



**ZEPPELIN
CONSTRUCTION
&
ASSOCIATES**



PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES URBAN YARD

APRIL 26, 2021

Zeppelin Construction & Associates
1 Vanderbilt Avenue, Floor 35
New York, NY 10017
(877) 393-4448
WWW.ZCA.COM



April 26, 2021

Mayer Steg
President
Elms Realty
10 Linore Avenue
Monsey, NY 10952
(310) 215-9009

RE: Interior Renovation & Fit-Out of 40-09 21st Street, Long Island City, NY 11101 (Urban Yard)

Dear Mr. Steg,

Thank you for considering Zeppelin Construction & Associates (ZC&A) for the construction management opportunity for the Urban Yard Project. Attached below, you will find our proposal for the construction management and general contracting services for the renovation of the property located at 40-09 21st Street. ZC&A is thrilled to have this opportunity to showcase our expertise in this area of construction. We are incredibly confident that our services will surpass your expectations and leave you satisfied with your decision should we be awarded this project.

Our estimators believe that we can complete this project in **12 months** at the cost of **\$11,239,979.06**. We have every confidence in our abilities as contractors and project managers to complete the renovation and fit out of the 86,040 square foot project as early as June 1, 2021 and, complete the project on time and within budget. Our staff comprises some of the industry's most respected and experienced professionals in several areas of expertise, such as structural engineering, demolition, historic property renovations, and many more.

Our organization has completed several projects of similar scope and size, giving ZC&A the necessary experience to complete any relevant commercial or residential renovation projects. For example, we recently renovated a series of Pre-war Era tenements located in the Park Slope neighborhood of Brooklyn on behalf of Better Homes Development Firm. Ultimately, demolishing the existing curtain walls and performing a renovation to connect the four separate buildings to form a luxury office building, totaling 16 units (two per floor) totaling 102,000 square feet.

ZC&A looks forward to working with the development team at Elms Realty and creating a lifelong relationship between our two companies. Please feel free to contact us with any questions, comments, or concerns; ZC&A are more than happy to answer any questions related to our proposal or background. We are more than excited to get a chance to renovate this remarkably creative and unique space for Elms Realty. Thank you for your time and consideration.

Regards,

A handwritten signature in black ink that reads 'Chris Whitson'.

Chris Whitson
Project Executive
Zeppelin Construction & Associates

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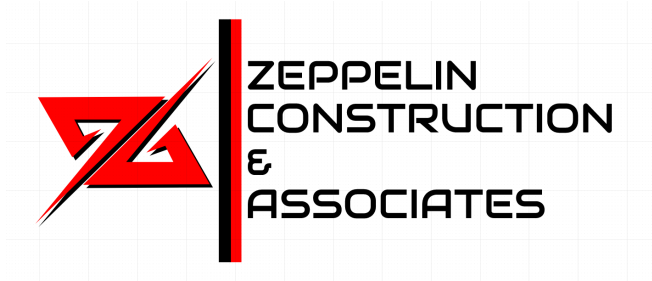
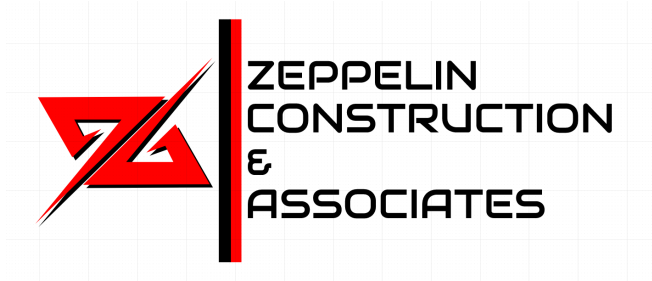


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Section 00 – Project Directory

OWNER

Elms Realty
10 Linore Avenue
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(310) 215-9009

ARCHITECT

Murdock Solon Architects
508 West 26th Street, Suite 5B
New York, NY 10001
(212) 929-3336



INTERIOR DESIGNER

Input Creative Studio
58 East 11th Street, 8th Floor
New York, NY 10003
(646) 230-9900



STRUCTURAL ENGINEER

121 West 27th Street, Suite 904
New York, NY, 10001
(646) 230-9900



MEP ENGINEER

2LS Consulting Engineering
150 West 30th Street, 4th Floor
New York, NY 10001
(917) 267-8945



Section 01 – Project Understanding & Approach

The project is in the joint property nicknamed the "Urban Yard" or "Urban City," located at 40-09 21st Street, Long Island City, NY 11101. The property houses commercial retail space and residential condominiums, with the six-story structure adjacent to 21st Street being entirely commercial. The renovation of this project will add an additional 7,885 square feet to pre-existing 78,155 square foot commercial space (86,040 square feet total) and will be home to 6-12 different organizations, with one suite on either side of each floor.

The Urban Yard building is situated in the heart of Long Island City, two blocks from the F train and East River. The location will provide a stunning view of the New York City skyline and offer a tremendous amount of travel options and numerous shops and restaurants nearby.

Although the property was built in 1923, it will become known as one of the most state of the art, beautiful, and environmentally conscious office spaces in New York. The open floor design will allow for several interior design variations to accommodate future tenants' tastes and needs.

The renovation involves the demolition of the cellar and existing office space to fit the specifications, excavation of the basement floor, the addition of new fire protection systems, fresh concrete flooring, and structural support systems (columns), new staircase, two new elevator shafts and all new electrical (lighting layout), plumbing, and mechanical work.

The interior fit-out will include all new millwork, furniture, paint, and hardware finishes and retrofitting existing spaces such as the public bathroom to accommodate the building population, updating the building layout to accommodate more people and encourage an open design.

This space will include multiple different types of office rooms like open offices, war rooms, boardrooms, and open seating areas, in addition to traditional lunch/break rooms, restrooms, and a lounge.

While this work is being performed, Zeppelin Construction & Associates will be mindful of other neighboring buildings and the public. We consider our impact on our projects very seriously. We will not jeopardize the health, safety, and welfare of occupants of neighboring buildings or the public.

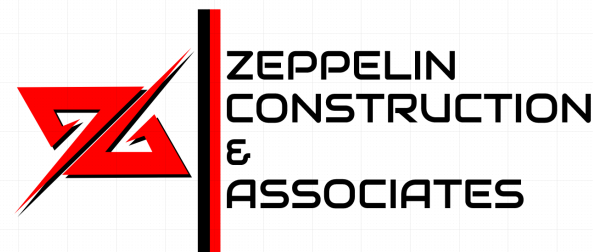
We plan on beginning the project with a traditional management approach, focusing on moving from activity to activity and putting our full efforts towards completing that one task in a linear fashion.

We will also use this strategy with our procurement and logistical processes, we plan on ordering all required material three months ahead of the corresponding activities anticipated start date, this will allow ample time for long-lead items to arrive on site and give the team enough resources to complete the existing work scheduled before having to use the material previously noted.

In addition, our Project Management team will be heavily involved in the on-going site activity daily by keeping track of daily reports logs, requisitions, material and tool usage, manpower counts and locations of material and tools, supply inspections and photographic journal. These actions will allow the management team to account for any issues unforeseen on the site or with contractors by having several forms of written and photographic documentation of "who, what, where and when" activities were occurring on site and ensure that no unnecessary additional costs will fall to the client.

We plan on accomplishing this project by recording the progress via bi-weekly progress reports, weekly schedule reviews and project controls meetings. We believe that we can successfully manage the project with a microscope and in a broader lens through the methods listed above and tracking our performance with our Project Management software, Procore. We also plan to use the traditional phasing approach of initiation, planning, execution, control, and closing. Focusing on what is in front of us then rather than activities in the distant future.

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Section 02 – Firm Introduction

Zeppelin Construction & Associates (ZC&A) is a Construction Management and General Contracting Firm based in New York, NY. ZC&A works in commercial and residential construction, with office renovation projects and interior fit outs being our area of expertise.

The firm was founded in 1993 by Jimmy Page, Robert Plant, John Bonham, and John Paul Jones in New York City. The firm quickly rose to prominence domestically with their commercial renovation projects of Pre-War buildings. By 2013 the firm had grossed more than **\$100 million** in revenue and sought to expand due to their success.

As of 2019, ZC&A employs 125 full-time staff members and 75 part-time employees and interns and grossed **\$140 million** in revenue and our completed projects totaled to **1.2 million square feet**.

Our diverse team consists of professionals from various fields and backgrounds, such as architects, mechanical engineers, civil engineers, structural engineers, construction managers, and general contractors.

Throughout our firm's history, we have overcome several challenges logistically and physically across our portfolio of completed projects, particularly after the events of September 11, 2001 and the recession of 2008. Despite this, we have continued to carry out the legacy and message that our founder's set 28 years ago, and that is to "Embrace challenges with creative solutions and develop clearly defined plans with hard work and sufficient backup."

At ZC&A, we look forward to starting new projects and embracing the idea of resolving complex challenges relative to the project's scope. We pride ourselves on viewing every project with optimism and independently researching creative solutions.

Section 03 – Relevant Projects

Pratt Institute - Student Union

200 Willoughby Ave, Brooklyn, NY 11205

Cost: \$14.8 million

Size: 60,856 Square Feet

Schedule: 13 Months

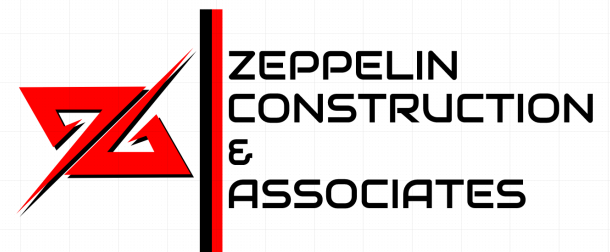
Date Completed: October 26th, 2019

Notes

- Workspace was retrofitted to accommodate an open and “free flowing” design similar to the design we see at Urban Yards.
- Emergency stairwell was installed.
- Bleachers and conference rooms were installed around the edges of the space.



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Serendipity Labs Office Renovation

28 Liberty St, New York, NY 10005

Cost: \$17.1 million

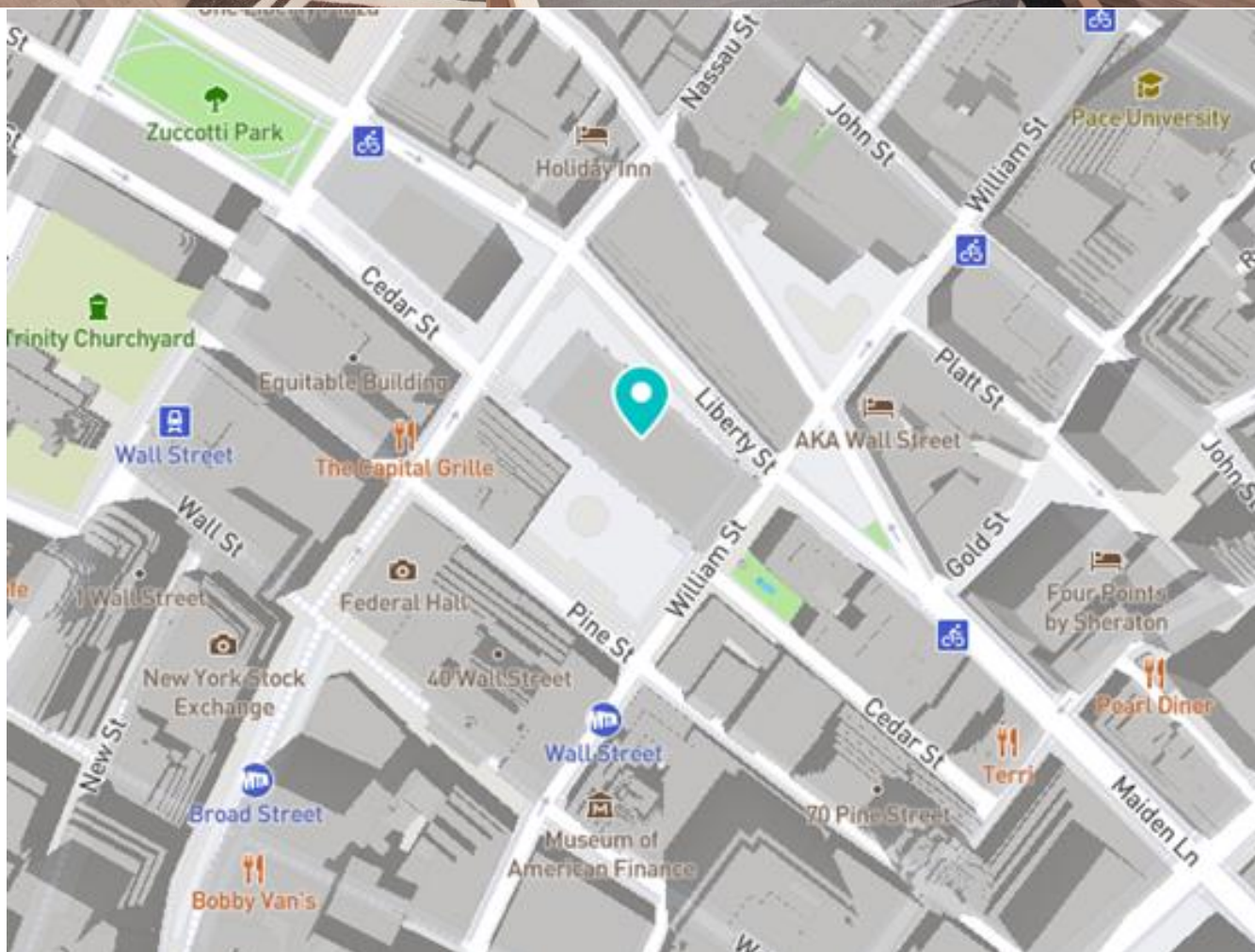
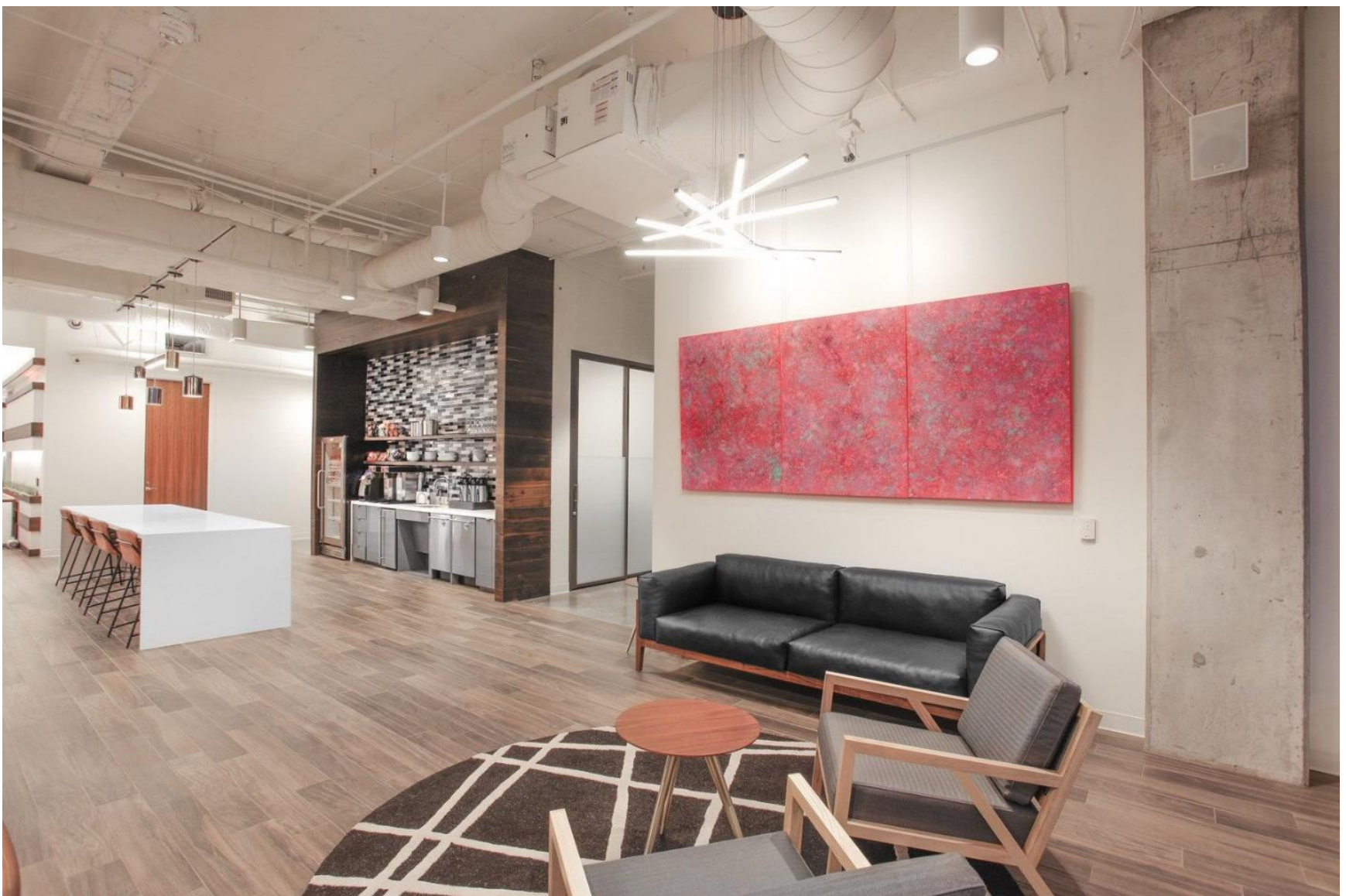
Size: 89,314 Square Feet (7 Floors)

Schedule: 12 Months

Date Completed: March 13th, 2019

Notes

- 28th to 34th Floor.
- Gut renovation, stripping of MEP material, demolition of office space.
- Installation of new stairwell.
- 2LS was the MEP Engineer.



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One Grand Central Place

60 E 42nd St, New York, NY 10165

Cost: \$13.7 million

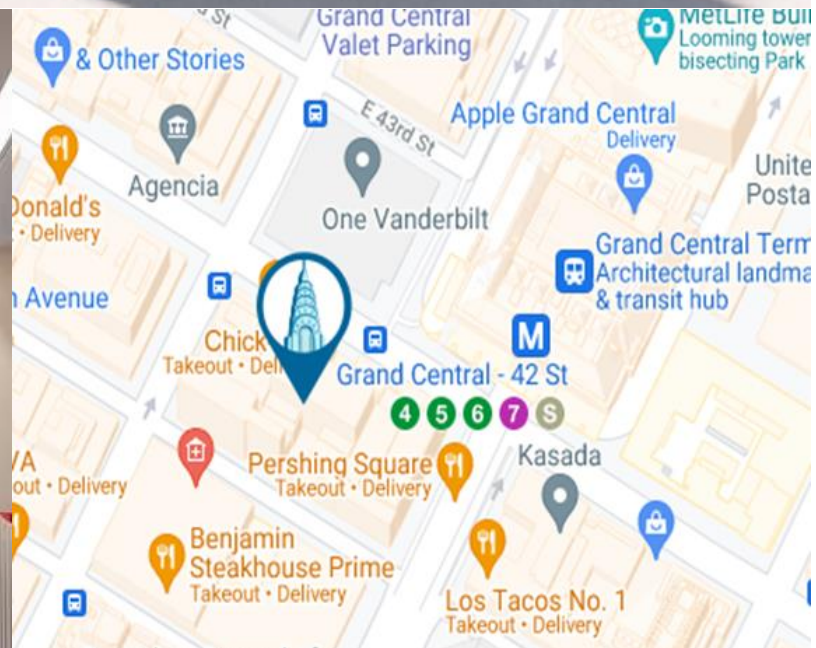
Size: 58,200 Square Feet (12 Floors)

Schedule: 10 Months

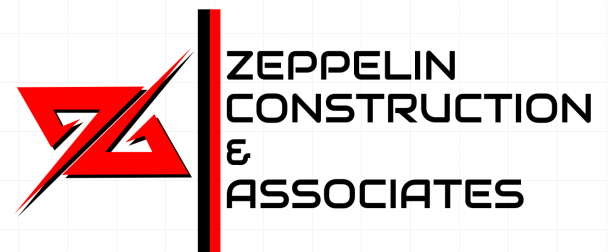
Date Completed: April 8th, 2016

Notes

- 3rd to 15th Floor (All offices).
- Building repositioning project, to open office space.
- Interior retrofit and additional lobby staircase.
- Demolition of central wall partitions to accommodate more space.



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Mastercard Headquarters – East Wing
2000 Purchase St, Purchase, NY 10577

Cost: Withheld

Size: 79,650 Square Feet

Schedule: 10 Months

Date Completed: December 29th, 2020

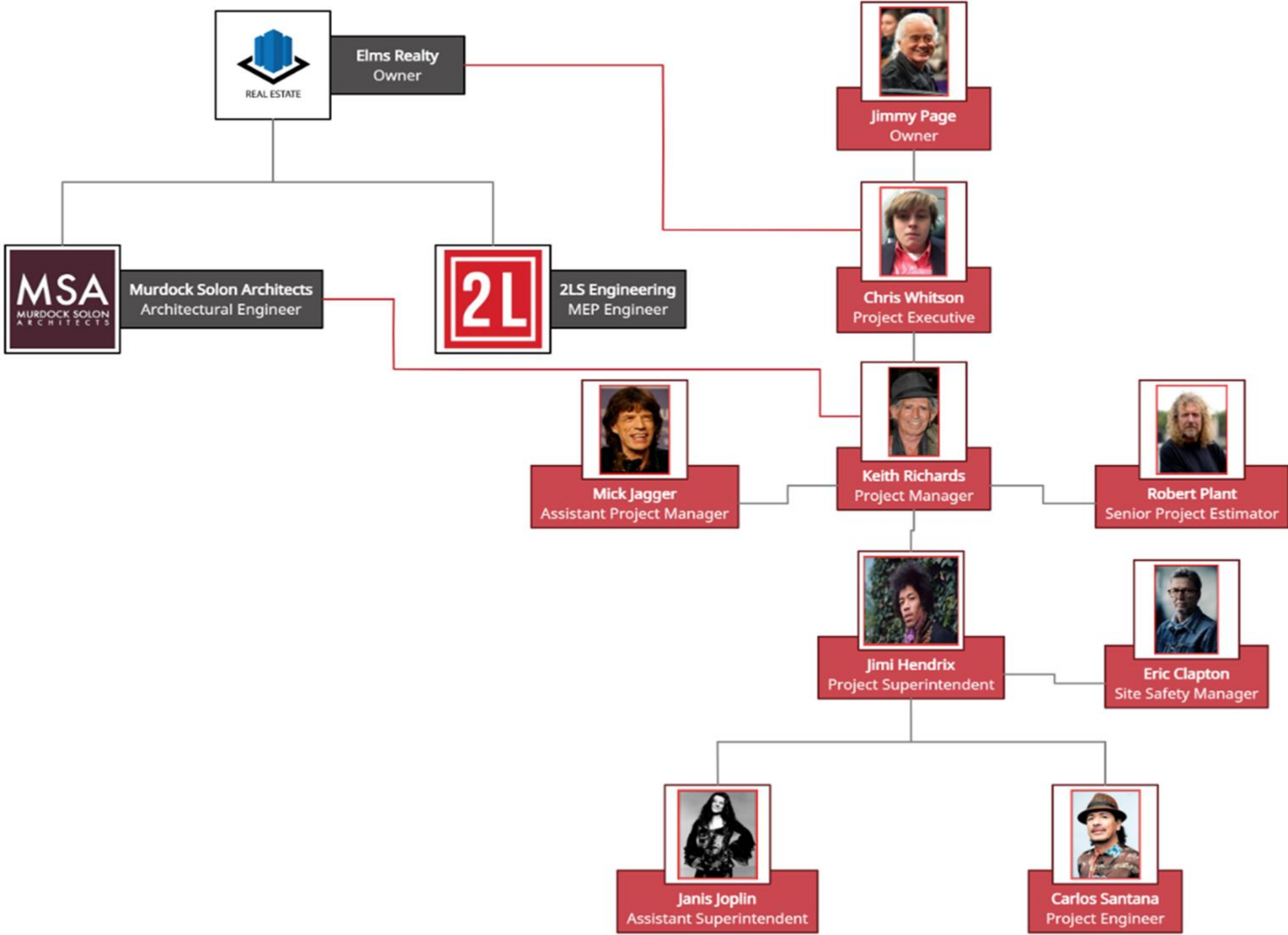
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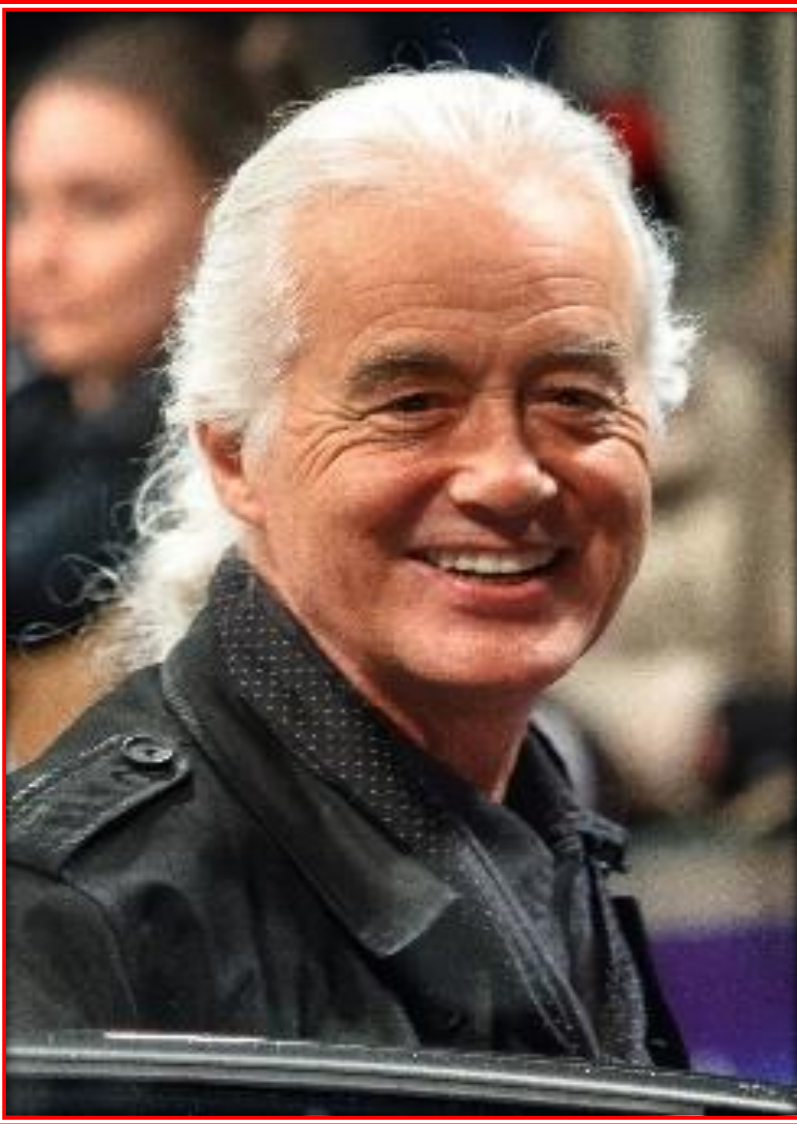
- Demolition of existing office space and MEP.
- Two new elevators and fire stairwells were installed.
- Murdock Solon was the A/E, partial building repositioning (Keith was PM).



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Section 04 – Project Team



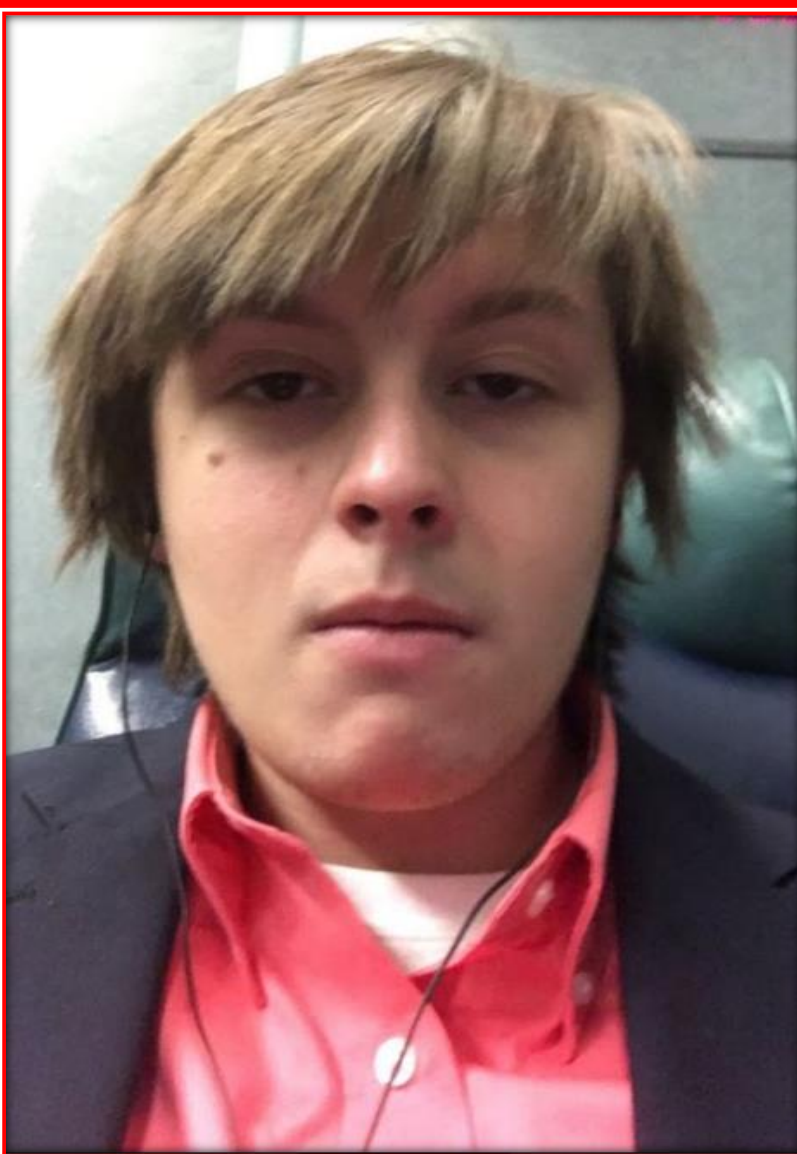


Jimmy Page – President & CEO

In late 1993, Jimmy founded ZC&A with three friends in New York City. Robert Plant, a skilled estimator, John Paul Jones a journeyman carpenter and John Bonham, a master stone mason. Together, the four of them embarked on a tremendous journey to become one of New York's largest construction firms. Jimmy attended Sutton School of the Arts from 1982 to 1985. He graduated a year ahead of schedule with a BS in Architecture. Jimmy then worked as a free-lance architect and contractor until 1991. Jimmy has a keen understanding of marketing and business finance, which helped develop the company into a profitable organization with strong client relationships and philanthropic efforts throughout New York City.

Certifications

- OSHA-30 and OSHA-16 (Scaffolding)
- CCM
- AIA
- LEED AP

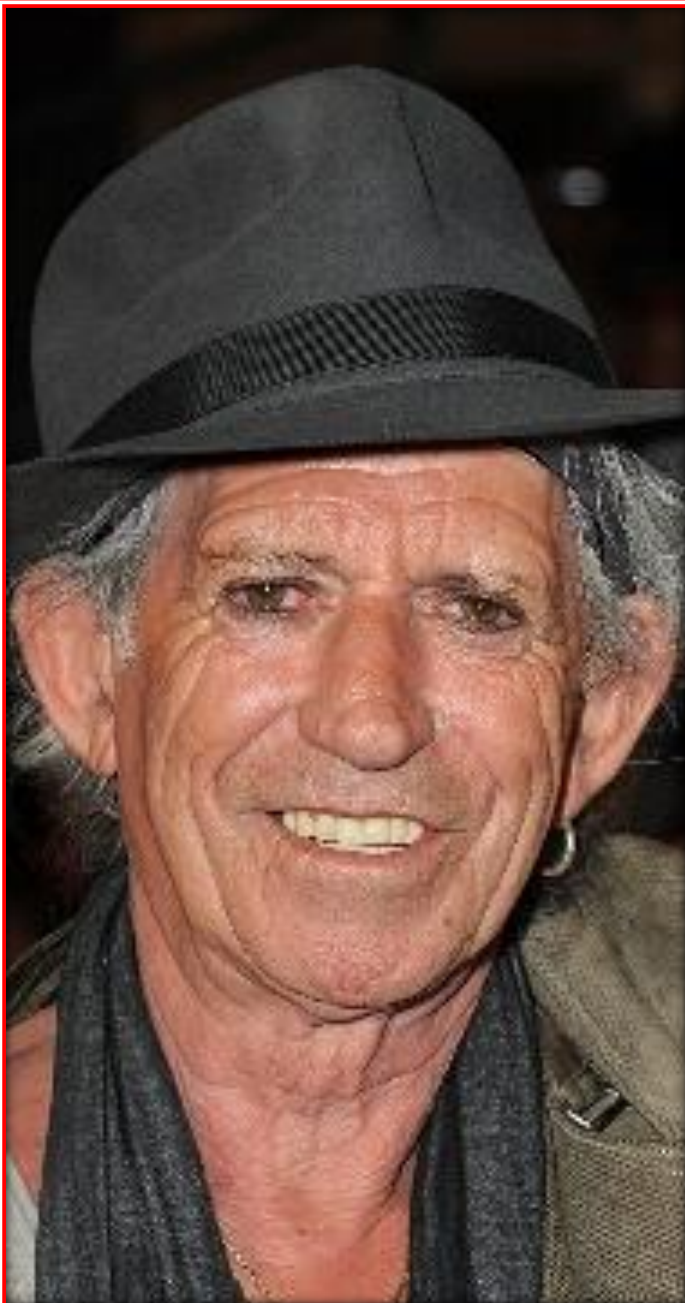


Chris Whitson – Project Executive

Chris is one of the Project Executives from our New York office; he joined ZC&A in 2012 as an Assistant Project Manager and was promoted to Project Manager in 2015 and promoted again to Project Executive in 2017. Since then, Chris has been overseeing the Commercial Renovation Division in the greater New York area. He graduated from Pratt Institute with a BPS in Construction Management in 2012. He is committed to delivering our projects on time and within budget. He is determined, and perseverant. He actively challenges himself by tackling complex issues and solving them with creative solutions.

Certifications

- OSHA-30 and OSHA-16 (Scaffolding)
- CCM
- Procore Mastery Badge 2019



Keith Richards – Project Manager

Keith is one of the first employees of ZC&A. He has been with the company since 1994 and was the Project Manager on our first project. Since then, he has acted as the PM on 46 completed projects, ranging from new construction, renovation projects, and in commercial and residential construction: making him the most experienced PM in our company. Keith has always maintained a unique approach to project management, prioritizing an open-door policy between trades and clients. This transparency and open communication has allowed him to develop excellent relationships with all who work with him and push the boundaries of the traditional construction process, many times resulting in his projects being completed ahead of schedule. Keith graduated from Sidcup Art College in 1986 with a BS in Architecture. Worked on Mastercard HQ, Serendipity Labs and One Grand Central.

Certifications

- OSHA-30 and OSHA-16 (Scaffolding)
- CCM
- AIA
- AIC
- PMP
- LEED AP



Mick Jagger – Assistant Project Manager

Mick joined ZC&A in 1994 and acted as Assistant Project Manager on our first project. Mick has typically worked as the APM to Keith. Together they have completed 44 projects. Mick attended the London School of Economics and graduated with a BS in Business Management in 1986. He then spent the next five years as a PE for another CM firm. He carries the same unique management strategy as Keith, but where Keith is the Yin, Mick is the Yang. He is committed to completing projects with as few conflicts as possible and is willing to go the extra mile for our clients. Worked on the Mastercard HQ project and Serendipity Labs, both with Keith.

Certifications

- OSHA-30
- OSHA-16 (Scaffolding)
- CCM
- LEED AP



Jimi Hendrix – Project Superintendent

Jimi Hendrix was the premier Project Super from our Pacific North-West Headquarters located in Seattle. In 2014, Jimi was relocated from Seattle to oversee the construction activities of One Grand Central Place. At One Grand Central, Jimi’s supervision of the lobby staircase installation and demolition of existing floor slabs saved two months off the original schedule by catching the installation conflicts in the lobby and mezzanine level. Before joining ZC&A in 2006, Jimi was a member of the Army Corps of Engineers for 16 years.

Certifications

- OSHA-30 and OSHA-24 (Scaffolding)



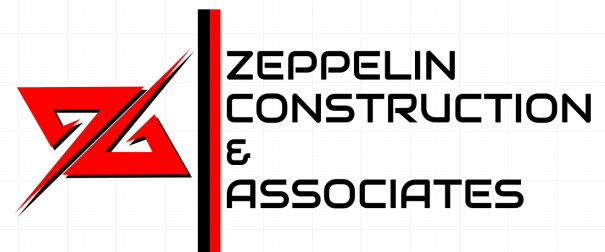
Eric Clapton – Site Safety Manager

Eric has been at ZC&A since 1995. Like Keith, he has overseen the completion of more than 40 projects acting as the Site Safety Manager. Eric graduated from the Kingston College of Art in 1983 with a BS in Industrial Design. From 1983 to 1992, Eric worked in construction as a Project Super until he pursued a career in Site Safety. In 1997, Eric was promoted to the Director of Site Safety. Eric is OSHA 500 Certified and has an unparalleled understanding of safety standards, and the patience to successfully train others, he is committed to ensuring our job sites excel in safety protocols and expectations. He spends countless hours working our job sites to safeguard safety for all. Worked on Serendipity Labs and One Grand Central.

Certifications

- OSHA-500
- OSHA Certified Instructor
- CCM
- AIA
- AIC
- LEED AP

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Janis Joplin – Assistant Project Superintendent

Janis joined ZC&A in 2006 after graduating from the University of Texas at Austin with a BS in Business Administration. She began working as a Project Engineer but was quickly promoted to Assistant Project Super after her ability to assess risks was noticed. Since then, Janis has become one of our most experienced Assistant Supers, with experience with residential and commercial renovation projects. She has an in-depth working knowledge of the construction process and alignment of resources at project sites to ensure completion, this includes resource allocation and delegation as it pertains to construction activities. She worked on the One Grand Central Place renovation/

Certifications

- OSHA-30
- OSHA-16 (Scaffolding)



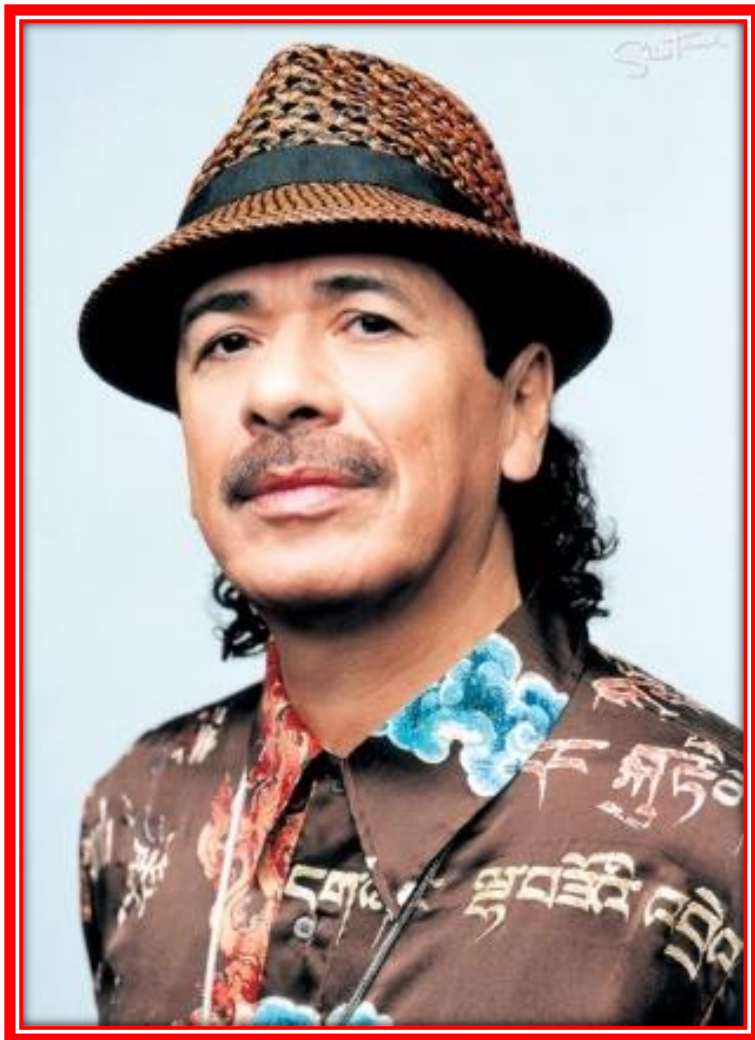
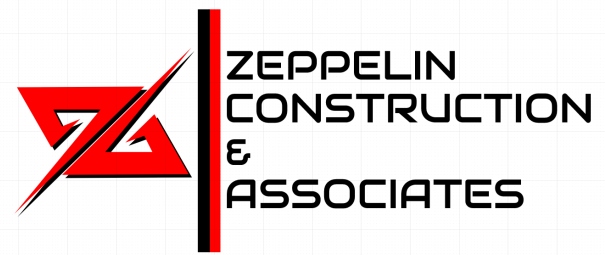
Robert Plant – Senior Project Estimator

Robert helped co-found ZC&A in 1993 with Jimmy Page and has nearly 30-years put in the construction industry. He is skilled in estimating and project controls. He graduated from Columbia University with a BS in Construction Administration; he then pursued an MS in Project Controls from New York University. He has been instrumental in providing our customers with fair quotes. He has an in-depth knowledge of the construction process, material and labor pricing, and current trends in construction. Robert conducts the bids for all ZC&A projects.

