STROOCK

By Hand

May 25, 2016

Ross F. Moskowitz
Direct Dial: 212-806-5550
Fax: 212-806-6006
rmoskowitz@stroock.com

City of New York
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
Attn: Margery Perlmutter, Chairperson

Re: East 14th Street Owner LLC
432 East 14th Street, New York, NY
Block 441 Lots 23 & 32
BSA Calendar No. 2016-4183-BZ (the "Application")

Dear Chairperson Perlmutter:

On behalf of East 14th Street Owner LLC, we respectfully submit the following documents to the Application, originally submitted on May 9, 2016. Enclosed please find one (1) original and two (2) copies of the following documents:

1. The revised New York City Environmental Quality Review, Environmental Assessment Statement (EAS) Short Form, dated May 3, 2016, including the New York City Landmarks Preservation Commission Environmental Review, "Archaeology Review Only", (Appendix A), dated May 10, 2016, prepared by AKRF, Inc.; and

2. A current Radius Diagram/Land Use Map, prepared by AKRF, Inc.

Please do not hesitate to contact us should you have any questions regarding the Application.

Thank you for your cooperation and assistance.

Sincerely yours,

Ross F. Moskowitz

Enclosures

NY 76196879v1

cc: East 14th Street Owner LLC
Ms. Gigi Li, Chair, Manhattan Community Board 3 (by overnight delivery)
Ms. Susan Stetzer, District Manager, Manhattan Community Board 3 (by overnight delivery)
Honorable Rosie Mendez, City Council Member (by overnight delivery)
Honorable Gail Brewer, Manhattan Borough President (by overnight delivery)
Martin Rebholz, Borough Commissioner, Manhattan Department of Buildings (by overnight delivery)
Mr. Carl Weisbrod, Director, Department of City Planning, Manhattan Office (by overnight delivery)
Mr. Christopher Holmes, Department of City Planning, Manhattan Office
J.S. Freeman Associates, Inc.
SLCE Architects, LLP Fernando Alvarez, AIA Associate



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

STROOCK

RECEIVED
BD STANDARDS AND APPEALS
2016 MAY -9 P 7:43
CAL. NO..

By Hand

May 9, 2016

Ross F. Moskowitz
Direct Dial 212-806-5550
Direct Fax 212-806-2550
rmoskowitz@stroock.com

City of New York
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, New York 10007
Attn: Margery Perlmutter, Chairperson

**2016-4183-BZ**

Re: 432 East 14th Street (the "**Proposed Project**")
Block 441 Lots 23 & 32 Borough of Manhattan (the "**Premises**")

Dear Chairperson Perlmutter:

On behalf of East 14th Street Owner LLC, enclosed please find one (1) original, two (2) copies and one (1) CD of the following set of documents, maps and drawings, which are being filed pursuant to Sections 72-21 and 23-163 of the Zoning Resolution of the City of New York for the proposed variance regarding the Proposed Project at the Premises:

1. Application Form (BZ);
2. New York City Department of Buildings' Notice of Comments, dated April 29, 2016, Job Application No.: 121192342;
3. Affidavit of Ownership;
4. Statement of the Applicant in support of a Section 72-21 Variance;
5. Certificates of Occupancy;
6. Pending Department of Buildings and Environmental Control Board Violations;
7. Economic Analysis Report, prepared by J.S. Freeman Associates, Inc., dated as of April 29, 2016;
8. Zoning Map No. 12c;

NY 76182604

9. BSA Zoning Analysis Form, signed and sealed by SLCE Architecture, LLP;

10. Tax Map;

11. Radius Diagram/Land Use Map;

12. Photographs of the Premises;

13. Department of Buildings Demolition Permit, in lieu of Existing Plans;

14. Conforming (As of Right) Plans, signed and sealed by SCLE Architecture, LLP, dated as of May 5, 2016;

15. Proposed Conditions Plans, signed and sealed by SCLE Architecture, LLP, dated as of May 5, 2016;

16. List of Affected Property Owners; and

17. CEQR Environmental Assessment Statement and Environment Support Manuals, prepared by AKRF Inc., dated as of May 3, 2016.

We are also enclosing two (2) checks in the amount of $12,100 (Variance application), and $27,325 (CEQR application), representing the filing fees in connection with the applications.

Please free to contact me should you have any questions. Thank you for your cooperation and assistance regarding the Application.

Sincerely,

Ross F. Moskowitz

Enclosures

cc: East 14th Street Owner LLC
Ms. Gigi Li Chair, Manhattan Community Board 3
Ms. Susan Stetzer, District Manager, Queens Community Board 3
Rosie Mendez, City Council Member
Honorable Gail Brewer, Manhattan Borough President



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

Mr. Martin Rebholz, R.A., Borough Commissioner, Manhattan Department of Buildings
Mr. Carl Weisbrod, Director, Department of City Planning, Manhattan Office
Christopher Holme, Department of City Planning, Zoning Division
SLCE Architects, LLP, Fernando Alvarez, AIA Associate
J.S. Freeman Associates, Inc.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

NYC
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

**ZONING (BZ) CALENDAR**
*Application Form*

BSA APPLICATION NO. _____

CEQR NO. 16 BSA 117M

2016 MAY -9 P 2:36

**Section A** — *Applicant/ Owner*

| | |
|---|---|
| Stroock & Stroock & Lavan LLP | East 136 Street Owner LLC |
| 180 Maiden Lane | 6 East 94th Street |
| New York NY 10038 | New York NY 10128 |
| (212) 806-5550 | |
| (212) 806-6006 | |
| rmoskowitz@stroock.com | |

**2016-4183-BZ**

**Section B** — *Site Data*

432-438 East 14th Street a/k/a 435-445 East 13th street, New York, NY 10009

Through lot with frontages along East 14th Street & East 13th Street between 1st Avenue & Avenue A

441 | 23 & 32 | Manhattan | 3 | None

Rosie Mendez | C1-6A | 12C

**Section C** — *Dept of Building Decision*

*BSA AUTHORIZING SECTION(S)* 72-21 *for* ☑ *VARIANCE* ☐ *SPECIAL PERMIT (Including 11-41)*

*Section(s) of the Zoning Resolution to be varied* 23-163 (floor area) and 35-65 (height and setback)

*DOB Decision (Objection/ Denial) date:* APril 29, 2016 *Acting on Application No:* 121192342

**Section D** — *Description*

*(LEGALIZATION* ☐ *YES* ☑ *NO* ☐ *IN PART)*

Bulk variance to modify floor area, height, and setback in connection with a proposed construction of a mixed residential and commercial building, with approximately 131,350 square feet of floor area.

**Section E** — *BSA History and Related Actions*

| *If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS* | YES | NO |
|---|---|---|
| 1. *Has the premises been the subject of any previous BSA application(s)?* | ☑ | ☐ |
| *PRIOR BSA APPLICATION NO(S):* Cal No. 166-49-BZ | | |
| 2. *Are there any applications concerning the premises pending before any other government agency?* | ☑ | ☐ |
| 3. *Is the property the subject of any court action?* | ☐ | ☑ |

**Section F** — *Signature*

*I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE*

SWORN TO ME THIS 6TH DAY OF May 2016

Ross F. Moskowitz, Esq. | Authorized Representative

NOTARY PUBLIC

SUSAN H. SHAW
Notary Public, State of New York
No. 01SH6124690
Qualified in Kings County
Commission Expires March 28, 2017

NYC Development Hub
Department of Buildings
80 Centre Street
Third Floor
New York, New York 10013
nycdevelopmenthub@buildings.nyc.gov

# Notice of Comments

**Owner: RICHARD KESSLER**

**Applicant:** ROBERT LAUDENSCHLAGER

**Date: 04-27-2016**
**Job Application #: 121192342**
**Application type: NB**
**Premises Address: 432 EAST 14 STREET MANHATTAN**
Zoning District: C1-6A
Block: 441 Lots: 23

**Lead Plan Examiner at NYC Development Hub: Damian Titus**

Examiner's Signature:

| No. | Section of ZR and/or MDL | Comments | Date Resolved |
|---|---|---|---|
| 1. | | Proposed floor area exceeds the maximum permitted as per ZR 23-153 | |
| 2. | | Proposed street wall along East 14th Street does not comply with the required setback above the minimum base height as per ZR 35-65. | |
| 3. | | Proposed building height exceeds the maximum permitted as per ZR 35-65. | |
| | | | |

REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

DENIED
For Appeal to Board of Standards And Appeals
Date: 04/29/2016

Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

## AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

### Affidavit of Ownership

Richard Mack, being duly sworn, deposes and says that (s)he resides at 6 East 94th Street, in the City of New York, in the County of New York, in the State of New York; that East 14th Street Owner LLC is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York and known and designated as Block 441, Lot(s) 23 and 32, Street and House Number 432 East 14th Street; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- [ ] Sole property owner of zoning lot
- [ ] Cooperative Building
- [ ] Condominium Building
- [x] Zoning lot contains more than one tax lot and property owner

### Owner's Authorization

The owner identified above hereby authorizes Stroock & Stroock & Lavan LLP to make the annexed application in her/his behalf.

Signature of Owner

Print Name: Richard Mack

Print Title: President of the Manager of Owner's Sole Member

Sworn to before me this 6th day of May 2016

ANGELA F. SCIANDRA
Notary Public, State of New York
Registration #01SC6294897
Qualified in Kings County
Commission Expires December 20, 17

Revised March 8, 2012

# STROOCK

May 6, 2016

STATEMENT OF THE APPLICANT

Re: BSA Cal. No. _____
432 East 14th Street, Manhattan
Block 441, Lots 23 and 32
(the "Site")

This application (the "Application") is filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or "ZR") and Section 666 of the New York City Charter. The Application seeks a bulk variance to modify the floor area regulations of Zoning Resolution Section 23-153 and the height and setback regulations of Zoning Resolution Section 35-65, in connection with the construction of a mixed residential and commercial building (the "Proposed Development") at the Subject Site, which is located within a C1-6A zoning district.

As set forth below, the Site is burdened by a combination of unique conditions that result in practical difficulties in complying with the applicable zoning regulations. Unusually elevated groundwater levels and exceedingly soft and unstable soil (owing to the presence of an underground stream) result in extraordinary construction costs, which make a complying development with affordable housing infeasible. The Proposed Development, on the other hand, would generate sufficient income to offset the cost of development and provide a reasonable return on investment. In addition, Proposed Development is contextual with the surrounding neighborhood, and it will enliven a historically under-utilized stretch of East 14th Street. It will also provide 31 units of affordable housing.

I. The Site

The Site, which is a single zoning lot comprised of Tax Lots 23 and 32, is an irregular lot located in the mid-block portion of the block bounded by Avenue A, East 13th Street, First Avenue, and East 14th Street, within a C1-6A zoning district. The Site is located within Community District 3; it is not within an Inclusionary Housing designated area. The Site has 129.92 feet of frontage along East 13th Street, 102.87 feet of frontage along East 14th Street, 28.08 feet of frontage along Avenue A, and approximately 25,950 sq. ft. of lot area. Lot 32 (219 Avenue A), is an air rights parcel



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

(the "Air Rights Parcel"). The Air Rights Parcel has 2,411 sq. ft. of lot area and is occupied by a five-story mixed residential and commercial building, with approximately 7,092 sq. ft. of floor area (5,674 sq. ft. of residential floor area and 1,418 sq. ft. of commercial floor area) and 11 dwelling units. Accordingly, it will contribute approximately 3,970 sq. ft. of floor area to the Proposed Development.

Lot 23 is the portion of the Site to be developed (the "Development Site"). The Development Site is occupied by a two-story commercial building. It was constructed in 1953 to be a branch of the United States Postal Service; it remained a post office until its closure in 2014. Permits for the demolition of the building were issued on August 24, 2015.

Prior to 1953, a portion of the Development Site was under the Board's jurisdiction. On June 14, 1949, under BSA Cal. No. 166-49-BZ, the Board granted a use variance to allow the Site to be used as a parking lot for motor vehicles contrary to the use regulations of the 1916 Zoning Resolution.[1] The use variance expired on June 14, 1951.

As described in the report prepared by Mueser Rutledge Consulting Engineers (the "MRCE Report" a copy of which is submitted herewith, as Exhibit 2), an historic streambed covered approximately 85 percent of the Site. As a result, (i) groundwater levels are elevated and (ii) the soil has significantly less bearing capacity than would be expected in this area of Manhattan.

According to the MRCE Report, ground surface elevations range at the Site between Elev. +18 to +21, and the proposed top of cellar slab is at Elev. +4.7. Groundwater levels were recorded between Elev. +7.5 and +8 in observation wells installed at the Site. These water levels are higher than normally encountered in this part of Manhattan. Based on MRCE's compilation of data, groundwater in the vicinity could be expected at about Elev. +5, (NGVD 1929 Datum), or Elev. +3.9 (NAVD88 Datum) at the Site. Thus, the groundwater at the Site is about 3.5 to 4 feet higher than normal.

The underground stream also impacts the bearing capacity and overall quality of soil at the Site. According to MCRE, the Site's soil is mostly fine to medium sand with some silty fine sand. These soil types are very sensitive to disturbance and have low-to-moderate bearing capacities. In addition, the depth of the organic stream deposits make removal and replacement with structural fill impractical. The substandard nature of the soil results in extraordinary premium construction costs, as detailed below in Section

[1] The resolution for BSA Cal. No. 166-49-BZ is submitted herewith, as Exhibit 1.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

VIII(b).

To the extent that other sites in the area may share some of the Site's soil characteristics, the Site is uniquely impacted by such characteristics, because the vast majority of sites in the surrounding neighborhood (i.e., the 65 sites [excluding the Site] within a 400-foot radius of the Site, hereafter the "Study Area") are and have been fully-developed with Old Law Tenements, New Law Tenements or other pre-1938 building types. The Site, on the other hand, has been historically underdeveloped.

Based on the land use study submitted herewith as page ten of Exhibit 2 (the "Land Use Study"), 85 percent of sites within the Study Area are improved with buildings constructed prior to 1938. In addition, approximately 71 percent of sites within the Study Area have a floor area ratio ("FAR") within 80 percent of the maximum currently permitted by the underlying district regulations. Thus, most sites in the neighborhood were fully developed more than 80 years ago, using designs and construction means and methods that did not implicate substandard soil conditions.

II. <u>The Neighborhood</u>

The Site is located at the intersection of the East Village, Alphabet City and Stuyvesant Town, within Community District 3. The neighborhood north of East 13th Street is generally zoned C1-6A or C1-7A, except Stuyvesant Town, which lies mostly within an R7-2 (C1-5) district. South of East 13th Street, nearly all areas are contextually zoned, with R8B districts in the mid-blocks, and R7A districts with commercial overlays (C1-5 or C2-5) and Inclusionary Housing designated areas along the avenues.

The surrounding area contains a variety of land uses, including residential, commercial, institutional, and parkland, including Tompkins Square Park, Joseph C. Sauer Park, Stuyvesant Square, and Lower East Side Playground. Typically, commercial uses are limited to ground floor retail and service establishments, with residential use above.

There is no dominant built form in the surrounding area. Indeed, the area is characterized by its architectural diversity. The 13-story tower-in-the-park multiple dwellings of Stuyvesant Town dominate East 14th Street and northward. Five- and six-story Old Law and New Law tenements, pre-Great Recession-era condominiums, and turn-of-the-century apartment houses are found in the neighborhood, along with a wide variety of community facilities, ranging in size, vintage, and type, from the three-story Clergy Houses of the Church of Immaculate Conception (completed in 1896; designated as a New York City Landmark on June 7, 1966), to the recently-renovated, 10-story New York Eye and Ear Infirmary located on the southeast corner of East 14th



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

Street and Second Avenue to the five-story, approximately 180,688 sq.-ft. Public School 60[2], which was completed in 1925 and occupies fully half of the mid-block portion (0.83 acres) of the block bounded by Avenue A, East 11th Street, East 12th Street, and First Avenue.

With the exception of Stuyvesant Town and a few institutional buildings, the street walls of the neighborhood are continuous and built to the street lines. Buildings generally rise to their full height without setback. Rear yards, where they exist at all, tend to be non-complying.

The Site abuts mixed residential and commercial uses on all sides, except the northernmost 50 feet of its eastern lot line, where it abuts a one-story commercial building. The abutting buildings range in height from approximately 12 feet to approximately 78 feet.[3]

The area is well-served by public bus, with multiple routes along East 14th Street, First Avenue, and Avenue A. The First Avenue station for the L train is located on the northeast corner of the intersection of First Avenue and East 14th Street, approximately one block from the 14th Street frontage of the Site.

III. Applicable Zoning Regulations

The Site is located within C1-6A zoning district. Permissible uses in a C1-6A district are those in Use Groups 1 through 6. Per ZR Section 23-153[4], the maximum permitted FAR in C1-6A districts is 4.0 FAR for residential use and, per ZR Section 33-121, 2.0 FAR for commercial use. The total permitted residential floor area for the Site, at 4.0 FAR, is 103,800 sq. ft. and the total permitted commercial floor area for the Site, at 2.0 FAR, is 51,900 sq. ft.

Zoning Resolution Section 35-65 provides that, in a C1-6A district, a minimum base height between 40 feet and 65 feet is required, with a setback of at least ten feet along a wide street and 15 feet along a narrow street, and maximum building height of 80 feet.

---

[2] The PS 60 building is currently occupied by "Girls Preparatory Charter School" and "East Side Community High School."

[3] The building abutting the Site to the southwest (421 East 13th Street) is a market-rate condominium building with approximately 96 dwelling units and ground floor retail. Construction of the building was commenced in 2006 and was completed in 2012.

[4] Per ZR Section 35-23(b), the residential bulk regulations applicable in for the residential portion of a building at the Site are those applicable within an R7A zoning district.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

In C1-6A districts, mixed residential and commercial buildings are required to be developed in accordance with the Quality Housing Program regulations set forth in ZR Section 28-00 *et seq.*

IV. The Complying Development

Submitted herewith are plans by SLCE Architects ("SLCE") for a Complying Development (the "Complying Development").[5] The Complying Development would not be feasible, as described below in Section VIII(b).

The Complying Development would be a single mixed residential and commercial building rising eight stories and 80 feet along East 14th Street and seven stories and 75 feet along East 13th Street. The East 14th Street frontage would have a ten-foot setback at a street wall height of 60'-8" and the East 13th Street frontage would have a 15-foot setback at street wall height of 64'-5". The Complying Development would contain 96,344 sq. ft. of floor area (87,813 sq. ft. of residential floor area and 8,531 sq. ft. of commercial floor area).[6] The East 13th Street portion of the building would be entirely residential. Along East 14th Street, the cellar and the majority of the ground floor would be commercial, with residential use in a small portion of the ground floor (lobby) and on floors 2 through 8. The Complying Development would yield 114 dwelling units (23 affordable units and 91 market-rate units).

As set forth in the Economic Analysis Report prepared by JS Freeman & Associates, dated April 29, 2016 (the "Freeman Report") and submitted herewith as Exhibit 3, the Complying Development would not be a financially feasible project due to the extraordinary premium construction costs associated with constructing a full-height cellar within the substandard soil at the Site. Under current market conditions, a full-height cellar is essential in attracting a major commercial tenant – and a major commercial tenant is required, because it provides a stable source of revenue to offset the decreased revenues associated with the provision of affordable housing. Unfortunately, the Complying Development lacks the requisite number of market-rate

[5] On June 22, 2015, the Department of Buildings ("DOB") issued a partial permit for the Complying Development under New Building Application No. 121192342.

[6] It is important to note, as illustrated in the Complying Development plans, that if the Site were not encumbered with substandard soil, the Air Rights Parcel's approximately 3,970 sq. ft. of excess residential floor area would fit within a complying building envelope at the Development Site. Thus, including the Air Rights Parcel in the zoning lot is irrelevant to the findings that the Board must make in order to grant the requested relief.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

units necessary to achieve a reasonable return.[7]

The Applicant also studied the feasibility of a complying affordable housing development *without* a full-height cellar commercial space (the "Shallow Cellar Development"). The Freeman Report concluded that although premium construction costs were significantly reduced in the Shallow Cellar Development, commercial rents were reduced to a degree that a reasonable return could not be achieved.

V. The Proposed Development

Also submitted herewith are plans by SLCE for the Proposed Development.

The Proposed Development is similar to the Complying Development, in that it would be a single mixed residential and commercial building with frontages on East 14th Street and East 13th Street; however, it would rise 12 stories along East 14th Street and eight stories along East 13th Street. The Proposed Development would have 124,258 sq. ft. of floor area (4.78 FAR[8]) (115,127 sq. ft. of residential floor area and 9,131 sq. ft. of commercial floor area), ground floor retail, 155 dwelling units, and a height of 124'-0", without setback, along East 14th Street. The East 13th Street frontage would comply with the height and setback requirements of the C1-6A district, which is an R7A equivalent – a base height of 60'-8" with a 15-foot setback, and a total building height of 80'-0".

The Proposed Development maintains a deep cellar, which, as discussed, is essential for providing marketable retail space, which is, in turn, essential to the economics of providing affordable housing at the Site. The Proposed Development provides an additional 41 dwelling units, which translates to eight additional units of affordable housing, for a total of 31 units of affordable housing at the Site.

In order to construct the Proposed Development, the Applicant requires waivers of the applicable floor area and height and setback regulations. The Board has traditionally required some nexus between the uniqueness of a site, the practical difficulties imposed by such uniqueness, and the zoning relief requested. Here, there is a strong nexus between the floor area waiver, the Site's uniquely substandard soil, and the attendant premium subgrade construction costs. The additional floor area is necessary to offset

[7] The Applicant did not study the financial feasibility of a market-rate mixed residential and commercial condominium building.

[8] As noted above, the zoning lot includes Lot 32, which contributes approximately 5,674 sq. ft. of residential floor area and 1,418 sq. ft. of commercial floor area, resulting in total of 131,350 sq. ft. of floor area (5.06 FAR) (120,801 sq. ft. of residential floor area and 10,549 sq. ft. of commercial floor area) for the zoning lot.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

the premium cost.

As for the height and setback waiver, it is necessary for the efficient utilization of the additional floor area. Rising shear instead of setting back will both control construction costs and allow for standard vertical circulation, corridors, chases, and risers. It will also yield larger floorplates, which results in larger, more livable apartments.

The Proposed Development reflects the contrasting streetscapes of East 13th Street and East 14th Street. East 13th Street is a narrow tree-lined street, with five-, six-, and eight-story multiple dwellings and low-rise community facilities. The East 13th Street frontage of the Proposed Development, with its street wall profile and complying setback, is in keeping with this context. East 14th Street, on the other hand, is a wide street—wider even than most avenues below 14th Street—and its streetscape is dominated on the north side by the 13-story towers of Stuyvesant Town and on the south side by an array of building sizes and forms. The Proposed Development's East 14th Street frontage draws largely from the Stuyvesant Town context, yet, notably, remains 10'-6¼" below the building heights of that housing complex.

The understated architectural features of the Proposed Development—the traditional masonry, rectilinear fenestration, and modern black and charcoal tones—were designed to reflect the rich and varied architectural profile of the neighborhood. Accordingly, the Proposed Development will be in keeping with the surrounding neighborhood in all respects.

## VI. The Typical Site Development

To further illustrate the hardship imposed by the premium construction costs described above, the Applicant examined the costs associated with constructing the Complying Development on a site not encumbered by the Site's substandard soil and elevated groundwater (the "Typical Site Development"). As described in the Freeman Report, the Typical Site Development achieves a reasonable return, because a marketable cellar can constructed without premium costs.

## VII. Department of Buildings Objections and the Requested Variances

By final determination dated April 29, 2016, the Department of Buildings ("DOB") issued the following objections to New Building Application No. 121192342:

*Proposed floor area exceeds the maximum permitted as per ZR 23-153.*

This objection arises and variance from the floor area regulations is requested because,



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

per ZR Section 23-153, the maximum permitted floor area for this Site is 103,800 sq. ft. (4.0 FAR) and 131,350 sq. ft. of floor area (5.06 FAR) is proposed (including the existing residential building on the Air Rights Parcel).

*Proposed street wall along East 14th Street does not comply with the required setback above the minimum base height as per ZR 35-65.*

This objection arises and variance from the height and setback regulations is requested because, per ZR Section 35-65, a minimum base height between 40 feet and 65 feet is required, with a setback of at least ten feet along a wide street is required and no setback along the East 14th Street (wide street) frontage is proposed.

*Proposed building height exceeds the maximum permitted as per ZR 35-65.*

This objection arises and variance from the building height regulations is requested because, per ZR Section 35-65, a maximum height of 80'-0" is permitted and a building height of 124'-0" is proposed.

VIII. The Required Findings

This Application satisfies the five findings required under ZR Section 72-21(a)-(e).

a. UNIQUENESS. **Per ZR Section 72-21(a), the Board shall find that there are unique physical conditions or exceptional topographical conditions peculiar to and inherent in the zoning lot which create practical difficulties and unnecessary hardship in complying with the applicable provisions of the Zoning Resolution which are not due to circumstances created generally by the strict application of the provisions of the Zoning Resolution in the neighborhood or district in which the zoning lot is located.**

The Site is uniquely encumbered by physical conditions that create practical difficulties and unnecessary hardship in complying with the applicable bulk regulations. The Site has exceptionally high groundwater levels and unusually weak soil. These conditions combine to make necessary subgrade construction extraordinarily costly. To the extent that nearby sites may face similar subgrade challenges, the vast majority of those sites were developed 70 to 100 years ago with buildings that could not be built today. In contrast, the Site has been developed with a one- or two-story building for at least 75 years. Thus, whereas the owners of those sites may continue to enjoy the benefits of fully-developed (and in many cases over-developed) property, the Applicant must build



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

in accordance with the Zoning Resolution.

The Site's uniqueness and its attendant costs are discussed in detailed below.

(1) ELEVATED GROUNDWATER

Ground surface elevations range at the Site between Elev. +18 to +21, and the proposed top of cellar slab is at Elev. +4.7. Groundwater levels were recorded between Elev. +7.5 and +8 in observation wells installed at the Site. These water levels are higher than normally encountered in this part of Manhattan. Based on MRCE's compilation of data, groundwater in the vicinity could be expected at about Elev. +5, (NGVD 1929 Datum), or Elev. +3.9 (NAVD88 Datum) at the Site.

Thus, the actual groundwater was about 3.5 to 4 feet higher than could be expected which is unusual for this site given its proximity to the shore. The higher-than-anticipated groundwater levels at the Site are due to its location atop an old streambed. Due to the elevated groundwater, around-the-clock dewatering will be required during all phases of work on the foundations. Further, the dewatering system must consist of closely-spaced well points around the perimeter of the Site and possible pre-treatment of groundwater prior to discharge. There are significant risks associated with extensive dewatering, including settlement of adjacent structures due to movement of granular material from below foundations and increased vertical pressure on compressible soils. In addition, due to the presence of contamination in the groundwater particulate filtration of the groundwater will be required, at additional cost.

The cellar slab design must also be altered due to the elevated groundwater. Specifically, the cellar slab must be designed to resist the uplift forces imposed by the elevated groundwater. MCRE concluded that a thick mat slab with permanent tie-downs is required at the Site, rather than a slab-on-grade, which is typical for this type of construction at site without elevated groundwater.

(2) UNSTABLE SOIL

The soil conditions at the Site consist of fine to medium sand to a silty, fine sand. These soils are very sensitive to disturbance, therefore excavating and creating cellar space is extremely challenging. Additionally, dewatering these soils will be difficult and creating a cut-off wall would be required to limit the settlement of adjacent structures. Due to the sensitive nature of the soils, driven piles cannot be utilized, as the installation of these piles would tend to cause densification of the sand and settlement of adjacent structures. Thus, drilled piles will be required.



STROOCK & STROOCK & LAVAN LLP · NEW YORK · LOS ANGELES · MIAMI · WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

Finally, the Site's unique physical conditions—elevated groundwater and unstable soil—in combination with the need to protect adjacent structures (such need being an all too typical condition in the City) creates additional practical difficulties and unnecessary hardship. MCRE concluded that an unusually-robust foundation and support of excavation system (a secant pile wall) must be utilized rather than a conventional—and less expensive—pit underpinning and solider pile-and-lagging system.

As detailed below, the construction costs directly attributable to the unique soil conditions at the site are $8,843,000.

(3) HISTORIC UNDERDEVELOPMENT

Unlike the vast majority of surrounding sites, the Site has a history of being underdeveloped relative to its neighbors. As briefly discussed above in Section I, an analysis of the 65 sites within the Study Area indicates that 85 percent are improved with either an Old Law Tenement, a New Law Tenement, or another building type constructed prior to the adoption of the 1938 Building Code.[9] These buildings forms utilized designs and construction means and methods that did not implicate substandard soil conditions. Many include only a single, shallow cellar or a half-height cellar. As such, the soil problems encountered at the Site today would not have been an impediment to the construction of 85 percent of the buildings within the Study Area.

In addition to being built 80 to 100 years ago, most sites within the Study Area are fully-developed, and in many cases, over-developed according to the applicable bulk regulations. The Study Area includes the Site's C1-6A district, which has a maximum residential FAR of 4.0, as well as a C1-7A district, which has a maximum residential FAR of 6.02, an R8B district, which has a maximum residential FAR of 4.0, and that portion of Stuyvesant Town within an R7-2 (C1-5) district, which has a maximum FAR of 3.44. Based on records maintained by the Department of City Planning,[10] the Land Use Study reflects that 71 percent of sites within the Study Area have an FAR within 80 percent or more of the maximum permitted.[11] In contrast, for the past 62 years, the

[9] *See* page ten of Exhibit 2. The term "Old Law Tenement" refers to a set of residential building forms that were designed and constructed pursuant to the Tenement House Act of 1879. The term "New Law Tenement" refers to the residential building forms designed and constructed pursuant to the Tenement House Act of 1901. *See generally* Richard Plunz, *A History of Housing in New York City* (Columbia University Press, New York, NY, 1990).

[10] FAR estimates are based on figures provided by the Department of City Planning's Zoning and Land Use Application ("ZoLa").

[11] 24 out 65 sites (37 percent) are actually overbuilt.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

Site has been developed with a building with an FAR of less than 50 percent of the maximum permitted. This historic underdevelopment contributes to the Site's uniqueness and distinguishes it from other sites that may have similar soil and groundwater conditions but have been substantially developed for generations.

(4) PREMIUM CONSTRUCTION COSTS

The Applicant's structural engineer, WSP | Parsons Brinckerhoff ("WSP") and independent cost estimator Noble Construction Group, LLC ("Noble") reviewed the design with SLCE and MCRE and have attributed $8,843,000 in premium construction costs owing to the substandard soil at the Site.[12]

(5) RELEVANT BOARD PRECEDENT

The Board has recognized substandard soil conditions as a unique physical condition causing practical difficulties and unnecessary hardship in at least eight variances in the past seven years, in every borough. On June 17, 2014, under BSA Cal. No. 347-12-BZ (42-31 Union Street, Queens), the Board granted a use variance to allow the construction of a hotel based in part on the site's "substandard soil conditions, resulting in premium construction costs." On May 14, 2014, under BSA Cal. No. 299-12-BZ (40-56 Tenth Avenue, Manhattan), the Board granted certain bulk variances based in part on the site's "poor soil conditions that require additional excavation, foundation, and underpinning measures." On March 11, 2014, under BSA Cal. No. 192-13-BZ (354-361 Leroy Street, Manhattan), the Board cited "poor subsurface conditions including deep bedrock, soft soils, and shallow ground water" as physical conditions contributing to the uniqueness of a site entitled which it found to be entitled to a use variance for a mixed residential and commercial building. On May 7, 2013, under BSA Cal. No. 42-10-BZ (2170 Mill Avenue, Brooklyn), the Board granted use and bulk variances to allow the construction of a multiple dwelling based in part on the site's "poor soil quality and high water table." On February 14, 2012, under BSA Cal. No. 73-11-BZ (70 Tennyson Drive, Staten Island), the Board granted use, height, and parking waivers to allow the construction of three multiple dwellings. Among the unique physical conditions noted was the presence of "poor subsurface soil conditions."

On August 23, 2011, under BSA Cal. No. 169-09-BZ (186 St. George's Crescent, Bronx), the Board granted certain bulk variance, including floor area, based in part on the "presence of sandy soils throughout the lot" which "would not support the weight of either the as-of-right or proposed buildings." On February 9, 2010, under BSA Cal.

[12] The Noble Report is contained within the Freeman Report, beginning at page 48.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

No. 195-07-BZ (8-12 Bond Street, Manhattan), the Board granted a use variance to allow retail uses below the level of the second story based in part on the site's "poor soil conditions which require additional excavation, foundation, and underpinning measures." On November 24, 2009, under BSA Cal. No. 314-08-BZ (437-447 West 13th Street, Manhattan), the Board granted use and bulk variances to allow the construction of a commercial based on a number of unique physical conditions, including "poor soil conditions which require additional excavation, foundation, and underpinning measures." Thus, it is well established that substandard soil conditions and the premium construction costs resulting therefrom can be cited to satisfy ZR Section 72-21(a).

b. **REASONABLE RETURN. Per ZR Section 72-21(b), the Board shall find that because of such physical condition there is no reasonable possibility that the development of the zoning lot in strict conformity with the provisions of the Zoning Resolution will bring a reasonable return, and the grant of a variance is therefore necessary to enable the owner to realize a reasonable return.**

As set forth above, the Site is encumbered by unique physical conditions that result in a total construction cost premium of $8,843,000. As such, there is no reasonable possibility that the development of the Site in strict conformity with the provisions of the Zoning Resolution will bring a reasonable return.

The Freeman Report includes a thorough analysis of the financial returns likely to be produced in the various scenarios using the capitalization of income method. The Freeman Report concludes that both the Complying Development and the Typical Site Development would result in negative rates of return on investment. The Proposed Development, on the other hand, would result in a positive rate of return. The difference in the scenarios is the number of market-rate dwelling units available to offset the premium cost of construction and the lower rents produced by the affordable dwelling units. Thus, the Proposed Development is the only financially feasible project that can be constructed at the Site.

c. **NEIGHBORHOOD CHARACTER. Per ZR Section 72-21(c), the Board shall find that the variance, if granted, would not alter the essential character of the neighborhood or district in which the zoning lot is located, would not impair the appropriate use and development of adjacent property, and would not be detrimental to the public welfare.**

The Site is located at the intersection of the East Village, Alphabet City and Stuyvesant



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

Town, within Community Board 3. The area surrounding the Site is characterized by its use and bulk diversity. Buildings range in height from one-story to thirteen. Housing forms include Stuyvesant Town, tenement buildings, rowhouses, and modern apartment buildings. Ground floor commercial use is widespread and varies from discount stores to high-end dining. To the extent that there is a trend, it is increasing heights around corners and north of East 14th Street, and more traditional, lower-rise neighborhoods south of East 13th Street.

The residential and commercial uses in the Proposed Development are permitted as-of-right in the subject C1-6A district and they are entirely consistent with the character of the surrounding neighborhood.

The bulk of the Proposed Development is also in keeping with the essential character of the area. The low-rise character of East 13th Street is maintained (the East 13th Street complies with the height and setback regulations), and the additional height and mass are confined to the East 14th Street frontage, where they will be contextual with the towers of Stuyvesant Town. As depicted in the streetscapes submitted herewith, the East 14th Street frontage will rise to a height of 124'-0", which is more than 10'-0" shorter than the typical height of a Stuyvesant Town building. In this way, that frontage, and indeed, the Site as a whole, will provide a gradual stepdown from the Stuyvesant Town site to the five- and six-story tenements that characterize East 13th Street and the areas to the south of the Site.

The proposed floor area and height are also consistent with the regulations of the nearby C1-7A and R7A (Inclusionary Housing) zoning districts. The western 100 feet of the subject block lies within a C1-7A district, which is mapped along First Avenue, from East 13th Street to East 15th Street. A C1-7A district is an R8A equivalent under the Zoning Resolution. An R8A district allows a maximum residential FAR of 6.02 and a maximum building height of 120'-0". Thus, a building with the nearly the same height (2'-5¼" shorter) and significantly more floor area (1.24 FAR more) than the Proposed Development could be constructed on the same block as the Site.

