



WORK ORDER

Number: 2 R1
 Date: 2018.07.31
 Contract Date: N/A
 Location: 9 East 71st Street, New York, NY

Project:	Master Bathroom 3-18 at 3rd Floor 9 East 71st Street New York, NY	General Contractor:	Plant Construction LLC 181 Broadway, 5th Floor New York, NY 10007
Owner:	The Private Residence 9 East 71st Street New York, NY	Designer:	Cabinet Alberto Pinto [REDACTED] 75002 Paris (France)

The Work Order as follows:

<u>Preliminary Budget for Bath Tub Alcove and Dome ceiling in Master Bathroom 3-18 at 3rd floor:</u>	
	<u>Protection:</u> \$5,255
F/I	Furnish and install Temporary protection on floors and stair steps (heavy protection) at 1st floor, 2nd floor, 3rd floor, Master Bathroom 3-18, and the elevator; reinstallation of protection, removals and discard all protection materials after completion of work;
	<u>Demolition:</u> \$4,600
R/O	Removals of the existing bathtub with stone slab tub deck, (3) aprons, and (3) stone saddles in Bath Tub Alcove including of carting
***	Existing stone wall tiles above bathtub deck and stone tile jambs to remain per the walk through notes dated 07.12.2018.
	<u>Plumbing:</u> \$5,900
F/I	Disconnection & cap the exiting bathtub, new plumbing rough-in cold, hot water, waste, vent lines for new specified bathtub, new shot off valves for hot and cold water riser, fiberglass insulation in Bath Tub Alcove
I/O	Installation only of new bathtub, drain, (2) overflow, thermostatic control, hand shower in Bath Tub Alcove
NIC	New booster pumps and associated works or upgrade the existing booster pumps
<u>Plumbing Fixture (Furnish Only), Allowance:</u>	
F/O	(1) Bath tub ref B10-B550 glossy white finish by THG (to be installed under the stone top) \$10,282
F/O	(2) Cover plates to be used as a water spout réf B16-K103 / K104, glossy nickel finish by THG incl.
F/O	(1) Waste cap and over-flow drain / waste knob, glossy nickel finish by THG incl.
A	F/O (1) Aero Thermostatic control valve trim with metal cross lever handle (ref M12-15EN16EM ?) glossy nickel finish \$2,000
F/O	(2) Aero control volume trim cross handles (ref AEVC57) glossy nickel finish (for stop handle and 2 ways handle, hand shower or bath tub recessed cover plates spouts) \$1,243
F/O	F/O (1) Aero recessed hand shower (ref AEHS25), glossy nickel finish \$2,226
***	PENDING of Waterworks / Aero hard quote for plumbing fixture that indicated *A*
***	PENDING of final approved specifications for Plumbing fixtures

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<u>Carpentry:</u>		
A	Allowance for patching of the existing floor and walls to get new stone tub deck for new bathtub in Bath Tub Alcove	\$4,420
F/I	Wood blocking for new tub deck	\$650
I/O	Reinstallation of the existing framed mirror on stone tile wall	\$570
F/I	Miscellaneous work between trades in Master Bathroom 3-18	\$1,000
<u>Stone slab work (no stone work on walls above bathtub deck & jambs):</u>		\$50,621
F/I	Floor preparation, new soundproofing on floor, & new waterproofing on floor extend 6" up perimeter walls & overlap existing	
F/I	Furnish, fabrication and Installation of new Travertine stone slabs: 2" thick tub deck with cut out for an undermount tub with custom edges, (3) 3/4" thick aprons, & (3) 3/4" thick saddles; and 1-7/8" height splash with ogee edge above stone tub deck	
F/I	Replacement of vertical stone and the stone shelf to match existing to install new wall mounted thermostatic control for new bathtub	
A	Allowance for patching of the existing wall tiles above new bathtub deck in Bath Tub Alcove, TBD after removals	\$1,500
<u>Alternate is Not Included in Base Price:</u>		
ALT 1	ADD: Allowance for Furnish and Installation of new Stone tile walls (above new bathtub) and jambs (Full height) to match existing including of removals of stone wall tiles & jambs, cement boards on walls, patching of walls and jambs, new waterproofing on walls, new cement boards on walls, and re-painting of the existing ceiling in Bath Tub Alcove, Allowance for Stone tile materials \$40 psf	\$70,644
***	Existing metal studs on walls and existing ceiling to remain	
Note to ALT:	The duration for construction will be extended by 2 - 3 weeks for Stone tile work noted in ALT 1	
<u>Painting of Dome ceiling:</u>		
F/I	Primer coat on the existing Dome ceiling from the cornice to the edge of the surrounding frieze of the opening in Master Bathroom 3-18 including of scaffolding	\$8,840
F/I	Two (2) painters during 2 weeks as assistants of the Artist: \$650 per day x 2 men x 10 work days including of scaffolding in Master Bathroom 3-18	\$13,000
NIC	New Decorative painting for the ceiling with a Dome shape by Others	
NIC	Re-paint the existing walls, trim, and woodwork in Master Bathroom 3-18	
<u>Estimated General Requirements for a 6-weeks period:</u>		\$38,100
- Project Manager: 20 hours		
- Project Supervision / daily cleaning: 200 hours		
- Driver: 8 hours		
- Estimating / purchasing: 20 hours		
- Reimbursement of Direct Expenses for 6 weeks including of (1) Negative Air pressure and HEPA filter during work and Carting		
- Final professional cleaning in Master Bathroom 3-18 and Elevator only		
<u>Construction Schedule:</u>		
The Order of THG's bathtub, tub spout / filler is 10 - 12 weeks		
The Order of Waterworks / Aero Thermostatic Control valves is 14 - 16 weeks		
The Order of Stone materials is 8 weeks		
The estimated duration for on-site construction is appr. 6 weeks including of Protection, Demolition, Plumbing & Fixture, Carpentry, Stone work, Painting (prime coat & assistants), and Final cleaning in work areas only.		