Certifications:

- OSHA-30 and OSHA-16 (Scaffolding)
- CCM
- AIA

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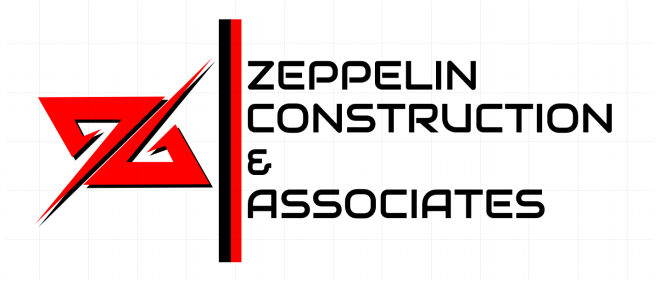
Carlos Santana – Project Engineer

Carlos joined ZC&A in 2018. Over the last three years, Carlos has proven himself to be a highly effective Project Engineer. His portfolio is diverse, with experience in retail and commercial renovation projects. He graduated from Cornell University in 1990 with a BS in Architecture and a minor in Construction Management. He worked as an artist for several years before switching to focus on the CM. His organizational skills have been influential in supporting our job site management of labor and materials. He values communication and alignment to the schedule and budget. Worked on Serendipity Labs and One Grand Central.

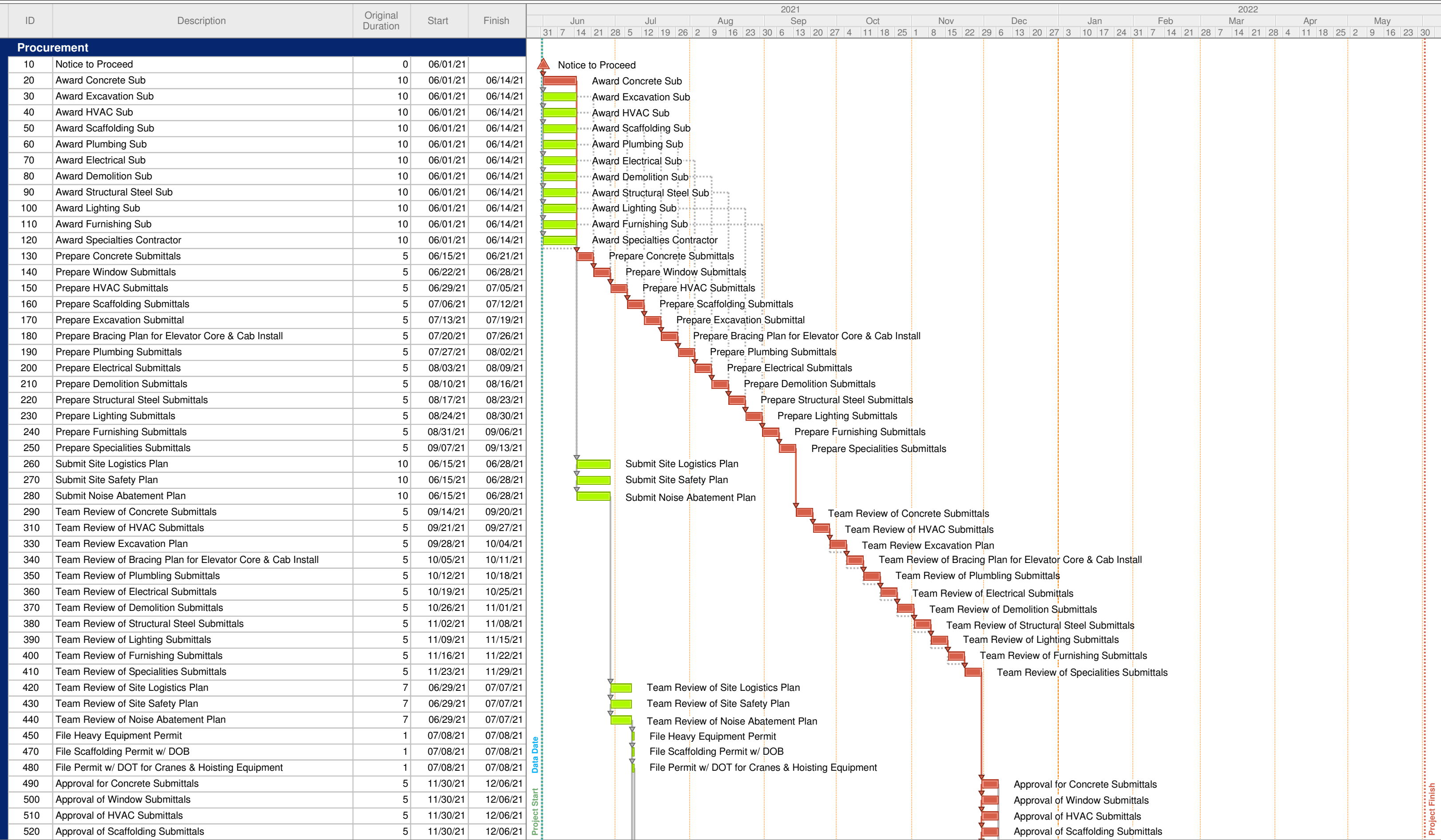
Certifications

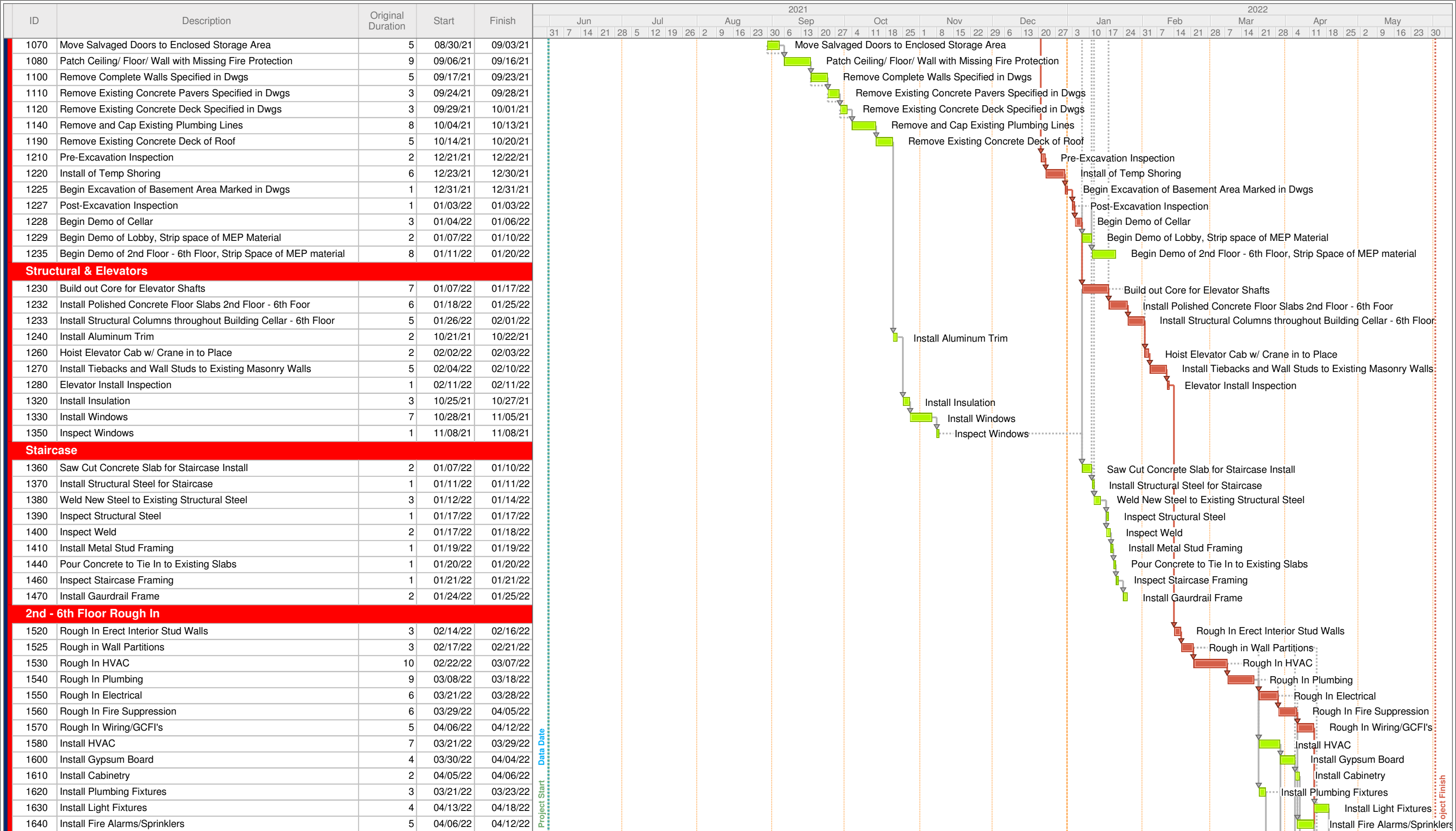
- OSHA-30 and OSHA-16 (Scaffolding)
- CCM
- AIA

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Section 05 – CPM Project Schedule





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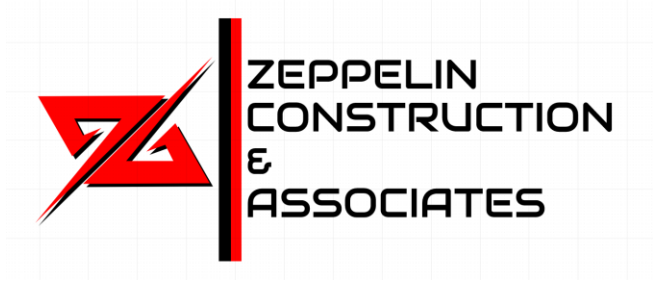


Three Week Project Lookahead

3 Week Construction Look Ahead	7/12/2021 - 8/1/2021																				
	WEEK 1							WEEK 2							WEEK 3						
	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su
ACTIVITY	12-Jul	13-Jul	14-Jul	15-Jul	16-Jul	17-Jul	18-Jul	19-Jul	20-Jul	21-Jul	22-Jul	23-Jul	24-Jul	25-Jul	26-Jul	27-Jul	28-Jul	29-Jul	30-Jul	31-Jul	1-Aug
Mobilization of excavation team	X	X																			
Delivery of Excavation Material & Equip.			X	X																	
Mobilization of all remaining trades					X			X	X	X	X										
Install temp. facilities					X			X	X												
Set up receptacles										X	X	X			X	X	X	X			
Approve MEP submittals												X			X	X	X	X	X		
Approve concrete submittals																			X		
File and organize permits for equip.																	X	X	X		
Prepare jobsite											X	X			X	X	X	X	X		

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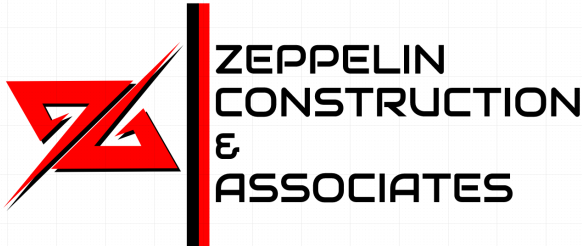


Section 06 – Project Staffing

NAME	ROLE	2021												2022	
		HOURS PER MONTH												TOTAL HOURS PER MONTH	PERCENT OF TIME
		JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY		
Jimmy Page	PRESIDENT & CEO	2	2	2	2	2	2	2	2	2	2	2	2	24	1.25%
Chris Whitson	PROJECT EXECUTIVE	8	8	8	8	8	8	8	8	8	8	8	8	96	5.00%
Keith Richards	PROJECT MANAGER	160	160	160	160	160	160	160	124	40	20	20	20	1,344	75.00%
Mick Jagger	ASST. PROJECT MANAGER	160	160	160	160	160	160	160	124	40	20	20	20	1,344	75.00%
Robert Plant	SENIOR ESTIMATOR	80	80	80	40	20	20	20	10	10	10	10	4	384	20.00%
Jimi Hendrix	PROJECT SUPERINTENDENT	160	160	160	160	160	160	160	160	160	160	160	160	1,920	100.00%
Janis Joplin	ASST. PROJECT SUPERINTENDENT	160	160	160	160	160	160	160	160	160	160	160	160	1,920	100.00%
Carlos Santana	PROJECT ENGINEER	160	160	160	160	160	160	160	160	160	160	160	160	1,920	100.00%
Eric Clapton	SITE SAFETY MANAGER	160	160	160	160	160	160	160	160	160	160	160	160	1,920	100.00%

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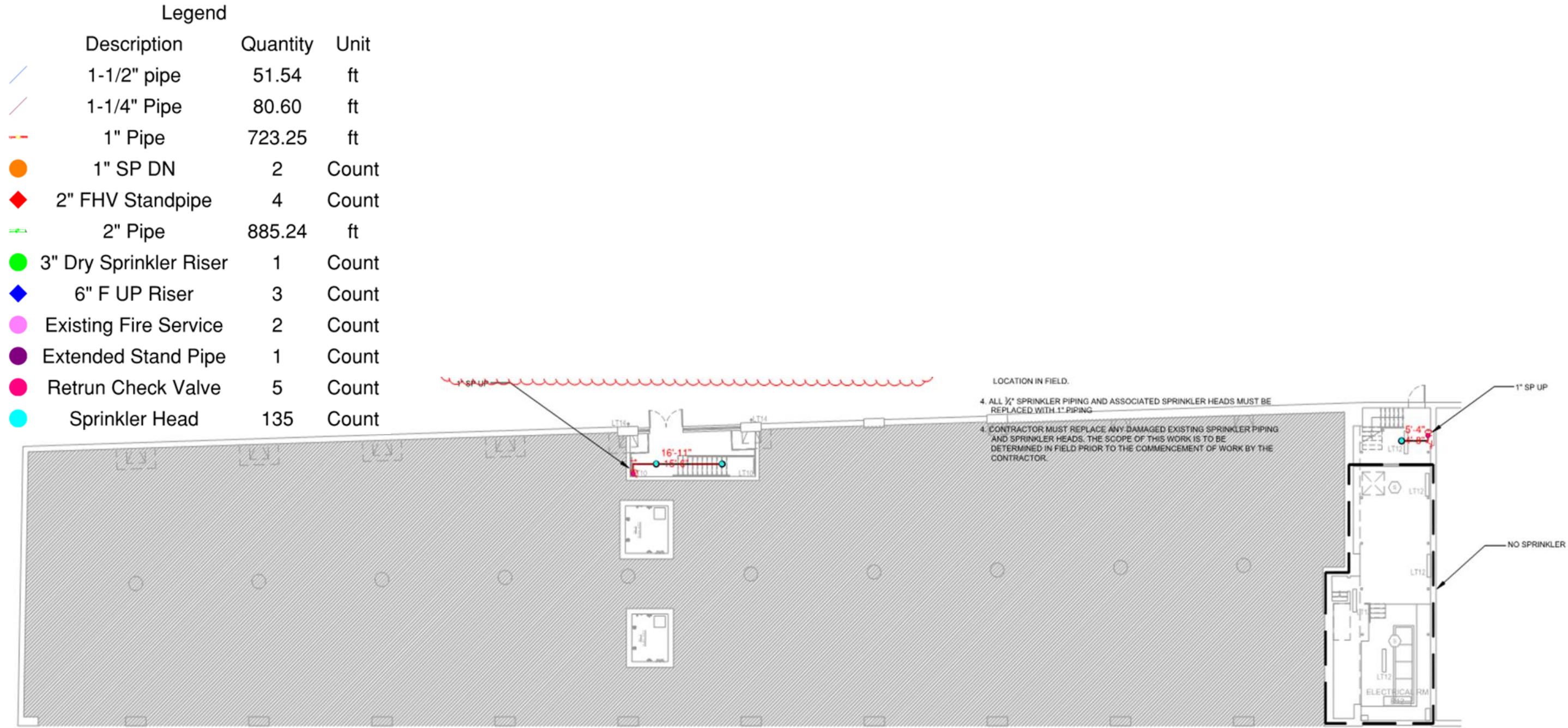
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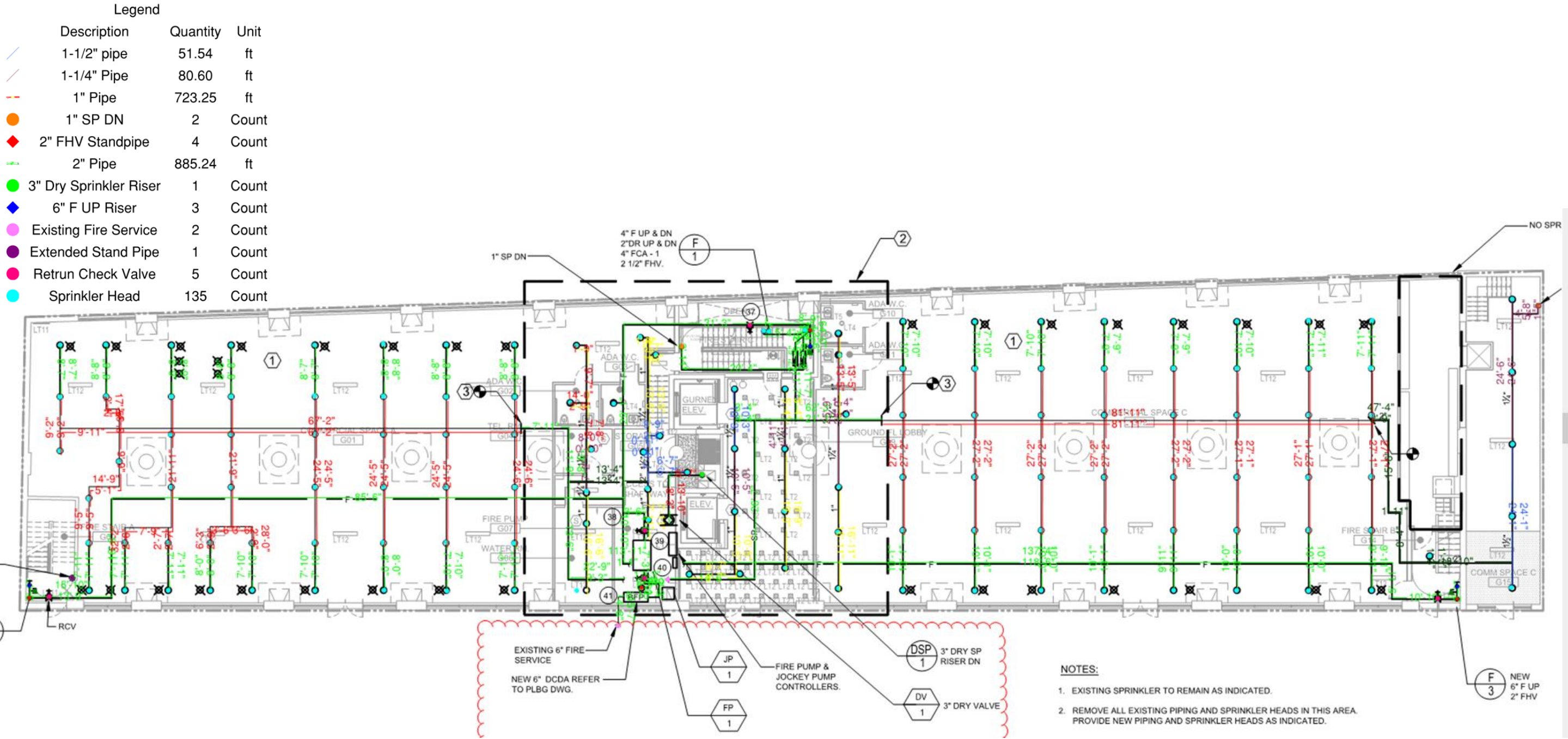
Section 07 – Summary Estimate

SUMMARY BID ESTIMATE		PROJECT: Urban Yard		
		LOCATION: 40-09 21st Street, LIC, NY, 11101		
		FIRM: Zeppelin Construction & Associates		
		DATE: April 26, 2021		
		86,040 SF		
Divisions (Trades)		Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Division 01	General Requirements	\$583,400.00	\$6.78	6.89%
Division 02	Existing Conditions	\$523,400.00	\$6.08	6.18%
Division 03	Concrete	\$728,768.00	\$8.47	8.60%
Division 04	Masonry	\$153,900.00	\$1.79	1.82%
Division 05	Metals	\$369,500.00	\$4.29	4.36%
Division 06	Wood, Plastics, and Composites	\$285,768.00	\$3.32	3.37%
Division 07	Thermal and Moisture Protection	\$108,725.00	\$1.26	1.28%
Division 08	Openings	\$139,270.00	\$1.62	1.64%
Division 09	Finishes	\$102,680.00	\$1.19	1.21%
Division 10	Specialties	\$62,420.00	\$0.73	0.74%
Division 11	Equipment	\$928,350.00	\$10.79	10.96%
Division 12	Furnishings	\$38,850.00	\$0.45	0.46%
Division 13	Special Construction	\$146,080.00	\$1.70	1.72%
Division 14	Conveying Equipment	\$466,340.00	\$5.42	5.51%
Division 21	Fire Suppression	\$495,692.41	\$5.76	5.85%
Division 22	Plumbing	\$798,930.08	\$9.29	9.43%
Division 23	Heating, Ventilating, and Air-Conditioning	\$813,600.74	\$0.10	9.61%
Division 26	Electrical	\$776,740.83	\$9.03	9.17%
Division 27	Communications	\$47,250.00	\$0.55	0.56%
Division 28	Electronic Safety and Security	\$133,600.00	\$1.55	1.58%
Division 31	Earthwork	\$223,600.00	\$2.60	2.64%
Division 32	Exterior Improvements	\$104,630.00	\$1.22	1.24%
Division 33	Utilities	\$438,684.00	\$5.10	5.18%
	TRADE SUBTOTAL	\$8,470,179.06	\$89.08	100.00%
	Building Permit Fees	\$50,000.00	\$0.58	0.44%
	General Conditions - Reimbursables	\$75,000.00	\$0.87	0.67%
	CM Staff	\$677,300.00	\$7.87	6.03%
	Overhead & Profit	\$1,100,000.00	\$12.78	9.79%
	Insurance	\$867,500.00	\$10.08	7.72%
	FEES TOTAL	\$2,769,800.00	\$32.19	
GRAND TOTAL		\$11,239,979.06	\$121.28	

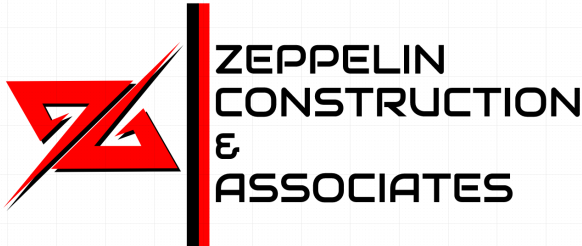
Sample Sprinkler Take-Off (Cellar)



Sample Sprinkler Take-Off (Ground Floor)



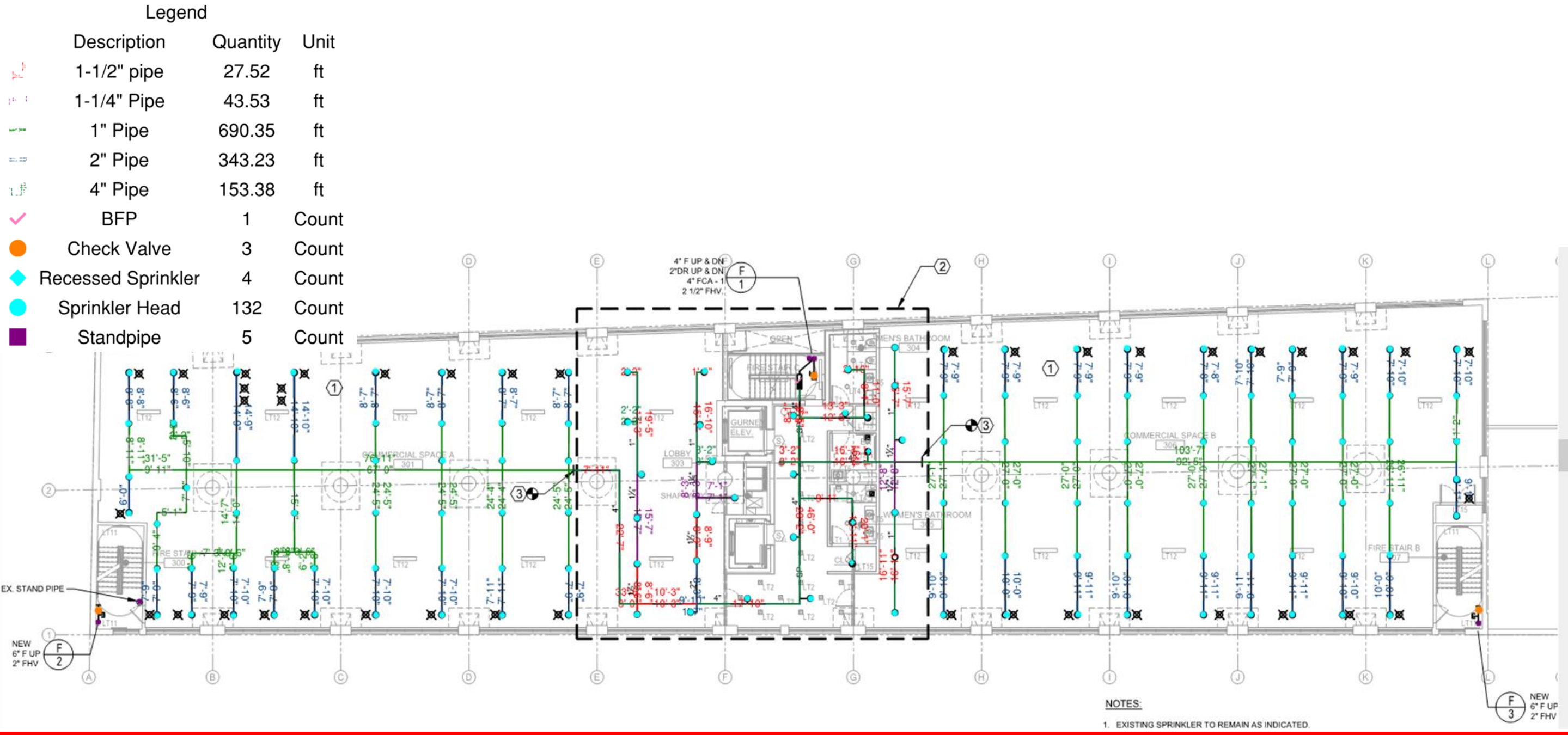
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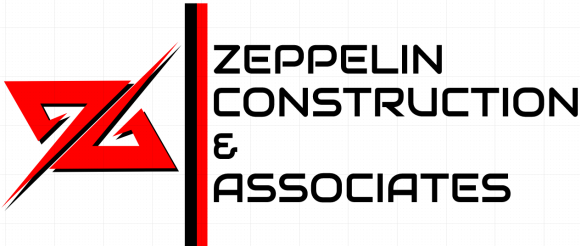
Section 08 – Detailed Trade Take-Off (Sprinklers)

DETAILED SPRINKLER TAKE-OFF					PROJECT:	Urban Yard		
					LOCATION:	40-09 21st Street, LIC, NY, 11101		
					FIRM:	Zeppelin Construction & Associates		
					DATE:	April 26, 2021		
Division 23 - Fire Supression								
CELLAR					8,509 SF			
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)	
Pipe	2"	LF	22.33	\$25.75	\$575.00	\$0.07	16.14%	
Standpipe	1"	LF	20.00	\$13.97	\$279.40	\$0.03	7.84%	
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.02	4.90%	
Valve	3"	ea.	2.00	\$89.78	\$179.56	\$0.02	5.04%	
Tees	2-1/2"	ea.	16.00	\$97.00	\$1,552.00	\$0.18	43.57%	
Couplings	2"	ea.	16.00	\$50.10	\$801.60	\$0.09	22.50%	
CELLAR SUBTOTAL					\$3,562.16	\$0.42	100.00%	
GROUND FLOOR					13,247 SF			
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)	
Pipe	1"	LF	723.25	\$13.97	\$10,103.81	\$0.76	11.83%	
Pipe	1-1/4"	LF	57.10	\$15.40	\$879.34	\$0.07	1.03%	
Pipe	1-1/2"	LF	51.54	\$17.05	\$878.76	\$0.07	1.03%	
Pipe	2"	LF	885.24	\$25.75	\$22,794.93	\$1.72	26.69%	
Sprinkler Pendant	--	ea.	127.00	\$41.60	\$5,283.20	\$0.40	6.19%	
Standpipe	2"	LF	16.00	\$25.75	\$412.00	\$0.03	0.48%	
Standpipe	4"	LF	16.00	\$48.72	\$779.52	\$0.06	0.91%	
Standpipe	6"	LF	32.00	\$72.41	\$1,158.56	\$0.09	1.36%	
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.57	8.86%	
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.14%	
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.24%	
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.80%	
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.20%	
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.32%	
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%	
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.82%	
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.48	7.50%	
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	3.87%	
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.28	4.39%	
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.82%	
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.28	4.39%	
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	8.65%	
Recessed Sprinkler Pendant	--	ea.	5.00	\$65.10	\$325.50	\$0.02	0.38%	
GROUND FLOOR SUBTOTAL					\$85,416.14	\$6.45	100.00%	
SECOND FLOOR					13,156 SF			
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)	
Standpipe	2"	LF	11.50	\$25.75	\$296.13	\$0.02	0.38%	
Standpipe	4"	LF	11.50	\$48.72	\$560.28	\$0.04	0.71%	
Standpipe	6"	LF	23.00	\$72.41	\$1,665.43	\$0.13	2.12%	
Pipe	1"	LF	690.35	\$13.97	\$9,644.19	\$0.73	12.26%	
Pipe	1-1/4"	LF	43.53	\$15.40	\$670.36	\$0.05	0.85%	
Pipe	1-1/2"	LF	27.52	\$17.05	\$469.22	\$0.04	0.60%	
Pipe	2"	LF	343.23	\$25.75	\$8,838.17	\$0.67	11.23%	
Pipe	4"	LF	161.38	\$48.72	\$7,862.43	\$0.60	9.99%	
Sprinkler Pendant	--	ea.	132.00	\$41.60	\$5,491.20	\$0.42	6.98%	
Recessed Sprinkler Pendant	--	ea.	6.00	\$65.10	\$390.60	\$0.03	0.50%	
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.58	9.62%	
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.49%	
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.26%	
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.96%	
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.22%	
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.34%	
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%	
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%	
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.18	8.14%	
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	4.20%	
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%	
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%	
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%	
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	9.39%	
SECOND FLOOR SUBTOTAL					\$78,688.53	\$5.68	100.00%	

Sample Sprinkler Take-Off (per Typical Floor)



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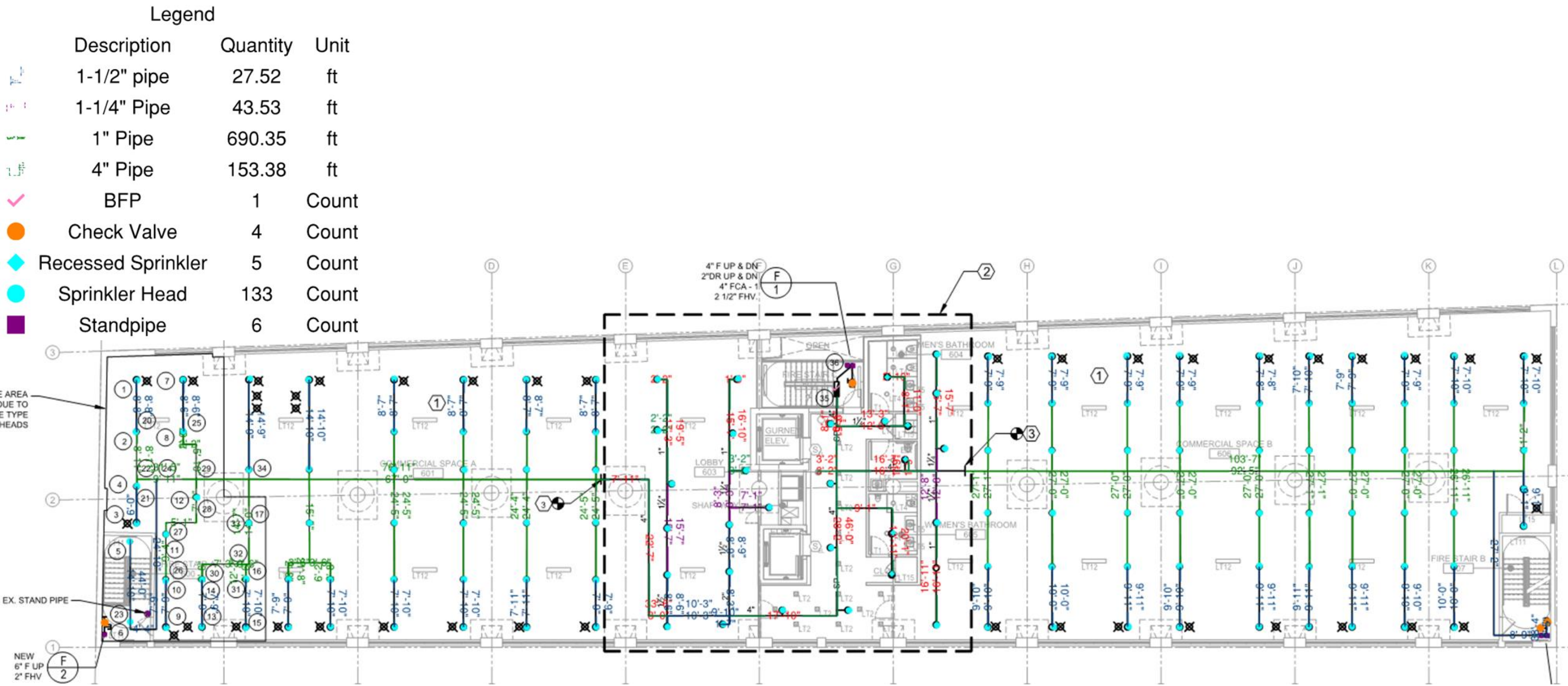


Detailed Trade Take-Off (Sprinklers) Continued.

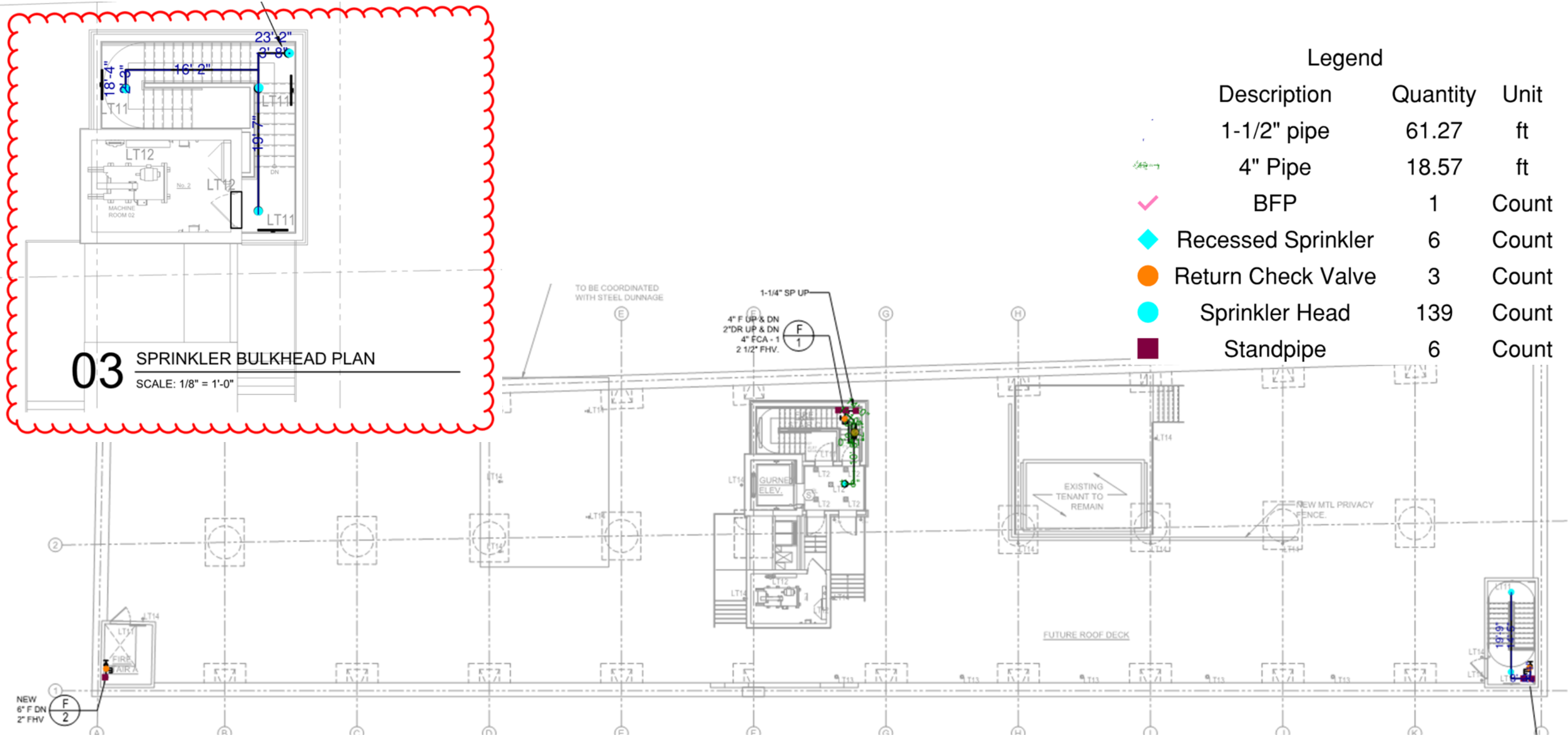
THIRD FLOOR					13,156 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	2"	LF	11.50	\$25.75	\$296.13	\$0.02	0.38%
Standpipe	4"	LF	11.50	\$48.72	\$560.28	\$0.04	0.71%
Standpipe	6"	LF	23.00	\$72.41	\$1,665.43	\$0.13	2.12%
Pipe	1"	LF	690.35	\$13.97	\$9,644.19	\$0.73	12.26%
Pipe	1-1/4"	LF	43.53	\$15.40	\$670.36	\$0.05	0.85%
Pipe	1-1/2"	LF	27.52	\$17.05	\$469.22	\$0.04	0.60%
Pipe	2"	LF	343.23	\$25.75	\$8,838.17	\$0.67	11.23%
Pipe	4"	LF	161.38	\$48.72	\$7,862.43	\$0.60	9.99%
Sprinkler Pendant	--	ea.	132.00	\$41.60	\$5,491.20	\$0.42	6.98%
Recessed Sprinkler Pendant	--	ea.	6.00	\$65.10	\$390.60	\$0.03	0.50%
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.58	9.62%
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.49%
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.26%
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.96%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.22%
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.34%
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.18	8.14%
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	4.20%
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	9.39%
THIRD FLOOR SUBTOTAL					\$78,688.53	\$5.68	100.00%
FOURTH FLOOR					13,156 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	2"	LF	11.50	\$25.75	\$296.13	\$0.02	0.38%
Standpipe	4"	LF	11.50	\$48.72	\$560.28	\$0.04	0.71%
Standpipe	6"	LF	23.00	\$72.41	\$1,665.43	\$0.13	2.12%
Pipe	1"	LF	690.35	\$13.97	\$9,644.19	\$0.73	12.26%
Pipe	1-1/4"	LF	43.53	\$15.40	\$670.36	\$0.05	0.85%
Pipe	1-1/2"	LF	27.52	\$17.05	\$469.22	\$0.04	0.60%
Pipe	2"	LF	343.23	\$25.75	\$8,838.17	\$0.67	11.23%
Pipe	4"	LF	161.38	\$48.72	\$7,862.43	\$0.60	9.99%
Sprinkler Pendant	--	ea.	132.00	\$41.60	\$5,491.20	\$0.42	6.98%
Recessed Sprinkler Pendant	--	ea.	6.00	\$65.10	\$390.60	\$0.03	0.50%
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.58	9.62%
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.49%
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.26%
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.96%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.22%
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.34%
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.18	8.14%
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	4.20%
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	9.39%
FOURTH FLOOR SUBTOTAL					\$78,688.53	\$5.68	100.00%
FIFTH FLOOR					13,156 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	2"	LF	11.50	\$25.75	\$296.13	\$0.02	0.38%
Standpipe	4"	LF	11.50	\$48.72	\$560.28	\$0.04	0.71%
Standpipe	6"	LF	23.00	\$72.41	\$1,665.43	\$0.13	2.12%
Pipe	1"	LF	690.35	\$13.97	\$9,644.19	\$0.73	12.26%
Pipe	1-1/4"	LF	43.53	\$15.40	\$670.36	\$0.05	0.85%
Pipe	1-1/2"	LF	27.52	\$17.05	\$469.22	\$0.04	0.60%
Pipe	2"	LF	343.23	\$25.75	\$8,838.17	\$0.67	11.23%
Pipe	4"	LF	161.38	\$48.72	\$7,862.43	\$0.60	9.99%
Sprinkler Pendant	--	ea.	132.00	\$41.60	\$5,491.20	\$0.42	6.98%
Recessed Sprinkler Pendant	--	ea.	6.00	\$65.10	\$390.60	\$0.03	0.50%
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.58	9.62%
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.49%
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.26%
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.96%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.22%
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.34%
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.18	8.14%
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	4.20%
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	9.39%
FIFTH FLOOR SUBTOTAL					\$78,688.53	\$5.68	100.00%

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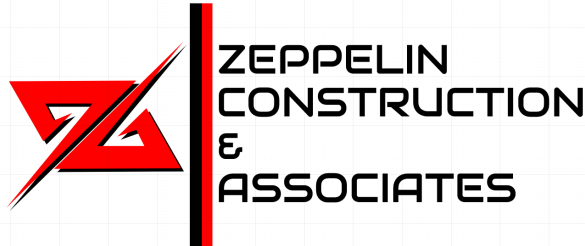
Sample Sprinkler Take-Off (Sixth Floor)



Sample Sprinkler Take-Off (Roof and Bulkhead)



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Detailed Trade Take-Off (Sprinklers) Continued.

