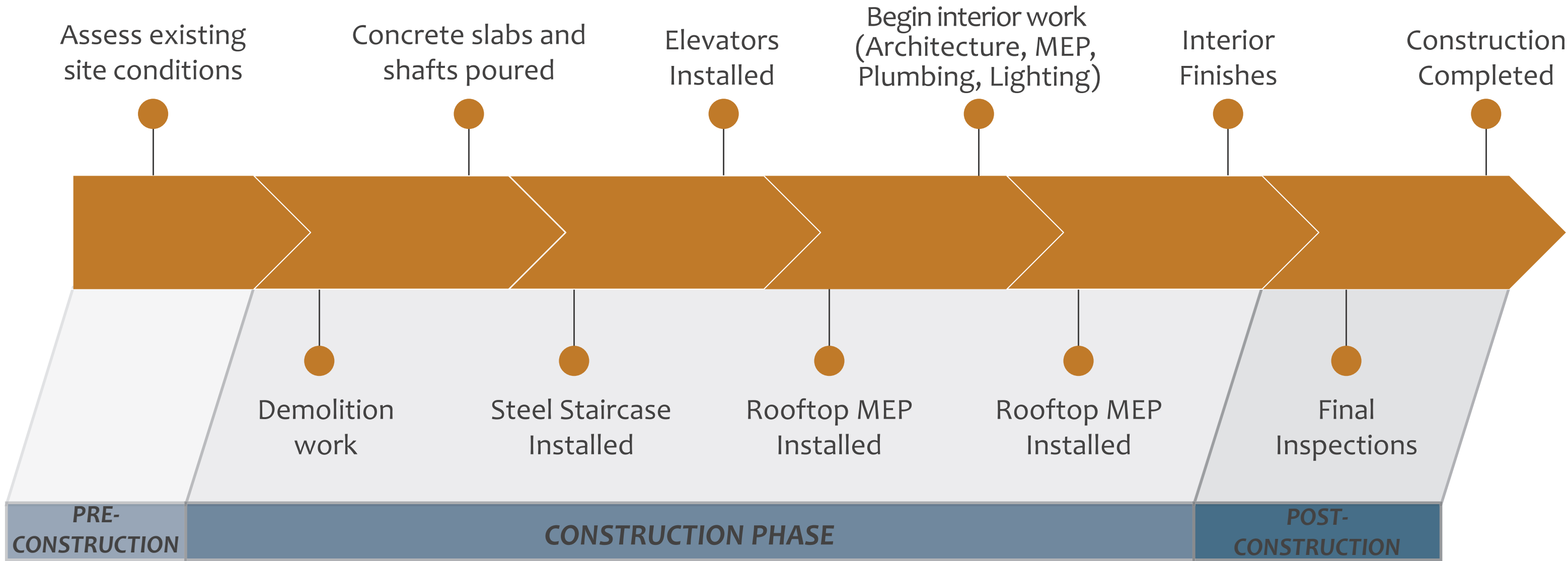
Architect: *Murdock Solon Architects*

Structural Engineer: *Blue Sky Design*

MEP Engineer: *2LS Consulting Engineering*



PROJECT UNDERSTANDING



Section 02 *Firm Introduction*



SKY Construction Group

- Founded in 2008, focus in the tri-state area
- More than 200 projects completed
- We serve the residential, commercial, and office markets
- 200 Full-time staff
- Annual Revenue of \$400 Million
- Certified MBE (Minority Business Enterprise)

Core to our company are our values –
ethics, safety, quality, innovation, and sustainability.

Section 03 *Relevant Projects*

RELEVANT PROJECTS

Client: Midtown Equities

Location: 53-83 Water St,
Brooklyn, NY 11201

Project Type: Restoration, Renovation

Size: 330,000 sqft

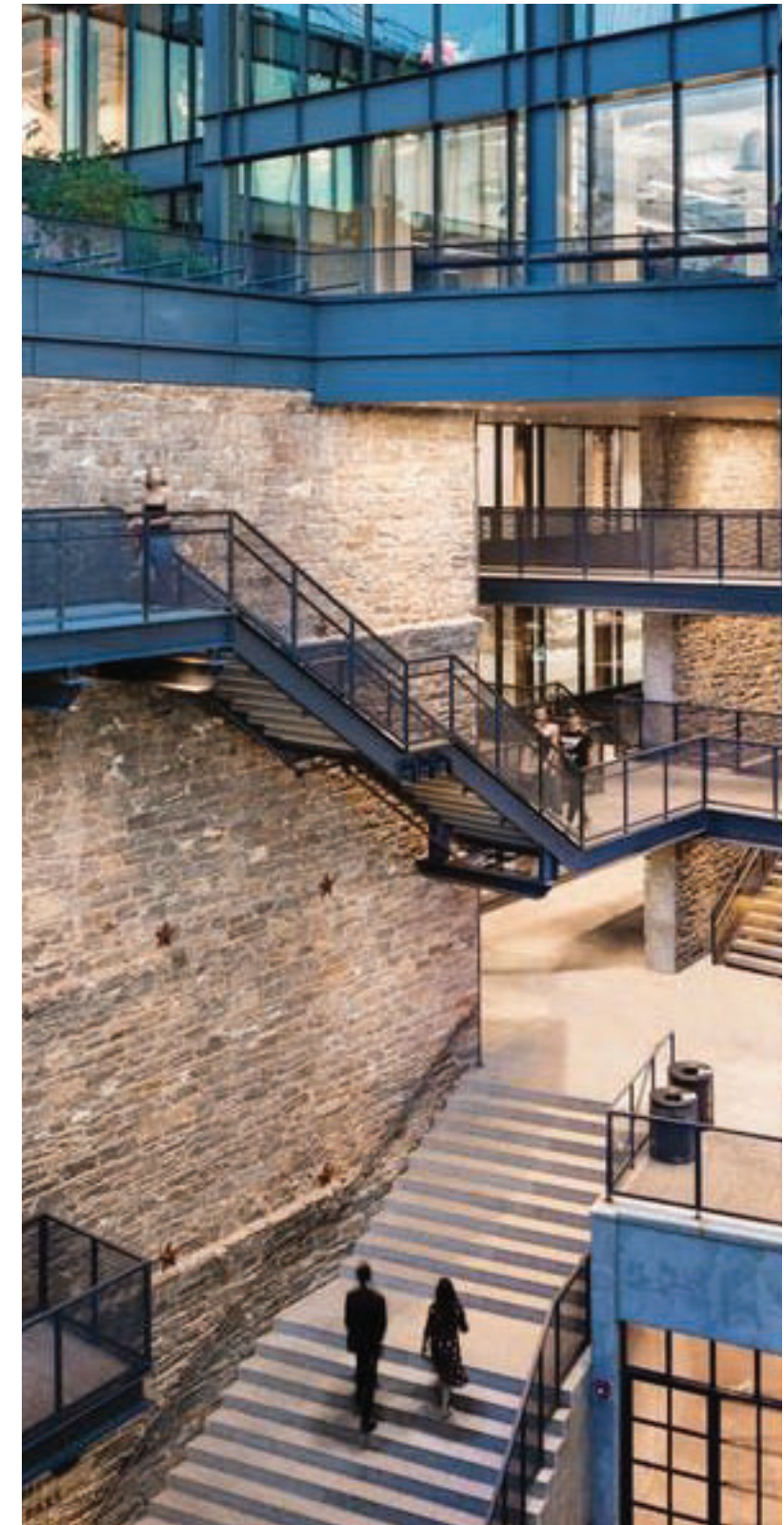
Architect: Studio V Architecture

Responsible for:

- Reconstructing the buildings as a single complex
- Assessing and restoring the exterior masonry façade
- Renovating the interior space for commercial use

Relevance:

- Project with existing structures
- Restoring the masonry façade
- Worked with Input Interior Design



RELEVANT PROJECTS

Client: White Hall

Location: 5 Ct Square W,
Long Island City, NY 11101

Project Type: New Construction

Size: 80,000 sqft

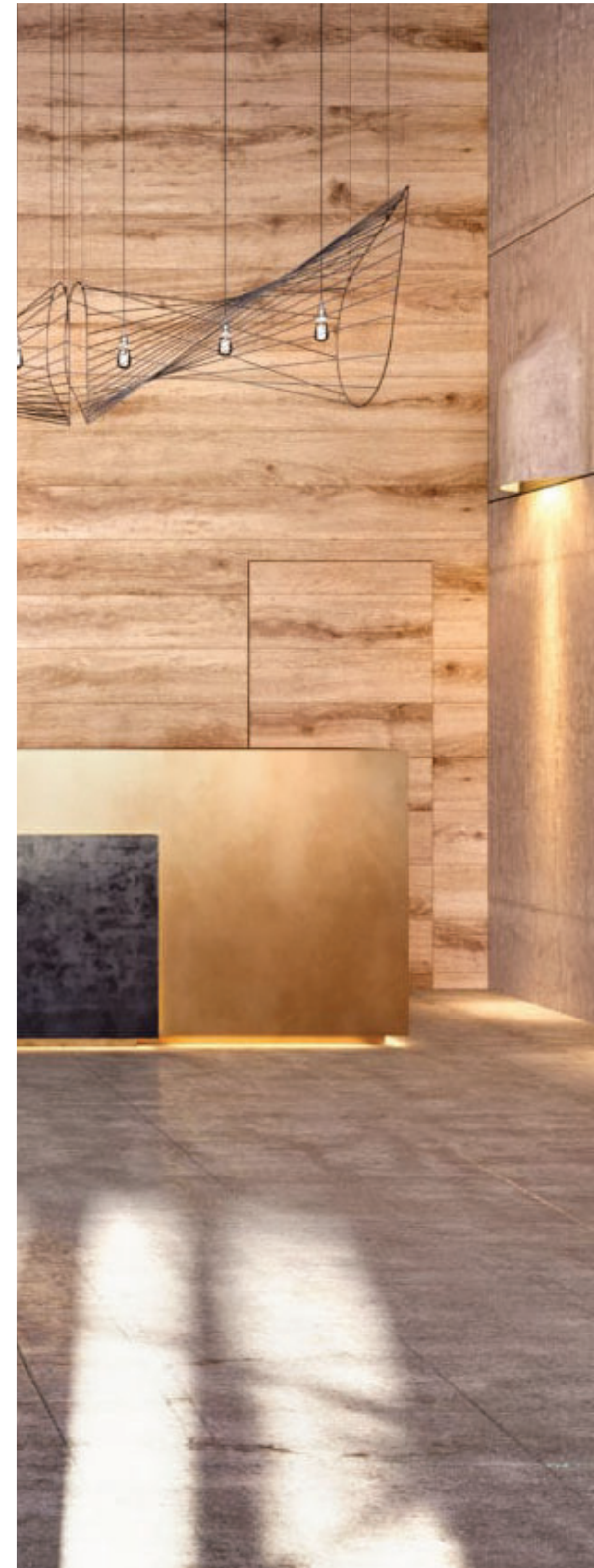
Architect: Murdock Solon Architects

Responsible for:

- Demolish existing structure
- Full glass façade
- High end residence style fixtures and furnishings

Relevance:

- Project located in LIC
- Demolition and façade work
- Work with Murdock Solon Architects



RELEVANT PROJECTS

Client: Athienou Properties, LLC

Location: 21-59 44th Dr,
Long Island City, NY 11101

Project Type: Residential,
Multifamily/Commercial

Size: 45,000 sqft

Architect: Z Architecture

Responsible for:

- *Developing mixed use building*
- *Gut renovation of interior space*
- *New exterior façade*

Relevance:

- *Project located in LIC*
- *Difficult site logistics*
- *Worked with Input Interior Design*



Section 04 *Project Team*

PROJECT TEAM



Elms Realty Corp.
Client



Yaakov Roffman
President & CEO



Harold Cooper
Project Executive



Reven Wright
Project Manager



Raymond Reddington
Superintendent



Murdock Solon Architects
Architects of record



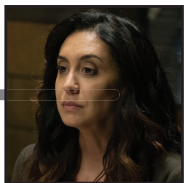
2L Engineering
Engineers



Input Creative Studio
Interior Designers



Aram Mojtabai
Senior Estimator



Samar Navabi
BIM Manager



Dembe Zuma
Site Safety Manager



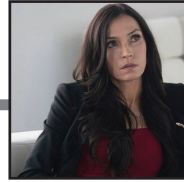
Meera Malik
Sustainability Manager



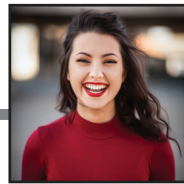
Tom Keen
Director of Sustainability



Donald Ressler
Project Engineer



Susan Kaplan
Project Engineer



Elizabeth Keen
Assistant Superintendent



Section 05 *Staffing Chart*

STAFFING CHART




























Name	Role	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	Total hours	% of time
Yaakov Roffman	President & CEO	12	12	4	4	3	3	3	3	3	4	4	55	3%
Harold Cooper	Project Executive	22	22	22	16	16	16	16	16	16	22	22	206	12%
Reven Wright	Project Manager	80	80	80	80	40	40	40	40	40	40	80	640	36%
Aram Mojtabai	Senior Estimator	46	46	46	46	32	32	32	32	16	16	16	360	20%
Ray Reddington	Superintendent	160	160	160	160	160	160	160	160	160	160	160	1760	100%
Elizabeth Keen	Assistant Superintendent	160	160	160	160	160	160	160	160	160	160	160	1760	100%
Donald Ressler	Project Engineer	180	180	120	120	60	60	60	40	40	40	40	940	53%
Susan Kaplan	Project Engineer	80	80	80	80	40	40	40	40	40	40	40	600	34%
Samar Navabi	BIM Manager	40	40	40	40	40	40	40	40	40	40	40	440	25%
Dembe Zuma	Site Safety Supervisor	160	160	160	160	160	160	160	160	160	160	160	1760	100%
Meera Malik	Sustainability Manager	120	80	40	20	20	20	20	20	20	20	20	400	23%
Tom Keen	Director of Sustainability	120	80	40	20	20	20	20	20	20	20	20	400	23%
													9,321	

Section 06 *CPM Project Schedule*

CPM SCHEDULE

JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR
June 01: Project start date June 01: Site inspection June 14: Building permits deadline June 29: Foundation work begins	July 01: Demolition begins July 13: Delivery of Hoist July 16: Excavation work deadline July 17: Expected steel delivery	August 01: Steel Inspection August 23: Concrete Inspection	September 18: Elevator Inspection September 25: Hoist removal October 08: MEP risers begins October 25: HVAC work deadline	October 07: Building Enclosure deadline October 08: MEP risers begins October 25: HVAC work deadline	November 07: Fire Protection deadline November 08: Interior fit out begins	December 08: Ceiling installation deadline December 21: Lighting work deadline	January 09: Painting deadline January 24: Flooring installation deadline	February 20: Millwork deadline February 27: MEP finish deadline	March 20: Final finishes deadline March 23: Punchlist & Closeout begins March 31: Begin Punch List	April 13: Final Inspection April 28: Project Completion