In addition, R7A-Inclusionary Housing designated areas are mapped along First Avenue and Avenue A, beginning on the south side of East 13th Street i.e., *literally* across the street from the Site. Developments complying with the Inclusionary Housing requirements of Zoning Resolution Section 23-90 would be permitted to have a maximum FAR of 4.6. Thus, the FAR of the Proposed Development (4.78 FAR) is



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

only 0.18 FAR more than would be permitted as-of-right within 100 feet of the Site.[13]

Further, from an planning and urban design perspective, the Site's East 14th Street frontage makes it more similar to sites within these nearby bulkier districts than to a typical site within a C1-6A district. On the rare occasion a C1-6A district can be found, it is usually found in the mid-block, along a narrow street. But East 14th Street functions as an east-west avenue; at its widest point it is wider than Second Avenue, First Avenue, Avenue A, and Avenue B. Accordingly, the Site's zoning designation is somewhat incongruous with its location along a particularly wide street. As such, more height than is permitted as-of-right under the C1-6A regulations is appropriate along East 14th Street. The design team was mindful of this, and it confined the additional height and floor area of the Proposed Development to the East 14th Street frontage.

As discussed in the Environmental Assessment Statement (the "EAS") prepared by AKRF, Inc. and submitted herewith as Exhibit 5, the shadows cast by the Proposed Development would not significantly impact any parks, public open spaces or historical or architectural resources with sunlight-dependent features. Indeed, according to the EAS, the Proposed Development would create, at most, 31 minutes of new shadow one sunlight-sensitive architectural resource, the Clergy Houses of the Church of Immaculate Conception (the "Church"). AKRF's detailed analysis and figures indicate that a portion of the eastern façade and arcade of the Church's interior court would be affected by shadows on the mornings of March 21st and September 21st; however, owing to the short duration and small extent of the shadows, AKRF concluded that the public's enjoyment of the Church's sunlight-sensitive architectural features would not be substantially reduced.

The Proposed Development would result in no significant adverse impacts on infrastructure, solid waste management, energy, noise or air quality, and it would have no direct effect on land use, socioeconomic conditions, visual resources, community facilities, traffic or parking.

The Church is the nearest historic structure and it is more than 200 feet west of the eastern lot line of the Site. As such, there are no historic districts or individually-designated landmarks that are anticipated to be affected by the Proposed Development.

Finally, the design of the Proposed Development seeks to complement the rich architectural history of the area. The masonry style is a nod to the tenement era, while the fenestration, balconies, and brick color suggest a muted version of the area's

[13] The R7A district has a maximum building height of 80'-0".



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

development post-2000. Even Stuyvesant Town's signature rise-without-setback is reflected in the Proposed Development's, where, along East 14th Street, such feature helps to soften the diverse massing along the wide thoroughfare.

In summary, the Proposed Development has been carefully designed to be harmonious with and sensitive to the essential use and bulk character of the surrounding neighborhood. It will neither impair the appropriate use and development of adjacent property, nor be detrimental to the public welfare. It will also create 31 units of affordable housing.

d. **SELF-CREATED HARDSHIP. Per ZR Section 72-21(d), the Board shall find that the practical difficulties and unnecessary hardship have not been created by the owner or a predecessor in title.**

The practical difficulties and unnecessary hardship associated with development of this historically-underdeveloped site as-of-right result from (i) especially high groundwater levels and (ii) unusually weak soil, conditions which were not created by the owner or a predecessor in title. Strictly applying the Zoning Resolution to the Site in light of these conditions would create an unnecessary hardship for the Applicant.

e. **MINIMUM VARIANCE. Per ZR Section 72-21(e), the Board shall find that, within the intent and purposes of the Zoning Resolution, the variance, if granted, is the minimum variance necessary to afford relief.**

By analyzing the costs associated with a complying building at the Site as well as a typical site, the Freeman Report demonstrates that only the Proposed Development results in the number of dwelling units and size and type of commercial space necessary to achieve a reasonable return. The proposed floor area and building height, and the absence of a setback along East 14th Street result in an efficient floorplate that maximizes dwelling unit count without sacrificing the livability of the apartments or the viability of the commercial space. Accordingly, the requested waivers are the minimum necessary to afford relief.



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

IX. Conclusion

For the foregoing reasons, we request that the Board grant this Application.

Respectfully Submitted,

Stroock & Stroock & Lavan LLP

By: _____
Ross F. Moskowitz

New York, New York

May 6, 2016



STROOCK & STROOCK & LAVAN LLP • NEW YORK • LOS ANGELES • MIAMI • WASHINGTON, DC
180 MAIDEN LANE, NEW YORK, NY 10038-4982 TEL 212.806.5400 FAX 212.806.6006 WWW.STROOCK.COM

Exhibit 1

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7d and 7e of the zoning resolution.

*Resolved*, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

166-49-BZ 6/14/49

APPLICANT—Morton L. Kay, for Stuyvant Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—435-443 East 13th street, north side, 125 ft. west of Avenue A and 432 East 14th street, south side, 169 ft. west of Avenue A (Block 441, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Morton L. Kay, Morris Sher and William Hecht.

For Opposition: A. L. Garber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative ..... 0

THE RESOLUTION (166-49-BZ)

WHEREAS, Morton L. Kay, for Stuyvant Realty Corp., owner, filed March 7, 1949, an application under section 7h of the zoning resolution, to permit in residence and restricted retail use districts, the parking and storage of more than five motor vehicles for a term of years, affecting premises 435-443 East 13th street, north side, 125 feet west of Avenue A and 432 East 14th street, south side, 169 feet west of Avenue A (Block 441, Lot 23), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on May 17, 1949, after due notice by publication in the Bulletin, and laid over to June 14, 1949, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue A is in local retail and restricted retail use, B area and Class 1½ height districts; East 13th street is in residence, local retail and retail use, B area and Class 1½ height districts; East 14th street is in retail and restricted retail use, B area and Class 1½ height districts and the site is in residence and restricted use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1949, acting on Alt. Applic. 59/49, reads:

"1. The creation of a use—'parking and storage of more than 5 motor vehicles' located within a residence district, extending into a restricted retail district is contrary to Sections 3— 4B and 4C of the Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. and 105 ft. front by 206 ft. 10½ in. in depth (irregular), presently vacant; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that it was intended at the time of purchase to erect an amusement structure on the subject site; that however the sudden change of zoning stymied this intention; that the parcels purchased for this contemplated use comprised lots 24, 25 and 26 on 14th street, lot 32 on Avenue A and lot 23, now the open area; that the vacant area came about by the demolition of unsafe dwellings and the present buildings allowed to remain, housing about 47 families, entail a very large investment; that therefore permission is sought to rent the open area for parking so as to recover at least part of the cost involved to maintain these premises; that an increase of 60% on land assessment has been placed on these holdings since the first of the year; that it is admitted the construction of the Stuyvesant Town and Peter Cooper projects have created a serious condition with regard to the parking and storage of cars throughout the immediate neighborhood by reason of the fact that garage space has not been provided anywhere near the number of car owners occupying these projects; that with reference to curb cuts as shown on plan submitted, they were given careful planning as to location so as not to become hazardous; that if in the Board's opinion, a relocation of these curb cuts from the contemplated location would prove more advantageous from the standpoint of safety, the applicant would accept any recommendations the Board would set forth; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions for a temporary term; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received March 7, 1949" (2 sheets), *on condition* that all buildings and uses shall be removed from the premises and the premises shall be leveled substantially to the grade of the abutting streets and shall be surfaced with steam cinders, clean gravel or other suitable material, properly rolled and treated with a binder, and graded so as to provide ground drainage; that on the interior lot lines where walls of adjoining buildings do not occur, there shall be erected a chain link fence of the anchor post type to a height of not less than 5 ft. 6 in.; that a similar fence shall be erected along East 13th and East 14th streets, except for entrances as shown; that the entrance on East 13th street shall be toward the east, as indicated; that curb cuts shall be restricted to one on each street, not exceeding 15 ft. in width each; that during the term of this variance the premises shall be occupied for no other uses and no building shall be erected thereon, except there may be erected a building to be occupied solely as an office and shelter for the attendant, near the entrance on East 13th street, provided such building does not exceed 100 sq. ft. in area and not more than one story in height; that such building may be of frame construction; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that bumpers shall be maintained against the interior lot lines for protection of adjoining buildings and fences; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

---

213-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Clarstan Realty Corp., owner (Carnell Manufacturing Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the use of all floor areas for manufacturing purposes.

PREMISES AFFECTED—774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

denied, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street, and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

APPEARANCES—
For Applicant: Rudolph C. P. Boehler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to usual procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative ..... 0
Absent: Commissioner Kleinert ..... 1

166-49-BZ—Vol. II 1/10/50

APPLICANT—J. G. L. Molloy, for Realben Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re new proposal—re Application (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a restricted retail and residence use, B area district, the erection of a commercial structure (United States Post Office), with curb cuts and driveway leading into such building, using more than the permitted area.

PREMISES AFFECTED—432-438 East 14th street, south side, 435-445 East 13th street, north side, 91 ft. 1½ in. west of Avenue A (Block 441, Lot 39 and part of Lot 23), Borough of Manhattan.

APPEARANCES—
For Applicant: Helen Barbiere.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to usual procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative ..... 0
Absent: Commissioner Kleinert ..... 1

5-49-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the enlargement of existing accessory building to gasoline service station, to include retail sales, minor repairs, lubritorium, auto washing and the parking and storage of more than five motor vehicles on the unbuilt upon portion of lot.

PREMISES AFFECTED—840 Southern boulevard, east side, 368.18 ft. north of Longwood avenue (Block 2732, Lot 16), Borough of The Bronx.

APPEARANCES—
For Applicant: Joseph P. Pfingst.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn by applicant's representative.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative ..... 0
Absent: Commissioner Kleinert ..... 1

321-49-BZ

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application for consideration—approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (with hand tools only) and office.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

APPEARANCES—
For Applicant: Nathaniel C. Saxe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for approval of plans withdrawn in view of fact that case is in court.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative ..... 0
Absent: Commissioner Kleinert ..... 1

MATERIAL AND APPLIANCES SUMBITTED FOR APPROVAL.

265-37-SA

APPLICANT—Radiant Utilities Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Radiant Oil Burner, Models 1G, 2G, 3G, 4G and 5G; previously approved.

APPEARANCES—
For Applicant: Jacob G. Goldberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative ..... 0
Absent: Commissioner Kleinert ..... 1

THE RESOLUTION (265-37-SA)

WHEREAS, Radiant Utilities Corporation, owner, filed June 7, 1937, an application with the Board of Standards and Appeals for approval of their device known as the Radiant Oil Burner, Models 1G, 2G, 3G, 4G and 5G; and

WHEREAS, this appliance was approved by the Board June 29, 1937, on certain conditions; and

WHEREAS, the resolution was amended from time to time relative to the marketing of their appliance under various names the last such amendment was made February 8, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1937, as *amended* October 26, 1937, April 19, 1938, April 11, 1939, September 19, 1939, November 8, 1939, January 3, 1940 and February 8, 1949, so that as *amended* this resolution as to additional names under which the burner may be marketed will read:

". . . that this burner may also be marketed under the names of Lektro-matic Oil Burner, Radium Oil Burner, Arrow Oil Burner, Ameco Oil Burner, American Oilsaver Special Burner, Henjes Oil Burner, Cowan Oil Burner and American Soco Oil Burner, each with Models 1g, 2g, 3g, 4g and 5g, provided that under whichever name marketed the resolution

# CALENDAR

679-49-BZ—Application, December 22, 1949, under section 21 of the zoning resolution, of Larry Meltzer, applicant, on behalf of Jackson Heights Philadelphia Company, Incorporated, owner, to permit in a manufacturing use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles and a motor vehicle repair shop using more than the area permitted; premises 69-01 to 69-19 34th avenue, north side, from 69th to 70th streets, 33-49 to 33-57 69th street and 33-50 to 33-58 70th street (Block 1242, Lot 32), Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 31, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, May* 31, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

267-50-A—27-37 Colonial court, north side 130 ft. west of Harbor View terrace (Block 5975, Lot 234, formerly part of 232), Borough of Brooklyn (under section 36, General City Law re building not fronting on legal street).

HARRIS H. MURDOCK, *Chairman.*

JUNE 13, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June* 13, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

22-50-BZ—Application, January 18, 1950, under sections 7c and 21 of the zoning resolution, of Jacob Fisher and Samuel Cohen, applicants, on behalf of Frederick F. Lowenfels and Son, owner, to permit in an unrestricted use district, the maintenance of existing wall sign within the prohibited distance from an arterial highway; premises 274-275 West street, east side, 41 ft. 9½ in. north of Desbrosses street (Block 224, Lots 5 and 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of April 18, 1950)

322-47-BZ—Vol. II

APPLICANT—Wechsler and Schimmenti, for Briguglio and Gaddy, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re new proposal—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (warehouse), encroaching on the area required for a rear yard, (previously denied re erection of garage).

PREMISES AFFECTED—91-15 139th street, east side, 190.1 ft. north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Max Wechsler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Vol. II, to consider new proposal as to portion of lot in residence district.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative ..... 0

430-45-BZ—Vol. II

APPLICANT—Herman Kron, for Hochberg Realty Corp., and Arnold Kramer, owners (Al and Phil's Auto Service, lessee).

SUBJECT—Application reopened March 9, 1948—re Application (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, the maintenance of a gasoline service station in addition to parking and storage of more than five motor vehicles (previously granted by the Board, under section 7h for a term of years).

PREMISES AFFECTED—218-224 East 3rd street, south side, 139 ft. east of Avenue B (Block 385, Lots 14, 15, 16 and 17), Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative ..... 0

166-49-BZ—Vol. II. 4/18/50

APPLICANT—J. G. L. Molloy, for Realben Corporation, owner.

SUBJECT—Application reopened January 10, 1950—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a restricted retail and residence use, B area district, the erection of a commercial structure (United States Post Office), with curb cuts and driveway leading into such building, using more than the permitted area (previously acted upon by the Board, re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—432-438 East 14th street, south side, 435-445 East 13th street, north side, 91 ft. 1½ in. west of Avenue A (Block 441, Lot 39 and part of Lot 23), Borough of Manhattan.

APPEARANCES—
For Applicant: Helen L. Barbiere.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative ..... 0

Exhibit 2

Mueser Rutledge
Consulting Engineers
14 Penn Plaza · 225 West 34th Street · New York, NY 10122
Tel: (917) 339-9300 · Fax: (917) 339-9400
www.mrce.com

Peter W. Deming
Roderic A. Ellman, Jr.
Francis J. Arland
David R. Good
Walter E. Kaeck
*Partners*

Tony D. Canale
Jan Cermak
Sitotaw Y. Fantaye
*Associate Partners*

David M. Cacoilo
Alfred H. Brand
James L. Kaufman
Hugh S. Lacy
Joel Moskowitz
George J. Tamaro
Elmer A. Richards
John W. Fowler
*Consultants*

Domenic D'Argenzio
Robert K. Radske
Ketan H. Trivedi
Hiren J. Shah
Alice Arana
Joel L. Volterra
Sissy Nikolaou
Frederick C. Rhyner
Steven R. Lowe
Andrew R. Tognon
*Senior Associates*

Douglas W. Christie
Gregg V. Piazza
Pablo V. Lopez
James M. Tantalla
T. C. Michael Law
Andrew Pontecorvo
Renzo D. Verastegui
Alex Krutovskiy
Srinivas Yenamandra
Farid F. Vastani
Jesse L. Richins
*Associates*

Joseph N. Courtade
*Director of Finance and Administration*

Martha J. Huguet
*Director of Marketing*

February 2, 2016

East 14th Street Owner LLC
c/o 432 East 14th Street UDP LLC
1776 Broadway, Suite 606
New York, NY 10019

Attention: Darryl Herring

Re: 432 East 14th Street
New York, NY
MRCE File No. 12429

Greetings:

In accordance with your request, we summarize herein site specific conditions that present challenges to construct below grade retail space at 432 East 14th Street.

**Exhibits**

The following exhibits are included:

Figure 1: Project Location on Viele Map
Figure 2: NYC Groundwater Level Contours: Manhattan
Figure 3: Limits of Study Area
Figure 4: Limits of Study Area Magnified
Table 1: Summary of Structures within 400 ft Radius of 432 E 14th Street.
Figure 5: 1886 Robinson's Atlas
Figure 6: 1916 Atlas of Borough of Manhattan
Figure 7: 1934 Manhattan Landbook
Figure 8: 1955 Manhattan Landbook
Figure9: 1985-1986 Manhattan Landbook
Figure 10: 2002-2003 Manhattan Landbook
Appendix A: MRCE Boring Location Plan and Boring Logs

**Project and Site Description**

The project will be a new development at the space of the former Post Office building at 432 East 14th Street, Manhattan, NY (Block 441, Lot 23). The proposed development will have thirteen stories and one cellar level with an approximate footprint of 23,340 sq. ft. The top of the proposed cellar slab is planned to be at

Elev. +4.7, (NAVD88 Datum) which is about 14 feet below existing sidewalk grades.

According to the 1865 Viele Map, the site is at the southern end of streambed and marsh that existed prior to development. This condition is shown on Figure 1. The streambed and marsh was filled over time and the site is currently occupied by the existing Post Office building which is a one to two stories pile supported structure with no cellar. The site is bordered on the east and west property lines by seven other structures. The New York City Transit (NYCT) L-line subway tunnel runs below 14th street and is in close proximity to the East 14th Street property line.

**General Subsurface conditions**

The site is generally covered by manmade fill that overlies soft organic clays to the north of the site and natural silty sands with silt layers intermixed. The soft organic clays are remnants of the streambed that was filled in prior to development and are not suitable for foundation support. Foundations for the new development need to be founded in the natural sands and silt layers that underlie the fill and organic clay. Groundwater levels were measured at the site between Elev. +7.5 to 8 (NAVD88 Datum), which is about 3.5 feet above the top of slab of the proposed development.

**Hardships due to site conditions**

The site conditions described above make constructing a cellar level that will be used for retail very challenging and risky. In order for the cellar to be used for retail, it needs higher ceiling to floor height when compared to mechanical rooms or storage rooms. This added depth significantly complicates the construction of the structure. Summarized below is a description of how the unique subsurface conditions impact the construction of the proposed development.

Presence of Old Streambed:

The site is on the southern boundary of an old streambed. Our investigation identified areas of deeper fill, and soft organic soils in the northern portion of site that corroborates the data provided on the Viele Map. These soils are not suitable for the support of the proposed structure, therefore deep foundations or over-excavation will be required for building support. The bottom of the soft organics extended as deep as Elev. -5 in our investigation. Boring logs included in Appendix A of this letter depict the subsurface conditions encountered at the north end of the site.

The depth of the organic stream deposits make removal and replacement with structural fill impractical. Extensive dewatering would be needed which would likely damage adjacent property. Support of adjacent structures would be complex. Therefore presence of the old streambed requires additional foundations consisting of deep foundations, and requires a cut-off wall along the property lines adjacent to existing structures to minimize the extent of influence of the dewatering which will be needed. This is a local condition that impacts this site as opposed to the general subsurface conditions in the immediate vicinity of the site. Sites that do not have this condition would not require deep foundations or over-excavation.

Elevated Groundwater Levels:

Ground surface elevations range at the site between Elev. +18 to +21, and the proposed top of basement slab is at Elev. +4.7. Groundwater levels were recorded between Elev. +7.5 and +8 in

observation wells installed at the site. These water levels are higher than normally encountered in this part of Manhattan. The attached figure depicts contours of groundwater that were prepared by MRCE in Manhattan for a previous project. Superimposed on this plan is the 432 East 14th site. Based on this compilation of data, groundwater could be expected at about Elev. +5, (NGVD 1929 Datum), or Elev. +3.9 (NAVD88 Datum) at the site. The actual groundwater was about 3.5 to 4 feet higher than could be expected which is unusual for this site given its proximity to the shore.

A likely explanation for the higher groundwater levels is that the site is located at the southern edge of an old streambed. This stream bed acts as a conduit for subsurface water to accumulate. In addition, the natural soils at the site consist of low permeability fine grained soils, which contributes the higher groundwater levels. This elevated groundwater level may not be present at other sites in the vicinity that do not have the impact of the streambed.

This elevated groundwater requires around the clock dewatering during the construction of the foundations. The subgrade excavation in order to accomplish a top of slab at Elev. +4.7, would be around Elev. +1, which is about 6 to 7 feet below the groundwater level at the site. The dewatering system required would be closely spaced well points around the perimeter of the site.

This type of dewatering system at the site poses a substantial cost to the project associated with the installation of the system, 24/7 operation of the pumps during construction, possible pre-treatment of groundwater prior to discharge and regulatory discharge fees.

The risk associated with this dewatering work includes settlement of adjacent structure due to movement of granular material from below foundations, and/or increase vertical pressure on compressible soils, particularly to the north west of the site. In addition, if the dewatering system malfunctions, there could a sudden increase in water levels within the site that could cause instability.

In addition to the dewatering impacts, the cellar slab must be designed to resist the uplift forces associated with the high groundwater table. Based on the observed levels, the slab would have to be designed as a mat slab and may require permanent tiedowns. In contrast, a site without elevated groundwater levels would have a slab-on-grade in lieu of a thick mat foundation and would not require tiedowns.

General Soil Conditions

The soil conditions at the site below the fill and organic soil consist of fine to medium sand to a silty fine sand. These soils are very sensitive to disturbance, therefore excavating and creating basement space is very challenging at the site. Dewatering these soils will be difficult and creating a cut-off wall would be required to limit the settlement of adjacent structures. Due to the sensitive nature of the soils, driven piles are not recommended, as the installation of these piles will cause densification of the sand and settlement of adjacent structures. Boring logs are included in Appendix A of this letter.

Adjacent Structures

The site is surrounded by adjacent structures. The foundation types and depth of these structures vary, with some shallow and some deeper. These structures will likely be impacted by dewatering

and the installation of the sheeting and bracing. Due to the high groundwater table, and relatively poor soil conditions, a secant pile wall is required in order to construct the basement to achieve retail apace. The secant pile wall is a specialty foundation element that adds significant cost and schedule impacts to the project. If the site did not have these conditions, conventional pit underpinning and soldier pile and lagging sheeting along the north and south of the site could be used to construct the basement. The site conditions dictate the more robust secant pile wall to provide support for the adjacent structures during construction.

**Neighborhood Survey**

We performed a desk study and visited some adjacent buildings within a radius of 400 feet to determine their approximate construction dates, categorization and number of basement levels. The investigation was performed by researching NYC Landbooks from our files, using OasisNYC.net, as well as visiting the surrounding buildings. The results of the investigation are as follows:

1. **Approximate Construction Dates:**

   Based on the Certificates of Occupancy reviewed from Oasis.Net, the majority of the structures were constructed before the 1960's with only a few constructed in the past 15 years. A summary of the dates are included in Table No. 1. Where Certificates of Occupancy dates are not available, a visual comparison of the images on the Oasis map with the 1955 Landbook indicates that many of the buildings predate 1955. Figures 5 through 10 illustrate the development of the area depicted on Atlases and Landbooks from 1886 through 2003. These landbooks also indicate that the structures around the site are generally older building that were constructed before code changes were made such as seismic design that is in the current code. Therefore construction of similar structures would require more robust foundations today to meet current code requirements.

2. **Building Categorization:**

   The majority of the surrounding buildings are 3-6 story residential buildings which generally only contain one cellar level. Some structures like the one currently on the site does not have a cellar level. Lot 47 and 7502 of Block 440 are the only found exceptions, where there is a basement as well as a cellar. Site locations and labels can be found on Figures 3 and 4.

   a. Lot 47 contains a front and rear 4 story residential building. The front building contains both a cellar and basement. The cellar is used for storage and a boiler room while the basement is unoccupied.
   b. Lot 7502 also contains a 4 story residential building with both a cellar and basement. The cellar is used for storage, boiler, utility, and compactor rooms. The basement contains 8 half duplex apartments.

   The structures are outside the limits of the stream deposits.

3. **Cellar Use & Depth:**

According to Certificates of Occupancy, the majority of the cellars in the surrounding buildings are used for storage and boiler rooms. From our experience in Manhattan for these types of structures and usages, the cellar depths are typically on the order of 6 to 8 feet deep. This was verified by our field measurement at Lot 33 where, a depth of 8 feet was measured from grade to top of slab. Excavations for such typical basement depths would generally be above the groundwater table and would not require significant groundwater control during construction.

## Closing

The site provides numerous challenges to create a relatively deep cellar space suitable for retail. The high groundwater table, soft organic deposits, sensitive soils and adjacent structures present significant risk and make constructing a deep basement significantly more expensive than for a conventional site with relatively deep groundwater and generally expected soil conditions.

Our review of structures within a 400 foot radius of the site indicate that the vast majority have very limited basement space, were generally constructed pre-1960 and do not have the same usage as the current plans. Many of the buildings were constructed before stricter codes were established such as the current NYC seismic code.

We would be pleased to answer any questions you may have regarding this report.

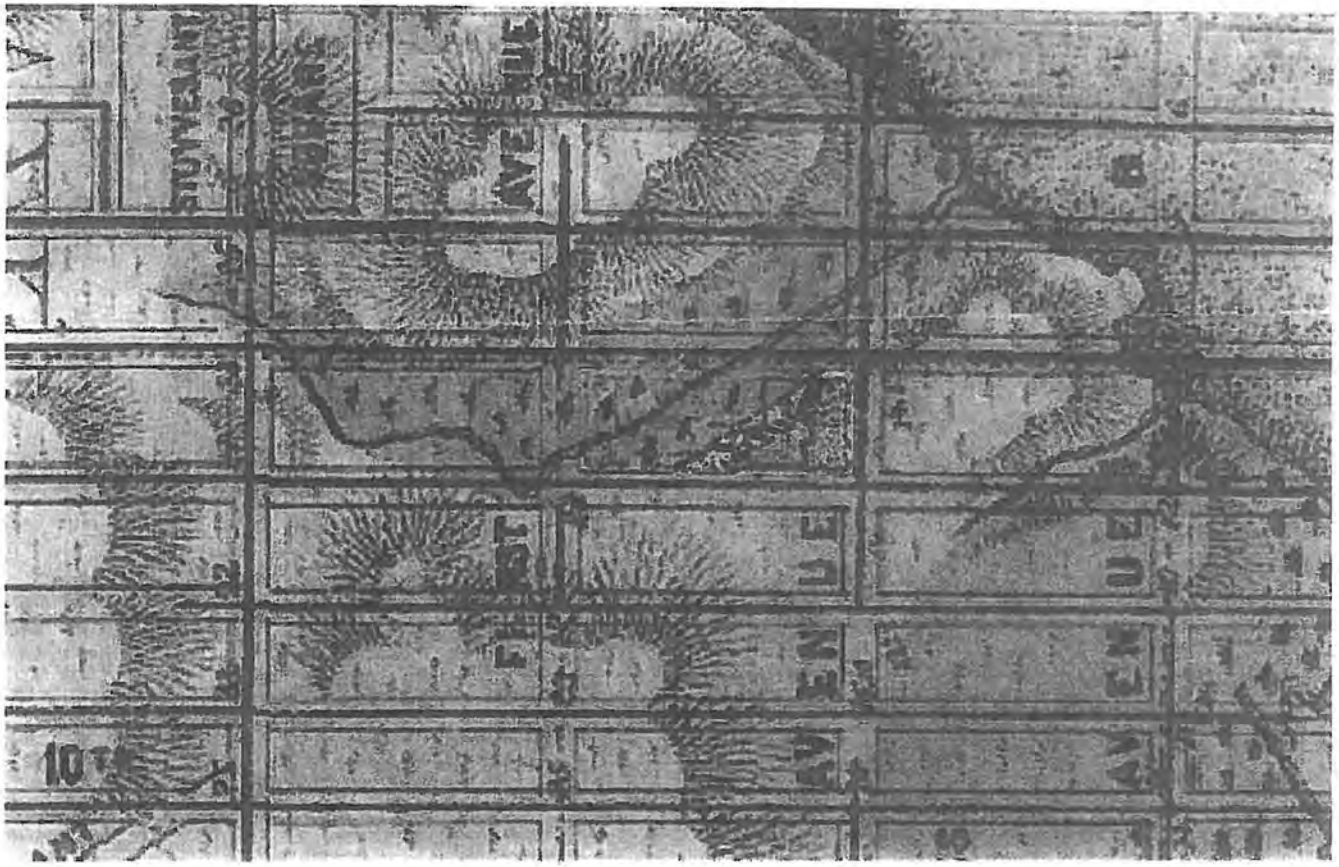
Very truly yours,

**MUESER RUTLEDGE CONSULTING ENGINEERS**

By: _____
Tony D. Canale, P.E.

TDC:f:\124\12429\hardship letter\final hardship letter\hardship at east 14th street site rev 1a.docx

Attachments



**Legend:**

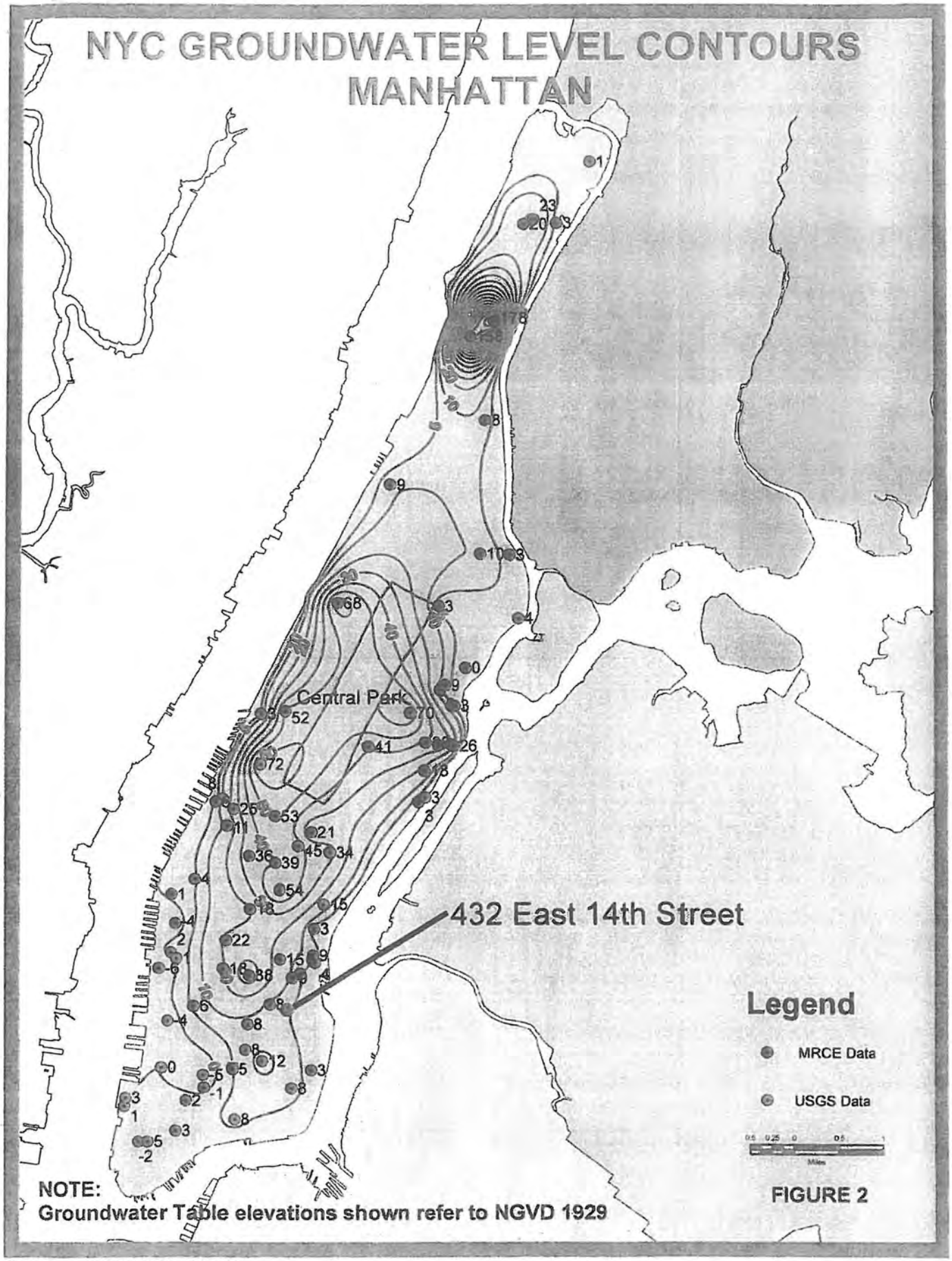
**Source:**

Sanitary & Topographical Atlas of the City of New York, by Ergert L. Viele, dated 1865
www.DavidRumsey.com

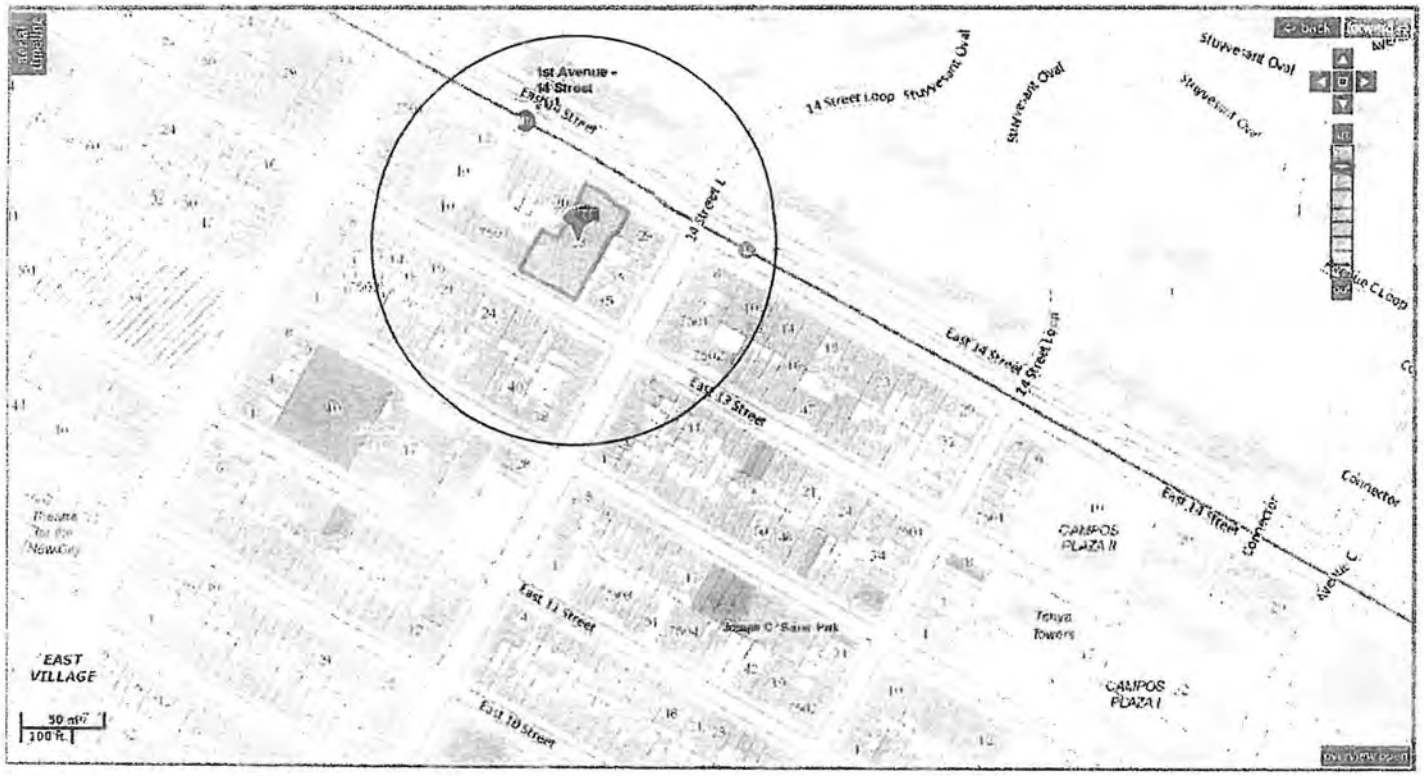
**Note:**

Approximate location of building is outlined in red and corresponds to Base plan from Manhattan Landbook of the City of New York. Sanborn, 2002-2003, Edition 23

| | | | |
|---|---|---|---|
| 432 E 14TH STREET | | | |
| NEW YORK | | | NEW YORK |
| **MUESER RUTLEDGE CONSULTING ENGINEERS** | | | |
| 14 PENN PLAZA – 225 W 34TH STREET, NEW YORK NY 10122 | | | |
| SCALE | MADE BY: GDF | DATE: 05-18-2015 | FILE No. |
| -NTS- | CH'KD BY: SN | DATE: 05-18-2015 | 12429 |
| PROJECT LOCATION ON VIELE MAP | | | FIGURE No. 1 |