SIXTH FLOOR					13,156 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	2"	LF	11.50	\$25.75	\$296.13	\$0.02	0.36%
Standpipe	4"	LF	11.50	\$48.72	\$560.28	\$0.04	0.68%
Standpipe	6"	LF	23.00	\$72.41	\$1,665.43	\$0.13	2.02%
Pipe	1"	LF	690.35	\$13.97	\$9,644.19	\$0.73	11.69%
Pipe	1-1/4"	LF	43.53	\$15.40	\$670.36	\$0.05	0.81%
Pipe	1-1/2"	LF	27.52	\$17.05	\$469.22	\$0.04	0.57%
Pipe	2"	LF	488.23	\$25.75	\$12,571.92	\$0.96	15.24%
Pipe	4"	LF	161.38	\$48.72	\$7,862.43	\$0.60	9.53%
Sprinkler Pendant	--	ea.	134.00	\$41.60	\$5,574.40	\$0.42	6.76%
Recessed Sprinkler Pendant	--	ea.	6.00	\$65.10	\$390.60	\$0.03	0.47%
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.58	9.17%
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.28%
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.25%
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.87%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.21%
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.33%
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.92%
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.18	7.76%
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	4.01%
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.55%
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.92%
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.55%
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	8.96%
SIXTH FLOOR SUBTOTAL					\$82,505.48	\$5.97	100.00%
ROOF & BULKHEAD					88 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	1-1/4"	LF	11.50	\$15.40	\$177.10	\$2.01	1.87%
Standpipe	2"	LF	23.25	\$25.75	\$598.69	\$6.80	6.33%
Standpipe	2-1/2"	LF	11.50	\$33.85	\$389.28	\$4.42	4.12%
Standpipe	6"	LF	22.00	\$72.41	\$1,593.02	\$18.10	16.85%
Pipe	2"	LF	19.60	\$25.75	\$504.70	\$5.74	5.34%
3-Way Roof Manifold	-	ea.	3.00	\$1,672.50	\$5,017.50	\$57.02	53.07%
Sprinkler Pendant	-	ea.	3.00	\$41.60	\$83.20	\$0.95	0.88%
Valve	2"	ea.	2.00	\$58.20	\$116.40	\$1.32	1.23%
Tees	1"	ea.	8.00	\$36.55	\$292.40	\$3.32	3.09%
Couplings	2-1/2"	ea.	12.00	\$56.85	\$682.20	\$7.75	7.22%
ROOF & BULKHEAD					\$9,454.49	\$107.44	100.00%
GRAND TOTAL					\$495,692.41	\$142.98	

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Section 09 – Value Engineering

After reviewing the provided plans, ZC&A has identified a potential item that we believe can be value-engineered and provide alternate solutions that do not sacrifice the project's quality and save you money in the process.

The item we identified to be value-engineered is Light Fixture #2 (LT-2). It is a standard surface-mounted fixture that appears throughout the lobby area and hallways of the building. Currently, there are 135 LT-2 fixtures throughout the project, with 56 located in the first floor extending from the lobby entrance to hallway near the elevators, 15 per typical floor in the elevator lobby and 4 spread out throughout the roof/bulkhead.

The specified LT-2 fixtures from Industrial Light Electric are 5” in diameter and 60W/110V E26/G25 bulbs with a matte black finish, **totaling \$7,425 or \$55 per unit**. Our alternative from Ledpax Technology, the *Prescott 1 (Model #LPCLMBS1)* meets all the same specifications per the spec book as the current LT-2 fixture from Industrial Light Electric at nearly half the cost. Our alternative fixture would **total \$3,456 or \$25.60 per unit**. This switch would save **\$3,969** about **53%** compared to the costs of the current LT-2 fixture. One benefit of this alternative is that Ledpax Technology products are available from Home Depot and thus we can reduce lead time and save money on deliveries that you would otherwise have to spend from a private manufacturer.

We believe that this VE alternative will be hardly noticeable to the design team and tenants alike due to the raised positioning of the LT-2 fixtures in the ceiling especially since the specs of each fixture including finish are identical.



Specified LT-2 Fixture

- **Cost:** \$55 per unit
- **Quantity:** 135 fixtures
- **Total Cost:** \$7,425
- **Savings:** --
- **Savings Percentage:** --



Alternative LT-2 Fixture

- **Cost:** \$25.60 per unit
- **Quantity:** 135 fixtures
- **Total Cost:** \$3,456
- **Savings:** \$3,969
- **Savings Percentage:** 53%

Specified LT-2 Fixture

- **Manufacturer:** Industrial Light Electric
- **Ceiling Canopy:** 5” Diameter
- **Rated:** 60W, 110V
- **Bulb Base/Shape:** Medium E26/G25

Alternative LT-2 Fixture

- **Manufacturer:** Ledpax Technology
- **Ceiling Canopy:** 5” Diameter
- **Rated:** 60W, 110V
- **Bulb Base/Shape:** Medium E26/G25

Section 10 – Site Logistics Plan

At ZC&A, our primary goal is to fulfill our client's vision by completing their projects on time and under budget. We believe the first step towards achieving this goal is done during Pre-construction by having a detailed Site Logistics Plan. We consider a good site logistics plan to meet the job site's demands in the most efficient and straightforward way possible while ensuring the safety of those working in and around the job site and accommodating the community's natural flow. Our site logistics plan will be consistent throughout each phase of the project, focusing on adjusting to the construction team's progress and providing them with all the necessary tools to finish on time. All tenants shall be notified via mail and phone before construction beginning. All construction personnel will have to meet our Site Safety Manager to sign in and get their temperatures taken before work commences. This will be a daily task, and all on-site will have to show their "Clear" receipt for the day. If the person is found not to have this receipt, they may be subject to a fine.

Construction will begin with a bottom-up approach to demolition. In contrast, the construction phase will start with a top-down approach with a "core" focus. Both demolition and construction will begin in the middle of the building and move outwards. This method will allow for the bulk of the work being the initial focus, and as the trades move outwards, there will be fewer activities for them to complete. The site is set up with the building front facing North-West towards 21st Street, 22nd Street faces South-East while 40th Avenue and 41st Avenue are on the East and West, respectively. Temporary electricity will be provided via the nearby Con-Ed vault located on 21st Street. Access to temporary water will also be accessible from 21st Street via the access points at the building's front.

There will be portable waste bins (recycling and trash) throughout the building to accommodate the disposal of smaller materials and debris. These bins will be disposed of at the dumpsters located on either side of the rear of the building or can be disposed of via the trash chutes situated at the corners of each commercial space (per floor, 2 - 6). Dumpsters will be replaced every four weeks to help maintain the premise. However, if material begins to exceed each dumpster's limits, the schedule may be adjusted.

The rear "yard" of the project will be utilized for most of our equipment, storage, and personal areas on site. Our field office and security office are situated at the farthest end of the yard, with site safety residing in our field office. A temporary loading will be constructed along the western side of the yard, granting access directly to the ground floor and our hoist at the opposite end of the sidewalk. This loading dock will handle all deliveries and act as a staging area.

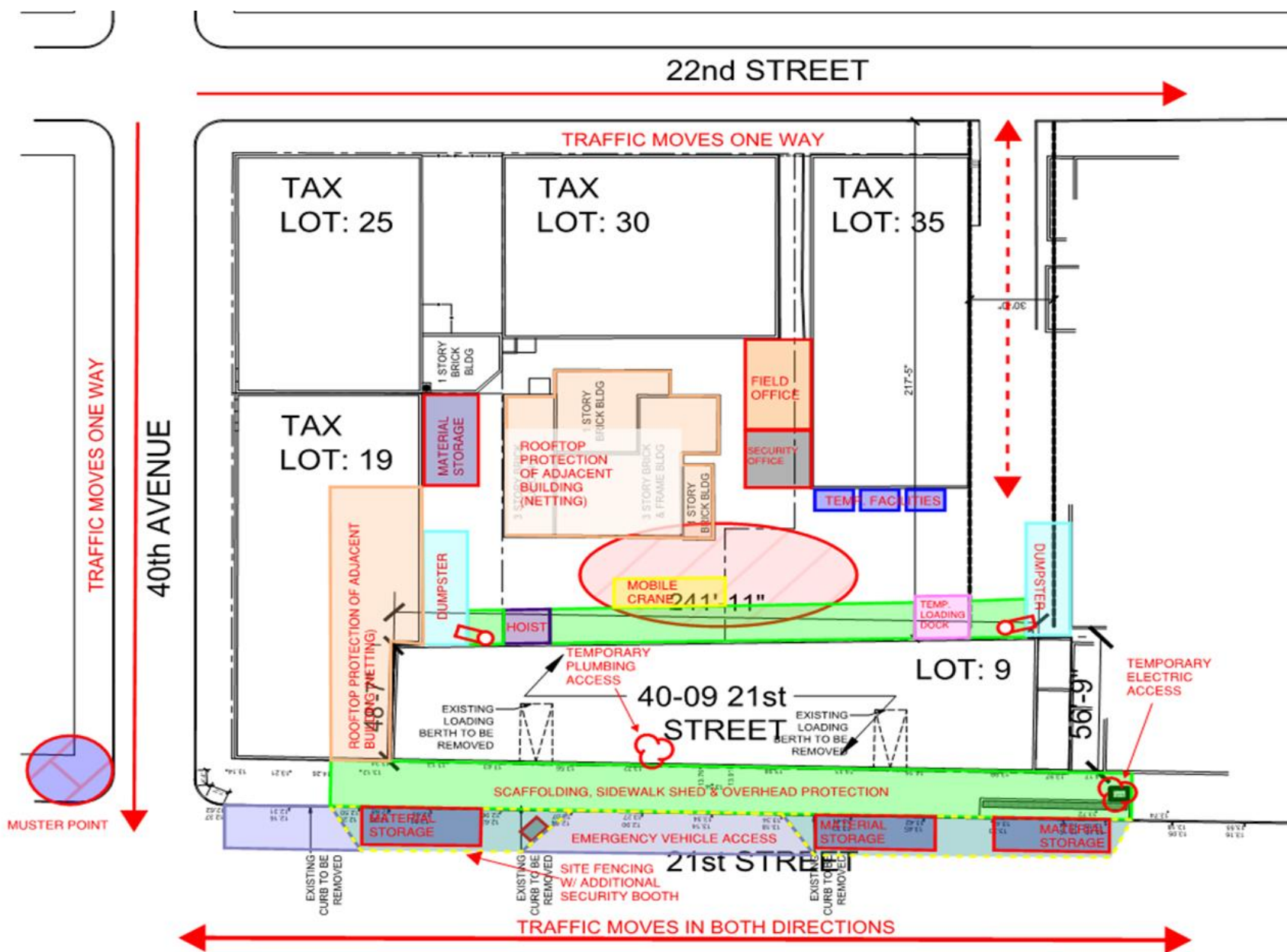
In the rear yard, opposite our hoist, is a large material storage shed, granting mobility to trades carrying heavy material to higher elevations and maximizing time.

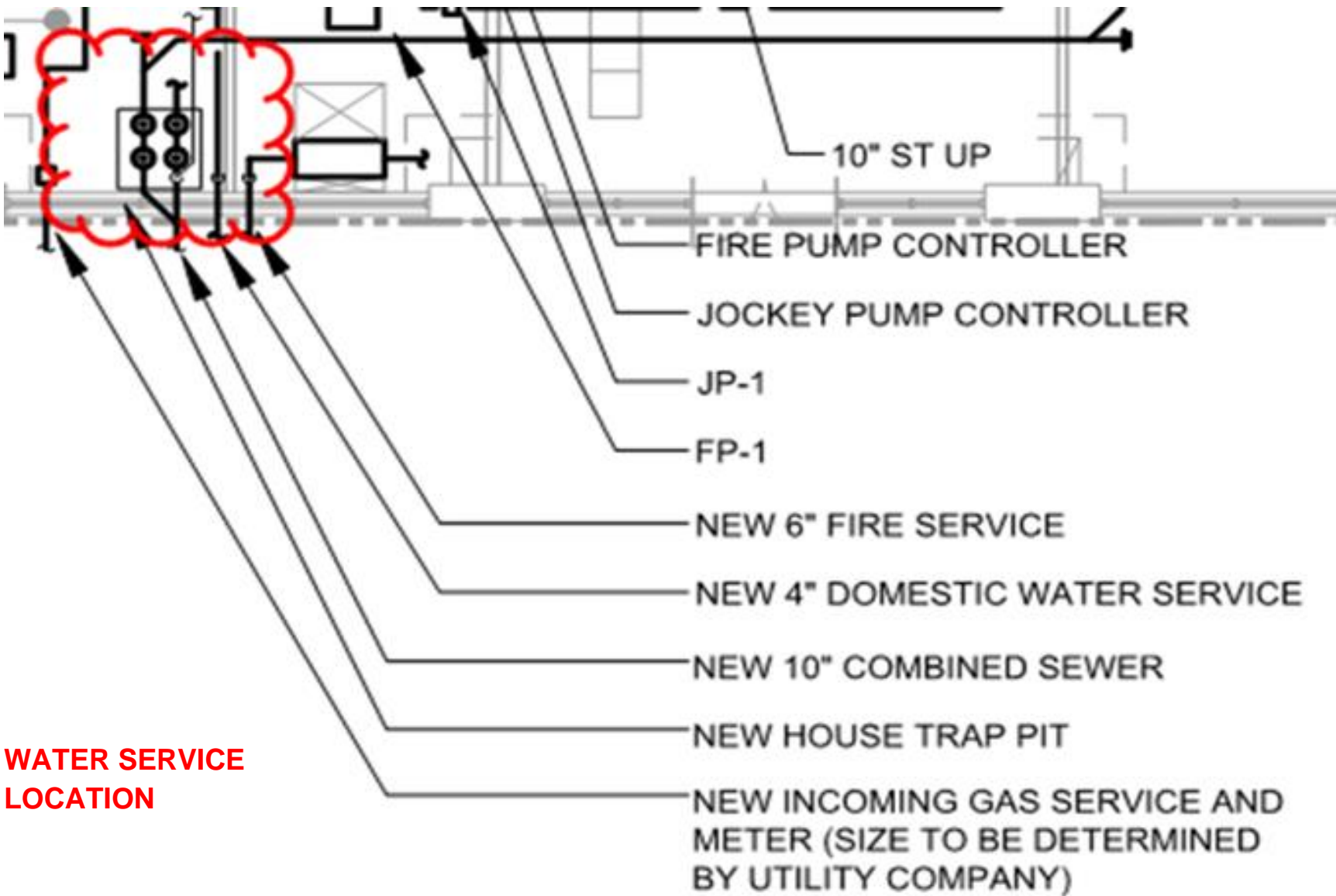
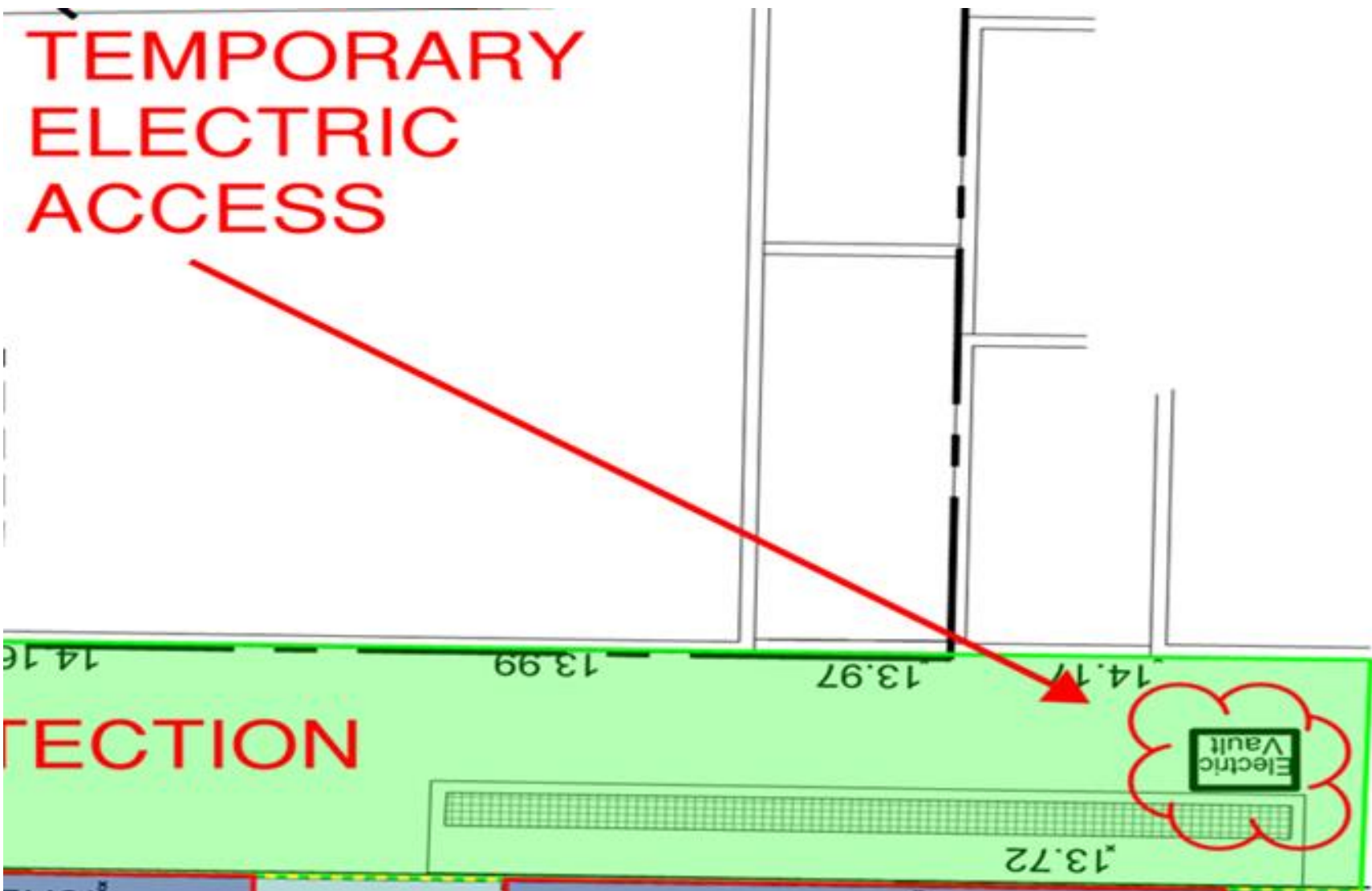
Additionally, we plan to utilize a mobile crane at the South-East (back)side of the job site to maneuver perpendicularly to the building, where there is ample space to pick and lift any structural material and MEP equipment to the roof.

The building's front will utilize NYC DOT permits to fence and close the east bound lane of travel on 21st Street. This fenced area will not impede pedestrian foot traffic in front of the building. However, it will allow for more storage containers, an additional security booth, and emergency vehicle access to the building. Another constant through our site logistics plan is the muster point on the corner of 21st Street and 40th Avenue, far enough away from the building to be deemed safe and is accessible from the three emergency exits at the front and the rear yard of the building as well.

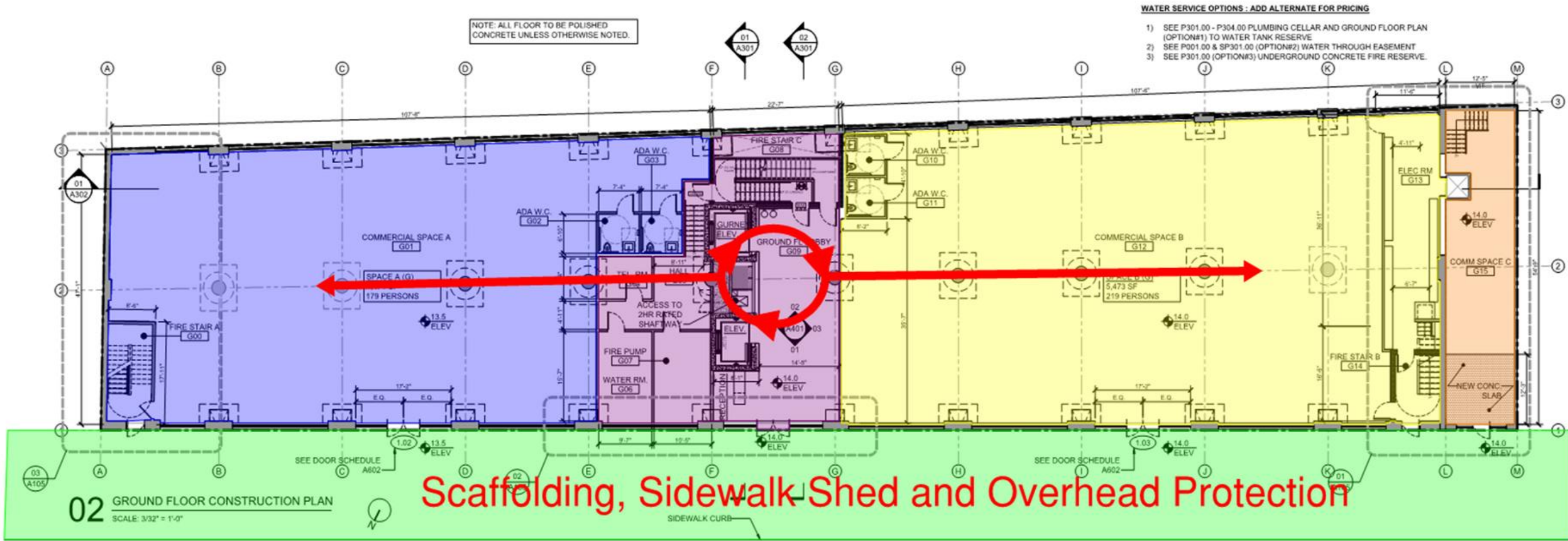
Our scaffolding and sidewalk sheds will also remain on-site throughout the project. Our first objective will be to install sidewalk sheds along 21st Street and the walkway on the building's backside. Safety netting will run vertically along the building's facade on both sides and be supported by our scaffolding, which will be stacked upon our sidewalk sheds. Additional rooftop protection will be used on the adjacent property cluster in the rear yard and directly east of the Urban Yard renovation.

Finally, temporary facilities will be subjugated with port-a-potties in the rear yard and removed when the plumbing is permanently installed and functional. However, until then, the port-a-potty's will be cleaned and drained every ten days.





Site Logistics



Section 11 – Site Safety Plan

ZC&A's top priority on any job site, large, medium, or small, is safety. Our staff works tirelessly on ensuring that everyone on or near the job site is safe. ZC&A can confidently say that with our years of experience, high standard for safety procedures, and properly trained team members, we will always consider safety a strength. ZC&A is proud to call itself one of the 2019 AGC NYS Safety Award recipients. ZC&A Construction currently maintains an Experience Modification Rate (E.M.R) of .71.

Construction Site safety will always be a priority on any job because we are a family-oriented business. We understand that people's lives are at stake every day. Workers should rest easy knowing that they will come back home to loved ones at the end of each day. Suppose someone feels like they are getting put in danger or at risk. In that case, they need not hesitate to refuse putting themselves in that situation.

ZC&A's safety process begins by breaking down the following core elements to create a successful and safe job site.

1. Establish a clearly defined set of goals and accomplishments.
2. Ensure that all staff and site personnel are properly trained and follow safety procedure.
3. Keep an open communication line between all aspects of construction, i.e., trade contractors, employees, job site personnel, and surrounding tenants and neighbors.

ZC&A believes that the previous elements stated directly relate to a safe and successful project because clear goals can simplify complex parts of a project, a properly and well-trained staff can react and understand risks associated with an activity and keeping a positive relationship with the surrounding community can make all the difference.

ZC&A will conduct a risk assessment analysis to identify job site risks, determine potential mitigation techniques and the steps necessary to assess the significance of the hazard. ZC&A will then conduct an implementation simulation, where they we will review the hazard further to determine the longevity of the issue and whether it is a quick-fix or a long-term problem that will take several iterations to resolve fully.

ZC&A has always followed the federal regulations created by OSHA and all local regulations issued by the NYC DOB to ensure site safety for the public and those working on the job site. We annually review site safety standards issued by the AHJ's listed above (and others as they pertain to our projects) to ensure we conform to the latest industry standards and best protect our client, employees, and public from any job-related hazards. We are proud to say we have never suffered a fatality on the job site and have add four injuries in the past three years across all our projects, the last of which occurred in 2019.

ZC&A are always accessible to address any concerns related to job site safety, below are the contacts for our Project Superintendent and Site Safety Manager. Eric our site safety manager is OSHA-500 certified, we recommend contacting him first, as he will more than likely be able to guide your in the right direction. We will also provide the nearest FDNY Station and EMS locations below as well.

FDNY: Ladder 116

- **Address:** 37-20 29th St, Long Island City, NY 11101.
- About 9 blocks away from the site, 3 blocks north-6 blocks east (four min drive).
- FDNY Engine 260 is a good alternative if there is heavy traffic and roughly 9 blocks away from the site, 6 blocks north-3 blocks west (six min drive).

Urgent Care/EMS: CityMD

- **Address:** 25-18 Queens Plaza South, Queens, NY 11101
- **Hours:** 8:00am to 8:00pm
- **Phone #:** (646) 647 - 1261
- About 9 blocks away from site, 3 blocks south-6 blocks east (two min drive).
- For severe emergencies, the nearest Hospital is Mount Sinai Queens about 1.5 miles North of the project (five min drive).

Site Safety: Emergency Contacts

Eric Clapton, Site Safety Manager

- **Phone #:** (877) 393 – 4448 ext. 68
- **Mobile #:** (917) 687 – 5555
- **Email:** eclapton@zca.com



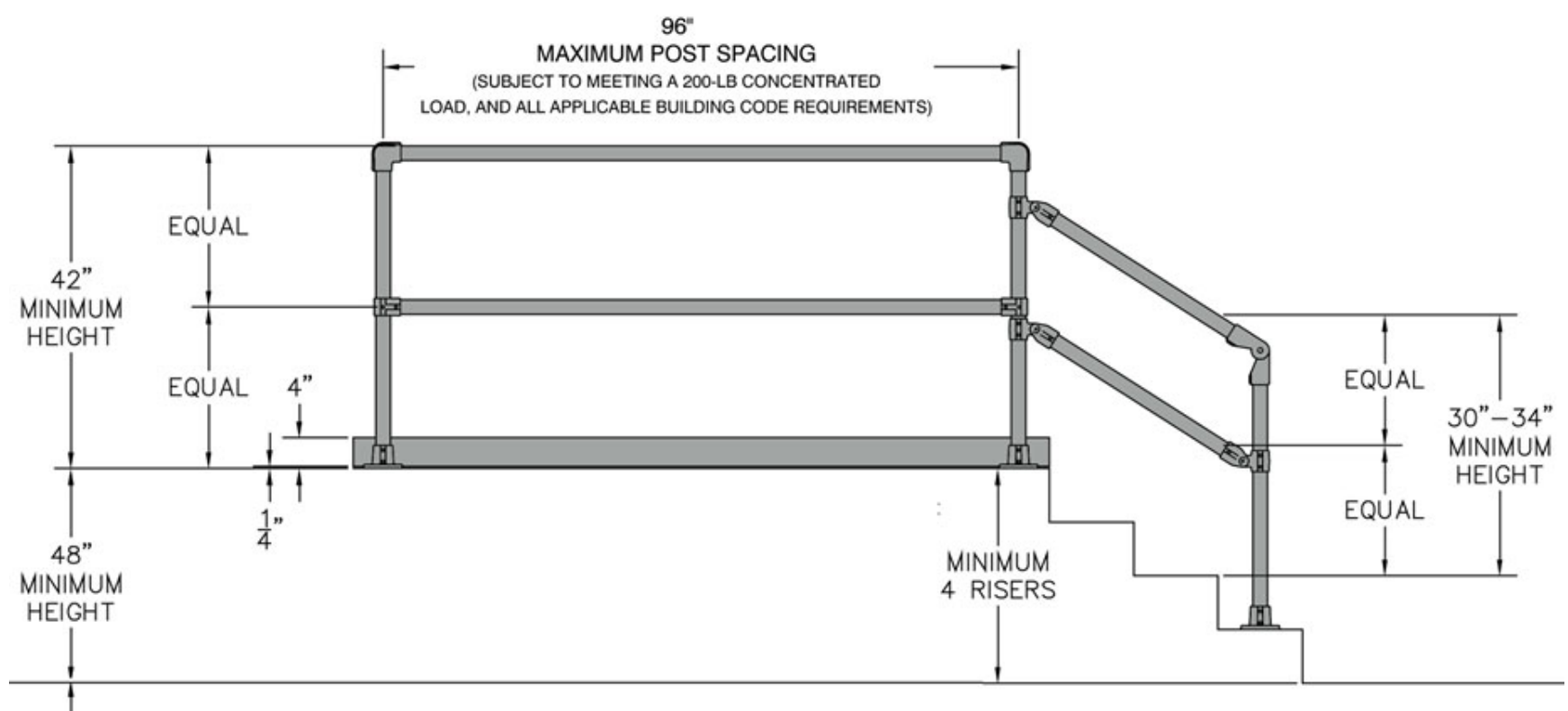
Jimi Hendrix, Project Superintendent

- **Phone #:** (877) 393 – 4448 ext. 92
- **Mobile #:** (917) 196 – 5555
- **Email:** jimihendrix@zca.com



Project Concerns: Falls & Height

As Falls may not be the first safety concern that pops into your head when performing work for a building repositioning, ZC&A believes in this project's activities such as forming two elevator cores, installing both elevator cabs in the roof bulkhead, and installing a staircase can lead to many potential falling hazards. However, with proper site protection, precautionary planning, and well-trained and knowledgeable staff, the job site can thrive safely and successfully. ZC&A will practice the install the use of engineered guardrails with a top rail (at least 42 in. from the floor), mid-rail, and toe board around any drop over 6ft (refer to the diagram below for an example of a guardrail system.) Also, laborers working around large openings will be using a personal fall arrest system. Fall protection can be broken down into its ABCs (Anchorage, Bodywear, and Connectors). Falling Systems will be installed around areas like the roof opening area and openings around the facade and worn while utilizing scaffolding.



Project Concerns: Performance of Work in Populated Areas

Performing work in a populated area can be challenging but not impossible. There are varying amounts of solutions and methods to work around pedestrian foot and vehicle traffic. When it comes to working in New York City, you must be aware of worker and pedestrian safety. A simple way to keep out unauthorized personnel out of harm's way is to establish clear signage around the construction site, have a well-trained security staff, and have clear access points. So, workers and pedestrians know where and where not to enter. Communication is a crucial player in this aspect of construction safety. Neighbors will be well informed of the future construction taking place by receiving a construction notice letter 30 days before construction starts. The use of dust and noise abatement plans will be in place to establish a game plan on how ZC&A will protect its workers and neighbors.

Another concern related to working in a populated area is the heavy traffic of the streets and sidewalks. ZC&A understands that the Urban Yard consists of commercial spaces and neighbors' residential housing and retail shops, all of which share access points with the heavily used 21st Street and 40th and 41st Avenue and will ensure the protection of the community and its members at all costs. The use of overhead protection will be in place above the sidewalks and pedestrian walkways to maintain typical and safe foot traffic flow in the area, and without disrupting access to neighboring properties. As well as having security stationed out by the delivery drop-off area for the construction site. Deliveries will also be scheduled at off-peak times of heavy traffic and as discussed in our site logistics plan, moved to the building's rear to best limit our impact on traffic flow on 21st street.

Project Concerns: COVID-19

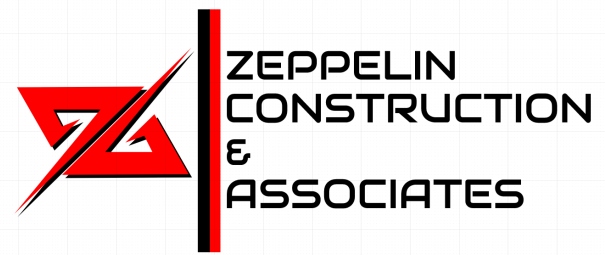
ZC&A acknowledges COVID-19, and its tremendous impact on the construction industry and the world as a whole this past year. Since March of 2020, ZC&A has worked tirelessly to help stop the spread and limit COVID's ability to impact our job site. We have done this by creating a guide and regulations pamphlet for COVID-19. The guide is based on CDC guidelines and DOB regulations for COVID-19 safety on the job site.

The key points are:

- Temperature scanner and hand sanitizing stations located at job site entrances and site safety office.
- COVID-19 sign-in/out sheet located in the site safety office to track workers on site.
- Masks must be always worn on-site and in the office except when eating/drinking.
- Groups larger than six (6) people cannot congregate together.
- Suppose a person feels sick or has been exposed to COVID-19 in or outside of work. In that case, they must report their symptoms within 48 hours of feeling ill to their foreman and site-safety manager and provide a negative COVID-19 test 24 hours before returning from work if their symptoms fall in line with CDC guidelines for COVID-19.
- Failure to abide by the above regulations may result in a fine on the job site in the form of a company back charge or thrown off the site.



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1 Vanderbilt Avenue, Floor 35
New York, NY 10017
(877) 393-4448
WWW.ZCA.COM



Additionally, ZC&A has provided the locations of where we plan to install fire extinguishers, wash stations, first aid kits. As previously mentioned in our logistics plan, our field office will contain all the above-mentioned materials and be accessible to all on site. Electrical panels have also been marked for lock out/tag out to ensure unauthorized or untrained personnel cannot access breakers and fuse boxes when site operations are occurring. There will also be a usage sheet to track who has been using what panel at what time.

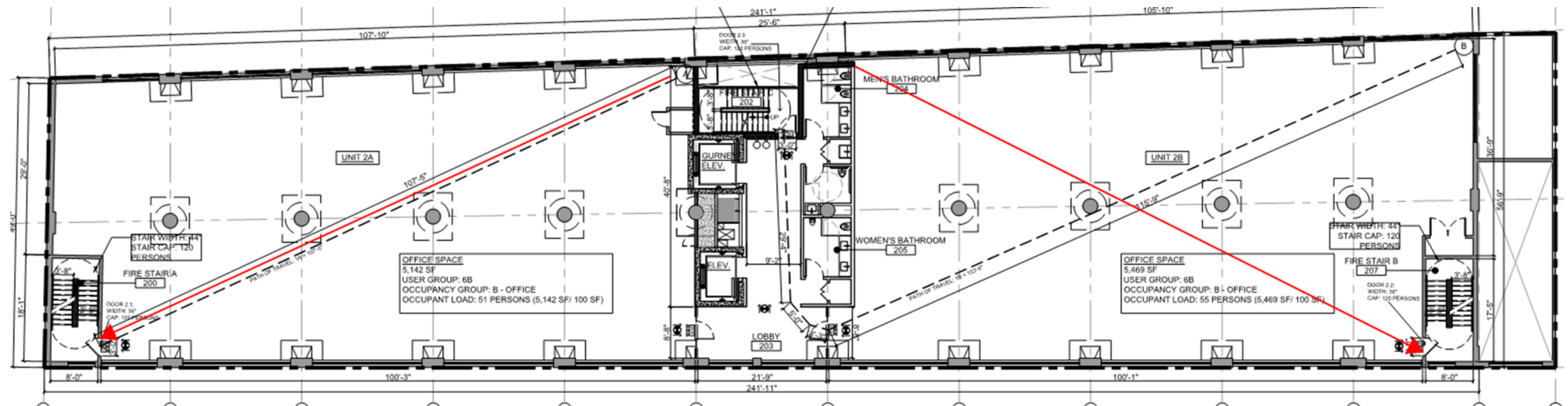
We have also noted slab penetrations, and edge of slab/building hazards on our drawings below. We plan on marking these areas with guardrails, nettings, and additional coverings to protect those on-site from any unnecessary fall or trip hazards due to the demolition of the slab and rooftop work.

To summarize we plan on giving each floor/unique or independent space access to the above-mentioned materials to ensure that if there is an emergency everyone will be protected. This means each commercial space will have its own set of fire extinguishers while a first aid station and wash stations will be shared in the building core to avoid cluttering. See below graphics for details.

