

SCHEDULE IX

RENOVATIONS BUDGET

(see attached)

Construction Budget							3/31/2016
Life Hotel							
New York, NY							
Area	sq ft/ no.	cost	u/m	subtotal	total	notes	
Lobby & Cellar Level Removals / Demolition							
Remove Telephone Booths	2	\$ 400.00	ea	\$ 800.00	\$ 800.00		
Remove Laundry Machines	1	\$ 2,500.00	lot	\$ 2,500.00	\$ 2,500.00		
MEP Disconnects (Lobby and Cellar)	1	\$ 15,000.00	allow	\$ 15,000.00	\$ 15,000.00		
Lobby Demolition of Partitions and finishes	1	\$ 80,000.00	lot	\$ 80,000.00	\$ 80,000.00		
Temporary Lobby Protection	1	\$ 20,000.00	allow	\$ 20,000.00	\$ 20,000.00		
Cellar Demolition of Partitions and finishes	1	\$ 35,000.00	allow	\$ 35,000.00	\$ 35,000.00		
Cellar MEP relocations	1	\$ 50,000.00	allow	\$ 50,000.00	\$ 50,000.00		
Remove Lockers	1	\$ 1,000.00	lot	\$ 1,000.00	\$ 1,000.00		
Relocate Reconfigure Offices During Construction	1	\$ 10,000.00	lot	\$ 10,000.00	\$ 10,000.00		
Relocate or Screen Fire Equipment Panel	1	\$ 15,000.00	lot	\$ 15,000.00	\$ 15,000.00		
Subtotal				\$	\$ 229,300.00		
Lobby, Ground Floor, and Reception							
Site Protection	1	\$ 8,000.00	allow	\$ 18,000.00	\$ 18,000.00		
Lobby Temporary Partitions	1	\$ 5,000.00	allow	\$ 5,000.00	\$ 5,000.00		
Temporary Check-in Area	1	\$ 3,000.00	allow	\$ 3,000.00	\$ 3,000.00		
Concrete	40	\$ 400.00	CY	\$ 16,000.00	\$ 16,000.00		
Fireproofing	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Misc. Metals	1,000	\$ 15.00	pounds	\$ 15,000.00	\$ 15,000.00		
Ornamental Metal	1	\$ 12,000.00	allow	\$ 12,000.00	\$ 12,000.00		
Masonry	600	\$ 25.00	SF	\$ 15,000.00	\$ 15,000.00		
Waterproofing	250	\$ 30.00	SF	\$ 7,500.00	\$ 7,500.00		
Drywall	450	\$ 85.00	LF	\$ 38,250.00	\$ 38,250.00		
Ceilings	3,200	\$ 10.00	SF	\$ 32,000.00	\$ 32,000.00		
Rough Carpentry	1	\$ 8,000.00	allow	\$ 8,000.00	\$ 8,000.00		
Interior Glazing	1	\$ 12,000.00	allow	\$ 12,000.00	\$ 12,000.00		
Millwork	1	\$ 75,000.00	allow	\$ 75,000.00	\$ 75,000.00		
Reception Desk	1	\$ 8,000.00	allow	\$ 8,000.00	\$ 8,000.00		
Doors and Frames	5	\$ 800.00	ea	\$ 4,000.00	\$ 4,000.00		
Hardware	14	\$ 1,200.00	ea	\$ 16,800.00	\$ 16,800.00		
New Auto Entry Doors	2	\$ 8,000.00	ea	\$ 16,000.00	\$ 16,000.00		
Stone and Marble	600	\$ 35.00	sf	\$ 21,000.00	\$ 21,000.00		
Painting	14,000	\$ 2.00	sf	\$ 28,000.00	\$ 28,000.00		
Wallcovering	200	\$ 45.00	yd	\$ 9,000.00	\$ 9,000.00		
Bathroom Accessories	1	\$ 5,000.00	allow	\$ 5,000.00	\$ 5,000.00		
Entry Mats	1	\$ 3,000.00	ea	\$ 3,000.00	\$ 3,000.00		
