60% CONSTRUCTION DOCUMENTS DRAFT COST ESTIMATE

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NEW YORK, NEW YORK

October 12, 2012
VJ ASSOCIATES

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QUALIFICATIONS

1. A-E fees are excluded.
2. Exclude any hazardous materials abatement other than ACM quantities provided.
3. Exclude security cameras/equipment.
4. Exclude furniture and furnishings.
5. Exclude overtime (except Demolition as noted).
6. Book relocation(s) by Library.
7. Work associated with exterior window replacement not included (see Alternates).
8. VJ Associates estimate is based on documents prepared by Gruzen Samton Architects.
   dated 10/12/12.
### SUMMARY

<table>
<thead>
<tr>
<th>CSI NUMBER</th>
<th>DESCRIPTION</th>
<th>TOTAL COST OF MATERIAL</th>
<th>TOTAL COST OF LABOR</th>
<th>TOTAL COST: MATERIALS AND LABOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>DEMOLITION</td>
<td>0</td>
<td>273,550</td>
<td>273,550</td>
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<tr>
<td>3</td>
<td>CONCRETE</td>
<td>55,695</td>
<td>83,543</td>
<td>139,238</td>
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<td>4</td>
<td>MASONRY</td>
<td>1,000</td>
<td>4,000</td>
<td>5,000</td>
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<tr>
<td>5</td>
<td>METAL</td>
<td>194,582</td>
<td>218,214</td>
<td>412,796</td>
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<tr>
<td>6</td>
<td>WOOD &amp; PLASTIC</td>
<td>65,986</td>
<td>36,772</td>
<td>102,758</td>
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<tr>
<td>7</td>
<td>THERMAL &amp; MOISTURE PROTECTION</td>
<td>7,926</td>
<td>31,705</td>
<td>39,632</td>
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<tr>
<td>8</td>
<td>WINDOWS, DOORS &amp; FRAMES</td>
<td>283,613</td>
<td>121,549</td>
<td>405,162</td>
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<tr>
<td>9</td>
<td>FINISHES</td>
<td>325,195</td>
<td>512,712</td>
<td>837,906</td>
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<td>10</td>
<td>SPECIALTIES</td>
<td>28,952</td>
<td>12,258</td>
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<td>14</td>
<td>CONVEYOR</td>
<td>32,000</td>
<td>48,000</td>
<td>80,000</td>
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<td>21</td>
<td>FIRE PROTECTION</td>
<td>75,529</td>
<td>157,308</td>
<td>232,837</td>
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<td>22</td>
<td>PLUMBING</td>
<td>57,540</td>
<td>60,523</td>
<td>118,063</td>
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<td>23</td>
<td>HVAC</td>
<td>531,001</td>
<td>713,944</td>
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<td>26</td>
<td>ELECTRICAL</td>
<td>345,552</td>
<td>395,499</td>
<td>741,051</td>
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</tbody>
</table>

**SUB TOTAL**
- GENERAL CONDITIONS: 10% of $4,674,147 = $467,415
- PHASING COSTS: 5% of Labor cost only = $140,224

**SUB TOTAL**
- OVERHEAD AND PROFIT: 15% of $5,281,786 = $792,268

**SUB TOTAL**
- DESIGN CONTINGENCY: 5% of $5,074,054 = $303,703

**SUB TOTAL**
- ESCALATION @ 4% FOR 1 YEAR: 4% of $5,377,757 = $255,110

**TOTAL CONSTRUCTION COSTS**
- $5,632,867

**13 HAZARDOUS MATERIAL ABATEMENT**
- $111,142

**TOTAL CONSTRUCTION COSTS INCLUDING:**
- HAZARDOUS MATERIAL ABATEMENT: $6,744,009

**ALTERNATE #1 - EXTERIOR WALL / WINDOW ESTIMATE**
- ADD: $167,922
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TOTAL CONSTRUCTION COSTS INCLUDING:
HAZARDOUS MATERIAL ABATEMENT & WINDOW
ALTERNATE #1 $8,911,931

ALTERNATE #2 - EXTERIOR WALL / WINDOW
ESTIMATE ADD 276,172

TOTAL CONSTRUCTION COSTS INCLUDING:
HAZARDOUS MATERIAL ABATEMENT & WINDOW
ALTERNATE #2 $7,188,102