Reference: MRCE File 4/21/06




| REV. | DATE | BY | DESCRIPTION |
|---|---|---|---|

432 EAST 14TH STREET

NEW YORK NEW YORK

URBAN DEVELOPMENT PARTNERS

NEW YORK NEW YORK

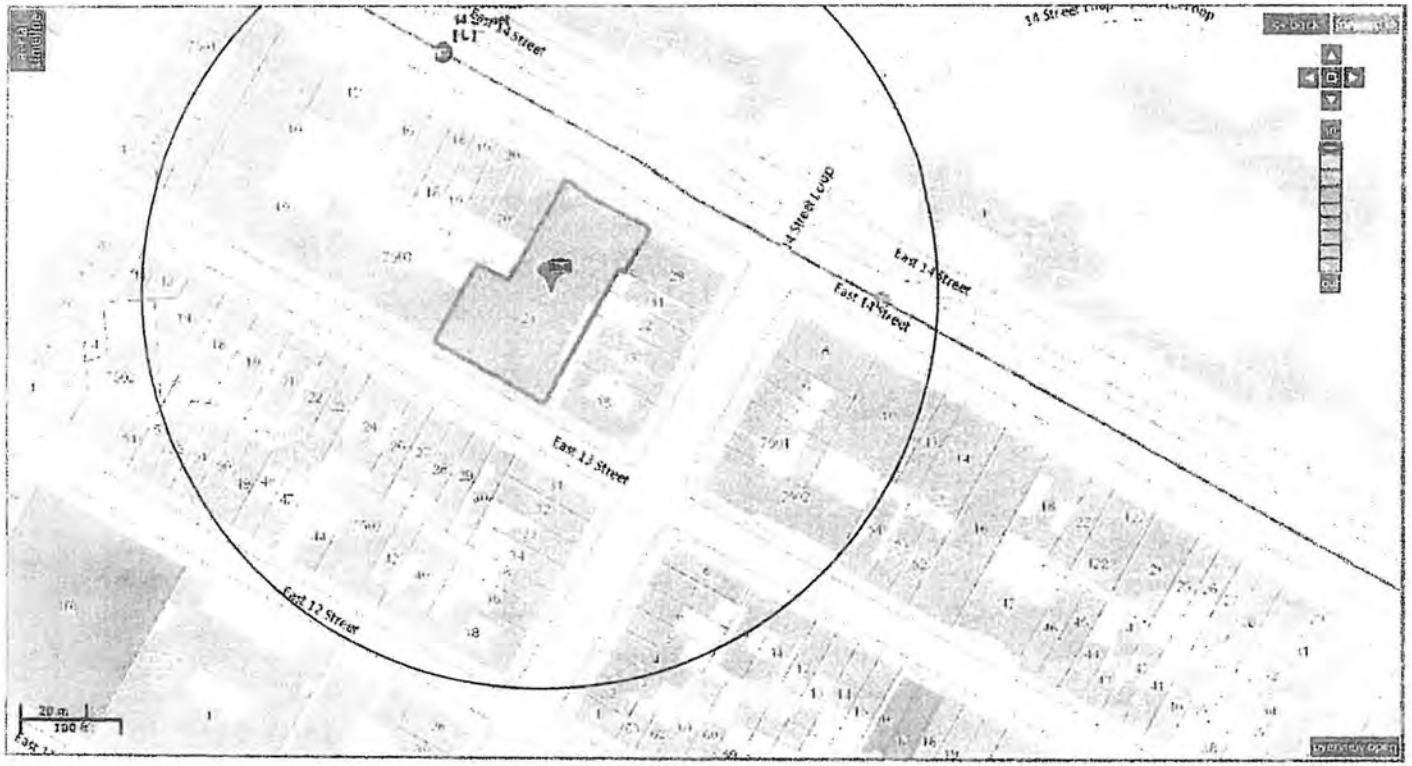
MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 W. 34TH STREET, NY, NY 10122

| SCALE | DRAWN BY KTW | DATE 07-22-2015 | FILE NUMBER |
|---|---|---|---|
| NTS | CHKD BY | DWG | 12429 |

LIMITS OF STUDY AREA

DRAWING NUMBER FIG 3

Plotted by Kristen Tomayda
Plotted on Thursday, Jul 23, 2015 – 01:53:27 PM
Last saved by: ktomayda on Thursday, Jul 23, 2015 – 1:34:00 PM
G:\Workweek\12429\FIG 3.dwg




| REV. | DATE | BY | DESCRIPTION |
|---|---|---|---|

432 EAST 14TH STREET

NEW YORK NEW YORK

URBAN DEVELOPMENT PARTNERS

NEW YORK NEW YORK

MUESER RUTLEDGE CONSULTING ENGINEERS

14 PENN PLAZA – 225 W. 34TH STREET, NY, NY 10122

| SCALE | DRAWN BY KTW | DATE 07-22-2015 | FILE NUMBER |
|---|---|---|---|
| NTS | CHECKED BY | DATE | 12429 |

LIMITS OF STUDY AREA: MAGNIFIED

DRAWING NUMBER FIG 4

Printed by: Karsten Vinnevold
Printed on: Thursday, Jul 23, 2015 – 01:44:43 PM
Last saved by: karsten on Thursday, Jul 23, 2015 – 1:37:26 PM
C:\Karsten\12429\FIG 4.dwg

**Table No. 1 - Summary of Sites Within 400 feet of Radius of 432 East 14th Street**

| Block | Lot # | Description | C.O. Date | Est. Date of Original Construction (Building Form) | # of cellars indicated on C.O. | Zoning District - Maximum Res. FAR | Cellar/ basement use - Est. FAR |
|---|---|---|---|---|---|---|---|
| 441 | 29 | 1 story commercial building | 1951 | 1951 | 1 cellar | C1-6A - 4.0 FAR | storage - 1.0 FAR |
| | 31 | 6 story residential building | N/A | pre-1901 (OLT) | N/A | C1-6A - 4.0 FAR | N/A - 4.66 FAR |
| | 32 | 5 story residential building | 1963 | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | boiler room and storage - 2.62 FAR |
| | 33 | Two 5 story residential buildings | N/A | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | boiler room and storage - 3.84 FAR |
| | 35 | 6 story residential building | N/A | pre-1938 (NLT) | N/A | C1-6A - 4.0 FAR | N/A - 4.64 FAR |
| | 17 (7503) | 8 story residential building | 2008 | 2008 | 1 cellar | C1-6A - 4.0 FAR | boiler and utility room - 4.60 FAR |
| | 10 | 4 story public building | 1948 | 1894-1896 | 1 cellar | C1-6A - 4.0 FAR | playroom, storage, laundry, utility room - 2.89 FAR |
| | 12 | 4 story church | N/A | 1894-1896 | N/A | C1-6A - 4.0 FAR | N/A - 3.39 FAR |
| | 16 | 5 story residential building | N/A | pre-1901 (OLT) | N/A | C1-6A - 4.0 FAR | N/A - 4.9 FAR |
| | 18 | 5 story residential building | 1960 | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | 2 apartments, boiler room, storage - 3.49 FAR |
| | 19 | 5 story residential building | 1956 | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | boiler room and storage - 3.45 FAR |
| | 20 | Three 5 story residential buildings | 1998 | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | storage - 3.89 FAR |
| 440 | 11 | 3 story residential building | N/A | pre-1901 (OLT) | N/A | R8B (C1-5) - 4.0 FAR | N/A - 3.46 FAR |
| | 12 | 2 story residential building | 2004 | pre-1904 | 1 cellar | R8B (C1-5) - 4.0 FAR | boiler room and storage - 2.51 FAR |
| | 14 | 6 story residential building | 2002 (partial) | pre-1938 (NLT) | 1 cellar | R8B - 4.0 FAR | boiler, storage, and meter rooms - 4.5 FAR |
| | 18 | 6 story residential building | 2007 (partial) | pre-1938 (NLT) | N/A | R8B - 4.0 FAR | N/A - 3.92 FAR |
| | 19 | 6 story residential building | 1967 | pre-1938 (NLT) | 1 cellar | R8B - 4.0 FAR | boiler room and storage - 3.92 FAR |
| | 21 | 6 story residential building | 1961 | pre-1939 (NLT) | 1 cellar | R8B - 4.0 FAR | boiler room and storage - 3.91 FAR |
| | 22 | 4 story residential building | N/A | pre-1901 (OLT) | N/A | R8B - 4.0 FAR | N/A - 4.1 FAR |
| | 23 | 4 story residential building | 1962 | pre-1901 (OLT) | 1 cellar | R8B - 4.0 FAR | boiler room and storage - 4.1 FAR |
| | 24 | 6 story residential building | 2004 | pre-1938 (NLT) | 1 cellar | R8B - 4.0 FAR | boiler room and storage - 4.92 FAR |
| | 26 | 2 story residential building | 1965 | pre-1965 | N/A | R8B - 4.0 FAR | N/A - 1.56 FAR |
| | 27 | 5 story residential building | 1941 | pre-1901 (OLT) | 1 cellar | R8B - 4.0 FAR | storage - 4.59 FAR |
| | 28 | 5 story residential building | N/A | pre-1901 (OLT) | N/A | R8B - 4.0 FAR | N/A - 4.59 FAR |
| | 29 | 2 story commercial building | 1931 | pre-1931 | 1 cellar | R8B - 4.0 FAR | electrical equipment, repair shop - 3.0 FAR |
| | 30 | 6 story residential building | N/A | pre-1938 (NLT) | N/A | R8B (C2-5) - 4.0 FAR | N/A - 4.28 FAR |
| | 31 | 4 story residential building | 1951 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | boiler room and storage - 4.0 FAR |
| | 32 | 4 story residential building | N/A | pre-1901 (OLT) | N/A | R8B (C2-5) - 4.0 FAR | N/A - 3.95 FAR |
| | 33 | 6 story residential building | 2014 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | accesory to commercial, utility room) - 3.88 FAR |
| | 34 | 5 story residential building | 1961 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | boiler room and storage - 3.6 FAR |
| | 35 | 4 story residential building | N/A | pre-1901 (OLT) | N/A | R8B (C2-5) - 4.0 FAR | N/A - 3.8 FAR |
| | 36 | 4 story residential building | 1957 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | storage - 3.8 FAR |
| | 38 | 6 story residential building | N/A | pre-1938 (NLT) | N/A | R8B (C2-5) - 4.0 FAR | N/A - 4.75 FAR |
| | 40 | 6 story residential building | N/A | pre-1938 (NLT) | N/A | R8B (C2-5) - 4.0 FAR | N/A - 3.73 FAR |
| | 42 | 5 story residential building | N/A | pre-1901 (OLT) | N/A | R8B (C2-5) - 4.0 FAR | N/A - 4.56 FAR |
| | 7503 | 5 story residential building | 1921 | pre-1921 | 1 cellar | R8B (C2-5) - 4.0 FAR | boiler room and storage - 4.06 FAR |

| Block | Lot # | Description | C.O. Date | Est. Date of Original Construction (Building Form) | # of cellars indicated on C.O. | Zoning District - Maximum Res. FAR | Cellar/ basement use - Est. FAR |
|---|---|---|---|---|---|---|---|
| 440 | 44 | 4 story public building | N/A | pre-1901 (OLT) | N/A | R8B - 4.0 FAR | N/A - 2.88 FAR |
| | 47 | Rear: 4 story residential | N/A | pre-1901 (OLT) | 1 cellar | R8B - 4.0 FAR | storage - 2.71 FAR |
| | 47 | Front: 4 story residential | 1947 | pre-1901 (OLT) | 1 cellar & 1 basement | R8B - 4.0 FAR | boiler room and storage/ unoccupied - 2.71 FAR |
| | 48 | Rear: 4 story residential | N/A | pre-1901 (OLT) | 1 cellar | R8B - 4.0 FAR | boiler room and storage - 2.80 FAR |
| | 48 | Front: 4 story residential | 1983 | pre-1901 (OLT) | 1 cellar | R8B - 4.0 FAR | boiler room and storage - 2.88 FAR |
| | 49 | 5 story commercial building | 2002 | 2002 | 1 cellar | R8B - 4.0 FAR | storage and utilities room - 5.49 FAR |
| | 50 | 6 story residential building | 1993 | pre-1901 (OLT) | no cellar | R8B - 4.0 FAR | N/A - 5.25 FAR |
| | 51 | 6 story residential building | 1986 | pre-1901 (OLT) | 1 basement | R8B - 4.0 FAR | 2 apartments, laundry, meter room - 5.39 FAR |
| | 52 | 5 story residential building | N/A | pre-1938 (NLT) | N/A | R8B - 4.0 FAR | N/A - 4.39 FAR |
| | 53 | 6 story residential building | N/A | pre-1938 (NLT) | N/A | R8B - 4.0 FAR | N/A - 4.41 FAR |
| | 7502 | 4 story residential building | 2002 | 1974 | 1 cellar & 1 basement | R8B - 4.0 FAR | storage, utility room, apartments - 6.00 FAR |
| 407 | 7502 | 4 story residential building | 1999 | 1988 | 1 cellar | C1-6A - 4.0 FAR | storage, crawl space - 3.50 FAR |
| | 7501 | Two Rear: 3 story residential | 1986 | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | laundry, storage - 3.40 FAR |
| | 7501 | Two Front: 4 story residential | 1898 | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | boiler room and entrance foyer - 3.40 FAR |
| | 5 | Two 4 story residential buildings | N/A | pre-1901 (OLT) | N/A | C1-6A - 4.0 FAR | N/A - FAR - 3.24 FAR |
| | 6 | Two 5 story residential building | 1993 | pre-1901 (OLT) | 1 cellar | C1-6A - 4.0 FAR | boiler room, storage, rec room - 5.05 FAR |
| | 9 | Vacant Lot | | | | C1-6A - 4.0 FAR | |
| | 10 | Vacant Lot | | | | C1-6A - 4.0 FAR | |
| 406 | 3 | 5 story residential building | 1940 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | boiler room and storage - 4.25 FAR |
| | 4 | 5 story residential building | 1999 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | boiler room and storage - 4.85 FAR |
| | 5 | 4 story residential building | 1992 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | bakery - 3.24 FAR |
| | 6 | 4 story residential building | 1964 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | heating plant and storage - 2.04 FAR |
| | 7 | 5 story residential building | 1871 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | storage - 3.90 FAR |
| | 8 | 5 story residential building | 1953 | pre-1901 (OLT) | 1 cellar | R8B (C2-5) - 4.0 FAR | boiler room and storage - 4.81 FAR |
| | 9 | 6 story residential building | N/A | pre-1938 (NLT) | N/A | R8B - 4.0 FAR | N/A - 4.65 FAR |
| 441 | 1 | 6 story residential building | 2007 | pre-1901 (OLT) | 1 cellar | C1-7A - 6.02 FAR | utilities, storage - 5.24 FAR |
| | 2 | 5 story residential building | 1981 | pre-1901 (OLT) | 1 cellar | C1-7A - 6.02 FAR | storage and boiler - 4.0 FAR |
| | 3 | 5 story residential building | N/A | pre-1901 (OLT) | N/A | C1-7A - 6.02 FAR | N/A - 5.0 FAR |
| | 4 (7501) | 5 story residential building | 1987 | pre-1901 (OLT) | 1 cellar | C1-7A - 6.02 FAR | boiler room, storage - 5.47 FAR |
| | 9 (7510) | 6 story residential building | 1999 | pre-1956 | 1 cellar | C1-7A - 6.02 FAR | commercial storage - 4.54 FAR |
| 972 | 1 | 12-story residential (Stuy Town) | various | 1947-1953 | 1 cellar | R7-2 (C1-5) - 3.44 FAR | various, typically, storage and/or apts - 3.34 FAR |

Note: Information obtained from NYC DOB database
N/A - Not Available

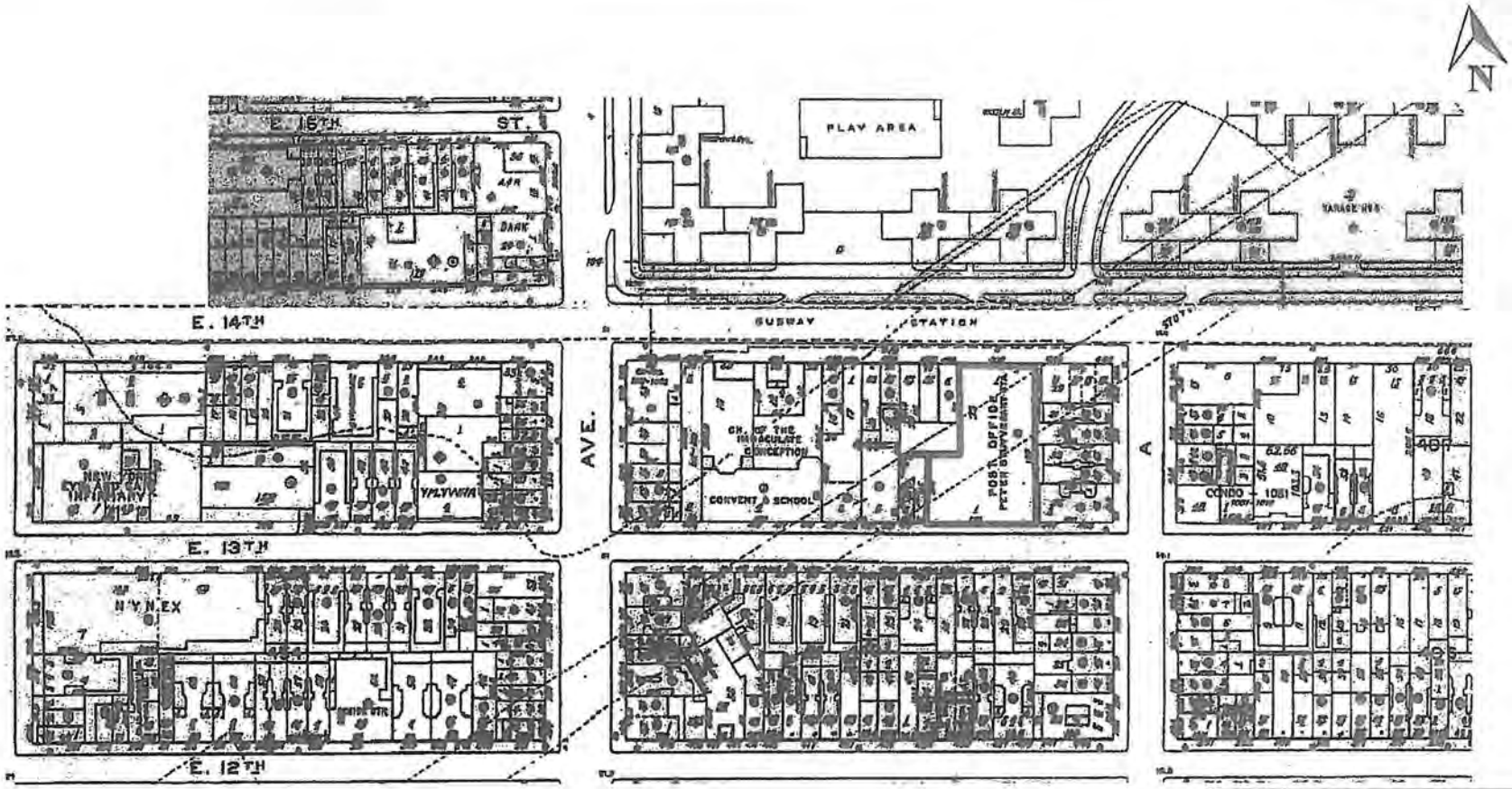
Old Law Tenement - OLT
New Law Tenement - NLT

# Appendix A

# MRCE Boring Location Plan

# And

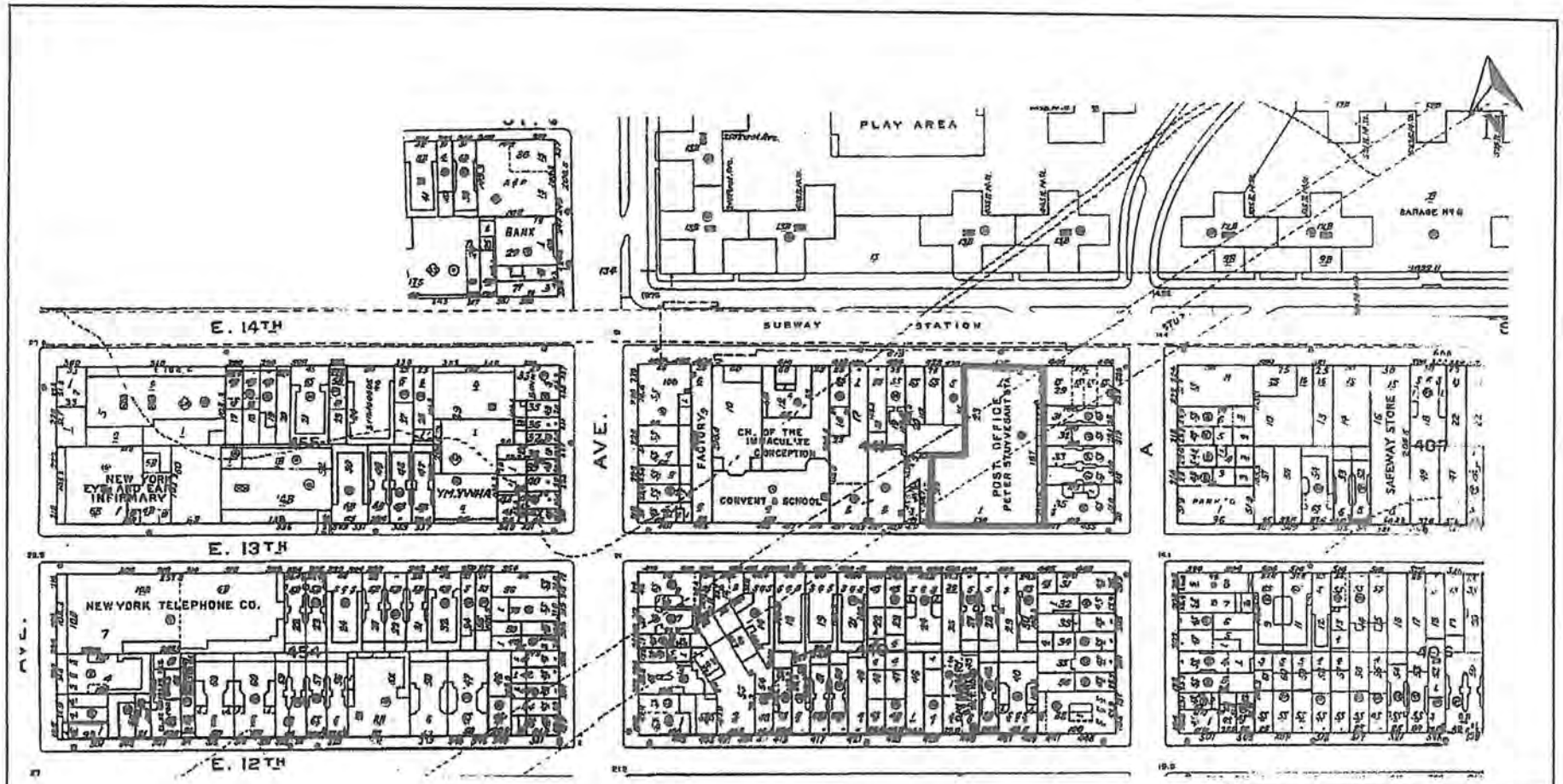
# Boring Logs




Source: 2002 – 2003, Manhattan Land Book of the City of New York

: Outline of proposed structure

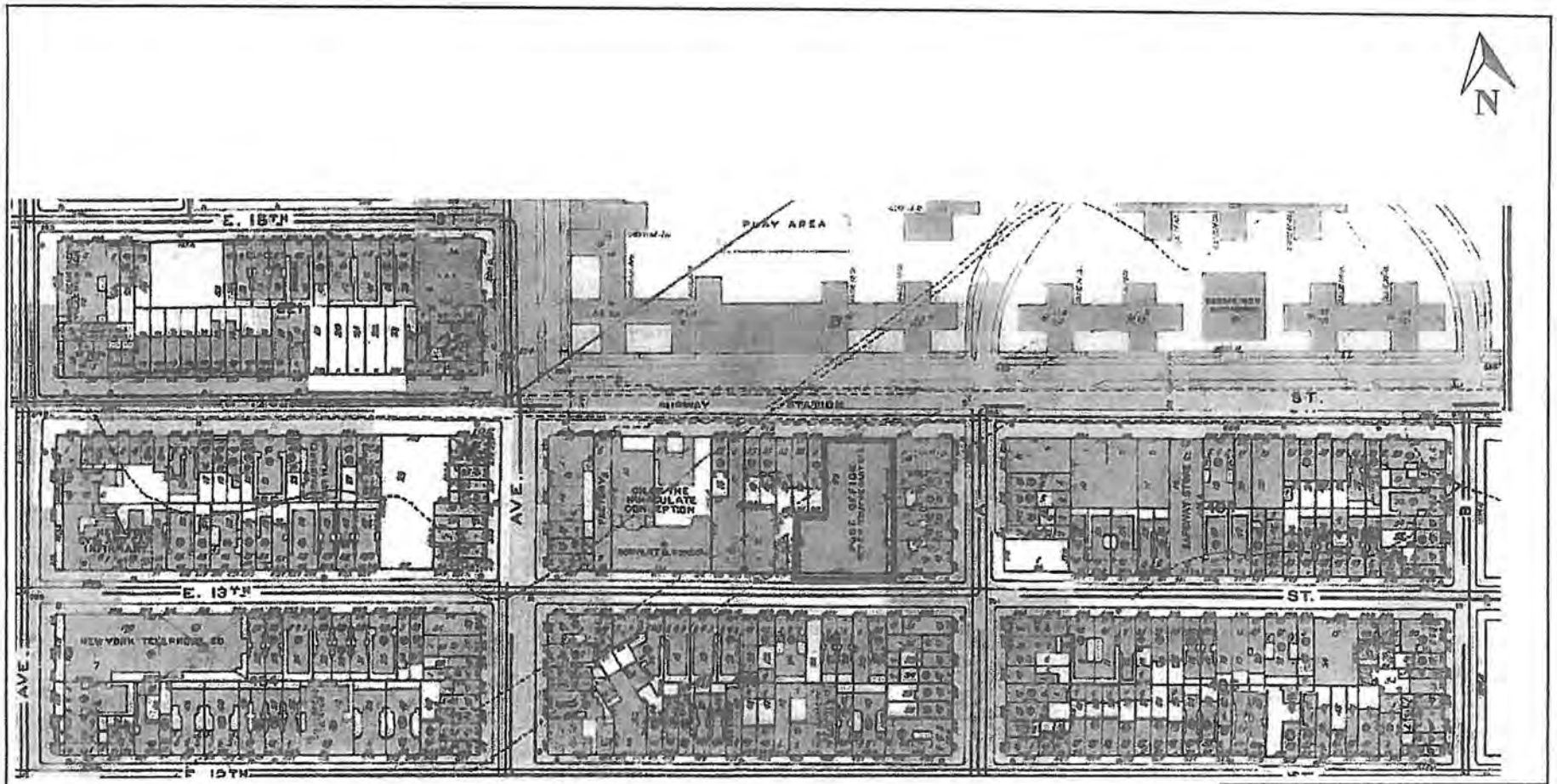
| | | | |
|---|---|---|---|
| 432 E 14TH STREET | | | |
| NEW YORK | | | NEW YORK |
| MUESER RUTLEDGE CONSULTING ENGINEERS | | | |
| 14 PENN PLAZA – 225 W 34TH STREET, NEW YORK NY 10122 | | | |
| SCALE | MADE BY: JJA | DATE: 01-19-2016 | FILE No. |
| -NTS- | CHKD BY: TDC | DATE: 01-19-2016 | 12429 |
| 2002 – 2003 MANHATTAN LANDBOOK | | | Figure 10 |




Source: 1985 - 1986, Manhattan Land Book of the City of New York

——— : Outline of proposed structure

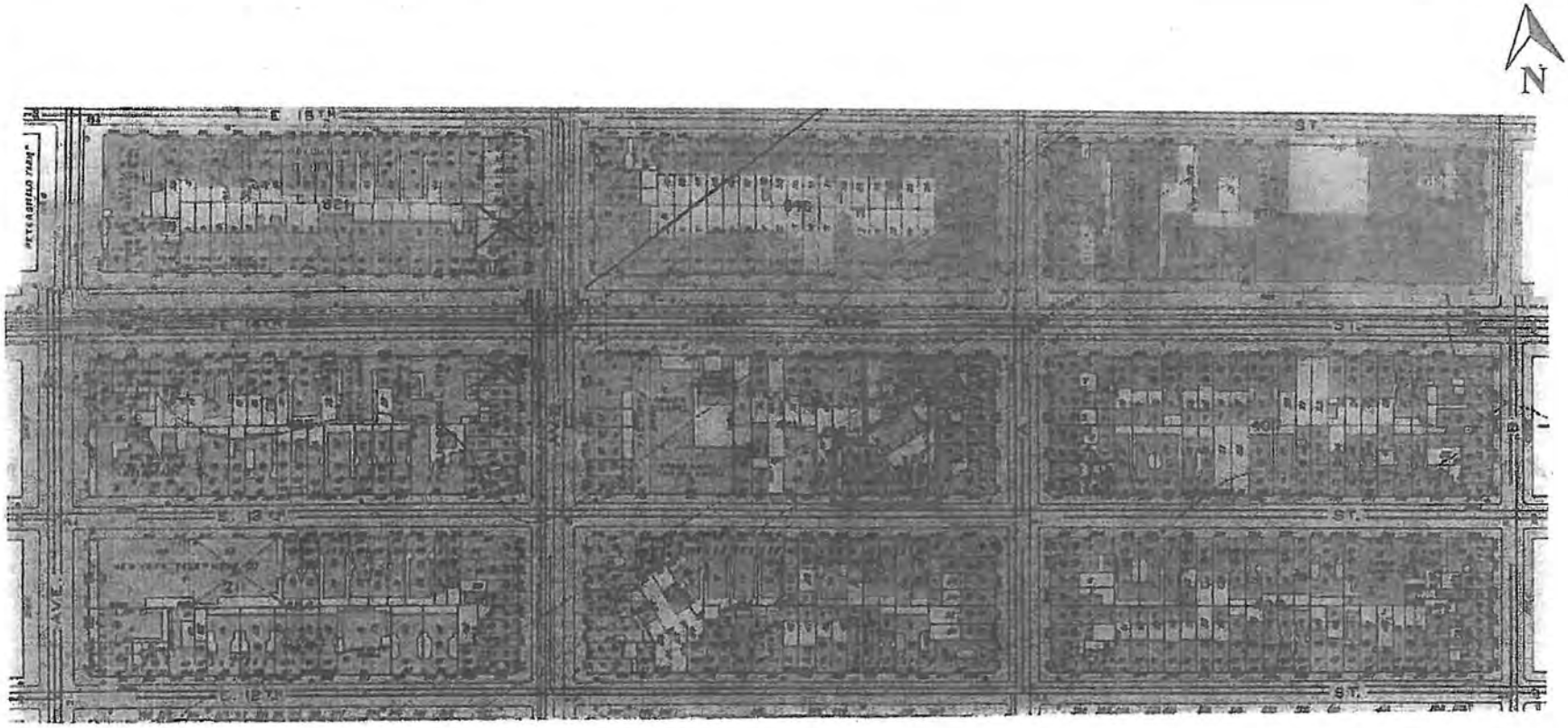
| | | | |
|---|---|---|---|
| 432 E 14TH STREET | | | |
| NEW YORK | | | NEW YORK |
| MUESER RUTLEDGE CONSULTING ENGINEERS | | | |
| 14 PENN PLAZA – 225 W 34TH STREET, NEW YORK NY 10122 | | | |
| SCALE | MADE BY: JJA | DATE: 01-19-2016 | FILE No. |
| -NTS- | CH'KD BY: TDC | DATE: 01-19-2016 | 12429 |
| 1985 - 1986 MANHATTAN LANDBOOK | | | Figure 9 |




Source: 1955, Manhattan Land Book of the City of New York

——— : Outline of proposed structure

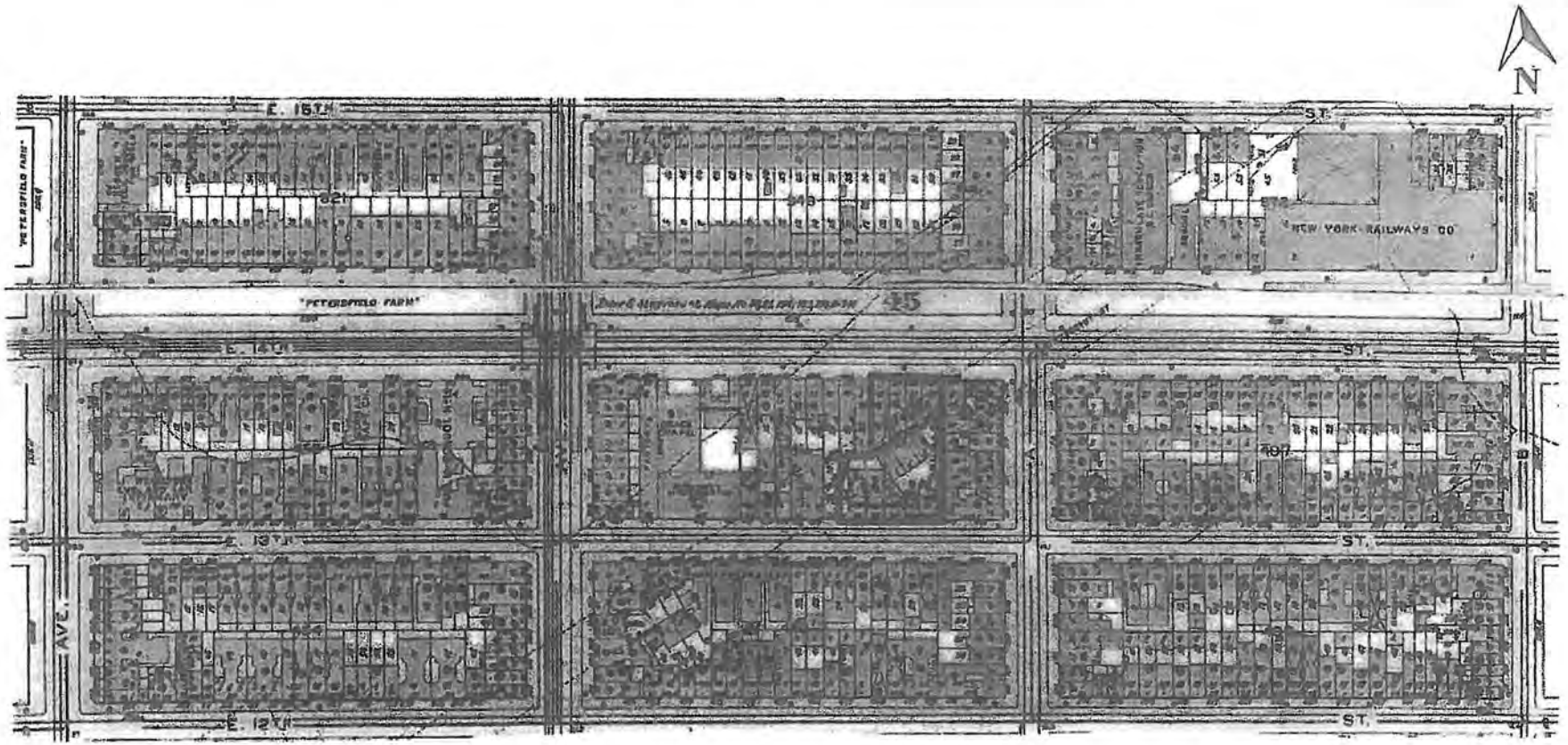
| | | | |
|---|---|---|---|
| 432 E 14TH STREET | | | |
| NEW YORK | | | NEW YORK |
| MUESER RUTLEDGE CONSULTING ENGINEERS | | | |
| 14 PENN PLAZA – 225 W 34TH STREET, NEW YORK NY 10122 | | | |
| SCALE | MADE BY: JJA | DATE: 01-19-2016 | FILE No. |
| -NTS- | CH'KD BY: TDC | DATE: 01-19-2016 | 12429 |
| 1955 MANHATTAN LANDBOOK | | | Figure 8 |




