

30 East 60th Street
 Ground Floor vacant retail
Requirments for Cold Dark Shell
 Issued September 6 2017
 Updated 9/13/17

	Comments	COSTS FOR AN ENGINEER TO REVIEW CONDITIONS AND WRITE UP A SCOPE REPORT FOR BUDGETING	BUDGET FOR WORK	ENGINEERING FEES FOR DESIGN DRAWINGS FOR BID AND CONSTRUCTION
Work Letter Requirements				
Demolition: Landlord shall demo and remove all prior tenant's improvements including, but not limited to hazardous substances, partitions, ceilings, electrical conduit, plumbing, mechanical ductwork and other fixtures and equipment. Space shall be left in "broom clean" condition.	Includes the two openings between the 30 & 36 buildings, not all of the brick	\$15,000 engineering fees for brick removal and openings for stairs	\$ 20,000	NA
Sub-floor (concrete): Landlord shall provide a concrete slab, smooth and ready for Tenant's finishes.	As is, minor flashpatch after demo	NA	\$7,500	NA
Drywall/Framing: Landlord shall furnish demising walls, per plan with proper framing, insulation and fire taped (taped and one coat of bedding) – all walls shall be fire caulked per local laws.	Budget to provide insullation, sheetrock and taping on perimterer walls up to 12'	NA	\$ 40,000	NA
Storefront- Landlord to provide a complete storefront, including glazing and door system per Tenants Approved Design (design shall meet all applicable code requirements). Landlord will be responsible for the cost of all associated demolition and construction required for the installation of the tenants approved storefront design.	Can be added; Demo, storefront glass and doors : 36 side at 20' and 30 side at 12'	\$5,000	\$ 90,000	See below
Miscellaneous Metals: Structural: i. Landlord shall engineer the structural modifications to modify the current space to create a clear passage between the two adjoining buildings (sizing to be coordinated with tenant). Landlord will furnish the labor and materials required to complete the structural modifications. All work shall be completed per all applicable codes. ii. Landlord shall engineer the structural modifications required to modify the existing space to install (2) stair systems the cellar ((1) for standard BOH usage, (1) for FOH usage). Location and design of the stair systems will be coordinated with tenant's floor plan and design. Landlord to furnish he labor and materials to complete the specified scope of work. All work shall be completed per all applicable codes.	Per ADG we can create openings at the 2 existing doors but cannot remove the brick without further studies and structural steel reinforcement. Stairs can be added - ornamental stair in front and simple communicating stair in rear	\$15,000 engineering fees for brick removal and openings for stairs	\$ 85,000	See below

