

**Capital Improvements at
Gouverneur Gardens Housing Corp.
305 Madison Avenue
New York, New York
Date: January 28, 2021
L&M No.: 20-0063-00**

			Structural Preservation Systems, LLC 104 Wagaraw Road Hawthorne, NJ 07506 (646) 741-9900	AM&G Waterproofing LLC 2120 Atlantic Avenue Brooklyn, NY 11233 (718) 852-3330	Contractors Xinos Construction 110-32A 15th Avenue College Point, NY 11356 (718) 358-4272
		Quantities			
A-	Base Bid -				
	Division 01 - General Requirements				
1a	General Conditions, including mobilization, sidewalk bridging and lighting (10' high), hoisting, shoring, shop drawing preparation, testing, permits, TPP, insurance, protection and all miscellaneous items. (DOB filing fees for work permit is to be borne by the Owner).	LS	\$2,633,975.00	\$5,687,785.00	\$4,549,500.00
1b	Provide scaffolding at building facades as required for façade repairs.	LS	\$223,500.00	\$1,386,360.00	\$995,500.00
1c	Perform a site survey Pre- and Post- construction property survey prepared and sealed by a licensed surveyor.	LS	\$22,550.00	\$45,000.00	\$90,000.00
1d	Site Safety Plan - site safety plans for review and approval by DOB Best Squad.	LS	\$75,160.00	\$60,000.00	\$45,000.00
1e	Site Safety manager for the duration of the project: Part time as permitted by the NYC Building code, except for during installation of pipe frame scaffolding and full façade recladding, where a full time Site Safety manager is required.	LS	\$1,061,800.00	\$907,800.00	\$450,000.00
	Total for General Requirements		\$ 4,016,985.00	\$ 8,086,945.00	\$ 6,130,000.00
	Division 02 - Existing Conditions				
2a	Demolition and removal of existing concrete paving at areas and expansions joints indicated on the drawings.	LS	\$67,390.00	\$148,200.00	\$20,000.00
2b	Omit				
2c	Demolition and removal of main and bulkhead roofs including railings and flashings.	LS	\$587,510.00	\$420,600.00	\$334,500.00
2d	Demolition and removal of balcony railings and dividers.	LS	\$73,341.00	\$157,500.00	\$64,700.00
2e	Demolition of balcony overburden tile, carpet, etc. (Allowance)	SF	\$31,752.00	\$39,200.00	\$45,000.00
2f	Demolish balcony curbs at locations of deterioration. (Allowance)	LF	\$74,640.00	\$180,000.00	\$60,000.00
2g	Partially demolish and remove existing gypsum board partition at plumbing chase to access plumbing risers.	LS	\$273,240.00	\$1,344,000.00	\$910,000.00
2h	Demolish basement slabs as required to access sanitary lines include fill removal.	LS	\$62,130.00	\$48,160.00	\$55,000.00
2i	Demolition and removal of partitions at basements.	LS	\$87,185.00	\$47,000.00	\$40,000.00
2j	Demolition and removal of shelf angle masonry (Allowance).	3,700 LF	\$145,780.00	\$277,500.00	\$110,000.00
2k	Demolition and removal of brick masonry to install new flashings, where indicated on the Drawings.	LS	\$2,607.00	\$31,050.00	\$75,000.00
2l	Demolish and removal of window sub-sill beneath cover (Allowances).	1000 LF	\$18,000.00	\$175,000.00	\$35,000.00
2m	Remove all existing insulation at all water risers as (ACM material) including all requirements for compliance with the DOB and DEP.	27,000 LF	\$2,187,000.00	\$540,000.00	\$2,100,000.00
2n	Remove all existing pipe insulation at piping at lobby ceilings (ACM material), including all requirements for compliance with the DOB and DEP.	200 LF	\$17,950.00	\$13,000.00	\$105,000.00
2o	Remove all existing mud fitting at corners and bends of piping at lobby ceilings (ACM material), including all requirements for compliance with the DOB and DEP.	60 SF	\$14,520.00	\$90,000.00	\$30,000.00
2p	Remove all existing caulk at all storefront entrances (ACM material), including all requirements for compliance with the DOB and DEP.	24 SF	\$21,552.00	\$45,000.00	\$55,000.00
2q	Provide GPR scanning and documentation for voids beneath the slabs at locations of new boiler, cogen and equipment at basement level.	LS	\$138,066.00	\$90,000.00	\$50,000.00
	Total for Existing Conditions		\$ 3,802,663.00	\$ 3,646,210.00	\$ 4,089,200.00