CPM SCHEDULE

Sky Construction Group				URBAN YARD PROJECT												26-Apr-2	
Activity Type	Dur.	Start	Finish	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
 ER 1 Urban Yard	331	01-Jun-21	28-Apr-22														
 ER 1.1 Bidding & Permits	23	01-Jun-21	01-Jul-21														
 ER 1.1.1 Notice to Proceed	0	01-Jun-21	01-Jun-21														
 ER 1.1.2 Building Permits	10	01-Jun-21	14-Jun-21														
 ER 1.1.3 Bidding	23	01-Jun-21	01-Jul-21														
 ER 1.1.4 Site Conditions	23	01-Jun-21	01-Jul-21														
 ER 1.2 Site Mobilization	7	01-Jun-21	09-Jun-21														
 ER 1.3 Demolition & Excavation	25	22-Jun-21	16-Jul-21														
 ER 1.3.1 Demolition	16	01-Jul-21	16-Jul-21														
 ER 1.3.2 Excavation	6	22-Jun-21	28-Jun-21														
 ER 1.4 Structural	55	29-Jun-21	23-Aug-21														
 ER 1.4.1 Foundation	13	29-Jun-21	12-Jul-21														
 ER 1.4.2 Steel	19	13-Jul-21	01-Aug-21														
 ER 1.4.3 Concrete	12	02-Aug-21	14-Aug-21														
 ER 1.4.4 Masonry	8	15-Aug-21	23-Aug-21														
 ER 1.5 Building Enclosure	44	24-Aug-21	07-Oct-21														
 ER 1.5.1 Elevator	25	24-Aug-21	18-Sep-21														
 ER 1.5.2 Dunnage	5	19-Sep-21	23-Sep-21														
 ER 1.5.3 Enclosure	13	24-Sep-21	07-Oct-21														
 ER 1.6 MEP Risers	30	08-Oct-21	07-Nov-21														
 ER 1.6.1 Fire Protection	30	08-Oct-21	07-Nov-21														
 ER 1.6.2 Plumbing	24	08-Oct-21	01-Nov-21														
 ER 1.6.3 Electrical	23	09-Oct-21	01-Nov-21														
 ER 1.6.4 HVAC	17	09-Oct-21	25-Oct-21														
 ER 1.6.5 Framing	16	11-Oct-21	27-Oct-21														
 ER 1.7 Interior Fit Out	134	08-Nov-21	22-Mar-22														
 ER 1.8 Punchlist & Closeout	36	23-Mar-22	28-Apr-22														

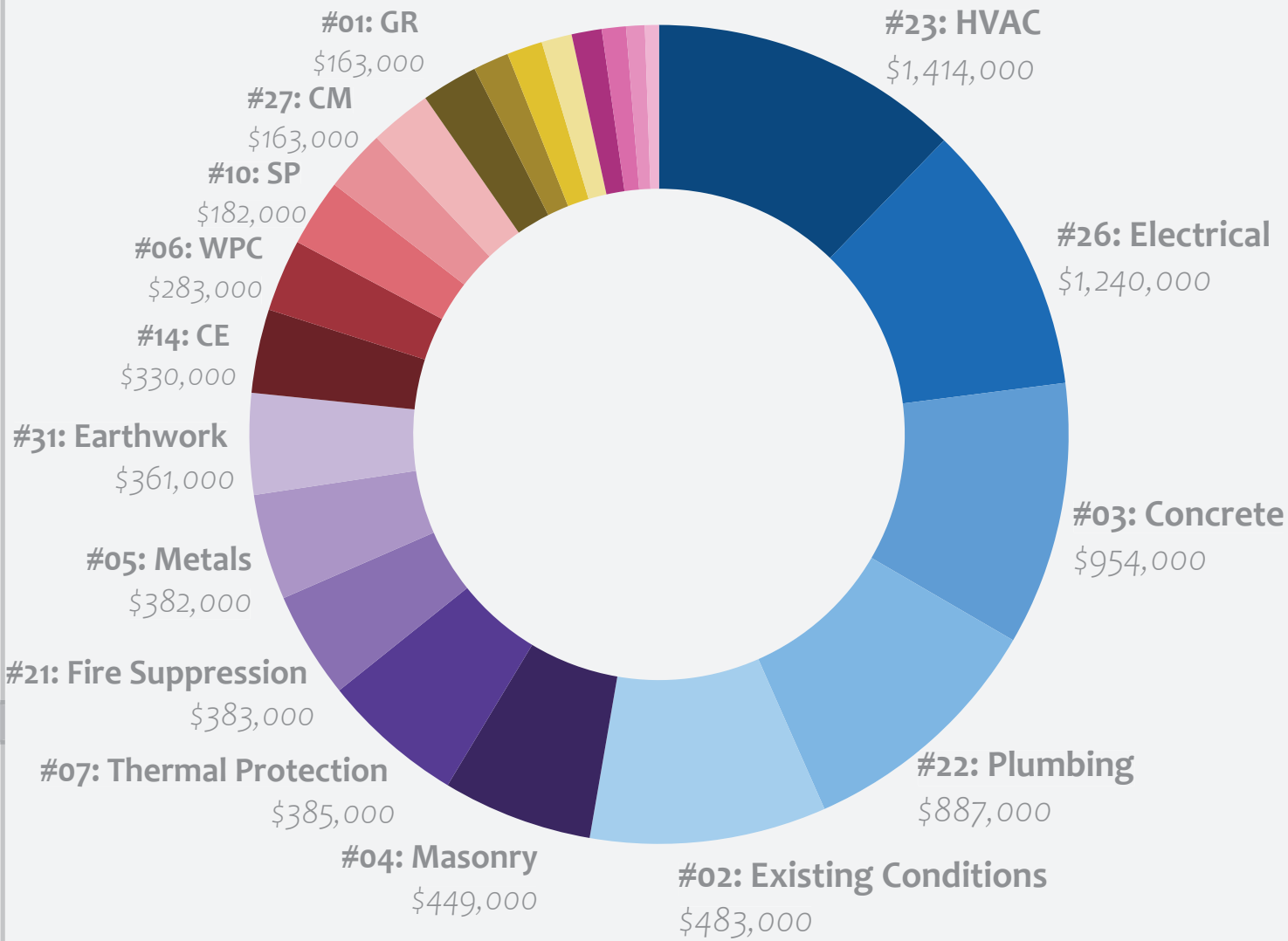
2 WEEK
LOOK-AHEAD

Sky Construction Group				Classic Schedule Layout												26-Apr-21			
Activity Type	Dur.	Start	Finish	Aug 08								Aug 15							
				Fri	Sat	Sun	Mon	Tue	Wed	Thr	Fri	Sat	Sun	Mon	Tue	Wed	Thr	Fri	
<div><div></div>ER 1.5 Building Enclosure</div>	30	23-Jul-21	22-Aug-21																
<div><div></div>ER 1.5.1 Elevator</div>	15	23-Jul-21	07-Aug-21	07-Aug-21, ER 1.5.1 Elevator															
<div><div></div>Delivery of Elevators</div>	1	23-Jul-21	24-Jul-21																
<div><div></div>Installation of Elevator Cab 01 with Hoist</div>	14	24-Jul-21	07-Aug-21	Installation of Elevator Cab 01 with Hoist															
<div><div></div>Installation of Elevator Cab 02 with Hoist</div>	14	24-Jul-21	07-Aug-21	Installation of Elevator Cab 02 with Hoist															
<div><div></div>Elevator Inspection</div>	0		07-Aug-21	Elevator Inspection,															
<div><div></div>ER 1.5.2 Dunnage</div>	5	07-Aug-21	12-Aug-21	12-Aug-21, ER 1.5.2 Dunnage															
<div><div></div>Delivery of Rooftop Mechanical Equipment</div>	1	07-Aug-21	08-Aug-21	Delivery of Rooftop Mechanical Equipment															
<div><div></div>Installation of Dunnage on the roof</div>	2	08-Aug-21	10-Aug-21	Installation of Dunnage on the roof															
<div><div></div>Installation of Rooftop Mechanical Equipment</div>	2	10-Aug-21	12-Aug-21	Installation of Rooftop Mechanical Equipment															
<div><div></div>ER 1.5.3 Enclosure</div>	11	12-Aug-21	22-Aug-21																
<div><div></div>Removal of Hoist</div>	1	12-Aug-21	13-Aug-21	Removal of Hoist															
<div><div></div>Install Insulation</div>	4	13-Aug-21	17-Aug-21	Install Insulation															
<div><div></div>Install new Windows and Doors</div>	4	17-Aug-21	21-Aug-21	Install new Windows and Doors															
<div><div></div>Glaze Windows</div>	2	21-Aug-21	22-Aug-21																
<div><div></div>Windows Inspection</div>	0		22-Aug-21																

Section 07 *Estimate Summary*

SUMMARY ESTIMATE

Urban Yard Development (86,040 sf)				04/26/2021	
#	Trade Description	Cost			%
Division 01	General Requirements	\$	161,992.50	\$	1.88 1.40%
Division 02	Existing Conditions	\$	482,190.50	\$	5.60 4.20%
Division 03	Concrete	\$	953,434.50	\$	11.08 10.00%
Division 04	Masonry	\$	448,829.00	\$	5.22 5.50%
Division 05	Metals	\$	381,464.00	\$	4.43 3.30%
Division 06	Wood, Plastics, & Composites	\$	282,868.50	\$	3.29 2.50%
Division 07	Thermal & Moisture Protection	\$	384,814.00	\$	4.47 4.20%
Division 08	Openings	\$	88,284.50	\$	1.03 1.20%
Division 09	Finishes	\$	798,946.50	\$	9.29 10.40%
Division 10	Specialties	\$	181,936.00	\$	2.11 2.30%
Division 11	Equipment	\$	33,846.00	\$	0.39 0.60%
Division 12	Furnishings	\$	84,473.00	\$	0.98 0.70%
Division 13	Special Construction	\$	79,875.00	\$	0.93 1.00%
Division 14	Conveying Equipment	\$	329,246.00	\$	3.83 2.80%
Division 21	Fire Suppression	\$	382,860.00	\$	4.45 6.00%
Division 22	Plumbing	\$	886,539.00	\$	10.30 9.20%
Division 23	HVAC	\$	1,413,142.50	\$	16.42 12.20%
Division 26	Electrical	\$	1,239,248.50	\$	14.40 10.60%
Division 27	Communications	\$	162,414.50	\$	1.89 1.40%
Division 28	Electronic Safety, Security	\$	156,836.50	\$	1.82 2.10%
Division 31	Earthwork	\$	360,339.50	\$	4.19 4.00%
Division 32	Exterior Improvements	\$	96,859.00	\$	1.13 1.80%
Division 33	Utilities	\$	106,923.50	\$	1.24 2.60%
TRADE SUBTOTAL		\$	9,497,363.00	\$	110.38 100.00%
Building Permit Fees		\$	189,947.26	\$	2.21 2.00%
General Conditions - Reimbursibles		\$	284,920.89	\$	3.31 3.00%
CM Staff		\$	759,789.04	\$	8.83 8.00%
Overhead & Profit		\$	949,736.30	\$	11.04 10.00%
Insurance		\$	284,920.89	\$	3.31 3.00%
FEE SUBTOTAL		\$	2,469,314.38	\$	28.70
TOTAL		\$	11,966,677.38	\$	139.08



Section 08 *Detailed Sprinkler Take-Off*

TRADE TAKEOFF

Urban Yard Development: 40-09 21st Street, LIC, NY 11101
Detailed Sprinkler Take-off

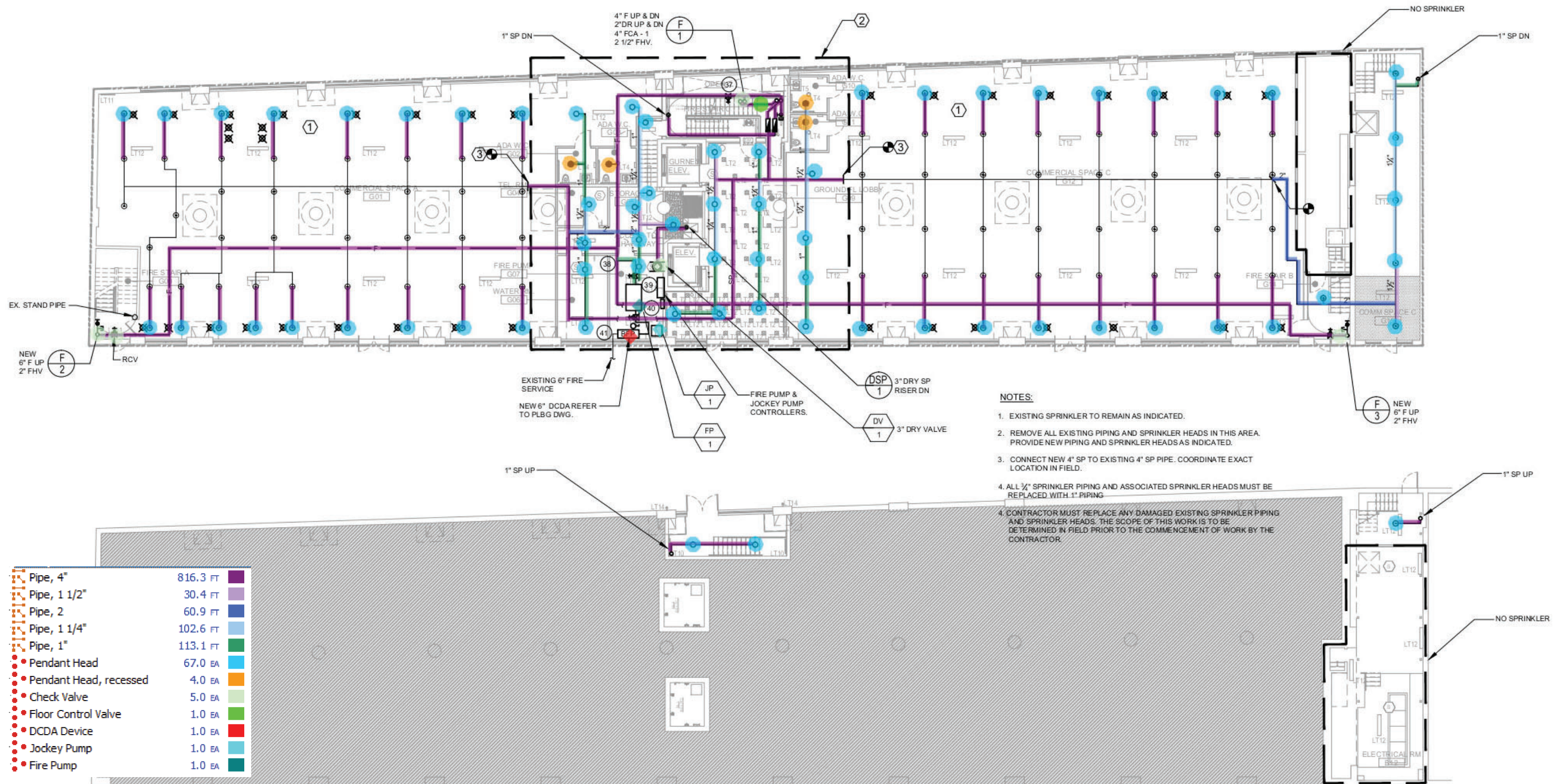
4/26/2021

Cellar + Ground Floor				
Descriptions	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	113	LF	\$ 14.20	\$ 1,604.60
New Pipe, 1 1/4 inch	103	LF	\$ 15.79	\$ 1,626.37
New Pipe, 1 1/2 inch	31	LF	\$ 17.83	\$ 552.73
New Pipe, 2 inches	61	LF	\$ 27.25	\$ 1,662.25
New Pipe, 4 inches	816	LF	\$ 32.99	\$ 26,919.84
New Sprinkler heads, Pendant heads	67	EA	\$ 50.00	\$ 3,350.00
New Sprinkler heads, Pendant heads, recessed	4	EA	\$ 70.00	\$ 280.00
Check valve	5	EA	\$ 400.00	\$ 2,000.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
DCDA Device	1	EA	\$ 9,250.00	\$ 9,250.00
Jockey Pump	1	EA	\$ 14,200.00	\$ 14,200.00
Fire Pump	1	EA	\$ 3,500.00	\$ 3,500.00
Typical Floors				
Descriptions (Floor 02)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
Descriptions (Floor 03)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
Descriptions (Floor 04)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39