Wood Flooring	2,600	\$ 19.00	sf	\$ 49,400.00	\$ 49,400.00		
Carpet	80	\$ 38.00	yd	\$ 3,040.00	\$ 3,040.00		
Resilient Flooring / Gym Flooring	800	\$ 9.00	sf	\$ 7,200.00	\$ 7,200.00		
Handicap-lift	1	\$ 15,000.00	ea	\$ 15,000.00	\$ 15,000.00		
Signage	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Electrical	4000	\$ 70.00	sf	\$ 280,000.00	\$ 280,000.00		
Fire Alarm	1	\$ 25,000.00	allow	\$ 25,000.00	\$ 25,000.00		
Tele/Data	4000	\$ 10.00	sf	\$ 40,000.00	\$ 40,000.00		
Security	4000	\$ 6.00	sf	\$ 24,000.00	\$ 24,000.00		
Exterior Lighting	16	\$ 1,200.00	ea	\$ 19,200.00	\$ 19,200.00		
Plumbing	4000	\$ 30.00	sf	\$ 120,000.00	\$ 120,000.00		
HVAC	4000	\$ 65.00	sf	\$ 260,000.00	\$ 260,000.00		
Sprinkler	4000	\$ 20.00	sf	\$ 80,000.00	\$ 80,000.00		
Exterior Landscaping	1	\$ 8,000.00	allow	\$ 8,000.00	\$ 8,000.00		
Subtotal				\$	\$ 1,310,390.00		
Cellar Restaurant and Cellar Back of House							
Site protection	1	\$ 12,000.00	allow	\$ 18,000.00	\$ 18,000.00		
Concrete	25	\$ 400.00	CY	\$ 10,000.00	\$ 10,000.00		
Fireproofing	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Misc. Metals	800	\$ 15.00	pounds	\$ 12,000.00	\$ 12,000.00		
Waterproofing	400	\$ 30.00	SF	\$ 12,000.00	\$ 12,000.00		
Masonry	400	\$ 25.00	SF	\$ 10,000.00	\$ 10,000.00		
Drywall	400	\$ 85.00	LF	\$ 34,000.00	\$ 34,000.00		
Ceilings	2,200	\$ 10.00	SF	\$ 22,000.00	\$ 22,000.00		
Rough Carpentry	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Interior Glazing	1	\$ 9,000.00	allow	\$ 9,000.00	\$ 9,000.00		
Millwork	1	\$ 15,000.00	allow	\$ 15,000.00	\$ 15,000.00		
Doors and Frames	20	\$ 800.00	ea	\$ 16,000.00	\$ 16,000.00		
Hardware	20	\$ 500.00	ea	\$ 10,000.00	\$ 10,000.00		
Stone and Marble	600	\$ 35.00	sf	\$ 21,000.00	\$ 21,000.00		
Painting	12,000	\$ 2.00	sf	\$ 24,000.00	\$ 24,000.00		
Bathroom Accessories	1	\$ 3,000.00	allow	\$ 3,000.00	\$ 3,000.00		
Wood Flooring	2,600	\$ 19.00	sf	\$ 49,400.00	\$ 49,400.00		
Resilient Flooring	1,200	\$ 9.00	sf	\$ 10,800.00	\$ 10,800.00		
Handicap-lift	1	\$ 15,000.00	ea	\$ 15,000.00	\$ 15,000.00		
Signage	4	\$ 3,000.00	ea	\$ 12,000.00	\$ 12,000.00		
Electrical	3200	\$ 70.00	sf	\$ 224,000.00	\$ 224,000.00		
Fire Alarm	1	\$ 20,000.00	allow	\$ 20,000.00	\$ 20,000.00		
Tele/Data	3200	\$ 10.00	sf	\$ 32,000.00	\$ 32,000.00		
Security	3200	\$ 8.00	sf	\$ 25,600.00	\$ 25,600.00		
Plumbing	3200	\$ 30.00	sf	\$ 96,000.00	\$ 96,000.00		
HVAC	3200	\$ 65.00	sf	\$ 208,000.00	\$ 208,000.00		
Kitchen exhaust	3200	\$ 15.00	sf	\$ 48,000.00	\$ 48,000.00		