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		Quantities			
Division 03 - Concrete					
3a	Horizontal (topside) concrete repairs (up to 2" deep), including demolition, surface preparation and patching (Allowance at roof).	4,000 SF	\$213,600.00	\$100,000.00	\$200,000.00
3b	Sound all concrete at balcony topsides, undersides and curbs.	LS	\$9,055.00	\$78,840.00	\$80,000.00
3c	Repair balcony curb at areas (Allowance).	2,400 LF	\$218,400.00	\$360,000.00	\$780,000.00
3d	Horizontal (topside) concrete repairs (up to 2" deep), including demolition, surface preparation and patching.	5,700 SF	\$447,450.00	\$199,500.00	\$285,000.00
3e	Horizontal (topside) concrete repairs (up to 3" deep), including demolition, surface preparation and patching.	2,300 SF	\$207,230.00	\$126,500.00	\$138,000.00
3f	Underside concrete repairs (up to 2" deep), including demolition, surface preparation and patching.	5,700 SF	\$605,055.00	\$285,000.00	\$313,500.00
3g	Underside concrete repairs (up to 3" deep), including demolition, surface preparation and patching.	2,300 SF	\$282,440.00	\$138,000.00	\$149,500.00
3h	Scarify all balcony topsides and resurface to pitch to drain at all buildings.	LS	\$299,520.00	\$85,500.00	\$374,000.00
3i	Provide new concrete slabs at basement at locations of sanitary line replacement.	LS	\$57,285.00	\$225,000.00	\$45,000.00
3j	New concrete equipment pads at mechanical and plumbing equipment.	LS	\$211,200.00	\$108,000.00	\$135,000.00
3k	Provide new concrete areaways and supports for flue.	LS	\$110,820.00	\$105,000.00	\$250,000.00
3l	Provide curtain wall/floor injection grouting (Urethane and Acrylate) at all MEP rooms of Buildings 4, 5 and 6.	LS	\$318,132.00	\$489,800.00	\$315,000.00
3m	Provide injection grout void filing/soil stabilization at locations identified from GPR scanning and probing of basement slabs.	30 Man Day	\$308,940.00	\$330,000.00	\$322,500.00
3m	Provide injection grout void filing/soil stabilization at locations identified from GPR scanning and probing of basement slabs.	3000 Gal.			
Total for Concrete			\$3,289,127.00	\$2,631,140.00	\$3,387,500.00
Division 04 - Masonry					
4a	Face brick masonry replacement, where indicated on the Drawings included all related accessories.	SF	\$6,105.00	\$112,850.00	\$9,500.00
4b	Provide new CMU block walls at basement included bond beam, reinforcement and fireproofing.	LS	\$177,219.00	\$196,000.00	\$85,000.00
4c	Face brick masonry replacement, where indicated on the Drawings included all related accessories (Allowance).	15,000 SF	\$1,017,750.00	\$750,000.00	\$975,000.00
4d	Shelf angle replacement, including all flashings and accessories.	3,700 LS	\$334,850.00	\$370,000.00	\$705,000.00
4e	Sill replacement including all flashings and accessories.	LS	\$72,216.00	\$3,240.00	\$1,450.00
Total for Masonry			\$1,608,140.00	\$1,432,090.00	\$1,775,950.00
Division 05 - Metals					
5a	Fabricate and install new roof perimeter railings.	LS	\$411,600.00	\$630,000.00	\$475,000.00
5b	Fabricate and install new balcony railings.	LS	\$445,500.00	\$810,000.00	\$565,000.00
5c	Provide steel framing and supports for new boiler flue.	LS	\$25,575.00	\$72,000.00	\$125,000.00
5d	Omit				
5e	Fabricate and install new tie back anchors for future scaffold installation.	70 EA	\$40,390.00	\$196,000.00	\$63,000.00
5f	Fabricate and install new balcony dividers.	LS	\$280,800.00	\$360,000.00	\$380,000.00
Total for Metals			\$1,203,865.00	\$2,068,000.00	\$1,608,000.00