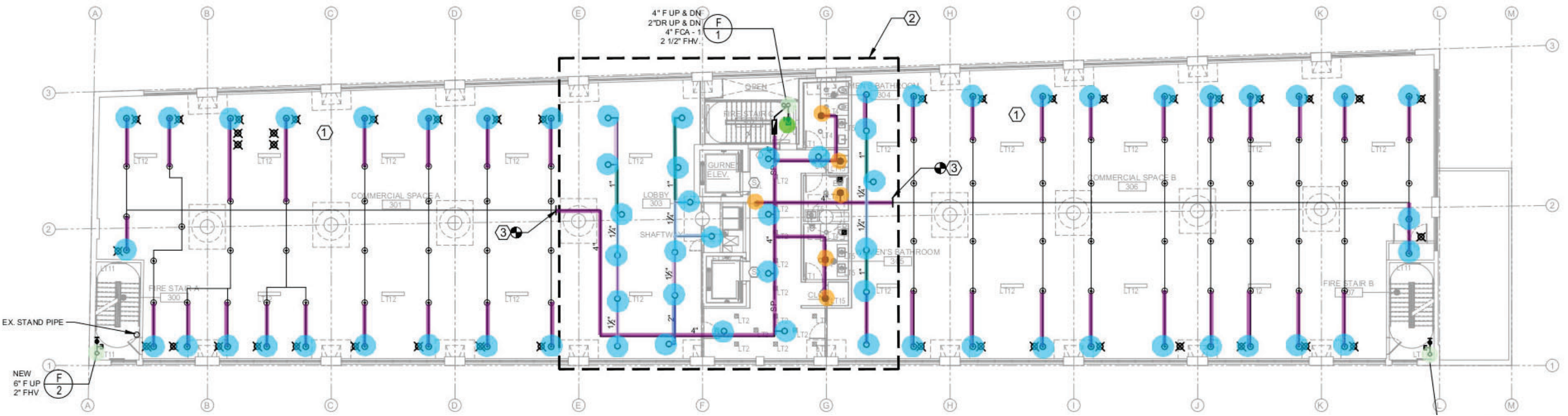
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
Descriptions (Floor 05)	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	39	LF	\$ 14.20	\$ 553.80
New Pipe, 1 1/4 inch	37	LF	\$ 15.79	\$ 584.23
New Pipe, 1 1/2 inch	33	LF	\$ 17.83	\$ 588.39
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	511	LF	\$ 32.99	\$ 16,857.89
New Sprinkler heads, Pendant heads	64	EA	\$ 50.00	\$ 3,200.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	3	EA	\$ 400.00	\$ 1,200.00
Floor Control Valve	1	EA	\$ 12,000.00	\$ 12,000.00
6th Floor + Roof				
Descriptions	Quantity	Unit	Unit Cost	Total
New Pipe, 1 inch	66	LF	\$ 14.20	\$ 937.20
New Pipe, 1 1/4 inch	57	LF	\$ 15.79	\$ 900.03
New Pipe, 1 1/2 inch	23	LF	\$ 17.83	\$ 410.09
New Pipe, 2 inches	9	LF	\$ 27.25	\$ 245.25
New Pipe, 4 inches	620	LF	\$ 32.99	\$ 20,453.80
New Sprinkler heads, Pendant heads	72	EA	\$ 50.00	\$ 3,600.00
New Sprinkler heads, Pendant heads, recessed	6	EA	\$ 70.00	\$ 420.00
Check valve	6	EA	\$ 400.00	\$ 2,400.00
Floor Control Valve	2	EA	\$ 12,000.00	\$ 24,000.00
Sub-Total			\$	272,910.40



TRADE TAKEOFF



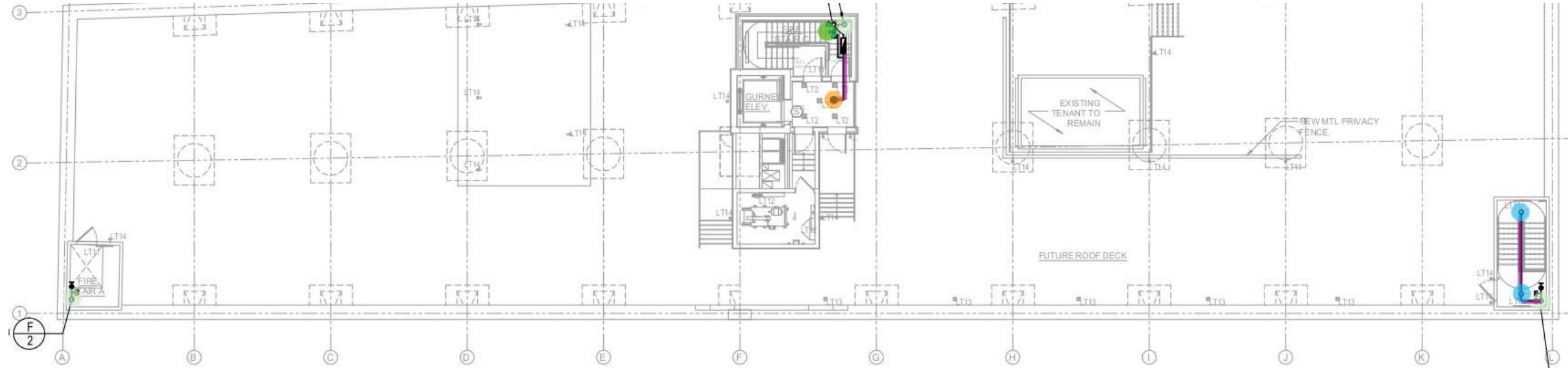
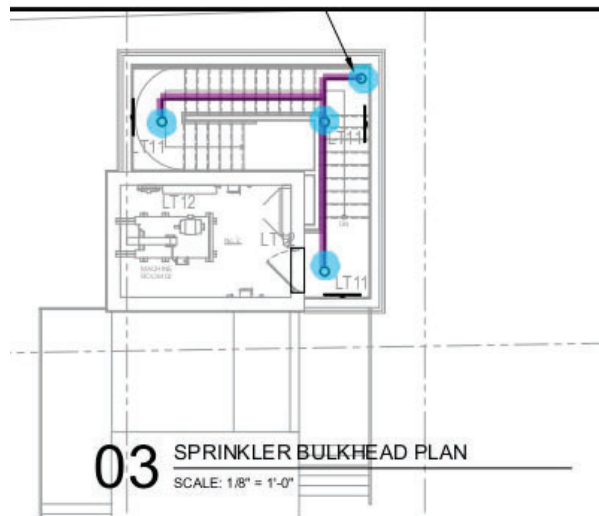
TRADE TAKEOFF



Pipe, 4"	511.1 FT	
Pipe, 1 1/2"	32.4 FT	
Pipe, 2"	8.8 FT	
Pipe, 1 1/4"	37.1 FT	
Pipe, 1"	39.1 FT	
Pendant Head	64.0 EA	
Pendant Head, recessed	6.0 EA	
Check valve	3.0 EA	
Floor Control Valve	1.0 EA	

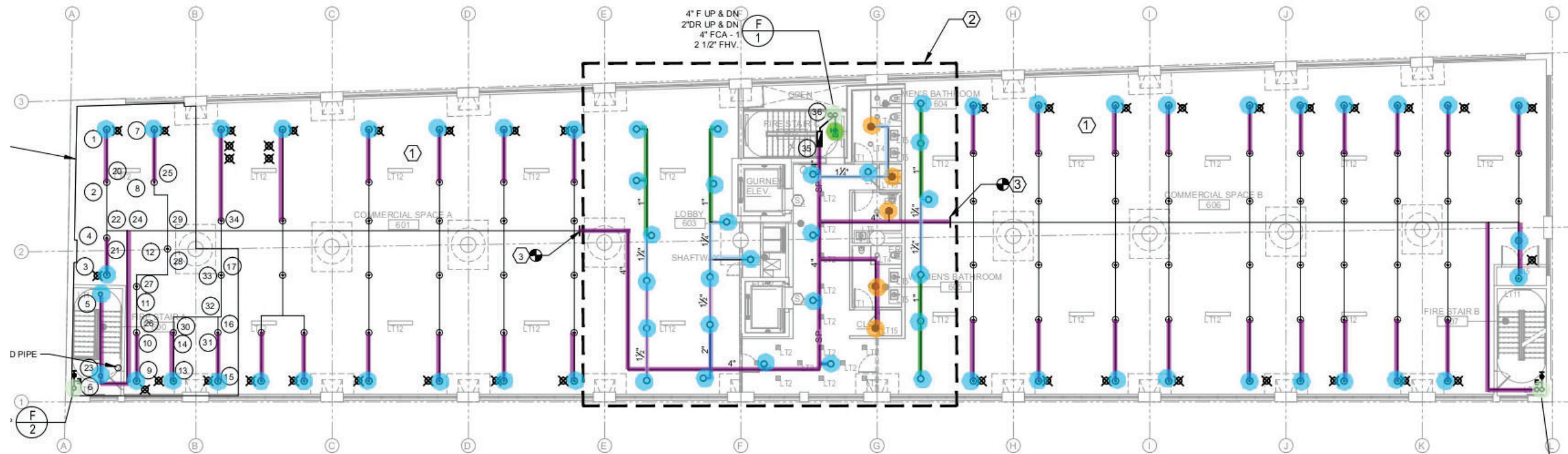


TRADE TAKEOFF



- 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.

Pipe, 4"	619.5 FT
Pipe, 1 1/2"	22.8 FT
Pipe, 2"	8.8 FT
Pipe, 1 1/4"	56.5 FT
Pipe, 1"	65.9 FT
Pendant Head	72.0 EA
Pendant Head, recessed	6.0 EA
Check valve	6.0 EA
Floor Control Valve	2.0 EA



Section 09 *Value Engineering Proposal*

Value Engineering

Specified:

Tafele Lever Door Handle Model series #LC42

Quantity:

45

Unit cost:

\$125.00

Total Cost:

\$5,625.00

Alternative:

Delaney Hardware Reversible Door Handle

45

\$23.55

\$1059.75

\$4,565.25 savings
(81% savings)

Specified:

Tafele Lever Handle Design Sheet

Model #4200 series



FINISHES

FINISH SHOWN

US19 Flat Black Coated (FB)

AVAILABLE IN

US15 Satin Nickel (SN)

US10B Oil Rubbed Bronze (ORB)

Other finishes available upon request

FUNCTIONS


PRIVACY (R)

BED & BATH



PASSAGE (A)

HALL & CLOSET



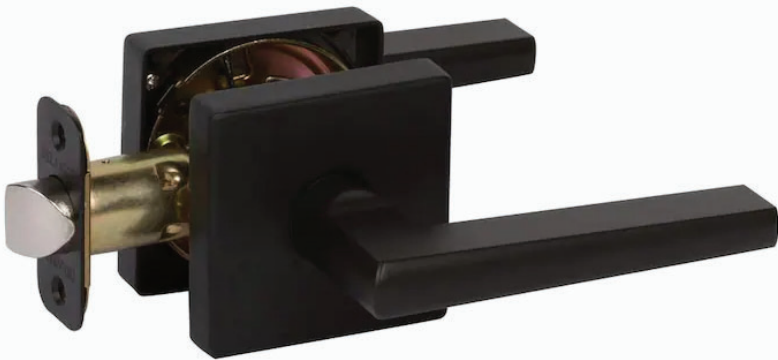
DUMMY (U)

NON-FUNCTIONAL



Alternative:

Hardware / Door Hardware / Door Handles



\$23^{.55}

☆☆☆☆☆ 0

[View Q&A](#)

\$15^{.37}

Save 5% on eligible purchases made with your Lowe's Advantage Card.

[Learn how](#)

Delaney Hardware Delaney Contemporary Black Reversible Passage Door Handle

Item #2626655 Model #353519

- Universal installation feature with adjustable latch
- Fits both left hand and right hand doors eliminating the need to determine swing of door
- Easy installation requiring only a screwdriver

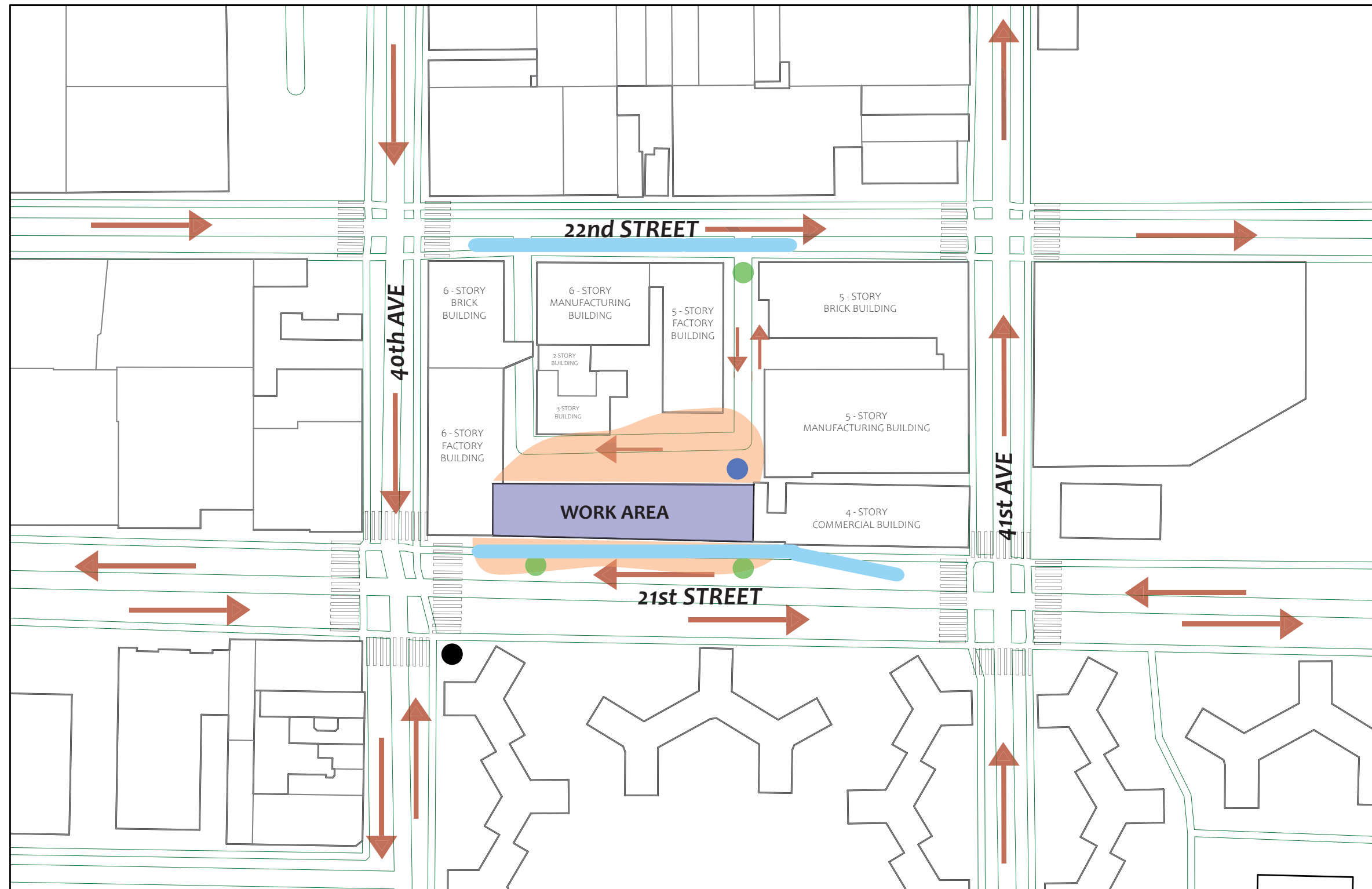
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Qty