Sprinkler	3200	\$ 20.00	sf	\$ 64,000.00	\$ 64,000.00		
Kitchen Fire Suppression	1	\$ 10,000.00	allow	\$ 10,000.00	\$ 10,000.00		
Subtotal				\$	\$ 1,042,800.00		
Building Façade							
Remove Windows on Main Façade	50	\$ 150.00	ea	\$ 7,500.00	\$ 7,500.00		
Replacement Ground Floor Windows	4	\$ 4,500.00	ea	\$ 18,000.00	\$ 18,000.00		
Awnings	14	\$ 2,500.00	ea	\$ 35,000.00	\$ 35,000.00		
Ornamental Metal	1	\$ 10,000.00	allow	\$ 10,000.00	\$ 10,000.00		
Install Flags	1	\$ 2,500.00	ea	\$ 2,500.00	\$ 2,500.00		
Install New Marquee	1	\$ 10,000.00	ea	\$ 10,000.00	\$ 10,000.00		
New Door to Bar & Opposite Side	2	\$ 3,500.00	ea	\$ 7,000.00	\$ 7,000.00		
Steel Platforms	9	\$ 9,000.00	ea	\$ 81,000.00	\$ 81,000.00		
Subtotal				\$	\$ 161,000.00		
Corridors and Elevator Lobbies							
New Drywall Ceiling	8000	\$ 8.00	sf	\$ 64,000.00	\$ 64,000.00		
New Lighting (Scones)	200	\$ 350.00	ea	\$ 70,000.00	\$ 70,000.00		
New wood floors at corridors	8000	\$ 19.00	sf	\$ 152,000.00	\$ 152,000.00		
Wall Finishes (applied molding/ paint)	4000	\$ 25.00	sq yds	\$ 100,000.00	\$ 100,000.00		
New Door Hardware	135	\$ 600.00	ea	\$ 81,000.00	\$ 81,000.00		
Millwork around existing electrical panel	9	\$ 800.00	ea	\$ 7,200.00	\$ 7,200.00		
Ice machine plumbing	9	\$ 2,500.00	ea	\$ 22,500.00	\$ 22,500.00		
Stone for existing window sill	135	\$ 150.00	ea	\$ 20,250.00	\$ 20,250.00		
Back-off house shelving	1	\$ 7,000.00	allow	\$ 7,000.00	\$ 7,000.00		
ADA Signage for Rooms	130	\$ 150.00	ea	\$ 19,500.00	\$ 19,500.00		
Corridor and Elevator Signage	45	\$ 300.00	ea	\$ 13,500.00	\$ 13,500.00		
New Emergency Exit Signs	36	\$ 600.00	ea	\$ 21,600.00	\$ 21,600.00		
New Fire Alarm Devices	25	\$ 800.00	ea	\$ 20,000.00	\$ 20,000.00		
Remove Laundry Chute	1	\$ 10,000.00	lot	\$ 10,000.00	\$ 10,000.00		
Add Air Circulation and AC to Corridors	9	\$ 2,500.00	ea	\$ 22,500.00	\$ 22,500.00		
Subtotal				\$	\$ 631,050.00		
Renovated Guestrooms							
Remove Thru Wall AC Units	39	\$ 200.00	ea	\$ 7,800.00	\$ 7,800.00		
Remove Draperies	39	\$ 150.00	ea	\$ 5,850.00	\$ 5,850.00		
Remove Bath Fixtures and Tile	39	\$ 750.00	ea	\$ 29,250.00	\$ 29,250.00		
Remove Lighting and Controls	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Remove Guest Room Furniture	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Add New Wall A/C Unit	39	\$ 1,000.00	ea	\$ 39,000.00	\$ 39,000.00		
Add Closet Doors (millwork)	39	\$ 750.00	ea	\$ 29,250.00	\$ 29,250.00		
New outlets & duplex per rm	234	\$ 150.00	ea	\$ 35,100.00	\$ 35,100.00		