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Division 06 - Wood, Plastics and Composites					
6a	Provided wood blocking and flashing as required at area of sill demolition (Allowance).	1000 LF	\$75,500.00	\$100,000.00	\$20,000.00
Total for Wood, Plastics and Composites			\$75,500.00	\$100,000.00	\$20,000.00
Division 07 - Thermal and Moisture Protection					
7a	Install new 20 year NDL Sikalastic Roof/Pro Built-up Roofing System at main roof and bulkhead roofs, including all related components required for a complete system.	LS	\$2,209,900.00	\$2,384,700.00	\$1,850,000.00
7b	Provide in and install pedestrian traffic coating at all balcony decks, canopy and curbs.	LS	\$207,200.00	\$437,980.00	\$340,000.00
7c	Provide and install acrylic underside coating at all balconies.	LS	\$88,360.00	\$290,700.00	\$315,000.00
7d	Soft joint replacement at building elevations.	LS	\$216,216.00	\$376,470.00	\$275,000.00
7e	Provide and install new thermal/acoustic direct applied insulation at ceilings of MEP rooms.	N/A	\$330,300.00	\$205,500.00	\$90,000.00
7f	Remove and replace building entry roofing.	LS	\$30,588.00	\$90,000.00	\$115,000.00
Total for Thermal and Moisture Protection			\$3,082,564.00	\$3,785,350.00	\$2,985,000.00
Division 08 - Openings					
8a	Remove and replace door sills at bulkheads.	LS	\$9,270.00	\$45,000.00	\$9,500.00
8b	Furnish and install new storefront entry systems and hardware.	LS	\$307,200.00	\$743,750.00	\$575,000.00
8c	Provide new steel doors, frames and hardware at basements, where indicated on drawings.	LS	\$67,100.00	\$112,500.00	\$56,000.00
8d	Provide new steel flood doors, frames and hardware and basements of Buildings 4, 5 and 6 at Buildings 4, 5 and 6	LS	\$114,240.00	\$210,000.00	\$45,000.00
Total for Openings			\$497,810.00	\$1,111,250.00	\$685,500.00
Division 09 - Finishes					
9a	Provide chase wall repairs as required at all apartments.	LS	\$196,200.00	\$614,880.00	\$600,000.00
9b	Provide new gypsum and cement wall board partitions at apartment interior including new tile (bathroom).	LS	\$1,224,629.00	\$1,881,600.00	\$1,850,000.00
9c	Provide new gypsum wall board at apartment (bedroom or closets).	LS	\$481,936.00	\$806,400.00	\$650,000.00
9d	Paint (prime and 2 finish coats) of new wallboard partitions items.	LS	\$292,572.00	\$134,400.00	\$780,000.00
9e	Provide new gypsum board ceiling at first floor as indicated.	LS	\$144,600.00	\$42,000.00	\$25,000.00
9f	Prepare and paint first floor ceilings as required.	LS	\$24,600.00	\$134,500.00	\$5,000.00
9g	Paint (prime and 2 finish coats) steel doors at new doors.	LS	\$14,415.00	\$23,550.00	\$4,800.00
9h	Prepare and Epoxy Paint floors at new MEP rooms at basement.	LS	\$76,500.00	\$300,600.00	\$59,600.00
9i	Prepare and provide cementitious waterproofing at all interior and exterior walls of all new MEP rooms at basement level of Buildings 4, 5 and 6	LS	\$141,750.00	\$244,500.00	\$98,000.00
Total for Finishes			\$2,597,202.00	\$4,182,430.00	\$4,072,400.00
Division 11 - Equipment					
11a	Remove existing play equipment and provide new (Allowance).	LF	\$100,000.00	\$100,000.00	\$100,000.00
Total for Equipment			\$100,000.00	\$100,000.00	\$100,000.00
Division 14 - Conveying Equipment					
N/A					