[Add to Cart](#)

Section 10 *Site Logistics*

SITE LOGISTICS

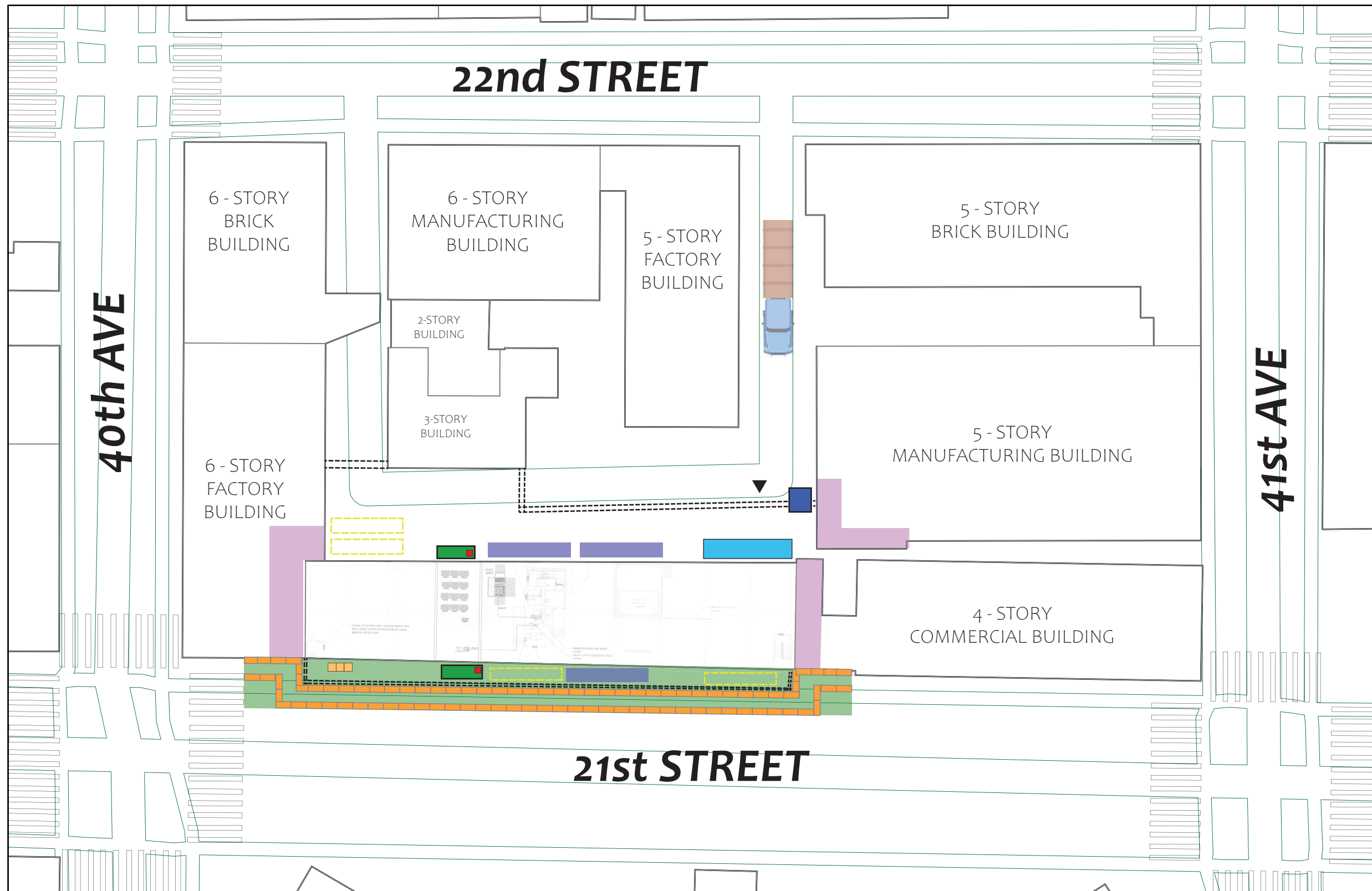


- Assessment of traffic patterns
- Designate area for active work areas
- Assign site access for personnel
- Assign delivery access zones

LEGEND

- Traffic Directions
- Construction Site
- Active Work Zones
- Truck Path
- Delivery access
- Personnel Site Access
- Emergency Muster Point

SITE LOGISTICS

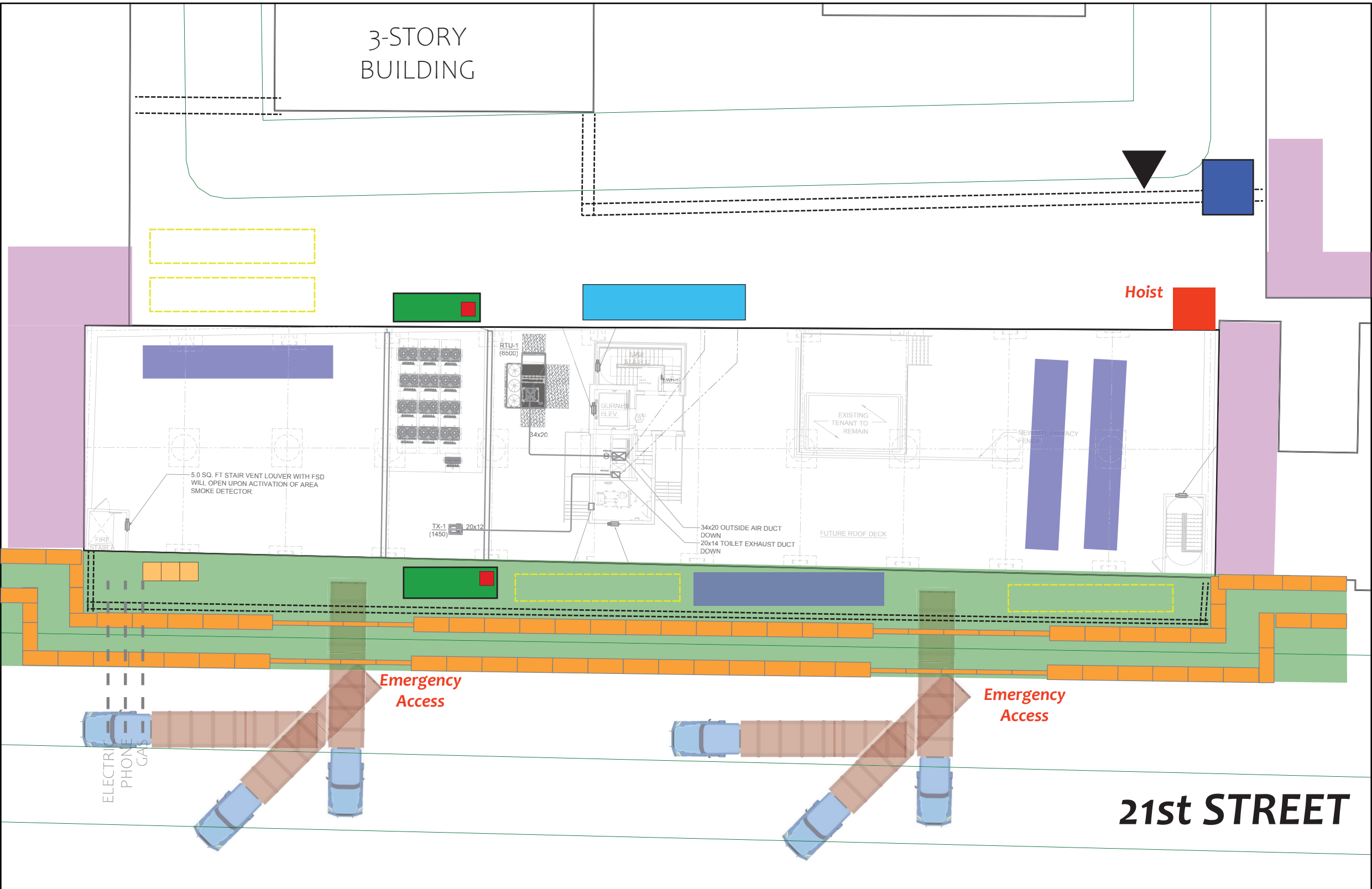


- Set up site fencing
- Site Security
- Assign field office a location
- Specify material staging area
- Construct shed + scaffolding
- assign area for temp facilites
- Designate on-site parking
- Protect adjacent buildings

LEGEND

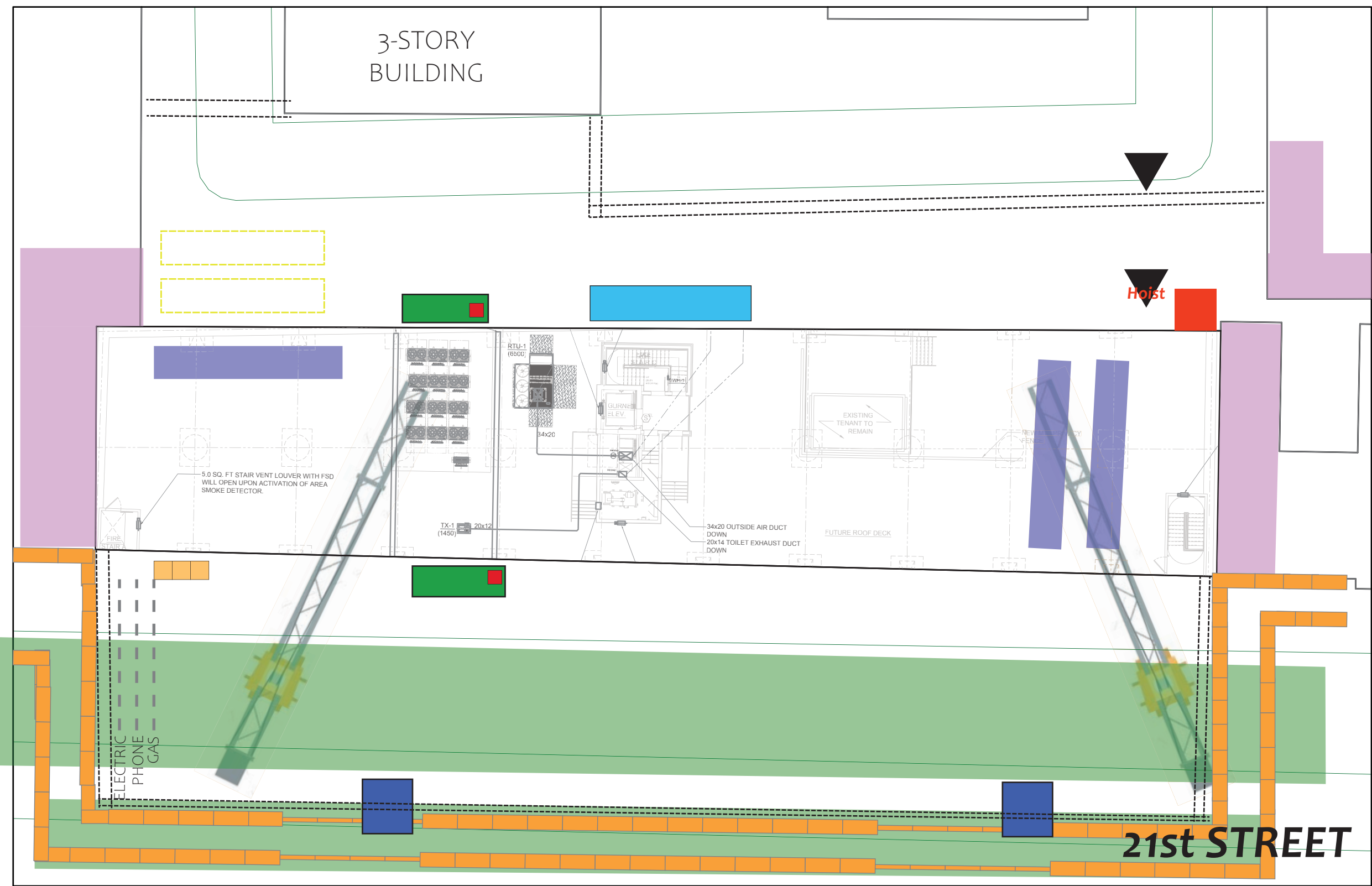
- Site fencing
- - - - - On-site vehicle parking
- Sidewalk shed barrier
- Material staging area
- Scaffolding
- Adjacent roof protection
- Waste dumpster
- Site field office
- Security guard booth
- Site facilities
- Dumpster chute

SITE LOGISTICS



- Interior material staging
- Move site office closer after demolition
- Line in for Electric, Gas, and phone
- Process of moving through the construction
- Sidewalk shed allows pedestrian access and offers areas for site parking and material staging

SITE LOGISTICS



- Extend Sidewalk shed for heavy machinery
- Crane extends from the road
- Hoist exists attached to the building
- Interior area for material staging

LEGEND

- Site fencing
- - - On-site vehicle parking
- Sidewalk shed barrier
- Material staging area
- Scaffolding
- Adjacent roof protection
- Waste dumpster
- Site field office
- Security guard booth
- Site facilities
- Dumpster chute

Section 11 *Constructability Review*

CONSTRUCTABILITY REVIEW

Obstruction of HVAC piping and lighting fixtures

- Request for Clarification

- Installation information for 22x8 HVAC ducts
- Req. height clearance for 22x8 ducts (HVAC)
- Req. lighting clearance for LT2 (electrical)

- Maintain Piping Configuration:

- Shift LT2 beside piping
- Replace lighting fixtures

- Maintain Lighting placement:

- Shift HVAC ducts
- Change HVAC ducts size

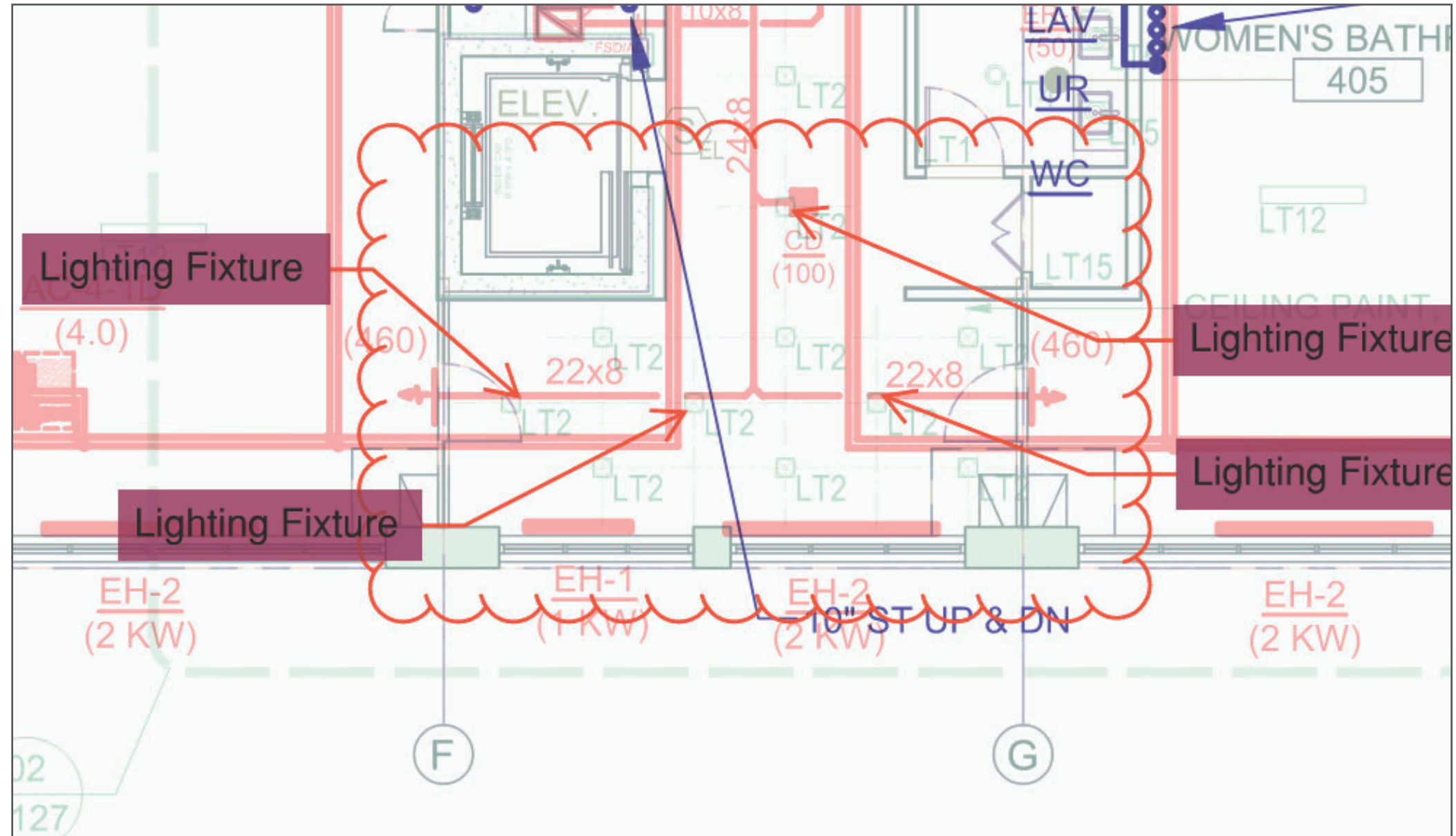
- Notice: Duplicate placement on floors 2-6