**Source:** 1934, Manhattan Land Book of the City of New York

——— : Outline of proposed structure

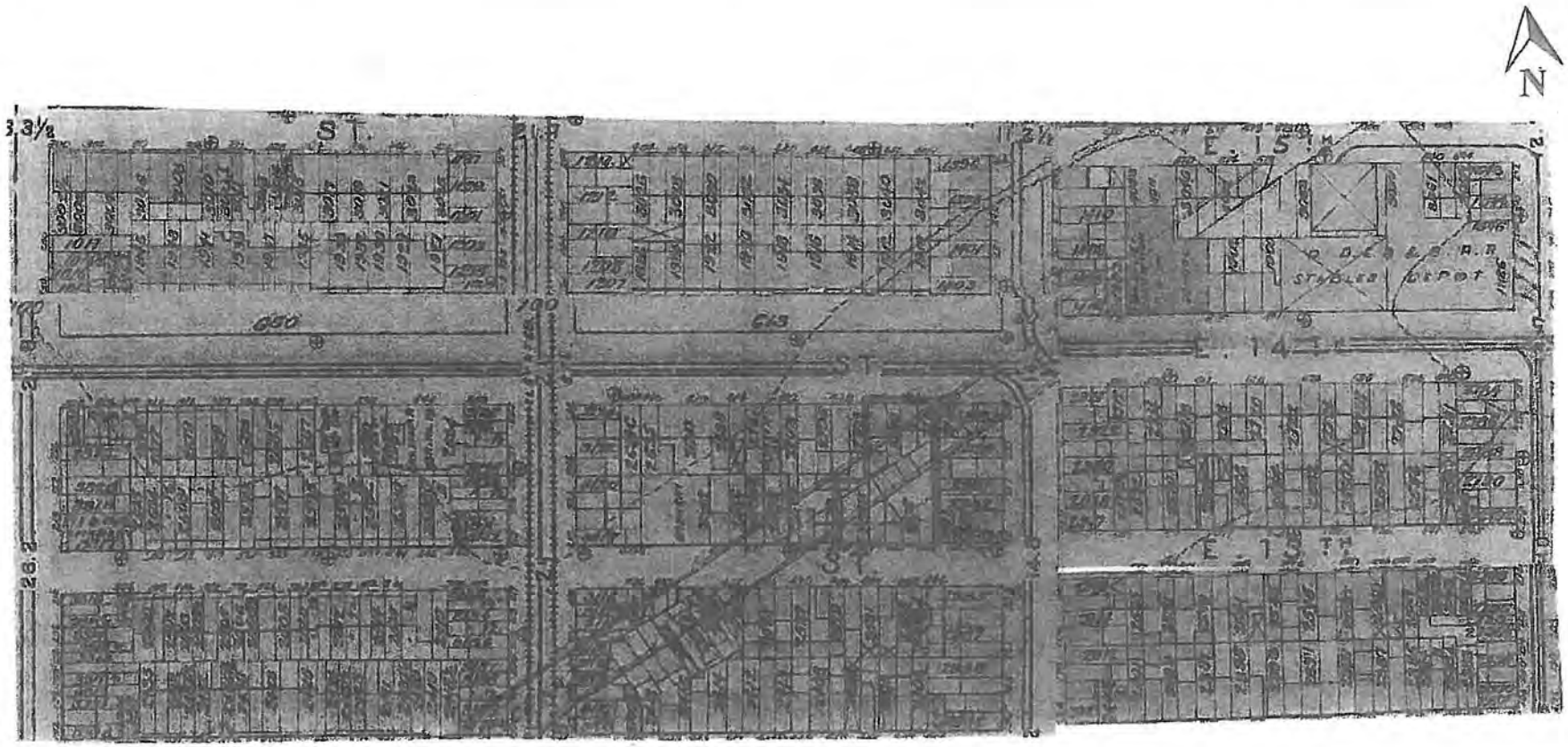
| | | | |
|---|---|---|---|
| 432 E 14TH STREET | | | |
| NEW YORK | | | NEW YORK |
| MUESER RUTLEDGE CONSULTING ENGINEERS | | | |
| 14 PENN PLAZA – 225 W 34TH STREET, NEW YORK NY 10122 | | | |
| SCALE | MADE BY: JJA | DATE: 01-19-2016 | FILE No. |
| -NTS- | CH'KD BY: TDC | DATE: 01-19-2016 | 12429 |
| 1934 MANHATTAN LANDBOOK | | | Figure 7 |




Source: 1916, Atlas of the Borough of Manhattan, City of New York

——— : Outline of proposed structure

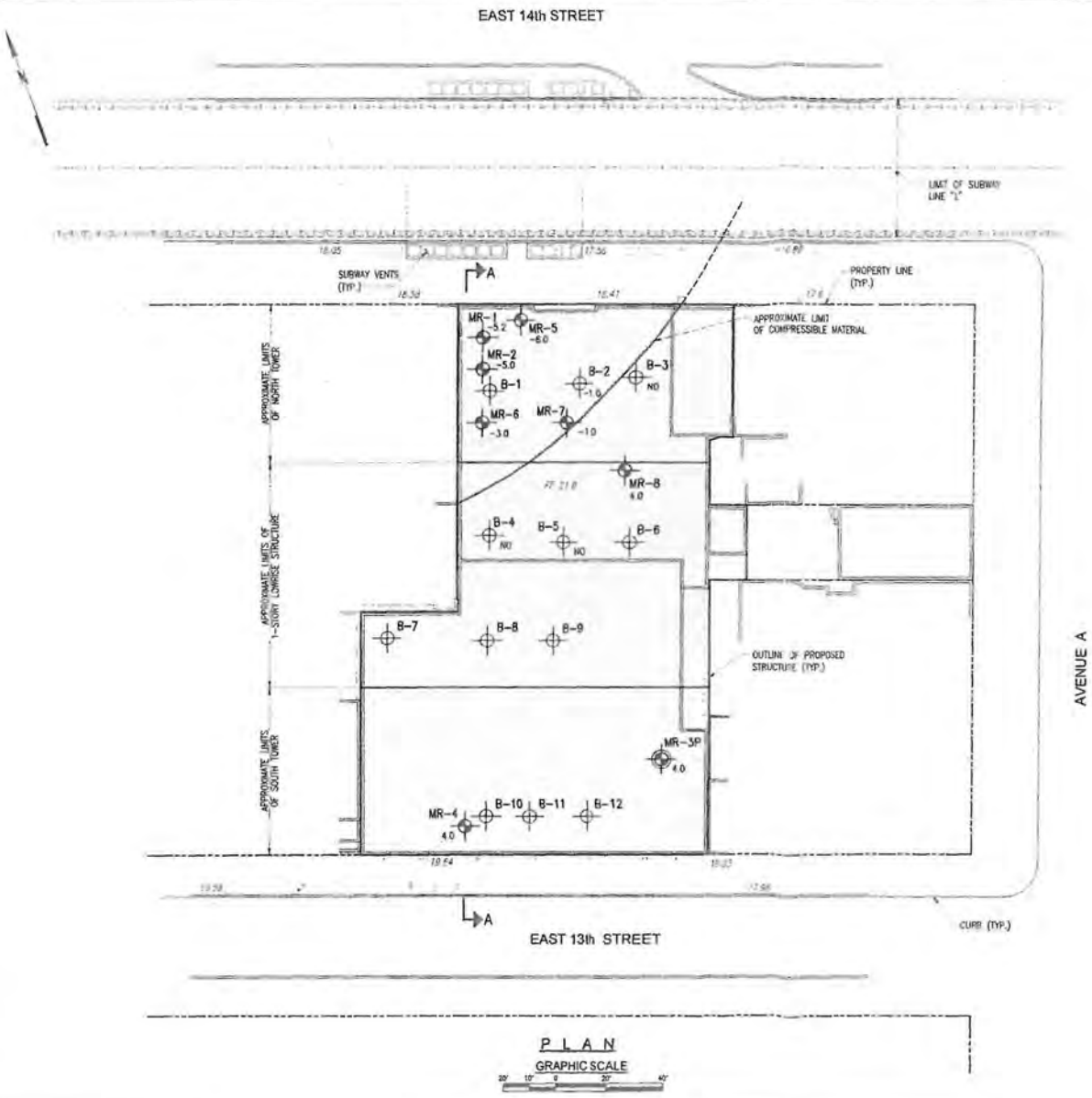
| 432 E 14TH STREET | | | |
|---|---|---|---|
| NEW YORK | | | NEW YORK |
| MUESER RUTLEDGE CONSULTING ENGINEERS | | | |
| 14 PENN PLAZA – 225 W 34TH STREET, NEW YORK NY 10122 | | | |
| SCALE | MADE BY: JJA | DATE: 01-19-2016 | FILE No. |
| -NTS- | CH'KD BY: TDC | DATE: 01-19-2016 | 12429 |
| 1916 ATLAS OF THE BOROUGH OF MANHATTAN | | | Figure 6 |




Source: 1886, Robinson's Atlas of the City of New York

: Outline of proposed structure

| 432 E 14TH STREET | | | |
|---|---|---|---|
| NEW YORK | | | NEW YORK |
| MUESER RUTLEDGE CONSULTING ENGINEERS | | | |
| 14 PENN PLAZA – 225 W 34TH STREET, NEW YORK NY 10122 | | | |
| SCALE | MADE BY: JJA | DATE: 01-19-2016 | FILE No. |
| -NTS- | CH'KD BY: TDC | DATE: 01-19-2016 | 12429 |
| 1886 ROBINSON'S ATLAS | | | Figure 5 |




## PLAN

GRAPHIC SCALE

20' 10' 0 20' 40'

## NOTES:

1. BASE PLAN AND SURVEYED ELEVATIONS ARE BASED ON THE ARCHITECTURAL SURVEY DATED OF 06/20/14 BY JOSEPH NICOLETTI ASSOCIATES, REF. NO. M441-001, PROVIDED BY URBAN DEVELOPMENT PARTNERS.
2. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. 2015 MRCE BORINGS WERE PERFORMED UNDER CONTINUOUS INSPECTION OF MRCE'S RESIDENT ENGINEER.
4. LOCATION OF 2015 MRCE BORINGS WERE MEASURED WITH TAPE WITH RESPECT TO IDENTIFIED BUILDING ELEMENTS BY MRCE'S RESIDENT ENGINEER. LOCATION OF PREVIOUS BORINGS WERE ADJUSTED BASED ON TAPE MEASUREMENTS OF MRCE'S RESIDENT ENGINEER.
5. SEE DWG. GS-R FOR THE UNIFIED CLASSIFICATION SYSTEM (UCS).
6. GEOLOGIC SECTION A-A SEE DWG. GS-1.

## LEGEND:

B-2 – PREVIOUS BORINGS

MR-1 -5.2 – 2015 MRCE BORINGS
PROPOSED SUBGRADE ELEVATION

MR-3P 4.0 – PROPOSED MRCE PIEZOMETER
PROPOSED SUBGRADE ELEVATION

| REV. | DATE | BY | DESCRIPTION |
|---|---|---|---|

432 E 14th STREET

NEW YORK — NEW YORK

URBAN DEVELOPMENT PARTNERS

NEW YORK — NEW YORK

**MUESER RUTLEDGE CONSULTING ENGINEERS**

14 PENN PLAZA – 225 W. 34TH STREET, NY, NY 10122

| SCALE | MADE BY E.C. | DATE 05-22-2015 | FILE NUMBER |
|---|---|---|---|
| GRAPHIC | CHECKED BY G.D.F. | DATE 05-22-2015 | 12429 |

BORING LOCATION PLAN — DRAWING NUMBER B-1

Printed by Tatiana Oleinik
Printed on Friday, May 22, 2015 – 04:25:53 PM
Last saved by tolnik on Friday, May 22, 2015 – 4:21:40 PM
G:\PROJ\1\A\12429\B-1.dwg

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-1 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 4 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 11:00 | 1D | 0.7 | 4-3 | Top 2.5": Gray fine to coarse sand, some gravel, | ** | 0.3 | 0 | **Concrete slab from |
| 04-24-15 | | 2.7 | 3-5 | trace silt (Fill) (SP-SM) | VOID | 0.7 | | 0' to 0.3'. |
| Friday | | | | Bot 3.5": Tan brown fine to coarse sand, some | | | 0 | 1D: REC=6" |
| Cloudy | | | | gravel, trace silt (Fill) (SP-SM) | | | | |
| 36°F | | | | | | 2.5 | 10 | |
| | | | | | | | 45 | |
| | | | | | | | 65 | |
| | | | | | | 5 | | |
| | 2D | 5.0 | 9-4 | Tan to dark brown fine to coarse sand, some | | | 20 | |
| | | 7.0 | 3-2 | brick, gravel, trace silt (Fill) (SP-SM) | | | | |
| | | | | | | | 20 | |
| | | | | | | 7.5 | 30 | |
| | | | | | F | | | |
| | | | | | | | 30 | |
| | | | | | | | 30 | |
| | | | | | | 10 | | |
| | 3D | 10.0 | 5-7 | Tan to brown fine to coarse sand & brick, some | | | 10 | |
| | | 12.0 | 10-6 | silt, trace cinders, gravel (Fill) (SM) | | | | Losing water at 11'. |
| | | | | | | | 10 | |
| | | | | | | 12.5 | 10 | |
| | 4D | 13.0 | 13-7 | Top 6": Brown fine to medium sand, some silt, | | | 30 | Wet sample at 13.5' |
| | | 15.0 | 10-10 | trace gravel, concrete (Fill) (SM) | | | | |
| | | | | Mid 6": Brown to black wood, some fine to | | | 30 | 4D Mid: Petroleum |
| | | | | coarse sand, silt (Fill) (SM) | | 15 | | odor. |
| | | | | Bot 6": Brown silty fine to medium sand, some | | | 23 | |
| | | | | brick, trace gravel (Fill) (SM) | | | | |
| | 5D | 16.0 | 4 | Brown silty fine to medium sand (SM) | | | 8 | |
| | | 18.0 | WR/12"-3 | | | | | |
| | | | | | | 17.5 | 6 | |
| | | | | | | | 23 | |
| | | | | | S | | | |
| | 6D | 19.0 | 8-6 | Brown fine to coarse sand, some gravel, silt | | | 38 | Drilled ahead of casing |
| | | 21.0 | 2-6 | (SM) | | 20 | | 3" to 20'. |
| | 7D | 22.0 | 6-2 | Top 12": Dark gray to red brown fine to medium | | 22.5 | | |
| | | 24.0 | 2-1 | sand, some gravel, silt (SM) | | 23 | | |
| | | | | Bot 12": Stiff dark gray organic silty clay, some | | | | 7D Bot: WC=110, |
| | | | | peat (OH&Pt) | | | | pp=1.25 |
| | | | | | O | 25 | | |
| | 8D | 25.0 | 3-4 | Top 16": Do 7D, Bottom (OH&Pt) | | | | 8D Top: WC=170, |
| | | 27.0 | 11-10 | Bot 4": Dk gray fine to medium sand, sm silt (SM) | | 26.2 | | pp=1.25 |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

BORING NO. MR-1
SHEET 2 OF 4
FILE NO. 12429
SURFACE ELEV. +21
RES. ENGR. GUILLERMO DIAZ-FANAS

PROJECT: 432 EAST 14TH STREET
LOCATION: NEW YORK, NEW YORK

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd | | | | | | | | |
| 04-24-15 | | | | | O | | | |
| Friday | | | | | | 26.2 | | |
| Cloudy | | | | | | | | |
| 36°F | | | | | | 27.5 | | |
| 15:30 | | | | | | | | |
| 07:45 | 9D | 28.0 | 17-14 | Top 12": Gray silty fine sand (SM) | | | | |
| 04-27-15 | | 30.0 | 18-22 | Bot 5": Gray fine to medium sand, some silt, | | | | |
| Monday | | | | trace gravel (SM) | | | | |
| Cloudy | | | | | | 30 | | |
| 50°F | | | | | | | | |
| | 10D | 31.0 | 12-16 | Brown fine to medium sand, trace silt (SP-SM) | | | | |
| | | 33.0 | 17-18 | | | | | |
| | | | | | S | 32.5 | | |
| | 11D | 34.0 | 12-12 | Red brown fine to medium sand, trace silt, | | | | |
| | | 36.0 | 10-8 | coarse sand, gravel (SP-SM) | | 35 | | |
| | | | | | | 37.5 | | |
| | | | | | | 38 | | |
| | | | | | | 40 | | |
| | 12D | 40.0 | 5-7 | Soft red brown silt, some micaceous fine sand | | | | pp<0.25 |
| | | 42.0 | 8-11 | (ML) | | | | |
| | | | | | | 42.5 | | |
| | | | | | M | 45 | | |
| | 13D | 45.0 | 7-7 | Soft red brown micaceous fine sandy silt (ML) | | | | |
| | | 47.0 | 10-11 | | | | | |
| | | | | | | 47.5 | | |
| | | | | | | 50 | | |
| | 14D | 50.0 | 6-4 | Do 13D (ML) | | | | pp<0.25 |
| | | 52.0 | 7-11 | | | | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

BORING NO. MR-1
SHEET 3 OF 4
FILE NO. 12429
SURFACE ELEV. +21
RES. ENGR. GUILLERMO DIAZ-FANAS

PROJECT: 432 EAST 14TH STREET
LOCATION: NEW YORK, NEW YORK

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd 04-27-15 Monday Cloudy 50°F | | | | | | 52.5 | | |
| | 15D | 53.0 | 4-6 | Soft red brown silt, some micaceous fine sand (ML) | | | | pp<0.25 |
| | | 55.0 | 8-8 | | | | | |
| | | | | | | 55 | | |
| | 16D | 56.0 | 4-5 | Do 15D (ML) | | | | pp<0.25 |
| | | 58.0 | 7-9 | | | | | |
| | | | | | | 57.5 | | |
| | 17D | 59.0 | 10-11 | Medium red brown silt, some micaceous fine sand (ML) | | | | pp=0.5 |
| | | 61.0 | 12-17 | | M | 60 | | |
| | 18D | 62.0 | 12-14 | Red brown silty fine sand, some layers of silt, some fine sand, trace brown silty clay seams (SM&ML) | | 62.5 | | pp=0.5 |
| 15:00 | | 64.0 | 15-16 | | | | | |
| 07:30 04-28-15 Tuesday Cloudy 55°F | | | | | | 65 | | |
| | 19D | 66.0 | 9-12 | Red brown fine sandy silt (ML) | | | | |
| | | 68.0 | 13-23 | | | | | |
| | | | | | | 67.5 | | |
| | 20D | 68.0 | 34-29 | Top 7": Red brown fine to medium sand, trace silt, coarse sand (SP-SM) | | | | |
| | | 70.0 | 100/4" | Bot 8": Do 19D (ML) | | | | |
| 09:30 | | | | | | 70 | | End of Boring at 70'. |
| | | | | | | 72.5 | | WC=Water Content in percent of dry weight. |
| | | | | | | 75 | | pp=Pocket Penetrometer Unconfined Compressive Strength in tsf. |

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-1 |
| | | SHEET | 4 OF 4 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES [ ] NO | | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 20 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

TYPE AND SIZE OF:

| | |
|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON |
| U-SAMPLER | |
| S-SAMPLER | |
| CORE BARREL | NX DOUBLE TUBE |
| CORE BIT | NX DIAMOND |
| DRILL RODS | NX |

DRILLING MUD USED [X] YES [ ] NO

DIAMETER OF ROTARY BIT, IN. 2-15/16

TYPE OF DRILLING MUD QUIK MUD D-50

AUGER USED [ ] YES [X] NO

TYPE AND DIAMETER, IN.

CASING HAMMER, LBS. ____ AVERAGE FALL, IN. ____

*SAMPLER HAMMER, LBS. 140 AVERAGE FALL, IN. 30

*USED DONUT HAMMER (NO SAFETY).

WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE. |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 70 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: | |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | WARREN GEORGE, INC. | | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 4/24/2015 - 04/28/2015 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-2 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 09:30 | | | | | ** | 0.33 | | **Concrete slab from |
| 04-28-15 | | | | | VOID | 0.75 | | 0' to 0.33'. |
| Tuesday | | | | | | | 15 | Drilled without |
| Cloudy | | | | | | | | sampling from |
| 55°F | | | | | | 2.5 | 12 | 0.75' to 12' |
| | | | | | | | 13 | |
| | | | | | | | 13 | |
| | | | | | | 5 | | |
| | | | | | | | 13 | |
| | | | | | | | 12 | |
| | | | | | | 7.5 | 12 | |
| | | | | | F | | | |
| | | | | | | | 15 | |
| | | | | | | | 24 | |
| | | | | | | 10 | | |
| | | | | | | | 16 | Rig chatter & loss of |
| | | | | | | | | water. |
| | | | | | | | 7 | |
| | 1D | 12.0 | 8-46 | Top 5": Brown gravelly fine to coarse sand, trace | | 12.5 | 40 | |
| | | 14.0 | 20-9 | silt (Fill) (SP-SM) | | | | Sample wet at 12.8'. |
| | | | | Mid 9": Brown gravelly fine to coarse sand, trace | | | 90 | |
| | | | | silt (Fill) (SP-SM) | | | | |
| | | | | Bot 2": Brown fine to coarse sand, some gravel, | | | 70 | |
| | | | | silt, wood, trace brick (Fill) (SM) | | 15 | | |
| | 2D | 15.0 | 4-6 | Top 8": Brown clayey fine to medium sand, some | | | 20 | Petroleum odor. |
| | | 17.0 | 4-6 | gravel, trace silt (SC) | | | | |
| | | | | Bot 8": Brown fine to coarse sand, some silt, | S | | 30 | |
| | | | | trace gravel, clay (SM) | | | | |
| | | | | | | 17.5 | 25 | |
| | 3D | 18.0 | 3-2 | Medium black fine to medium sandy organic | | | 20 | pp=0.75 |
| | | 20.0 | 7-9 | clay (OH) | O | | | |
| | | | | | | | 25 | Drilled ahead of casing |
| | | | | | | 20 | | 3" to 20'. |
| | 4D | 20.0 | 6-7 | Dark brown fine to coarse sand, trace silt, | | | | |
| | | 22.0 | 8-14 | some organic silty clay seams (SP-SM&OH) | | | | Losing water while |
| | | | | | | | | drilling. |
| | 5D | 22.0 | 8-5 | Dark brown fine to coarse sand, trace silt, | S | 22.5 | | REC=3" |
| | | 24.0 | 3-4 | organic silty clay seams (SP-SM) | | | | |
| | | | | | | 24 | | |
| | 6D | 24.0 | 6-5 | Top 8": Black organic silty clay, some layers | | | | |
| | | 26.0 | 7-13 | fine to coarse sand, trace silt (OH&SP-SM) | O | 25 | | |
| | | | | Bot 10": Black organic silty clay, some peat | | | | 6D Bot: WC=192 |
| 15:00 | | | | (OH&Pt) | | | | |

## MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-2 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 2 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 07:30 | | | | | O | | | |
| 04-29-15 | | | | | | 26 | | |
| Wednesday | 7D | 26.0 | 10-10 | Brown to gray brown silty fine to medium sand, | | | | |
| Sunny | | 28.0 | 18-19 | trace coarse sand, organic clay seams (SM) | | | | |
| 61°F | | | | | | 27.5 | | |
| | 8D | 29.0 | 15-17 | Red brown fine to medium sand, trace silt, | | | | |
| | | 31.0 | 17-15 | coarse sand (SP-SM) | S | 30 | | |
| | 9D | 32.0 | 16-17 | Red brown fine to medium sand, trace gravel, | | 32.5 | | |
| | | 34.0 | 18-32 | silt, coarse sand (SP-SM) | | | | |
| 09:30 | | | | | | 34 | | End of Boring at 34'. |
| | | | | | | 35 | | WC=Water Content in percent of dry weight. |
| | | | | | | 37.5 | | pp=Pocket Penetrometer Unconfined Compressive Strength in tsf. |
| | | | | | | 40 | | |
| | | | | | | 42.5 | | |
| | | | | | | 45 | | |
| | | | | | | 47.5 | | |
| | | | | | | 50 | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-2 |
| | | SHEET | 3 OF 3 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES [ ] NO | | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 20 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

| TYPE AND SIZE OF: | | | |
|---|---|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON | DRILLING MUD USED | [X] YES [ ] NO |
| U-SAMPLER | | DIAMETER OF ROTARY BIT, IN. | 2-15/16 |
| S-SAMPLER | | TYPE OF DRILLING MUD | QUIK MUD D-50 |
| CORE BARREL | NX DOUBLE TUBE | AUGER USED | [ ] YES [X] NO |
| CORE BIT | NX DIAMOND | TYPE AND DIAMETER, IN. | |
| DRILL RODS | NX | | |

CASING HAMMER, LBS. _____ AVERAGE FALL, IN. _____

*SAMPLER HAMMER, LBS. 140 AVERAGE FALL, IN. 30

*USED DONUT HAMMER (SAFETY).

WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE. |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON _____

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 34 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: | |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | WARREN GEORGE, INC. | | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 4/28/2015 - 4/29/2015 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-3P |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 09:00 | | | | | ** | 0.5 | 0 | **Concrete slab from |
| 04-21-15 | 1D | 1.5 | WH/12" | Brown fine to coarse sand, some gravel, trace | VOID | 1.5 | 0 | 0' to 0.5. 1' Thick void |
| Tuesday | | 3.5 | 3-4 | silt, brick (Fill) (SP-SM) | | | 0 | on top of fill. |
| Cloudy | | | | | | | 13 | 1D: REC=1" |
| 55°F | | | | | | 5 | 21 | Drilled ahead of casing |
| | 2D | 5.0 | 3-5 | Top 3": Brown fine to coarse sand, some silt, | | | 19 | 3" to 25'. |
| | | 7.0 | 7-11 | trace glass, brick, cinders (Fill) (SM) | | | 36 | |
| | | | | Bot 5": Brown gravel & wood, some silt, trace | | | 14 | |
| | | | | brick (Fill) (SM) | F | | 32 | |
| | | | | | | 10 | 31 | |
| | 3D | 10.0 | 6-18 | Top 4": Brown gravelly fine to coarse sand, some | | | 15 | |
| | | 12.0 | 34-13 | brick, silt, trace gravel, glass (Fill) (SM) | | | 11 | |
| | | | | Bot 5": Brn f-m sand, sm silt, brick (Fill) (SM) | | | 20 | Sample wet between |
| | 4D | 13.0 | 4-3 | Brown to red brown gravelly f-c sand, trace silt | | | 14 | 13' to 14' |
| | | 15.0 | 4-5 | (Fill) (SP-SM) | | 15 | 13 | |
| | | | | | | | 13 | |
| | 5D | 16.0 | 6-7 | Red brown fine to medium sand, some silt, | | | 13 | |
| | | 18.0 | 8-10 | trace mica (SM) | | | 14 | |
| | | | | | | | 18 | |
| | 6D | 19.0 | 5-7 | Brown fine to medium sand, trace silt, mica | | 20 | 25 | |
| | | 21.0 | 5-6 | (SP) | | | 43 | |
| | | | | | | | 37 | |
| | 7D | 22.0 | 7-6 | Do 6D, trace coarse sand (SP-SM) | | | 38 | |
| | | 24.0 | 5-8 | | | | 39 | |
| | | | | | | 25 | 46 | |
| | 8D | 25.0 | 5-4 | Brown fine to medium sand, trace silt (SP-SM) | | | | Losing water while |
| 15:15 | | 27.0 | 4-6 | | | | | drilling. Tip of spoon |
| 07:45 | | | | | | | | smelled of petroleum. |
| 04-22-15 | 9D | 28.0 | 5-7 | Brown fine to medium sand, some silt, trace | | | | |
| Wednesday | | 30.0 | 9-11 | silty clay seams, mica (SM) | | 30 | | |
| Cloudy | | | | | | | | |
| 53°F | 10D | 31.0 | 5-8 | Brown silty fine sand, trace silty clay seams, | | | | |
| | | 33.0 | 8-9 | mica (SM) | | | | |
| | | | | | S | | | |
| | 11D | 34.0 | 7-10 | Brown fine to medium sand, trace silt, mica | | 35 | | |
| | | 36.0 | 9-11 | (SP-SM) | | | | |
| | | | | | | | | |
| | 12D | 37.0 | 8-7 | Do 11D (SP-SM) | | | | |
| | | 39.0 | 9-9 | | | | | |
| | | | | | | 40 | | |
| | 13D | 40.0 | 5-4 | Red brown fine to medium sand, trace silt, silt | | | | |
| | | 42.0 | 4-5 | seams, mica (SP-SM) | | | | |
| | | | | | | | | |
| | 14D | 43.0 | 7-9 | Red brown fine to medium sand, some silt, | | | | |
| | | 45.0 | 7-5 | trace silt seams, mica (SM) | | 45 | | |
| | | | | | | | | |
| | 15D | 46.0 | 3-5 | Red brown fine sand, some silt, trace silt | | | | |
| | | 48.0 | 7-7 | seams, light brown silty clay seams, mica (SM) | | | | |
| | | | | | | | | |
| | 16D | 49.0 | 3-6 | Do 15D (SM) | | 50 | | |
| | | 51.0 | 8-10 | | | | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-3P |
| LOCATION: | NEW YORK, NEW YORK | SHEET 2 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd | | | | | | | | |
| 04-22-15 | | | | | | | | |
| Wednesday | 17D | 52.0 | 6-7 | Red brown fine sand, some silt, trace mica (SM) | | | | |
| Cloudy | | 54.0 | 7-10 | | | | | |
| 53°F | | | | | | 55 | | |
| | 18D | 55.0 | 4-6 | Brown silty fine sand, trace mica (SM) | | | | |
| 15:00 | | 57.0 | 7-12 | | | | | |
| 07:30 | | | | | | | | |
| 04-23-15 | 19D | 58.0 | 7-12 | Top 18": Brown coarse to fine sand, trace silt, | | | | |
| Thursday | | 60.0 | 19-21 | clay (SP-SM) | | 60 | | |
| Cloudy | | | | Bot: Red brn f sandy silt, tr silty clay seams (ML) | S | | | Hard drilling at 61'. |
| 48°F | 20D | 61.0 | 9-18 | Red brown silty fine sand, trace silty clay seams | | | | |
| | | 63.0 | 18-22 | (SM) | | | | |
| | 21D | 64.0 | 7-8 | Red brown silty fine sand, trace silty clay seams, | | 65 | | |
| | | 66.0 | 14-14 | mica (SM) | | | | |
| | 22D | 68.0 | 8-5 | Do 21D (SM) | | | | |
| 11:15 | | 70.0 | 8-10 | | | 70 | | End of Boring at 70'. |
| | | | | | | 75 | | |
| | | | | | | 80 | | |
| | | | | | | 85 | | |
| | | | | | | 90 | | |
| | | | | | | 95 | | |
| | | | | | | 100 | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-3P |
| | | SHEET | 3 OF 3 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

## BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES | [ ] NO | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 25 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

TYPE AND SIZE OF:

| | |
|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON |
| U-SAMPLER | |
| S-SAMPLER | |
| CORE BARREL | NX DOUBLE TUBE |
| CORE BIT | NX DIAMOND |
| DRILL RODS | NX |

| | | | |
|---|---|---|---|
| DRILLING MUD USED | [X] YES | [ ] NO | |
| DIAMETER OF ROTARY BIT, IN. | 2-15/16 | | |
| TYPE OF DRILLING MUD | QUIK MUD D-50 | | |
| AUGER USED | [ ] YES | [X] NO | |
| TYPE AND DIAMETER, IN. | | | |
| CASING HAMMER, LBS. | | AVERAGE FALL, IN. | |
| *SAMPLER HAMMER, LBS. | 140 | AVERAGE FALL, IN. | 30 |

*USED DONUT HAMMER.

## WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [X] YES [ ] NO SKETCH SHOWN ON SEE SHEET NO. 3

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | PVC PIPE | ID, IN. | 1-1/4 | LENGTH, FT. | 20 | TOP ELEV. | 20.83 |
| INTAKE ELEMENT: | TYPE | SAND #020 | OD, IN. | 3 | LENGTH, FT. | 12 | TIP ELEV. | -9 |
| FILTER: | MATERIAL | SLOTTED PVC | OD, IN. | 1-1/4 | LENGTH, FT. | 10 | BOT. ELEV. | -9 |

## PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 70 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: | |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | WARREN GEORGE, INC. | | |
| DRILLER | DEON DEWAR | HELPERS | ALEX FELICIANO/FRANKLIN MUNOZ |
| REMARKS | PIEZOMETER INSTALLED. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 4/21/2015 - 4/23/2015 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

MRCE Form BS-1

BORING NO. MR-3P

MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-4 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +19.25 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 11:00 | 1D | 0.5 | 4-24 | Top 4": Dark gray fine to coarse sand, some | ** | 0.5 | 21 | **Concrete slab from |
| 04-16-15 | | 2.5 | 18-9 | gravel, silt, trace brick (Fill) (SM) | | | 35 | 0' to 0.5'. |
| Thursday | | | | Mid 7": Orange brick, some fine to coarse sand, | | | 30 | Drilled ahead of |
| | | | | silt (Fill) (SM) | | | 19 | casing 3" to 20'. |
| | | | | Bot 9": Tan brn f-c sand, sm brick, silt (Fill) (SM) | | 5 | 46 | Brick, gravel (Fill) (SM) |
| | 2D | 5.0 | 9-6 | Tan fine to coarse sand, some gravel, silt, | | | 13 | REC=4" |
| | | 7.0 | 4-4 | trace brick (Fill) (SM) | F | | 19 | |
| | | | | | | | 17 | |
| | | | | | | | 24 | Wet sample at 9.5' |
| | | | | | | 10 | 30 | |
| | 3NR | 10.0 | 74-100/3" | No recovery | | | 39 | |
| 15:00 | | 10.75 | | | | 12 | 106 | 3" Boulder encountered. |
| 09:00 | | | | | | | 6 | |
| 04-17-15 | 4D | 12.0 | 2-2 | Red brown medium to fine sand, trace tile, silt, | | | 12 | |
| Friday | | 14.0 | 2-2 | gravel (SP) | | 15 | 12 | |
| | 5D | 15.0 | 2-3 | Red brown silty fine to medium sand, trace | | | 20 | REC=5" |
| | | 17.0 | 5-8 | gravel, mica (SM) | | | 18 | |
| | | | | | | | 17 | |
| | 6D | 18.0 | 5-6 | Red brown fine to medium sand, trace silt, | | | 18 | |
| | | 20.0 | 7-12 | gravel, mica (SP-SM) | | 20 | 20 | |
| | | | | | | | | Petroleum Odor when |
| | 7D | 21.0 | 4-4 | Do 6D (SP-SM) | | | | drilling. |
| | | 23.0 | 5-5 | | | | | |
| | 8D | 24.0 | 7-7 | Do 6D (SP-SM) | | 25 | | |
| | | 26.0 | 8-9 | | | | | |
| | 9D | 27.0 | 6-6 | Red brown fine to medium sand, trace silt, | | | | |
| | | 29.0 | 7-12 | mica (SP-SM) | | | | |
| | | | | | | 30 | | |
| | 10D | 30.0 | 6-6 | Do 9D (SP-SM) | | | | |
| | | 32.0 | 6-7 | | S | | | |
| | 11D | 33.0 | 6-4 | Red brown fine sand, some silt, trace silty clay | | | | |
| | | 35.0 | 10-10 | seams, mica (SM) | | 35 | | |
| 15:00 | 12D | 36.0 | 7-6 | Do 11D (SM) | | | | |
| 07:00 | | 38.0 | 6-8 | | | | | |
| 04-20-15 | | | | | | | | |
| Monday | 13D | 39.0 | 8-7 | Do 11D (SM) | | 40 | | |
| | | 41.0 | 5-7 | | | | | |
| | 14D | 42.0 | 10-9 | Do 11D (SM) | | | | |
| | | 44.0 | 11-10 | | | | | |
| | | | | | | 45 | | |
| | 15D | 45.0 | 9-7 | Brown silty fine sand, trace silty clay seams, | | | | |
| | | 47.0 | 9-10 | mica (SM) | | | | |
| | 16D | 48.0 | 5-4 | Do 15D (SM) | | | | |
| | | 50.0 | 8-10 | | | 50 | | |

MUESER RUTLEDGE CONSULTING ENGINEERS

**BORING LOG**

| | |
|---|---|
| BORING NO. | MR-4 |
| SHEET 2 OF | 3 |
| FILE NO. | 12429 |
| SURFACE ELEV. | +19.25 |
| RES. ENGR. | GUILLERMO DIAZ-FANAS |

PROJECT: 432 EAST 14TH STREET
LOCATION: NEW YORK, NEW YORK

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd | | | | | | | | |
| 04-20-15 | 17D | 51.0 | 12-11 | Brown fine sandy silt (ML) | | | | |
| Monday | | 53.0 | 12-16 | | | | | |
| | 18D | 54.0 | 10-10 | Brown silt, trace fine sand (ML) | | 55 | | |
| | | 56.0 | 13-15 | | | | | |
| | 19D | 57.0 | 6-8 | Brown fine sandy silt, trace silty clay seams (ML) | | | | |
| | | 59.0 | 13-21 | | | 58.5 | | |
| | | | | | S | 60 | | |
| | 20D | 60.0 | 9-12 | Interlayered brown fine to medium sand, some | | | | |
| | | 62.0 | 16-19 | silt, fine sandy silt, silt, trace silty clay (SM&ML) | | | | |
| | 21D | 63.0 | 7-8 | Brown silty fine sand varved with some clayey | | | | |
| | | 65.0 | 13-15 | silt (SM&ML) | | 65 | | |
| | 22D | 68.0 | 10-12 | Brown fine to medium sand, some silt (SM) | | | | |
| 14:30 | | 70.0 | 13-16 | | | 70 | | End of Boring at 70'. |
| | | | | | | 75 | | |
| | | | | | | 80 | | |
| | | | | | | 85 | | |
| | | | | | | 90 | | |
| | | | | | | 95 | | |
| | | | | | | 100 | | |

MRCE Form BL-1

BORING NO. MR-4

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-4 |
| | | SHEET | 3 OF 3 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +19.25 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

## BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES | [ ] NO | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 20 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

TYPE AND SIZE OF:

| | |
|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON |
| U-SAMPLER | |
| S-SAMPLER | |
| CORE BARREL | NX DOUBLE TUBE |
| CORE BIT | NX DIAMOND |
| DRILL RODS | NX |

| | | | |
|---|---|---|---|
| DRILLING MUD USED | [X] YES | [ ] NO | |
| DIAMETER OF ROTARY BIT, IN. | 2-15/16 | | |
| TYPE OF DRILLING MUD | EZ MUD (QUIK MUD D-50) | | |
| AUGER USED | [ ] YES | [X] NO | |
| TYPE AND DIAMETER, IN. | | | |
| CASING HAMMER, LBS. | | AVERAGE FALL, IN. | |
| *SAMPLER HAMMER, LBS. | 140 | AVERAGE FALL, IN. | 30 |

*USED DONUT HAMMER.

## WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE. |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

## PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 70 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: | |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | WARREN GEORGE, INC. | | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 4/16/2015 - 4/20/2015 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-5 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 09:30 | | | | | ** | 0.5 | 9 | **Concrete slab from |
| 04-29-15 | | | | | VOID | 0.7 | | 0' to 0.5'. |
| Wednesday | | | | | | | 30 | Drilled without |
| Sunny | | | | | | | | Sampling from |
| 64°F | | | | | | 2.5 | 25 | 0.5' to 12' |
| | | | | | F | | 25 | |
| | | | | | | | 65 | |
| | | | | | | 5 | | |
| | | | | | | 6.0 | 275 | Boulder encountered |
| | | | | | | | DRILLED | at 6'. |
| | | | | | | | AHEAD | Hard hammering, |
| | | | | | | | 3" | helper pulled rope to |
| | | | | | | 7.5 | | facilitate casing pene- |
| | | | | | BLDR | | | tration. Rig chatter at |
| | | | | | | | | 8', 10' & `12'. |
| | | | | | | 10 | | |
| | | | | | F | | | |
| | 1D | 12.0 | 50/2" | Brown fine to coarse sandy gravel, trace silt | | 12.5 | | REC=1.5" |
| | | 14.0 | | (Fill) (GP-GM) | BLDR | | | Boulder, cobbles & |
| | | | | | | | | wood found in drilling. |
| | 2D | 14.0 | 7-7 | Top 6": Brown fine to coarse sand & wood, | F | | | |
| | | 16.0 | 4-7 | some brick, trace silt (Fill) (SP) | | 15 | | |
| | | | | Bot 7": Brown fine to medium sand, some silt, | | | | |
| 15:00 | | | | trace gravel, brick (Fill) (SM) | | 16 | | |
| 07:30 | 3D | 16.0 | 9-8 | Brown fine to coarse sand, some gravel, silt, | | | | |
| 04-30-15 | | 18.0 | 7-6 | trace cinders (SM) | | | | |
| Thursday | | | | | | 17.5 | | |
| Cloudy | | | | | | | | |
| 60°F | 4D | 18.0 | 9-6 | Brown fine to coarse sand, some gravel, clay | | | | |
| | | 20.0 | 9-12 | (SC) | | | | |
| | | | | | | 20 | | |
| | 5D | 20.0 | 14-12 | Top 6": Brown fine to coarse sand, some gravel, | S | | | |
| | | 22.0 | 15-14 | trace silt (SP-SM) | | | | |
| | | | | Bot 5": Gray brown fine to medium sand, trace | | | | |
| | | | | organic silty clay, coarse sand (SP-SC) | | | | |
| | 6D | 22.0 | 10-7 | Brown to red brown fine to medium sand, some | | 22.5 | | |
| | | 24.0 | 6-5 | silt, trace coarse sand, gravel (SM) | | | | |
| | | | | | | 24 | | |
| | 7D | 24.0 | 3-5 | Top 1": Soft gray brn org si cl, tr pt, f-m sa (OH) | | | | 7D Mid: WC=101, |
| | | 26.0 | 4-8 | Mid 11": Stiff dk brn org clay, tr pt, f gvl, sa (OH) | O | 25 | | pp=1.0 |
| | | | | Bot 9": Stiff black organic silty clay, some peat | | | | 7D Bot: WC=121, |
| | | | | (OH&Pt) | | | | pp=1.5 |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-5 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 2 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd | | | | | | | | |
| 04-30-15 | | | | | O | | | |
| Thursday | 8D | 26.0 | 13-11 | Top 12": Dark brown to black organic silty clay, | | | | 8D Top: WC=169 |
| Cloudy | | 28.0 | 12-20 | trace fine to medium sand, gravel, peat (OH) | | 27 | | |
| 60°F | | | | Bot 12": Gray fine sand, some silty clay, trace | | 27.5 | | |
| | | | | peat (SC) | | | | |
| | 9D | 29.0 | 13-12 | Brown to red brown fine to medium sand, some | | | | |
| | | 31.0 | 13-13 | silt (SM) | | 30 | | |
| | | | | | S | | | |
| | 10D | 32.0 | 7-7 | Red brown fine to medium sand, trace silt, | | 32.5 | | |
| | | 34.0 | 13-18 | silty clay seams (SP-SM) | | | | |
| 12:30 | | | | | | 34 | | End of Boring at 34'. |
| | | | | | | 35 | | WC=Water Content in percent of dry weight. |
| | | | | | | 37.5 | | pp=Pocket Penetrometer Unconfined Compressive Strength in tsf. |
| | | | | | | 40 | | |
| | | | | | | 42.5 | | |
| | | | | | | 45 | | |
| | | | | | | 47.5 | | |
| | | | | | | 50 | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-5 |
| | | SHEET | 3 OF 3 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES | [ ] NO | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 15 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

TYPE AND SIZE OF:

| | |
|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON |
| U-SAMPLER | |
| S-SAMPLER | |
| CORE BARREL | NX DOUBLE TUBE |
| CORE BIT | NX DIAMOND |
| DRILL RODS | NX |

| | | | |
|---|---|---|---|
| DRILLING MUD USED | [X] YES | [ ] NO | |
| DIAMETER OF ROTARY BIT, IN. | 2-15/16 | | |
| TYPE OF DRILLING MUD | QUIK MUD D-50 | | |
| AUGER USED | [ ] YES | [X] NO | |
| TYPE AND DIAMETER, IN. | | | |
| CASING HAMMER, LBS. | | AVERAGE FALL, IN. | |
| *SAMPLER HAMMER, LBS. | 140 | AVERAGE FALL, IN. | 30 |

*USED DONUT HAMMER (NO SAFETY).

WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE. |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 26 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: BOULDERS & COBBLES | 8 |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | | WARREN GEORGE, INC. | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 4/29/2015 - 4/30/2015 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-6 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 12:30 | | | | | ** | 0.5 | 6 | **Concrete slab from |
| 04-30-15 | | | | | VOID | 0.7 | | 0' to 0.5'. |
| Thursday | | | | | | | 29 | Drilled without |
| Cloudy | | | | | | | | Sampling from |
| 60°F | | | | | | 2.5 | 32 | 0.5' to 12' |
| | | | | | | | | |
| | | | | | | | 30 | |
| | | | | | | | | |
| | | | | | | | 38 | |
| | | | | | | 5 | | |
| | | | | | | | 65 | |
| | | | | | | | | |
| | | | | | | | 100 | |
| | | | | | | | | |
| | | | | | | 7.5 | 100 | |
| | | | | | | | | |
| | | | | | | | *** | ***Cored after 200 |
| | | | | | F | | DRILLED | blows. |
| | | | | | | | AHEAD | Boulders & cobbles |
| 15:30 | | | | | | 10 | 3" | found at 10'. |
| 07:30 | | | | | | | | |
| 05-01-15 | | | | | | | | |
| Friday | | | | | | | | Boulders & cobbles |
| Sunny | | | | | | | | found at 12'. REC=1". |
| 60°F | 1D | 12.0 | 50/2" | Gray gravel, trace fine to coarse sand, brick, | | 12.5 | | |
| | | 14.0 | | silt (Fill) (GP) | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | 2D | 14.0 | 8-4 | Dark brown fine to coarse sand, some silt, | | | | REC=6" |
| | | 16.0 | 4-2 | trace gravel, brick, silt, fine gravel (Fill) (SM) | | 15 | | |
| | | | | | | | | |
| | | | | | | | | |
| | 3D | 16.0 | 5-2 | Top 1": Gray brown fine to medium sand, some | | | | |
| | | 18.0 | 1-1 | brick, trace gravel, silt (Fill) (SP-SM) | | 17 | | |
| | | | | Mid 6": Brn f-c sa, sm si, org si cl sms, tr brk (SM&OH) | | 17.5 | | |
| | | | | Bot: Soft blk org si clay, sm wood, pt, tr brk (OH) | O | | | 3D Bot: pp<0.25 |
| | 4D | 18.0 | 4-10 | Top 6": Soft black organic clay, trace brick (OH) | | 18.5 | | 4D Top: WC=43, |
| | | 20.0 | 7-6 | Bot 6": Brown fine to coarse sand, trace gravel, | | | | pp<0.25 |
| | | | | silt, organic silty clay seams (SP-SM) | | | | |
| | | | | | | 20 | | |
| | 5D | 20.0 | 3-4 | Top 6": Dark brown fine to coarse sand, trace | S | | | |
| | | 22.0 | 8-4 | silt, organic silty clay seams (SP-SM) | | | | |
| | | | | Bot 6": Brown fine to medium sand, trace silt, | | 21.5 | | 5D Bot: pp=0.5 |
| | | | | some black organic silty clay layers (SP-SM&OH) | | | | |
| | 6D | 22.0 | 3-2 | Top 6": Brown fine to medium sand, trace silt, | | 22.5 | | |
| | | 24.0 | 2-3 | organic silty clay seams (SP-SM) | O | | | |
| | | | | Bot 8": Soft to medium black organic silty clay, | | | | 6D Bot: WC=159, |
| | | | | some peat (OH&Pt) | | 24 | | pp=0.5 |
| | 7D | 24.0 | 1-12 | Top 11": Gray to black fine to medium sand, | | | | |
| | | 26.0 | 22-20 | some clay, trace peat, organic clay (SC) | S | 25 | | |
| | | | | Mid 8": Gray fine to medium sand, some silt (SM) | | | | |
| | | | | Bot 2": Gray f-m sand, sm silt, tr clay (SM) | | | | |

## MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-6 |
| | | SHEET 2 OF | 3 |
| LOCATION: | NEW YORK, NEW YORK | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd | | | | | | | | |
| 05-01-15 | | | | | | | | |
| Friday | 8D | 26.0 | 20-10 | Red brown fine to medium sand, trace silt, | | | | |
| Sunny | | 28.0 | 15-24 | coarse sand (SP-SM) | | | | |
| 60°F | | | | | | 27.5 | | |
| | 9D | 28.0 | 13-15 | Brown to gray fine to medium sand, trace silt, | | | | |
| | | 30.0 | 15-14 | silty fine sand seams (SP-SM) | | | | |
| | | | | | | 30 | | |
| | | | | | S | | | |
| | 10D | 31.0 | 12-17 | Top 11": Gray brown fine to medium sand, trace | | | | |
| | | 33.0 | 16-20 | silt, coarse sand (SP-SM) | | | | |
| | | | | Bot 10.5": Brown fine to medium sand, trace | | 32.5 | | |
| | | | | silt, coarse sand (SP-SM) | | | | |
| | 11D | 34.0 | 6-5 | Top 1.5": Red brown fine to coarse sand, trace | | | | |
| | | 36.0 | 6-6 | silt (SP-SM) | | 35 | | |
| | | | | Bot 12.5": Red brown fine to medium sand, some | M | | | |
| 14:00 | | | | silt, trace mica (SM) | | 36 | | End of Boring at 36'. |
| | | | | | | 37.5 | | WC=Water Content in percent of dry weight. |
| | | | | | | 40 | | pp=Pocket Penetrometer Unconfined Compressive Strength in tsf. |
| | | | | | | 42.5 | | |
| | | | | | | 45 | | |
| | | | | | | 47.5 | | |
| | | | | | | 50 | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-6 |
| | | SHEET | 3 OF 3 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES | [ ] NO | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 15 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

TYPE AND SIZE OF:

| | |
|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON |
| U-SAMPLER | |
| S-SAMPLER | |
| CORE BARREL | NX DOUBLE TUBE |
| CORE BIT | NX DIAMOND |
| DRILL RODS | NX |

DRILLING MUD USED [X] YES [ ] NO

DIAMETER OF ROTARY BIT, IN. 2-15/16

TYPE OF DRILLING MUD QUIK MUD D-50

AUGER USED [ ] YES [X] NO

TYPE AND DIAMETER, IN.

CASING HAMMER, LBS. ____ AVERAGE FALL, IN. ____

*SAMPLER HAMMER, LBS. 140 AVERAGE FALL, IN. 30

*USED DONUT HAMMER (NO SAFETY).

WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE. |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 30 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: CORED DRILLED | 6 |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | WARREN GEORGE, INC. | | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 4/30/2015 - 5/1/2015 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-7 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 07:30 | | | | | CONC | | DRILLED | Drilled without |
| 05-04-15 | | | | | | 0.83 | AHEAD | sampling from |
| Monday | | | | | VOID | 1.6 | 3" | 1.6' to 12' |
| Sunny | | | | | | | | |
| 70°F | | | | | | 2.5 | | |
| | | | | | | 5 | | |
| | | | | | F | 7.5 | | |
| | | | | | | 10 | | |
| | 1D | 12.0 | 16-11 | Top 6": Brick, tr c-f sand, clay, metal (Fill) (GP) | | 12.5 | | 1D Top: Petroleum |
| | | 14.0 | 4-3 | Mid 1": Brick, sm org clay, tr f-c sand (Fill) (GC) | | 13 | | odor while drilling. |
| | | | | Bot 2": Soft black fine sandy organic clay, trace brick, gravel (OL) | | | | 1D Bot: pp<0.25 |
| | 2D | 14.0 | 1-3 | Top 18": Soft brown to black organic silty clay, | | | | 2D Top: pp<0.25 |
| | | 16.0 | 1/12" | some fine sand, trace brick, peat (OH) | O | 15 | | 2D Bot: pp<0.25 |
| | | | | Bot 6": Soft black organic clay, some fine to medium sand, trace gravel (OH) | | | | |
| | 3D | 16.0 | 2-6 | Top 4": Do 2D Bottom (OH) | | | | 3D Top: pp=0.25 |
| | | 18.0 | 9-7 | Bot 12": Brown to gray fine to coarse sand, some organic clay (SC) | | 17 | | |
| | | | | | S | 17.5 | | |
| | | | | | | 18 | | |
| | 4D | 18.0 | 1-1 | Top 5": Soft black organic silty clay, some fine to | | | | 4D Top: pp<0.25 |
| | | 20.0 | 3-4 | to medium sand, trace brick (OH) | O | | | |
| | | | | Bot 8": Brown to dark gray fine to medium sand, | | 19.3 | | |
| | | | | some silt (SM) | | 20 | | |
| | 5D | 20.0 | 3-1 | Top 4": Brown fine to medium sand, some silt | | | | |
| | | 22.0 | 2-2 | (SM) | | | | 5D Bot: pp=1.25, 1.75 |
| | | | | Bot 12": Brown silty fine to medium sand (SM) | | | | |
| | 6D | 22.0 | 4-6 | Top 6": Brown fine to medium sand, some silt | | 22.5 | | |
| | | 24.0 | 8-7 | (SM) | S | | | |
| | | | | Bot 12": Brown fine to medium sand, trace silt (SP-SM) | | | | |
| | 7D | 24.0 | 6-6 | Red brown fine to medium sand, some silt, | | | | |
| | | 26.0 | 7-10 | trace mica (SM) | | 25 | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-7 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 2 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd | | | | | | | | |
| 05-04-15 | | | | | | | | |
| Monday | | | | | | | | |
| Sunny | | | | | | | | |
| 70°F | | | | | S | 27.5 | | |
| | 8D | 28.0 | 7-6 | Red brown fine to medium sand, some silt, | | | | |
| | | 30.0 | 7-6 | trace mica (SM) | | | | |
| 13:00 | | | | | | 30 | | End of Boring at 30'. |
| | | | | | | 32.5 | | pp=Pocket Penetrometer Unconfined Compressive Strength in tsf. |
| | | | | | | 35 | | |
| | | | | | | 37.5 | | |
| | | | | | | 40 | | |
| | | | | | | 42.5 | | |
| | | | | | | 45 | | |
| | | | | | | 47.5 | | |
| | | | | | | 50 | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-7 |
| | | SHEET | 3 OF 3 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES | [ ] NO | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 15 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

TYPE AND SIZE OF:

| | |
|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON |
| U-SAMPLER | |
| S-SAMPLER | |
| CORE BARREL | NX DOUBLE TUBE |
| CORE BIT | NX DIAMOND |
| DRILL RODS | NX |

| | | | |
|---|---|---|---|
| DRILLING MUD USED | [X] YES | [ ] NO | |
| DIAMETER OF ROTARY BIT, IN. | 2-15/16 | | |
| TYPE OF DRILLING MUD | QUIK-MUD D-50 | | |
| AUGER USED | [ ] YES | [X] NO | |
| TYPE AND DIAMETER, IN. | | | |
| CASING HAMMER, LBS. | | AVERAGE FALL, IN. | |
| SAMPLER HAMMER, LBS. | 140 | AVERAGE FALL, IN. | 30 |

*USED DONUT HAMMER (SAFETY).

WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 30 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: | |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | WARREN GEORGE, INC. | | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 05-04-15 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

# MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-8 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 1 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 13:00 | | | | | ** | 0.33 | 5 | **Concrete slab from |
| 05-04-15 | | | | | | | | 0' to 0.33'. |
| Monday | | | | | | | 10 | Drilled without |
| Sunny | | | | | | | | Sampling from |
| 70°F | | | | | | 2.5 | 15 | 0.33' to 12' |
| | | | | | | | 16 | |
| | | | | | | | 15 | |
| | | | | | | 5 | | |
| | | | | | | | 30 | |
| | | | | | | | 40 | |
| | | | | | F | | | |
| | | | | | | 7.5 | 33 | |
| | | | | | | | 23 | |
| | | | | | | | 36 | Drilled ahead of casing |
| 15:00 | | | | | | 10 | | 3" to 10'. |
| 07:30 | | | | | | | | |
| 05-05-15 | | | | | | | | |
| Tuesday | | | | | | | | |
| Cloudy | | | | | | | | |
| 75°F | 1D | 12.0 | 15-6 | Top 4": Grn brn f-m sand, sm brick, silt (Fill) (SM) | | 12.5 | | |
| | | 14.0 | 5-5 | Mid 4": Red brown to brown fine to coarse | | 13 | | |
| | | | | sand, trace silt, gravel (SP-SM) | | | | |
| | | | | Bot 8": Brn to gray brn f-m sand, sm si, tr gvl, c sa (SM) | | | | |
| | 2D | 14.0 | 7-9 | Top 6": Gray brown fine to medium sand, some | | | | |
| | | 16.0 | 6-5 | silt, trace shells, peat (SM) | | 15 | | |
| | | | | Bot 6": Brown to gray brown fine to medium | | | | |
| | | | | sand, some silt (SM) | | | | |
| | 3D | 16.0 | 5-5 | Top 2": Gray brown fine to medium sand, trace | | | | |
| | | 18.0 | 7-14 | fine gravel, silt (SP-SM) | | | | |
| | | | | Bot 12": Brown fine to medium sand, trace silt | | 17.5 | | |
| | | | | (SP-SM) | | | | |
| | 4D | 18.0 | 11-13 | Do 3D Bottom (SP-SM) | | | | |
| | | 20.0 | 13-13 | | | | | |
| | | | | | S | 20 | | |
| | 5D | 20.0 | 7-8 | Top 11": Do 3D Bottom, trace gravel, coarse | | | | |
| | | 22.0 | 5-5 | sand (SP-SM) | | | | |
| | | | | Bot 1": Red brown silty fine sand, trace mica | | | | |
| | | | | (SM) | | | | |
| | 6D | 22.0 | 8-10 | Top 14": Brown fine to medium sand, trace silt, | | 22.5 | | |
| | | 24.0 | 10-13 | mica (SP-SM) | | | | |
| | | | | Bot 10": Red brown fine to medium sand, some | | | | |
| | | | | silt, trace coarse sand, clay seams (SM) | | | | |
| | 7D | 24.0 | 8-4 | Red brown silty fine sand, some clayey silt seams | | | | |
| | | 26.0 | 3-6 | (SM&ML) | | 25 | | |

## MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | | | |
|---|---|---|---|
| PROJECT: | 432 EAST 14TH STREET | BORING NO. | MR-8 |
| LOCATION: | NEW YORK, NEW YORK | SHEET 2 OF | 3 |
| | | FILE NO. | 12429 |
| | | SURFACE ELEV. | +21 |
| | | RES. ENGR. | GUILLERMO DIAZ-FANAS |

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| Cont'd | | | | | | | | |
| 05-05-15 | | | | | | | | |
| Tuesday | | | | | | | | |
| Cloudy | 8D | 26.0 | 7-8 | Brown to red brown fine to medium sand, trace | | | | |
| 75°F | | 28.0 | 8-10 | silt, mica (SP-SM) | S | 27.5 | | |
| | 9D | 28.0 | 5-7 | Top 12": Red brown fine to medium sand, trace | | | | |
| | | 30.0 | 10-11 | silt, mica (SP-SM) | | | | |
| | | | | Mid 3": Red brown silty fine sand (SM) | | | | |
| 11:30 | | | | Bot 6": Red brown fine to medium sand, trace silt, mica (SP-SM) | | 30 | | End of Boring at 30'. |
| | | | | | | 32.5 | | |
| | | | | | | 35 | | |
| | | | | | | 37.5 | | |
| | | | | | | 40 | | |
| | | | | | | 42.5 | | |
| | | | | | | 45 | | |
| | | | | | | 47.5 | | |
| | | | | | | 50 | | |

## MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-8 |
| | | SHEET | 3 OF 3 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | | DATUM | NAVD 88 |

BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES | [ ] NO | |
|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO 10 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO |
| OTHER | SOIL MECHANIC | | | | | | | |

| TYPE AND SIZE OF: | | | | |
|---|---|---|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON | DRILLING MUD USED | [X] YES | [ ] NO |
| U-SAMPLER | | DIAMETER OF ROTARY BIT, IN. | 2-15/16 | |
| S-SAMPLER | | TYPE OF DRILLING MUD | QUIK-MUD D-50 | |
| CORE BARREL | NX DOUBLE TUBE | AUGER USED | [ ] YES | [X] NO |
| CORE BIT | NX DIAMOND | TYPE AND DIAMETER, IN. | | |
| DRILL RODS | NX | | | |

CASING HAMMER, LBS. ____ AVERAGE FALL, IN. ____
SAMPLER HAMMER, LBS. 140 AVERAGE FALL, IN. 30
*USED DONUT HAMMER (NO SAFETY).

WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: | |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | | WARREN GEORGE, INC. | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 5/4/2015 - 5/5/2015 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

## MUESER RUTLEDGE CONSULTING ENGINEERS

## BORING LOG

| | |
|---|---|
| BORING NO. | MR-9 |
| SHEET 1 OF | 2 |
| FILE NO. | 12429 |
| SURFACE ELEV. | +21 |
| RES. ENGR. | GUILLERMO DIAZ-FANAS |

PROJECT: 432 EAST 14TH STREET
LOCATION: NEW YORK, NEW YORK

| DAILY PROGRESS | SAMPLE NO. | SAMPLE DEPTH | SAMPLE BLOWS/6" | SAMPLE DESCRIPTION | STRATA | DEPTH | CASING BLOWS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 12:00 | | | | | ** | 0.375 | DRILLED | **Concrete slab from |
| 05-05-15 | | | | | *** | 0.42 | AHEAD | 0' to 0.375'. |
| Tuesday | | | | | | | 3" | ***Asphalt from 0.375' |
| Sunny | | | | | | | | to 0.42'. |
| 79°F | | | | | | 2.5 | | Drilled without |
| | | | | | | | | Sampling from |
| | | | | | | | | 0' to 12' |
| | | | | | | 5 | | |
| | | | | | F | | | |
| | | | | | | 7.5 | | |
| | | | | | | 10 | | |
| | 1D | 12.0 | 8-1 | Top 12": Brown fine to coarse sand, some silt, | | 12.5 | | |
| | | 14.0 | 1-2 | brick, trace fine gravel (Fill) (SM) | | 13 | | |
| | | | | Bot 12": Yellow brown silty fine to coarse sand, | S | | | |
| | | | | trace gravel (SM) | | 14 | | End of Boring at 14'. |
| | | | | | | 15 | | |
| | | | | | | 17.5 | | |
| | | | | | | 20 | | |
| | | | | | | 22.5 | | |
| | | | | | | 25 | | |

# MUESER RUTLEDGE CONSULTING ENGINEERS

| | | | |
|---|---|---|---|
| | | BORING NO. | MR-9 |
| | | SHEET | 2 OF 2 |
| PROJECT | 432 EAST 14TH STREET | FILE NO. | 12429 |
| LOCATION | NEW YORK, NEW YORK | SURFACE ELEV. | +21 |
| BORING LOCATION | SEE BORING LOCATION PLAN | DATUM | NAVD 88 |

## BORING EQUIPMENT AND METHODS OF STABILIZING BOREHOLE

| TYPE OF BORING RIG | | TYPE OF FEED DURING CORING | | CASING USED | | [X] YES | [ ] NO | | |
|---|---|---|---|---|---|---|---|---|---|
| TRUCK | | MECHANICAL | | DIA., IN. | 3 | DEPTH, FT. FROM | 0 | TO | 10 |
| SKID | | HYDRAULIC | | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| BARGE | | OTHER | ELECTRIC | DIA., IN. | | DEPTH, FT. FROM | | TO | |
| OTHER | SOIL MECHANIC | | | | | | | | |

TYPE AND SIZE OF:

| | |
|---|---|
| D-SAMPLER | 2" O. D. SPLIT SPOON |
| U-SAMPLER | |
| S-SAMPLER | |
| CORE BARREL | NX DOUBLE TUBE |
| CORE BIT | NX DIAMOND |
| DRILL RODS | NX |

| | | | |
|---|---|---|---|
| DRILLING MUD USED | [X] YES | [ ] NO | |
| DIAMETER OF ROTARY BIT, IN. | 2-15/16 | | |
| TYPE OF DRILLING MUD | QUIK MUD D-50 | | |
| AUGER USED | [ ] YES | [X] NO | |
| TYPE AND DIAMETER, IN. | | | |
| CASING HAMMER, LBS. | | AVERAGE FALL, IN. | |
| *SAMPLER HAMMER, LBS. | 140 | AVERAGE FALL, IN. | 30 |

*USED DONUT HAMMER (NO SAFETY).

## WATER LEVEL OBSERVATIONS IN BOREHOLE

| DATE | TIME | DEPTH OF HOLE | DEPTH OF CASING | DEPTH TO WATER | CONDITIONS OF OBSERVATION |
|---|---|---|---|---|---|
| | | | | | NO WATER LEVEL OBSERVATIONS MADE. |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PIEZOMETER INSTALLED [ ] YES [X] NO SKETCH SHOWN ON

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| STANDPIPE: | TYPE | | ID, IN. | | LENGTH, FT. | | TOP ELEV. |
| INTAKE ELEMENT: | TYPE | | OD, IN. | | LENGTH, FT. | | TIP ELEV. |
| FILTER: | MATERIAL | | OD, IN. | | LENGTH, FT. | | BOT. ELEV. |

## PAY QUANTITIES

| | | | | |
|---|---|---|---|---|
| 3.5" DIA. DRY SAMPLE BORING | LIN. FT. | 14 | NO. OF 3" SHELBY TUBE SAMPLES | |
| 3.5" DIA. U-SAMPLE BORING | LIN. FT. | | NO. OF 3" UNDISTURBED SAMPLES | |
| CORE DRILLING IN ROCK | LIN. FT. | | OTHER: | |

| | | | |
|---|---|---|---|
| BORING CONTRACTOR | WARREN GEORGE, INC. | | |
| DRILLER | DEON DEWAR | HELPERS | FRANKLIN MUNOZ |
| REMARKS | BOREHOLE BACKFILLED & SEALED UPON COMPLETION. | | |
| RESIDENT ENGINEER | GUILLERMO DIAZ-FANAS | DATE | 05-05-15 |
| CLASSIFICATION CHECK: | CHERYL J. MOSS | TYPING CHECK: | CHERYL J. MOSS |

| MRCE Readings | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| M. Well | Date | Elev. | M. Well | Date | Elev. | M. Well | Date | Elev. |
| NW | 4/17/15 | 7.9 | NE | 4/17/15 | 7.5 | MR-3P | 4/28/15 | 7.6 |
| | 4/22/15 | 8.1 | | 4/22/15 | 7.7 | | 4/29/15 | 7.6 |
| | 4/29/15 | 8.0 | | 4/29/15 | 7.6 | | 4/30/15 | 7.6 |
| | 4/30/15 | 7.9 | | 4/30/15 | 7.6 | | 5/1/15 | 7.6 |
| | 5/1/15 | 7.9 | | 5/1/15 | 7.6 | | 5/4/15 | 7.6 |
| | 5/4/15 | 7.9 | | 5/4/15 | 7.6 | | 5/5/15 | 7.5 |
| | 5/5/15 | 7.9 | | 5/5/15 | 7.5 | | | |

Table I. Groundwater readings in monitoring wells NW, NE, and MR-3P

Exhibit 3

RECEIVED
BD STANDARDS AND APPEALS
2016 MAY -9 P 8: 28
CAL. NO..

2016-4183-BZ

# ECONOMIC ANALYSIS REPORT

## 432 EAST 14TH STREET

## NEW YORK, NEW YORK

East 14th Street Owners LLC
April 29, 2016

J.S. Freeman Associates, Inc.
132 Nassau Street, Suite 1220
New York, New York 10038

## 1.00 Scope of Report

The purpose of this Report is to analyze the feasibility of three alternatives for the development of a site located at 432 East 14th Street, New York, New York. The alternatives considered include: 1) the As of Right Development ("As of Right Development"); 2) the Typical As of Right Development ("Typical As of Right Development"); and 3) the Proposed Development ("Proposed Development"). The Proposed Development option requires approval from the Board of Standards and Appeals.

The report includes detailed financial schedules that compare the ability of each development alternative to provide an acceptable return on the investment required to facilitate development. A summary of the economic characteristics of the As of Right Development, Typical As of Right Development and Proposed Development alternatives, including projected cash flows, and development costs, may be found on Schedules A and B.

Recent, verifiable comparable land sales were reviewed to establish the market in the vicinity of the subject property. A schedule of this review may be found as Schedule C.

Recent, verifiable retail rents were reviewed to establish the potential space market in the vicinity of the subject property. A schedule of this review may be found as Schedule D.

Recent, verifiable rental apartments were reviewed to establish the potential market in the vicinity of the subject property. A schedule of this review may be found as Schedule E.

Financial feasibility, that is the ability to provide the developer and investor with the return of, and a reasonable return on capital invested, was analyzed for each alternative using actual and estimated costs, for acquisition, hard and soft construction costs and building operating expenses. These assumptions are detailed in subsequent sections of this Report.

### 1.10 Description of Property and Project Area

The subject property is an irregularly shaped lot located at 432 East 14th Street (Block 441, Lots 23 and 32) with frontage on three streets: approximately 129.92 feet of frontage along East 13th Street, approximately 102.87 feet of frontage along East 14th Street approximately 28.08 feet of frontage along Avenue A. The site has an area of approximately 25,950 sq. ft. Lot 32 (219 Avenue A), is an air rights parcel and has 2,411 sq. ft. of lot area. It is occupied by a five-story mixed residential and commercial building, with approximately 7,092 sq. ft. of floor area (5,674 sq. ft. of residential floor area and 1,418 sq. ft. of commercial floor area) and 11 dwelling units. Accordingly, it will contribute approximately 3.970 sq. ft. of floor area to the Proposed Development.

Lot 23 is the portion of the Site to be developed and is occupied by a two-story commercial building. It was constructed in 1953 to be a branch of the United States Postal Service; it remained a post office until its closure in 2014. Permits for the demolition of the building were issued on August 24, 2015.

The subject property is located in Manhattan Community Board #3. The East Village community is composed of a mix of rental and condominium apartment buildings, along with a variety of ground floor commercial uses, and mixed-use. The immediate vicinity of the site is mixed residential and commercial.

1.20 Zoning Regulations

The present zoning for the property is C1-6A.

The current base floor area ratio (FAR) permitted by the Zoning Resolution for this district is 4.0. For residential use, the maximum developable square footage permitted for this site is 4.0 x 23,539.5 sq. ft. (lot 23 site area), which yields an allowable zoning floor area of 94,158 sq. ft.

Under the Proposed Development, the zoning floor area at 432 East 14th Street would be would be 123,658 sq.ft., including 2,550 sq.ft. of conveyed development rights. The proposed development requires approval by the Board of Standards and Appeals to allow commercial use.

1.30 Property Ownership

East 14th Street Owners LLC owns the subject property.

The property is tentatively assessed in the 2016/17-tax year as follows:

| | Land | Total |
|---|---|---|
| Target | $9,154,350 | $9,154,350 |
| Transitional | $3,415,517 | $3,415,517 |

At a Class 4 tax rate of 10.656%, taxes on the property are estimated at $363,957/year as per the NYC Department of Finance website.

The applicant in this BSA case is Ross Moskowitz, Esq. of Stroock & Stroock & Lavan LLP on behalf of East 14th Street Owners LLC.

1.40 Development Alternatives

The alternatives analyzed include the As of Right Development, Typical As of Right and Proposed Development.