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	Quantities			

Division 21 - Fire Suppression					
21a	Furnish and install new fire pump along with jockey pump, concrete pad, valves and controllers	LS	\$852,570.00	\$829,920.00	\$985,000.00
21b	Remove existing fire protection piping in cellar.	LS	\$35,670.00	\$34,720.00	\$75,000.00
21c	Furnish and install new fire protection piping and connect to existing piping in cellar.	LS	\$105,850.00	\$103,100.00	\$195,000.00
21d	Testing of new fire pumps and piping.	LS	\$44,900.00	\$43,680.00	\$70,000.00
Total for Fire Suppression			\$1,038,990.00	\$1,011,420.00	\$1,325,000.00
Division 22 - Plumbing					
22a	Replace above ground sanitary piping in cellar.	LS	\$759,400.00	\$739,200.00	\$760,000.00
22b	Replace sanitary and vent stacks.	LS	\$4,632,900.00	\$4,368,000.00	\$4,500,000.00
22c	Replace cold, hot and hot water recirculation risers.	LS	\$3,511,100.00	\$3,276,000.00	\$3,400,000.00
22d	Replace house pumps.	LS	\$966,480.00	\$940,800.00	\$990,000.00
22e	Replace sump pump.	LS	\$228,970.00	\$222,880.00	\$390,000.00
22i	Furnish and install new water services along with curb valves, shut-off valves, meters and backflow preventers.	LS	\$1,938,710.00	\$1,887,200.00	\$2,220,000.00
22j	Furnish and install new gas services along with curb valves, meters, shut-off valves and swing over piping to existing meters.	LS	\$304,900.00	\$296,800.00	\$450,000.00
22h	Furnish and install all new insulation associated to all new work.	LS	\$1,334,660.00	\$1,299,200.00	\$1,460,000.00
22k	Testing all new plumbing work.	LS	\$69,050.00	Included in 22h above	\$150,000.00
Total for Plumbing			\$13,746,170.00	\$13,030,080.00	\$14,320,000.00
Division 23 - Heating Ventilating and Air Conditioning					
23a	Remove existing Con Edison high pressure steam service along with valves, meters and supports. All work to be coordinated with Con Edison.	LS	\$86,300.00	\$84,000.00	\$85,000.00
23b	Remove existing high-pressure steam piping and valves within buildings including heat exchangers (12), flash tanks (6) and condensate pumps (6).	LS	\$155,330.00	\$151,200.00	\$195,000.00
23c	Remove existing steam fired domestic hot water storage tank along with controls, piping, pumps and supports.	LS	\$82,850.00	\$80,640.00	\$95,000.00
23d	Furnish and install new gas fired steam heating boilers along with concrete pads, piping, controls and combustion air fan.	LS	\$2,060,495.00	\$1,981,280.00	\$2,050,000.00
23e	Furnish and install new boiler breeching and double wall chimney with supports and insulation.	LS	\$1,337,550.00	\$1,237,600.00	\$1,270,000.00
23f	Furnish and install shell and tube heat exchanger for domestic hot water stand-by.	LS	\$196,750.00	\$191,520.00	\$238,000.00
23g	Furnish and install new boiler feed unit.	LS	\$237,020.00	\$230,720.00	\$305,000.00
23h	Replace existing vacuum pumps.	LS	\$305,000.00	\$296,800.00	\$325,000.00
23i	Furnish and install new low pressure steam supply and steam condensate return piping.	LS	\$172,600.00	included in 23d	\$50,000.00
23j	Furnish and install all new insulation associated to all new work.	LS	\$138,100.00	\$134,400.00	\$220,500.00
23k	Clean bathroom and kitchen exhaust shafts.	LS	\$201,350.00	\$196,000.00	\$250,000.00
23l	Test, adjust and balance all exhaust fans after shaft cleaning.	LS	\$97,800.00	\$95,200.00	\$100,000.00
23m	Replace existing thermostatic steam traps.	LS	\$653,540.00	\$636,160.00	\$655,000.00
23n	Replace existing manual radiator/convector valves with new thermostatic control valves and sensors.	LS	\$598,300.00	\$582,400.00	\$600,000.00