New Bed Lighting Scones	78	\$ 400.00	ea	\$ 31,200.00	\$ 31,200.00		
New Pendant Lighting Fixture	39	\$ 250.00	ea	\$ 9,750.00	\$ 9,750.00		
New GFI Outlet	39	\$ 200.00	ea	\$ 7,800.00	\$ 7,800.00		
Add Room Controls for Electrical	39	\$ 300.00	ea	\$ 11,700.00	\$ 11,700.00		
Wood Flooring Repairs	5,000	\$ 10.00	sf	\$ 50,000.00	\$ 50,000.00		
Wall Repairs	39	\$ 750.00	ea	\$ 29,250.00	\$ 29,250.00		
Add Crown Molding, wall panel molding and Base	39	\$ 1,000.00	ea	\$ 39,000.00	\$ 39,000.00		
New Bathroom Sink Faucet	39	\$ 400.00	ea	\$ 15,600.00	\$ 15,600.00		
New Bathroom Shower Heads and Tub Spout	39	\$ 800.00	ea	\$ 31,200.00	\$ 31,200.00		
New Bathroom Accessories	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Paint Room	39	\$ 1,500.00	ea	\$ 58,500.00	\$ 58,500.00		
New Bathroom Doors and Hardware	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Subtotal				\$	\$ 508,250.00		
Unrenovated Existing Guestrooms							
Remove Carpet	52	\$ 175.00	ea	\$ 9,100.00	\$ 9,100.00		
Remove AC Units	52	\$ 200.00	ea	\$ 10,400.00	\$ 10,400.00		
Remove Wallcovering	52	\$ 350.00	ea	\$ 18,200.00	\$ 18,200.00		
Remove Draperies	52	\$ 150.00	ea	\$ 7,800.00	\$ 7,800.00		
Remove Bath Fixtures and Tile	52	\$ 750.00	ea	\$ 39,000.00	\$ 39,000.00		
Remove Lighting and Controls	52	\$ 500.00	ea	\$ 26,000.00	\$ 26,000.00		
Remove Guest Room Furniture	52	\$ 500.00	ea	\$ 26,000.00	\$ 26,000.00		
Remove Ceiling	52	\$ 500.00	ea	\$ 26,000.00	\$ 26,000.00		
Raise Ceilings, New S/R	52	\$ 800.00	ea	\$ 41,600.00	\$ 41,600.00		
Add Crown Molding, panel moldings and Base	52	\$ 1,500.00	ea	\$ 78,000.00	\$ 78,000.00		
New Wood Flooring for Rooms	15,000	\$ 15.00	sf	\$ 225,000.00	\$ 225,000.00		
Cedar Closet Interiors	52	\$ 150.00	ea	\$ 7,800.00	\$ 7,800.00		
Closet Door and Hardware	52	\$ 150.00	ea	\$ 7,800.00	\$ 7,800.00		
New AC Units	52	\$ 800.00	ea	\$ 41,600.00	\$ 41,600.00		
Paint Room	39	\$ 1,500.00	ea	\$ 58,500.00	\$ 58,500.00		
Add Auto Room Controls for Electrical	52	\$ 250.00	ea	\$ 13,000.00	\$ 13,000.00		
New outlets & duplex per rm	312	\$ 150.00	ea	\$ 46,800.00	\$ 46,800.00		
New Bed Lighting Scones	104	\$ 400.00	ea	\$ 41,600.00	\$ 41,600.00		
New Pendant Lighting Fixture	52	\$ 250.00	ea	\$ 13,000.00	\$ 13,000.00		
New GFI Outlet	52	\$ 200.00	ea	\$ 10,400.00	\$ 10,400.00		
New Bathroom tile	52	\$ 3,500.00	ea	\$ 182,000.00	\$ 182,000.00		
New Bathroom Sink Faucet	52	\$ 400.00	ea	\$ 20,800.00	\$ 20,800.00		
New Bathroom Shower Heads and Tub Spout	52	\$ 800.00	ea	\$ 41,600.00	\$ 41,600.00		