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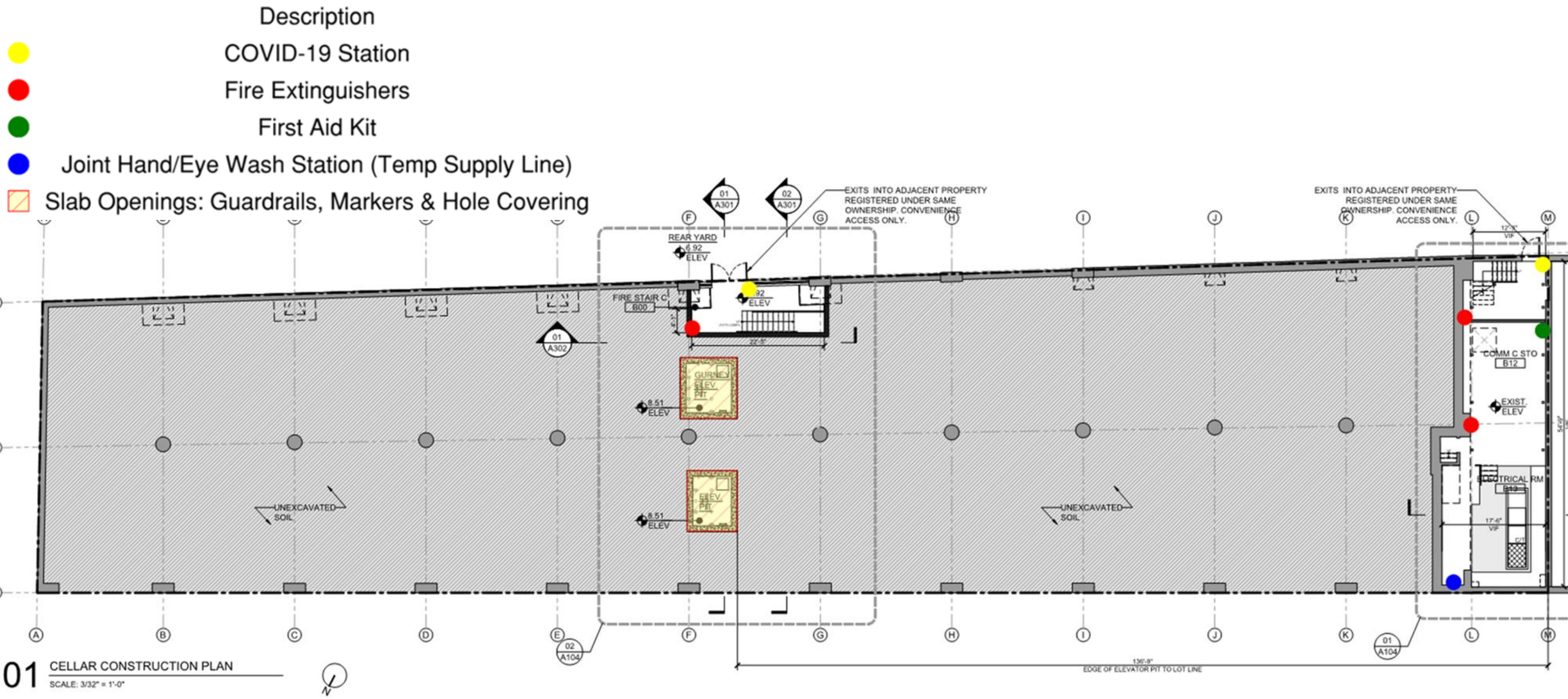


Site Safety: Egress Path

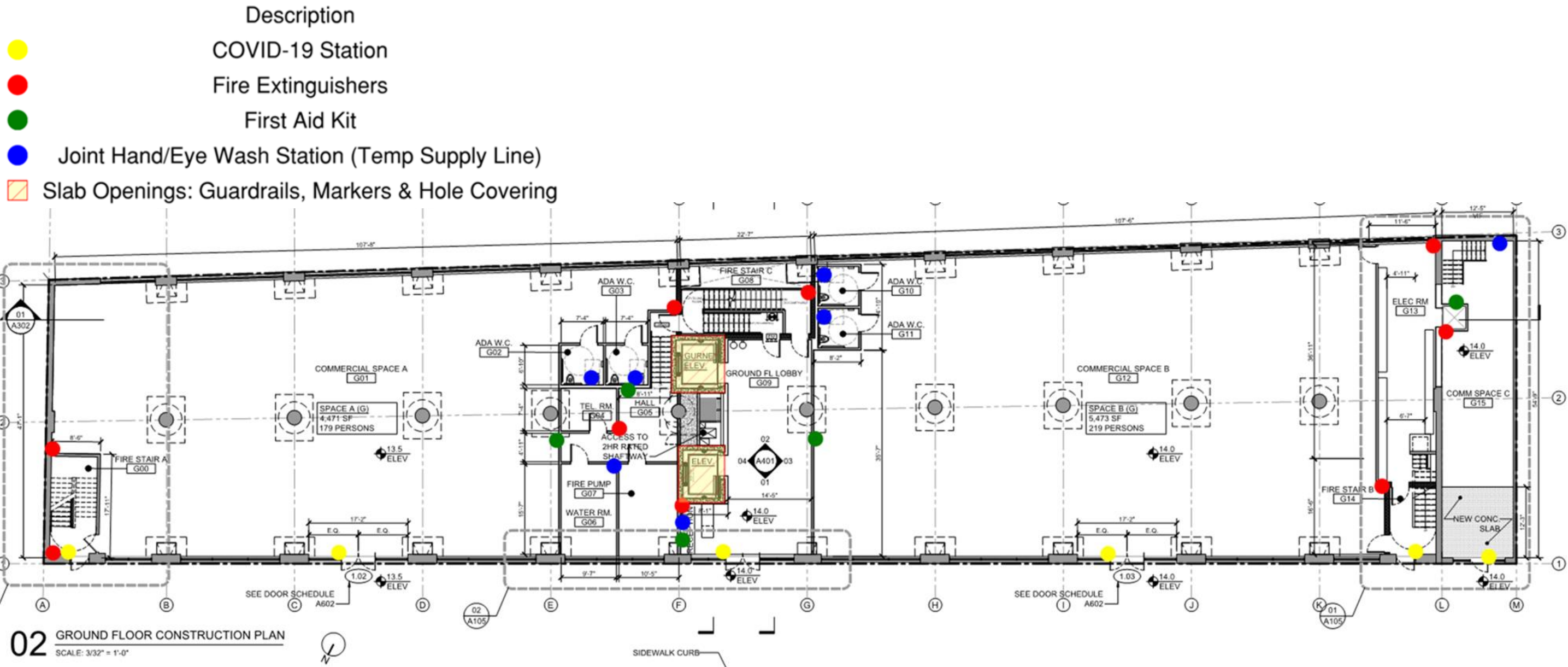


ELMS REALTY
40-09 21ST STREET, LONG ISLAND CITY, NY 11101
URBAN YARD

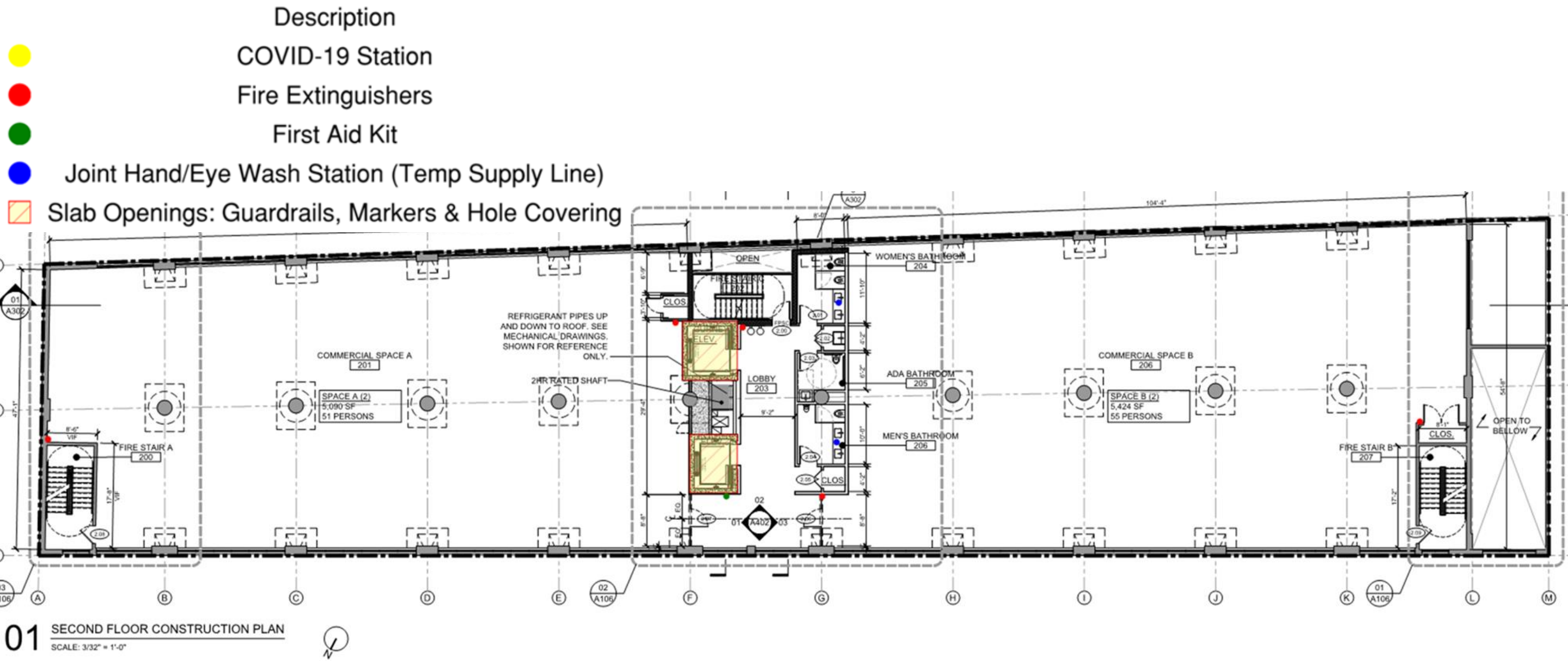
Site Safety: Fire Extinguishers, Wash Stations, First Aid and Slab Openings/Slab Edges (Cellar)



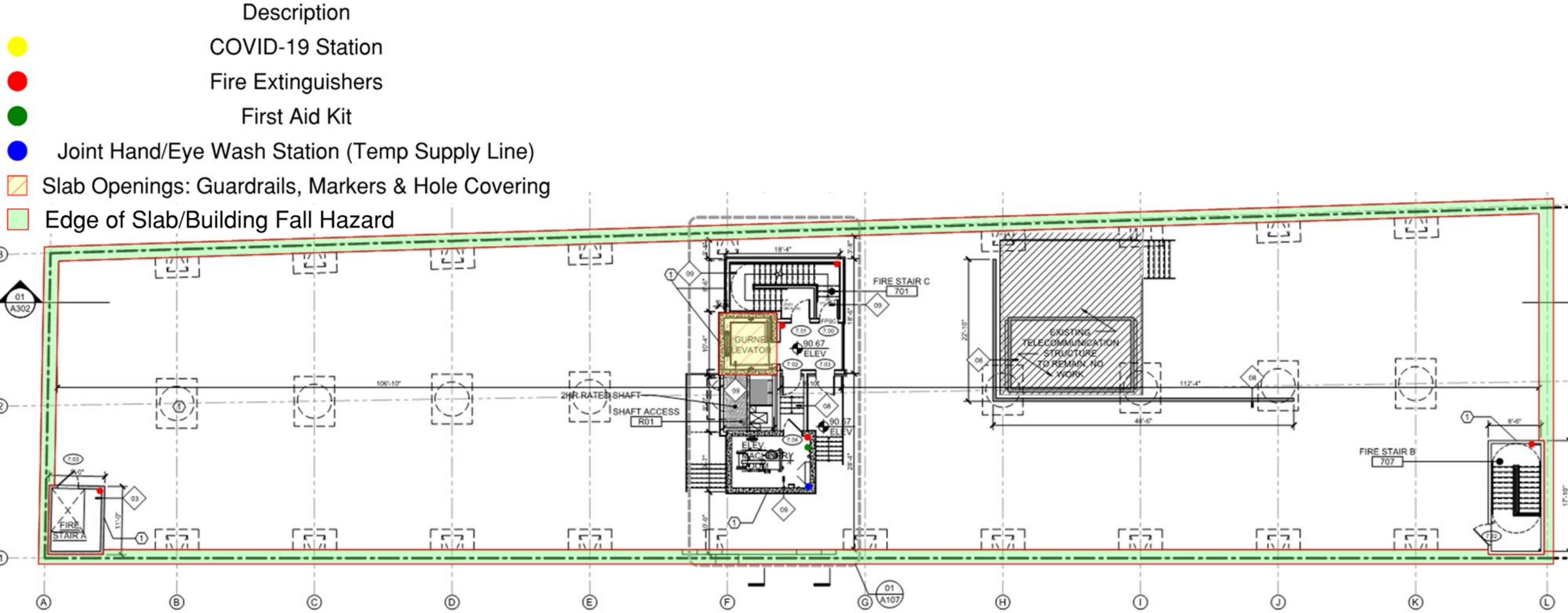
Site Safety: Fire Extinguishers, Wash Stations, First Aid and Slab Openings/Slab Edges (Ground Floor)



Site Safety: Fire Extinguishers, Wash Stations, First Aid and Slab Openings/Slab Edges (Typical Floor)



Site Safety: Fire Extinguishers, Wash Stations, First Aid and Slab Openings/Slab Edges (Roof)



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



Description
 COVID-19 Station
 Fire Extinguishers
 First Aid Kit
 Joint Hand/Eye Wash Station (Temp Supply Line)
 Slab Openings: Guardrails, Markers & Hole Covering
 Edge of Slab/Building Fall Hazard

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ELMS REALTY
40-09 21ST STREET, LONG ISLAND CITY, NY 11101
URBAN YARD

Legend			
Description	Quantity	Unit	
 Guardrails & Netting	1	Count	

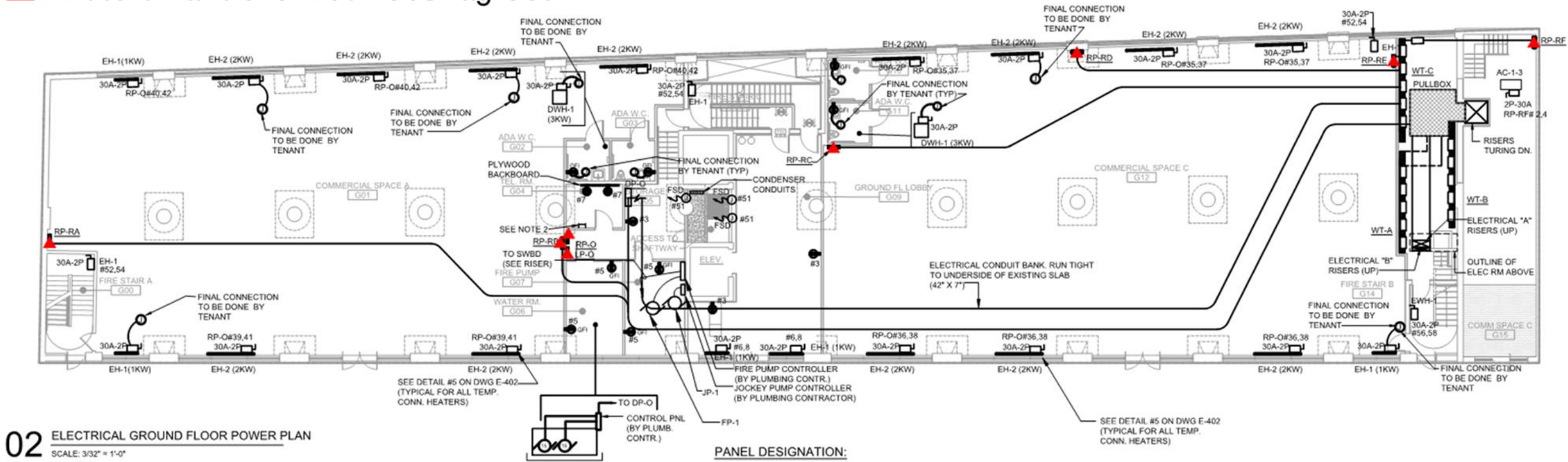
02 GROUND FLOOR DEMOLITION PLAN

SCALE: 3/32" = 1'-0"

Site Safety: Electrical Panels for Lock Out/Tag Out (Ground Floor)

Description

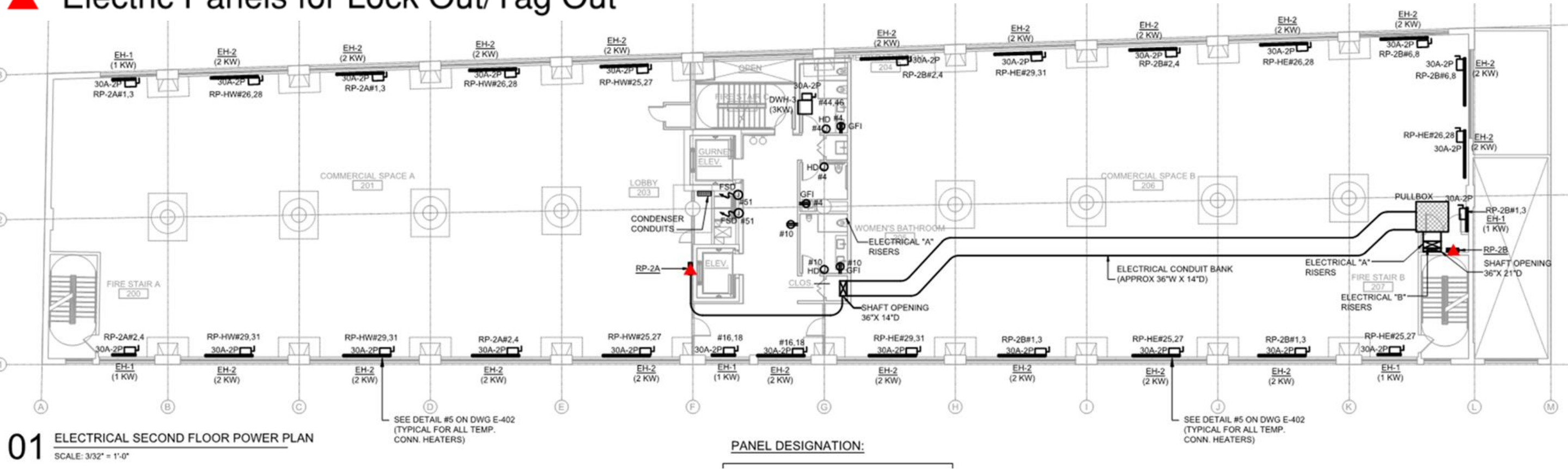
▲ Electric Panels for Lock Out/Tag Out



Site Safety: Electrical Panels for Lock Out/Tag Out (Typical Floor)

Description

▲ Electric Panels for Lock Out/Tag Out



Section 12 – Quality Assurance/Quality Control

Quality assurance refers to protocols used to mitigate the product flaws before installation and during throughout the job's completion. Submittals are the primary tool that is used to keep quality assurance in check. Subcontractors are responsible for reviewing the product data according to the original drawings, submitting shop drawings related to their scope of work, and addressing any design discrepancies they found with that drawing set. Any outstanding questions or concerns can be handled through Request for Interpretation (RFIs) with the designer.

Our team will use the Procore project management software to control this aspect of the project. Procore is a project management software that helps streamline the submittals process by allowing markups to be made directly in the app and for the consultants (A/E and MEP teams) to stamp and review directly from their computers or phones. The documents tool then automatically creates a submittal register from the drawings and specifications within minutes for easy record keeping throughout the submittal process. The flow of the submittal process is as follows: the trade submits their shop drawings to Procore via the submittals tool, and the PM reviews the submittals assign the correct specification, workflow, and review duration, then the consultants are notified and review the submittals, leaving their comments. All parties must respond to keep the workflow moving. This method allows for quick accessibility and review for each submittal. It provides an in-depth log to track all changes in the submittal review process. Procore is easily accessible through multiple platforms like the Apple App Store, Google Play, and the Microsoft Store. The software will be made available to all subcontractors and consultants so that there is total project buy-in. This software allows for a clear and uninterrupted communication line, resulting in an increase in the project's efficiency, saving time and money.

Additionally, Procore's software is cloud-based, which allows for immediate and automatic updates; that way, there is no wasted time communicating. The software is intuitive and easy to use without training. However, there are several training videos provided by Procore themselves. Our team can assist with any additional issues anyone might have.

Although the project may have complex tasks such as the installation of the two elevator cabs and steel pieces at the bulkhead, construction of elevator shafts, and construction of the emergency staircase, ZC&A's experienced team members will continuously work and communicate with the designer and or associated parties needed to get the job done right.

Quality Control refers to the process of testing and inspection of installed work and material. Assuring that a specific product is held to its standard and that a particular sequence of events is taken to maintain them through analysis, comparison, and testing. It is a significant contributor to the success of any project.

These standards are supported by regular and routine inspections ranging from the most critical tasks to the utmost detail. Examinations like Structural Steel Inspections, Welding Inspections, Concrete Inspections, Elevator Inspections, Roofing Inspections, MEP Inspections, Finish Inspections, and Punch Lists. Procore allows for an intuitive Punch List process that, similarly to submittals, carries a changelog and can be easily trimmed via the filters tab, converted to an Excel file or PDF, and transposed onto a graph, making it very easy to hold every trade accountable for their work and keep track of backup.

Another vital element of QC is Pre-Inspections. Pre-Inspections add another layer of control for CM's to QC as it allows them to get ahead of certain activities and determine any issues prior to the work beginning. By mitigating these issues, the CM can then do a post or con-current inspection to see the progress from their pre-inspection and determine whether or not the work or material is being utilized efficiently and correctly.

In Summary, both Quality Assurance and Quality control require proper planning, coordination, and organization. ZC&A believes that with Procore's Software, which our team has years of experience with, this project will be safe, efficient, and successful.

Section 13 – Constructability Review

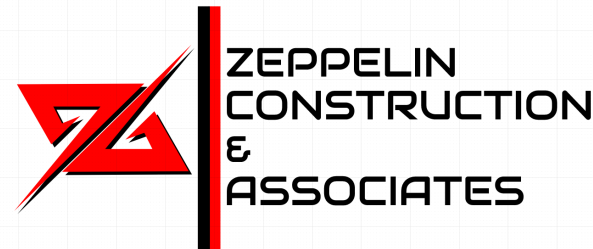
After examination of the construction documents, ZC&A performed a constructability review. The practice of constructability reviews is a vital part of the construction process that allows the CM and GC to identify any conflicts in the drawings that the A/E or MEP consultants might have overlooked when designing the building while giving the consultants a chance to resolve any issues that may arise before the start of construction. We believe that a thorough constructability review is mandatory for all projects due to how frequently conflicts between two drawings can arise. Every project will have conflicting items; the severity of the issue and whether a solution can be proposed promptly that varies. It is of the utmost importance that these conflicts be resolved before construction begins. They can often be minor issues that cause more considerable headaches later and can be costly to the client.


A constructability issue that ZC&A is concerned about is the installation of Domestic Water Heater 1 (DWH-1). The water heater conflicts with the wall partition that separates the ground floor bathroom in commercial space 1A. The floor plan (Drawing P-301) indicates that the water heater is installed in the ceiling as the detail and notation calls for. ZC&A's solution for this problem is to open an RFI with the MEP Consultant (2LS Consulting Engineering), the Architect (Murdock Solon Architects), and the Plumbing Contractor (to be awarded later) for coordination and guidance on how to proceed. Coordination will be required because DWH-1 is specified as an AO Smith Del-6 water heater with the dimensions of 15-1/2 in x 14-1/14 in x 11 in and will be exposed if installed in its current location, a location that we believe is unsuitable for in an occupied building.

Our solution is to move the water heater from its current location to a more secluded location in the corner of the closest bathroom from the lobby wall. The water heater would be able to be suspended in from the ceiling and not pose a risk to tenants while still providing easy access to the maintenance team.

There will be daily coordination meetings before any work is performed to ensure close coordination between the plumbing contractor, the electrician, and the design team. This will work as part of Quality Assurance/Quality Control, so no time or material is wasted and to avoid delays to the schedule. Running the coordination meeting between the contractors will be our Superintendent, Jimi Hendrix, and Project Manager, Keith Richards. Procore can help aid the process assuring that the work is done well and done with respect to the other surrounding trades and provide an excellent application to track the issue.

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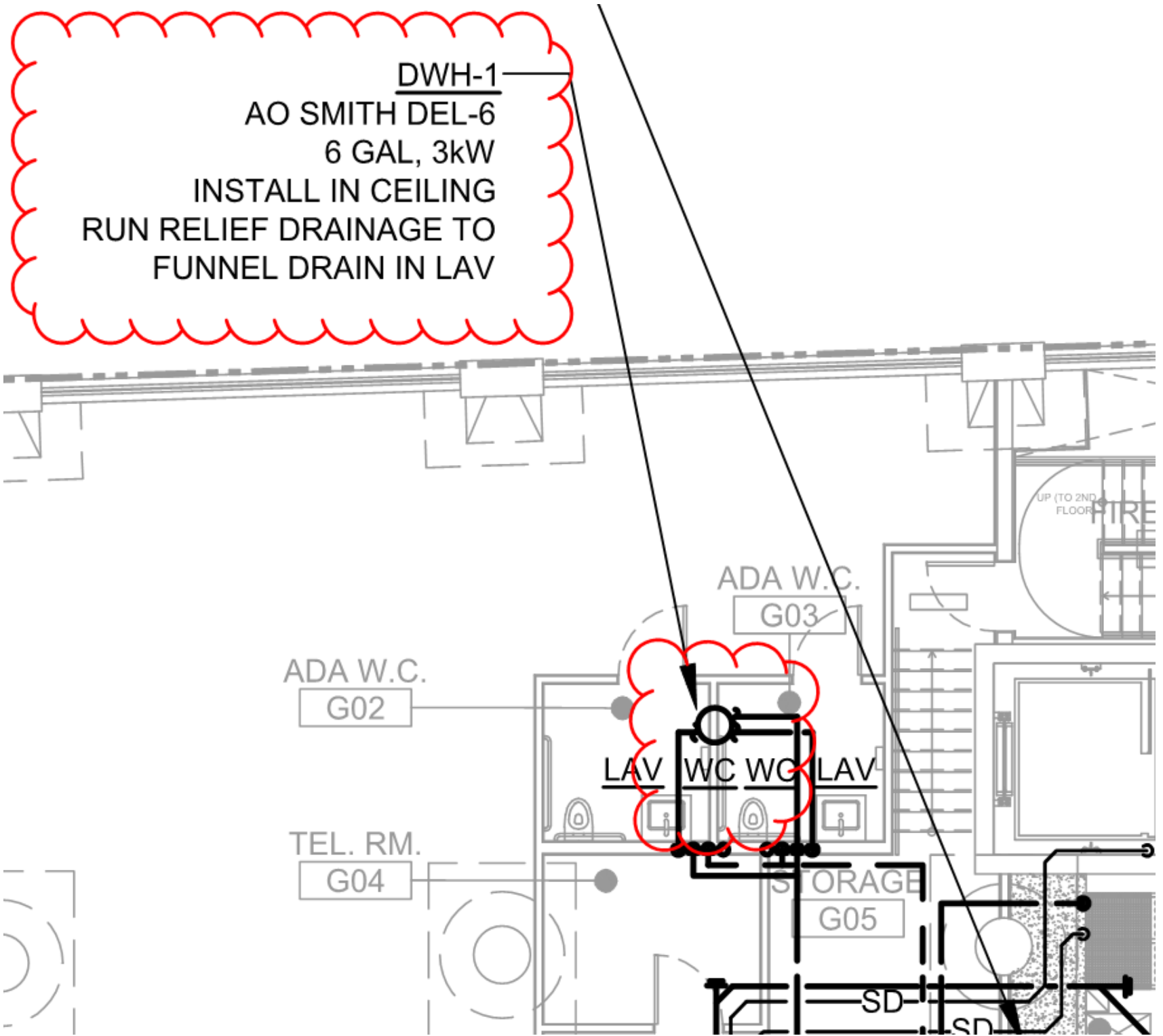


REQUEST FOR INFORMATION FORM	
	DOMESTIC WATER HEATER (DWH-1) LOCATION DISCREPANCY
TO: Plumbing Contractor, Electrical Contractor, 2LS Consulting Engineering, Murdock Solon	RFI #: 001 DATE: 4/26/2021 PROJECT NAME: Urban Yard PROJECT #: A033-01-001
RFI Description	
<p>Question: In commercial space 1A located on the ground floor there is a Domestic Water Heater (DWH-1) set into the wall partition between the two bathrooms. The notations on drawing P-301 calls for the domestic water heater to be installed from the ceiling. Based on the specs of DWH-1 (AO Smith Del-6 water heater), it has a height of 15-1/2 in x 14-1/4 x 11 in. A size too large to be set between the wall. Where is DWH-1 to be installed? 2LS and MSA must choose a location in one of the bathrooms for DWH-1 be installed, and issue two sketches to reflect it's location relative to the floor plan on the drawings previously referenced.</p> <p>Additional Comments: ZC&A recommends installing the domestic water heater (DWH-1) from the ceiling in the bathroom nearest to the lobby wall. We believe that there is enough clearance to hang DWH-1 from the ceiling and in the corner of the bathroom. See proposed location below.</p> <p>ATTACHMENTS Urban Yard - RFI 001 - DWH-1 Discrepancy 20210426.pdf Urban Yard - Plumbing Set - Drawing P-301 20210426.pdf</p> <p>SUBMITTED BY: Keith Richards, Project Manager Zeppelin Cosntruction & Associates</p>	
RESPONSE TO RFI	
<div><div>RESPONSE BY: (Name, Title) Company</div><div>DATE:</div></div>	

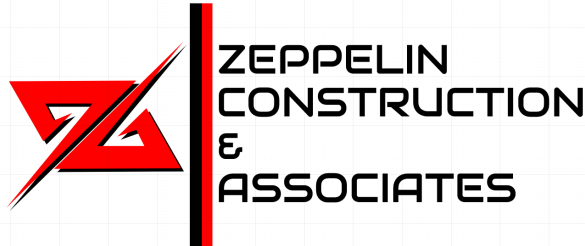
ATTACHMENTS

DRAWING P-301 - ISSUE

DWH-1
AO SMITH DEL-6
6 GAL, 3kW
INSTALL IN CEILING
RUN RELIEF DRAINAGE TO
FUNNEL DRAIN IN LAV



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New York, NY 10017
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ATTACHMENTS

COMMERCIAL

WATER HEATER SALES

Sold by ePlumbing Products Call 714-558-8838

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Blog

Home / Electric - Commercial / A. O. Smith DEL-6 Water Heater - 6 Gallon Commercial Electric



A. O. Smith DEL-6 Water Heater - 6 Gallon Commercial Electric

A. O. Smith

\$679.00

☆☆☆☆☆

(No reviews yet)

Write a Review

SKU: DEL-6

Shipping: \$329.00 (Fixed Shipping Cost)

* Voltage & Phase:

Choose Options

Quantity: 1

WISHLIST

ADD TO CART

DEL 30/40/50

DEN 30 - 120

DEL 6/10/15/20

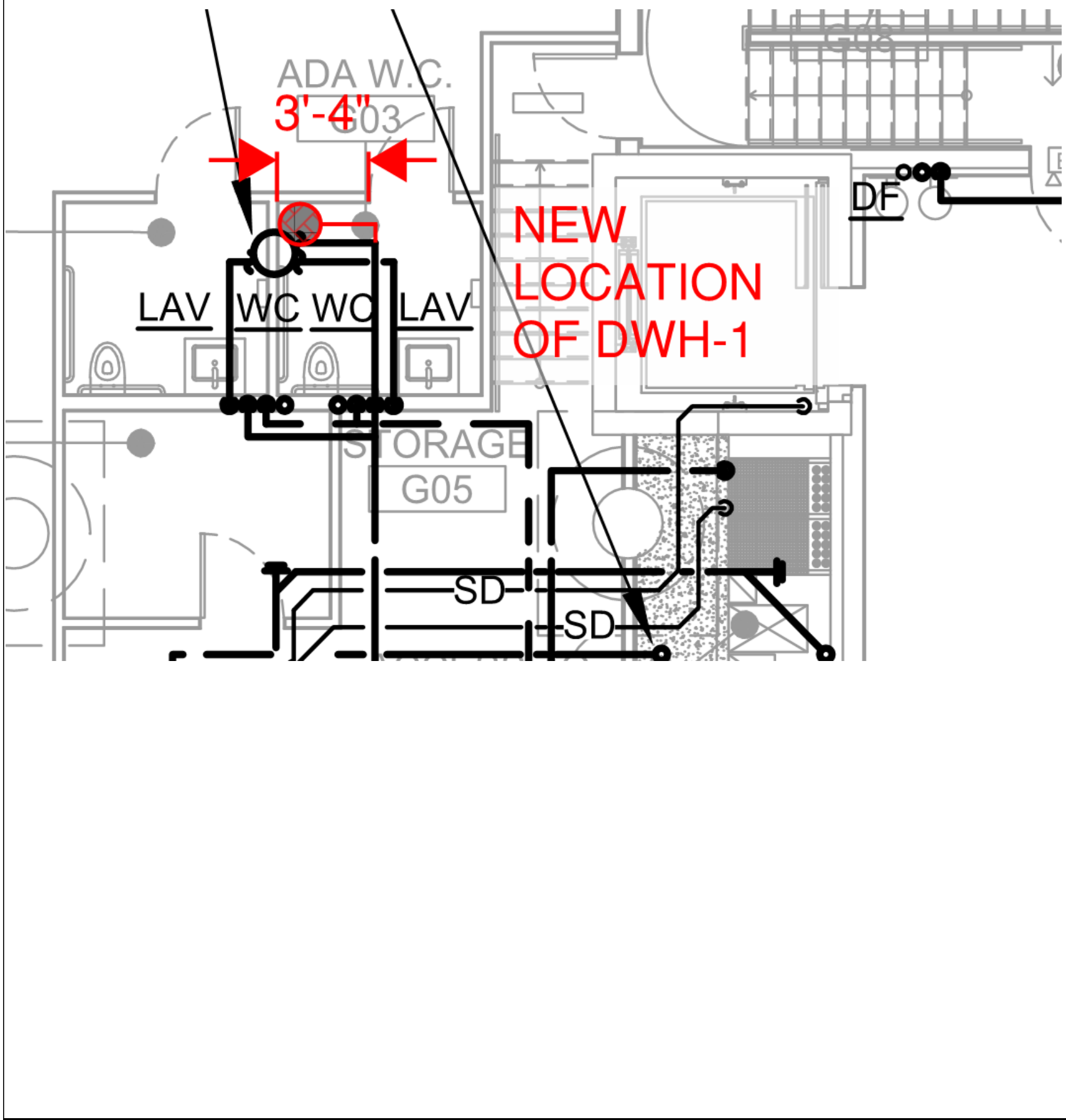
ROUGH-IN DIMENSIONS

Models Dimensions	No. of Elements	Tank Capacity		A		B		C		D		Shipping Weight.	
		US Gals.	Litres	inches	mm	inches	mm	inches	mm	inches	mm	Lbs.	Kg.
DEL-6	1	6	23	15 1/2	394	14 1/4	362	11	279	-	-	35	15.9
DEL-10	1	10	38	18 1/4	464	18	457	12 1/2	318	-	-	54	24.5
DEL-15	1	15	57	26	660	18	457	20 1/2	521	-	-	58	26.3
DEL-20	1	20	76	22 1/4	565	21 3/4	552	15 3/8	391	-	-	73	33.1
DEL-30	2	30	114	30 7/8	784	21 3/4	552	24 1/8	613	8	203	100	45.4
DEL-40	2	40	151	32 1/4	819	24	610	25 9/16	649	8	203	125	56.7
DEL-50	2	50	189	32 1/4	819	26 1/2	673	25 1/8	638	8	203	166	75.3
DEN-30	2	30	114	34 1/2	876	20 1/2	521	-	-	8	203	98	44.5
DEN-40	2	40	151	45 1/8	1146	20 1/2	521	-	-	8	203	113	51.3
DEN-52	2	50	189	54 7/8	1394	20 1/2	521	-	-	8	203	131	59.4
DEN-66	2	66	250	60 3/4	1543	21 3/4	552	-	-	8	203	176	79.8
DEN-80	2	80	303	59 3/8	1508	24	610	-	-	8	203	211	95.7
DEN-120	2	119	450	62 7/16	1586	29 3/8	746	-	-	8	203	326	147.9

ELMS REALTY
40-09 21ST STREET, LONG ISLAND CITY, NY 11101
URBAN YARD

ATTACHMENTS

DRAWING P-301 - SOLUTION



Section 14 – Sustainability

Until about 2010, sustainability was often an afterthought to those in the construction industry; however, with recent advancements in science and the study of global warming, it has not only become relevant to discuss sustainability but a responsibility to the construction industry to research and find sustainable solutions for projects that reduce the building's carbon footprint and are less invasive to our surroundings and environment.

Since then, many organizations such as LEED and Net Zero have emerged to guide and award projects that go the extra mile and achieve specific sustainability or "green" goals. An expensive and challenging task that requires extensive research, careful planning, and near-perfect execution to ensure that the project's design and resources are sustainable down to every detail, and each piece of equipment.

Nowadays, it is an industry-standard to take into consideration the environment. Without the proper methods, construction can create hazards and dangers to the surrounding environment and the general environment. However, construction done correctly with the correct sustainable technologies can always be achieved. ZC&A assures you that any job we perform maximizes energy efficiency and reduces our carbon footprint. We believe that the site should be sustainable during a job, but the building itself should be. As you may know, as part of QA/QC, we discussed our plan to utilize fundamental commissioning, which is the testing of MEP to make sure they are working at total capacity. Fundamental commissioning relates to sustainability because testing these systems impacts future performance and often results in a more efficient and cost-effective building. Although ZC&A does not have a sustainability manager on the team, we believe our Project Manager has a well-rounded experience with Sustainable techniques and technologies. Keith Richards has worked on many projects that required a rating in sustainable elements of a building and has worked on the LEED Platinum Certified Mastercard Headquarters Renovation and learned much about the complicated process necessary to receive a LEED certification (previously shown in our relative projects).

Suppose you decide to go LEED certified for this project. In that case, you will be happy to know that ZC&A can provide excellent sustainable options.

LEED certifications can be achieved by getting a rating in each of the following categories:

- sustainable sites
- water efficiency
- energy & atmosphere
- material & resources
- indoor environmental quality
- innovation
- regional priority credits

A great way to get certification points is to use certified materials and reuse materials as often as possible, such as reusing existing doors and sprinkler heads noted in the contract documents. Another method is to make use of a recycling plant with a designation of materials being processed or removed off-site to where the material can be appropriately recycled (i.e. refrigeration parts). However, pursuing LEED certification is very costly. Having a LEED certified building will incur additional costs that could easily exceed six figures. A registration certification alone will cost around \$8,000 and not to mention the addition of a Sustainability Manager's salary, which can range anywhere from \$60,000 to \$100,000. And on a project of this scale, it might not be worth allocating funding to such expensive practices that could take decades to pay off. However, there is a certain level of prestige that is associated with achieving a LEED Certification, and it is beneficial to the environment; the decision remains yours.

Although some sustainable practices are harder to accept and install than others, ZC&A believes that there can always be a more energy-efficient way of doing things regardless of the job. ZC&A has a basic sustainability plan for any building we practice while on and off the job site. For this project specifically, ZC&A would like to implement the use of Negative Pressure Particle Containment (NPPC) inside while

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work is being performed. This will reduce the number of air particles and odors inside the building and improve overall air quality, which we think is exceedingly necessary due to COVID-19 restrictions.

For our noise control, ZC&A will be making sure they are not performing excessively loud activities during critical business hours for neighboring tenants. The use of electric power tools can replace loud gas-powered tools that exhaust fumes. Additionally, ZC&A will utilize low output generators to supply temporary power for these tools that can operate at low volumes to ensure that there is no disruption to the neighbors. We will also supplement our sidewalk fencing with a noise barrier alternative that is constructed from sound absorbing foam and wood materials that will limit excess noise pollution onto the street level.

We will have a labor clean-up crew with a squeegee broom and wet vac and set up sump pumps to prevent stagnant water from accumulating for water waste run-off.

For dust control, dust barriers will be implemented to reduce overall pollution, particularly during the demolition phase. Any saw cutting or dust-related activity taking place will have water running over it to mitigate any debris/dust created by the cutting, specifically for concrete material, steel, or wood. Only the National Institute of Occupational Safety and Health (NIOSH) approved fittings and masks will be permitted for any spraying of any kind.

Tenting will be set up to avoid contamination of any spraying going on. While the spraying is going on, there will be ample air purifiers and ventilation to establish control and air quality standards both indoors and outdoors. ZC&A will then complete a study of the air quality before construction begins and establish a standard that the air quality must meet. As work progresses, we will carefully monitor the air and ensure it remains to the set standard.

Sustainability is more than a state of mind, it's an obligation that construction managers need to be actively exploring and investing resources towards to full comprehend its significance, and the actions that can be taken to improve a building by adopting green ideas.

Section 15 – Construction Technology Initiatives

Construction Technology is a relatively new and rapidly growing industry that focuses on new technology and project software that streamlines the construction process, job site efficiency, and safety. Since the dramatic rise of construction software in the mid-2000s, ZC&A has constantly been researching and exploring new options within this industry to uncover the latest and most intuitive software to improve our projects and compete with other firms in order to offer the best service available in the industry to our clients.

We will achieve this by using several new construction softwares to aid in our project controls, scheduling, organization of paperwork (Submittals, RFIs, Punch List, Change Orders, Drawings, Bids, etc.) and site safety.

As stated previously in our QA/QC plan, ZC&A will utilize Procore's Project Management Software to manage all paperwork (see above for references). Additionally, Procore provides services ranging from Project Management, Quality, Safety, Design Coordination, Clash Detection, Productivity Studies, and Financial assessments. But why use Procore's services as opposed to another program like BIM 360 or ASITE? Since switching to Procore in 2009, ZC&A has reduced losses on the number of non-recoverable change orders by 45% purely based on organizing backup and tracking events more efficiently. Additionally, we have improved our communication on projects by 60% due to Procore's unique "message all" feature and other filters they provide. ZC&A understands that programs like this are standard to deliver a construction project, and we believe that Procore shines above all the others due to its ability to be accessed fully on computers and mobile devices. With the use of Procore integrated into ZC&A's Construction Process, we have found great success. We found Procore to be very useful in the construction of Serendipity Labs in collaboration with 2LS. Procore streamlined the day-to-day operations allocating time that can be focused on critical items and activities to be completed in the scope of work. Procore is also a great organizational tool, and it also helps keep all office and field members on the same page.

As for scheduling software, ZC&A uses Phoenix Project Manager 4 software. Phoenix scheduling software is very versatile and offers numerous methods to organize and create a schedule. The software can convert/import/export different schedule files, such as Primavera, Microsoft Project, XML format, and Excel for ease of use and allows in-engine add-ons to expand methods of organization further.

ZC&A goes above and beyond, especially when it comes to safety. It is essential that all safety standards and procedures are enforced and followed by all workers and any visitors to the job site. ZC&A will implement the use of construction site safety cameras that provide a 24/7 live feed in high definition, all easily accessible from a mobile device, tablet, or computer via ADT.

The camera's we have decided to use are the Arlo Ultra Wireless HDR cameras. They feature an ultra-HD 2k resolution, spotlight, alarm, high quality microphone, are weather resistant in rain and snow as well as temperatures as low as 0°F. Additionally, they are wireless with a 6-month life span (batteries can be replaced easily) and the camera records all video over Wi-Fi and stores it through a cloud-based server for up to 30 days. The camera also has an App so that remote access can be utilized via the web or on mobile devices, as well as compatibility with custom management software such as ADT Commercial.

We have had success with these in the past on other job sites in a similar location to this project. Busy streets, pedestrian walkways, and high traffic flow is a risk that must be addressed seriously. The cameras are an excellent tool for procedure enforcement as well. Our safety and other team members will have access to view the camera feed anytime to ensure the job is done correctly. The camera also serves as excellent site security. Although these cameras will not replace an on-site security team, they are connected to ADT's video surveillance and monitoring center. ADT can complete video surveillance and analytics that provide real-time alert notifications, video recording, and tracking.