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		Quantities			
Division 23 - Heating Ventilating and Air Conditioning - Cont'd					
23o	Furnish and install temporary boiler and associated oil tank, piping, pumps, permits for Building No. 1	LS	\$69,100.00	\$67,200.00	\$75,000.00
23p	Furnish and install temporary boiler and associated oil tank, piping, pumps, permits for Building No. 2	LS	\$69,100.00	\$67,200.00	\$75,000.00
23q	Furnish and install temporary boiler and associated oil tank, piping, pumps, permits for Building No. 3	LS	\$69,100.00	\$67,200.00	\$75,000.00
23r	Furnish and install temporary boiler and associated oil tank, piping, pumps, permits for Building No. 4	LS	\$69,100.00	\$67,200.00	\$75,000.00
23s	Furnish and install temporary boiler and associated oil tank, piping, pumps, permits for Building No. 5	LS	\$69,100.00	\$67,200.00	\$75,000.00
23t	Furnish and install temporary boiler and associated oil tank, piping, pumps, permits for Building No. 6	LS	\$69,100.00	\$67,200.00	\$75,000.00
23u	Monthly rental fee for temporary oil tank to be used with new boilers prior to gas availability from Con Edison	LS	\$1,730.00	\$120,960.00	\$99,000.00
Total for Heating Ventilating and Air Conditioning			\$6,739,315.00	\$6,422,080.00	\$6,987,500.00
Division 26 - Electrical Work					
26a	Replace existing apartment panels with new in same location. Reconnect to existing apartment risers and all of existing apartment branch circuits.	782 EA	\$828,920.00	\$803,896.00	\$1,395,500.00
26b	Replace existing receptacles in the apartment's kitchens in same locations with new GFI receptacles.	1955 EA	\$191,590.00	\$136,850.00	\$175,500.00
26c	Replace existing main service switchboards, including the incoming underground service entrance conductors and end line box.	6 EA	\$3,963,060.00	\$2,074,308.00	\$2,100,000.00
26d	Replace existing apartment distribution panels, including conduit and wiring from the service switches. Reconnect the existing apartment risers to the new ADP.	6 EA	\$661,350.00	\$383,400.00	\$825,000.00
26e	Replace existing PL&P system, including all distribution panels, branch circuit panels and all feeders to all panels. Reconnect the existing circuits to each panel.	LS	\$783,710.00	\$653,817.00	\$1,245,000.00
26f	Provide and install a new service switch and wiring and conduit to feed the new fire pump. This includes all wiring and conduit and controls to connect the new fire pump.	6 EA	\$526,200.00	\$597,786.00	\$355,750.00
26g	Provide and install a new 200KW emergency diesel generator, including all wiring, conduit, controls, transfer switches and emergency panels.	6 EA	\$1,189,830.00	\$1,757,688.00	\$1,325,500.00
26h	Provide and install all electrical equipment to support the new boilers and mechanical equipment in the basement, including all wiring, conduit, electrical panels, disconnect switches, starters, control wiring, control panels and misc. electrical equipment.	6 EA	\$406,500.00	\$712,788.00	\$195,000.00
26i	Disconnect & remove roof water tank alarm and controls. Remove existing house pumps, disconnect switches, motor starters and existing roof water tank controls.	LS	\$5,020.00	\$11,705.00	\$17,500.00
26j	Temporarily disconnect roof exhaust fans as per mechanical and architectural scope of work. Reconnect to the existing circuit, match and extend branch wiring as necessary to new roof curbs.	48 EA	\$30,240.00	\$18,144.00	\$30,500.00
26k	Provide and install new lighting, switches and receptacles for the new mechanical and electrical spaces throughout the basement, including all wiring and conduit.	6 EA	\$106,620.00	\$136,410.00	\$199,500.00
Total for Electric Work			\$8,693,040.00	\$7,286,792.00	\$7,864,750.00
Division 31 - Earthwork					
31a	Trench and backfill for new MEP main lines.	LS	\$117,000.00	\$1,131,000.00	\$495,000.00
Total for Earthwork			\$117,000.00	\$1,131,000.00	\$495,000.00