1.41 As of Right Development

The As of Right Development alternative would consist of new construction of two buildings with an eight story residential building on East 13th Street and an seven story mixed residential and commercial building on East 14th Street with the following program:

The 13th Street building would have eight stories with 67 apartments on floors ground through eight with approximately 48,104 of rentable area. The 14th Street building would have seven stories with 8,531 sq.ft. of retail on the ground floor and 8,037 sq.ft. of retail in the cellar. The second floor through seventh floors would have 47 apartments with approximately 28,168 sq.ft. of rentable area.

The two buildings in total would have 28 studio apartments, 61 one-bedroom apartments and 25 two bedroom apartments for a total unit count of 114. The average apartment size would be 669 sq.ft. The total gross built area of this alternative would be 112,026 sq. ft. not including the cellar. The zoning floor area for this development would be 96,344 sq. ft. The F.A.R. for the As of Right Development would be 4.09.

Of the total 114 apartments, 20%, or 23 apartments, will be designated as "Affordable Apartment". Of the 23 Affordable Apartments, there would be 6 studio apartments, 12 one bedrooms and 5 two bedroom units available. The 23 Affordable Apartments will be utilizing the 421a Program and the rent for the Affordable Apartments will be rented at 60% of the New York City established Area Median Income ("AMI") rents.

The 421a program provides a 20-year tax program. Years 1-12 would have 100% exemption; years 13-14 would have 80% exemption; years 15-16 would have 60% exemption; years 17-18 would have 40%; and years 19-20 would have 20% exemption.

This development program is referred to as the "As of Right Development".

1.42 Typical As of Right Development

The Typical As of Right Development alternative would consist of new construction of two buildings with an eight story residential building on East 13th Street and an seven story mixed residential and commercial building on East 14th Street with the following program:

The 13th Street building would have eight stories with 67 apartments on floors ground through eight with approximately 48,104 of rentable area. The 14th Street building would have seven stories with 8,531 sq.ft. of retail on the ground floor and 8,037 sq.ft. of retail in the cellar. The second floor through seventh floors would have 47 apartments with approximately 28,168 sq.ft. of rentable area.

The two buildings in total would have 28 studio apartments, 61 one-bedroom apartments and 25 two bedroom apartments for a total unit count of 114. The average apartment size would be 669 sq.ft. The total gross built area of this alternative would be 112,026 sq. ft. not including the cellar. The zoning floor area for this development would be 96,344 sq. ft. The F.A.R. for the Typical As of Right Development would be 4.09.

Of the total 114 apartments, 20%, or 23 apartments, will be designated as "Affordable Apartment". Of the 23 Affordable Apartments, there would be 6 studio apartments, 12 one bedrooms and 5 two bedroom units available. The 23 Affordable Apartments will be utilizing the

421a Program and the rent for the Affordable Apartments will be rented at 60% of the New York City established Area Median Income ("AMI") rents.

This development program is referred to as the "Typical As of Right Development".

1.43 Proposed Development

The Proposed Development alternative would consist of new construction of two buildings with an eight story residential building on East 13th Street and a twelve story mixed residential and commercial building on East 14th Street with the following program:

The 13th Street building would have eight stories with 67 apartments on floors ground through eight with approximately 48,104 of rentable area. The 14th Street building would have twelve stories with 8,531 sq.ft. of retail on the ground floor and 8,037 sq.ft. of retail in the cellar. The second floor through twelfth floors would have 88 apartments with approximately 52,477 sq.ft. of rentable area.

The two buildings in total would have 43 studio apartments, 82 one-bedroom apartments and 30 two bedroom apartments for a total unit count of 155. The average apartment size would be 667 sq.ft. The total gross built area of this alternative would be 142,696 sq. ft. not including the cellar. The zoning floor area for this development would be 131,350 sq. ft. The F.A.R. for the Proposed Development would be 5.06.

Of the total 155 apartments, 20%, or 31 apartments, will be designated as "Affordable Apartment". Of the 31 Affordable Apartments, there would be 9 studio apartments, 16 one bedrooms and 6 two bedroom units available. The 23 Affordable Apartments will be utilizing the 421a Program and the rent for the Affordable Apartments will be rented at 60% of the New York City established Area Median Income ("AMI") rents.

The 421a program provides a 20-year tax program. Years 1-12 would have 100% exemption; years 13-14 would have 80% exemption; years 15-16 would have 60% exemption; years 17-18 would have 40%; and years 19-20 would have 20% exemption.

This development program would require a variance from the Board of Standards and Appeals and is referred to as the "Proposed Development".

## 2.00 Methodology

2.10 Value of the Vacant Land

The property at 432 East 14th Street contains approximately 23,539.5 sq.ft. of land area plus 2,550 sq.ft. of conveyed development rights floor area from 219 Avenue A.

In order to estimate the value of the land under consideration, recent sales prices for comparable vacant properties in similar commercial zones and in geographic proximity within Manhattan

were reviewed. Five appropriate sales were identified. A site visit to each property was made and location, condition and sales price data were compared. A schedule of the comparable sales is attached as Schedule D.

When adjusted for comparability, vacant land sales ranged from $337/sq.ft. of floor area to $703/sq.ft. with an average of $477/sq.ft. For purposes of this analysis, a value of $475/sq.ft. or the average was used. The site area is approximately 23,539.5 sq.ft. with a potential zoning floor area of 64,158 sq.ft. plus 2,550 sq.ft. of the conveyed air rights from 219 Avenue A. The total allowable zoning floor area is 96,708 sq.ft.. Therefore, the land value of 432 East 14th Street is estimated at $45,936,300.

## 3.00 Economic Assumptions

An economic analysis of the three development alternatives was undertaken. As part of this analysis, a review of comparable recent retail and apartment rentals was performed. Schedule A of this Report identifies and compares the ability of each alternative to provide acceptable income to justify the capital investments required.

### 3.10 Development Cost Assumptions

Development Costs consist of Acquisition Costs, as described in Section 2.00, above; Hard Construction Costs for specific improvements; and Soft Costs including construction loan interest, professional and other fees, property and other taxes and miscellaneous development related expenses incurred during the construction period.

Development related soft costs for the alternatives were estimated based on typical expenses incurred for similar types of development.

The architectural firm, SLCE Architects has provided plans for each development alternative and construction cost estimates have been provided by Noble Construction Group, LLC. The construction cost estimates are attached as Exhibit "A" to this Report.

The estimated hard construction cost for the As of Right Development is $44,524,784. The work includes residential core and shell, electrical, mechanical and elevator systems as well as residential lobbies. Apartment interiors include kitchen appliances, bathrooms and high end finishes. The estimated hard construction cost for the As of Right Development includes premium costs.

The estimated hard construction cost for the Typical As of Right Development is $37,604,143. The work includes residential core and shell, electrical, mechanical and elevator systems as well as residential lobbies. Apartment interiors include kitchen appliances, bathrooms and high end finishes. The estimated hard construction cost for the Typical As of Right Development has no premium costs.

The estimated hard construction cost for the Proposed Development is $56,198,924. The work includes residential core and shell, electrical, mechanical and elevator systems as well as residential lobbies. Apartment interiors include kitchen appliances, bathrooms and high end finishes. The estimated hard construction cost for the Proposed Development includes premium costs.

Based on our review, the cost estimates provided by Noble Construction Group, LLC can be considered within the reasonable range for comparable construction and finishes for this type of project, taking into account the cost premiums resulting from the property's unique physical conditions.

3.20 Financing Assumptions

Typically, construction loan interest rates are indexed to the Prime Rate, at a variable index related to the type of project and its inherent risks. As of the Report's date, the Prime Rate was an unusually low 3.25%, which cannot be reasonably assumed to remain in effect during the development's projected timeframe. Therefore, 5.00% was used as the construction loan rate for the analysis.

Long-term mortgage financing rates are incorporated in the determination of the capitalization rate referenced in section 4.30 of this report. No further consideration of long-term mortgage financing rates is assumed.

3.30 Real Estate Tax Assumptions

Current taxes were assumed as a base for the construction periods for each alternative.

Current taxes, for the assumed construction period, are included as a development cost.

This analysis assumes that both the As of Right, Typical As of right Development and the Proposed Development alternative would be eligible for the City's 421-a tax abatement program. For eligible projects in this location the 421-a program provides for an exemption from improvement related tax assessment for a 20-year period, following the construction period. The program provides a 100% exemption from assessment for the first 12 years of operation; years 13-14 would have 80% exemption; years 15-16 would have 60% exemption; years 17-18 would have 40%; and years 19-20 would have 20% exemption.

The 421-a tax benefits provide additional value to the property during the exemption period. The additional value is determined by calculating the present value of the annual tax savings over the 20-year exemption period, as described in Schedule C of the Report.

3.40 Expense Assumptions

Operating characteristics for similar projects were reviewed. Expenses for the residential including maintenance, repairs, marketing, insurance, etc. are assumed to be $9,500/apartment per year, plus a management fee. It is assumed that the tenants will pay all other expenses.

Common Area Expenses for the ground floor commercial space is assumed to be $2.50/sq.ft. per year, plus a management fee of 3.0%.

3.60 Retail Rents

Retail rents in the East Village and surrounding neighborhoods of Manhattan were reviewed.

As identified in Schedule D, adjusted rents are in the $131/sq. ft. to $167/sq. ft. range for comparable retail space, with an average of $155/sq. ft. For purposes of the analysis, $155/sq. ft., or slightly below average, has been used for ground floor retail space and $65/sq.ft. has been used for cellar retail space.

3.70 Rental Apartments

A review of apartments in the East Village and surrounding neighborhood of Manhattan were reviewed. Comparable apartments have been used, and appropriate adjustments made to account for their location and other pertinent factors. In estimating the potential rental prices for the development alternatives, adjustments to rental rates were made for time, building location and location of unit within the building, size and level of finish.

Attached as Schedule E, are comparable recent apartment rents within the East Village market. Appropriate adjustments were made to the comparable apartment rents to account for their location and other pertinent factors. The comparables for studio apartments range from $3,700/month to $3,895/month with an average of $3,773/month; one bedroom apartments range from $5,030/month to $5,395/month with an average of $5,265/month; the comparables for two bedroom apartments range from $6,480/month to $7,760/month with an average of $7,063.

The rent for the 20% of units that will be made affordable is determined by New York City HPD. The chart is provided in Exhibit C. It was assumed that each unit will pay for their own electricity. Based on the HPD schedule, the monthly rent for an affordable studio apartment was assumed to be $907; a one bedroom the monthly rent would be $972; a two-bedroom unit would be $1,165/month.

Pricing for each unit in the development alternatives was estimated based on the adjusted comparable rentals contained in Schedule E. The attached Schedules E1, E2 and E3 identify these estimated rental prices.

## 4.00 Consideration

4.10 Property Acquisition

Based on our market review, the estimated price is within the observed market range, taking into account the special features and conditions regarding the subject property as noted in Section

2.10. Economic feasibility issues regarding the project are not, therefore, a result of the estimated value of the property.

4.20 Unique Site Conditions

The unique physical site conditions of the site have a significant impact on the economic feasibility of conforming use for several reasons.

*Construction Cost Premiums*

As documented in the comparative evaluation of a Typical As of Right Development and the As of Right Development, prepared by Noble Construction Group, LLC and included in Exhibit A of this Report, approximately $6,921,000 in premium construction costs result from the site's unique physical conditions. These costs result from unique subsurface conditions including a stream running underneath the site, high groundwater and the soil has significantly less bearing capacity than would be expected in this area of Manhattan.

*Soft Cost Premiums*

Soft costs related to the unique physical conditions set forth above are estimated at $1,922,000 more than those that would be incurred for a property unencumbered by these conditions.

*Total Cost Premiums*

The total cost premiums resulting from the unique site conditions set forth above are estimated at $8,843,000.

*Potential Income Penalties*

Were the development alternatives not provide a full-height cellar with the substandard soil at the site, there would be a reduction in income. Under the current market conditions, a full-height cellar is essential in attracting a major commercial tenant. Were a full-height cellar not be provided, there would be insufficient income to overcome the costs.

4.30 Feasibility Analysis

We have used the capitalization of income method to determine the development alternatives value and feasibility. This method capitalizes the net operating income, which is the sum of all rents less commission and expenses. For purposes of our analyses, capitalization rates are based on a survey of lenders and investors taken by RealtyRates.com in the 4th quarter of 2015, which includes both lender and investor expectations, attached as Exhibit C. The Lower East Side can be considered a strong residential market area for residential rental projects. Therefore, for purposes of the development alternatives contained in this Report, a capitalization rate of 5.50% has been used for residential and 6.00% for the retail has been utilized for the development alternatives. This is at the low end of the range of cap rates identified by RealtyRates for these types of projects.

The feasibility of the development is determined by comparing the value created by capitalizing the net operating income with the cost of development, including land acquisition, holding and preparation costs, hard construction cost and development related soft costs. When the capitalized value is approximately equal to the total development cost then the project is feasible. When the capitalized value is significantly less than the total development cost, it is not a feasible project.

A project value which is equal to or not significantly more or less than the total development cost would meet the minimum acceptable return on investment generally acceptable as the minimum variance standard of the Board of Standards and Appeals.

4.40 As of Right Development

Using the capitalization of income method, as shown in the attached Schedule A, the capitalized value determined by the analysis for the As of Right Development is $87,832,000. As described in Section 3.30 of this Report, the 421-a Tax Abatement Program generates additional estimated value of $8,051,000. The total estimated value determined by the analysis is $95,883,000.

As shown in the attached Schedule A, the total development cost, including estimated property value, hard construction costs and soft costs, for the As of Right Development is estimated to be $104,733,000.

As shown in the attached Schedule A, the difference between the value of the capitalized net operating income plus the present value of the 421-a Tax Benefits plus the sale of the inclusionary development right of $95,883,000 and the development cost of $104,733,000 is ($8,850,000).

The As of Right Development contains significantly less value than the total development cost.

4.50 Typical As of Right Development

Using the capitalization of income method, as shown in the attached Schedule A, the capitalized value determined by the analysis for the As of Right Development is $87,832,000. As described in Section 3.30 of this Report, the 421-a Tax Abatement Program generates additional estimated value of $8,051,000. The total estimated value determined by the analysis is $95,883,000.

As shown in the attached Schedule A, the total development cost, including estimated property value, hard construction costs and soft costs, for the Typical As of Right Development is estimated to be $95,883,000.

As shown in the attached Schedule A, the difference between the value of the capitalized net operating income plus the present value of the 421-a Tax Benefits of $95,883,000 and the development cost of $95,890,000 is ($7,000).

The Typical As of Right Development contains significantly less value than the total development cost.

4.60 Proposed Development

Using the capitalization of income method, as shown in the attached Schedule A, the capitalized value determined by the analysis for the Proposed Development is $107,892,000. As described in Section 3.30 of this Report, the 421-a Tax Abatement Program generates additional estimated value of $12,173,000. The total estimated value determined by the analysis is $120,065,000

As shown in the attached Schedule A, the total development cost, including estimated property value, hard construction costs and soft costs, for the Proposed Development is estimated to be $119,691,000.

As shown in the attached Schedule A, the difference between the value of the capitalized net operating income plus the present value of the 421-a Tax Benefits of $120,065,000 and the development cost of $119,691,000 is $374,000.

The Proposed Development contains more value than the total development cost and would be considered feasible.

## 5.00 Conclusion

Using the capitalization of income, 421-a Tax Benefits methodology, the Proposed Development contains slightly more value than the total development cost. Although this slightly positive value is at the threshold of economic feasibility, taking into account the current investment in the property and the lack of alternative development opportunities, the Proposed Development would meet the minimum return on investment criteria of the Board of Standards and Appeals.

The As of Right Development contains significantly less value than development cost and would not be considered feasible.

## 6.00 Professional Qualifications

A statement of my professional qualifications is attached. Please note that I am independent of the subject property's owner and have no legal or financial interest in the subject property.

**SCHEDULE A: DEVELOPMENT ANALYSIS**

| | | AS OF RIGHT RESIDENTIAL DEVELOPMENT | TYPICAL AS OF RIGHT DEVELOPMENT | PROPOSED RESIDENTIAL DEVELOPMENT |
|---|---|---|---|---|
| BUILDING AREA (SQ.FT.) | | | | |
| RENTABLE RESIDENTIAL AREA | | 76,272 | 76,272 | 100,581 |
| RETAIL - GROUND FLOOR | | 8,531 | 8,531 | 8,531 |
| RETAIL - CELLAR | | 8,037 | 8,037 | 8,037 |
| TOTAL AREA | | 112,026 | 112,026 | 142,696 |
| CAPITAL INVESTMENT SUMMARY | | | | |
| LAND PURCHASE COST | | $45,936,000 | $45,936,000 | $45,936,000 |
| HOLDING & PREP. COSTS | | $0 | $0 | $0 |
| BASE CONSTRUCTION COSTS | | $44,525,000 | $37,604,000 | $56,199,000 |
| SOFT CONSTRUCTION COSTS | | $14,272,000 | $12,350,000 | $17,556,000 |
| | | $104,733,000 | $95,890,000 | $119,691,000 |
| PROJECT VALUE | | | | |
| RESIDENTIAL INCOME | | $6,095,000 | $6,095,000 | $8,089,000 |
| RETAIL INCOME | | $1,845,000 | $1,845,000 | $1,845,000 |
| GROSS INCOME | | $7,940,000 | $7,940,000 | $9,934,000 |
| (less)VACANCY (@ 2/5/10%) | | ($214,000) | ($214,000) | ($254,000) |
| EFFECTIVE INCOME | | $7,726,000 | $7,726,000 | $9,680,000 |
| (less)M&O EXPENSES | | ($1,363,000) | ($1,363,000) | ($1,792,000) |
| (less)WATER & SEWER | | ($57,000) | ($57,000) | ($78,000) |
| (less)R.E. TAXES | | ($1,348,000) | ($1,348,000) | ($1,747,000) |
| NET OPERATING INCOME | | $4,958,000 | $4,958,000 | $6,063,000 |
| CAPITALIZED VALUE OF NOI @ | 5.50%/6.00% | $87,832,000 | $87,832,000 | $107,892,000 |
| FEASIBILITY ANALYSIS | | | | |
| PROJECT VALUE @ CAP RATE = | 5.50%/6.00% | $87,832,000 | $87,832,000 | $107,892,000 |
| VALUE OF 421a TAX BENEFITS | | $8,051,000 | $8,051,000 | $12,173,000 |
| PROJECT DEVELOPMENT COST | | $104,733,000 | $95,890,000 | $119,691,000 |
| PROJECT VALUE (less) PROJECT DEVELOPMENT COST | | ($8,850,000) | ($7,000) | $374,000 |

NOTE : ALL $ FIGURES ROUNDED TO NEAREST THOUSAND

**SCHEDULE B : DEVELOPMENT COSTS**

| | | AS OF RIGHT DEVELOPMENT | TYPICAL AS OF RIGHT DEVELOPMENT | PROPOSED DEVELOPMENT |
|---|---|---|---|---|
| DEVELOPMENT COST SUMMARY | | | | |
| LAND PURCHASE COST | | $45,936,000 | $45,936,000 | $45,936,000 |
| BASE CONSTRUCTION COSTS | | $44,525,000 | $37,604,000 | $56,199,000 |
| EST.SOFT COSTS | | $14,272,000 | $12,350,000 | $17,556,000 |
| EST. TOTAL DEV.COSTS | | $104,733,000 | $95,890,000 | $119,691,000 |
| ACQUISITION COSTS : | | | | |
| Land Purchase Price | | $45,936,000 | $45,936,000 | $45,936,000 |
| TOTAL LAND VALUE | | $45,936,000 | $45,936,000 | $45,936,000 |
| HOLDING & PREP. COSTS: | | $0 | $0 | $0 |
| BASE CONSTRUCTION COSTS : | | $44,525,000 | $37,604,000 | $56,199,000 |
| EST.CONST.LOAN AMOUNT : | | $44,098,000 | $37,466,000 | $55,316,000 |
| EST.CONST.PERIOD(MOS) : | | 22 | 18 | 24 |
| EST SOFT COSTS : | | | | |
| Builder's Fee/Developer's Profit | 1.50% | $1,571,000 | $1,438,000 | $1,795,000 |
| Archit.& Engin. Fees | | $2,672,000 | $2,256,000 | $3,372,000 |
| Bank Inspect.Engin. | | $7,000 | $7,000 | $7,000 |
| Construction Management | 2.50% | $1,113,000 | $940,000 | $1,405,000 |
| Inspections, Borings & Surveys | | | | |
| Laboratory Fees | LS | $5,000 | $5,000 | $5,000 |
| Soil Investigation | LS | $10,000 | $10,000 | $10,000 |
| Preliminary Surveys | LS | $5,000 | $5,000 | $5,000 |
| Ongoing Surveys | LS | $10,000 | $10,000 | $10,000 |
| Environmental Surveys/Reports | LS | $2,000 | $2,000 | $2,000 |
| Controlled Inspection Fees | LS | $75,000 | $75,000 | $75,000 |
| Legal Fees | | | | |
| Dev.Legal Fees | | $15,000 | $15,000 | $40,000 |
| Con.Lender Legal | | $66,000 | $56,000 | $83,000 |
| End Loan Legal | | $40,000 | $40,000 | $49,000 |
| Permits & Approvals | | | | |
| D.O.B. Fees | 25.53% | $29,000 | $29,000 | $36,000 |
| Other | | $10,000 | $10,000 | $10,000 |
| Accounting Fees | | $5,000 | $5,000 | $5,000 |
| Appraisal Fees | | $8,000 | $8,000 | $8,000 |
| 421-a Tax Exemption Fee | 0.40% | $419,000 | $384,000 | $479,000 |
| Marketing/Pre-Opening Expenses | | | | |
| Rental Commissions | 25.00% | $461,000 | $461,000 | $461,000 |
| Financing and Other Charges | | | | |
| Con.Loan Int. @ Loan Rate = | 5.00% | $2,021,000 | $1,405,000 | $2,766,000 |
| Rent-up Loan Int. @ Loan Rate = | 5.00% | $1,190,000 | $1,190,000 | $1,455,000 |
| Con.Lender Fees | 1.00% | $441,000 | $375,000 | $553,000 |
| End Loan Fee | 1.00% | $793,000 | $793,000 | $970,000 |
| Construction Real Estate Tax | | $667,000 | $546,000 | $728,000 |
| Rent-up Real Estate Tax | | $182,000 | $182,000 | $182,000 |
| Title Insurance | 0.33% | $346,000 | $316,000 | $395,000 |
| Mtge.Rec.Tax | 2.75% | $1,213,000 | $1,030,000 | $1,521,000 |
| Construction Insurance | 1.00% | $891,000 | $752,000 | $1,124,000 |
| Water and Sewer | | $5,000 | $5,000 | $5,000 |
| Other | | $0 | $0 | $0 |
| TOTAL EST.SOFT COSTS | | $14,272,000 | $12,350,000 | $17,556,000 |

NOTE : ALL $ FIGURES ROUNDED TO NEAREST THOUSAND

SCHEDULE C1 : 421a TAX SAVINGS - AS OF RIGHT USE

| | |
|---|---|
| ESTIMATED ASSESSED VALUE : | $9,462,000. |
| PRESENT ASSESSED VALUE : | $3,415,517. |
| INCREASE IN A.V. | $6,046,483. |
| TAX RATE : | 12.883% |
| DISCOUNT RATE : | 5.0% |

| YEAR | TAX SAVINGS($) | DISC.FACTOR | PRESENT VALUE |
|---|---|---|---|
| 1 | $778,968. | 0.952381 | $741,875. |
| 2 | $778,968. | 0.907029 | $706,547. |
| 3 | $778,968. | 0.863838 | $672,902. |
| 4 | $778,968. | 0.822702 | $640,859. |
| 5 | $778,968. | 0.783526 | $610,342. |
| 6 | $778,968. | 0.746215 | $581,278. |
| 7 | $778,968. | 0.710681 | $553,598. |
| 8 | $778,968. | 0.676839 | $527,236. |
| 9 | $778,968. | 0.644609 | $502,130. |
| 10 | $778,968. | 0.613913 | $478,219. |
| 11 | $778,968. | 0.584679 | $455,447. |
| 12 | $778,968. | 0.556837 | $433,759. |
| 13 | $623,175. | 0.530321 | $330,483. |
| 14 | $623,175. | 0.505068 | $314,746. |
| 15 | $373,905. | 0.481017 | $179,855. |
| 16 | $373,905. | 0.458112 | $171,290. |
| 17 | $149,562. | 0.436297 | $65,253. |
| 18 | $149,562. | 0.415521 | $62,146. |
| 19 | $29,912. | 0.395734 | $11,837. |
| 20 | $29,912. | 0.376889 | $11,274. |
| TTL.TAX SAVINGS | $11,700,729. | P.V.TAX SAV. | $8,051,077. |

SCHEDULE C2 : 421a TAX SAVINGS - TYPICAL AS OF RIGHT USE

| | |
|---|---|
| ALTERNATIVE: | RESIDENTIAL |
| ESTIMATED ASSESSED VALUE : | $9,462,000. |
| PRESENT ASSESSED VALUE : | $3,415,517. |
| INCREASE IN A.V. | $6,046,483. |
| TAX RATE : | 12.883% |
| DISCOUNT RATE : | 5.00% |

| YEAR | TAX SAVINGS($) | DISC.FACTOR | PRESENT VALUE |
|---|---|---|---|
| 1 | $778,968. | 0.952381 | $741,875. |
| 2 | $778,968. | 0.907029 | $706,547. |
| 3 | $778,968. | 0.863838 | $672,902. |
| 4 | $778,968. | 0.822702 | $640,859. |
| 5 | $778,968. | 0.783526 | $610,342. |
| 6 | $778,968. | 0.746215 | $581,278. |
| 7 | $778,968. | 0.710681 | $553,598. |
| 8 | $778,968. | 0.676839 | $527,236. |
| 9 | $778,968. | 0.644609 | $502,130. |
| 10 | $778,968. | 0.613913 | $478,219. |
| 11 | $778,968. | 0.584679 | $455,447. |
| 12 | $778,968. | 0.556837 | $433,759. |
| 13 | $623,175. | 0.530321 | $330,483. |
| 14 | $623,175. | 0.505068 | $314,746. |
| 15 | $373,905. | 0.481017 | $179,855. |
| 16 | $373,905. | 0.458112 | $171,290. |
| 17 | $149,562. | 0.436297 | $65,253. |
| 18 | $149,562. | 0.415521 | $62,146. |
| 19 | $29,912. | 0.395734 | $11,837. |
| 20 | $29,912. | 0.376889 | $11,274. |
| TTL.TAX SAVINGS | $11,700,729. | P.V.TAX SAV. | $8,051,077. |

SCHEDULE C3 : 421a TAX SAVINGS - PROPOSED USE

| | |
|---|---|
| ALTERNATIVE: | RESIDENTIAL |
| ESTIMATED ASSESSED VALUE : | $12,558,000. |
| PRESENT ASSESSED VALUE : | $3,415,517. |
| INCREASE IN A.V. | $9,142,483. |
| TAX RATE : | 12.883% |
| DISCOUNT RATE : | 5.00% |

| YEAR | TAX SAVINGS($) | DISC.FACTOR | PRESENT VALUE |
|---|---|---|---|
| 1 | $1,177,826. | 0.952381 | $1,121,739. |
| 2 | $1,177,826. | 0.907029 | $1,068,323. |
| 3 | $1,177,826. | 0.863838 | $1,017,450. |
| 4 | $1,177,826. | 0.822702 | $969,000. |
| 5 | $1,177,826. | 0.783526 | $922,858. |
| 6 | $1,177,826. | 0.746215 | $878,912. |
| 7 | $1,177,826. | 0.710681 | $837,059. |
| 8 | $1,177,826. | 0.676839 | $797,199. |
| 9 | $1,177,826. | 0.644609 | $759,237. |
| 10 | $1,177,826. | 0.613913 | $723,083. |
| 11 | $1,177,826. | 0.584679 | $688,651. |
| 12 | $1,177,826. | 0.556837 | $655,858. |
| 13 | $942,261. | 0.530321 | $499,701. |
| 14 | $942,261. | 0.505068 | $475,906. |
| 15 | $565,357. | 0.481017 | $271,946. |
| 16 | $565,357. | 0.458112 | $258,996. |
| 17 | $226,143. | 0.436297 | $98,665. |
| 18 | $226,143. | 0.415521 | $93,967. |
| 19 | $45,229. | 0.395734 | $17,898. |
| 20 | $45,229. | 0.376889 | $17,046. |
| TTL.TAX SAVINGS | $17,691,890. | P.V.TAX SAV. | $12,173,495. |

J.S. Freeman Associates
Date : April 29, 2016
Property : 435 East 13th Street
Block : 441 Lot 23
Total Land Area : 25,539 sq.ft.
Zone : C1-6A
Page 16

Schedule D : Comparable Vacant Land Sales

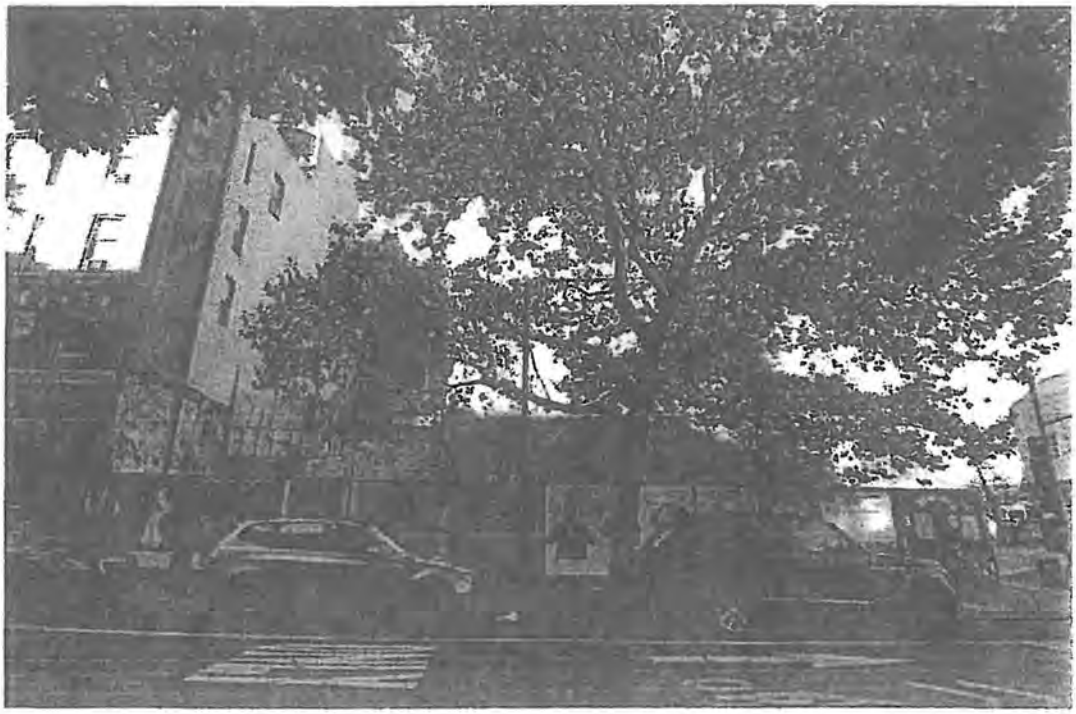
| SALE LOCATION | ZONE | DATE | PRICE | LOT AREA | TOTAL FLOOR AREA | PRICE/SF OF FLOOR AREA | TIME | LOCATION | SIZE | ZONING | OTHER | COMPOS FACTOR | ADJUSTED PRICE/S.F. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. 543 2nd Avenue<br>New York, NY<br>Blk 911 Lot 29 | C1-8A | 12/26/2013 | $5,000,000 | 1,540 | 11,581 | $432 | 1.10 | 0.95 | 1.10 | 1.00 | 1.00 | 1.15 | $496 |
| 2. 145 Ludlow Street<br>New York, NY<br>Blk 411 Lot 25 | C4-4A | 5/21/2013 | $5,750,000 | 3,266 | 13,064 | $440 | 1.10 | 0.95 | 1.10 | 1.00 | 1.00 | 1.15 | $506 |
| 3. 150 West 14th Street<br>New York, NY<br>Blk 609 Lot 13 | C6-2A | 1/29/2015 | $6,750,000 | 2,575 | 15,502 | $435 | 1.00 | 0.90 | 1.10 | 1.00 | 1.00 | 0.99 | $431 |
| 4. 26 Avenue B<br>New York, NY<br>Blk 398 Lot 34 | C1-5/R7A | 3/6/2015 | $3,950,000 | 1,934 | 7,736 | $511 | 1.00 | 1.00 | 1.10 | 1.00 | 1.00 | 1.10 | $562 |
| 5. 75 First Avenue<br>New York, NY<br>Blk 446 Lot 32 | C2-5/R7A | 9/1/2015 | $12,900,000 | 2,400 | 31,230 | $413 | 1.00 | 0.90 | 1.10 | 1.00 | 0.95 | 0.94 | $388 |
| | | | | | | | | | | | | Average | $477 |
| Subject<br>435 East 13th Street<br>New York, NY | | | $36,393,000 | 25,539 | 76,617 | $475 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $475 |

Schedule D: Comparable Vacant Land Sales

Schedule D: Comparable Vacant Land Sales

1. 543 2nd Avenue

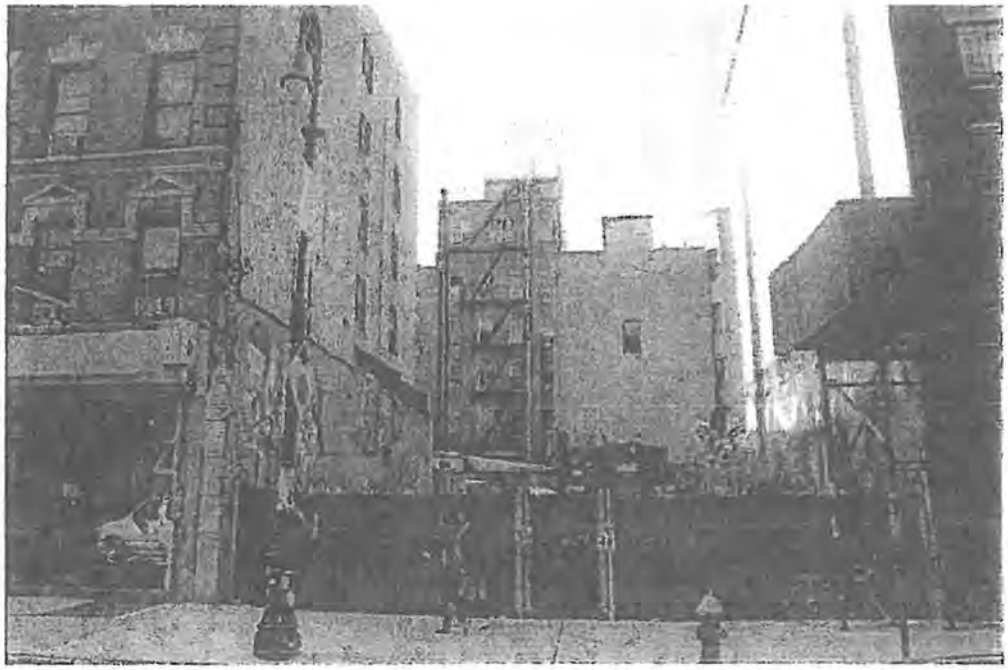
This is a 1,540 sq.ft. vacant lot located in a C1-8A zoning district. Located in the Kips Bay neighborhood of Manhattan, the lot is located at the northwest corner of East 30th Street and 2nd Avenue, and is approximately 1 mile away from the subject property. A +10% adjustment was made for time and a -5% adjustment was made for the superior location. An additional +10% adjustment was made for its small size. No adjustments were made for zoning or other factors.



Schedule D: Comparable Vacant Land Sales

2. 145 Ludlow Street

This is a 3,266 sq.ft. vacant lot located in a C4-4A zoning district. Located on the Lower East Side neighborhood of Manhattan, the lot is located between Stanton and Rivington Streets, and is approximately 1 mile away from the subject property. A +10% adjustment was made for time and a -5% adjustment was made for the superior location. An additional +10% adjustment was made for its small size. No adjustments were made for zoning or other factors.