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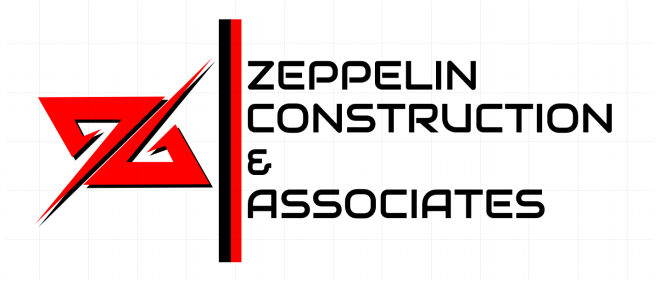
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PowerPoint Presentation

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

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New York, NY 10017
(877) 393-4448
www.zca.com



Agenda

- Project Directory
- Project Understanding and Approach
- Firm Introduction
- Relevant Projects
- Project Team
- CPM Project Schedule
- Staffing Chart
- Summary Estimate
- Detailed Trade Take-off
- Value Engineering Proposal
- Construction Site Logistics Plan
- Construction Site Safety Plan
- Quality Assurance/Quality Control Plan
- Constructability Review
- Sustainable Construction Plan
- Construction Technology Initiative

Project Directory

OWNER

Elms Realty
10 Linore Avenue
Monsey, NY 10952
(310) 215-9009

ARCHITECT

Murdock Solon Architects
508 West 26th Street, Suite 5B
New York, NY 10001
(212) 929-3336



INTERIOR DESIGNER

Input Creative Studio
58 East 11th Street, 8th Floor
New York, NY 10003
(646) 230-9900



STRUCTURAL ENGINEER

Bluesky Design
121 West 27th Street, Suite 904
New York, NY, 10001
(646) 230-9900



MEP ENGINEER

2LS Consulting Engineering
150 West 30th Street, 4th Floor
New York, NY 10001
(917) 267-8945



Project Understanding and Approach

Project Information

- **Client:** Elms Realty
- **Location:** 40-09 21st Street, Long Island City, NY 11101
- **Size:** 78,155 sqft (existing), 86,040 sqft (proposed)
- **Planned Usage:** Commercial office space

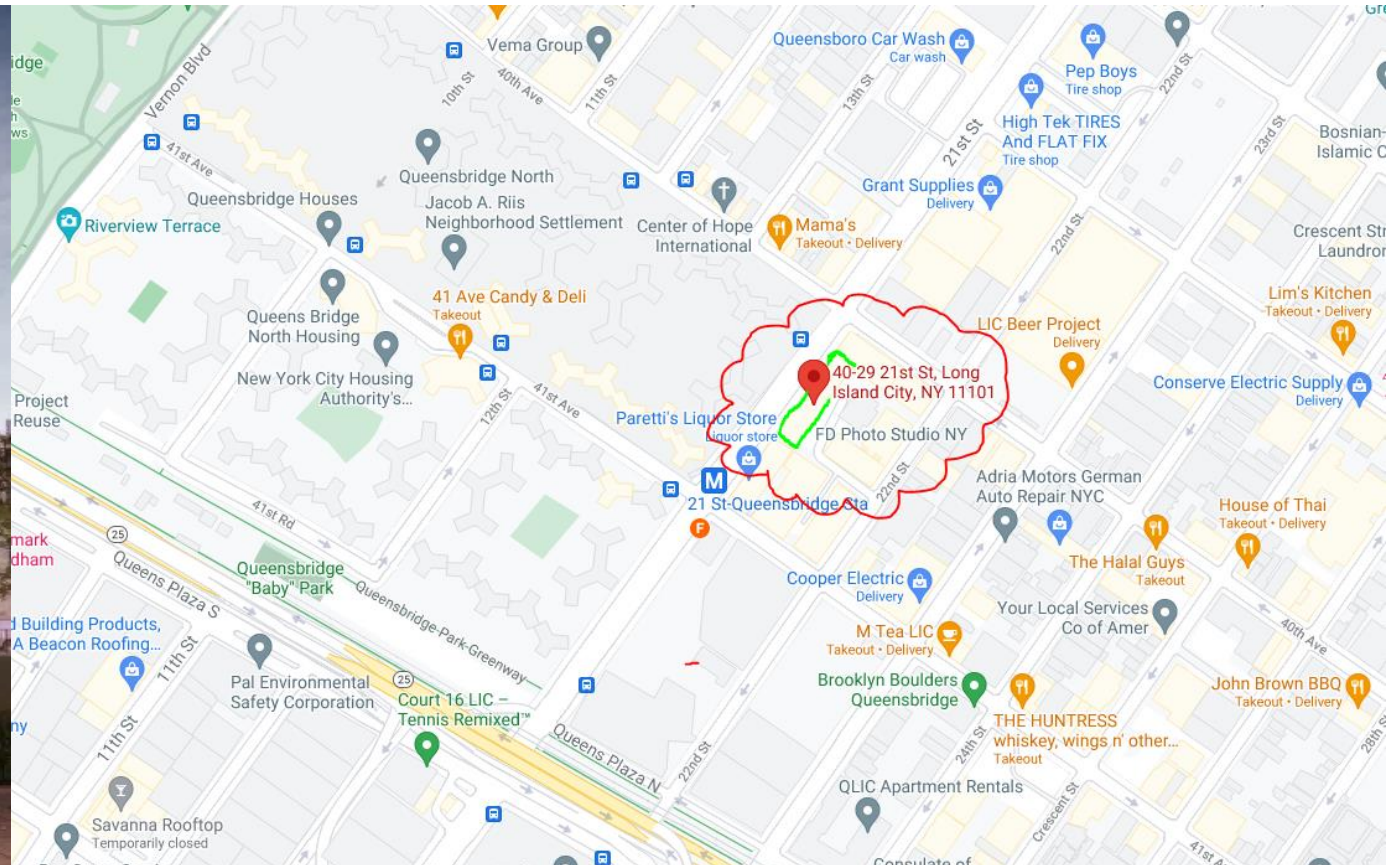
Approach

- Four Phases of Construction (Inside-Outside)
 - Demolition
 - Structural Build-Out
 - MEP
 - Interior Fit-Out (Finishes)

Scope of Work

- Installation of two elevator cabs
 - Excavation of cellar for elevator pit(s)
 - Demolition of floor slab elevator shaft(s)
 - Construction of elevator core(s)
 - Install of steel at roof/bulkhead
- Installation of new fire staircase
 - Excavation of cellar for staircase footing
 - Demolition of slab for staircase opening
- Demolition of existing MEP material
- Install of new MEP material (ventilation shafts, water systems for electrical conduits and lighting layout)
- Replace interior finishes

Project Understanding and Approach



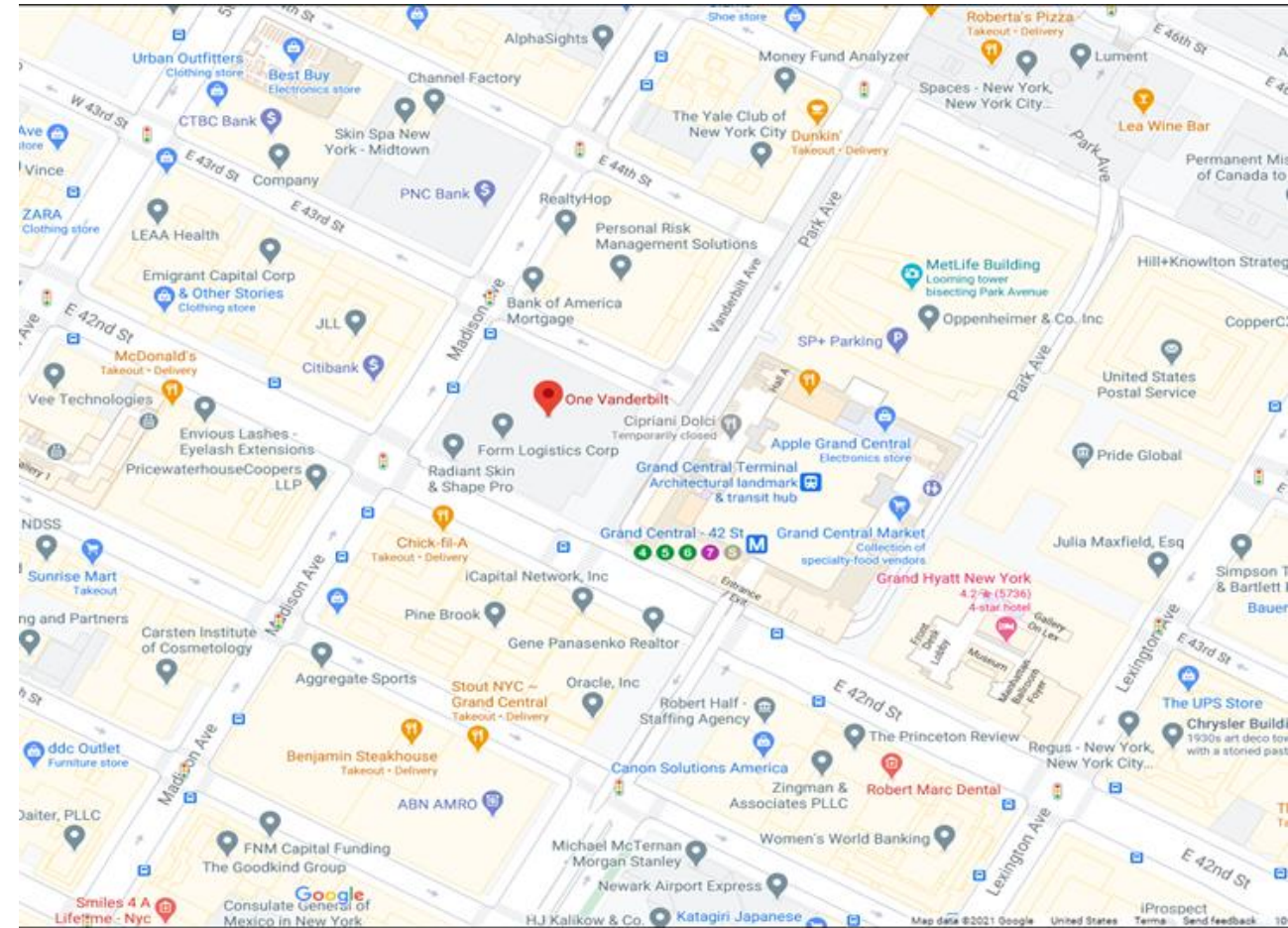
Firm Introduction

History and Information

- **Founded:** August 1993 (28 years ago)
- **Founders:** Jimmy Page, Robert Plant, John Bonham and John Paul Jones
- **Location:** 1 Vanderbilt Avenue, Floor 35. New York, NY 10017
- **Phone:** (877) 393-4448
- **Other:** Internship program

Statistics (2019)

- **Size:** 200 employees (125 full-time, 75 part-time)
- **Annual Revenue:** \$140 million
- **Average Project Cost:** \$16.7 million
- **Completed Work:** 1.2 million sqft



Relevant Projects

Pratt Institute – Student Union

200 Willoughby Ave, Brooklyn, NY 11205

- **Cost:** \$14.8 million
- **Size:** 60,856 Square Feet
- **Schedule:** 13 Months
- **Date Completed:** October 26th, 2019

Notes

- Workspace was retrofitted to accommodate an open and “free flowing” design.
- Emergency stairwell was installed.
- Bleachers and conference rooms were installed around the edges of the space.



Relevant Projects

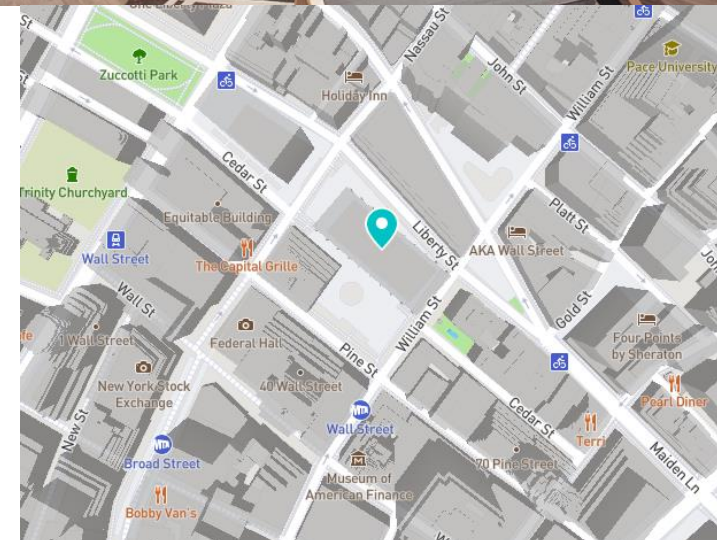
Serendipity Labs Office Renovation

28 Liberty St, New York, NY 10005

- **Cost:** \$17.1 million
- **Size:** 89,314 Square Feet (7 Floors)
- **Schedule:** 12 Months
- **Date Completed:** March 13th, 2018

Notes

- 28th to 34th Floor.
- Gut renovation, stripping of MEP material, demolition of office space.
- Installation of new stairwell.
- 2LS was the MEP Engineer.



Relevant Projects

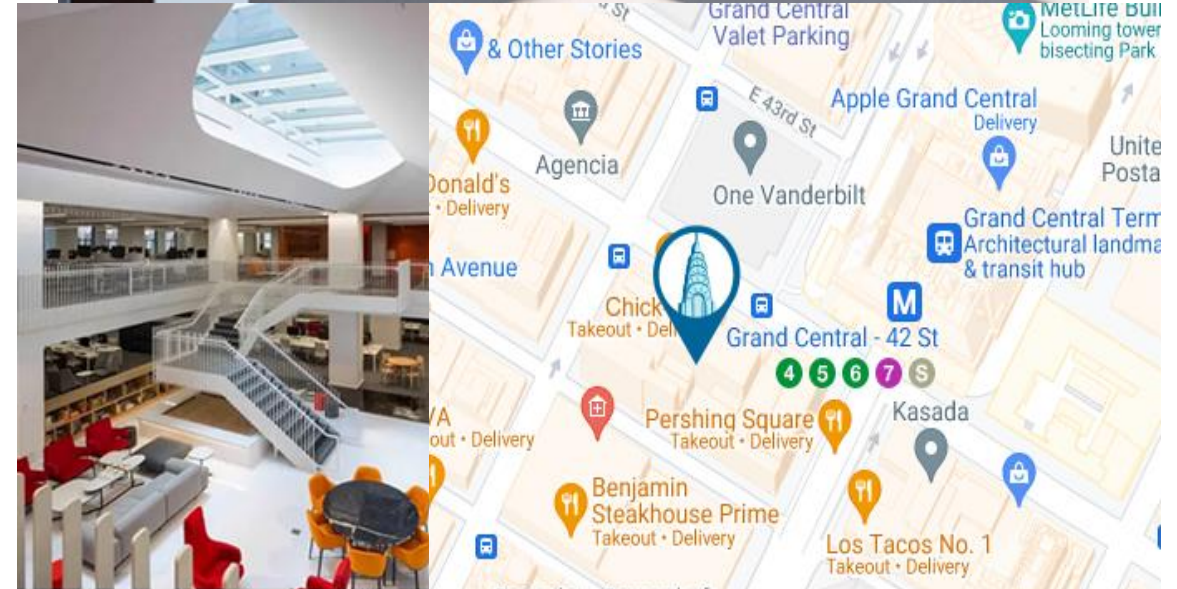
One Grand Central Place

60 E 42nd St, New York, NY 10165

- **Cost:** \$13.7 million
- **Size:** 58,200 Square Feet (12 Floors)
- **Schedule:** 10 Months
- **Date Completed:** April 8th, 2016

Notes

- 3rd to 15th Floor (All offices).
- Building repositioning project, to open office space.
- Interior retrofit and additional lobby staircase.
- Demolition of central wall partitions to accommodate more space.



Relevant Projects

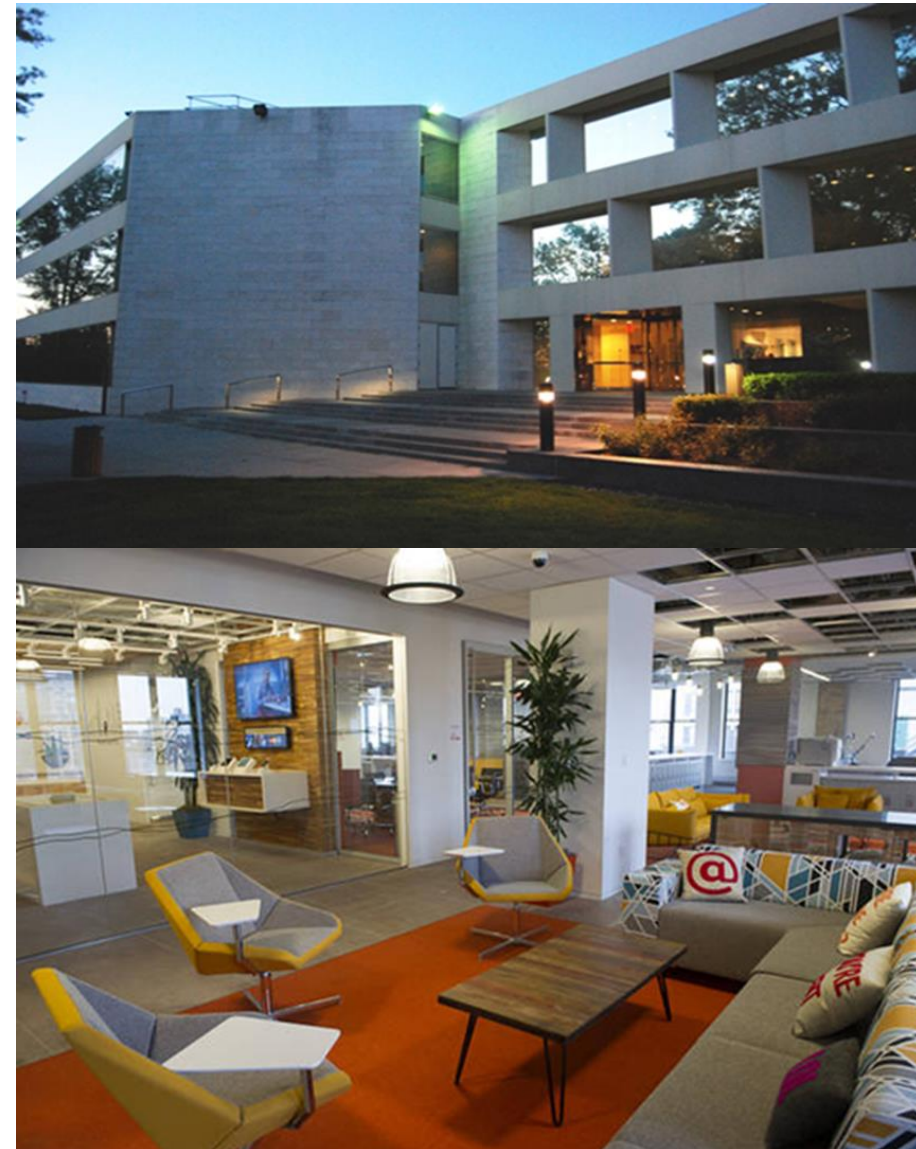
Mastercard Headquarters – East Wing

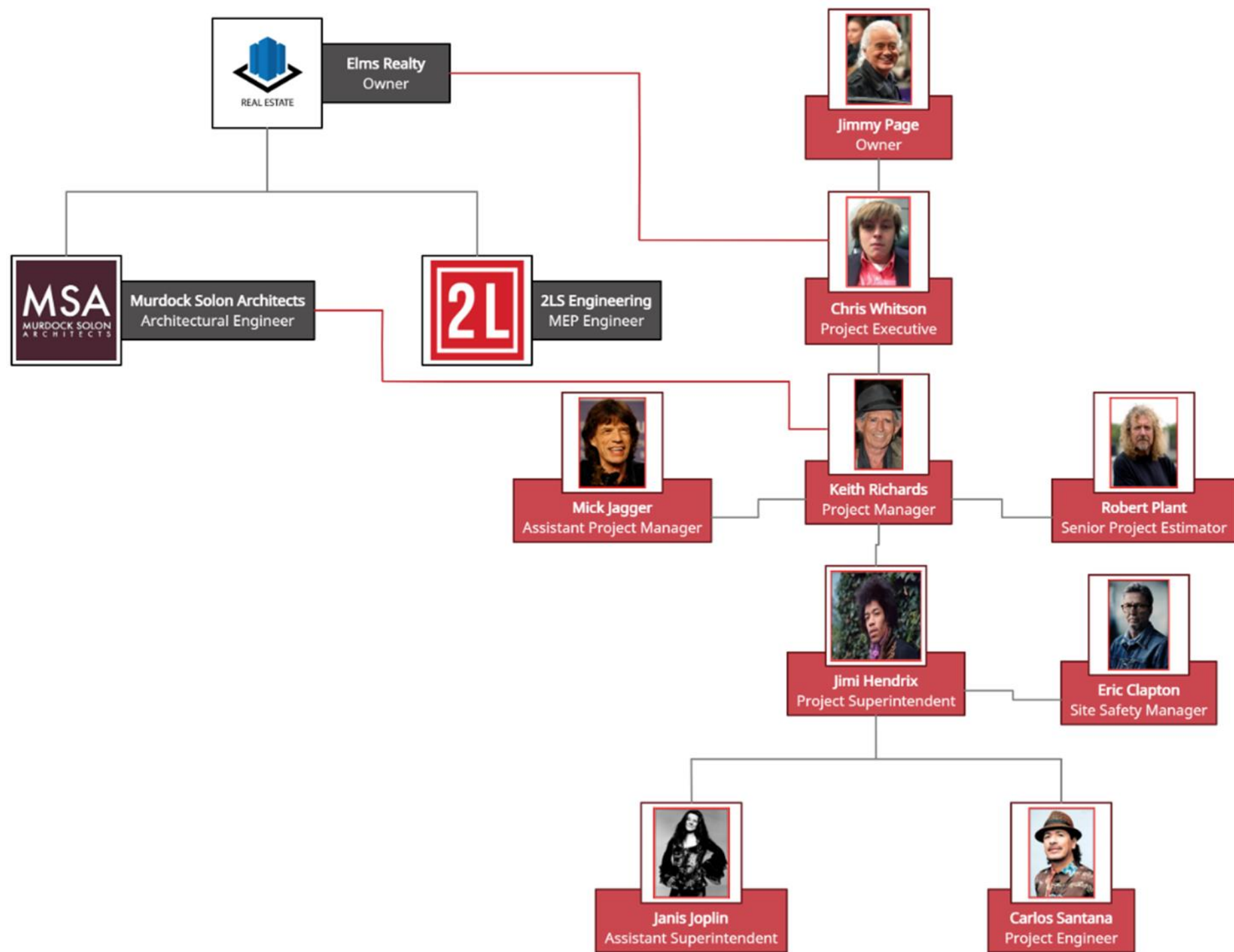
2000 Purchase St, Purchase, NY 10577

- **Cost:** Withheld
- **Size:** 79,650 Square Feet
- **Schedule:** 10 Months
- **Date Completed:** December 29th, 2020

Notes

- Demolition of existing office space and MEP.
- Two new elevators and fire stairwells were installed.
- Murdock Solon was the A/E, partial building repositioning and addition.
 - Keith Richards was Project Manager.





Team Organizational Chart

CPM Milestone Schedule

Demolition and Excavation

Excavate Basement Space
Demo Floor slabs, Basement, and
Commercial Space.
Strip commercial spaces of MEP
material and sprinkler system.

Renovate Existing Space

Fit-out commercial spaces with
wall partitions.
Fabrication of elevator cab and
install.

Final Touches

Paint, install millwork, apply
finishes to amenities, install
accessories, clean begin Punch
List.

July. 23, 2021

Oct. 28, 2021

Jan. 10, 2021

Feb. 18, 2022

Mar. 29, 2022

Structural Work

Replace foundations and footings in
cellar.
Pour concrete footprint for staircase.
Pour floor slab in commercial
spaces.
Reinforce structural columns in
commercial spaces.
Form elevator core.
Begin install of Bulkhead.

Install MEP

Install Mechanical Equipment
(HVAC, Ducts and Vents).
Install Electrical Equipment
(Wiring, Lights and Machinery).
Install Plumbing and Sprinkler
System (Piping, gas lines,
standpipes, sprinklers).

Start Date: June
1st, 2021

**Planned
Completion Date:**
June 2nd, 2022

Three-Week Look Ahead

3 Week Construction Look Ahead	7/12/2021 - 8/1/2021																				
	WEEK 1							WEEK 2							WEEK 3						
	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su
ACTIVITY	12-Jul	13-Jul	14-Jul	15-Jul	16-Jul	17-Jul	18-Jul	19-Jul	20-Jul	21-Jul	22-Jul	23-Jul	24-Jul	25-Jul	26-Jul	27-Jul	28-Jul	29-Jul	30-Jul	31-Jul	1-Aug
Mobilization of excavation team	X	X																			
Delivery of Excavation Material & Equip.			X	X																	
Mobilization of all remaining trades					X			X	X	X	X										
Install temp. facilities					X			X	X												
Set up receptacles										X	X	X			X	X	X	X			
Approve MEP submittals												X			X	X	X	X	X		
Approve concrete submittals																			X		
File and organize permits for equip.																	X	X	X		
Prepare jobsite											X	X			X	X	X	X	X		

Staffing Chart

NAME		ROLE	AVERAGE HOURS PER MONTH	TOTAL HOURS PER MONTH	PERCENT OF TIME
Jimmy Page		PRESIDENT & CEO	2	160	1.25%
Chris Whitson		PROJECT EXECUTIVE	8	160	5.00%
Keith Richards		PROJECT MANAGER	112	160	75.00%
Mick Jagger		ASST. PROJECT MANAGER	112	160	75.00%
Robert Plant		SENIOR ESTIMATOR	32	160	20.00%
Jimi Hendrix		PROJECT SUPERINTENDENT	160	160	100.00%
Janis Joplin		ASST. PROJECT SUPERINTENDENT	160	160	100.00%
Carlos Santana		PROJECT ENGINEER	160	160	100.00%
Eric Clapton		SITE SAFETY MANAGER	160	160	100.00%

SUMMARY BID ESTIMATE

PROJECT: Urban Yard

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

FIRM: Zeppelin Construction & Associates

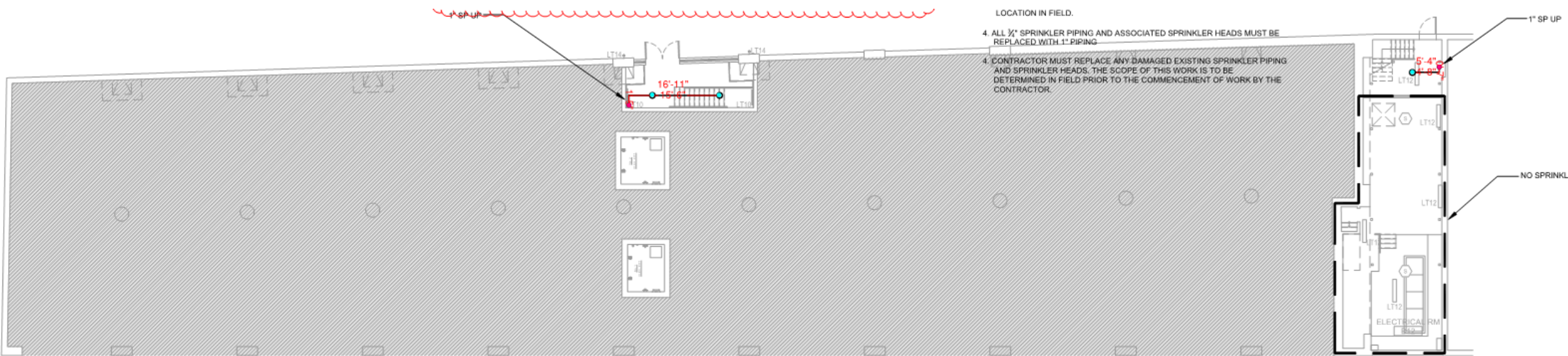
DATE: April 26, 2021

86,040 SF

Divisions (Trades)		Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Division 01	General Requirements	\$583,400.00	\$6.78	6.89%
Division 02	Existing Conditions	\$523,400.00	\$6.08	6.18%
Division 03	Concrete	\$728,768.00	\$8.47	8.60%
Division 04	Masonry	\$153,900.00	\$1.79	1.82%
Division 05	Metals	\$369,500.00	\$4.29	4.36%
Division 06	Wood, Plastics, and Composites	\$285,768.00	\$3.32	3.37%
Division 07	Thermal and Moisture Protection	\$108,725.00	\$1.26	1.28%
Division 08	Openings	\$139,270.00	\$1.62	1.64%
Division 09	Finishes	\$102,680.00	\$1.19	1.21%
Division 10	Specialties	\$62,420.00	\$0.73	0.74%
Division 11	Equipment	\$928,350.00	\$10.79	10.96%
Division 12	Furnishings	\$38,850.00	\$0.45	0.46%
Division 13	Special Construction	\$146,080.00	\$1.70	1.72%
Division 14	Conveying Equipment	\$466,340.00	\$5.42	5.51%
Division 21	Fire Suppression	\$495,692.41	\$5.76	5.85%
Division 22	Plumbing	\$798,930.08	\$9.29	9.43%
Division 23	Heating, Ventilating, and Air-Conditioning	\$813,600.74	\$0.10	9.61%
Division 26	Electrical	\$776,740.83	\$9.03	9.17%
Division 27	Communications	\$47,250.00	\$0.55	0.56%
Division 28	Electronic Safety and Security	\$133,600.00	\$1.55	1.58%
Division 31	Earthwork	\$223,600.00	\$2.60	2.64%
Division 32	Exterior Improvements	\$104,630.00	\$1.22	1.24%
Division 33	Utilities	\$438,684.00	\$5.10	5.18%
	TRADE SUBTOTAL	\$8,470,179.06	\$89.08	100.00%
	Building Permit Fees	\$50,000.00	\$0.58	0.44%
	General Conditions - Reimbursables	\$75,000.00	\$0.87	0.67%
	CM Staff	\$677,300.00	\$7.87	6.03%
	Overhead & Profit	\$1,100,000.00	\$12.78	9.79%
	Insurance	\$867,500.00	\$10.08	7.72%
	FEES TOTAL	\$2,769,800.00	\$32.19	
	GRAND TOTAL	\$11,239,979.06	\$121.28	

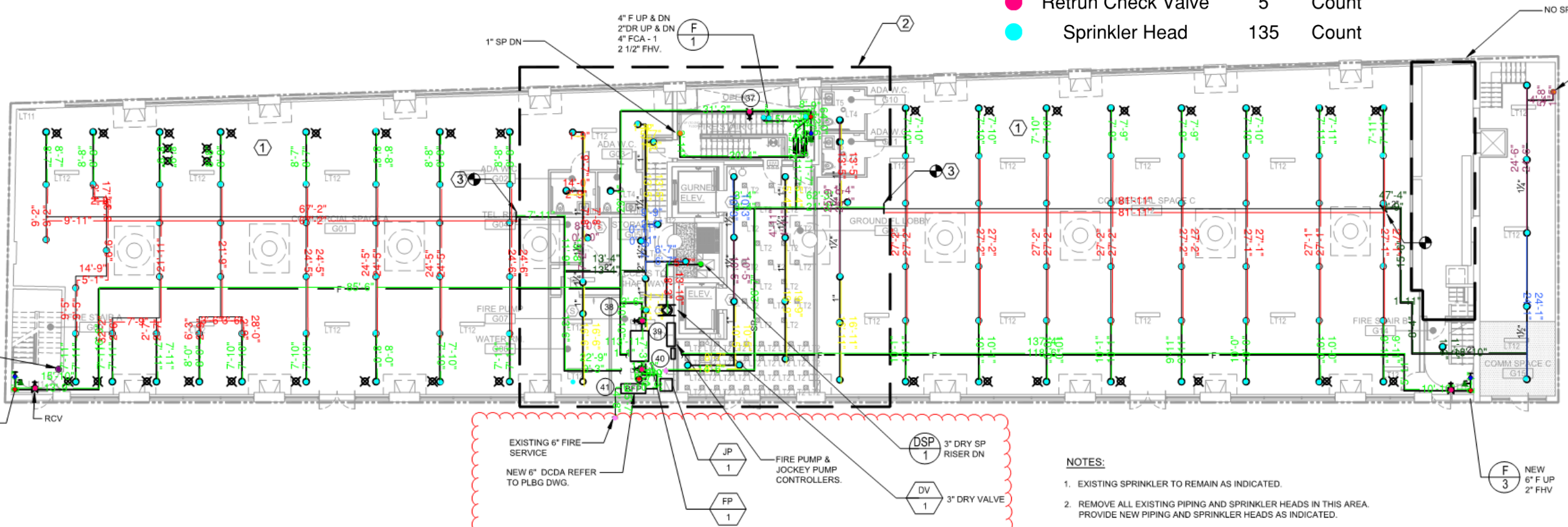
Detailed Sprinkler Estimate: Take-off (Cellar & Ground Floor)

Legend			
Description	Quantity	Unit	
1-1/2" pipe	51.54	ft	
1-1/4" Pipe	80.60	ft	
1" Pipe	723.25	ft	
1" SP DN	2	Count	
2" FHV Standpipe	4	Count	
2" Pipe	885.24	ft	
3" Dry Sprinkler Riser	1	Count	
6" F UP Riser	3	Count	
Existing Fire Service	2	Count	
Extended Stand Pipe	1	Count	
Retrun Check Valve	5	Count	
Sprinkler Head	135	Count	



Detailed Sprinkler Estimate: Take-off (Cellar & Ground Floor)

Legend			
Description	Quantity	Unit	
1-1/2" pipe	51.54	ft	
1-1/4" Pipe	80.60	ft	
1" Pipe	723.25	ft	
1" SP DN	2	Count	
2" FHV Standpipe	4	Count	
2" Pipe	885.24	ft	
3" Dry Sprinkler Riser	1	Count	
6" F UP Riser	3	Count	
Existing Fire Service	2	Count	
Extended Stand Pipe	1	Count	
Retrun Check Valve	5	Count	
Sprinkler Head	135	Count	



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.

DETAILED SPRINKLER TAKE-OFF

Division 23 - Fire Supression

PROJECT: Urban Yard

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

FIRM: Zeppelin Construction & Associates

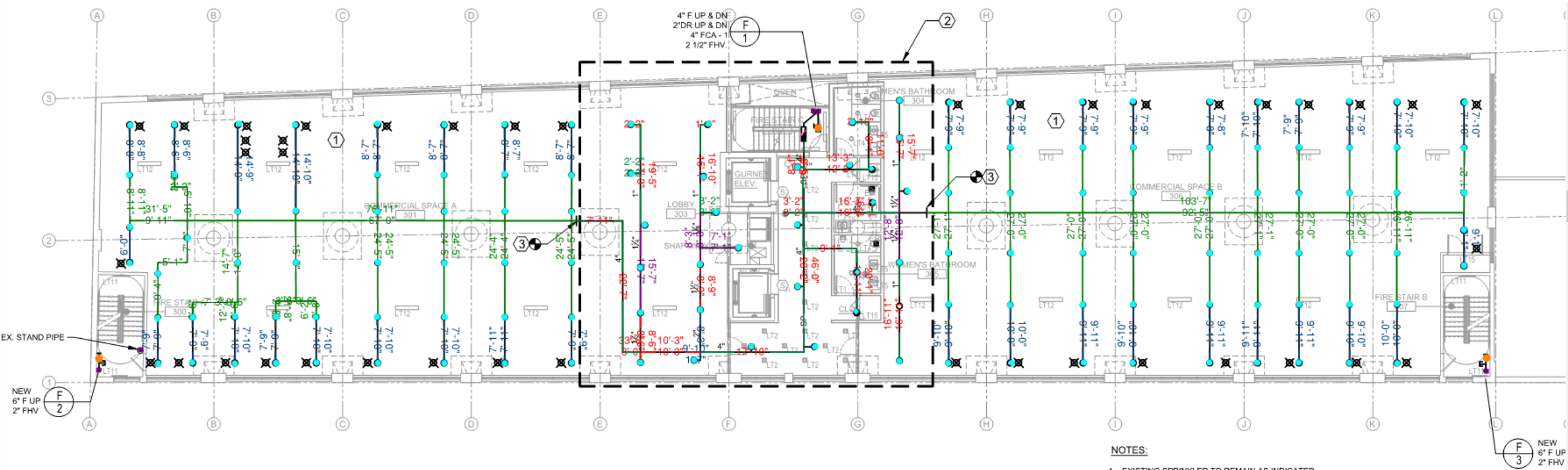
DATE: April 26, 2021



CELLAR					8,509 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Pipe	2"	LF	22.33	\$25.75	\$575.00	\$0.07	16.14%
Standpipe	1"	LF	20.00	\$13.97	\$279.40	\$0.03	7.84%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.02	4.90%
Valve	3"	ea.	2.00	\$89.78	\$179.56	\$0.02	5.04%
Tees	2-1/2"	ea.	16.00	\$97.00	\$1,552.00	\$0.18	43.57%
Couplings	2"	ea.	16.00	\$50.10	\$801.60	\$0.09	22.50%
CELLAR SUBTOTAL					\$3,562.16	\$0.42	100.00%
GROUND FLOOR					13,247 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Pipe	1"	LF	723.25	\$13.97	\$10,103.81	\$0.76	11.83%
Pipe	1-1/4"	LF	57.10	\$15.40	\$879.34	\$0.07	1.03%
Pipe	1-1/2"	LF	51.54	\$17.05	\$878.76	\$0.07	1.03%
Pipe	2"	LF	885.24	\$25.75	\$22,794.93	\$1.72	26.69%
Sprinkler Pendant	--	ea.	127.00	\$41.60	\$5,283.20	\$0.40	6.19%
Standpipe	2"	LF	16.00	\$25.75	\$412.00	\$0.03	0.48%
Standpipe	4"	LF	16.00	\$48.72	\$779.52	\$0.06	0.91%
Standpipe	6"	LF	32.00	\$72.41	\$1,158.56	\$0.09	1.36%
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.57	8.86%
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.14%
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.24%
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.80%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.20%
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.32%
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.82%
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.48	7.50%
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	3.87%
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.28	4.39%
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.82%
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.28	4.39%
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	8.65%
Recessed Sprinkler Pendant	--	ea.	5.00	\$65.10	\$325.50	\$0.02	0.38%
GROUND FLOOR SUBTOTAL					\$85,416.14	\$6.45	100.00%

Detailed Sprinkler Estimate: Take-off (per Typical Floor)

Legend		
Description	Quantity	Unit
1-1/2" pipe	27.52	ft
1-1/4" Pipe	43.53	ft
1" Pipe	690.35	ft
2" Pipe	343.23	ft
4" Pipe	153.38	ft
BFP	1	Count
Check Valve	3	Count
Recessed Sprinkler	4	Count
Sprinkler Head	132	Count
Standpipe	5	Count



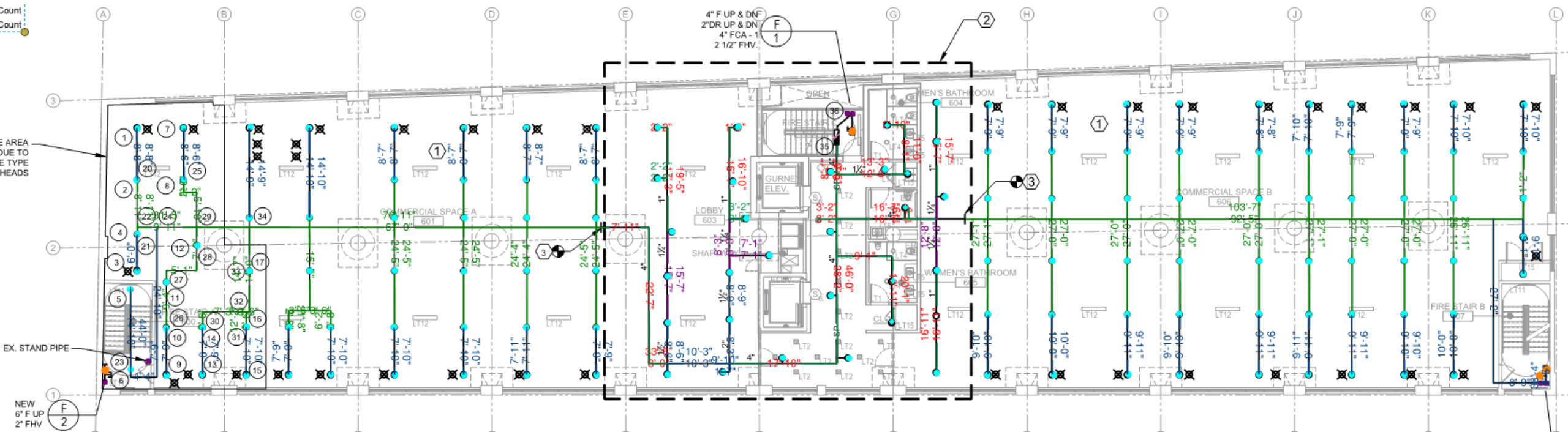
NOTES:
1. EXISTING SPRINKLER TO REMAIN AS INDICATED.