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Division 32 - Exterior Improvements					
32a	Form and pour new concrete pavement at areas indicated on the drawings	LS	\$137,800.00	\$140,850.00	\$48,500.00
32b	Provide new fencing and gates at areas of new back up generators.	LS	\$48,360.00	\$60,000.00	\$16,500.00
32c	Provide new fence enclosures at new gas meters.	LS	\$44,880.00	\$30,000.00	\$2,500.00
32d	Provide and install joint sealants, backers and primers at all new concrete paving expansion joints.	LS	\$8,400.00	\$9,000.00	\$12,000.00
32e	Remove and replace deteriorated fencing.	LS	\$53,520.00	\$24,000.00	\$95,000.00
32f	Remove and replace deteriorated parking lot automated gates.	LS	\$104,640.00	\$105,000.00	\$105,000.00
32g	Prepare and patch asphalt at parking lots.	LS	\$313,500.00	\$72,000.00	\$300,000.00
32h	Prepare and paint new parking space striping and numbering.	LS	\$51,900.00	\$45,000.00	\$25,000.00
32i	Remove and replace playground/sitting area benches.	LS	\$24,840.00	\$181,500.00	\$55,000.00
32j	Repair and prepare existing play area paving and provide new protective surfacing.	LS	\$192,000.00	\$156,800.00	\$425,000.00
Total for Exterior Improvements			\$979,840.00	\$824,150.00	\$1,084,500.00
GRAND TOTAL FOR BASE BID			\$ 51,588,211.00	\$ 56,848,937.00	\$ 56,930,300.00
Unit Prices					
1	Remove remaining tile finish at bathrooms. Provide 4 x 4 wall tile finish throughout apartment bathrooms including all bullnose, base, etc. Tile to be 48" high wainscot and floor to ceiling at tubs/showers.	EA	\$ 2,700.00	\$ 2,500.00	\$ 6,500.00
2	Replace existing starter fitting.	EA	\$ 2,430.00	\$ 3,000.00	\$ 2,350.00
3	Asbestos abatement at roof field membrane.	SF	\$ 32.00	\$ 40.00	\$ 12.00
4	Asbestos abatement at roof flashings.	LF	\$ 36.00	\$ 60.00	\$ 40.00
5	Asbestos abatement at window caulk.	LF	\$ 18.00	\$ 30.00	\$ 12.00
6	Asbestos abatement at pipe insulation.	LF	\$ 85.00	\$ 35.00	\$ 50.00
7	Installation of new aluminum sill covers.	LF	\$ 65.00	\$ 175.00	\$ 50.00

ALLOWANCES

A Windows and Balcony Doors					
Division 08 - Openings					
8c	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type A 6'-9 1/4" x 4'-7 1/4" .	918 EA	\$1,927,800.00	\$1,973,700.00	\$1,973,700.00
8d	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type B 4'-9 1/4" x 4'-7 1/4" .	330 EA	\$693,000.00	\$709,500.00	\$709,500.00
8e	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type C 3'-4 1/4" x 4'-7 1/4" .	2,068 EA	\$2,212,760.00	\$2,223,100.00	\$2,502,280.00
8f	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type D 2'-9 3/4" x 7'-3" .	180 EA	\$504,000.00	\$516,600.00	\$539,100.00