Soft Cost Analysis

3/31/2016

Life Hotel
New York, NY

Area	sq ft/ no.	cost	u/m	subtotal	total	notes
Soft Costs						
Architect					\$ 300,000.00	
Engineering					\$ 133,000.00	
Insurance					\$ 50,000.00	
Total Soft Costs					\$ 483,000.00	

SCHEDULE X

PROJECT LOAN BUDGET

(see attached)

SCHEDULE IX

RENOVATIONS BUDGET

(see attached)

Construction Budget							3/31/2016
Life Hotel							
New York, NY							
Area	sq ft/ no.	cost	u/m	subtotal	total	notes	
Lobby & Cellar Level Removals / Demolition							
Remove Telephone Booths	2	\$ 400.00	ea	\$ 800.00	\$ 800.00		
Remove Laundry Machines	1	\$ 2,500.00	lot	\$ 2,500.00	\$ 2,500.00		
MEP Disconnects (Lobby and Cellar)	1	\$ 15,000.00	allow	\$ 15,000.00	\$ 15,000.00		
Lobby Demolition of Partitions and finishes	1	\$ 80,000.00	lot	\$ 80,000.00	\$ 80,000.00		
Temporary Lobby Protection	1	\$ 20,000.00	allow	\$ 20,000.00	\$ 20,000.00		
Cellar Demolition of Partitions and finishes	1	\$ 35,000.00	allow	\$ 35,000.00	\$ 35,000.00		
Cellar MEP relocations	1	\$ 50,000.00	allow	\$ 50,000.00	\$ 50,000.00		
Remove Lockers	1	\$ 1,000.00	lot	\$ 1,000.00	\$ 1,000.00		
Relocate Reconfigure Offices During Construction	1	\$ 10,000.00	lot	\$ 10,000.00	\$ 10,000.00		
Relocate or Screen Fire Equipment Panel	1	\$ 15,000.00	lot	\$ 15,000.00	\$ 15,000.00		
Subtotal				\$ 229,300.00	\$ 229,300.00		
Lobby, Ground Floor, and Reception							
Site Protection	1	\$ 8,000.00	allow	\$ 18,000.00	\$ 18,000.00		
Lobby Temporary Partitions	1	\$ 5,000.00	allow	\$ 5,000.00	\$ 5,000.00		
Temporary Check-in Area	1	\$ 3,000.00	allow	\$ 3,000.00	\$ 3,000.00		
Concrete	40	\$ 400.00	CY	\$ 16,000.00	\$ 16,000.00		
Fireproofing	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Misc. Metals	1,000	\$ 15.00	pounds	\$ 15,000.00	\$ 15,000.00		
Ornamental Metal	1	\$ 12,000.00	allow	\$ 12,000.00	\$ 12,000.00		
Masonry	600	\$ 25.00	SF	\$ 15,000.00	\$ 15,000.00		
Waterproofing	250	\$ 30.00	SF	\$ 7,500.00	\$ 7,500.00		
Drywall	450	\$ 85.00	LF	\$ 38,250.00	\$ 38,250.00		
Ceilings	3,200	\$ 10.00	SF	\$ 32,000.00	\$ 32,000.00		
Rough Carpentry	1	\$ 8,000.00	allow	\$ 8,000.00	\$ 8,000.00		
Interior Glazing	1	\$ 12,000.00	allow	\$ 12,000.00	\$ 12,000.00		
Millwork	1	\$ 75,000.00	allow	\$ 75,000.00	\$ 75,000.00		
Reception Desk	1	\$ 8,000.00	allow	\$ 8,000.00	\$ 8,000.00		
Doors and Frames	5	\$ 800.00	ea	\$ 4,000.00	\$ 4,000.00		
Hardware	14	\$ 1,200.00	ea	\$ 16,800.00	\$ 16,800.00		
New Auto Entry Doors	2	\$ 8,000.00	ea	\$ 16,000.00	\$ 16,000.00		
Stone and Marble	600	\$ 35.00	sf	\$ 21,000.00	\$ 21,000.00		
Painting	14,000	\$ 2.00	sf	\$ 28,000.00	\$ 28,000.00		
Wallcovering	200	\$ 45.00	yd	\$ 9,000.00	\$ 9,000.00		