Detailed Sprinkler Estimate

SECOND FLOOR					13,156 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	2"	LF	11.50	\$25.75	\$296.13	\$0.02	0.38%
Standpipe	4"	LF	11.50	\$48.72	\$560.28	\$0.04	0.71%
Standpipe	6"	LF	23.00	\$72.41	\$1,665.43	\$0.13	2.12%
Pipe	1"	LF	690.35	\$13.97	\$9,644.19	\$0.73	12.26%
Pipe	1-1/4"	LF	43.53	\$15.40	\$670.36	\$0.05	0.85%
Pipe	1-1/2"	LF	27.52	\$17.05	\$469.22	\$0.04	0.60%
Pipe	2"	LF	343.23	\$25.75	\$8,838.17	\$0.67	11.23%
Pipe	4"	LF	161.38	\$48.72	\$7,862.43	\$0.60	9.99%
Sprinkler Pendant	--	ea.	132.00	\$41.60	\$5,491.20	\$0.42	6.98%
Recessed Sprinkler Pendant	--	ea.	6.00	\$65.10	\$390.60	\$0.03	0.50%
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.58	9.62%
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.49%
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.26%
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.96%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.22%
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.34%
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.18	8.14%
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	4.20%
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	3.07%
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.77%
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	9.39%
SECOND FLOOR SUBTOTAL					\$78,688.53	\$5.68	100.00%

Detailed Sprinkler Estimate: Take-off (Sixth Floor)

Legend			
Description	Quantity	Unit	
1-1/2" pipe	27.52	ft	
1-1/4" Pipe	43.53	ft	
1" Pipe	690.35	ft	
4" Pipe	153.38	ft	
BFP	1	Count	
Check Valve	4	Count	
Recessed Sprinkler	5	Count	
Sprinkler Head	133	Count	
Standpipe	6	Count	

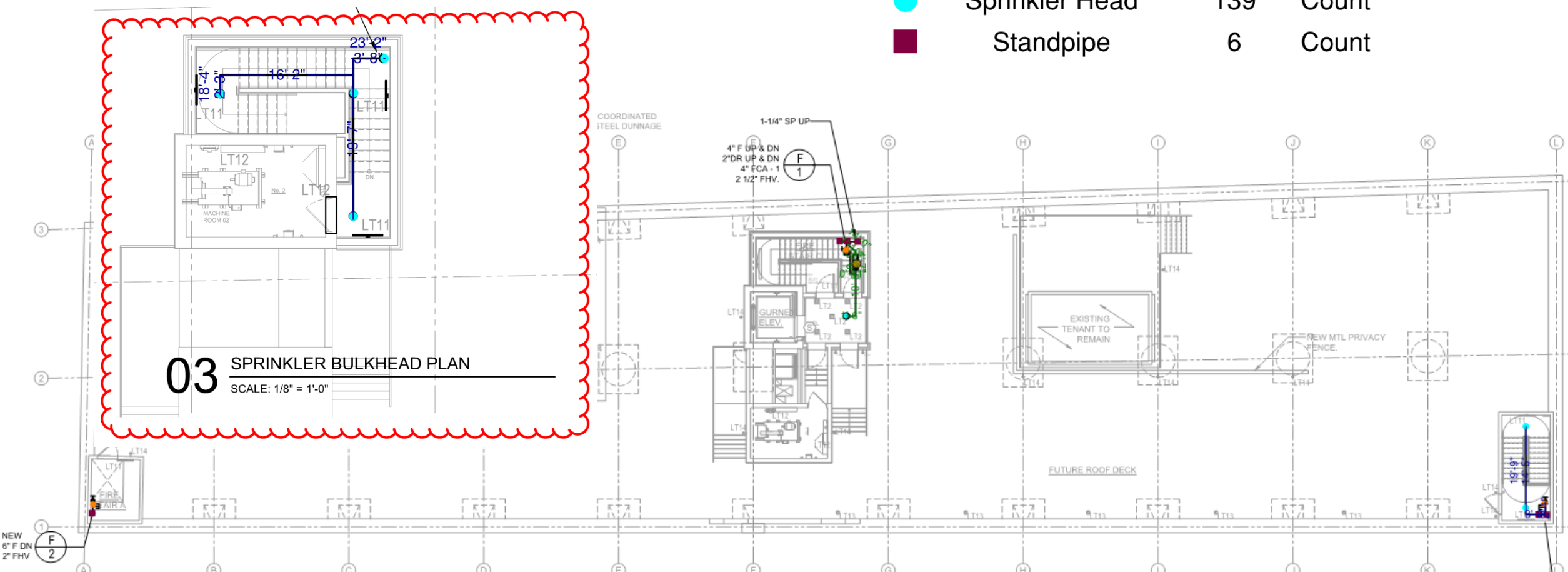


Detailed Sprinkler Estimate

SIXTH FLOOR					13,156 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	2"	LF	11.50	\$25.75	\$296.13	\$0.02	0.36%
Standpipe	4"	LF	11.50	\$48.72	\$560.28	\$0.04	0.68%
Standpipe	6"	LF	23.00	\$72.41	\$1,665.43	\$0.13	2.02%
Pipe	1"	LF	690.35	\$13.97	\$9,644.19	\$0.73	11.69%
Pipe	1-1/4"	LF	43.53	\$15.40	\$670.36	\$0.05	0.81%
Pipe	1-1/2"	LF	27.52	\$17.05	\$469.22	\$0.04	0.57%
Pipe	2"	LF	488.23	\$25.75	\$12,571.92	\$0.96	15.24%
Pipe	4"	LF	161.38	\$48.72	\$7,862.43	\$0.60	9.53%
Sprinkler Pendant	--	ea.	134.00	\$41.60	\$5,574.40	\$0.42	6.76%
Recessed Sprinkler Pendant	--	ea.	6.00	\$65.10	\$390.60	\$0.03	0.47%
Backflow Preventer	-	ea.	3.00	\$2,522.00	\$7,566.00	\$0.58	9.17%
Pump	-	ea.	6.00	\$589.00	\$3,534.00	\$0.27	4.28%
Pump Controllers	-	ea.	6.00	\$33.98	\$203.88	\$0.02	0.25%
Pump Control Box	-	ea.	2.00	\$770.40	\$1,540.80	\$0.12	1.87%
Valve	2"	ea.	3.00	\$58.20	\$174.60	\$0.01	0.21%
Valve	3"	ea.	3.00	\$89.78	\$269.34	\$0.02	0.33%
Reducer	1"	ea.	2.00	\$41.25	\$82.50	\$0.01	0.10%
Tees	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.92%
Tees	2-1/2"	ea.	66.00	\$97.00	\$6,402.00	\$0.18	7.76%
Couplings	2"	ea.	66.00	\$50.10	\$3,306.60	\$0.25	4.01%
Couplings	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.55%
Elbow	1"	ea.	66.00	\$36.55	\$2,412.30	\$0.18	2.92%
Elbow	2-1/2"	ea.	66.00	\$56.85	\$3,752.10	\$0.29	4.55%
Cross	1"	ea.	66.00	\$112.00	\$7,392.00	\$0.56	8.96%
SIXTH FLOOR SUBTOTAL					\$82,505.48	\$5.97	100.00%

Detailed Sprinkler Estimate: Take-off (Roof & Bulkhead)

Legend			
Description	Quantity	Unit	
1-1/2" pipe	61.27	ft	
4" Pipe	18.57	ft	
BFP	1	Count	
Recessed Sprinkler	6	Count	
Return Check Valve	3	Count	
Sprinkler Head	139	Count	
Standpipe	6	Count	



Detailed Sprinkler Estimate

ROOF & BULKHEAD					88 SF		
Item	Size (in)	Unit	Quantity	Price (\$)	Cost (\$)	Cost per SF (\$)	Percentage of Cost (%)
Standpipe	1-1/4"	LF	11.50	\$15.40	\$177.10	\$2.01	1.87%
Standpipe	2"	LF	23.25	\$25.75	\$598.69	\$6.80	6.33%
Standpipe	2-1/2"	LF	11.50	\$33.85	\$389.28	\$4.42	4.12%
Standpipe	6"	LF	22.00	\$72.41	\$1,593.02	\$18.10	16.85%
Pipe	2"	LF	19.60	\$25.75	\$504.70	\$5.74	5.34%
3-Way Roof Manifold	-	ea.	3.00	\$1,672.50	\$5,017.50	\$57.02	53.07%
Sprinkler Pendant	-	ea.	3.00	\$41.60	\$83.20	\$0.95	0.88%
Valve	2"	ea.	2.00	\$58.20	\$116.40	\$1.32	1.23%
Tees	1"	ea.	8.00	\$36.55	\$292.40	\$3.32	3.09%
Couplings	2-1/2"	ea.	12.00	\$56.85	\$682.20	\$7.75	7.22%
ROOF & BULKHEAD					\$9,454.49	\$107.44	100.00%
GRAND TOTAL					\$495,692.41	\$142.98	

Typical Commercial Space Total Cost: \$314,754.12

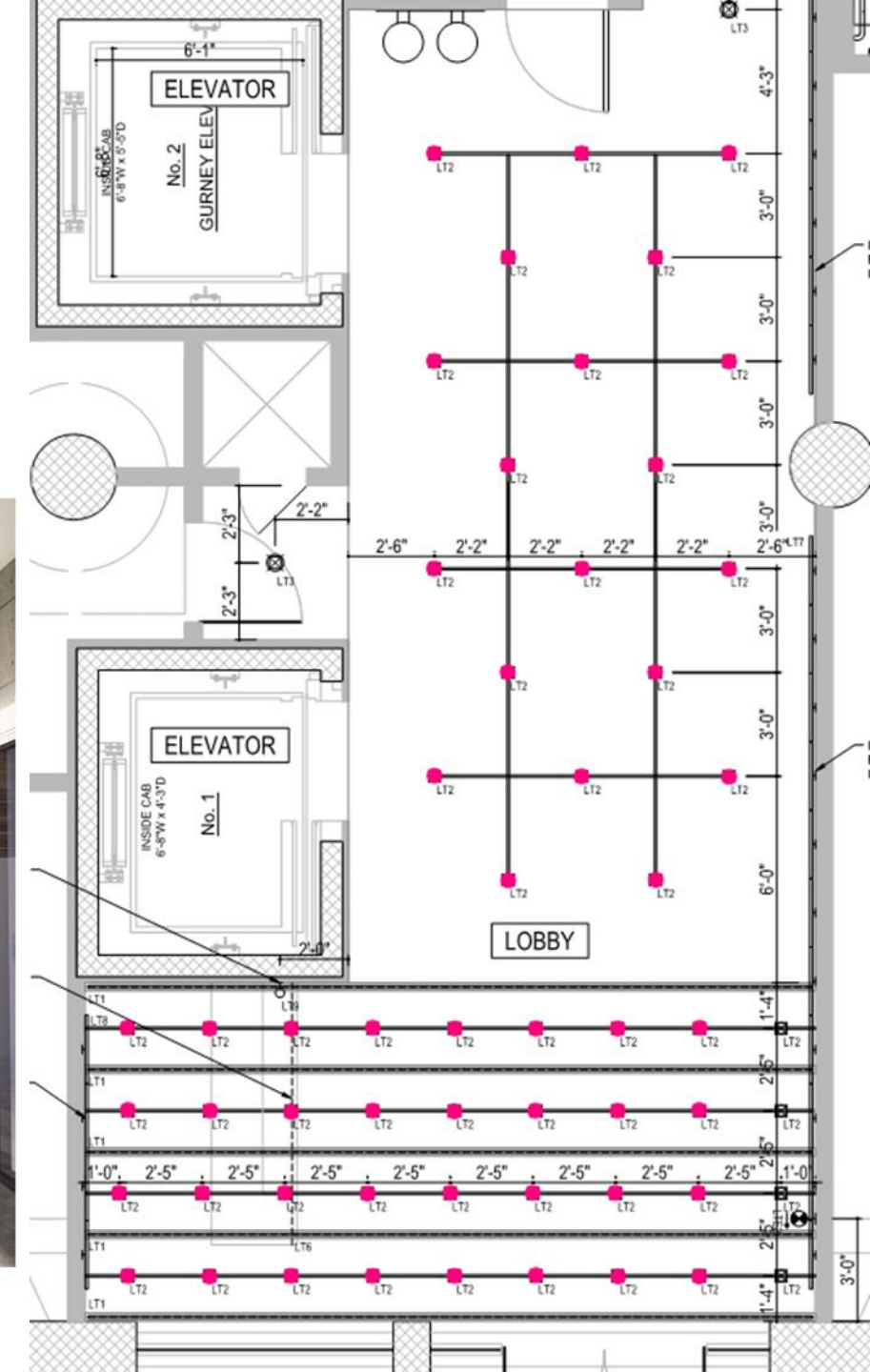
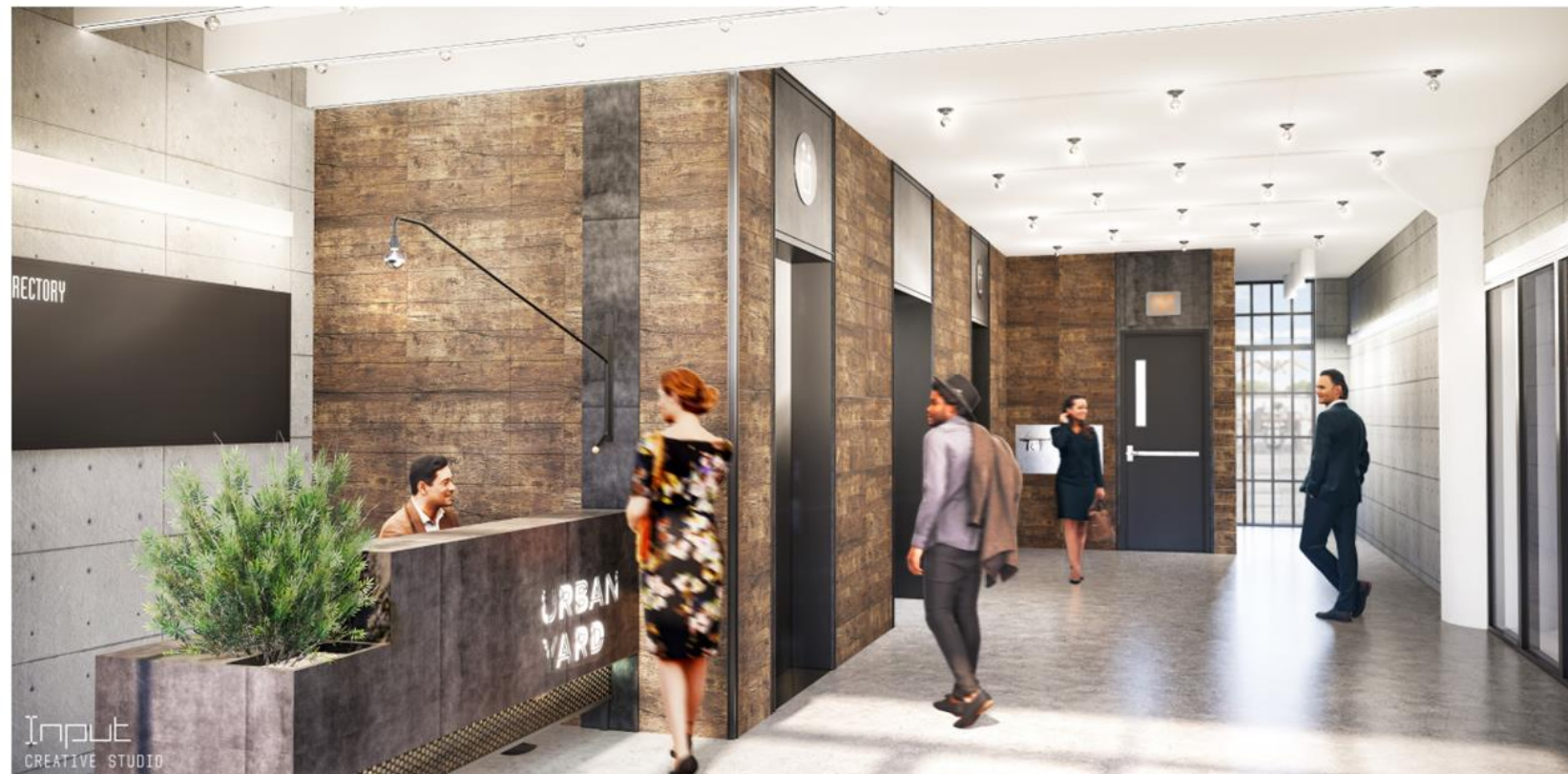
Typical Commercial Space Cost per SF: \$20.32

Typical Commercial Space Square Footage: 50,860 sqft

Value Engineering Proposal

Specified LT-2 Fixture Count (Lobby):

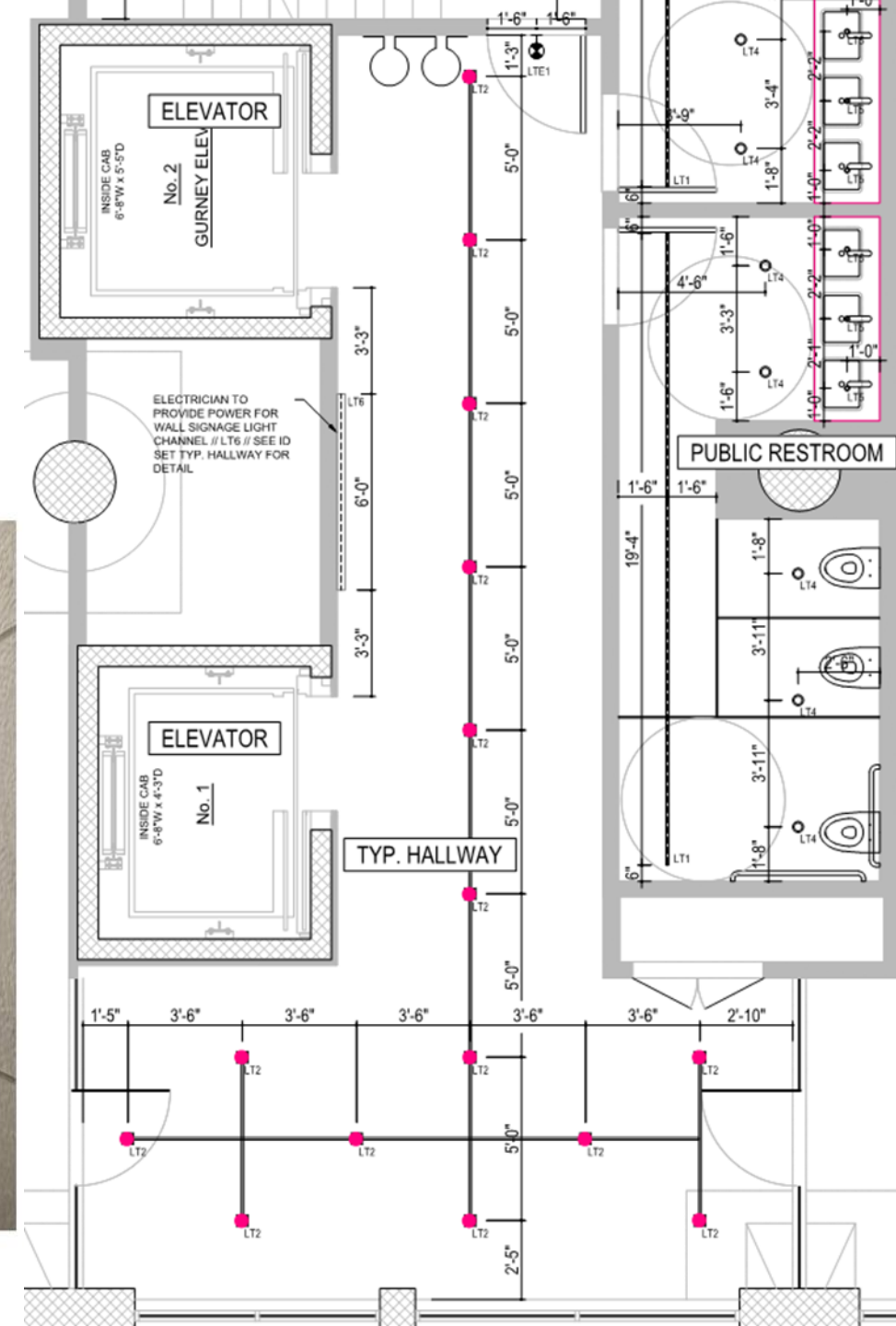
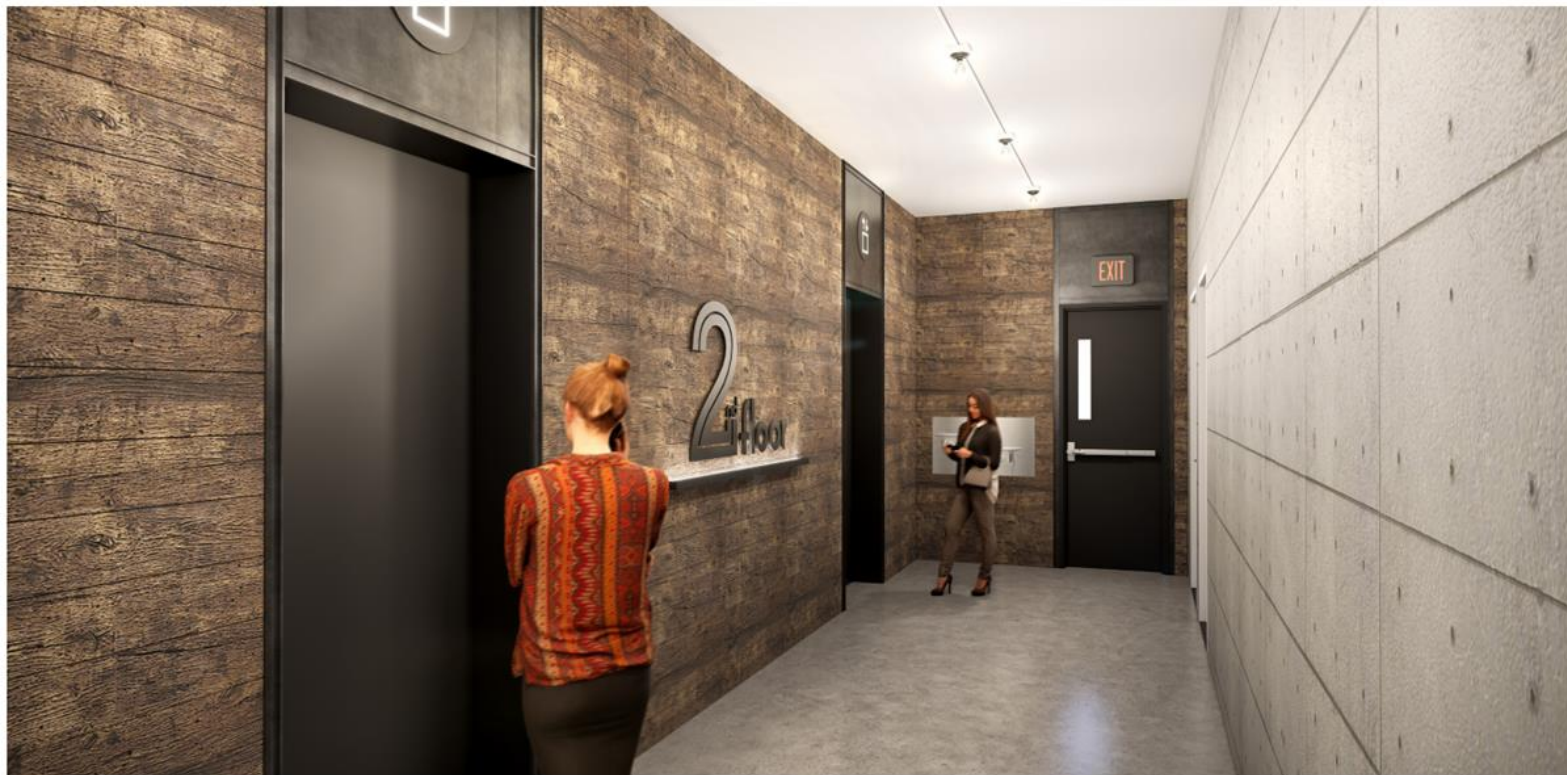
- 56 Fixtures



Value Engineering Proposal

Specified LT-2 Fixture Count (Typical Floors):

- 15 Fixtures



Value Engineering Proposal

Specified LT-2 Fixture

- **Cost:** \$55 per unit
- **Quantity:** 135 fixtures
- **Total Cost:** \$7,425
- **Savings:** N/A
- **Savings Percentage:** N/A
- **Manufacturer:** Industrial Light Electric
- **Ceiling Canopy:** 5" Diameter
- **Rated:** 60W, 110V
- **Bulb Base/Shape:** Medium E26/G25



Alternative LT-2 Fixture

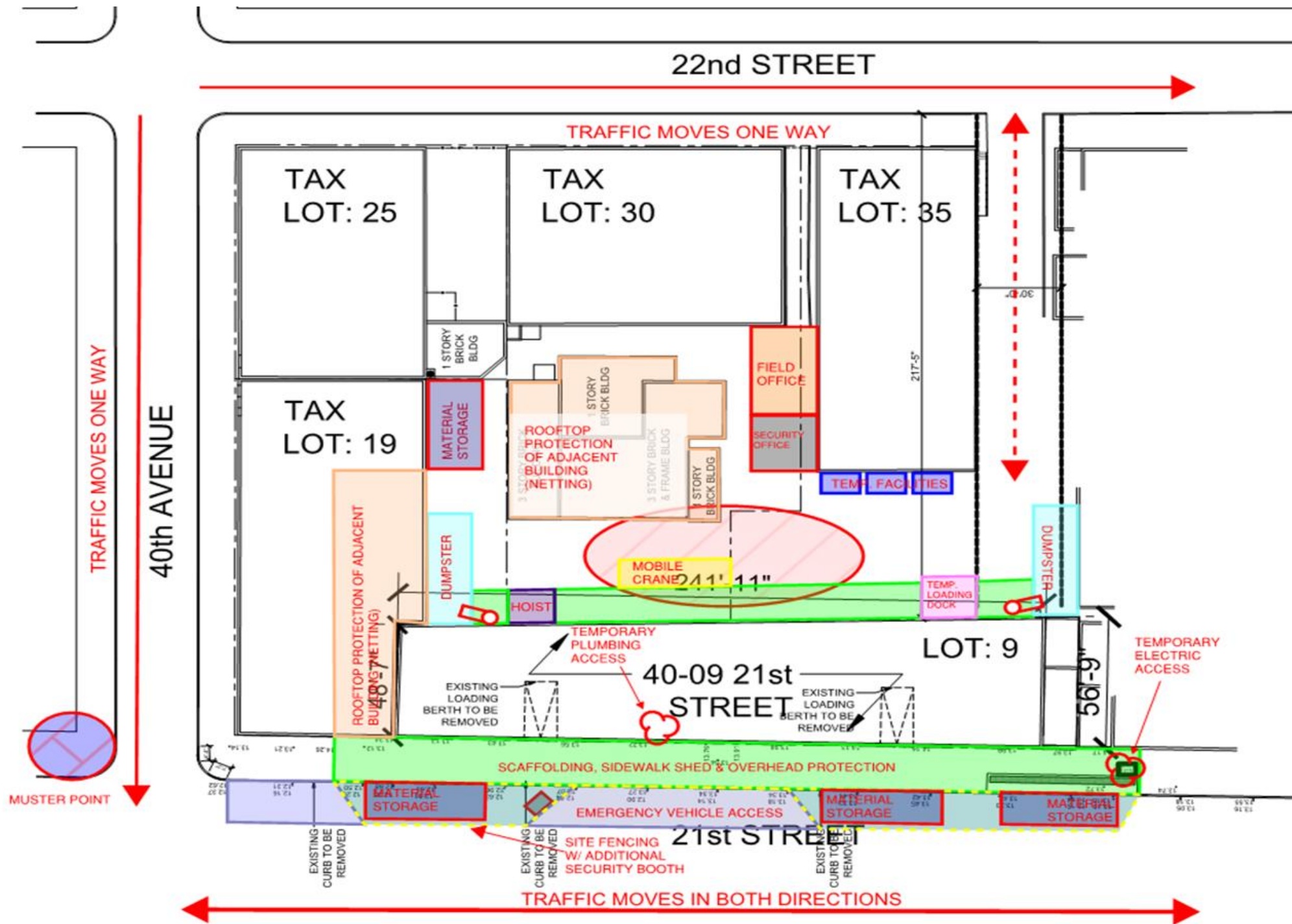
- **Cost:** \$25.60 per unit
- **Quantity:** 135 fixtures
- **Total Cost:** \$3,456
- **Savings:** \$3,969
- **Savings Percentage:** 53%
- **Manufacturer:** Ledpax Technology
- **Ceiling Canopy:** 5" Diameter
- **Rated:** 60W, 110V
- **Bulb Base/Shape:** Medium E26/G25



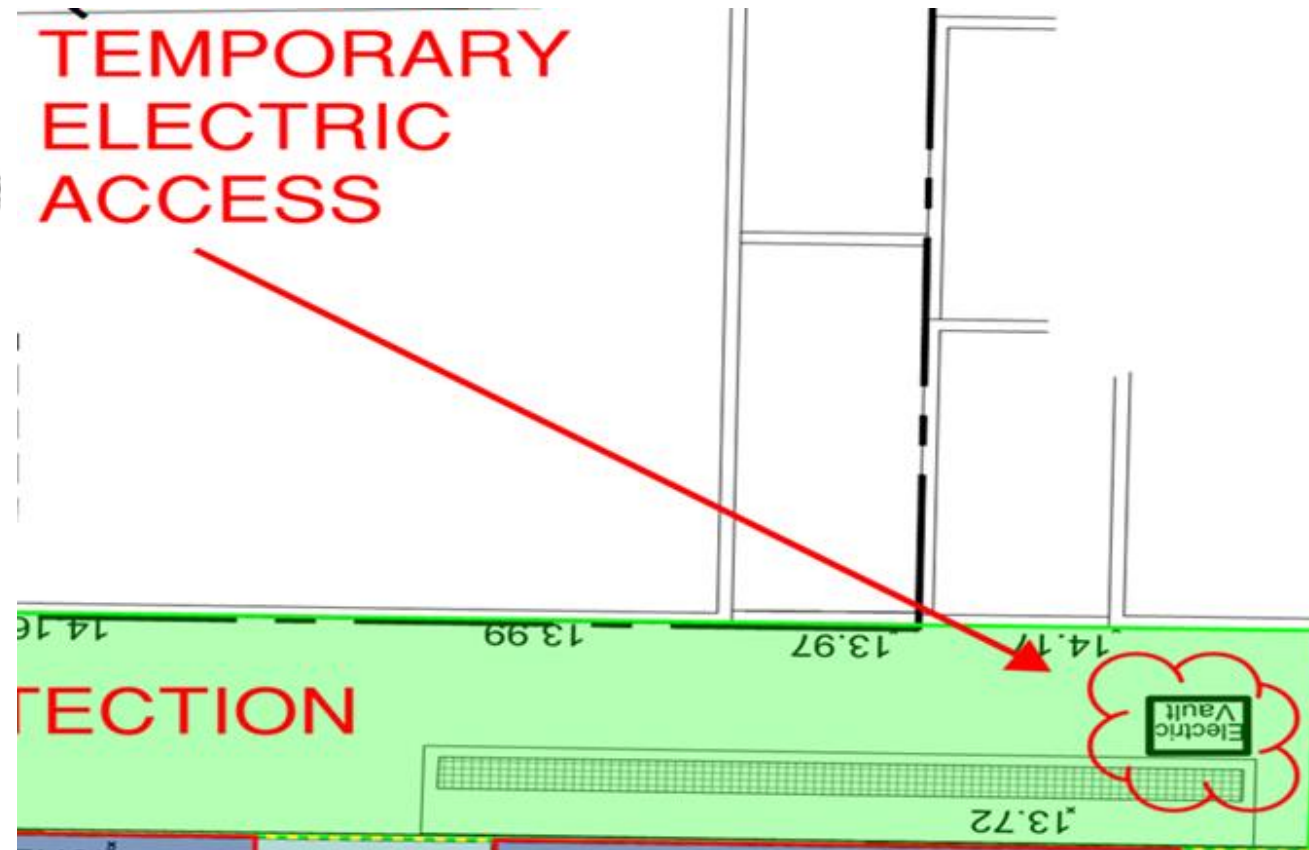
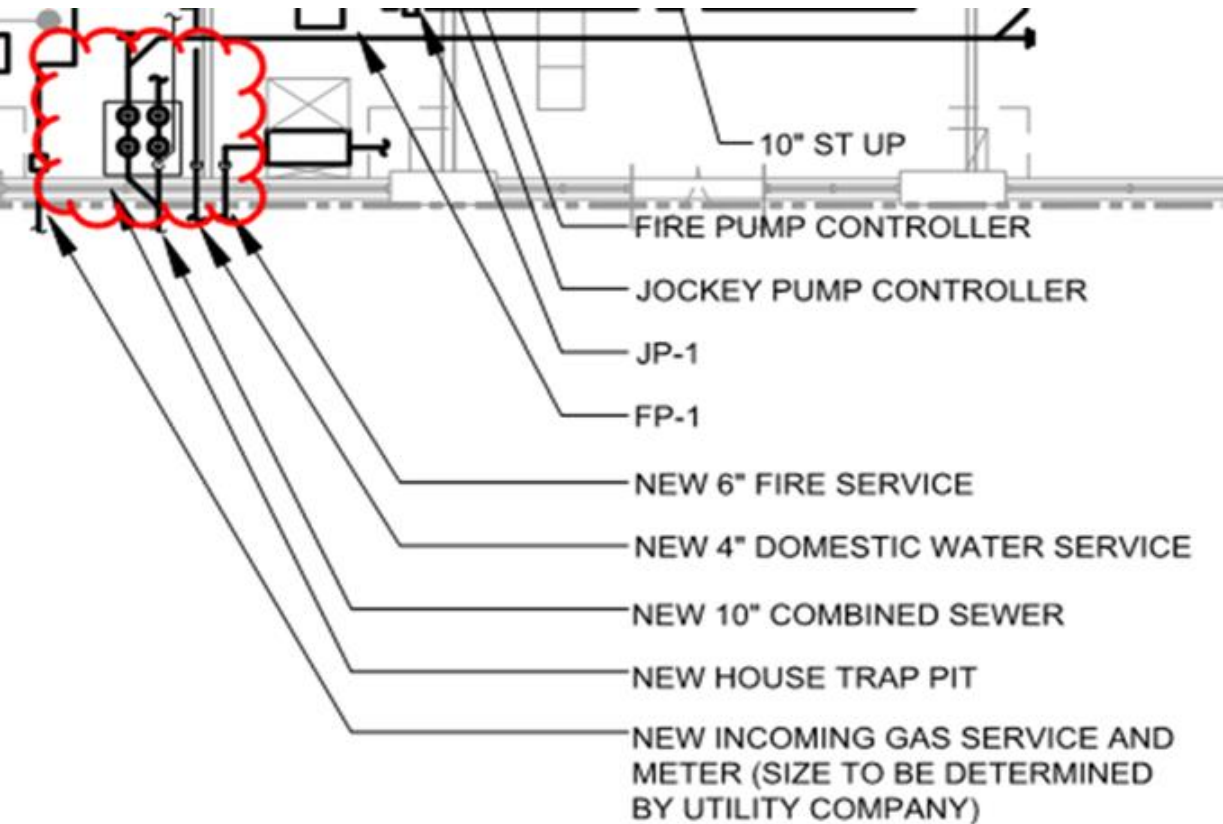
Site Logistics



Site Logistics Plan



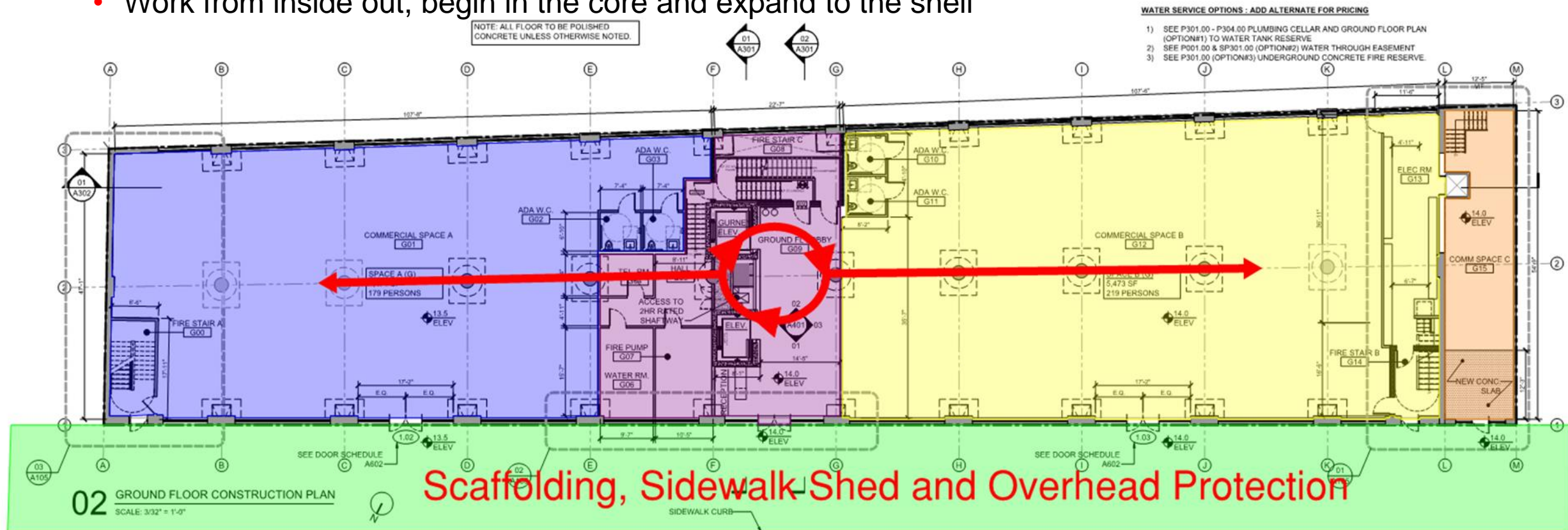
Site Logistics



Site Logistics

Strategy

- Four Separate Areas
- Work from inside out, begin in the core and expand to the shell



Site Safety

Core Beliefs

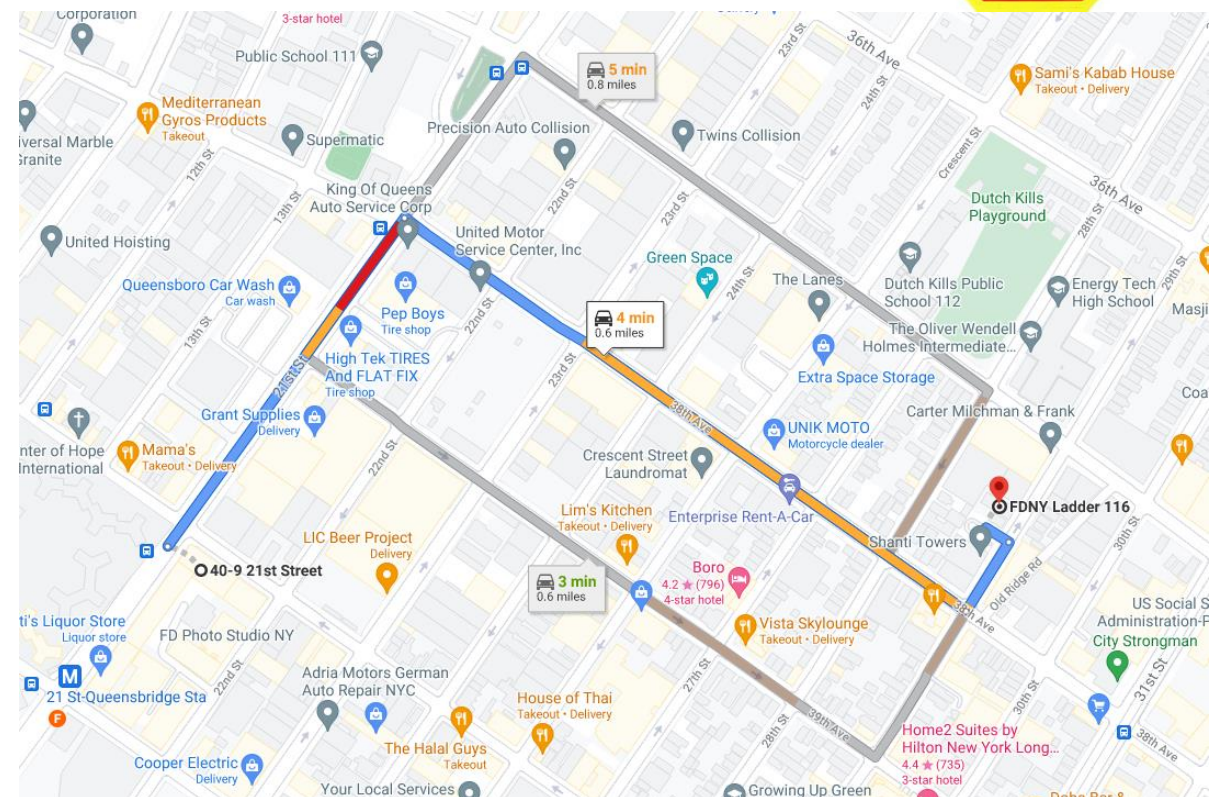
EXPERIENCE MODIFIATION RATE (EMR): .71

- **Clear Set of Goals**
 - Ensure everyone can get home safely every day
- **Proper Training/Planning**
 - Daily Toolbox Talks
 - Site Orientation (Requires OSHA/DOB Certifications)
- **Communication**
 - Pre-task sign-in/out sheets
 - Construction & hazard signage
 - Identification and mitigation of site hazards (Lock Out/Tag Out)
 - Location of EMS, FDNY station, muster point and emergency action plan
 - Location of fire extinguishers, wash stations, first aid kits and COVID check-in stations

Site Safety: Emergency Locations

FDNY: Ladder 116

- **Address:** 37-20 29th St, Long Island City, NY 11101.
- About 9 blocks away from the site, 3 blocks north-6 blocks east (four min drive).
- FDNY Engine 260 is a good alternative if there is heavy traffic and roughly 9 blocks away from the site, 6 blocks north-3 blocks west (six min drive).

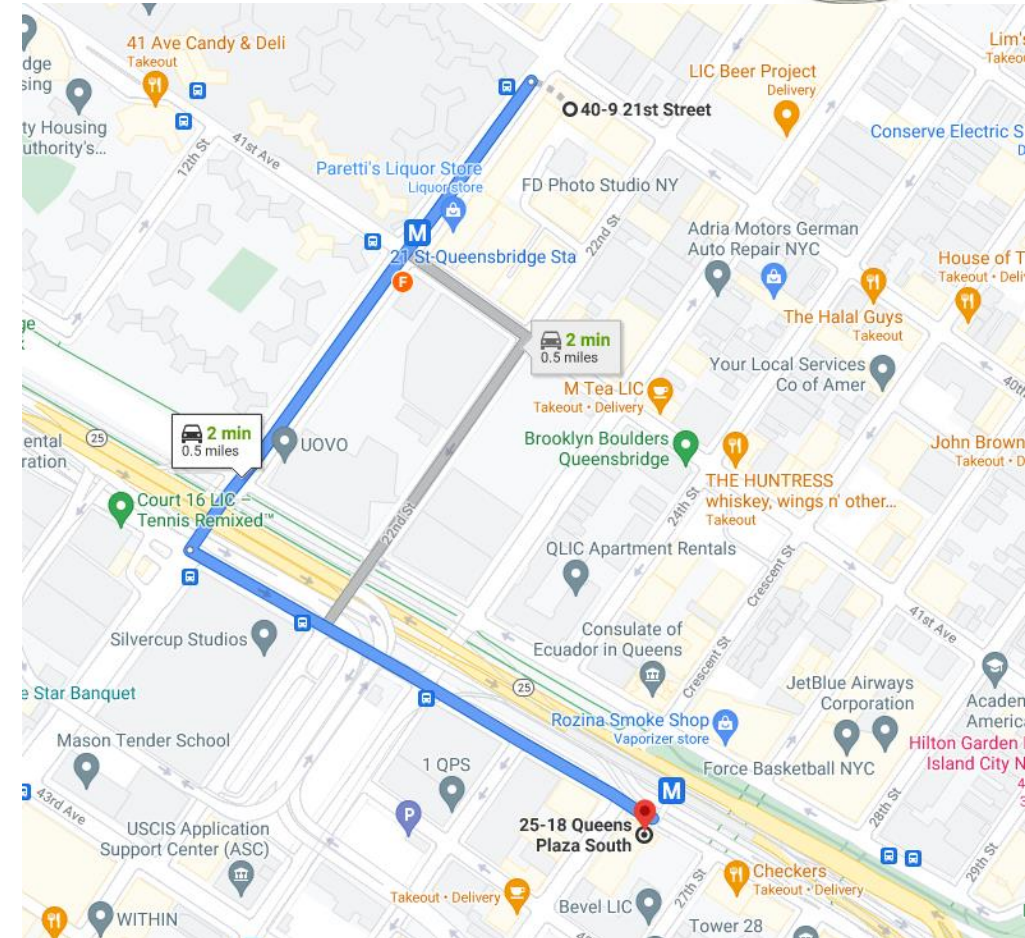




Site Safety: Emergency Locations

Urgent Care/EMS: CityMD

- **Address:** 25-18 Queens Plaza South, Queens, NY 11101
- **Hours:** 8:00am to 8:00pm
- **Phone #:** (646) 647 - 1261
- About 9 blocks away from site, 3 blocks south-6 blocks east (two min drive).
- For severe emergencies, the nearest Hospital is Mount Sinai Queens about 1.5 miles North of the project (five min drive).