Schedule D: Comparable Vacant Land Sales

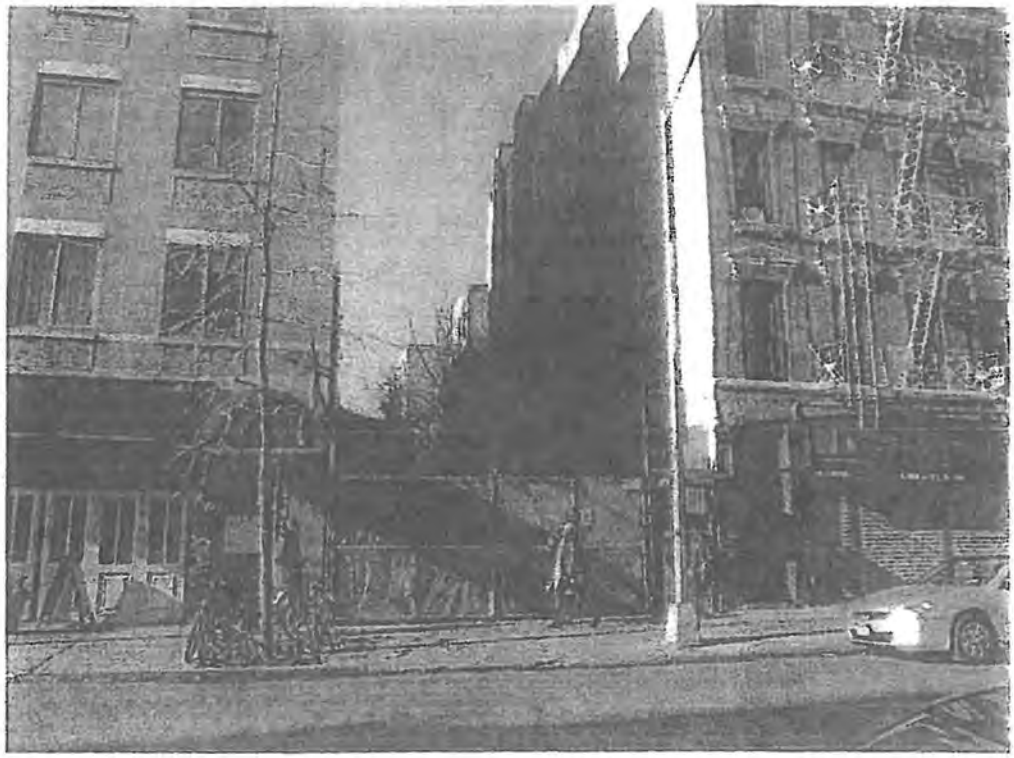
3. 150 West 14th Street

This is a 2,575 sq.ft. vacant lot located in a C6-2A zoning district. Located in the Greenwich Village neighborhood of Manhattan, the lot is located between 6th and 7th Avenues, and is approximately 1 mile away from the subject property. A -10% adjustment was made for the superior location. An additional +10% adjustment was made for its small size. No adjustments were made for time, zoning or other factors.

Schedule D: Comparable Vacant Land Sales

4. 26 Avenue B

This is a 1,934 sq.ft. vacant lot located in a C1-5/R7A zoning district. Located in the East Village neighborhood of Manhattan, the lot is located between East 2nd and East 3rd Streets, and is approximately 0.7 of a mile away from the subject property. A +10% adjustment was made for its small size. No adjustments were made for time, location, zoning or other factors.



Schedule D: Comparable Vacant Land Sales

5. 75 First Avenue

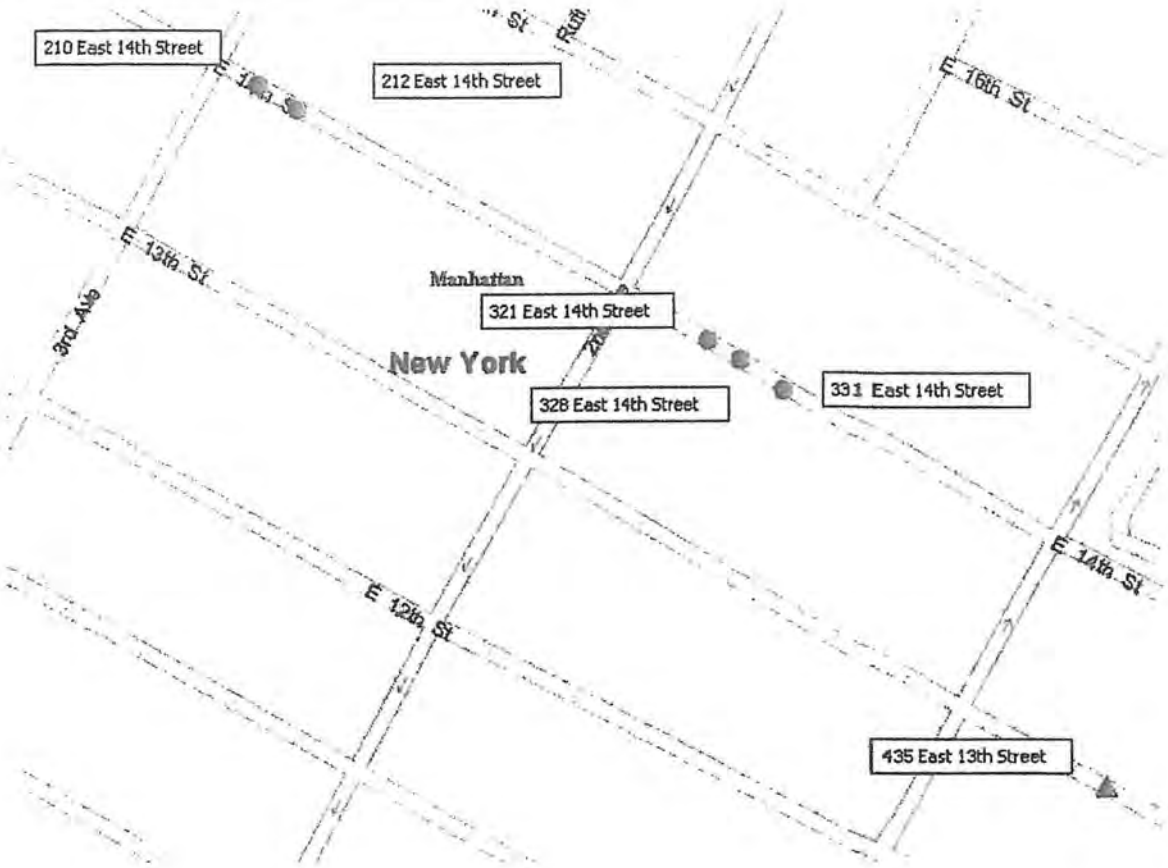
This is a 2,400 sq.ft. vacant lot located in a C2-5/R7A zoning district. Located in the East Village neighborhood of Manhattan, the lot is located between East 4th and East 5th Streets, and is approximately 0.6 of a mile away from the subject property. A -10% adjustment was made for the superior location and a +10% adjustment was made for its small size. No adjustments were made for time, zoning or other factors.

J.S. Freeman Associates
Date : April 29, 2016
Property : 435 East 13th Street
Block : 441 Lot 23
Total Land Area : 25,539 sq.ft.
Zone : C1-6A


Schedule E: Comparable Retail Rents

| | LOCATION | DATE | ANNUAL RENT | AREA | RENT/ SQ.FT. | TIME | LOCATION | SIZE | ZONING | OTHER | COMPOS FACTOR | ADJUSTED RENT/S.F. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | 328 East 14th Street New York, NY | Asking | $204,000 | 1,200 | $170.00 | 1.00 | 0.95 | 1.00 | 1.00 | 1.00 | 0.95 | $162 |
| 2. | 321 East 14th Street New York, NY | Asking | $231,000 | 1,400 | $165.00 | 1.00 | 0.95 | 1.00 | 1.00 | 1.00 | 0.95 | $157 |
| 3. | 331 East 14th Street New York, NY | Asking | $107,998 | 742 | $145.55 | 1.00 | 0.95 | 0.95 | 1.00 | 1.00 | 0.90 | $131 |
| 4. | 210 East 14th Street New York, NY | Asking | $555,000 | 3,000 | $185.00 | 1.00 | 0.90 | 1.00 | 1.00 | 1.00 | 0.90 | $167 |
| 5. | 212 East 14th Street New York, NY | Asking | $525,000 | 3,000 | $175.00 | 1.00 | 0.90 | 1.00 | 1.00 | 1.00 | 0.90 | $158 |
| | | | | | | | | | | | Average | $155 |
| | Subject Property 435 East 13th Street New York, NY | | | | $155.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $155 |

Schedule E: Comparable Retail Rents



Schedule E: Comparable Retail Rents

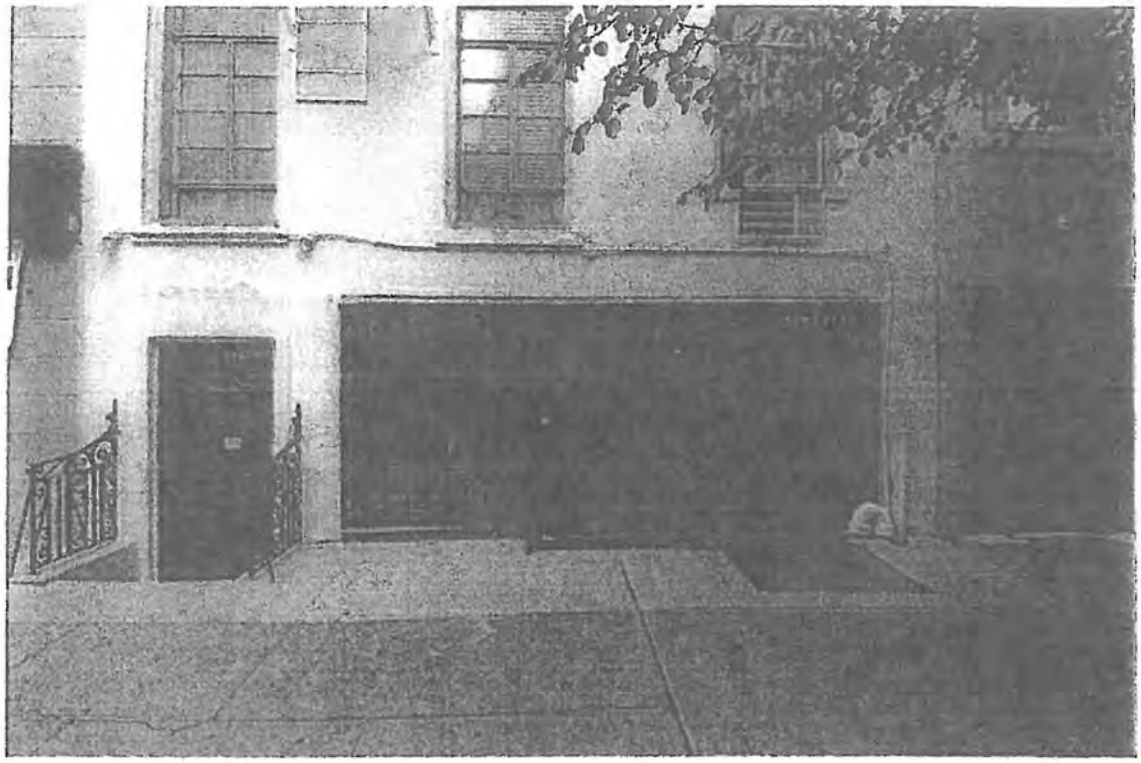
1. 328 East 14th Street

This is a 1,200 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between First and Second Avenues, the retail store for rent is approximately one block away. A -5% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.

Schedule E: Comparable Retail Rents

2. 321 East 14th Street

This is a 1,400 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between First and Second Avenues, the retail store for rent is approximately one block away. A -5% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.



Schedule E: Comparable Retail Rents

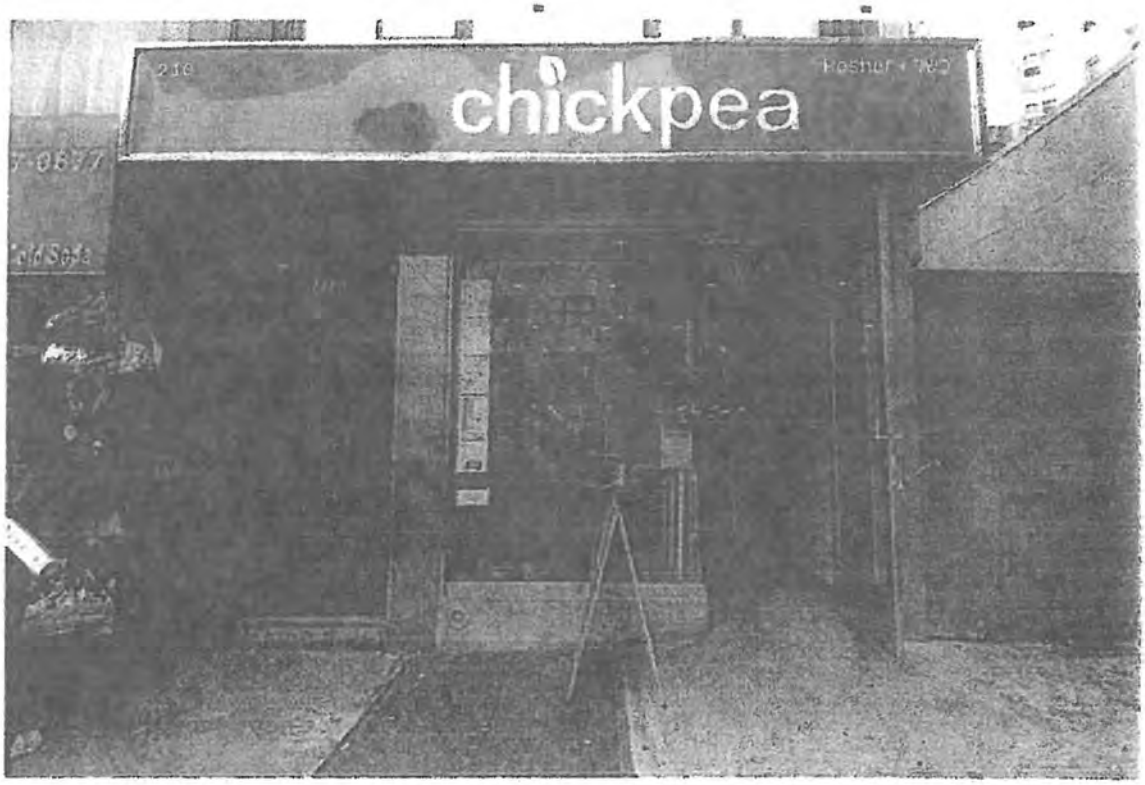
3. 331 East 14th Street

This is a 742 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between First and Second Avenues, the retail store for rent is approximately one block away. A -5% location adjustment was made the superior location and a -5% size adjustment was made for the small size. No adjustments were made for time, zoning or other factors.

Schedule E: Comparable Retail Rents

4. 210 East 14th Street

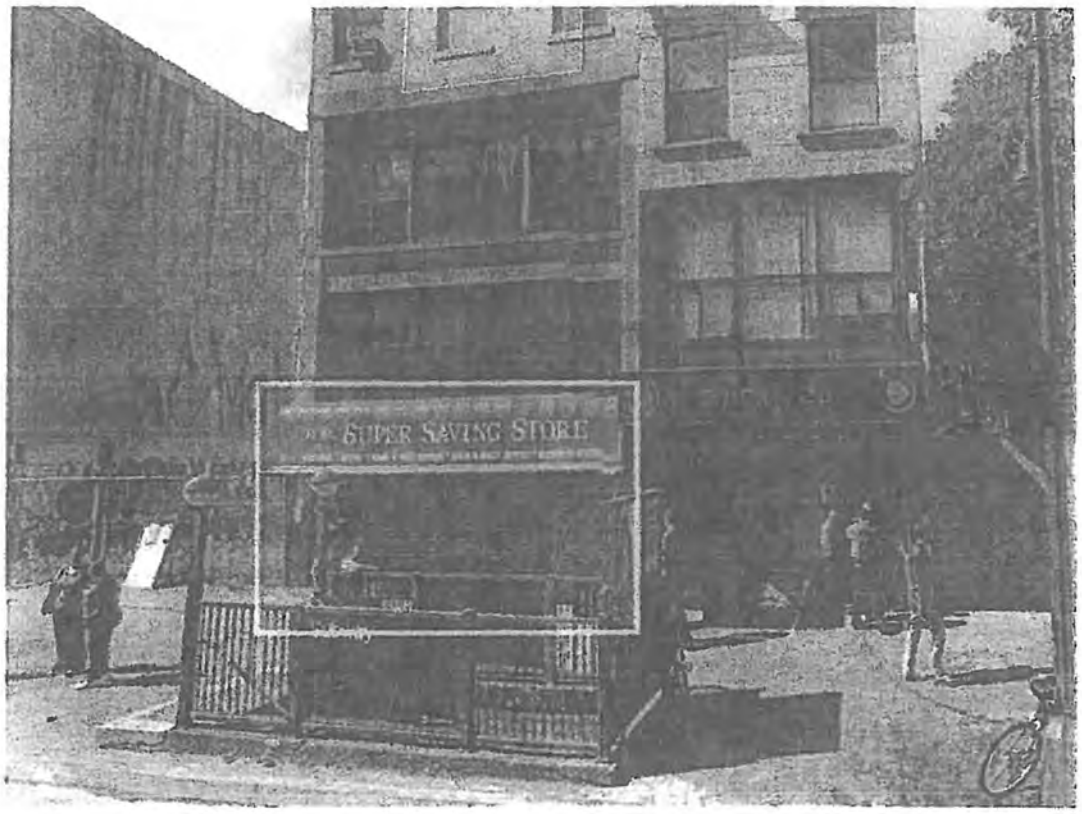
This is a 3,000 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between Second and Third Avenues, the retail store for rent is approximately two blocks away. A -10% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.



Schedule E: Comparable Retail Rents

5. 212 East 14th Street

This is a 3,000 sq.ft. retail space for rent in the East village neighborhood of Manhattan. Located between Second and Third Avenues, the retail store for rent is approximately two blocks away. A -10% location adjustment was made the superior location. No adjustments were made for time, size, zoning or other factors.



J.S. Freeman Associates
Date : April 29, 2016
Property : 435 East 13th Street
Block : 441 Lot 23
Total Land Area : 25,539 sq.ft.
Zone : C1-6A


Schedule F: Comparable Residential Rents

| RENTAL LOCATION | DATE | ANNUAL RENT | MONTHLY RENT | UNIT TYPE | TIME | LOCATION | SIZE | ZONING | OTHER | COMPOS FACTOR | ADJUSTED MONTHLY RENT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. 11 East 1st Street #S31 New York, NY | Asking | $44,400 | $3,700 | Studio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $3,700 |
| 2 138 East 12th Street #8K New York, NY | Asking | $46,740 | $3,895 | Studio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $3,895 |
| 3 1 Union Square South #5236 New York, NY | Asking | $52,560 | $4,380 | Studio | 1.00 | 0.85 | 1.00 | 1.00 | 1.00 | 0.85 | $3,723 |
| | | | | | | | | | | Studio Average | $3,773 |
| 4. 11 East 1st Street #A2P1 New York, NY | Asking | $64,440 | $5,370 | 1 Bd/1 Ba | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $5,370 |
| 5. 138 East 12th Street #5H New York, NY | Asking | $64,740 | $5,395 | 1 Bd/1 Ba | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $5,395 |
| 6. 22 East 1st Street #215 New York, NY | Asking | $60,360 | $5,030 | 1 Bd/1 Ba | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $5,030 |
| | | | | | | | | | | One Bedroom Average | $5,265 |
| 7. 211 East 13th Street #5C New York, NY | Asking | $86,400 | $7,200 | 2 Bd/2 Ba | 1.00 | 0.90 | 1.00 | 1.00 | 1.00 | 0.90 | $6,480 |
| 8. 11 East 1st Street #B81 New York, NY | Asking | $93,120 | $7,760 | 2Bd/2Ba | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $7,760 |
| 9. 11 East 1st Street #B91 New York, NY | Asking | $83,400 | $6,950 | 2Bd/2 Ba | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | $6,950 |
| | | | | | | | | | | Two Bedroom Average | $7,063 |
| Subject Property | | | | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | See Schedule F1 and F2 |

ECONOMIC ANALYSIS
432 EAST 14TH STREET
NEW YORK, NY
APRIL 29, 2016

**Schedule F1: As of Right and Typical Development**

| Floor | Unit | Size | Type | Terrace | Monthly Price | Annual Price |
|---|---|---|---|---|---|---|
| ONE | A | 933 | 2bd | | $ 1,165.00 | $ 13,980.00 |
| | B | 494 | 0bd | | $ 907.00 | $ 10,884.00 |
| | C | 512 | 0bd | | $ 3,625.00 | $ 43,500.00 |
| | D | 467 | 0bd | | $ 3,615.00 | $ 43,380.00 |
| | E | 978 | 2bd | 1050 | $ 6,975.00 | $ 83,700.00 |
| TWO SOUTH | A | 972 | 2bd | | $ 1,165.00 | $ 13,980.00 |
| | B | 665 | 1bd | | $ 972.00 | $ 11,664.00 |
| | C | 663 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | D | 664 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | E | 650 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | F | 452 | 0bd | | $ 907.00 | $ 10,884.00 |
| | G | 487 | 0bd | | $ 3,650.00 | $ 43,800.00 |
| | H | 984 | 2bd | | $ 6,950.00 | $ 83,400.00 |
| | I | 657 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | J | 586 | 1bd | | $ 5,150.00 | $ 61,800.00 |
| TWO NORTH | A | 639 | 1bd | 146 | $ 972.00 | $ 11,664.00 |
| | B | 634 | 1bd | 270 | $ 5,175.00 | $ 62,100.00 |
| | C | 633 | 1bd | 270 | $ 5,175.00 | $ 62,100.00 |
| | D | 626 | 1bd | | $ 5,170.00 | $ 62,040.00 |
| | E | 464 | 0bd | | $ 907.00 | $ 10,884.00 |
| | F | 601 | 1bd | | $ 5,165.00 | $ 61,980.00 |
| | G | 642 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | H | 538 | 1bd | | $ 5,150.00 | $ 61,800.00 |
| THREE SOUTH | A | 972 | 2BD | | $ 1,165.00 | $ 13,980.00 |
| | B | 665 | 1BD | | $ 972.00 | $ 11,664.00 |
| | C | 663 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | D | 664 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | E | 650 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | F | 452 | 0BD | | $ 907.00 | $ 10,884.00 |
| | G | 487 | 0BD | | $ 3,675.00 | $ 44,100.00 |
| | H | 984 | 2BD | | $ 6,975.00 | $ 83,700.00 |
| | I | 657 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | J | 586 | 1BD | | $ 5,175.00 | $ 62,100.00 |
| THREE NORTH | A | 485 | 0BD | | $ 907.00 | $ 10,884.00 |
| | B | 482 | 0BD | | $ 3,675.00 | $ 44,100.00 |
| | C | 635 | 1BD | | $ 972.00 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 1,165.00 | $ 13,980.00 |
| | E | 464 | 0BD | | $ 5,200.00 | $ 62,400.00 |
| | F | 601 | 1BD | | $ 5,190.00 | $ 62,280.00 |
| | G | 642 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | H | 538 | 1BD | | $ 5,175.00 | $ 62,100.00 |

ECONOMIC ANALYSIS
432 EAST 14TH STREET
NEW YORK, NY
APRIL 29, 2016

**Schedule F1: As of Right and Typical Development**

| Floor | Unit | Size | Type | Terrace | Monthly Price | Annual Price |
|---|---|---|---|---|---|---|
| FOUR SOUTH | A | 972 | 2BD | | $1,165 | $ 13,980.00 |
| | B | 665 | 1BD | | $972 | $ 11,664.00 |
| | C | 663 | 1BD | | $5,225 | $ 62,700.00 |
| | D | 664 | 1BD | | $5,225 | $ 62,700.00 |
| | E | 650 | 1BD | | $5,225 | $ 62,700.00 |
| | F | 452 | 0BD | | $907 | $ 10,884.00 |
| | G | 487 | 0BD | | $3,700 | $ 44,400.00 |
| | H | 984 | 2BD | | $7,000 | $ 84,000.00 |
| | I | 657 | 1BD | | $5,225 | $ 62,700.00 |
| | J | 586 | 1BD | | $5,200 | $ 62,400.00 |
| FOUR NORTH | A | 485 | 0BD | | $3,700 | $ 44,400.00 |
| | B | 482 | 0BD | | $3,700 | $ 44,400.00 |
| | C | 635 | 1BD | | $972 | $ 11,664.00 |
| | D | 923 | 2BD | | $7,000 | $ 84,000.00 |
| | E | 464 | 0BD | | $5,225 | $ 62,700.00 |
| | F | 601 | 1BD | | $5,215 | $ 62,580.00 |
| | G | 642 | 1BD | | $5,225 | $ 62,700.00 |
| | H | 538 | 1BD | | $5,200 | $ 62,400.00 |
| FIVE SOUTH | A | 972 | 2BD | | $ 7,025.00 | $ 84,300.00 |
| | B | 665 | 1BD | | $972 | $ 11,664.00 |
| | C | 663 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | D | 664 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | E | 650 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | F | 452 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | G | 487 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | H | 984 | 2BD | | $ 7,025.00 | $ 84,300.00 |
| | I | 657 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | J | 586 | 1BD | | $ 5,225.00 | $ 62,700.00 |
| FIVE NORTH | A | 485 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | B | 482 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | C | 635 | 1BD | | $972 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,025.00 | $ 84,300.00 |
| | E | 464 | 0BD | | $ 5,250.00 | $ 63,000.00 |
| | F | 601 | 1BD | | $ 5,240.00 | $ 62,880.00 |
| | G | 642 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | H | 538 | 1BD | | $ 5,225.00 | $ 62,700.00 |
| SIX SOUTH | A | 972 | 2BD | | $ 7,050.00 | $ 84,600.00 |
| | B | 665 | 1BD | | $972 | $ 11,664.00 |
| | C | 663 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | D | 664 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | E | 650 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | F | 452 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | G | 487 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | H | 984 | 2BD | | $ 7,050.00 | $ 84,600.00 |
| | I | 657 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | J | 586 | 1BD | | $ 5,250.00 | $ 63,000.00 |

ECONOMIC ANALYSIS
432 EAST 14TH STREET
NEW YORK, NY
APRIL 29, 2016

**Schedule F1: As of Right and Typical Development**

| Floor | Unit | Size | Type | Terrace | Monthly Price | Annual Price |
|---|---|---|---|---|---|---|
| SIX NORTH | A | 485 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | B | 482 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | C | 635 | 1BD | | $972 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,050.00 | $ 84,600.00 |
| | E | 464 | 0BD | | $ 5,275.00 | $ 63,300.00 |
| | F | 601 | 1BD | | $ 5,265.00 | $ 63,180.00 |
| | G | 642 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | H | 538 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| SEVEN SOUTH | A | 651 | 1BD | 617 | $ 5,325.00 | $ 63,900.00 |
| | B | 1022 | 2BD | 356 | $ 7,150.00 | $ 85,800.00 |
| | C | 969 | 2BD | | $ 7,075.00 | $ 84,900.00 |
| | D | 1115 | 2BD | 319 | $ 7,150.00 | $ 85,800.00 |
| | E | 671 | 1BD | | $972 | $ 11,664.00 |
| | F | 982 | 2BD | | $ 7,075.00 | $ 84,900.00 |
| SEVEN NORTH | A | 486 | 0BD | | $ 3,775.00 | $ 45,300.00 |
| | B | 482 | 0BD | | $ 3,775.00 | $ 45,300.00 |
| | C | 652 | 1BD | | $972 | $ 11,664.00 |
| | D | 905 | 2BD | | $ 7,075.00 | $ 84,900.00 |
| | E | 596 | 1BD | | $ 5,290.00 | $ 63,480.00 |
| | F | 600 | 1BD | 190 | $ 5,315.00 | $ 63,780.00 |
| | G | 590 | 1BD | 325 | $ 5,300.00 | $ 63,600.00 |
| EIGHT SOUTH | A | 651 | 1BD | | $ 5,325.00 | $ 63,900.00 |
| | B | 1022 | 2BD | | $ 7,150.00 | $ 85,800.00 |
| | C | 969 | 2BD | | $ 7,100.00 | $ 85,200.00 |
| | D | 1115 | 2BD | | $ 7,150.00 | $ 85,800.00 |
| | E | 671 | 1BD | | $ 5,335.00 | $ 64,020.00 |
| | F | 982 | 2BD | | $ 7,100.00 | $ 85,200.00 |
| **Total** | **114** | **76,272** | | | **507,931** | **6,095,172** |

ECONOMIC ANALYSIS
432 EAST 14TH STREET
NEW YORK, NY
APRIL 29, 2016

**Schedule F2: Proposed Development Apartment Pricing**

| Floor | Unit | Size | Type | Terrace | Monthly Price | Annual Price |
|---|---|---|---|---|---|---|
| ONE | A | 933 | 2bd | | $ 1,165.00 | $ 13,980.00 |
| | B | 494 | 0bd | | $ 907.00 | $ 10,884.00 |
| | C | 512 | 0bd | | $ 3,625.00 | $ 43,500.00 |
| | D | 467 | 0bd | | $ 3,615.00 | $ 43,380.00 |
| | E | 978 | 2bd | 1050 | $ 6,975.00 | $ 83,700.00 |
| TWO SOUTH | A | 972 | 2bd | | $ 1,165.00 | $ 13,980.00 |
| | B | 665 | 1bd | | $ 972.00 | $ 11,664.00 |
| | C | 663 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | D | 664 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | E | 650 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | F | 452 | 0bd | | $ 907.00 | $ 10,884.00 |
| | G | 487 | 0bd | | $ 3,650.00 | $ 43,800.00 |
| | H | 984 | 2bd | | $ 6,950.00 | $ 83,400.00 |
| | I | 657 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | J | 586 | 1bd | | $ 5,150.00 | $ 61,800.00 |
| TWO NORTH | A | 639 | 1bd | 146 | $ 972.00 | $ 11,664.00 |
| | B | 634 | 1bd | 270 | $ 5,175.00 | $ 62,100.00 |
| | C | 633 | 1bd | 270 | $ 5,175.00 | $ 62,100.00 |
| | D | 626 | 1bd | | $ 5,170.00 | $ 62,040.00 |
| | E | 464 | 0bd | | $ 907.00 | $ 10,884.00 |
| | F | 601 | 1bd | | $ 5,165.00 | $ 61,980.00 |
| | G | 642 | 1bd | | $ 5,175.00 | $ 62,100.00 |
| | H | 538 | 1bd | | $ 5,150.00 | $ 61,800.00 |
| THREE SOUTH | A | 972 | 2BD | | $ 1,165.00 | $ 13,980.00 |
| | B | 665 | 1BD | | $ 972.00 | $ 11,664.00 |
| | C | 663 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | D | 664 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | E | 650 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | F | 452 | 0BD | | $ 907.00 | $ 10,884.00 |
| | G | 487 | 0BD | | $ 3,675.00 | $ 44,100.00 |
| | H | 984 | 2BD | | $ 6,975.00 | $ 83,700.00 |
| | I | 657 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | J | 586 | 1BD | | $ 5,175.00 | $ 62,100.00 |
| THREE NORTH | A | 485 | 0BD | | $ 907.00 | $ 10,884.00 |
| | B | 482 | 0BD | | $ 3,675.00 | $ 44,100.00 |
| | C | 635 | 1BD | | $ 972.00 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 1,165.00 | $ 13,980.00 |
| | E | 464 | 0BD | | $ 3,675.00 | $ 44,100.00 |
| | F | 601 | 1BD | | $ 5,190.00 | $ 62,280.00 |
| | G | 642 | 1BD | | $ 5,200.00 | $ 62,400.00 |
| | H | 538 | 1BD | | $ 5,175.00 | $ 62,100.00 |
| FOUR SOUTH | A | 972 | 2BD | | $1,165 | $ 13,980.00 |
| | B | 665 | 1BD | | $972 | $ 11,664.00 |
| | C | 663 | 1BD | | $5,225 | $ 62,700.00 |
| | D | 664 | 1BD | | $5,225 | $ 62,700.00 |
| | E | 650 | 1BD | | $5,225 | $ 62,700.00 |
| | F | 452 | 0BD | | $907 | $ 10,884.00 |
| | G | 487 | 0BD | | $3,700 | $ 44,400.00 |
| | H | 984 | 2BD | | $7,000 | $ 84,000.00 |
| | I | 657 | 1BD | | $5,225 | $ 62,700.00 |
| | J | 586 | 1BD | | $5,200 | $ 62,400.00 |

ECONOMIC ANALYSIS
432 EAST 14TH STREET
NEW YORK, NY
APRIL 29, 2016

**Schedule F2: Proposed Development Apartment Pricing**

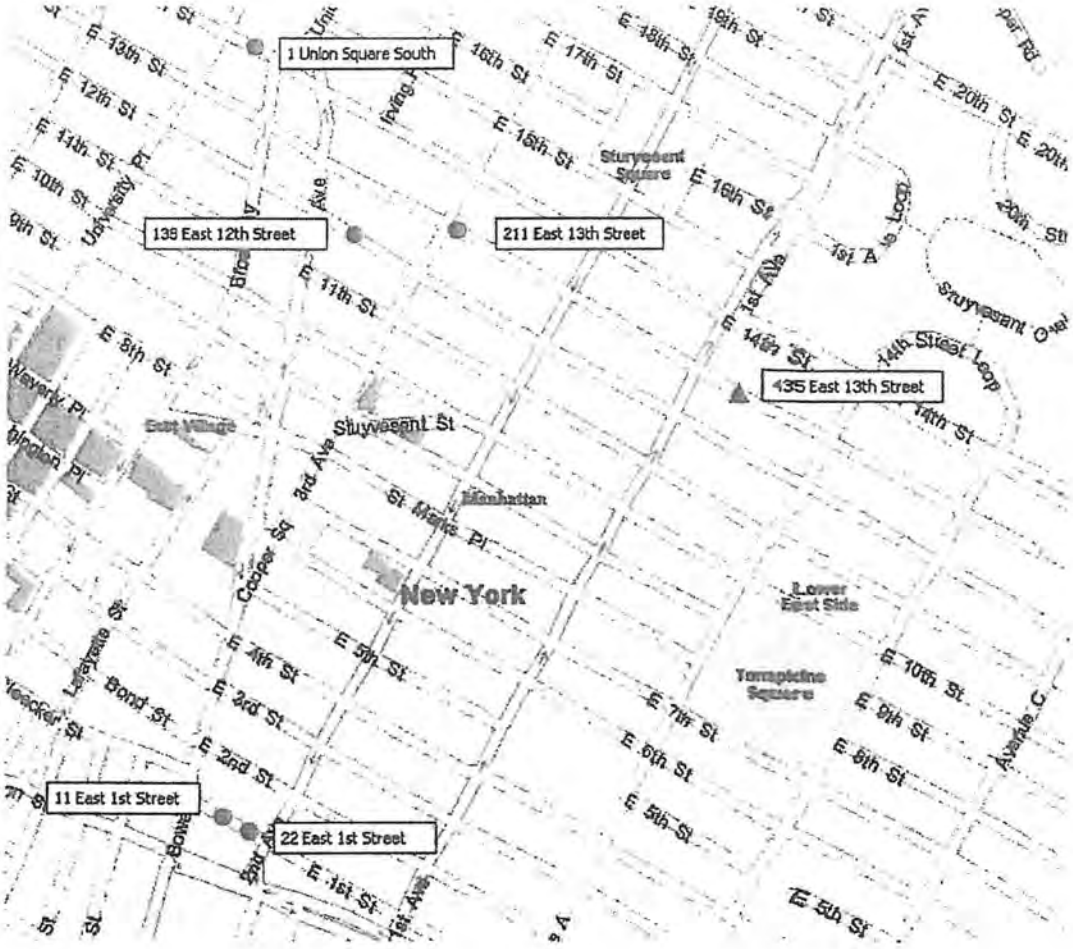
| Floor | Unit | Size | Type | Terrace | Monthly Price | Annual Price |
|---|---|---|---|---|---|---|
| FOUR NORTH | A | 485 | 0BD | | $ 907.00 | $ 10,884.00 |
| | B | 482 | 0BD | | $3,700 | $ 44,400.00 |
| | C | 635 | 1BD | | $972 | $ 11,664.00 |
| | D | 923 | 2BD | | $1,165 | $ 13,980.00 |
| | E | 464 | 0BD | | $3,700 | $ 44,400.00 |
| | F | 601 | 1BD | | $5,215 | $ 62,580.00 |
| | G | 642 | 1BD | | $5,225 | $ 62,700.00 |
| | H | 538 | 1BD | | $5,200 | $ 62,400.00 |
| FIVE SOUTH | A | 972 | 2BD | | $ 7,025.00 | $ 84,300.00 |
| | B | 665 | 1BD | | $972 | $ 11,664.00 |
| | C | 663 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | D | 664 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | E | 650 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | F | 452 | 0BD | | $907 | $ 10,884.00 |
| | G | 487 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | H | 984 | 2BD | | $ 7,025.00 | $ 84,300.00 |
| | I | 657 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | J | 586 | 1BD | | $ 5,225.00 | $ 62,700.00 |
| FIVE NORTH | A | 485 | 0BD | | $907 | $ 10,884.00 |
| | B | 482 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | C | 635 | 1BD | | $972 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,025.00 | $ 84,300.00 |
| | E | 464 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | F | 601 | 1BD | | $ 5,240.00 | $ 62,880.00 |
| | G | 642 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| | H | 538 | 1BD | | $ 5,225.00 | $ 62,700.00 |
| SIX SOUTH | A | 972 | 2BD | | $ 7,050.00 | $ 84,600.00 |
| | B | 665 | 1BD | | $972 | $ 11,664.00 |
| | C | 663 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | D | 664 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | E | 650 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | F | 452 | 0BD | | $ 3,725.00 | $ 44,700.00 |
| | G | 487 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | H | 984 | 2BD | | $ 7,050.00 | $ 84,600.00 |
| | I | 657 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | J | 586 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| SIX NORTH | A | 485 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | B | 482 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | C | 635 | 1BD | | $972 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,050.00 | $ 84,600.00 |
| | E | 464 | 0BD | | $ 3,750.00 | $ 45,000.00 |
| | F | 601 | 1BD | | $ 5,265.00 | $ 63,180.00 |
| | G | 642 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | H | 538 | 1BD | | $ 5,250.00 | $ 63,000.00 |
| SEVEN SOUTH | A | 651 | 1BD | 617 | $ 5,300.00 | $ 63,600.00 |
| | B | 1022 | 2BD | 356 | $ 7,075.00 | $ 84,900.00 |
| | C | 969 | 2BD | | $ 7,075.00 | $ 84,900.00 |
| | D | 1115 | 2BD | 319 | $ 7,075.00 | $ 84,900.00 |
| | E | 671 | 1BD | | $972 | $ 11,664.00 |
| | F | 982 | 2BD | | $ 7,075.00 | $ 84,900.00 |
| SEVEN NORTH | A | 485 | 0BD | | $ 3,775.00 | $ 45,300.00 |
| | B | 482 | 0BD | | $ 3,775.00 | $ 45,300.00 |
| | C | 635 | 1BD | | $972 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,075.00 | $ 84,900.00 |
| | E | 464 | 0BD | | $ 3,775.00 | $ 45,300.00 |
| | F | 601 | 1BD | | $ 5,290.00 | $ 63,480.00 |
| | G | 642 | 1BD | | $ 5,275.00 | $ 63,300.00 |
| | H | 538 | 1BD | | $ 5,265.00 | $ 63,180.00 |