Exclusion:

Daily dismantle and re-install temporary protection.
Miscellaneous Touchups.
Electrical work and Lighting fixtures.
Correction of existing violations or site conditions (i.e. existing plumbing, etc.).
Job phasing.
Mock-ups.
Overtime for Contractor's labor and its subcontractors.
Union labor will not be provided on this job.
Department of Buildings plan filing, applications, building permits, fees.
Controlled Inspections.
Integrated drawings.
Engineering services (MEP).
Removing and replacing building utilities.
Chopping and/or channeling structural floors or ceilings.
Performance or payment bonds.
Environmental / hazardous materials testing and monitoring.
Removals of asbestos on floor, walls, ceilings, ductwork, pipe insulations.

Notes / Qualifications:

- WO #2 R1 is based on regular work hours.
- Deposit is 50%.
- Moving Arts and furniture will be provided by Owner.
- Temporary toilet and sink during construction is assuming to use the existing bathroom in Basement.
- Certificate of Capital Improvement supposed to be signed by the Owner.
- Plant's General liability insurance minimum limits are \$1 million per occurrence, \$2 million aggregate per year, with a \$5 million umbrella. Any higher limits, umbrella policy, OCP or other policies requested will need to be quoted individually and will provided if requested at additional cost to Owner.
- Plant's Automobile Insurance policy limits are \$1 million per occurrence, \$1 million aggregate per year and \$1 million property damage. Any higher limits or any additional coverage requested will be provided if requested at additional cost to Owner.
- The scope of work is limited to the items described above.
- This WO is valid for 60 days from date on page one.

Documents:

- The rendering with the new bath tub that has been approved by the Client by e-mail at 01.29.2018.
- Pictures of the existing by e-mail at 01.29.2018.
- Location plan by e-mail at 01.29.2018.
- Pictures of the ceiling shape and existing state (blue painting) by e-mail at 01.29.2018.
- Two (2) e-mails dated 01.29.2018 from the Designer.
- The Designer's e-mails dated 06.26.2018, 06.27.2018 (with pictures), 06.28.2018 (with cut sheets for new bathtub & dimensions), 06.29.2018 (with CAD plan, pictures, cut sheets for new bathtub).
- The walk through notes dated 07.12.2018.
- The Designer's e-mails dated 06.26.2018, 06.27.2018, 07.17.2018, 07.20.2018, 07.25.2018, 07.26.2018, and 07.27.2018 (with cut sheet).
- Revised plan for Master Bathroom 3-18 dated 07.25.2018.

WO #2 R1 continued ...

KEY:
F/I Furnish and Install
I/O Install Only
R/O Remove Only
F/O Furnish Only
NIC Not In Contract
TBD To Be Determined (NIC)
*** Note
A Allowance
ALT Alternate (NIC)

Subtotal	\$150,208
Overhead & Profit	\$22,531
Insurance	\$4,318
Total	\$177,056
Contingency 5% (NOT included in above "Total")	\$8,853

NOT VALID UNTIL SIGNED

Owner's Representative

Designer

General Contractor