

**BUDGET PROPOSAL**  
**STAIR HALL AND MASTER BATH TUB ALCOVE**

**PRIVATE RESIDENCE**  
9 EAST 71<sup>ST</sup> STREET  
NEW YORK, NY

SUBMITTED TO:  
ATLANTIC STATE CONSULTANTS, LLC  
ALBERTO PINTO INTERIOR DESIGN

April 12, 2018

TACONIC  BUILDERS  
NEW YORK • LOS ANGELES • EAST HAMPTON • LONDON • SANTA BARBARA • CONNECTICUT

# TABLE OF CONTENTS

Summary

Qualifications and Notes

Breakdown by Trade

Drawing Log

BUDGET PROPOSAL

**Summary**

Stair Hall Painting & Master Tub Alcove

9 West 71st Street

New York, NY

Cabinet Alberto Pinto

April 12, 2018

01-000	General Conditions	\$	69,755
02-200	Site Maintenance		68,530
02-990	Selective Demolition		5,130
06-100	Rough Carpentry		3,600
09-300	Stone		14,400
09-900	Painting & Skim Coating		114,990
09-905	Gold Leaf / Gilding Allowance		42,600
14-800	Scaffolding		17,529
15-200	Plumbing		4,500
15-400	Plumbing Fixtures & Bath Accessories		21,343
16-200	Electrical		4,250
<b>Construction Sub-Total:</b>		<b>\$</b>	<b>366,827</b>
<b>Overhead &amp; Fee:</b>		<b>13.5%</b>	<b>49,495</b>
<b>Insurance:</b>		<b>2.5%</b>	<b>10,403</b>
<b>Total Cost:</b>		<b>\$</b>	<b>426,525</b>

BUDGET PROPOSAL

**Bid Qualifications and Exclusions**

Stair Hall Painting & Master Tub Alcove

9 West 71st Street

New York, NY

Cabinet Alberto Pinto

April 12, 2018

**Budget Documentation:**

Our Proposal is based on the following Drawings and Correspondence received from:

**Cabinet Alberto Pinto**

Site walk through held on Monday April 9th at 10:00 am.

Email Correspondence From Lionel Vilette on 4/9/18 re: tub

**Schedule:**

Scheduled Project Duration is based on substantial completion and does not include punch list or changes to scope as established in the drawings and specifications.

**Project Duration:** 2 Months

**Start Date:** TBD

**Completion Date:** TBD

**Allowances**

**09-905 Gold Leaf / Gilding Allowance**

We are carrying an allowance to provide antique gilding over the existing gold. This scope of work is an allowance pending approval of sample.

\$42,600

**15-400 Plumbing Fixtures**

We are carrying an allowance of \$10,000 to provide the bathtub in the Master Alcove pending confirmation of cost by French supplier.

\$10,000

**Alternates:**

**Add Alternate #1 Glazing**

Provide glazing in lieu of Satin paint of architectural beams at 1st and 2nd floor hallways.

\$6,400

**Note:** *If Alternates are accepted, General Conditions, Insurance, Overhead and Fee will be applied.*

**The following items are NOT included:**

- Testing, abatement, containment or removal of hazardous materials.
- Filing and expediting (fees for pulling permits are included).
- Supply of decorative light fixtures, sconces and chandeliers.
- Supply and installation of lighting control, security, phone and a/v systems, equipment, programming (pulling of wires provided by others is included).
- Supply and installation of upholstery, fabric, carpeting, drapery and furniture.
- Union labor.
- Engineering.
- Cost for controlled inspections.
- Cost of temporary utilities used during construction.
- Unforeseen conditions.
- Final professional cleaning.
- Removal / moving of furniture, canvas paintings, rugs, art work, etc.
- Mirror at Master Bath.

**Additional Qualifications:**

- This proposal is valid for sixty days from date of submission.
- All work has been calculated as regular time, using non-union labor.
- Price assumes no retainage or liquidated damages.
- Taconic is not responsible for damage to adjacent or neighboring properties unless the damage is due to Taconic's negligence.



BUDGET PROPOSAL

**Bid Qualifications and Exclusions**

Stair Hall Painting & Master Tub Alcove

9 West 71st Street

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All light fixtures installed in this project must be approved by the Underwriters Laboratory (UL) or approved equal evidenced by a U.L. stamp and / or certificate of approval prior to installation by Taconic Builders electrical subcontractor. Light fixtures that are not U.L. approved will not be installed until all required approvals are obtained. Obtaining the necessary approvals of light fixtures that are not U.L. approved may result in additional cost and project schedule delays.

Any change to work included in this proposal may incur additional cost. Additional cost may include trade and material costs, contractor's mark up (insurance, overhead and profit) and General Conditions. General Conditions expense is incurred as a result of extra time necessary to complete the work and extra management costs directly related to the added work.

