

L+M Recommendations & Cost Estimate

Primary Scope	IPNA Estimated Cost	L&M Estimated Cost	Notes
Site Work			
Site Fence Repairs	\$ 210,000.00	\$ 210,000.00	-
Storm Drain Cleaning & Repairs	\$ 125,000.00	\$ 125,000.00	-
Water Main Repairs (Option #2, Schuyler Engineering + 15%)	\$ 6,531,151.00	\$ 6,900,000.00	No Additional Energy Cost/Saving
Playground/Sitting Areas Restoration	\$ 450,000.00	\$ 450,000.00	-
Parking Lot Asphalt Repairs & Re-Stripping	\$ 60,000.00	\$ 120,000.00	-
Parking Lot Gate Replacement	\$ 225,000.00	\$ 225,000.00	-
Sub-Total	\$ 7,601,151.00	\$ 8,030,000.00	
Building Envelope			
Sidewalk Shed/Scaffolding	\$ 750,000.00	\$ 1,200,000.00	-
Bulkhead Pipe Scaffolding	\$ 270,000.00	\$ 270,000.00	-
Site Safety	\$ 100,000.00	\$ 210,000.00	-
Site Safety Management	\$ -	\$ 600,000.00	-
Roof Replacement	\$ 806,400.00	\$ 1,620,000.00	Energy Saving is est. to be \$36,500 & Eliminate 62 Tons of CO2
Roof Fencing Replacement	\$ 450,000.00	\$ 472,500.00	-
Roof Pitch Pockets Repair/Replacements	\$ 480,000.00	\$ 525,000.00	-
Balcony Slabs & Curb Repairs	\$ 1,260,000.00	\$ 1,260,000.00	-
Balcony Railing Replacement	\$ 810,000.00	\$ 810,000.00	-
Balcony Drains Repair/Replacement	\$ 184,500.00	\$ 184,500.00	-
Balcony Underside Coating	\$ 144,000.00	\$ 180,000.00	-
Brick Pointing/Brick Replacement	\$ 3,900,000.00	\$ 6,600,000.00	-
Seal Gaps Around Building Perimeter & Basement Walls	\$ 60,000.00		-
Exterior Expansion Joints	\$ 1,350,000.00		-
Lintel Repairs	\$ 2,700,000.00		-
Window Replacement	\$ 3,334,500.00		\$ 4,500,000.00
Sub-Total	\$ 16,599,400.00	\$ 18,432,000.00	
Lobbies			
Storefronts and Entry Doors	\$ 42,000.00	\$ 480,000.00	Energy Saving is est. to be \$4,000 & Eliminate 7 Tons of CO2
Lobby renovations	-	\$ 1,500,000.00	-
Sub-Total	\$ 42,000.00	\$ 1,980,000.00	
Electrical Scope			
Apartment Panel Upgrades	\$ 782,000.00	\$ 1,000,000.00	-
Apartment Receptacle Replacement	\$ 391,000.00	\$ 500,000.00	-
Intercom System Replacement (Main Panel & Apts)	\$ 390,000.00	\$ 1,200,000.00	-
Main Electrical Switchgear & Panel Replacement	\$ 900,000.00	\$ 1,800,000.00	-
Misc. Apartment Restoration Work (Patching/Painting)	\$ 391,000.00	\$ 391,000.00	-
Sub-Total	\$ 2,854,000.00	\$ 4,891,000.00	
Building Systems			
Apartment Steam Trap Replacement	\$ 351,900.00	\$ 600,000.00	Energy Saving is est. to be \$42,000 & Eliminate 480 Tons of CO2
Pipe Insulation	\$ 50,000.00	\$ 85,000.00	Energy Saving is est. to be \$38,500 & Eliminate 348 Tons of CO2
Compactor Replacement	\$ 570,000.00	\$ 570,000.00	-
Waste Stack Replacement	\$ 5,700,000.00	\$ 6,000,000.00	-
Cold/Hot Water Risers Replacement	\$ 6,000,000.00	\$ 6,000,000.00	-

Thermostatic Radiator Valves	-	\$ 810,000.00	Energy Saving is est. to be \$125,440 & Will eliminate 210 Tons of CO2	
Misc. Apartment Restoration Work (Tiles, Cabinets, Painting)	\$ 1,173,000.00	\$ 680,000.00	-	
Laundry Room Ventilation Upgrade	\$ 210,000.00	\$ 210,000.00	-	
Apartment Vents & Duct Cleaning	\$ 273,700.00	\$ 300,000.00	-	
CHP Cogeneration System Installation	\$ 9,000,000.00	\$ 6,000,000.00	Energy Saving is est. to be \$647,000 & Eliminate 141 Tons of CO2	
Sub-Total	\$ 23,328,600.00	\$ 21,255,000.00		
Common Areas				
Asbestos Testing & Abatement	\$ 500,000.00	\$ 200,000.00	Testing required	
Lead Based Paint Testing & Remediation	\$ 100,000.00	\$ 100,000.00	Testing required	
Hallway Fire Door Closing Mechanism Replacement	\$ 126,000.00	\$ 120,000.00	-	
Hallway Smoke Detector Replacement	\$ 43,750.00	\$ 240,000.00	-	
Sub-Total	\$ 769,750.00	\$ 660,000.00		
Heating Plant				
New Boiler Room in Each Building with Controls	\$ 10,000,000.00	\$ 12,000,000.00	Energy Saving is est. to be \$1,122,000 & Will add 546 Tons of CO2	
Grand Total with Heating Option #1		\$ 67,248,000.00	Total Energy Savings	\$ 1,966,500.00