Location:

2nd Floor, Elevator Lobby, general area

Referenced Drawings:

M-302.00, E-303.00



CONSTRUCTABILITY REVIEW

Obstruction of Bathroom Entrance - 6th floor plan

- Request for Information

- Spec Listed: DWH-2, AO Smith Del-15
15 gal, 3kw, Install in ceiling
Run relief drainage to funnel
Drain in lav

- Request for ceiling installation specs
- Height requirements
- Slope of pipes req.
- req. door height

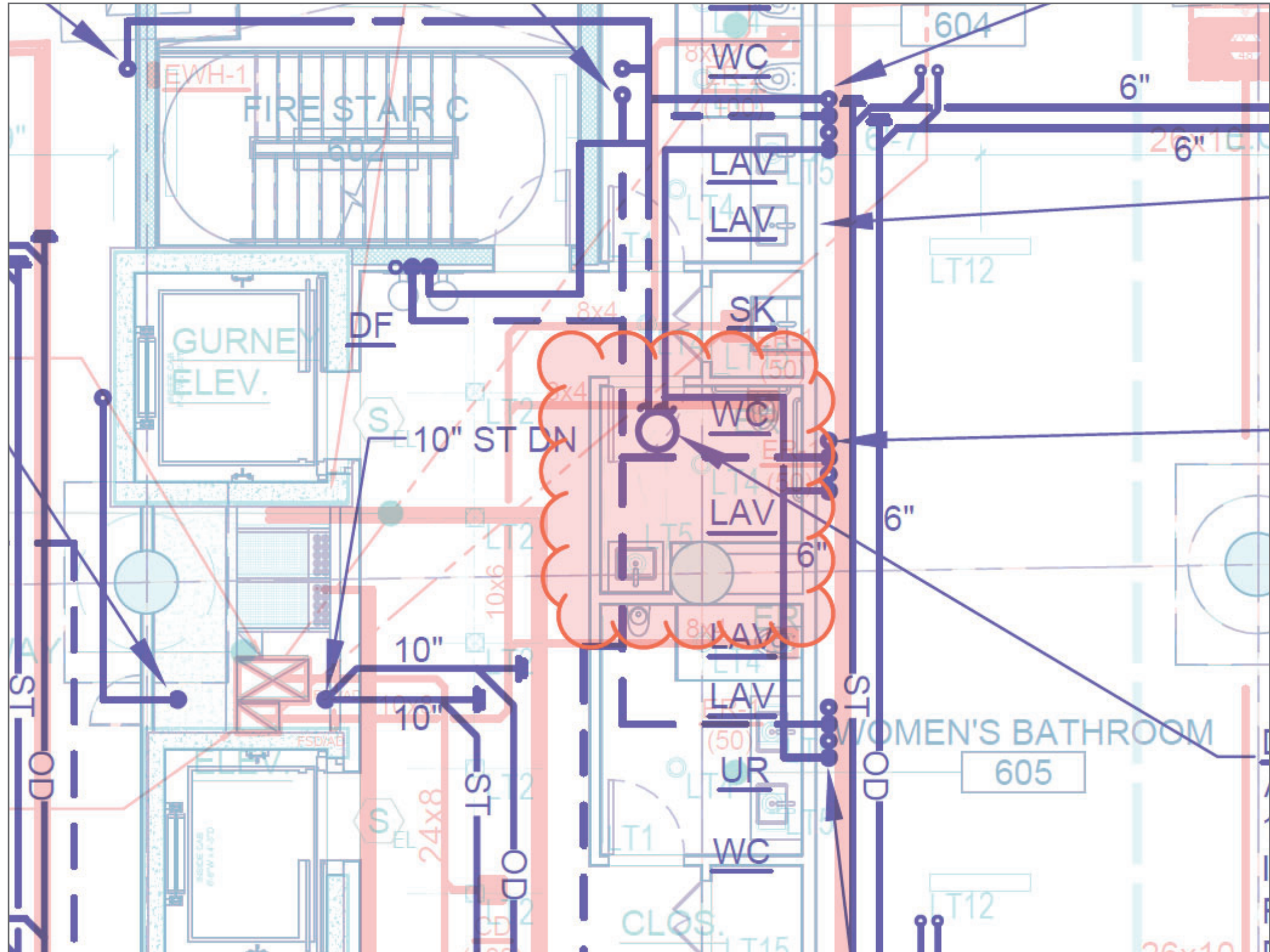
- Notice: Duplicate placement on
floors 2-6

Location:

6th Floor, Lobby, adjacent bathroom

Referenced Drawings:

M-304.00, E-307.00, E-308.00



CONSTRUCTABILITY REVIEW

Obstruction of HVAC equipment and closet wall - 6th floor plan

- Request for Clarification

- Req. height clearance for P-4B#5,7 (electrical)
- Req. height clearance for RP-HE (electrical)
- Req. height clearance for EH-1 (HVAC)

- Maintain Wall Configuration:

- Shift RP-HE
- Different window size
- Replace spec with smaller units

- Maintain Window and HVAC:

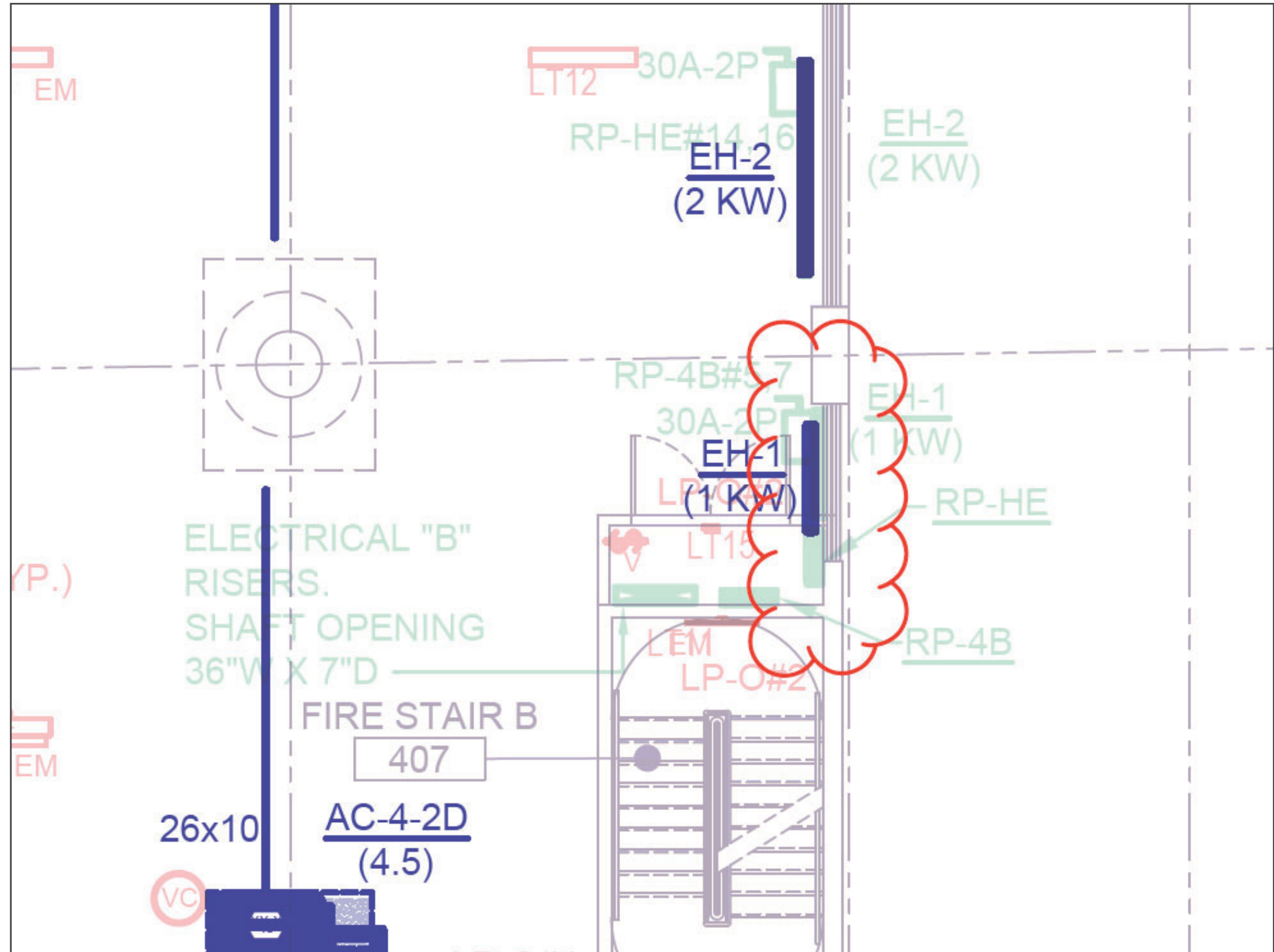
- Redesign closet height
- Shift closet walls

Location:

6th Floor, Fire Stair B, adjacent closet

Referenced Drawings:

M-304.00, E-307.00, E-308.00



Section 12 *Quality Assurance & Control*

QA/QC

Quality Assurance:

Submittals using **Buildertrend** to provide up to date information to the team and maintain a well organized project

Samples and mockups of interior design elements help assure the expectation of finishes

Trade meetings to maintain open communication about sequence of work

Keeping track of **approved shop drawings** from Murdock Solon Architects

Quality Control:

Pre-inspection requirements 2 weeks before the AHJ Inspections - Fire alarm, Sprinkler, HVAC, emergency lighting

Pre-punch list review to assess if all work is completed and up to standard

Delivery Inspections by the superintendant of materials and equipment before unloading

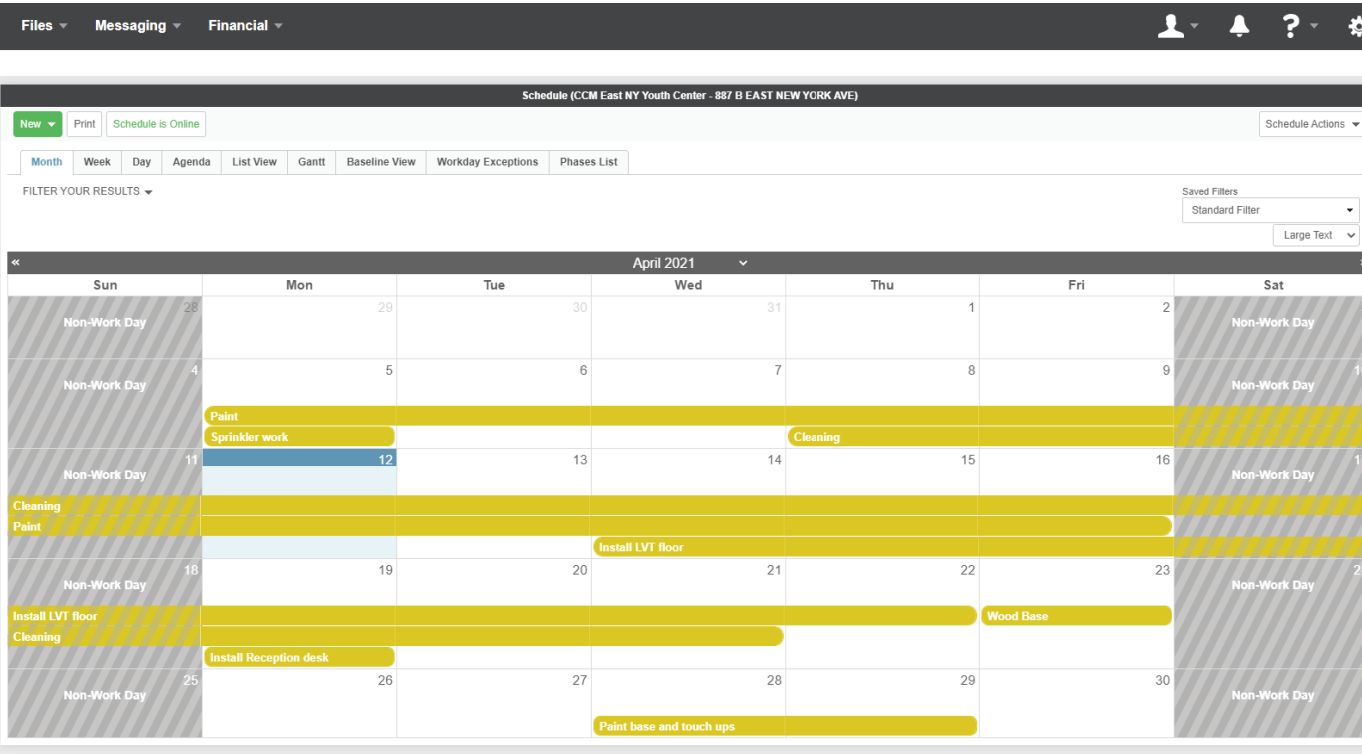
DOB required **testing and inspections** by third party inspectors

QA/QC

Buildertrend examples:

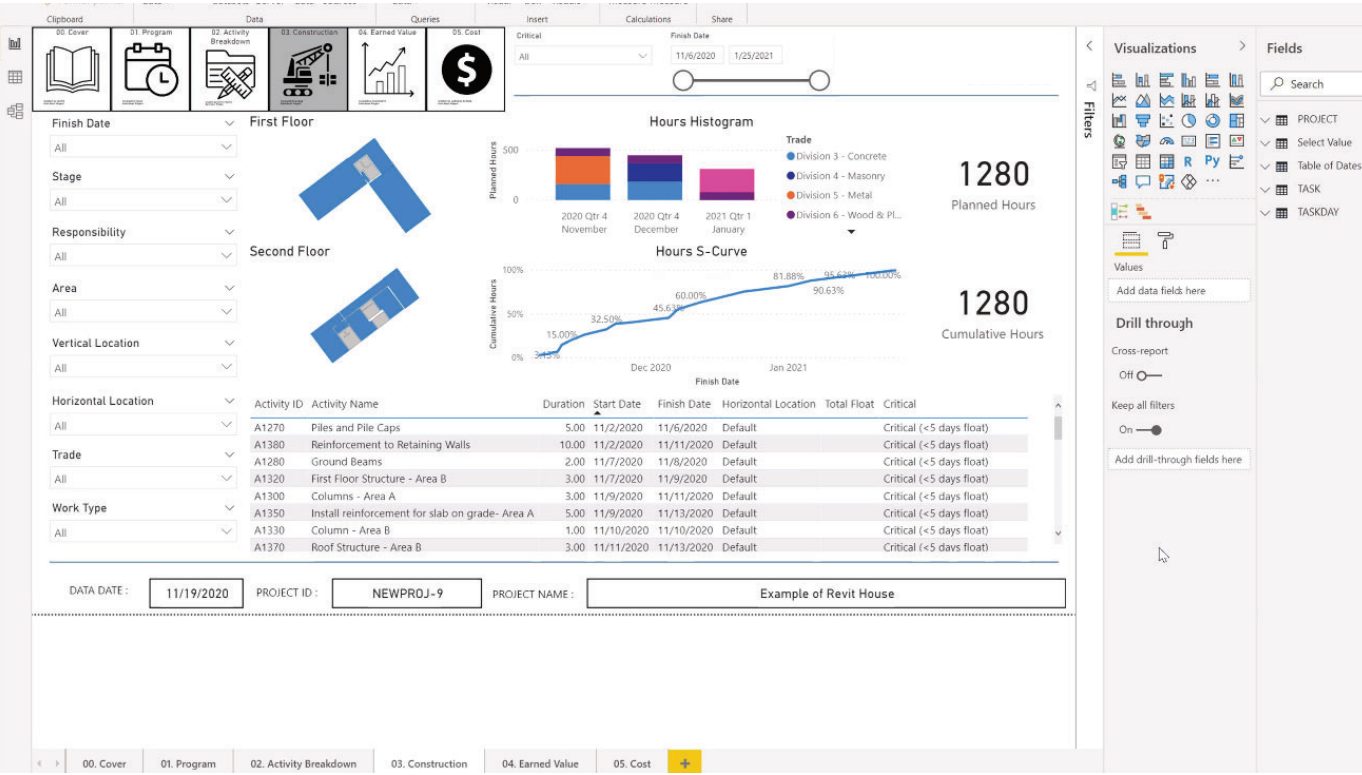
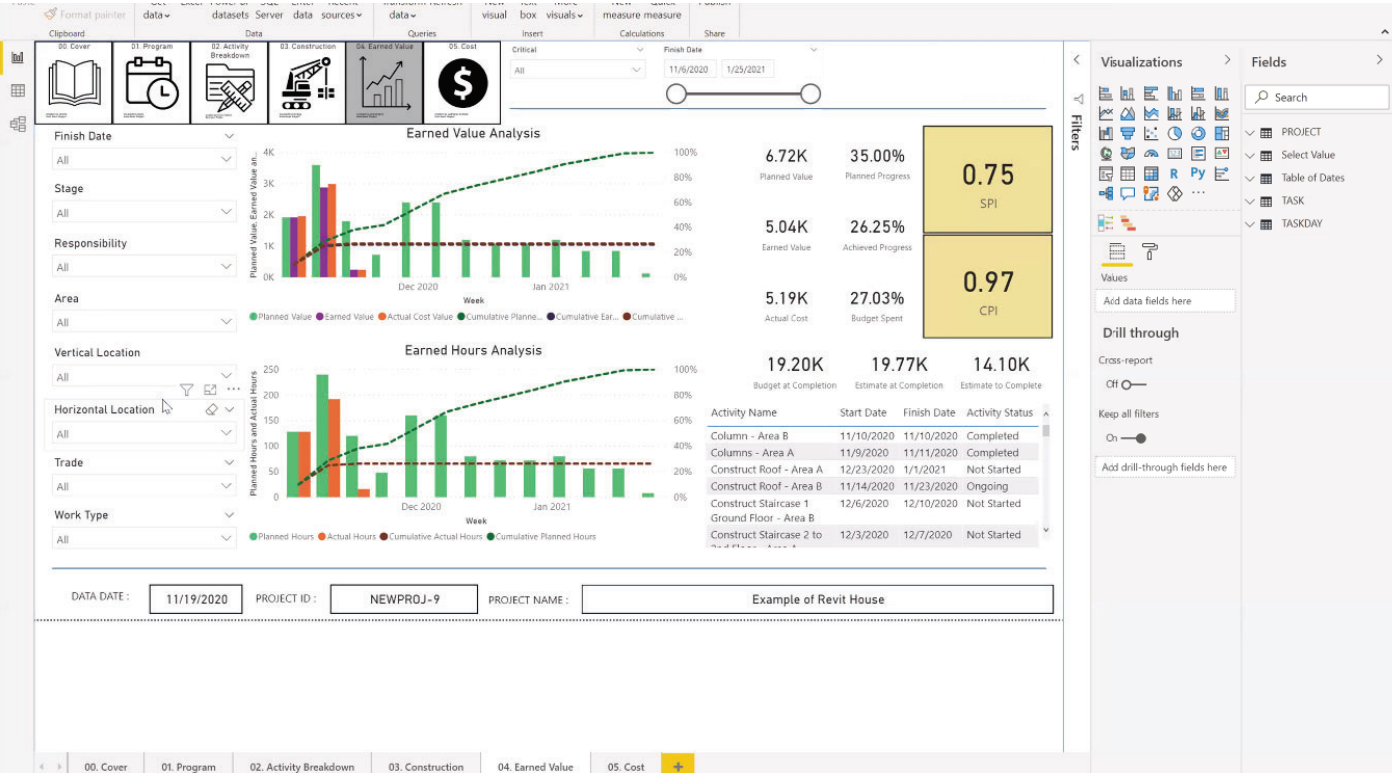
- Bidding
- Daily Schedule of subs

Job	RFI #	Title	Created By	Question Files	Assigned To	Status	Responses	Response Files	Due
	Broome - 0008	2nd floor sub floor	Charles Harris	8	MarkZeff Architecture + Interior Design Firm	RELEASED	2		Jun 26, 20
	Broome - 0009	Door hardware	Charles Harris		MarkZeff Architecture + Interior Design Firm	RELEASED	1		Jun 2, 20
	Broome - 0011	Stair Shop Drawing V1	Aaron Borenstein	1	Aaron Borenstein	RELEASED	14	9	Jul 6, 201
	Broome - 0012	Structural Shop Drawings	Aaron Borenstein	1	Aaron Borenstein	RELEASED	5	1	Jul 10, 20
	Broome - 0013	Window Shop Drawings	Aaron Borenstein		Aaron Borenstein	RELEASED	1		Jul 17, 20
	Broome - 0014	Cellar Radiators	Robert Harrell	3	Jeremy Sherring	RELEASED	2		Jul 16, 20
	Broome - 0015	Existing phone line	Robert Harrell	4	Robert Harrell	RELEASED	1		Jul 18, 20
	Broome - 0016	Front Door/Window	Aaron Borenstein		Jeremy Sherring	COMPLETE	8	3	Jul 17, 20
	Broome - 0017	Skylight	Aaron Borenstein	1	Aaron Borenstein	RELEASED	4	1	Jul 20, 20
	Broome - 0018	MEP Cad	Aaron Borenstein		Aaron Borenstein	RELEASED	1		Jul 23, 20



Power BI examples:

- Cost Data
- Efficiency of work hours



Section 13 *Site Safety*

Site Safety Plan



EMR Rating: 0.7

Work Related Injuries: 0

Work Fatalities: 0

DOB Stop work orders: 0

Site Safety Manager: Dembe Zuma

Safety System: Risk assesment, mitigation actions, communication, reporting

Training: OSHA-30 certification, toolbox talks, site hazard guidlines, randomized drug tests, weekly safety meetings, site safety orientation test

Site Safety Plan

Fire: FDNY Engine 260, 0.3 mi
11-15 37th Ave,
Long Island City, NY 11101
(718)-999-2000

Fire: FDNY Engine 116, 0.5 mi
37-20 29th St,
Long Island City, NY 11101
(718)-960-2000

Site Safety Manager: Dembe Zuma
DembeZ@skyconstructiongroup.com
(845)-558-0909

Hospital: Mount Sinai Hospital, 1.3 mi
25-10 30th Ave,
Queens, NY 11102
(718)-932-1000

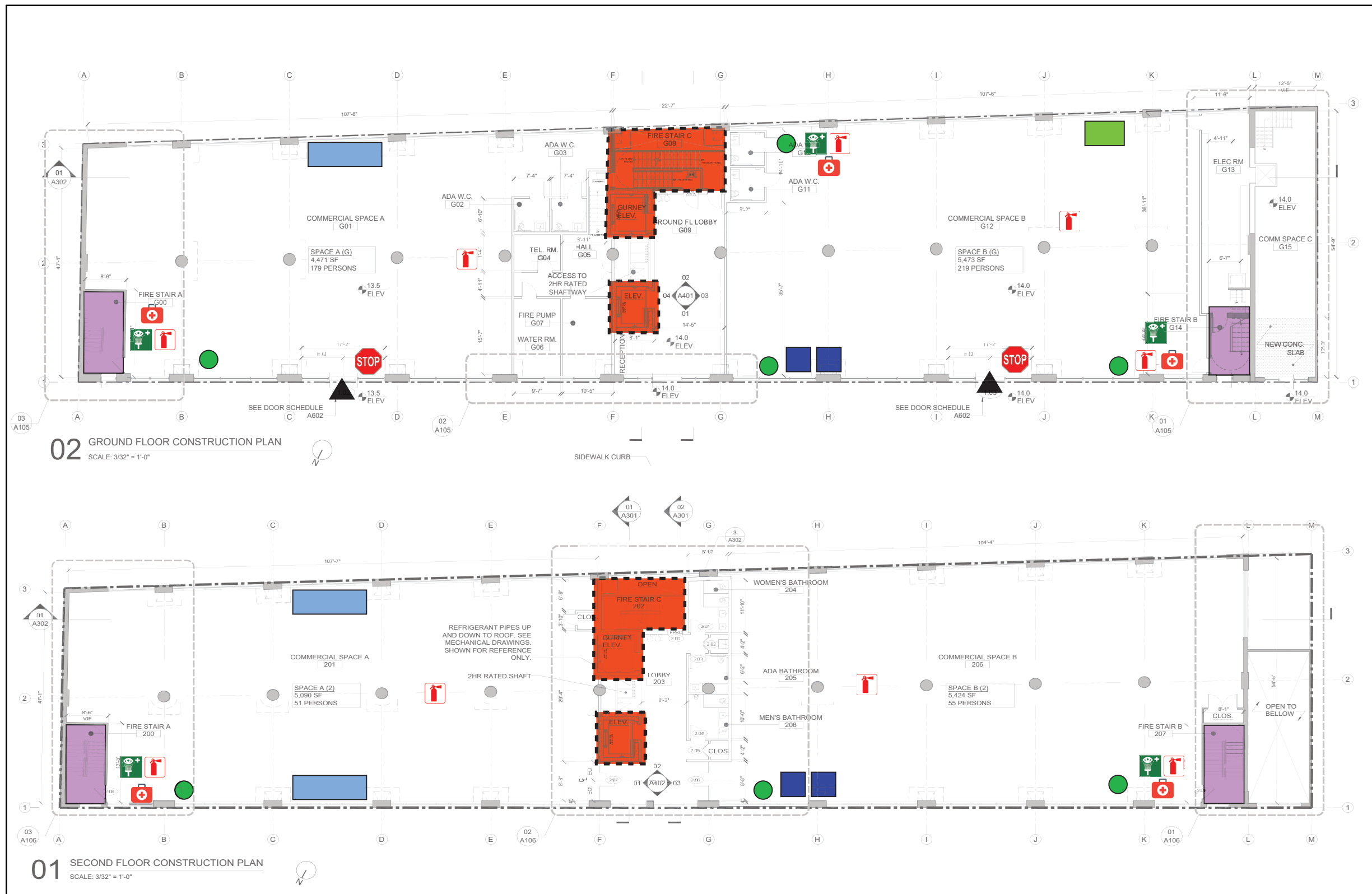
Hospital: New York-Presbyterian, 2.6 mi
525 E 68th St,
New York, NY 10065
(212)-746-5454

Builder: Sky Construction Group
61 St James Pl,
Brooklyn, NY 11238
(845)-598-9845

Site Safety Plan



Site Safety Plan

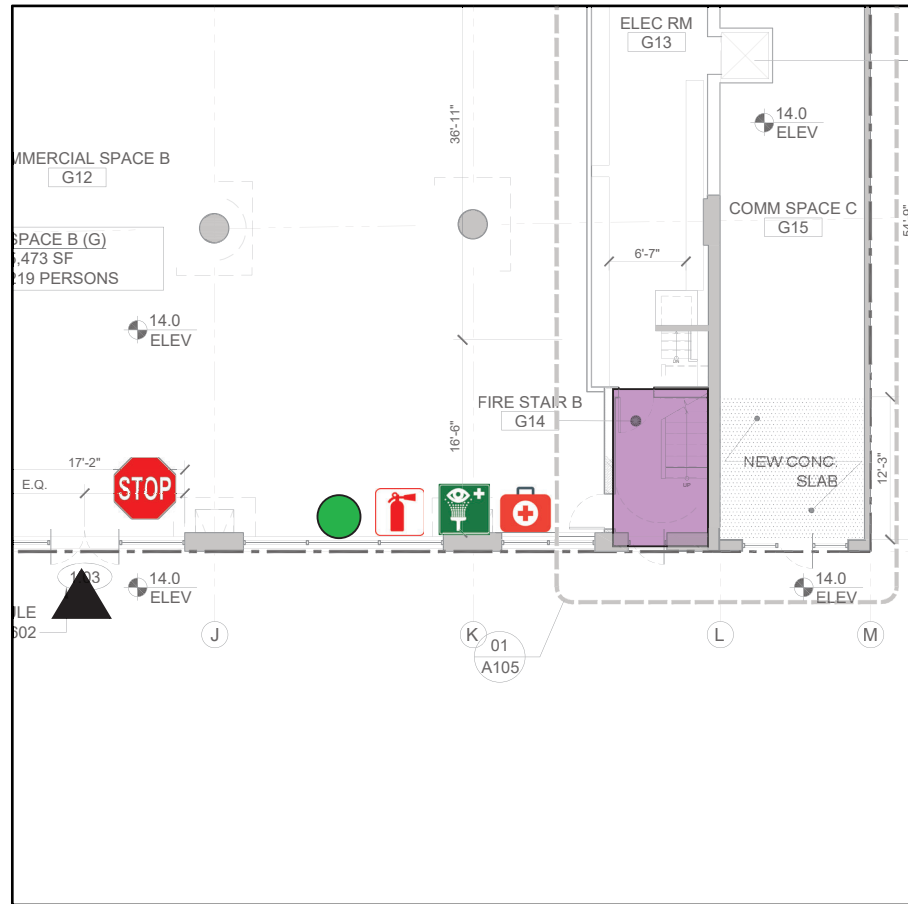


- Site Safety Plan:**
- Weekly toolbox talks
 - Safety meetings with superintendant & foreman
 - Sign in
 - Covid rapid test

LEGEND

- Safety Office
- Covid Rapid Testing
- Entrance access
- Vertical circulation
- Covid wash station
- Temp. bathroom
- Waste Zone
- Trip Hazard Zone
- First aid station
- Eye wash station
- Fire extinguisher