Site Safety: Emergency Contacts

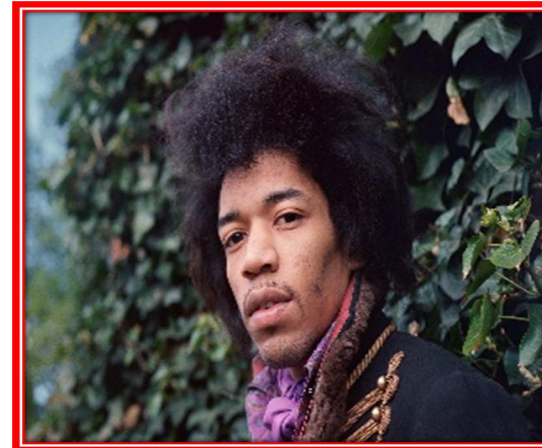
Eric Clapton, Site Safety Manager

- **Phone #:** (877) 393 – 4448 ext. 68
- **Mobile #:** (917) 687 – 5555
- **Email:** eclapton@zca.com



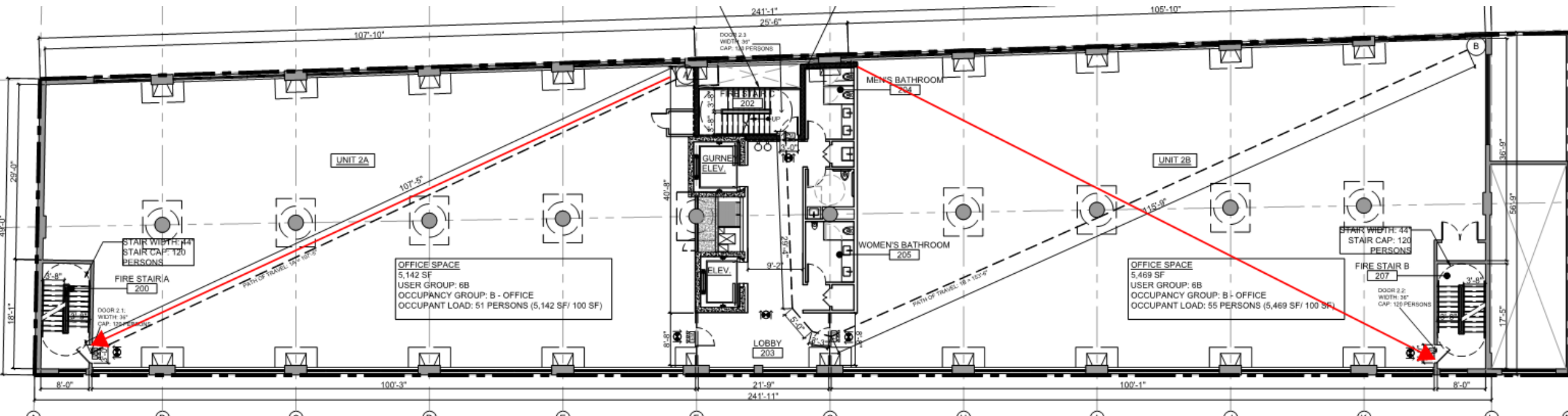
Jimi Hendrix, Project Superintendent

- **Phone #:** (877) 393 – 4448 ext. 92
- **Mobile #:** (917) 196 – 5555
- **Email:** jimihendrix@zca.com

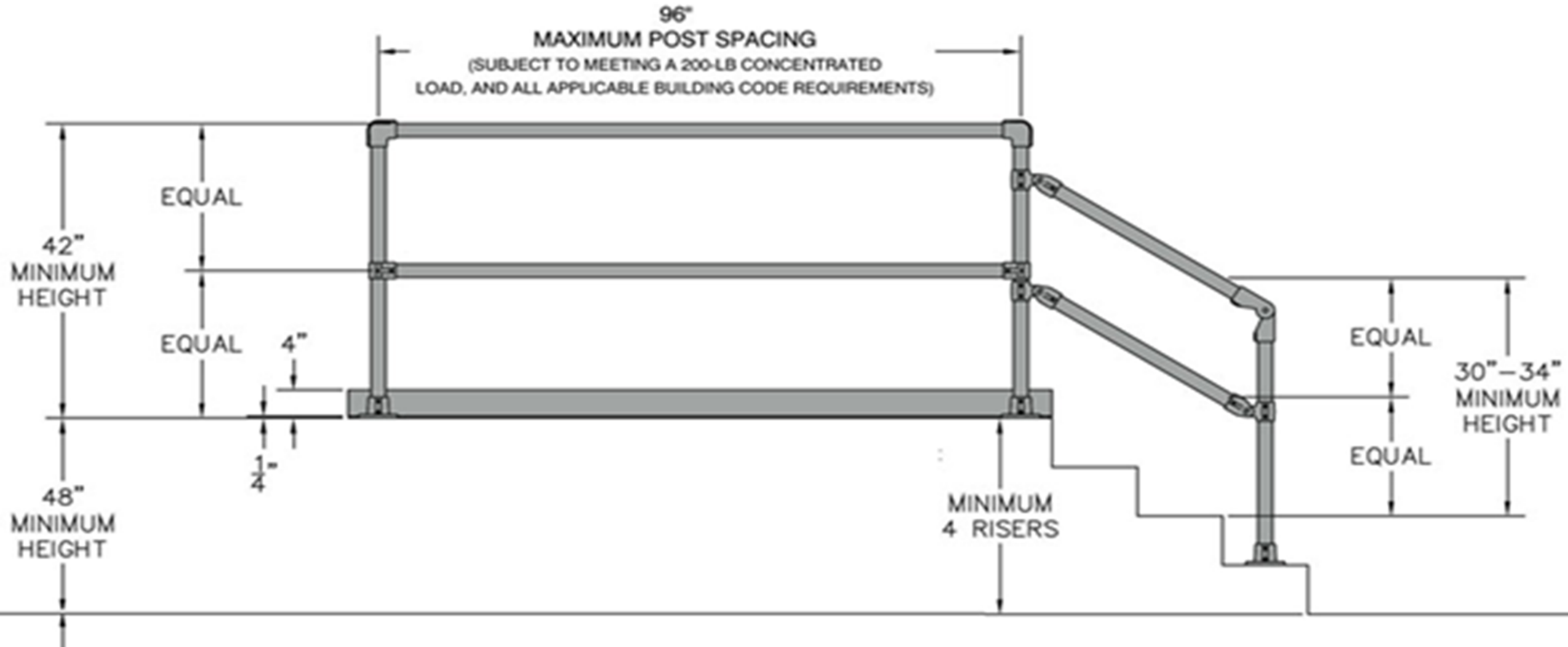


Site Safety: Emergency Action Plan

- Fire staircase A and B will always be your egress paths until staircase C is completed.
- Eric Clapton should be the go-to person in the event of an emergency. Severe circumstances should have any competent person leading
- Muster point and locations of First Aid Kits and Fire Extinguishers



Site Safety: Guardrails



Site Safety: Personal Fall Arrest System (PFAS)

Remember the Alphabet

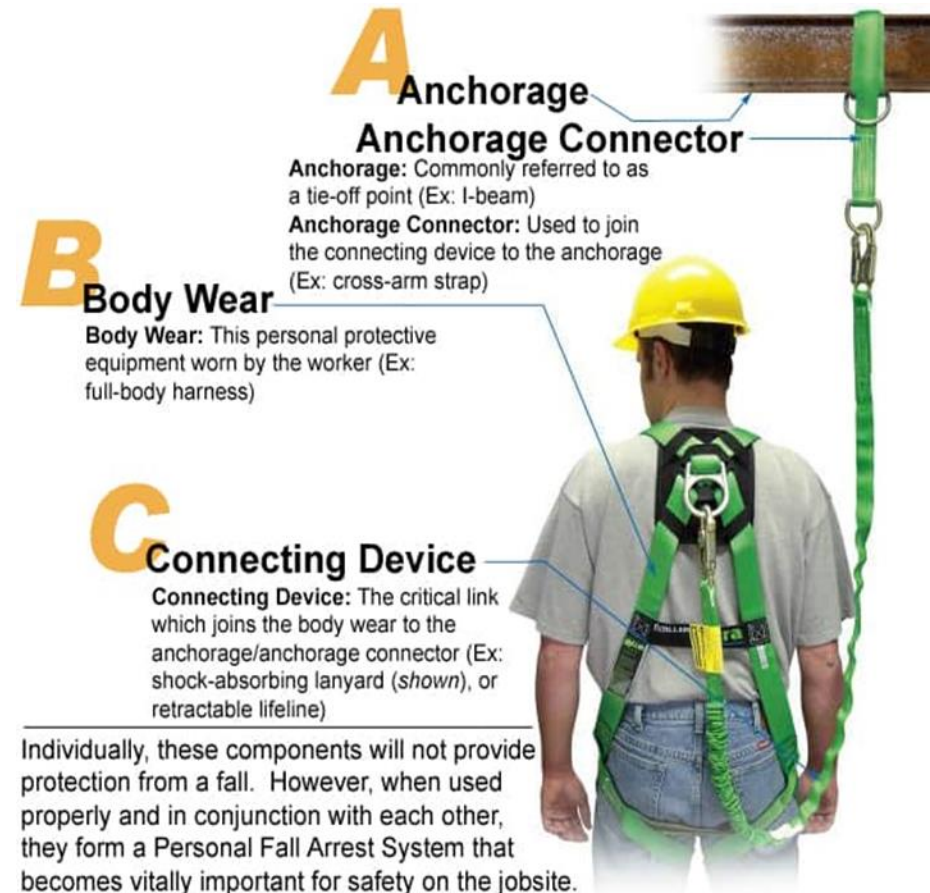
- **A** Anchorage



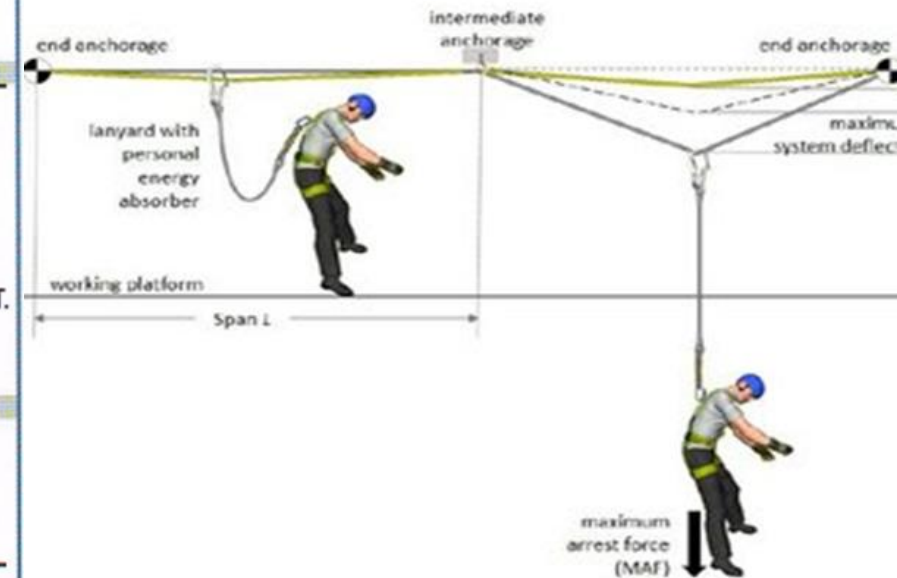
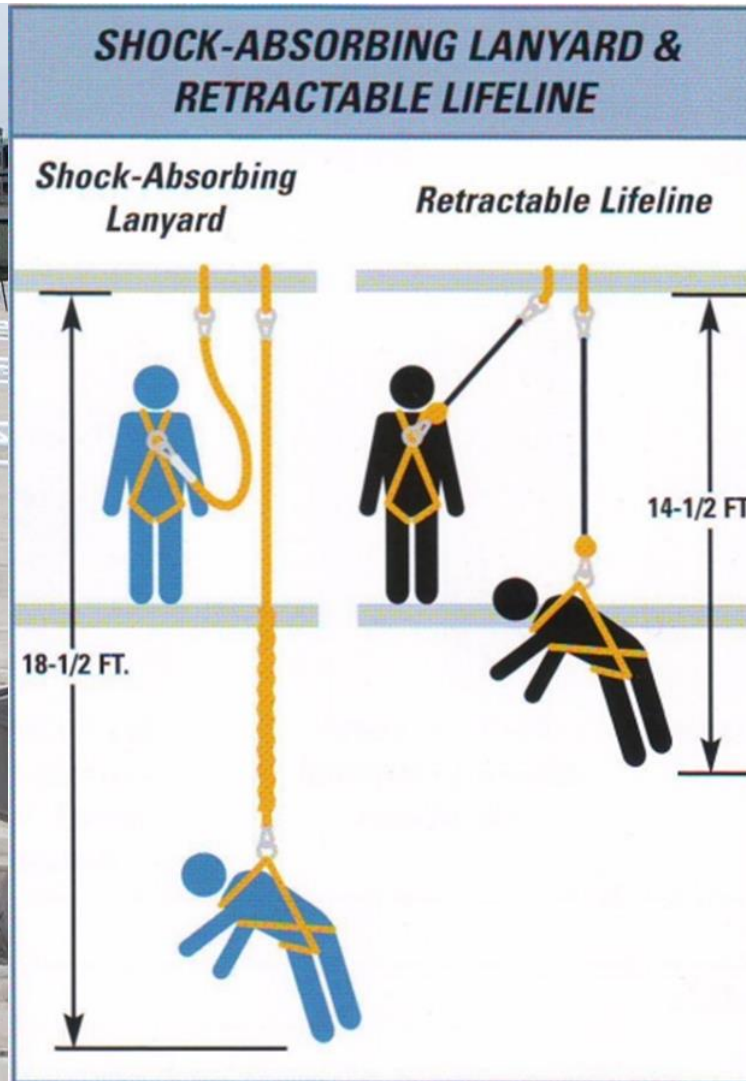
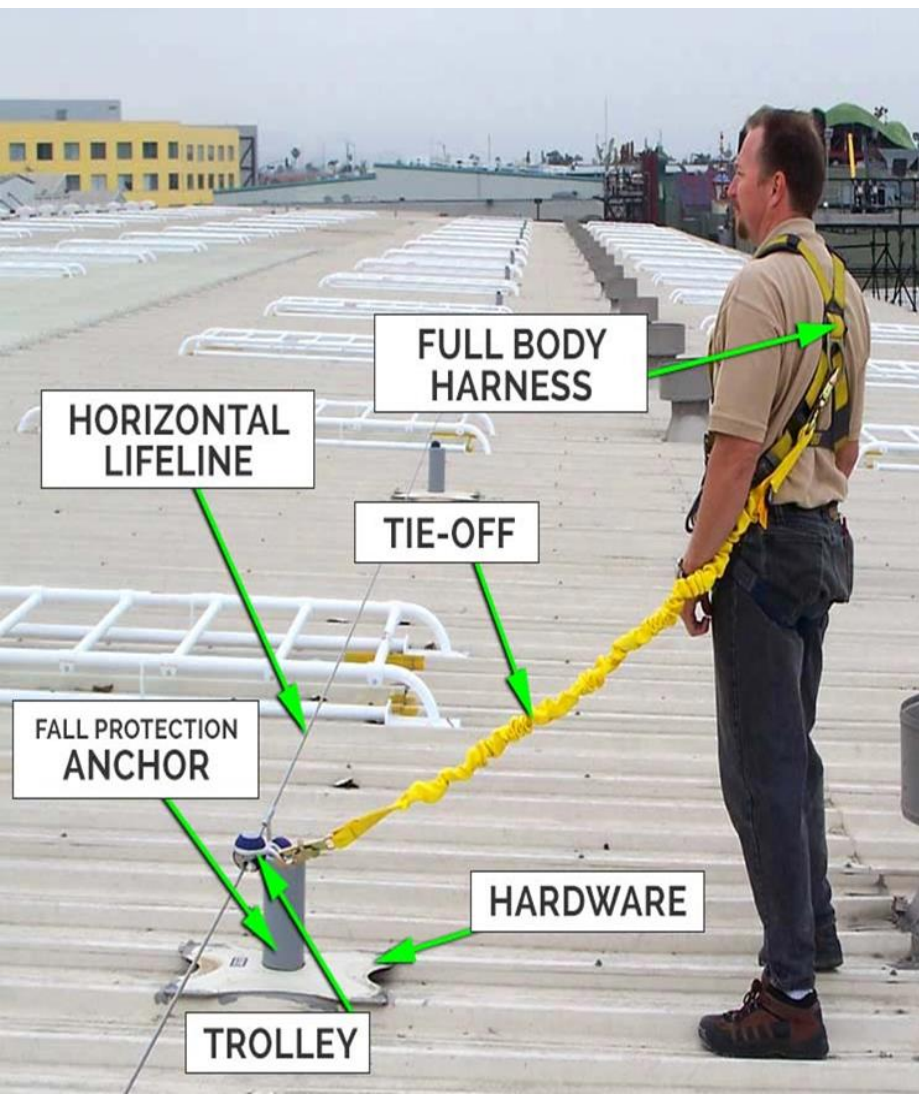
- **B** Bodywear



- **C** Connectors



Site Safety: Lifeline Harness System



Site Safety: High Traffic Area & Community Relations

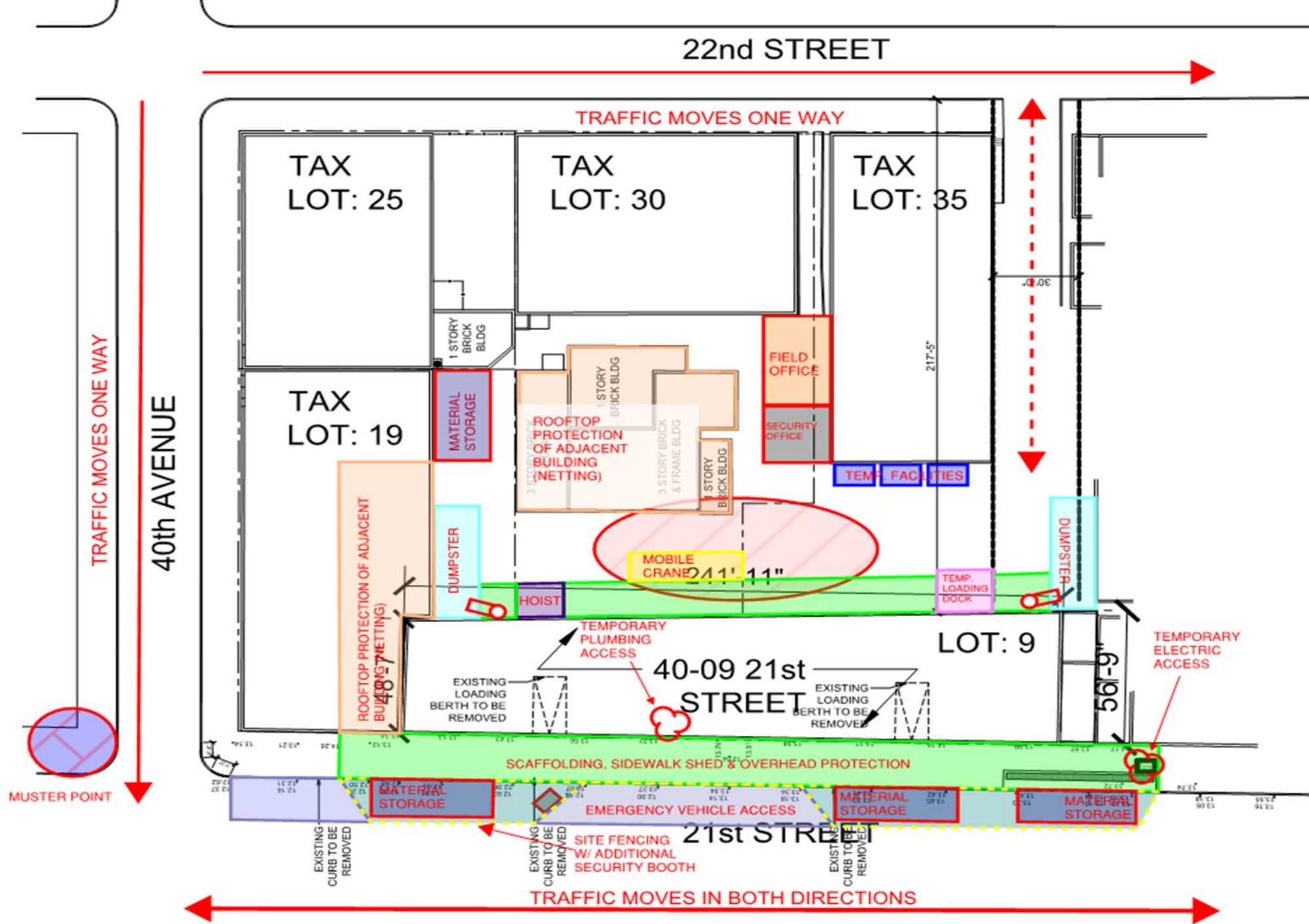
Pedestrian Foot & Road Traffic

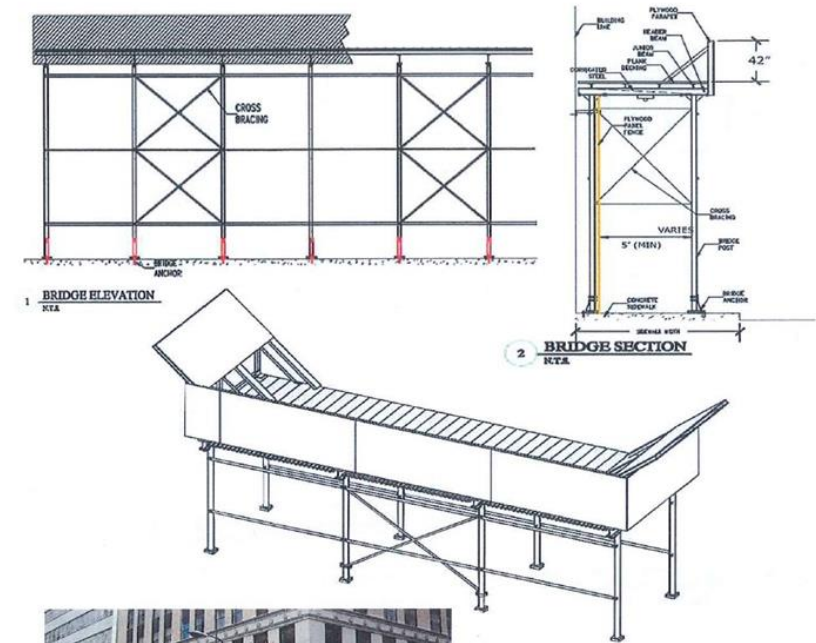
- Large and prominent signage, indicating dangers and construction areas
- On-site security, cameras and flagmen for deliveries
- Sidewalk sheds/bridges for pedestrian protection and additional netting

Relationship with Community

- Notice of commencement of construction activities (30 days prior to start date)
- Noise & vibration abatement plans
- Contact information

Site Safety:
Muster Point
and
Overhead
Protection






- STANDARD BRIDGE INSTALLATION
- CUSTOMIZED BRIDGE INSTALLATION
- ENGINEER DRAWING & PERMIT



Site Safety: COVID-19






FACE MASKS 101

TYPES OF MASKS

GOOD

Scarves & Fabric Masks




PROS Make your own, washable, comfortable, blocks coarse droplets

CONS One protective layer, doesn't block fine or ultrafine droplets

BETTER

Surgical Masks (Spit Masks)




PROS Two protective layers, comfortable, blocks coarse and fine droplets

CONS Only one use, doesn't block ultrafine droplets

BEST

KN95 / N95 / FFP2 Respirators



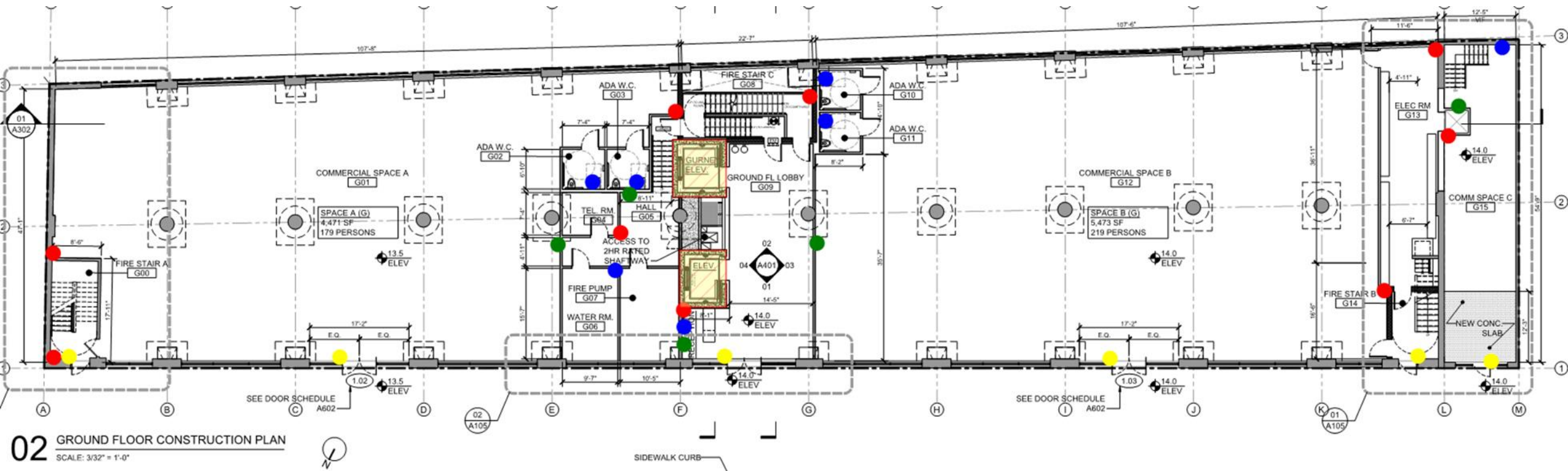
PROS Several protective layers, seals tight to block coarse, fine, & ultrafine droplets

CONS Must seal tight, save for medical workers and immunocompromised



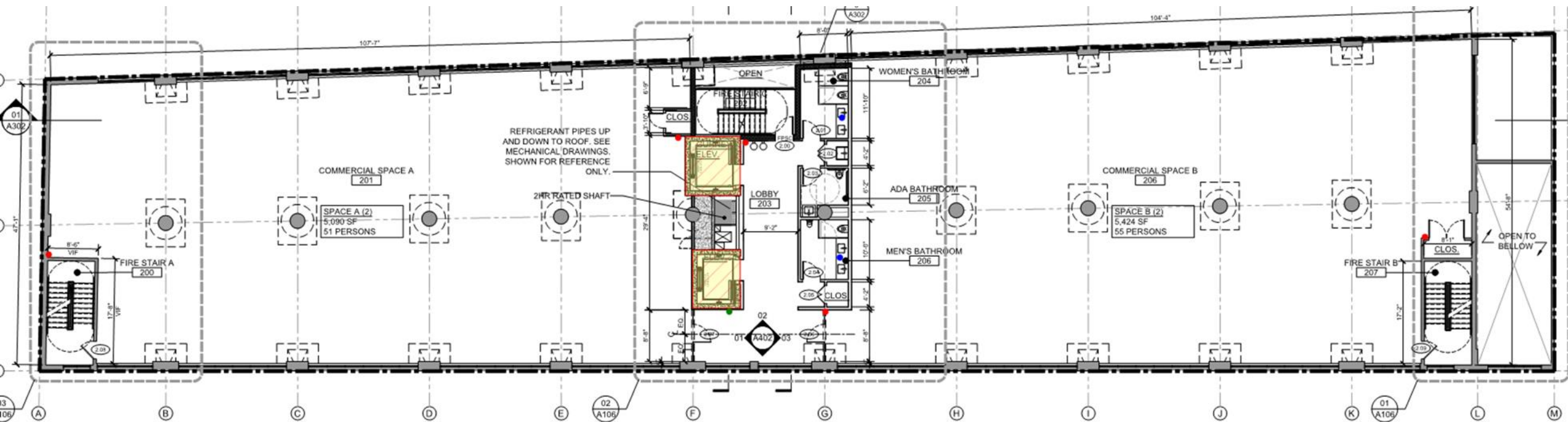
Slab Openings: Guardrails, Markers & Hole Covering

Site Safety: Fire Extinguishers, Wash Stations & First Aid



- | | Description |
|---|--|
| ● | COVID-19 Station |
| ● | Fire Extinguishers |
| ● | First Aid Kit |
| ● | Joint Hand/Eye Wash Station (Temp Supply Line) |
| ▭ | Slab Openings: Guardrails, Markers & Hole Covering |

Site Safety: Fire Extinguishers, Wash Stations & First Aid

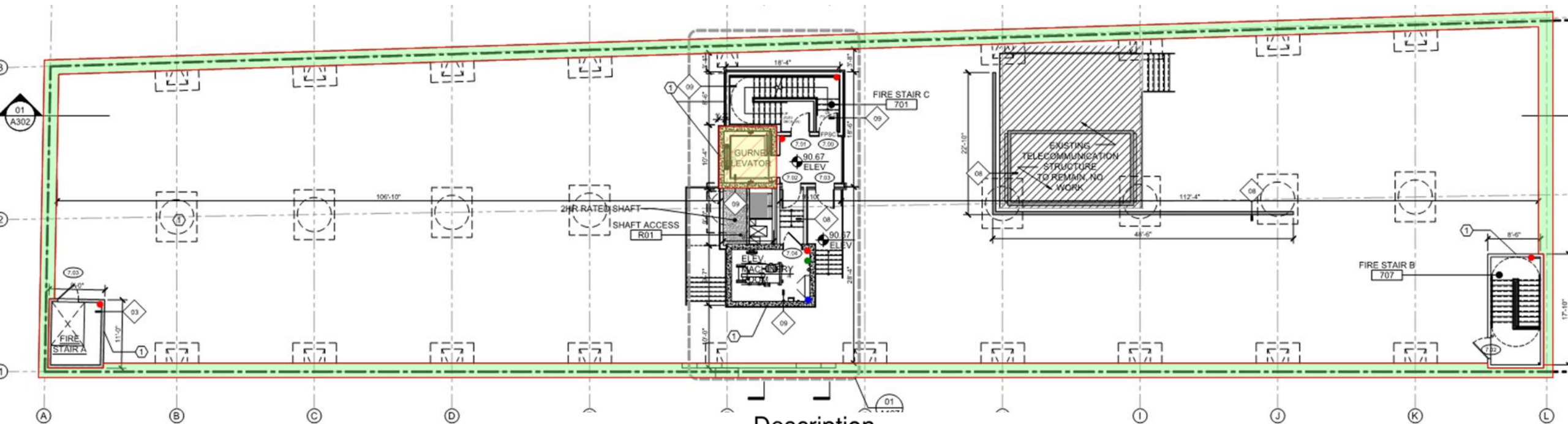


01 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 3/32" = 1'-0"



- | | Description |
|---|--|
| ● | COVID-19 Station |
| ● | Fire Extinguishers |
| ● | First Aid Kit |
| ● | Joint Hand/Eye Wash Station (Temp Supply Line) |
| ▨ | Slab Openings: Guardrails, Markers & Hole Covering |

Site Safety: Fire Extinguishers, Wash Stations & First Aid



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



COVID-19 Station



Fire Extinguishers



First Aid Kit



Joint Hand/Eye Wash Station (Temp Supply Line)









Slab Openings: Guardrails, Markers & Hole Covering

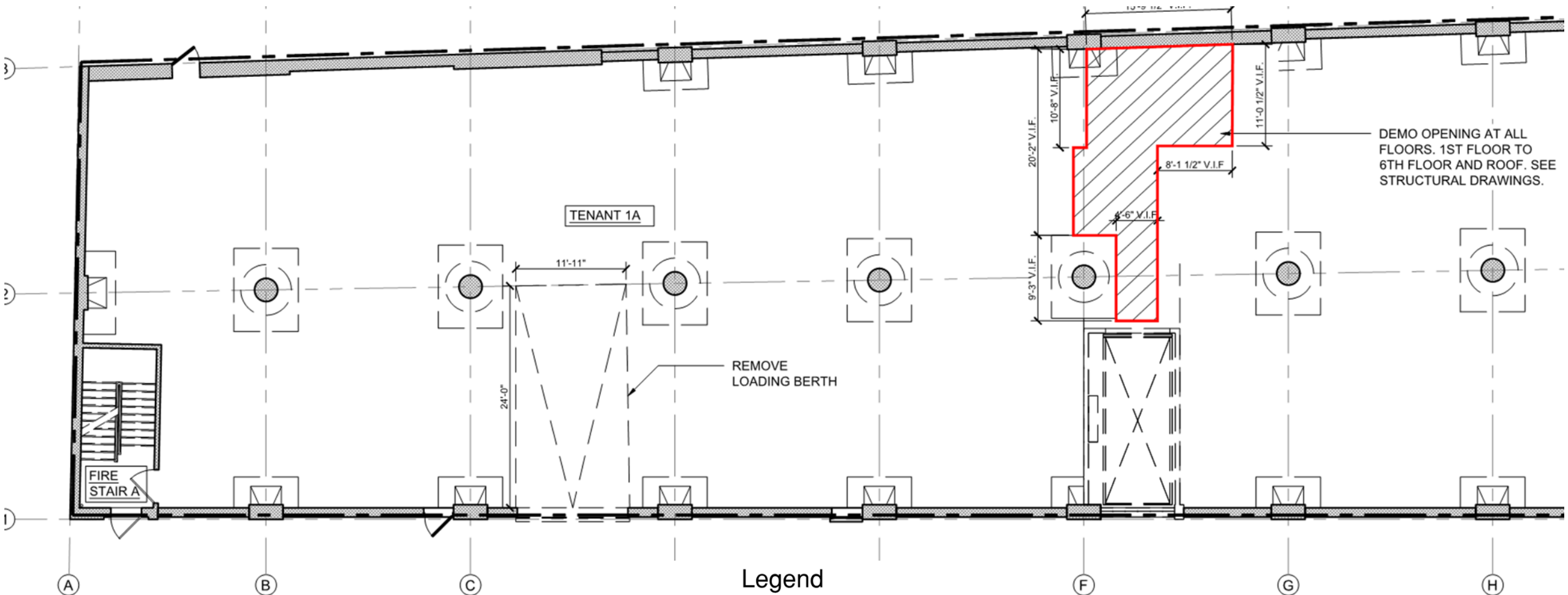


Edge of Slab/Building Fall Hazard

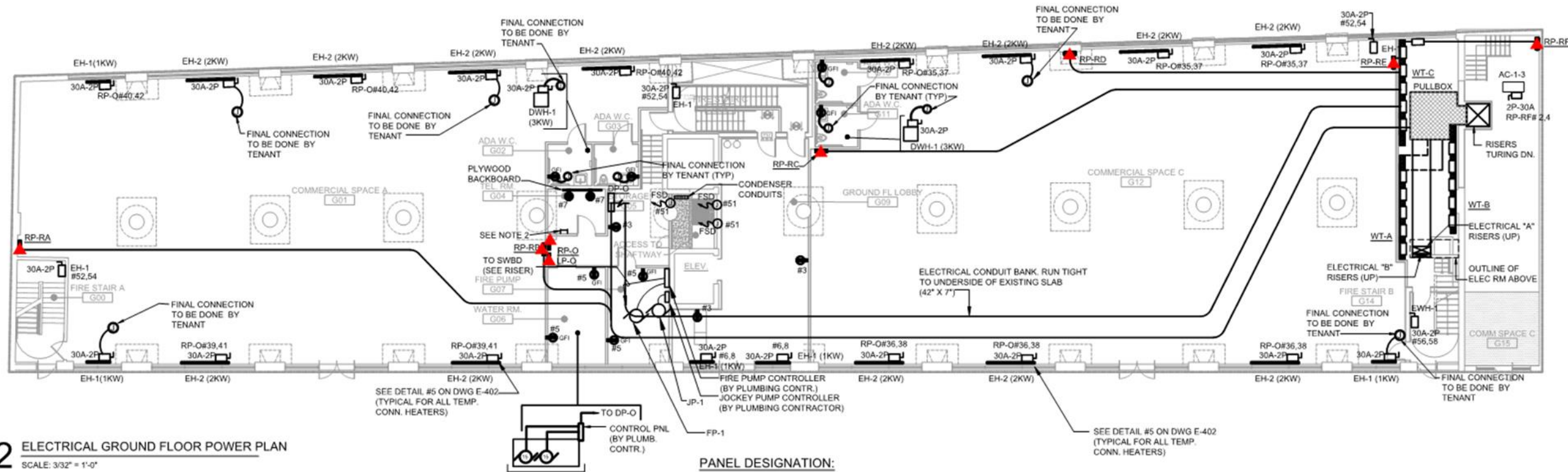


-  COVID-19 Station
-  Fire Extinguishers
-  First Aid Kit
-  Joint Hand/Eye Wash Station (Temp Supply Line)
-  Slab Openings: Guardrails, Markers & Hole Covering
-  Edge of Slab/Building Fall Hazard

Site Safety: Fire Extinguishers, Wash Stations & First Aid



Legend		Description	Quantity	Unit
<div></div>	1	Guardrails & Netting	Count	



Description

▲ Electric Panels for Lock Out/Tag Out



PANEL DESIGNATION:

Description

▲ Electric Panels for Lock Out/Tag Out

Quality Assurance/Quality Control Plan

Quality Assurance (QA)

- Organization & Communication
- Accountability
- Full Participation (Buy in from Trades, A/E & PM Team)
- Planning

Quality Control (QC)

- Testing
- Analysis
- Routines & Rhythm (Scheduling)
- Proper Planning

Procore

- QA
 - Submittals and RFIs
 - Change Orders
 - COIs
 - Permits
 - Daily Reports
- QC
 - Punch List
 - Reports (Inspections and Deliveries)

“Failure to plan, is planning to fail.”

- Benjamin Franklin

Quality Assurance/Quality Control Plan

Core Tools

- ★ Home
- ★ Reports
- ★ Documents
- ★ Directory
- Tasks
- Admin

Project Management

- Emails
- ★ RFIs (+)
- ★ Submittals (+)
- Transmittals
- Inspections
- Incidents
- Observations (+)
- ★ Punch List (+)
- Meetings
- Schedule

- Daily Log
- Photos
- Drawings
- Specifications
- Forms
- Coordination Issues
- Models

Financial Management

- Prime Contracts
- Budget
- Direct Costs
- ★ Commitments
- ★ Change Orders
- ★ Change Events (+)
- Invoicing

Preconstruction

- Bidding


Custom Tools

- NLS Permit Log

Overview	OverdueNext 7 Days> 7 Days			Total Open
Commitment COs	479			479
Submittals	41			5
Observations	8			8
Punch List	1923324			2247
Incidents	5			5
NLS Permit Log	22			22

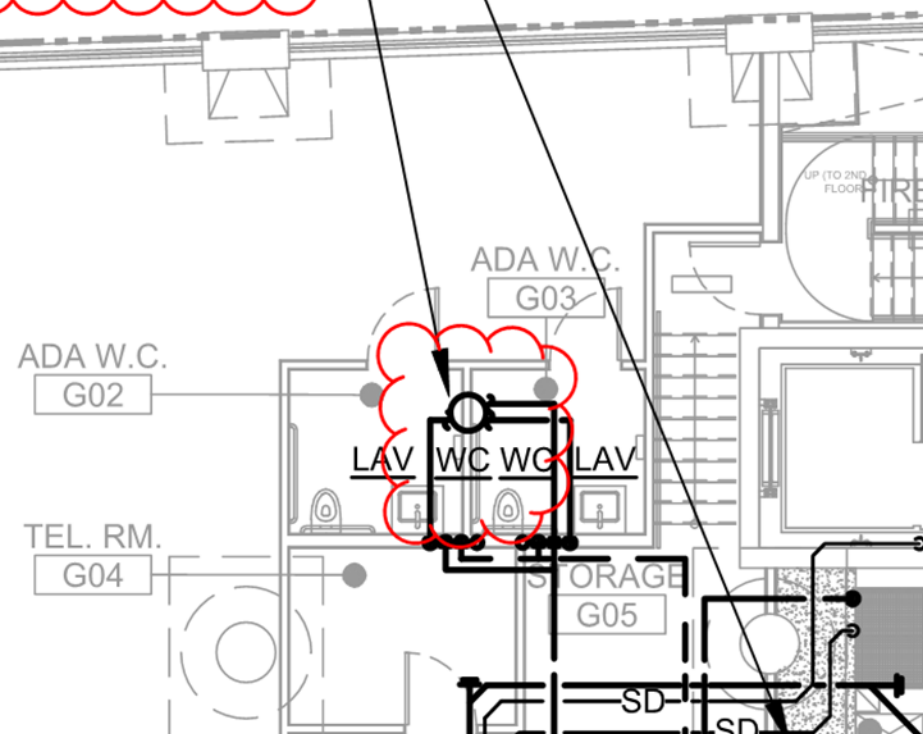


Constructability Review: Sample RFI

REQUEST FOR INFORMATION FORM	
<div></div>	
DOMESTIC WATER HEATER (DWH-1) LOCATION DISCREPANCY	
RFI #: 001	
DATE: 4/26/2021	
PROJECT NAME: Urban Yard	
PROJECT #: A033-01-001	
TO: Plumbing Contractor, Electrical Contractor, 2LS Consulting Engineering, Murdock Solon	
RFI Description	
<p>Question: In commercial space 1A located on the ground floor there is a Domestic Water Heater (DWH-1) set into the wall partition between the two bathrooms. The notations on drawing P-301 calls for the domestic water heater to be installed from the ceiling. Based on the specs of DWH-1 (AO Smith Del-6 water heater), it has a height of 15-1/2 in x 14-1/4 x 11 in. A size too large to be set between the wall. Where is DWH-1 to be installed? 2LS and MSA must choose a location in one of the bathrooms for DWH-1 be installed, and issue two sketches to reflect it's location relative to the floor plan on the drawings previously referenced.</p> <p>Additional Comments: ZC&A recommends installing the domestic water heater (DWH-1) from the ceiling in the bathroom nearest to the lobby wall. We believe that there is enough clearence to hang DWH-1 from the ceiling and in the corner of the bathroom. See proposed location below.</p> <p>ATTACHMENTS Urban Yard - RFI 001 - DWH-1 Discrepancy 20210426.pdf Urban Yard - Plumbing Set - Drawing P-301 20210426.pdf</p> <p>SUBMITTED BY: Keith Richards, Project Manager Zeppelin Cosntruction & Associates</p>	

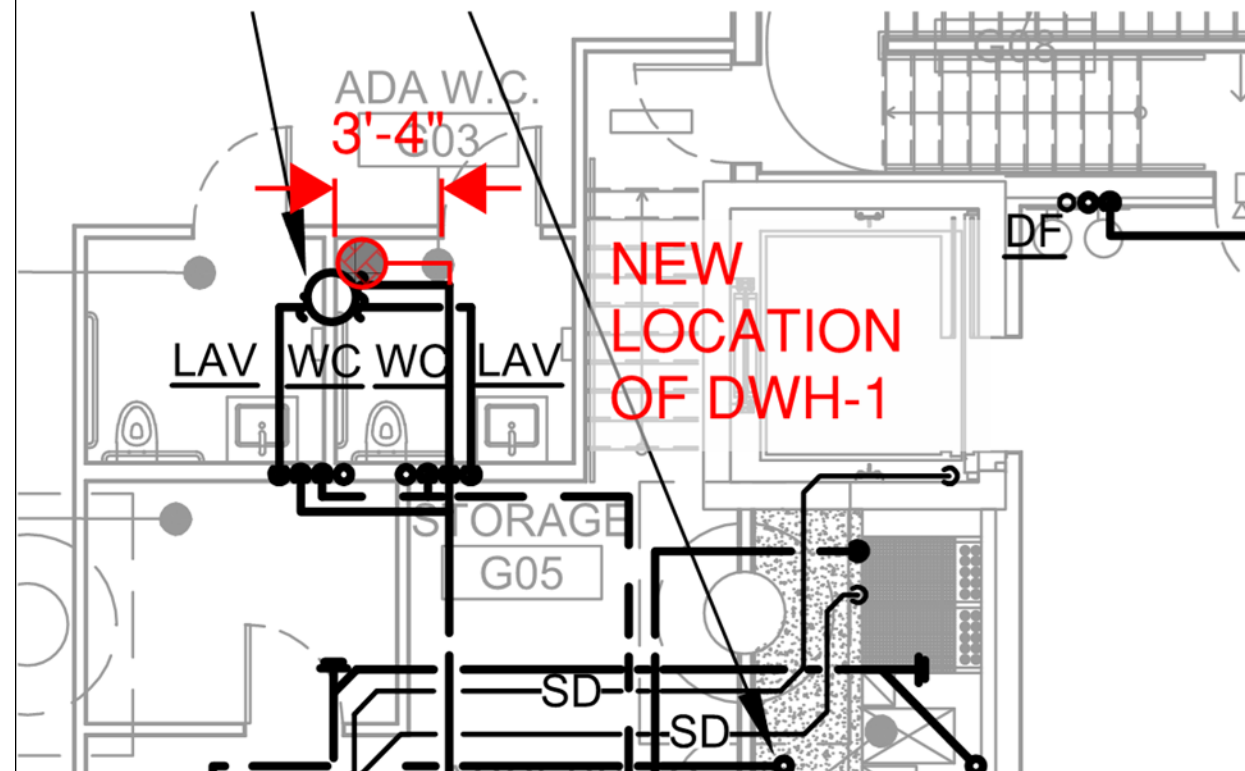
DRAWING P-301

DWH-1
AO SMITH DEL-6
6 GAL, 3kW
INSTALL IN CEILING
RUN RELIEF DRAINAGE TO
FUNNEL DRAIN IN LAV



IDENTIFIED ISSUE

DRAWING P-301



PROPOSED RESOLUTION

Sustainability

Importance of Sustainability

- Obligation to yourself and others, helping the environment and ensuring a healthier sustainable future.
- Economic benefits.