Bathroom Accessories	1	\$ 5,000.00	allow	\$ 5,000.00	\$ 5,000.00		
Entry Mats	1	\$ 3,000.00	ea	\$ 3,000.00	\$ 3,000.00		
Wood Flooring	2,600	\$ 19.00	sf	\$ 49,400.00	\$ 49,400.00		
Carpet	80	\$ 38.00	yd	\$ 3,040.00	\$ 3,040.00		
Resilient Flooring / Gym Flooring	800	\$ 9.00	sf	\$ 7,200.00	\$ 7,200.00		
Handicap-lift	1	\$ 15,000.00	ea	\$ 15,000.00	\$ 15,000.00		
Signage	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Electrical	4000	\$ 70.00	sf	\$ 280,000.00	\$ 280,000.00		
Fire Alarm	1	\$ 25,000.00	allow	\$ 25,000.00	\$ 25,000.00		
Tele/Data	4000	\$ 10.00	sf	\$ 40,000.00	\$ 40,000.00		
Security	4000	\$ 6.00	sf	\$ 24,000.00	\$ 24,000.00		
Exterior Lighting	16	\$ 1,200.00	ea	\$ 19,200.00	\$ 19,200.00		
Plumbing	4000	\$ 30.00	sf	\$ 120,000.00	\$ 120,000.00		
HVAC	4000	\$ 65.00	sf	\$ 260,000.00	\$ 260,000.00		
Sprinkler	4000	\$ 20.00	sf	\$ 80,000.00	\$ 80,000.00		
Exterior Landscaping	1	\$ 8,000.00	allow	\$ 8,000.00	\$ 8,000.00		
Subtotal				\$ 1,310,390.00	\$ 1,310,390.00		
Cellar Restaurant and Cellar Back of House							
Site protection	1	\$ 12,000.00	allow	\$ 18,000.00	\$ 18,000.00		
Concrete	25	\$ 400.00	CY	\$ 10,000.00	\$ 10,000.00		
Fireproofing	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Misc. Metals	800	\$ 15.00	pounds	\$ 12,000.00	\$ 12,000.00		
Waterproofing	400	\$ 30.00	SF	\$ 12,000.00	\$ 12,000.00		
Masonry	400	\$ 25.00	SF	\$ 10,000.00	\$ 10,000.00		
Drywall	400	\$ 85.00	LF	\$ 34,000.00	\$ 34,000.00		
Ceilings	2,200	\$ 10.00	SF	\$ 22,000.00	\$ 22,000.00		
Rough Carpentry	1	\$ 6,000.00	allow	\$ 6,000.00	\$ 6,000.00		
Interior Glazing	1	\$ 9,000.00	allow	\$ 9,000.00	\$ 9,000.00		
Millwork	1	\$ 15,000.00	allow	\$ 15,000.00	\$ 15,000.00		
Doors and Frames	20	\$ 800.00	ea	\$ 16,000.00	\$ 16,000.00		
Hardware	20	\$ 500.00	ea	\$ 10,000.00	\$ 10,000.00		
Stone and Marble	600	\$ 35.00	sf	\$ 21,000.00	\$ 21,000.00		
Painting	12,000	\$ 2.00	sf	\$ 24,000.00	\$ 24,000.00		
Bathroom Accessories	1	\$ 3,000.00	allow	\$ 3,000.00	\$ 3,000.00		
Wood Flooring	2,600	\$ 19.00	sf	\$ 49,400.00	\$ 49,400.00		
Resilient Flooring	1,200	\$ 9.00	sf	\$ 10,800.00	\$ 10,800.00		
Handicap-lift	1	\$ 15,000.00	ea	\$ 15,000.00	\$ 15,000.00		
Signage	4	\$ 3,000.00	ea	\$ 12,000.00	\$ 12,000.00		
Electrical	3200	\$ 70.00	sf	\$ 224,000.00	\$ 224,000.00		
Fire Alarm	1	\$ 20,000.00	allow	\$ 20,000.00	\$ 20,000.00		
Tele/Data	3200	\$ 10.00	sf	\$ 32,000.00	\$ 32,000.00		
Security	3200	\$ 8.00	sf	\$ 25,600.00	\$ 25,600.00		
Plumbing	3200	\$ 30.00	sf	\$ 96,000.00	\$ 96,000.00		
HVAC	3200	\$ 65.00	sf	\$ 208,000.00	\$ 208,000.00		
Kitchen exhaust	3200	\$ 15.00	sf	\$ 48,000.00	\$ 48,000.00		
