

L+M Recommendations & Cost Estimate		10/20/2020
Primary Scope	L&M Estimated Cost	Notes
<b>Site Work</b>		
Site Fence Repairs	\$ 210,000.00	-
Storm Drain Cleaning & Repairs	\$ 125,000.00	-
Water Main Repairs (Option #2, Schuyler Engineering + 15%)	\$ 6,900,000.00	No Additional Energy Cost/Saving
Playground/Sitting Areas Restoration	\$ 450,000.00	-
Parking Lot Asphalt Repairs & Re-Stripping	\$ 120,000.00	-
Parking Lot Gate Replacement	\$ 225,000.00	-
<b>Sub-Total</b>	<b>\$ 8,030,000.00</b>	
<b>Building Envelope</b>		
Sidewalk Shed/Scaffolding	\$ 1,200,000.00	-
Bulkhead Pipe Scaffolding	\$ 270,000.00	-
Site Safety	\$ 210,000.00	-
Site Safety Management	\$ 600,000.00	-
Roof Replacement	\$ 1,620,000.00	Energy Saving is est. to be \$36,500 & Eliminate 62 Tons of CO2
Roof Fencing Replacement	\$ 472,500.00	-
Roof Pitch Pockets Repair/Replacements	\$ 525,000.00	-
Balcony Slabs & Curb Repairs	\$ 1,260,000.00	-
Balcony Railing Replacement	\$ 810,000.00	-
Balcony Drains Repair/Replacement	\$ 184,500.00	-
Balcony Underside Coating	\$ 180,000.00	-
Brick Pointing/Brick Replacement		-
Seal Gaps Around Building Perimeter & Basement Walls	\$ 6,600,000.00	-
Exterior Expansion Joints		-
Lintel Repairs		-
<b>Sub-Total</b>	<b>\$ 13,932,000.00</b>	
<b>Electrical Scope</b>		
Apartment Panel Upgrades	\$ 1,000,000.00	-
Apartment Receptacle Replacement	\$ 500,000.00	-
Main Electrical Switchgear & Panel Replacement	\$ 1,800,000.00	-
Misc. Apartment Restoration Work (Patching/Painting)	\$ 391,000.00	-
<b>Sub-Total</b>	<b>\$ 3,691,000.00</b>	
<b>Building Systems</b>		
Apartment Steam Trap Replacement	\$ 600,000.00	Energy Saving is est. to be \$42,000 & Eliminate 480 Tons of CO2
Pipe Insulation	\$ 85,000.00	Energy Saving is est. to be \$38,500 & Eliminate 348 Tons of CO2
Waste Stack Replacement	\$ 6,000,000.00	-
Cold/Hot Water Risers Replacement	\$ 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)	\$ 680,000.00	-
Laundry Room Ventilation Upgrade	\$ 210,000.00	-
Apartment Vents & Duct Cleaning	\$ 300,000.00	-
<b>Sub-Total</b>	<b>\$ 14,685,000.00</b>	
<b>Common Areas</b>		
Asbestos Testing & Abatement	\$ 200,000.00	Testing required

Lead Based Paint Testing & Remediation	\$ 100,000.00	Testing required
Hallway Fire Door Closing Mechanism Replacement	\$ 120,000.00	-
Storefronts and Entry Doors	\$ 480,000.00	Energy Saving is est. to be \$4,000 & Eliminate 7 Tons of CO2
Hallway Smoke Detector Replacement	\$ 240,000.00	-
<b>Sub-Total</b>	<b>\$ 1,140,000.00</b>	
<b>Heating Plant</b>		
New Boiler Room in Each Building with Controls	\$ 12,000,000.00	Energy Saving is est. to be \$1,122,000 & Will add 546 Tons of CO2
<b>Grand Total</b>	<b>\$ 53,478,000.00</b>	
<b>Alternates</b>		
<b>Alternate #1 - Windows</b>		
Window Replacement	\$ 4,500,000.00	Energy Saving is est. to be \$76,500 & Eliminate 192 Tons of CO2
<b>Alternate #2 - Lobbies</b>		
Lobby renovations	\$ 1,500,000.00	-
<b>Alternate #3 - CHP/Generators</b>		
CHP Cogeneration System Installation	\$ 6,000,000.00	Energy Saving is est. to be \$647,000 & Eliminate 141 Tons of CO2
<b>Alternate #4 - Intercom System</b>		
Intercom System Replacement (Main Panel & Apts)	\$ 1,200,000.00	-
<b>Alternate #5 - Compactors</b>		
Compactor Replacement	\$ 570,000.00	-