Site Safety Plan

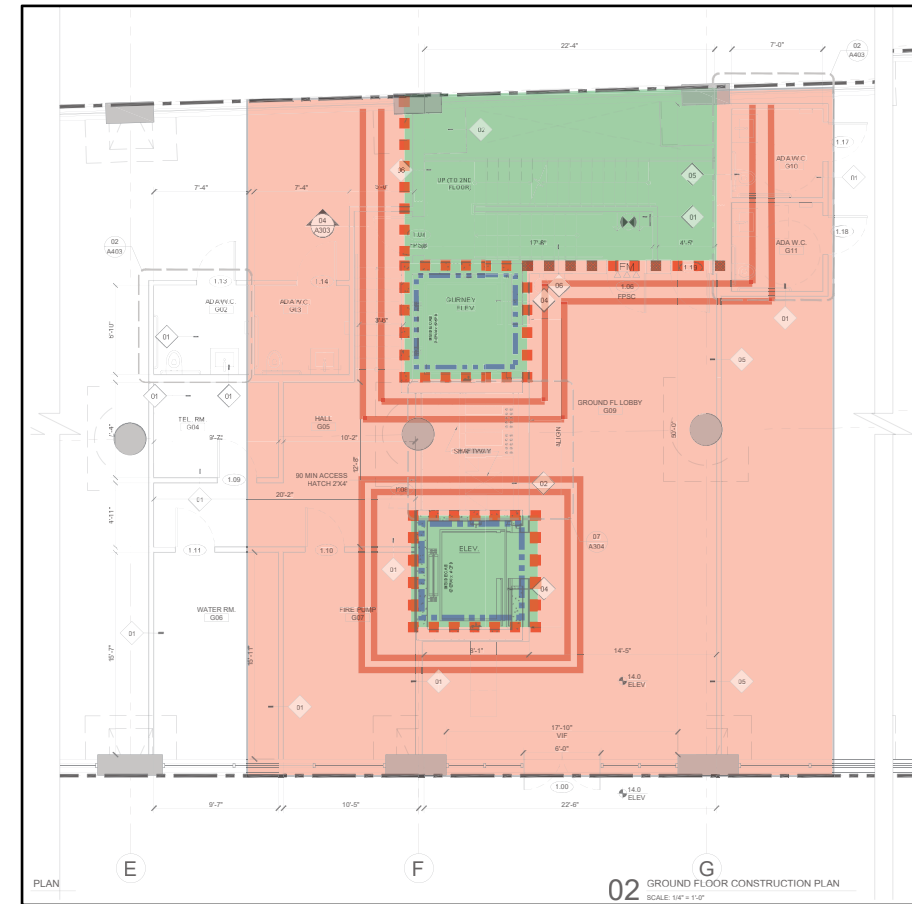


Covid Protocol:

- Enter site
- Temp. check
- Sign in
- Covid rapid test
- Sanitation stations

LEGEND

- Covid Rapid Testing Entrance access
- Vertical circulation
- Covid wash station
- First aid station
- Eye wash station
- Fire extinguisher

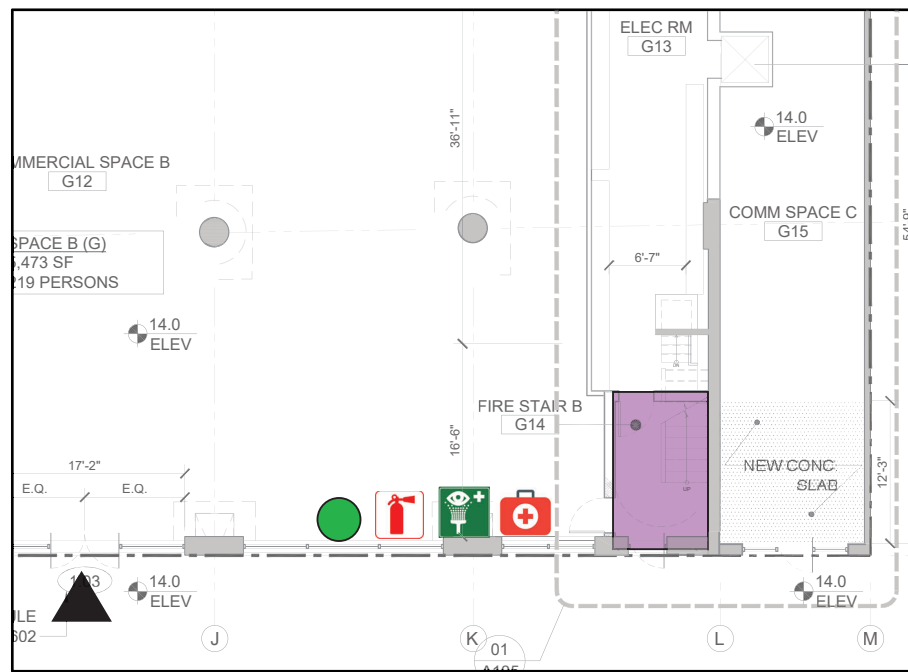


Fall Risk Hazard Protocol:

- Install guard railing
- Tie off area of work
- Warning signs
- Employee safety classes

LEGEND

- LockRail panel system
- Fall nets
- StrapRail® warning line
- Fall hazard area
- Tie off area

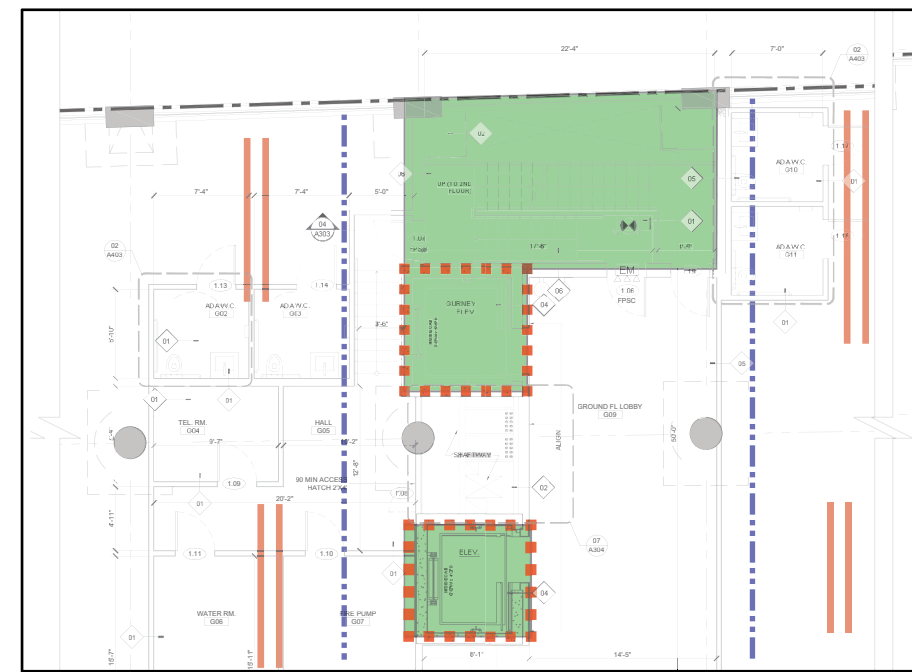


Post-vaccine Protocol:

- Enter site
- Temp. check
- Sign in

LEGEND

- Entrance access
- Vertical circulation
- Covid wash station
- First aid station
- Eye wash station
- Fire extinguisher



Demolition Protocol:

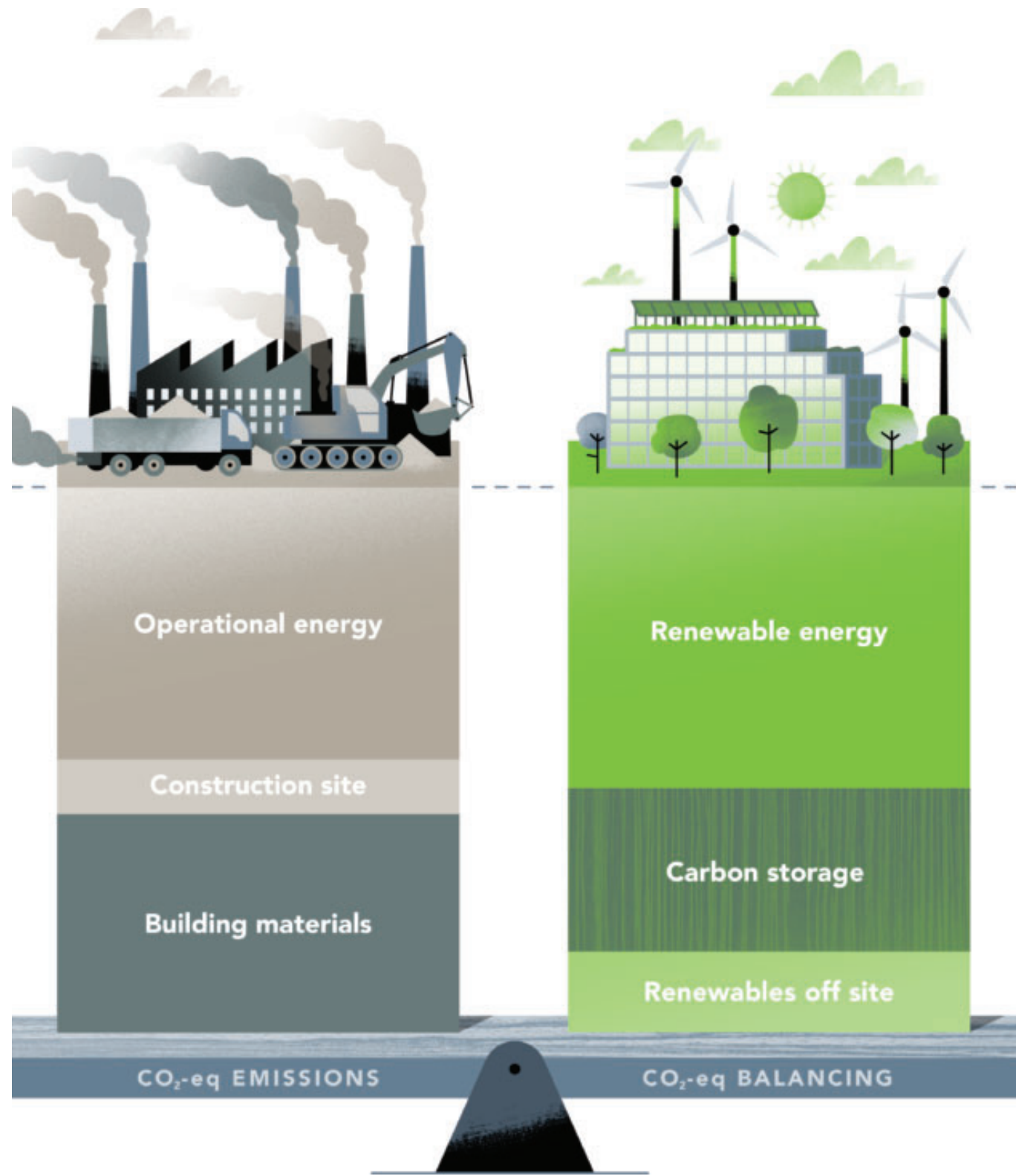
- Portable guard railing
- Tie off area of work
- Debris nets
- Warning signs

LEGEND

- Debris nets
- EdgeGuard® rails
- StrapRail® warning line
- Demolition area

Section 14 *Sustainability*

Sustainable Construction Plan



Construction affects Climate Change:

Buildings generate nearly 40% of annual global greenhouse gas emissions

By building green, we can reduce the impact our buildings have on contributing to climate change:

- *Use of recycled building materials*
- *Reduce operational energy*
- *Achieve net-zero emissions by 2050*

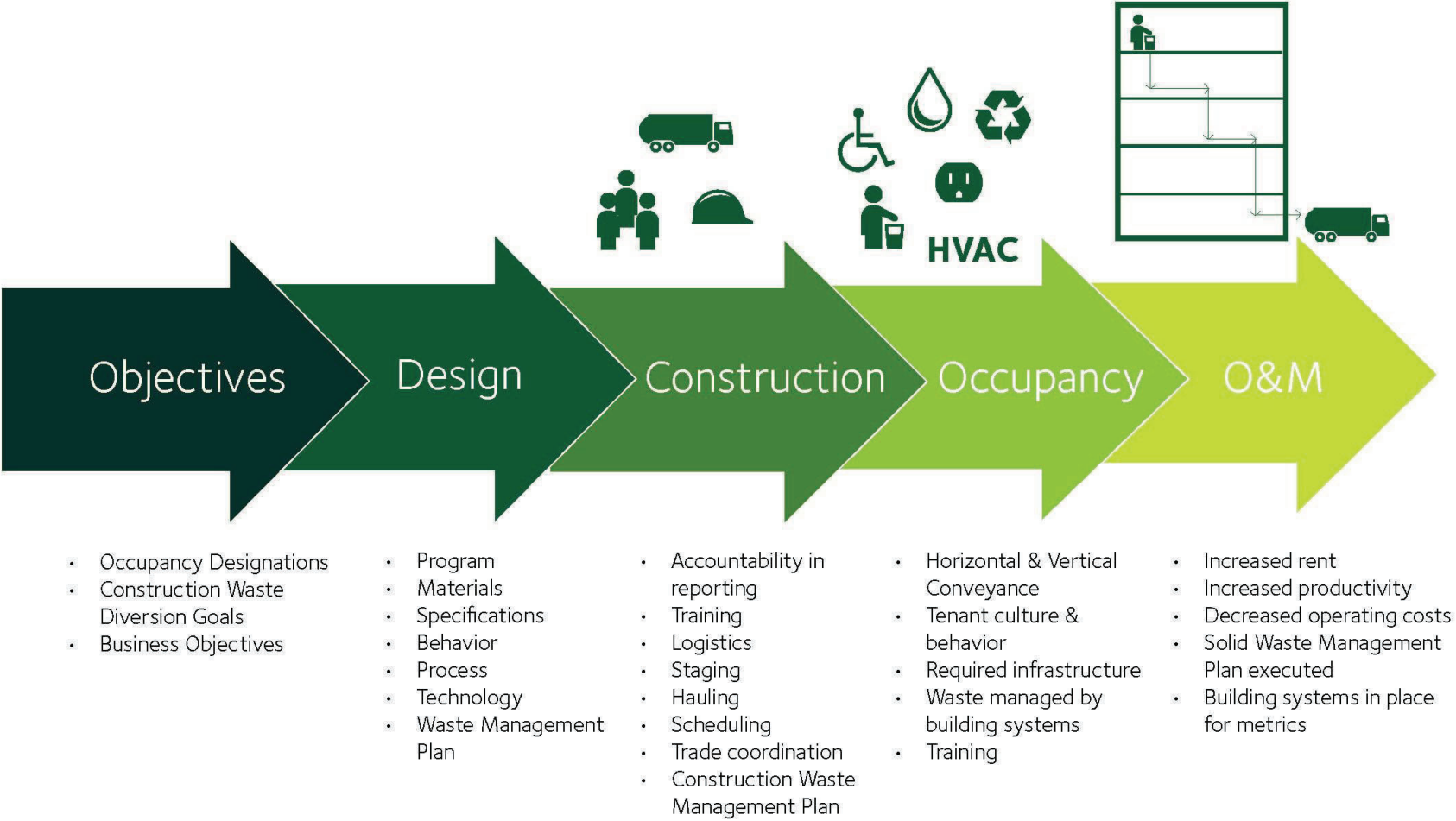
Sustainable Construction Plan

Waste Management:

- Reduce the carbon footprint by limiting transportation
- Reduce landfill waste by separating recycling and non-recycling bins



A Systematic Process DESIGNING FOR WASTE MANAGEMENT FROM CONSTRUCTION THROUGH O&M