Sprinkler	3200	\$ 20.00	sf	\$ 64,000.00	\$ 64,000.00		
Kitchen Fire Suppression	1	\$ 10,000.00	allow	\$ 10,000.00	\$ 10,000.00		
Subtotal				\$ 1,042,800.00	\$ 1,042,800.00		
Building Façade							
Remove Windows on Main Façade	50	\$ 150.00	ea	\$ 7,500.00	\$ 7,500.00		
Replacement Ground Floor Windows	4	\$ 4,500.00	ea	\$ 18,000.00	\$ 18,000.00		
Awnings	14	\$ 2,500.00	ea	\$ 35,000.00	\$ 35,000.00		
Ornamental Metal	1	\$ 10,000.00	allow	\$ 10,000.00	\$ 10,000.00		
Install Flags	1	\$ 2,500.00	ea	\$ 2,500.00	\$ 2,500.00		
Install New Marquee	1	\$ 10,000.00	ea	\$ 10,000.00	\$ 10,000.00		
New Door to Bar & Opposite Side	2	\$ 3,500.00	ea	\$ 7,000.00	\$ 7,000.00		
Steel Platforms	9	\$ 9,000.00	ea	\$ 81,000.00	\$ 81,000.00		
Subtotal				\$ 161,000.00	\$ 161,000.00		
Corridors and Elevator Lobbies							
New Drywall Ceiling	8000	\$ 8.00	sf	\$ 64,000.00	\$ 64,000.00		
New Lighting (Scones)	200	\$ 350.00	ea	\$ 70,000.00	\$ 70,000.00		
New wood floors at corridors	8000	\$ 19.00	sf	\$ 152,000.00	\$ 152,000.00		
Wall Finishes (applied molding/ paint)	4000	\$ 25.00	sq yds	\$ 100,000.00	\$ 100,000.00		
New Door Hardware	135	\$ 600.00	ea	\$ 81,000.00	\$ 81,000.00		
Millwork around existing electrical panel	9	\$ 800.00	ea	\$ 7,200.00	\$ 7,200.00		
Ice machine plumbing	9	\$ 2,500.00	ea	\$ 22,500.00	\$ 22,500.00		
Stone for existing window sill	135	\$ 150.00	ea	\$ 20,250.00	\$ 20,250.00		
Back-off house shelving	1	\$ 7,000.00	allow	\$ 7,000.00	\$ 7,000.00		
ADA Signage for Rooms	130	\$ 150.00	ea	\$ 19,500.00	\$ 19,500.00		
Corridor and Elevator Signage	45	\$ 300.00	ea	\$ 13,500.00	\$ 13,500.00		
New Emergency Exit Signs	36	\$ 600.00	ea	\$ 21,600.00	\$ 21,600.00		
New Fire Alarm Devices	25	\$ 800.00	ea	\$ 20,000.00	\$ 20,000.00		
Remove Laundry Chute	1	\$ 10,000.00	lot	\$ 10,000.00	\$ 10,000.00		
Add Air Circulation and AC to Corridors	9	\$ 2,500.00	ea	\$ 22,500.00	\$ 22,500.00		
Subtotal				\$ 631,050.00	\$ 631,050.00		
Renovated Guestrooms							
Remove Thru Wall AC Units	39	\$ 200.00	ea	\$ 7,800.00	\$ 7,800.00		
Remove Draperies	39	\$ 150.00	ea	\$ 5,850.00	\$ 5,850.00		
Remove Bath Fixtures and Tile	39	\$ 750.00	ea	\$ 29,250.00	\$ 29,250.00		
Remove Lighting and Controls	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Remove Guest Room Furniture	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Add New Wall A/C Unit	39	\$ 1,000.00	ea	\$ 39,000.00	\$ 39,000.00		
Add Closet Doors (millwork)	39	\$ 750.00	ea	\$ 29,250.00	\$ 29,250.00		
New outlets & duplex per rm	234	\$ 150.00	ea	\$ 35,100.00	\$ 35,100.00		
New Bed Lighting Scones	78	\$ 400.00	ea	\$ 31,200.00	\$ 31,200.00		
New Pendant Lighting Fixture	39	\$ 250.00	ea	\$ 9,750.00	\$ 9,750.00		