BUDGET PROPOSAL

**Breakdown**

Project Name: Stair Hall Painting & Master Tub Alcove  
 Project Address: 9 West 71st Street  
 Architect: Cabinet Alberto Pinto  
 Building Type: Interior Apartment Renovation  
 Bid Submitted Date: 4/12/2018

CSI Code	Division	Budget
<b>01-000</b>	<b>General Conditions</b>	
	Project Manager	
	Site Supervisor.	
	Messenger, FedEx and Postage.	
	Temporary Telephone/Computer.	
	Miscellaneous Tools and Materials.	
	OSHA Safety requirements.	
	<b>Subtotal General Conditions</b>	<b>\$ 69,755</b>
<b>02-200</b>	<b>Site Maintenance</b>	
	Removal & carting of all debris arising from construction.	
	Temporary protection materials for new construction.	
	Laborer #1.	
	Laborer #2.	
	<b>Subtotal Site Maintenance</b>	<b>\$ 68,530</b>
<b>02-990</b>	<b>Selective Demolition</b>	
	Demolition to include the following:	
	Carefully remove existing casings at Stair North and South walls	
	Master Bath Alcove - careful removal of existing tub, tub fittings, stone deck and fascia	
	Carting of demolition debris.	
	<b>Subtotal Selective Demolition</b>	<b>\$ 5,130</b>
<b>06-100</b>	<b>Rough Carpentry</b>	
	Provide gwb patching of North and South walls at stair case due to the removal of existing casings at paintings.	
	Provide cement board patching at Master Bath Alcove due to the demolition and reinstallation of new tub fittings.	
	<b>Subtotal Rough Carpentry</b>	<b>\$ 3,600</b>
<b>09-300</b>	<b>Stone</b>	
	Master Bath Alcove - provide and install new stone flooring and waterproofing to match existing due to the removal of existing tub.	
	<b>Subtotal Stone</b>	<b>\$ 14,400</b>
<b>09-900</b>	<b>Painting &amp; Skim Coating</b>	
	Stair Hall, Landing, 1st Floor and 2nd Floor North and South Hallways - provide skimcoating and painting of gwb walls and ceilings to include the following:	
	Provide protection of all pre-finished door trim, door frames, marbled baseboard	
	Stairwell North and South walls - skimcoat walls due to the removal of casings and canvas	
	Walls - provide prep, prime and paint of walls	
	Ceilings - provide prep, prime and paint of ceilings and architectural beams	
	Ceilings - flat paint	
	Architectural Beams - Satin	
	Provide touch-ups of faux painted baseboards	
	Master Bath Ceiling - provide skimcoat and sand prime with two coats of primer last coat of tinted primer.	
	<b>Subtotal Painting &amp; Skim Coating</b>	<b>\$ 114,990</b>
<b>09-905</b>	<b>Gold Leaf / Gliding Allowance</b>	
	Antique the existing gilding using the gilded mirror frame as precedent reference. Paint and glaze over the existing gold at the following locations:	
	Fireplace surround ornaments	
	Corbels	

CSI Code	Division	Budget
	1/2 trim in wall panels, casings, beams Plaster molding around canvas at stairwell Custom crown moldings	
	<b>Subtotal Gold Leaf / Gliding Allowance</b>	<b>\$ 42,800</b>
<b>14-800</b>	<b>Scaffolding</b>	
	Furnish, erect and dismantle work platform from the ground level to 6' below the 2nd floor ceiling height to include the following: Pipe scaffold frames Full decking of scaffolding Outrigger level of planks at North, South and West elevations Stair tower Guard rails	
	<b>Subtotal Scaffolding</b>	<b>\$ 17,529</b>
<b>15-200</b>	<b>Plumbing</b>	
	<u>Master Bath Alcove</u> Disconnects associated with demolition. Provide roughing for the installation of new freestanding tub and connect.	
	<b>Subtotal Plumbing</b>	<b>\$ 4,500</b>
<b>15-400</b>	<b>Plumbing Fixtures &amp; Bath Accessories</b>	
	<u>Master Bath Alcove</u> Towel Bars - (2) Aero 24", chrome Robe Hook - (1) Aero, chrome Exposed bathtub fittings - R.W. Atlas, chrome Bathtub - Watergame Company, Athena: allowance of \$10,000	
	<b>Subtotal Plumbing Fixtures &amp; Bath Accessories</b>	<b>\$ 21,343</b>
<b>16-200</b>	<b>Electrical</b>	
	Provide careful removal of existing switches, dimmers, light fixtures, etc. as required for the painting scope. Provide installation of same upon completion of painting work.	
	<b>Subtotal Electrical</b>	<b>\$ 4,250</b>
<b>Construction Sub-Total:</b>		<b>\$ 366,627</b>
<b>Overhead &amp; Fee:</b>		<b>13.5% \$ 49,495</b>
<b>Insurance:</b>		<b>2.5% \$ 10,403</b>
<b>Total Cost:</b>		<b>\$ 426,525</b>