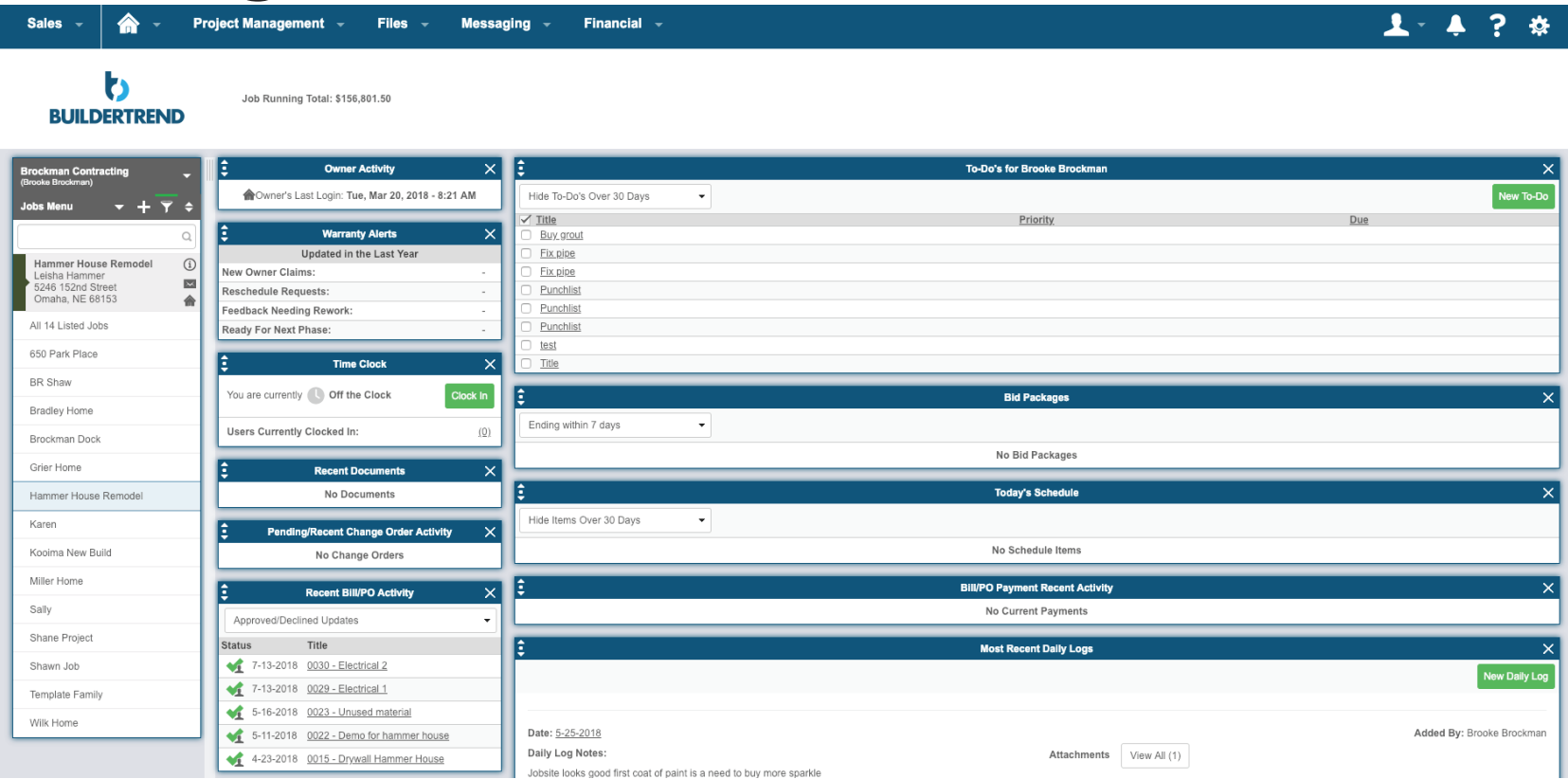


Section 15 *Construction Technology*

Construction Technology

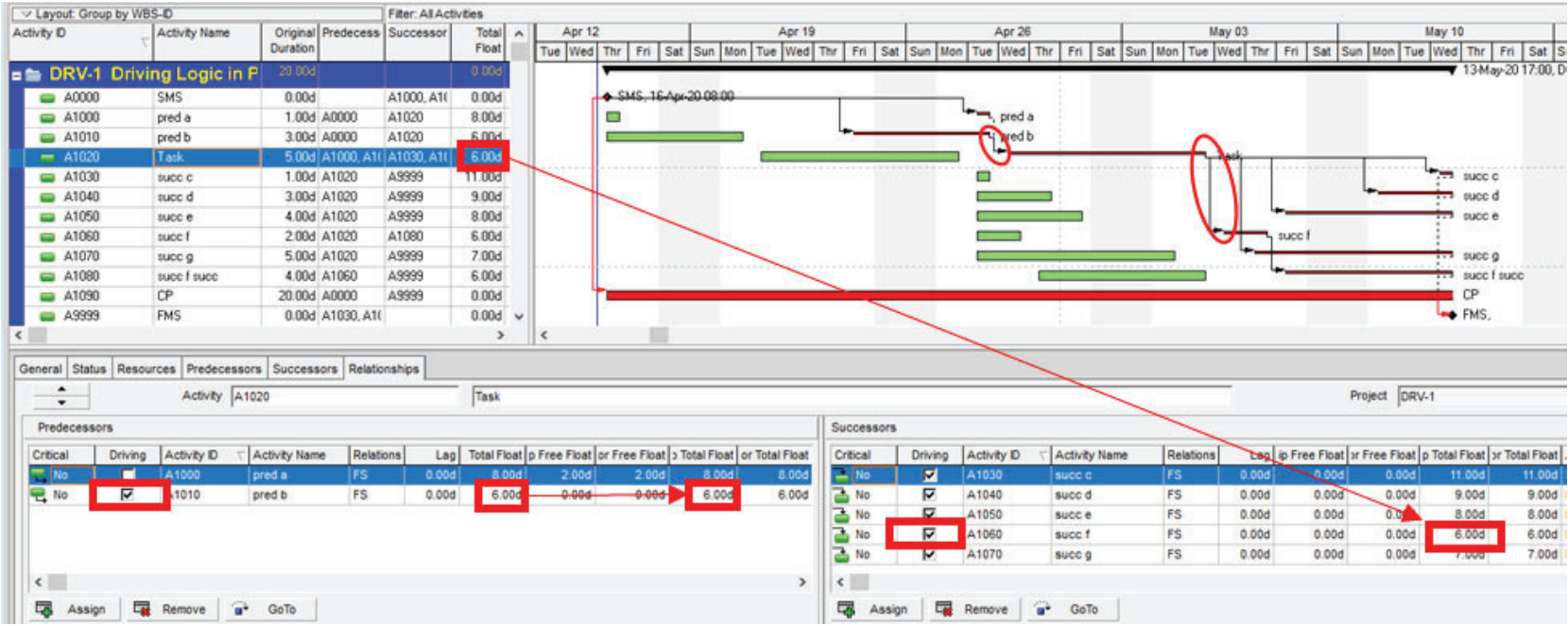
Buildertrend:

- Submittals
- RFI's
- Submittals
- View schedule
- Check off tasks



Oracle Primavera:

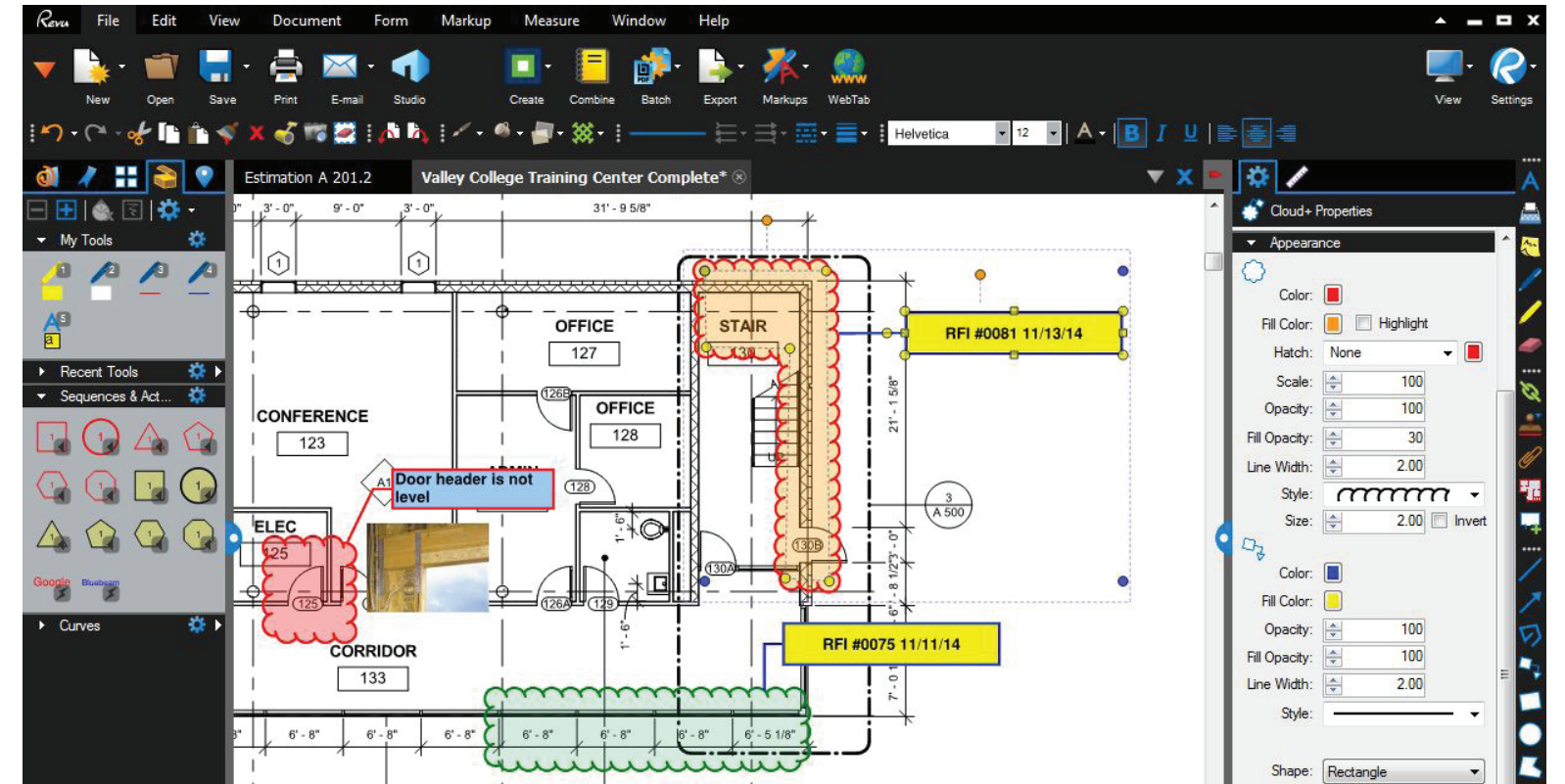
- Schedule work
- Assess float
- Schedule tasks
- Critical Path
- Risk Assessment



Construction Technology

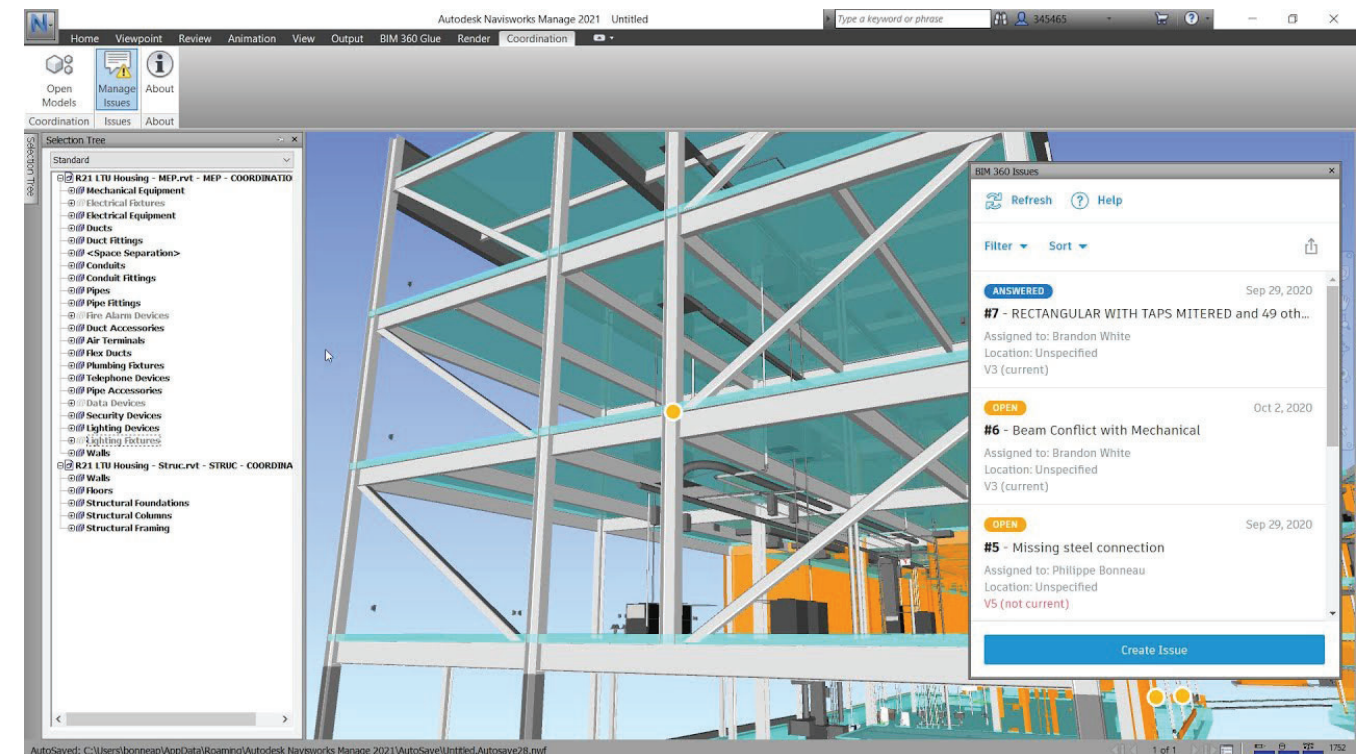
Bluebeam Revu:

- Read drawings on site
- Overlay drawings
- Constructibility
- Send for RFI



BIM 360:

- Clash detection
- Improved communication
- Cost Savings



Construction Technology

Laser Scanning BIM:

- 3D cloud points
- Identify areas of concern
- Useful in building cycle



3D Laser Scanning How does it work?

3D laser scans steer beams throughout spaces, where 3D objects deflect them. A laser rangefinder records deflection distance to quickly and accurately capture surface shapes. Finally, state-of-the-art software admixes, or combines, multiple surface models from different viewpoints, to construct a virtual 3D model.

[SEE IT IN ACTION >](#)

GPS Asset Tracker:

- Track shipments
- Driving reports
- Engine runtimes
- Reduce delays
- Insurance discounts



Track the things that walk away

Active construction sites are inherently difficult to secure. Inventory, equipment, and tools are frequently stolen. Proactive companies are using trackers to secure the most vulnerable items including HVAC units, materials, appliances, equipment and more. Companies are able to prevent theft and increase efficiency.

- ✓ Protect tools, inventory and assets
- ✓ Avoid expensive downtime and replacement costs
- ✓ Deter theft and reduce your exposure

[Get the solutions guide ▶](#) [Shop Trackers ▶](#)



Protect assets & equipment

Equipment tracking lets you monitor the use of your large and small equipment. Get realtime location, engine runtime hours (for maintenance) and more on each piece of equipment you own. This information will help you increase productivity and reduce delays and downtime. If there is inappropriate or excessive use, you'll know immediately.

- ✓ Monitor and track large and small equipment
- ✓ Track engine runtime for maintenance
- ✓ Increase productivity and monitor usage

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ANY QUESTIONS?

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