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			Structural Preservation Systems, LLC 104 Wagaraw Road Hawthorne, NJ 07506 (646) 741-9900	AM&G Waterproofing LLC 2120 Atlantic Avenue Brooklyn, NY 11233 (718) 852-3330	Contractors Xinos Construction 110-32A 15th Avenue College Point, NY 11356 (718) 358-4272
		Quantities			
8g	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type E 3'4" x 2'- 11" .	77 EA	\$82,390.00	\$82,775.00	\$93,170.00
8h	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type F 7'- 0" x 2'- 11" .	21 EA	\$44,100.00	\$45,150.00	\$45,150.00
8i	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type G 3'- 4" x 4'- 3 1/2" .	11 EA	\$11,770.00	\$41,140.00	\$13,310.00
8j	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type H 7'- 0" x 4'- 3 1/2" .	6 EA	\$12,840.00	\$12,900.00	\$12,900.00
8l	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type J 5'- 0" x 4'- 0" .	10EA	\$37,300.00	\$37,400.00	\$39,450.00
8m	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type K 3'- 3" x 4'- 1 1/2" .	1 EA	\$1,070.00	\$1,100.00	\$1,210.00
8n	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type L 3'- 4" x 4'- 0" .	12 EA	\$25,200.00	\$25,800.00	\$25,800.00
8o	Furnish and install new double hung H-HC50 window including removal of existing sash and all trim, screens, hardware and accessories as specified for window Type M 1'- 9" x 2'- 11" .	4 EA	\$3,440.00	\$3,460.00	\$3,960.00
8s	Furnish and install new child guards color to match windows.	1000 EA	\$57,000.00	\$65,000.00	\$95,000.00
8t	Field testing of windows and doors (Minimum of 4 windows, 2 doors).	LS	\$13,770.00	\$18,000.00	\$29,500.00
8s	GC to remove and reinstall existing security bars prior to window installations. Provide shop drawings for reinstallation.	LS	\$5,740.00	\$60,000.00	\$30,000.00
Total for Openings			\$5,632,180.00	\$5,815,625.00	\$6,114,030.00
B Lobbies					
Division 09 - Finishes					
9a	Provide new gypsum board ceiling at first floor as indicated.	LS	\$144,000.00	\$196,000.00	\$50,400.00
9b	Paint (prime and 2 finish coats) steel doors and frames.	LS	\$77,400.00	\$17,000.00	\$4,000.00
9c	Clean and seal existing lobby floors.	LS	\$126,000.00	\$12,300.00	\$36,000.00
9d	Provide new tile finish at lobby walls.	LS	\$432,000.00	\$291,200.00	\$90,000.00
Total Finishes			\$779,400.00	\$516,500.00	\$180,400.00
Division 08 - Openings					
8a	N/A	LS	-	-	-
Division 10 - Specialties					
10a	Provide new USPS complaint mailboxes at all lobbies	LS	\$135,100.00	\$125,000.00	\$210,000.00
Total Specialties			\$135,100.00	\$125,000.00	\$210,000.00
Division 26 - Electrical Work					
26a	Provide and install all new lighting and door openers for the lobby renovation, including relocation or adjustment of any electrical equipment due to the lobby renovation.	6 EA	\$1,093,320.00	\$150,000.00	\$35,850.00
Total Electrical Work			\$1,093,320.00	\$150,000.00	\$35,850.00
Total for Lobbies			\$2,007,820.00	\$791,500.00	\$426,250.00



Capital Improvements at
Gouverneur Gardens Housing Corp.
305 Madison Avenue
New York, New York
Date: January 28, 2021
L&M No.: 20-0063-00