<p>HVAC:</p> <p>a. Heating/Cooling Systems:</p> <p>i. Contingent upon existing system found within the space and/or the building, the landlord will furnish and install the necessary supply/distribution equipment and as the tenant we would supply the general infrastructure to feed the space (supply and return ductwork distribution).</p> <p>b. Bathroom and General Exhaust:</p> <p>i. Landlord to furnish adequate space for the venting of the general exhaust (chase) and louvers as needed per tenants design.</p> <p>c. Temperature Controls:</p> <p>i. By Tenant.</p>	<p>Randy Pool provided revised narratives for MEP/FP/FA concept design for pricing. 9/12: RP report states the new heating and air conditioning equipment for the restaurant/kitchen space will be connected to the existing buildings closed loop water system. Separate water source heat pumps with high pressure coils will distribute conditioned air. Estimate based on 30 tons</p>	<p>\$3,600 engineering fees</p>	<p>\$ 270,000</p>	<p>See below</p>
<p>Kitchen Ventilation System (black iron/grease exhaust):</p> <p>a. Grease Exhaust: (\$25,000)</p> <p>i. A vertical grease exhaust riser capable of (TBD) CFM's shall be located in the building to serve the tenant. Horizontal grease exhaust ductwork and the grease exhaust fan located on the roof shall also be installed. Designed by Tenant's vendor and installed by the landlord, all associated costs shall be covered by the landlord.</p> <p>b. Precipitator- not required</p> <p>c. Makeup Air Unit: \$30,000</p> <p>i. Outside air louver shall be provided as part of the base building system and capable of handling (TBD) CFM's. Based on the tenants kitchen designers requirements</p> <p>d. Hood/Ansul System: \$40,000</p> <p>i. Landlord to furnish and install the hood/ansul system per the tenants design, system shall be installed per all applicable codes.</p> <p>e. Dishwasher Exhaust: \$10,000</p> <p>i. A single louver to be provided on the back of the building for dishwasher exhaust. Based on the tenants kitchen designers requirements</p>	<p>Randy Pool provided narratives for MEP/FP/FA concept design for pricing. 8/28 RP report provides for air handling units on roof setback between 30th & 36th bldgs. Make up air for kitchen exhaust hood through ductwork and conditioned - heat thru natural gas fired make up air unit. Kitchen exhaust delivered to outdoor thru ductwork, fan on cellar roof setback.</p>	<p>Inc</p>	<p>\$ 105,000</p>	<p>See below</p>
<p>Plumbing:</p> <p>a. Water Supply:</p> <p>i. Landlord shall provide a (2") domestic cold water line that includes valves for shut-off and is capped within the tenants space or an agreed upon location prior to the commencement of construction (i.e. building mechanical room).</p> <p>ii. If applicable per local code requirements, Landlord shall furnish and install a back flow preventer, per the tenants engineered and DOB approved design. A DEP filing for a back flow device will need to be done if such equipment is not existing</p> <p>b. Sanitary Line:</p> <p>i. Landlord shall provide a (4") sanitary line stubbed to a location coordinated with the Tenants projected floor plan (located within the demised premise).</p> <p>c. Grease Interceptor:</p> <p>i. Landlord shall provide a connection to the existing grease interceptor used in common with other tenants. Tenant shall reimburse Landlord for the full cost of any maintenance base on its pro rata share. (if applicable within the space). If none exist, then LL shall provide a space for Tenant to install per their kitchen design.</p> <p>ii. Landlord shall provide grease interceptors per the tenants engineered plans/specifications – location to be coordinated per the tenant's floor plan. Tenant shall file with the DEP and obtain all necessary permits</p> <p>d. Gas Services:</p> <p>i. Landlord shall furnish a (2") gas service line extended to a location coordinated with</p>	<p>Randy Pool provided narratives for MEP/FP/FA concept design for pricing. 8/28; report requires new gas fired domestic hot water heaters. A lift station for sanitary sewer. New grease interceptors connected to waste lines. A 2" natural gas line shall be extended for kitchen equipment, HVAC equipment and hot water heaters.</p>	<p>Inc</p>	<p>\$ 140,000</p>	<p>See below</p>

Sprinkler: a. Landlord shall furnish (1) six inch (6") fire service line stubbed to a location designated by the landlord (coordinated with tenant's floor plans). b. Standard sprinkler grid including mains and branch piping with heads turned up at a height and density per code requirements. c. If applicable per local code requirements, Landlord shall furnish and install a back flow preventer, per the tenants engineered and DOB approved design. A DEP filing for a back flow device will be required if none exist	Randy Pool provided narratives for MEP/FP/FA concept design for pricing. 8/28 RP report includes new cellar level sprinkler piping and a new 2 1/2: fire sprinkler pipe on ground floor.	Inc	\$ 25,000	See below
Electrical: a. Landlord will provide adequate electrical infrastructure to service the space for sub-metered electrical panels. i. 7,500 SF: 800 amps (not to exceed) b. Landlord will provide (2") phone conduit (empty) and (2) data conduit (3/4") stubbed within the demised premise from the buildings D-Mark (Phone/Internet Service).	Randy Pool provided narratives for MEP/FP/FA concept design for pricing. 8/28 RP report includes a new 1200 Amp connection to the main electrical panel in the cellar.	Inc	\$ 40,000	See below
Fire Alarm: a. Landlord shall provide the base building life safety and fire alarm system as required by code.	Randy Pool provided narratives for MEP/FP/FA concept design for pricing. 8/28 RP report new FA system for restaurant to be connected to the building FA control panel.	Inc	\$ 50,000	See below
Additional Landlord Requirements: - Furnishing of all sub-metering for building services utilized within the space, as coordinate with the Landlord.	Randy Pool to provide narratives for MEP/FP/FA concept design for pricing	Inc	\$ 15,000	See below

SUB TOTAL CONSTRUCTION		\$ 887,500
Contingency	5%	\$ 44,375.00
Soft Costs	15%	\$ 88,750
General Conditions and Insurance	10%	\$ 93,188
Project Management	5%	\$ 51,253
Expediting , permit and permit fees	3%	\$ 26,625
Total		\$ 1,191,691