Fundamental Commissioning

- Testing of Mechanical, Electrical and Plumbing equipment to ensure they are operating as efficiently and at the correct capacity.
- Protects future performance and increases cost-savings.

Labor Cleanup Crews

- Dry and wet vacuums will be used to clean dust accumulating debris.



Sustainability: Waste Management

Reduce, Reuse and Recycle

- Dumpsters for construction material.
- Designated small waste bins and recyclable material bins to be spread throughout building and near field office.

Recycle, Reuse and Recover



Sustainability: Air Quality

Dust Barriers

- Limit debris and dust to a confined space.
- Masks to be worn in confined space.
- Used when spraying, cleaning, cutting or demolishing material.
- Stations for cutting material (wood and concrete).

Air Purifiers

- HEPA Filter.
- Portable purifier for confined spaces.
- Industrial purifier for open area with extending chute exhaust to be released through roof.
- NPPC: Negative Pressure Particle Containment



Sustainability: Noise Control

Portable Generator

- Utilize Low output generators with sound curve inverters to supply temporary power
- Generators can be battery powered, gas feed or solar powered.



Sound Walls/Noise Barriers

- Sound absorbing material to be added to fencing.

Power Tools

- Substitute power tools for less noisy alternatives, for example electric powered drills.



Construction Technology Initiatives

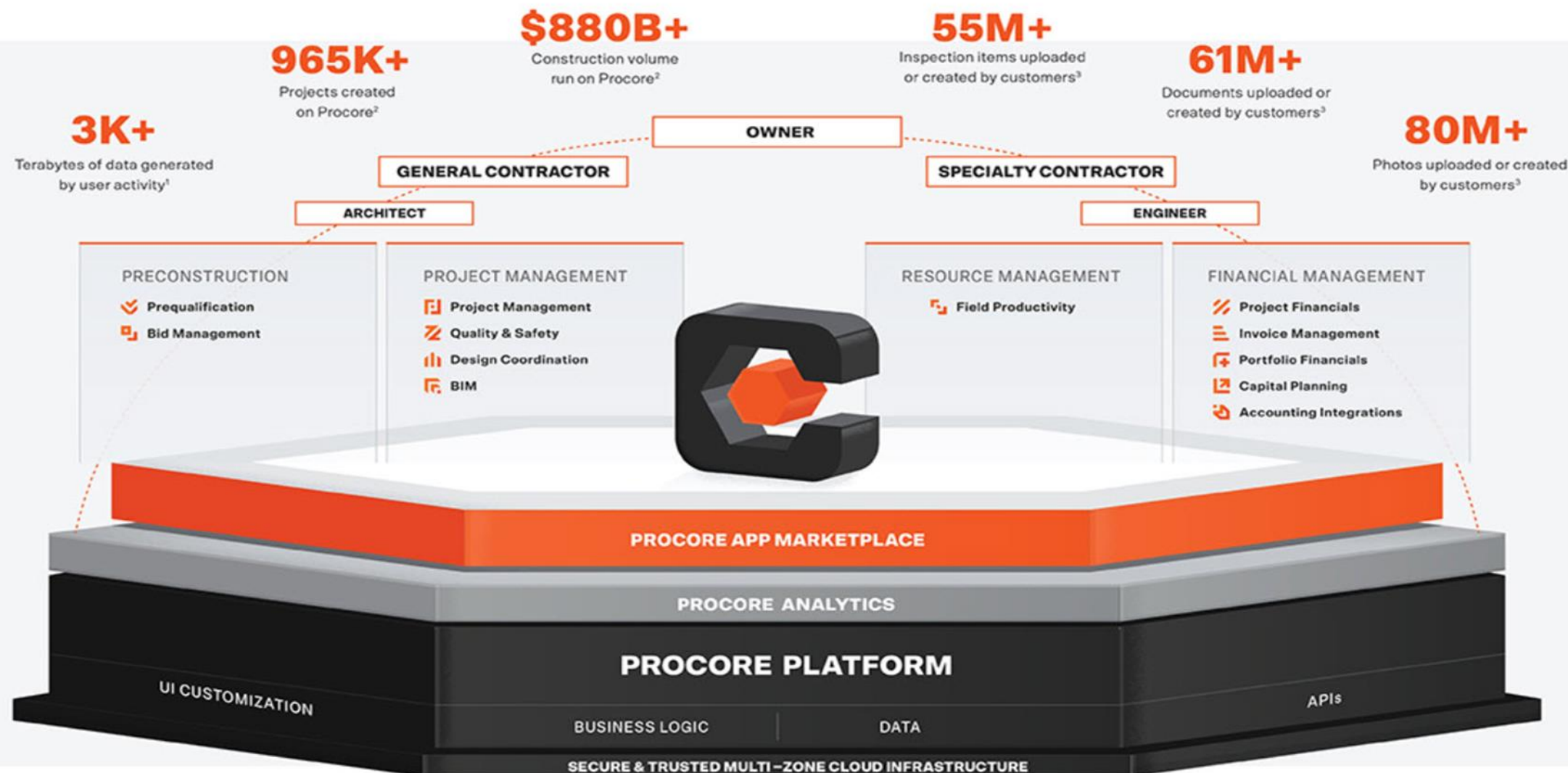
PROCORE®



phoenix
PROJECT MANAGER

ADT
Commercial

The Construction Management Platform



**DIGITIZE
DOCUMENTS**

**STREAMLINE
COMMUNICATION**

**MANAGE
WORKFLOWS**

**CREATE A SINGLE
SOURCE OF TRUTH**

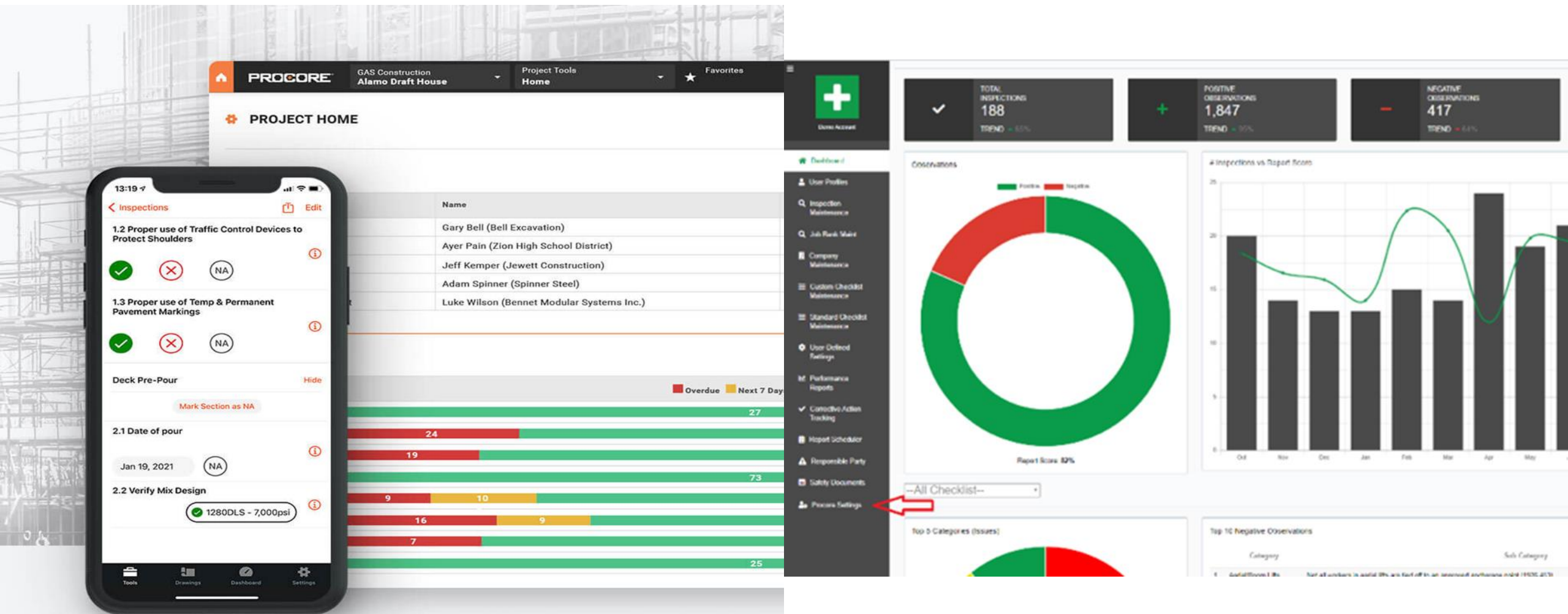
**PROMOTE
SAFETY**

(1) User activity generated over 3,000 terabytes of data as of December 31, 2019.

(2) Total volume and projects data generated since January 1, 2014, as of December 31, 2019.

(3) Represents user activity during Fiscal 2019.

Construction Technology Initiatives: Procore



Construction Technology Initiatives: Procore

NELSON BUILDERS INC...
 NBI-0001 - Seaward ...

TOOLBOX
 Submittals

FAVORITES

SUBMITTALS

Items
 Packages
 Spec Sections
 Ball In Court
 Recycle Bin

Export

Bulk Actions

1 - 28 of 28
 Page: 1

<input type="checkbox"/>		Spec Section	#	Rev.	Title	Type	Status	Responsible Contractor	Submit By	Received From	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	235700 Heat T...	235700-23	0	Electric Heating Equipment Shop Dr...	Shop Drawing	Draft	Nelson Builders Inc.	2/28/18		
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	235700 Heat T...	235700-22	0	Floor Heating Product Data	Product Inform...	Draft	Nelson Builders Inc.	2/28/18		
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	231123 Natur...	231123-21	0	Gas System Valve Product Data	Shop Drawing	Draft	Nelson Builders Inc.	2/28/18		
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	231123 Natur...	231123-20	0	Gas System Shop Drawings	Shop Drawing	Draft	Nelson Builders Inc.	2/28/18		
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-22	0	Chiller Product Data	Product Inform...	Open	Nelson Builders Inc.	2/28/18	Procore Pete	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-21	0	Chiller Shop Drawings	Shop Drawing	Open	Nelson Builders Inc.	2/28/18	Procore Pete	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-20	0	Duct Lining Product Data	Product Inform...	Open	Nelson Builders Inc.	2/28/18	Procore Pete	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-19	0	Insulation Product Data	Product Inform...	Open	Nelson Builders Inc.	2/28/18	Procore Pete	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-18	0	Piping Mounting Pads Product Data	Product Inform...	Open	Nelson Builders Inc.	2/28/18	Procore Pete	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-17	0	HVAC Shop Drawings	Shop Drawing	Open	Nelson Builders Inc.	2/28/18	Procore Pete	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-16	0	HVAC Samples	Sample	Open	Nelson Builders Inc.	2/28/18	Procore Pete	
<input type="checkbox"/>	<input type="button" value="Edit"/> <input type="button" value="View"/>	230500 HVAC ...	230500-15	0	HVAC Product Data	Product Inform...	Open	Nelson Builders Inc.	2/28/18	Procore Pete	



+ Create Submittal
 + Create Package


CUSTOM REPORTS + New
 Submittal Approvers' Response Time

TRAINING
 Learn how to use the Submittals tool


Minimize Sidebar

Construction Technology Initiatives: Procore











NELSON BUILDERS INC....
 NBI-0001 - Seaward ...




TOOLBOX
 RFIs



FAVORITES


RFIs

Items









Recycle Bin


Export

Add Filter

Bulk Actions

1 - 19 of 19 Page: 1

<input type="checkbox"/>		Number ↓	Subject	Status	Responsible Contractor	Received From	Date Initia	
<input type="checkbox"/>	View	21	Fire Rating Exterior Cladding	Open	Allenby Exteriors LLC	Brad Bellamy	04/17/18	
<input type="checkbox"/>	View	20	HVAC Product Manual	Closed	Allenby Exteriors LLC	Brad Bellamy	04/16/18	
<input type="checkbox"/>	View	19	Standard Create 2	Open	Allenby Exteriors LLC	Brad Bellamy	04/16/18	
<input type="checkbox"/>	View	18	Exterior Cladding Fire Rating	Open	Allenby Exteriors LLC	Brad Bellamy	04/16/18	
<input type="checkbox"/>	View	17	Classification for Roofing Material (...)	Open	Nelson Builders Inc.	Saul Safety	04/16/18	
<input type="checkbox"/>	View	15	Exterior Cladding Fire Rating	Closed	Allenby Exteriors LLC	Brad Bellamy	04/10/18	
<input type="checkbox"/>	View	14	Exterior Cladding Fire Rating	Closed	Allenby Exteriors LLC	Brad Bellamy	04/10/18	
<input type="checkbox"/>	View	13	Exterior Cladding Fire Rating	Closed	Allenby Exteriors LLC	Brad Bellamy	04/10/18	


Create RFI


CUSTOM REPORTS
+ New

[Custom RFIs Report](#)

[Chart](#)

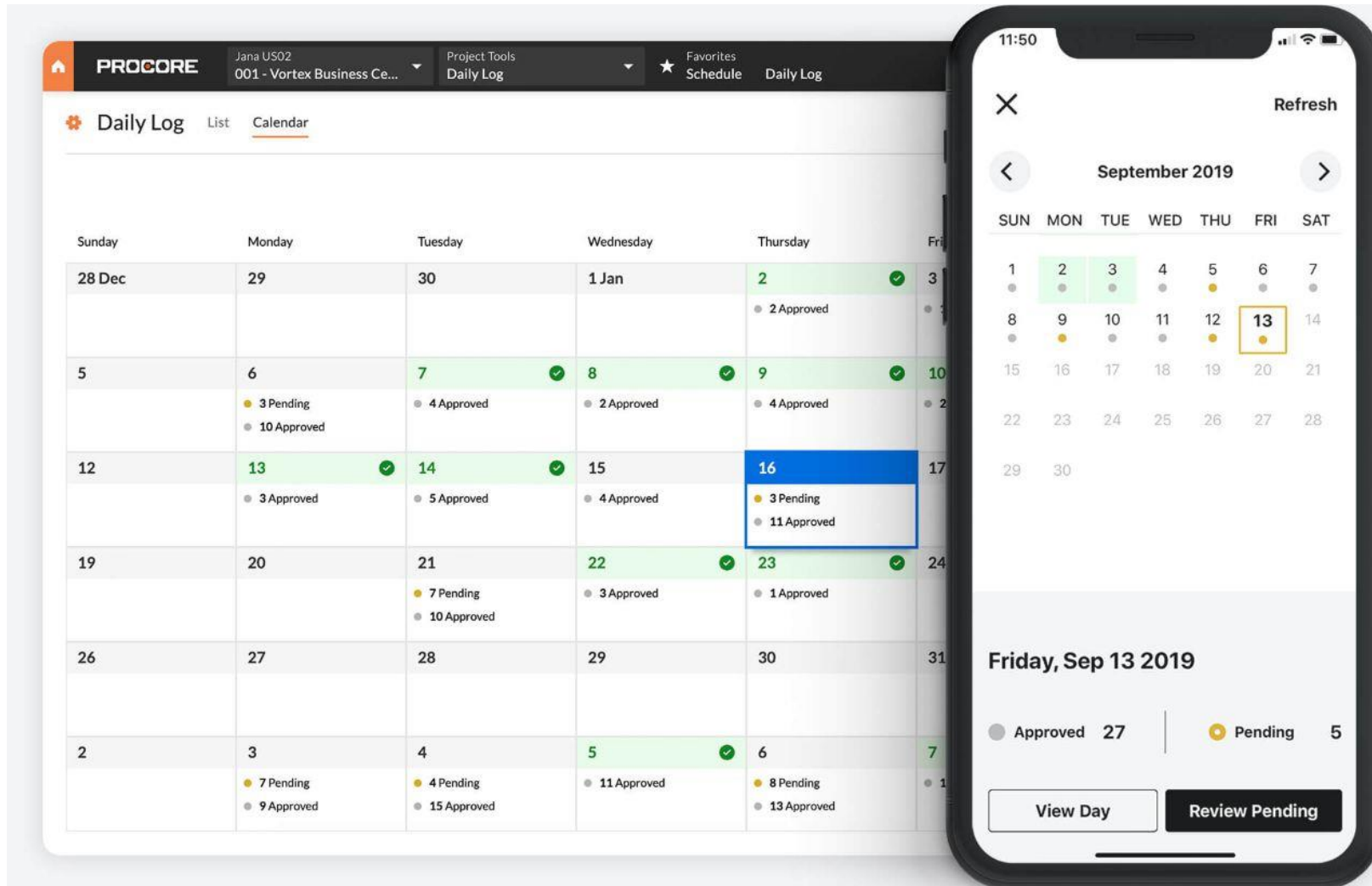
[Questions and Responses Report](#)

TRAINING

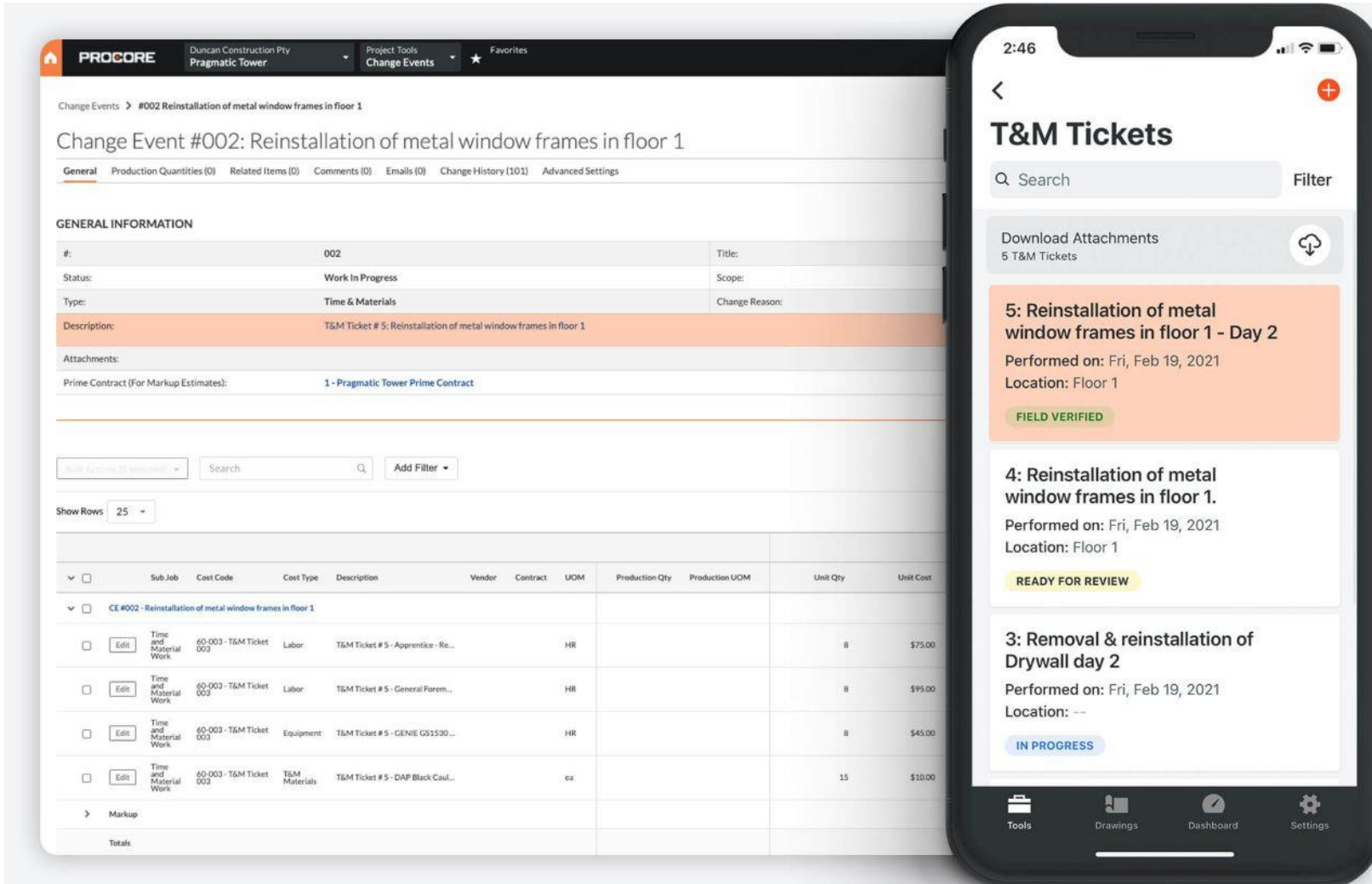

[Learn how to use the RFI tool](#)

Minimize Sidebar

Construction Technology Initiatives: Procore



Construction Technology Initiatives: Procore



The image displays the Procore construction management software interface, showing a web view on the left and a mobile app view on the right.

Web View: Change Event #002: Reinstallation of metal window frames in floor 1

GENERAL INFORMATION

#:	002	Title:	
Status:	Work In Progress	Scope:	
Type:	Time & Materials	Change Reason:	
Description:	T&M Ticket # 5: Reinstallation of metal window frames in floor 1		
Attachments:			
Prime Contract (For Markup Estimates):	1 - Pragmatic Tower Prime Contract		

Table: Production Quantities

Sub Job	Cost Code	Cost Type	Description	Vendor	Contract	UOM	Production Qty	Production UOM	Unit Qty	Unit Cost
CE #002 - Reinstallation of metal window frames in floor 1										
<input type="checkbox"/>	<input type="checkbox"/>	Time and Material Work	60-003 - T&M Ticket 003	Labor	T&M Ticket # 5 - Apprentice - Re...	HR			8	\$75.00
<input type="checkbox"/>	<input type="checkbox"/>	Time and Material Work	60-003 - T&M Ticket 003	Labor	T&M Ticket # 5 - General Forem...	HR			8	\$95.00
<input type="checkbox"/>	<input type="checkbox"/>	Time and Material Work	60-003 - T&M Ticket 003	Equipment	T&M Ticket # 5 - GENIE GS1530...	HR			8	\$45.00
<input type="checkbox"/>	<input type="checkbox"/>	Time and Material Work	60-003 - T&M Ticket 003	T&M Materials	T&M Ticket # 5 - DAP Black Casl...	ea			15	\$10.00
Markup										
Totals										

Mobile App View: T&M Tickets

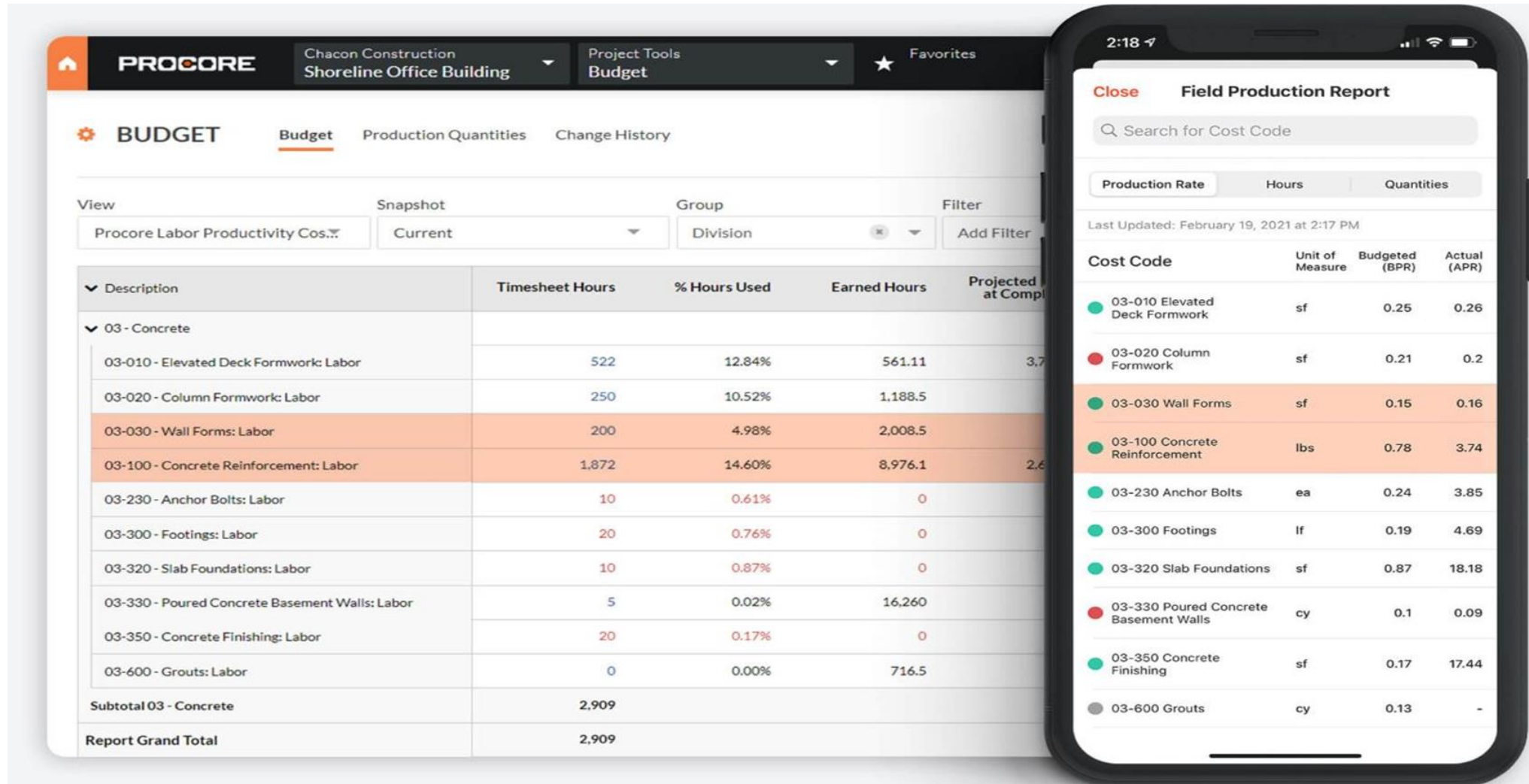
Download Attachments
5 T&M Tickets

5: Reinstallation of metal window frames in floor 1 - Day 2
Performed on: Fri, Feb 19, 2021
Location: Floor 1
FIELD VERIFIED

4: Reinstallation of metal window frames in floor 1.
Performed on: Fri, Feb 19, 2021
Location: Floor 1
READY FOR REVIEW

3: Removal & reinstallation of Drywall day 2
Performed on: Fri, Feb 19, 2021
Location: --
IN PROGRESS

Construction Technology Initiatives: Procore

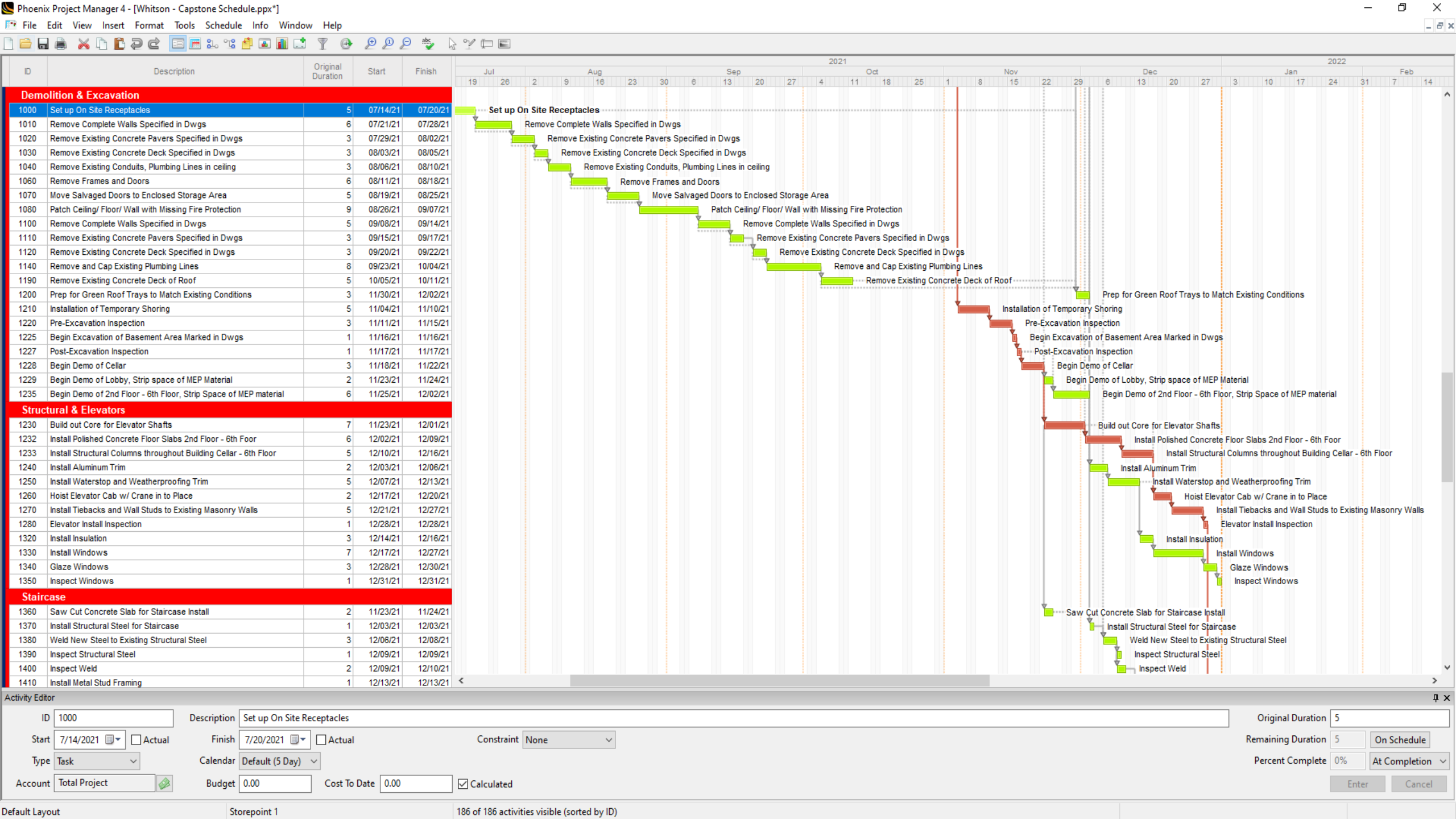


The image displays the Procore software interface. On the left, a desktop view shows a 'BUDGET' report for 'Chacon Construction Shoreline Office Building'. The report is filtered by 'Division' and shows a list of construction items with their respective timesheet hours, percentage of hours used, and earned hours. On the right, a smartphone displays a 'Field Production Report' for the same project, showing a list of cost codes with their units of measure, budgeted (BPR), and actual (APR) values.

View	Snapshot	Group	Filter
Procore Labor Productivity Cos...	Current	Division	Add Filter

Description	Timesheet Hours	% Hours Used	Earned Hours	Projected at Compl
03 - Concrete				
03-010 - Elevated Deck Formwork: Labor	522	12.84%	561.11	3.7
03-020 - Column Formwork: Labor	250	10.52%	1,188.5	
03-030 - Wall Forms: Labor	200	4.98%	2,008.5	
03-100 - Concrete Reinforcement: Labor	1,872	14.60%	8,976.1	2.6
03-230 - Anchor Bolts: Labor	10	0.61%	0	
03-300 - Footings: Labor	20	0.76%	0	
03-320 - Slab Foundations: Labor	10	0.87%	0	
03-330 - Poured Concrete Basement Walls: Labor	5	0.02%	16,260	
03-350 - Concrete Finishing: Labor	20	0.17%	0	
03-600 - Grouts: Labor	0	0.00%	716.5	
Subtotal 03 - Concrete	2,909			
Report Grand Total	2,909			

Cost Code	Unit of Measure	Budgeted (BPR)	Actual (APR)
03-010 Elevated Deck Formwork	sf	0.25	0.26
03-020 Column Formwork	sf	0.21	0.2
03-030 Wall Forms	sf	0.15	0.16
03-100 Concrete Reinforcement	lbs	0.78	3.74
03-230 Anchor Bolts	ea	0.24	3.85
03-300 Footings	lf	0.19	4.69
03-320 Slab Foundations	sf	0.87	18.18
03-330 Poured Concrete Basement Walls	cy	0.1	0.09
03-350 Concrete Finishing	sf	0.17	17.44
03-600 Grouts	cy	0.13	-



Construction Technology Initiatives: ADT Security



Cloud-hosted video

Enhance your security without a large capital investment or costly IT maintenance resources—using cloud computing and IP video.



Alarm event video

Save alarm events so you can view them in your eSuite portal along with alarm data. Video events can be tied to exceptions—like out-of-schedule panel disarm events—and then saved and viewed online at your convenience.



IT-friendly video

Overcome the bandwidth constraints of your network. We understand how to make video surveillance work with your legacy IT systems, and we can also show you how to achieve efficiencies by deploying a security-only network.



Web and mobile security management

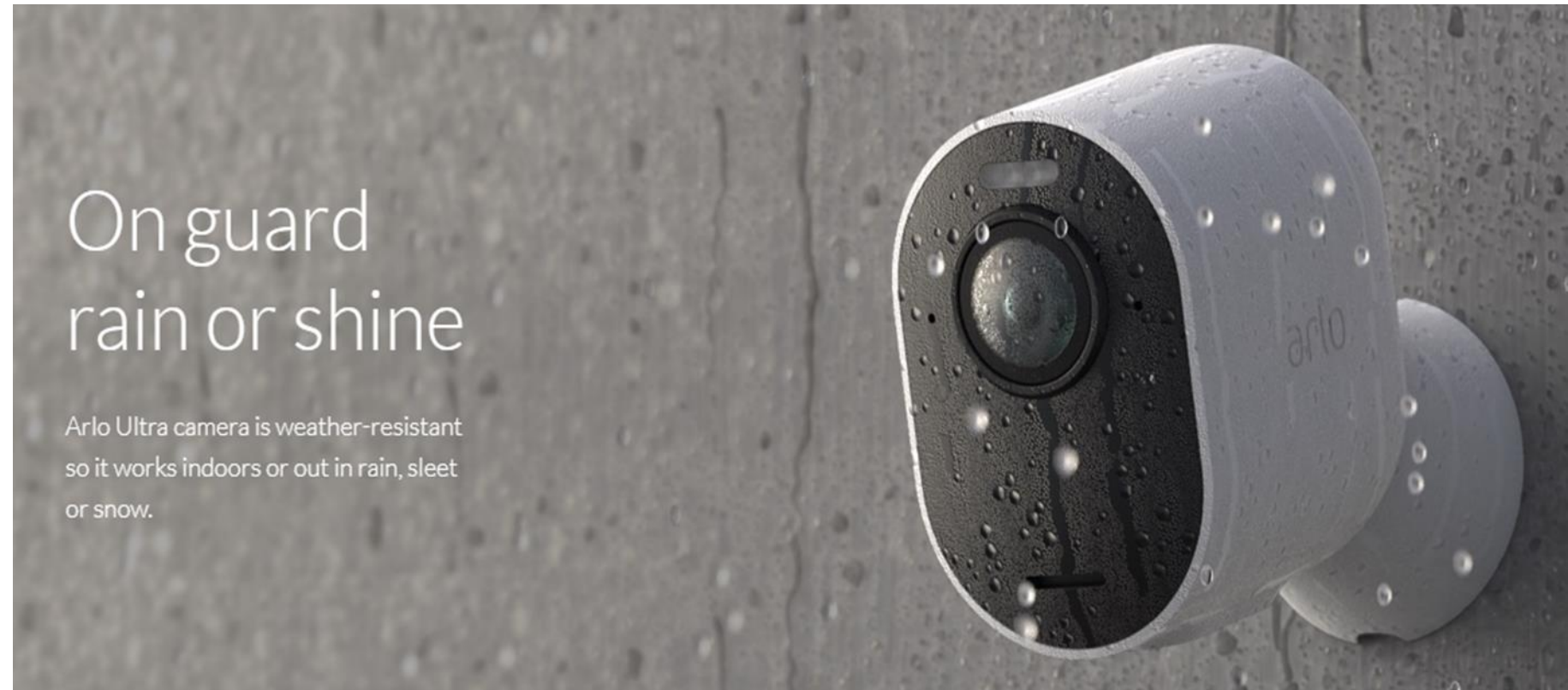
Control and view live video from on-site cameras. You'll be able to monitor the situation at your organization with full-color video that can be easily downloaded—even to your mobile device.



Video analytics

Use advanced, pattern-based analytics to cover high-threat areas in buildings or specified zones. If your system is triggered, the signal and video footage of what caused the alarm are sent not only to an ADT Commercial video monitoring center but also to your PC or smartphone. From there, a highly trained professional from our monitoring center will review the alarm signal and verify the crime and call emergency services, if appropriate. Video records are then stored at the edge, reside in the cloud, or stored on-site using DVRs, NVRs, and IT servers.

Construction Technology Initiatives: Cameras



6 month battery life ¹

Wire-free, no cords or wiring
hassles



4K HDR ²

Cutting-edge image quality



Enhanced Night Vision

See colors in the dark



Integrated Spotlight

Bright and motion-activated



180° View

Panoramic field of vision

Construction Technology Initiatives: Cameras

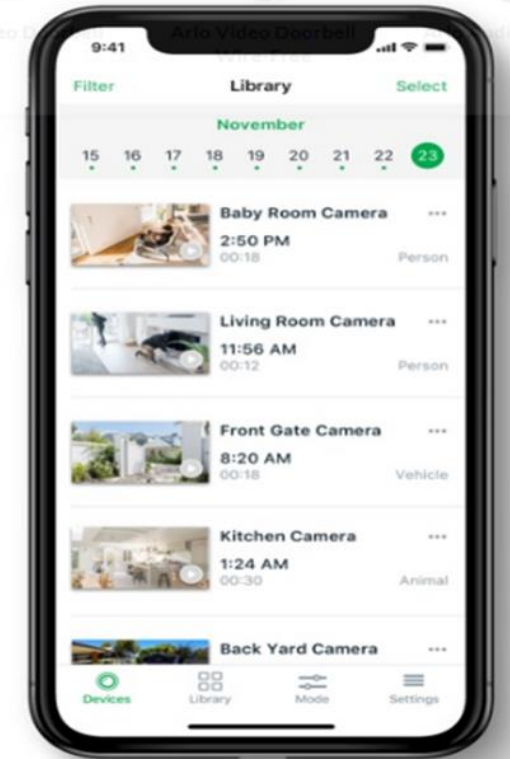
(VMS5440)

4K UHD Wire-Free Security 4-Camera System

[Buy Now](#)

What's included:

- 4 Cameras + Battery
- 1 Power Adapter
- 1 Magnetic Charge Cable
- 1 Ethernet Cable
- 2 Magnetic Mounts
- 2 Quarter Twenty Mounts
- 4 Wall Mount Screw Kits
- 2 Quarter Twenty Screws
- 1 Quick Start Guide
- 1 Decal
- 1 Ultra SmartHub (VMB5000)



Extended recordings

With Arlo Smart Premier, view your camera's video and audio recordings for up to 30 days. ³

[Learn More About Arlo Smart](#)



Thank You!



Any Questions?