			Structural Preservation Systems, LLC 104 Wagaraw Road Hawthorne, NJ 07506 (646) 741-9900	AM&G Waterproofing LLC 2120 Atlantic Avenue Brooklyn, NY 11233 (718) 852-3330	Contractors Xinos Construction 110-32A 15th Avenue College Point, NY 11356 (718) 358-4272
		Quantities			
C	Cogen				
	Division 22 - Plumbing				
22a	Install co-gen piping system (CW, HW and HWR Water)	LS	\$182,500.00	\$178,100.00	\$325,000.00
22b	Install new hot water storage tanks, including associated piping.	LS	\$806,950.00	\$787,360.00	\$947,500.00
22c	Furnish and install all new insulation associated to all new work.	LS	\$187,100.00	\$70,560.00	\$150,000.00
22d	Furnish and install new gas meter and gas piping for CHP system.	LS	\$1,248,900.00	\$182,560.00	\$235,000.00
	Total for Plumbing		\$2,425,450.00	\$1,218,580.00	\$1,657,500.00
	Division 23 - Heating Ventilating and Air Conditioning				
23a	Furnish and install breeching for CHP system.	LS	\$203,100.00	\$44,800.00	\$85,000.00
23b	Furnish and install combustion air fan for CHP system.	LS	\$24,100.00	\$55,692.00	\$60,000.00
	Total for Heating Ventilating and Air Conditioning		\$227,200.00	\$100,492.00	\$145,000.00
	Division 26 - Electrical				
26a	Provide and install a new 75kVA CHP unit and cogeneration system with associated auxiliary equipment, disconnect switches, panel boards and controls.	6 EA	\$2,052,000.00	\$2,239,986.00	\$1,975,000.00
	Total for Electrical		\$2,052,000.00	\$2,239,986.00	\$1,975,000.00
	Total for Cogen		\$4,704,650.00	\$3,559,058.00	\$3,777,500.00
D	Intercom System & Smoke Detectors				
	Division 26 - Electrical				
26a	Remove the existing smoke detectors in the corridors and provide and install new smoke detectors in the existing locations. Reconnect to existing circuits.	252 EA	\$71,820.00	\$37,800.00	\$98,000.00
	Total for Electrical		\$71,820.00	\$37,800.00	\$98,000.00
	Division 28 - Electronic Safety and Security				
28a	Provide and install new video intercom system including: main intercom station at the front door, network switches, wireless access points and intercom stations in each apartment.	6 EA	\$2,276,400.00	\$2,340,000.00	\$1,695,500.00
	Total for Electronic Safety and Security		\$2,276,400.00	\$2,340,000.00	\$1,695,500.00
	Total for Intercom System & Smoke Detectors		\$2,348,220.00	\$2,377,800.00	\$1,793,500.00



Capital Improvements at
Gouverneur Gardens Housing Corp.
305 Madison Avenue
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				Contractors
	Quantities	Structural Preservation Systems, LLC 104 Wagaraw Road Hawthorne, NJ 07506 (646) 741-9900	AM&G Waterproofing LLC 2120 Atlantic Avenue Brooklyn, NY 11233 (718) 852-3330	Xinos Construction 110-32A 15th Avenue College Point, NY 11356 (718) 358-4272

Total Base Bid	\$51,588,211.00	\$56,848,937.00	\$56,930,300.00
Performance & Payment Bond	\$1,052,820.00	\$1,651,063.00	\$1,992,560.00
Total Base Bid & Performance & Payment Bond	\$52,641,031.00	\$58,500,000.00	\$58,922,860.00
Alternate A "Windows and Balcony Doors"	\$5,632,180.00	\$5,815,625.00	\$6,114,030.00
Alternate B " Lobbies"	\$2,007,820.00	\$791,500.00	\$426,250.00
Alternate C " Cogen"	\$4,704,650.00	\$3,559,058.00	\$3,777,500.00
Alternate D " Intercom System and Smoke Detectors"	\$2,348,220.00	\$2,377,800.00	\$1,793,500.00

Note:

Mega Contracting declined to Bid.

Structurals Concrete Total is off by \$7.00.