New GFI Outlet	39	\$ 200.00	ea	\$ 7,800.00	\$ 7,800.00		
Add Room Controls for Electrical	39	\$ 300.00	ea	\$ 11,700.00	\$ 11,700.00		
Wood Flooring Repairs	5,000	\$ 10.00	sf	\$ 50,000.00	\$ 50,000.00		
Wall Repairs	39	\$ 750.00	ea	\$ 29,250.00	\$ 29,250.00		
Add Crown Mouldings, wall panel molding and Base	39	\$ 1,000.00	ea	\$ 39,000.00	\$ 39,000.00		
New Bathroom Sink Faucet	39	\$ 400.00	ea	\$ 15,600.00	\$ 15,600.00		
New Bathroom Shower Heads and Tub Spout	39	\$ 800.00	ea	\$ 31,200.00	\$ 31,200.00		
New Bathroom Accessories	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Paint Room	39	\$ 1,500.00	ea	\$ 58,500.00	\$ 58,500.00		
New Bathroom Doors and Hardware	39	\$ 500.00	ea	\$ 19,500.00	\$ 19,500.00		
Subtotal				\$ 508,250.00	\$ 508,250.00		
Unrenovated Existing Guestrooms							
Remove Carpet	52	\$ 175.00	ea	\$ 9,100.00	\$ 9,100.00		
Remove AC Units	52	\$ 200.00	ea	\$ 10,400.00	\$ 10,400.00		
Remove Wallcovering	52	\$ 350.00	ea	\$ 18,200.00	\$ 18,200.00		
Remove Draperies	52	\$ 150.00	ea	\$ 7,800.00	\$ 7,800.00		
Remove Bath Fixtures and Tile	52	\$ 750.00	ea	\$ 39,000.00	\$ 39,000.00		
Remove Lighting and Controls	52	\$ 500.00	ea	\$ 26,000.00	\$ 26,000.00		
Remove Guest Room Furniture	52	\$ 500.00	ea	\$ 26,000.00	\$ 26,000.00		
Remove Ceiling	52	\$ 500.00	ea	\$ 26,000.00	\$ 26,000.00		
Raise Ceilings, New S/R	52	\$ 800.00	ea	\$ 41,600.00	\$ 41,600.00		
Add Crown Mouldings, panel mouldings and Base	52	\$ 1,500.00	ea	\$ 78,000.00	\$ 78,000.00		
New Wood Flooring for Rooms	15,000	\$ 15.00	sf	\$ 225,000.00	\$ 225,000.00		
Cedar Closet Interiors	52	\$ 150.00	ea	\$ 7,800.00	\$ 7,800.00		
Closet Door and Hardware	52	\$ 150.00	ea	\$ 7,800.00	\$ 7,800.00		
New AC Units	52	\$ 800.00	ea	\$ 41,600.00	\$ 41,600.00		
Paint Room	39	\$ 1,500.00	ea	\$ 58,500.00	\$ 58,500.00		
Add Auto Room Controls for Electrical	52	\$ 250.00	ea	\$ 13,000.00	\$ 13,000.00		
New outlets & duplex per rm	312	\$ 150.00	ea	\$ 46,800.00	\$ 46,800.00		
New Bed Lighting Scones	104	\$ 400.00	ea	\$ 41,600.00	\$ 41,600.00		
New Pendant Lighting Fixture	52	\$ 250.00	ea	\$ 13,000.00	\$ 13,000.00		
New GFI Outlet	52	\$ 200.00	ea	\$ 10,400.00	\$ 10,400.00		
New Bathroom tile	52	\$ 3,500.00	ea	\$ 182,000.00	\$ 182,000.00		
New Bathroom Sink Faucet	52	\$ 400.00	ea	\$ 20,800.00	\$ 20,800.00		
New Bathroom Shower Heads and							

Soft Cost Analysis

3/31/2016

Life Hotel
New York, NY

Area	sq ft/ no.	cost	u/m	subtotal	total	notes
Soft Costs						
Architect					\$ 300,000.00	
Engineering					\$ 133,000.00	
Insurance					\$ 50,000.00	
Total Soft Costs					\$ 483,000.00	

SCHEDULE X

PROJECT LOAN BUDGET

(see attached)