ECONOMIC ANALYSIS
432 EAST 14TH STREET
NEW YORK, NY
APRIL 29, 2016

**Schedule F2: Proposed Development Apartment Pricing**

| Floor | Unit | Size | Type | Terrace | Monthly Price | Annual Price |
|---|---|---|---|---|---|---|
| EIGHT SOUTH | A | 651 | 1BD | | $ 5,325.00 | $ 63,900.00 |
| | B | 1022 | 2BD | | $ 7,100.00 | $ 85,200.00 |
| | C | 969 | 2BD | | $ 7,100.00 | $ 85,200.00 |
| | D | 1115 | 2BD | | $ 7,100.00 | $ 85,200.00 |
| | E | 671 | 1BD | | $ 972.00 | $ 11,664.00 |
| | F | 982 | 2BD | | $ 7,100.00 | $ 85,200.00 |
| EIGHT NORTH | A | 485 | 0BD | | $ 3,800.00 | $ 45,600.00 |
| | B | 482 | 0BD | | $ 3,800.00 | $ 45,600.00 |
| | C | 635 | 1BD | | $ 972.00 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,100.00 | $ 85,200.00 |
| | E | 464 | 0BD | | $ 3,800.00 | $ 45,600.00 |
| | F | 601 | 1BD | | $ 5,315.00 | $ 63,780.00 |
| | G | 642 | 1BD | | $ 5,300.00 | $ 63,600.00 |
| | H | 538 | 1BD | | $ 5,290.00 | $ 63,480.00 |
| NINE NORTH | A | 485 | 0BD | | $ 3,825.00 | $ 45,900.00 |
| | B | 482 | 0BD | | $ 3,825.00 | $ 45,900.00 |
| | C | 635 | 1BD | | $ 972.00 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,125.00 | $ 85,500.00 |
| | E | 464 | 0BD | | $ 3,825.00 | $ 45,900.00 |
| | F | 601 | 1BD | | $ 5,340.00 | $ 64,080.00 |
| | G | 642 | 1BD | | $ 5,325.00 | $ 63,900.00 |
| | H | 538 | 1BD | | $ 5,315.00 | $ 63,780.00 |
| TEN NORTH | A | 485 | 0BD | | $ 3,850.00 | $ 46,200.00 |
| | B | 482 | 0BD | | $ 3,850.00 | $ 46,200.00 |
| | C | 635 | 1BD | | $ 972.00 | $ 11,664.00 |
| | D | 923 | 2BD | | $ 7,150.00 | $ 85,800.00 |
| | E | 464 | 0BD | | $ 3,850.00 | $ 46,200.00 |
| | F | 601 | 1BD | | $ 5,365.00 | $ 64,380.00 |
| | G | 642 | 1BD | | $ 5,350.00 | $ 64,200.00 |
| | H | 538 | 1BD | | $ 5,340.00 | $ 64,080.00 |
| ELEVEN NORTH | A | 485 | 0BD | | $ 3,875.00 | $ 46,500.00 |
| | B | 482 | 0BD | | $ 3,875.00 | $ 46,500.00 |
| | C | 635 | 1BD | | $ 5,365.00 | $ 64,380.00 |
| | D | 923 | 2BD | | $ 7,175.00 | $ 86,100.00 |
| | E | 464 | 0BD | | $ 3,875.00 | $ 46,500.00 |
| | F | 601 | 1BD | | $ 5,390.00 | $ 64,680.00 |
| | G | 642 | 1BD | | $ 5,375.00 | $ 64,500.00 |
| | H | 538 | 1BD | | $ 5,365.00 | $ 64,380.00 |
| TWELVE NORTH | A | 485 | 0BD | | $ 3,900.00 | $ 46,800.00 |
| | B | 482 | 0BD | | $ 3,900.00 | $ 46,800.00 |
| | C | 635 | 1BD | | $ 5,390.00 | $ 64,680.00 |
| | D | 923 | 2BD | | $ 7,200.00 | $ 86,400.00 |
| | E | 464 | 0BD | | $ 3,900.00 | $ 46,800.00 |
| | F | 601 | 1BD | | $ 5,415.00 | $ 64,980.00 |
| | G | 642 | 1BD | | $ 5,400.00 | $ 64,800.00 |
| | H | 538 | 1BD | | $ 5,390.00 | $ 64,680.00 |
| | 155 | 100,581 | | | **674,050** | **8,088,600** |

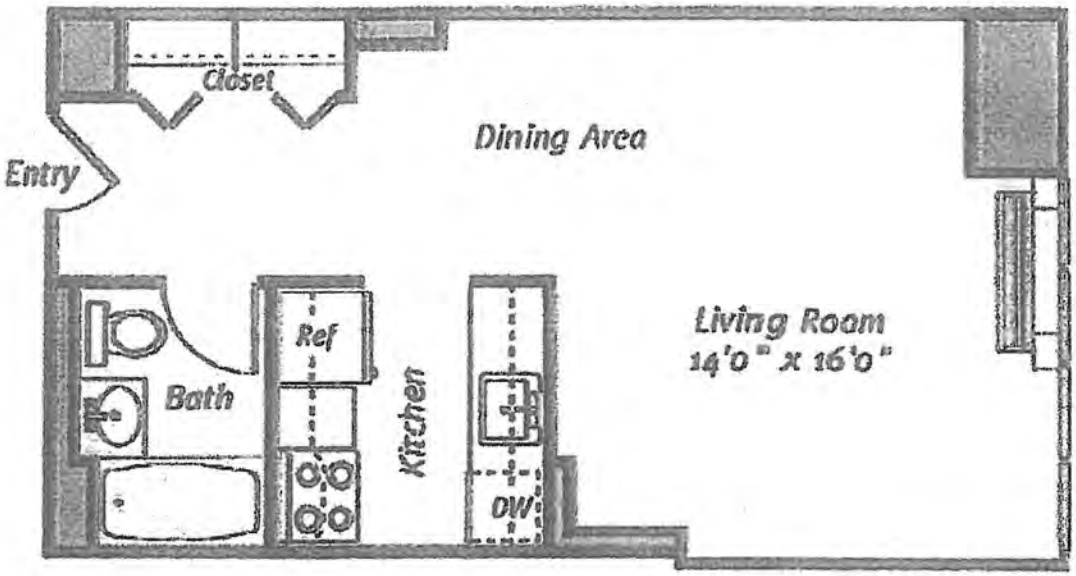
Schedule F: Comparable Apartment Rents

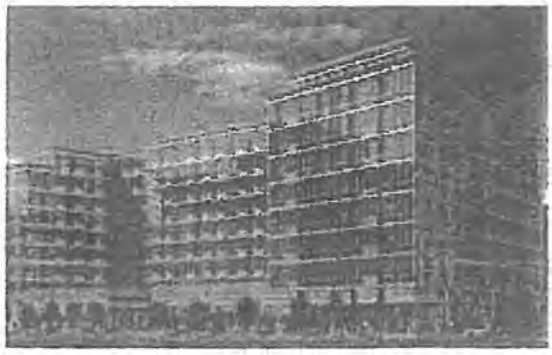


Schedule F: Comparable Apartment Rents

1. 11 East 1st Street #S31

This is a studio apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

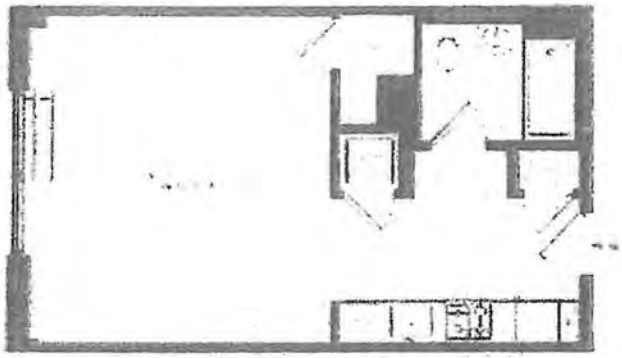


Schedule F: Comparable Apartment Rents

2. 138 East 12th Street #8K

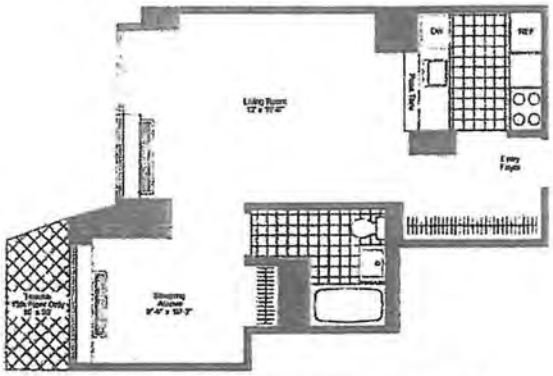
This is a studio apartment for rent in the Nathaniel apartment building. The building has 85 units, 9 stories and was built in 2014. The building features a doorman, elevator, gym and roof deck with pool. Located between Third and Fourth Avenues, it is approximately four blocks away from the subject property. No adjustments were made for time, location, size, zoning or other factors.



Schedule F: Comparable Apartment Rents

3. 1 Union Square South #5236

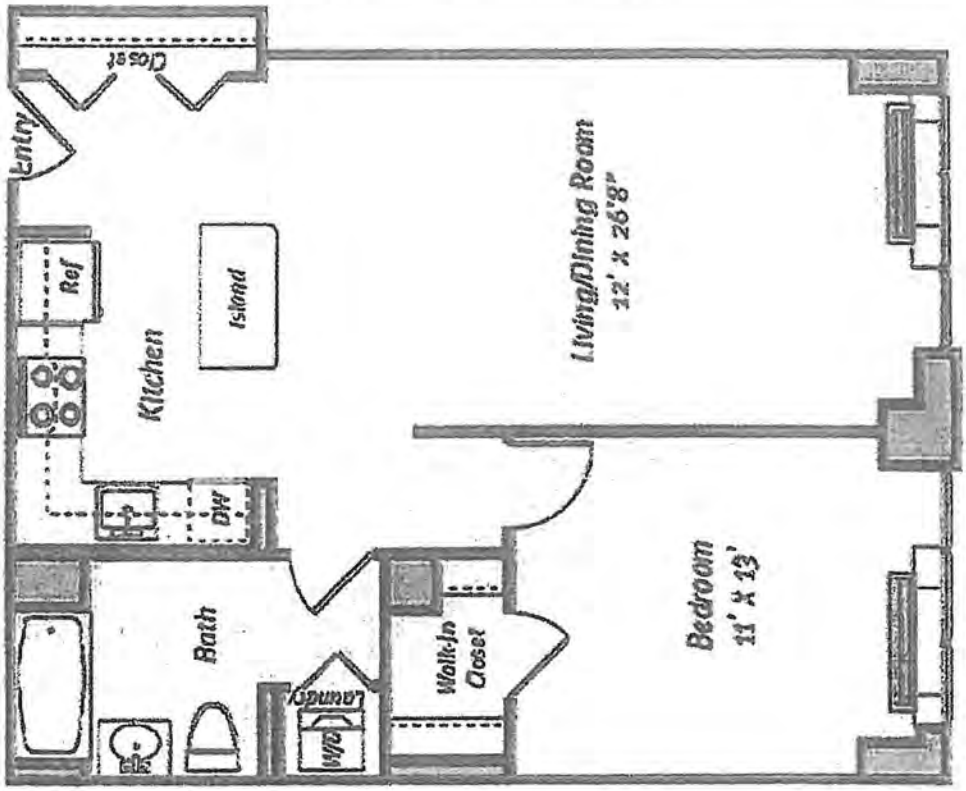
This is a studio apartment for rent in 1 Union Square South. The building has 240 units, 7 stories and was built in 1996. The building features a doorman, concierge elevator, gym and roof deck with BBQ grills. Located between Union Square West and Broadway, it is approximately five blocks away from the subject property. A -15% location adjustment was made for the superior location. No adjustments were made for time, size, zoning or other factors.



Schedule F: Comparable Apartment Rents

4. 11 East 1st Street #A2P1

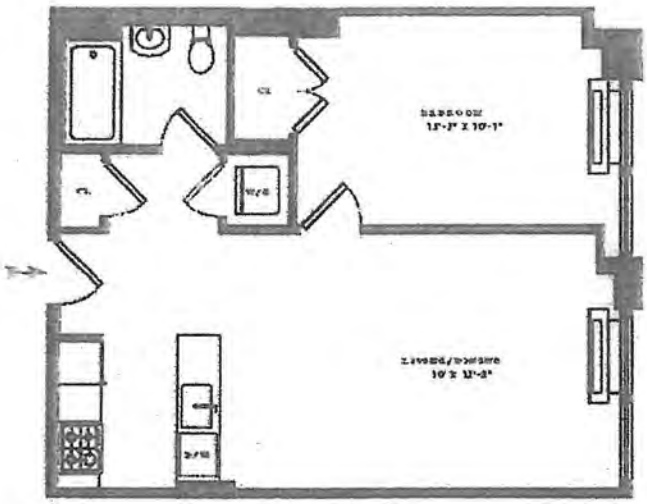
This is a one bedroom/one bathroom apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.



Schedule F: Comparable Apartment Rents

5. 138 East 12th Street #5H

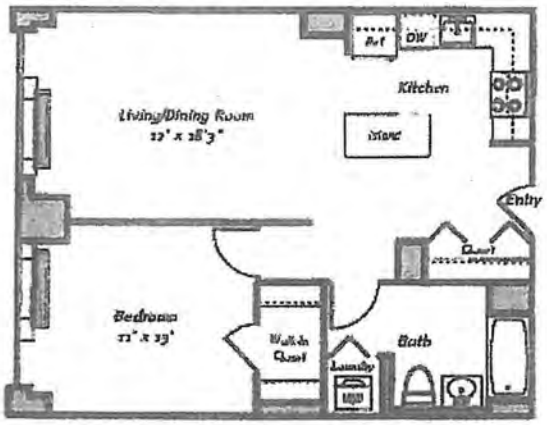
This is a one bedroom/one bathroom apartment for rent in the Nathaniel apartment building. The building has 85 units, 9 stories and was built in 2014. The building features a doorman, elevator, gym and roof deck with pool. Located between Third and Fourth Avenues, it is approximately four blocks away from the subject property. No adjustments were made for time, location, size, zoning or other factors.



Schedule F: Comparable Apartment Rents

6. 22 East 1st Street #215

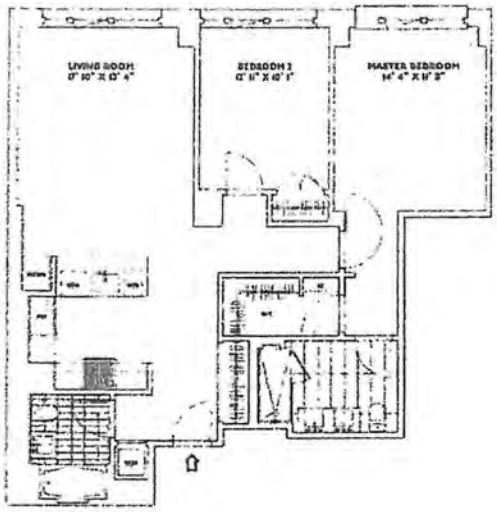
This is a one bedroom/one bathroom apartment for rent in the Avalon Bowery Place 2 apartment building. The building has 54 units, 6 stories and was built in 2003. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.



Schedule F: Comparable Apartment Rents

7. 211 East 13th Street #5C

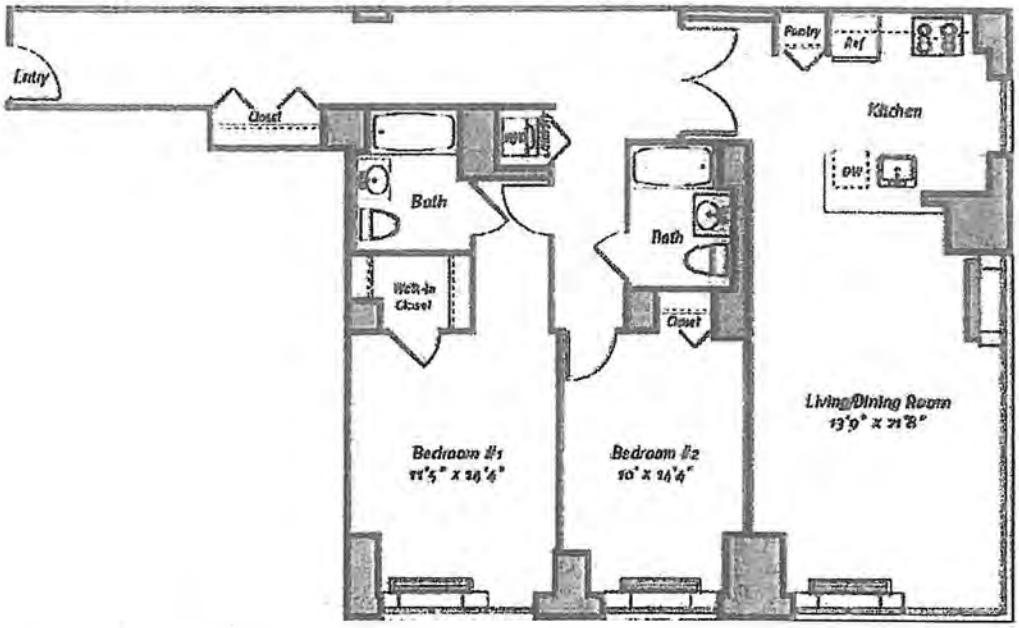
This is a two bedroom/two bathroom apartment for rent in the Jefferson apartment building. The building has 83 units, 8 stories and was built in 2013. The building features a doorman, elevator, gym and roof deck with pool. Located between Third and Fourth Avenues, it is approximately three blocks away from the subject property. No adjustments were made for time, location, size, zoning or other factors.



Schedule F: Comparable Apartment Rents

8. 11 East 1st Street #B81

This is a two bedroom/two bathroom apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.



Schedule F: Comparable Apartment Rents

9. 11 East 1st Street #B91

This is a two bedroom/two bathroom apartment for rent in the Avalon Bowery Place apartment building. The building has 206 units, 9 stories and was built in 2005. The building features a doorman, elevator and a gym. Located between Bowery and 2nd Avenue, it is approximately 0.8 of a mile away from the subject property. No adjustments were made for time, location, size, zoning or other factors.

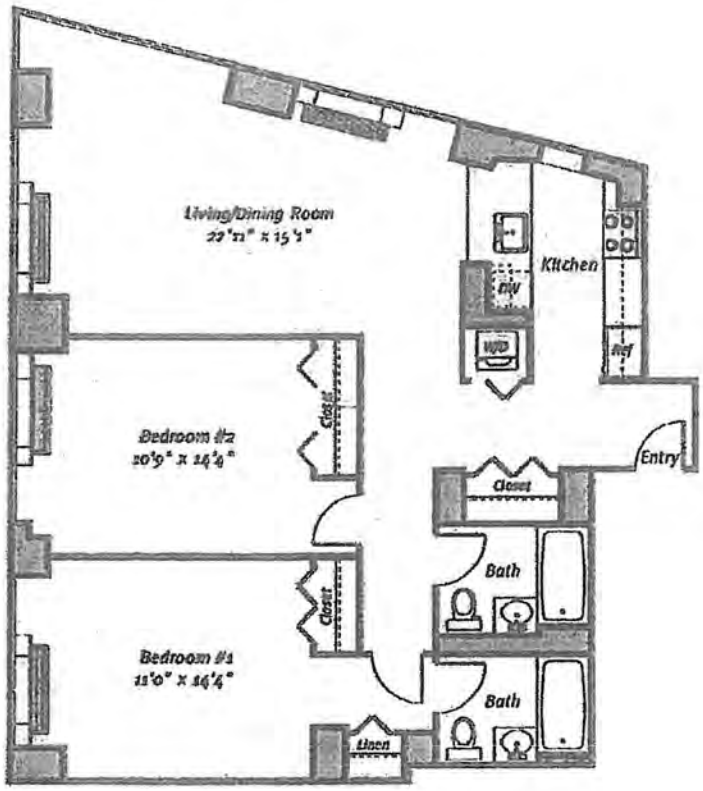


EXHIBIT A: CONSTRUCTION COST ESTIMATES

| | | | | | | |
|---|---|---|---|---|---|---|
| | | Building Gross Area: | | | 134,686 sf | |
| | | # of Apts. | | | 114 ea | |
| Section | Trade | | Amount | | Unit Cost | Remarks |
| 01000 | Site Survey | NIC | | NIC | | |
| 01005 | Test Borings | NIC | | NIC | | |
| 01900 | Abatement | NIC | | NIC | | |
| 02060 | Demolition | NIC | | NIC | | |
| 02090 | Site Preparation | $ | 61,610 | $ | 0.46 | |
| 02300 | Earthwork & SOE | $ | 6,098,385 | $ | 45.28 | |
| 02301 | Dewatering | $ | 468,600 | $ | 3.48 | |
| 02302 | Soil Disposal | $ | 968,990 | $ | 7.19 | |
| 02500 | Site Improvements | $ | 973,108 | $ | 7.23 | |
| 02720 | Utilities | $ | 185,000 | $ | 1.37 | |
| 03200 | Concrete Foundations | $ | 3,150,221 | $ | 23.39 | |
| 03300 | Concrete | $ | 6,721,060 | $ | 49.90 | |
| 04200 | Masonry | $ | 2,283,813 | $ | 16.96 | |
| 05500 | Miscellaneous Iron | $ | 658,798 | $ | 4.89 | |
| 05720 | Decorative Railings | $ | 297,350 | $ | 2.21 | |
| 06200 | Millwork | $ | 167,893 | $ | 1.25 | |
| 07140 | Waterproofing | $ | 278,325 | $ | 2.07 | |
| 07500 | Roofing & Pavers | $ | 652,621 | $ | 4.85 | |
| 07900 | Caulking & Sealant | $ | 276,599 | $ | 2.05 | |
| 08110 | Hollow Metal, Hardware & Wood Doors | $ | 456,061 | $ | 3.39 | |
| 08330 | Overhead Doors | NIC | | NIC | | |
| 08410 | Canopy | $ | 110,000 | $ | 0.82 | |
| 08520 | Storefronts, Windows & Metal Panels | $ | 2,368,760 | $ | 17.59 | |
| 08800 | Glass & Glazing | $ | 26,700 | $ | 0.20 | |
| 09001 | Special Finishes | $ | 579,200 | $ | 4.30 | |
| 09250 | Gypsum Drywall | $ | 2,429,437 | $ | 18.04 | |
| 09300 | Ceramic Tile | $ | 801,506 | $ | 5.95 | |
| 09550 | Wood Flooring | $ | 469,544 | $ | 3.49 | |
| 09650 | Resilient Flooring | $ | 10,000 | $ | 0.07 | |
| 09680 | Carpeting | $ | 36,458 | $ | 0.27 | |
| 09900 | Painting | $ | 407,000 | $ | 3.02 | |
| 09950 | Wall Covering | NIC | | NIC | | |
| 10425 | Graphics | $ | 20,000 | $ | 0.15 | |
| 10800 | Bath & Toilet Accessory | $ | 217,559 | $ | 1.62 | |
| 11170 | Compactor | $ | 30,000 | $ | 0.22 | |
| 11180 | Rubbish Chute | $ | 37,500 | $ | 0.28 | |
| 11450 | Kitchen Appliance | $ | 535,800 | $ | 3.98 | |
| 11460 | Kitchen Cabinets & Vanities | $ | 460,650 | $ | 3.42 | |
| 12500 | Window Treatments | NIC | | NIC | | |
| 14210 | Elevators | $ | 780,000 | $ | 5.79 | |
| 14610 | Hoist & Bridge | $ | 514,500 | $ | 3.82 | |
| 15200 | Plumbing | $ | 2,538,788 | $ | 18.85 | |
| 15300 | Fire Protection | $ | 669,732 | $ | 4.97 | |
| 15800 | HVAC | $ | 1,820,000 | $ | 13.51 | |
| 16100 | Electrical Systems | $ | 3,050,380 | $ | 22.65 | |
| | Sub-Total | $ | 41,611,948 | $ | 308.96 | |
| 17000 | General Conditions | $ | 2,912,836 | $ | 21.63 | |
| | Sub-Total | $ | 44,524,784 | $ | 330.58 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 01000 | Site Survey | | | | | |
| | | NIC | NIC | | NIC | |
| | Site Survey | | | | | NIC |
| 01005 | Test Borings | | | | | |
| | | NIC | NIC | | NIC | |
| | Test Borings | | | | | NIC |
| 01900 | Abatement | | | | | |
| | | Asbestos, Lead Paint and Oil Tank/Soil | NIC | | NIC | |
| | Abatement | | | | | NIC |
| 02060 | Demolition | | | | | |
| | | Demolition | NIC | | NIC | |
| | Demolition | | | | | NIC |
| 02090 | Site Preparation | | | | | |
| | | Construction Fence/Perimeter Protection | 313 LF | $ 50.00 /LF | $ 15,650 | |
| | | **Soil Erosion and Sediment Control:** | | | | |
| | | Wheel Tracking Pad-6" min. crushed stone | 1,250 SF | $ 15.00 /SF | $ 18,750 | |
| | | Silt Fence | 646 LS | $ 10.00 /LS | $ 6,460 | |
| | | Haybale Protection | 1 LS | $ 2,500.00 /LS | $ 2,500 | |
| | | Filter Fabric Barrier @ Soil Stockpile | 1 LS | $ 1,000.00 /LS | $ 1,000 | |
| | | Filter Fabric Protection Cover @ Catch Basin | 1 LS | $ 1,000.00 /LS | $ 1,000 | |
| | | Synthetic Filter Fabric-under tracking crushed stone | 1,250 SF | $ 1.00 /SF | $ 1,250 | |
| | | Misc. Preparation | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | Site Preparation | | | | | $ 61,610 |
| 02300 | Earthwork & SOE | | | | | |
| | | Seacant Piles Wall | 1 LS | $ 5,430,031.00 /LS | $ 5,430,031 | |
| | | General Excavation | 1 LS | $ 552,469.00 /LS | $ 552,469 | |
| | | General Backfill | 1 LS | $ 12,500.00 /LS | $ 12,500 | |
| | | Over Excavation of Organic Material | 1 LS | $ 36,685.00 /LS | $ 36,685 | |
| | | Backfill of Organics | 1 LS | $ 66,700.00 /LS | $ 66,700 | |
| | | Rock Removal | NIC | | NIC | |
| | Earthwork & SOE | | | | | $ 6,098,385 |
| 02301 | Dewatering | | | | | |
| | | Mobilization, Installation, Demobilization of sub cellar well point system | 1 LS | $152,700.00 /LS | $ 152,700 | |
| | | Wellpoint Installation system with Geotechnical Drill Rig (if required) | 1 LS | $76,800.00 /LS | $ 76,800 | |
| | | Dewatering System Rental (Including compact settling tank) | 7 MONTHS | $8,800.00 /MONTH | $ 61,600 | |
| | | 24/7 Operation of System (labor & maintenance) | NIC | | NIC | |
| | | Service Technician to maintain equipment (Assume Every 250 Hours) | 18 EA | $1,250.00 /EA | $ 22,500 | |
| | | Generator Rental (one operate, does not include fuel) | 7 MONTHS | $9,500.00 /MONTH | $ 66,500 | |
| | | Standby Generator & Double Throw Switch (does not include fuel) | 7 MONTHS | $3,500.00 /MONTH | $ 24,500 | |
| | | Relocation of Header Pipe and Pumps (After Matt Slab is Placed) | 1 LS | $24,500.00 /LS | $ 24,500 | |
| | | Grouting of Wellpoints | 1 LS | $18,500.00 /LS | $ 18,500 | |
| | | Fuel Allowance For Generators | 7 MONTHS | $3,000.00 /MONTH | $ 21,000 | |
| | | Discharge Fee - By Owner | NIC | | NIC | |
| | Dewatering | | | | | $ 468,600 |
| 02302 | Soil Disposal | | | | | |
| | | Total Anticipated Soil Excavation in Yards | 19,110 | | | |
| | | Total Anticipated Soil Excavation in Tons | 26,754 | | | |
| | | Material By Category | | | | |
| | | Clean Fill | NIC | | NIC | |
| | | Category A | 6,689 TONS | $44.00 /TON | $ 294,294 | |
| | | Category B | 20,066 TONS | $32.00 /TON | $ 642,096 | |
| | | Hazard Material | 200 TONS | $163.00 /TON | $ 32,600 | |
| | Soil Disposal | | | | | $ 968,990 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 02500 | Site Improvements | | | | | |
| | | **Sidewalks & Curbs** | | | | |
| | | Removals of Existing Sidewalks and Curbs | 2,730 SF | $ 5.00 /SF | $ 13,650 | |
| | | New Concrete Sidewalk | 2,730 SF | $ 15.00 /SF | $ 40,950 | |
| | | New Concrete Curbs | 273 LF | $ 20.00 /LF | $ 5,460 | |
| | | New Driveway Apron | NIC | | NIC | |
| | | **Paving** | | | | |
| | | 3' Repair at New Curb | 819 SF | $ 20.00 /SF | $ 16,380 | |
| | | **Street Poles** | | | | |
| | | Street Poles | NIC | | NIC | |
| | | **Street Trees (Allowance)** | | | | |
| | | Tree Pits | 4 EA | $ 1,500.00 /EA | $ 6,000 | |
| | | Trees | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | Tree Grates | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | **Cellar Light Court - ELIMINATED** | | | | |
| | | Removable living green wall with decorative wood slatting and integrated irrigation system | NIC | | NIC | |
| | | Drainage mat and slab protection | NIC | | NIC | |
| | | Edge restraints to contain planting bed mix | NIC | | NIC | |
| | | Planting bed mix and mulches | NIC | | NIC | |
| | | Shrub, perennial, groundcover, and bulb plantings | NIC | | NIC | |
| | | Stone set stepping stones | NIC | | NIC | |
| | | Ipe pedestal support deck or Ipe Pedestal decking tiles | NIC | | NIC | |
| | | Irrigation System | NIC | | NIC | |
| | | Lighting Allowance | NIC | | NIC | |
| | | Finishes | NIC | | NIC | |
| | | Wood Awning per Interior Drawings | NIC | | NIC | |
| | | **Ground Floor Plantings** | | | | |
| | | Porcelain Tile or Stone pedestal pavers | 1 LS | $ 32,512.50 /LS | $ 32,513 | |
| | | Wood decking | 1 LS | $ 14,870.75 /LS | $ 14,871 | |
| | | Removable living green wall with decorative wood slatting and integrated irrigation system | 1 LS | $ 20,400.00 /LS | $ 20,400 | |
| | | Cedar fence and gate | 1 LS | $ 3,400.00 /LS | $ 3,400 | |
| | | Decorative raised planters | 1 LS | $ 68,000.00 /LS | $ 68,000 | |
| | | Polypropylene liners for planters if necessary | Inc | | Inc | |
| | | Light weight engineered soils for planters and mulches | 1 LS | $ 17,000.00 /LS | $ 17,000 | |
| | | Shrub, perennial, groundcover, and bulb plantings | 1 LS | $ 42,500.00 /LS | $ 42,500 | |
| | | Artificial lawn area | 1 LS | $ 6,154.00 /LS | $ 6,154 | |
| | | Thermory sub framed deck on pedestals | 1 LS | $ 14,866.50 /LS | $ 14,867 | |
| | | 2 Wood Clad Counters with stone top | 1 LS | $ 7,650.00 /LS | $ 7,650 | |
| | | Double pipe galvanized sheep tank and corrugated metal roof over heac | 1 LS | $ 2,125.00 /LS | $ 2,125 | |
| | | Irrigation system for plantings in planters | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Lighting Allowance | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Finishes | NIC | | NIC | |
| | | Additional Allowance for Area that was formally Celler Light Court | 1,334 SF | $ 50.00 /SF | $ 66,700 | |
| | | **13th Street Façade** | | | | |
| | | Green Wall System Canopy | NIC | | NIC | |
| | | Decorative Wood Panels at Main Entry | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Decorative Vertical Wood Slats at Windows | 7 EA | $ 5,000.00 /EA | $ 35,000 | |
| | | **2nd Floor Terrace** | | | | |
| | | Gravel Pit | 1 LS | $ 13,600.00 /LS | $ 13,600 | |
| | | Decorative raised planters | 1 LS | $ 25,500.00 /LS | $ 25,500 | |
| | | Light weight engineered soils for planters and mulches | 1 LS | $ 14,875.00 /LS | $ 14,875 | |
| | | Marine Ply Border or Tournesol GRT482408 or similar | 1 LS | $ 14,450.00 /LS | $ 14,450 | |
| | | Tree, shrub, perennial, groundcover, and bulb plantings | 1 LS | $ 38,250.00 /LS | $ 38,250 | |
| | | Irrigation system for plantings in planters | 1 LS | $ 9,000.00 /LS | $ 9,000 | |
| | | Lighting Allowance | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Finishes | NIC | | NIC | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | **7th/8th Floor Private Terraces** | | | | |
| | | Plantings | NIC | | NIC | |
| | | Finishes | NIC | | NIC | |
| | | Lighting | NIC | | NIC | |
| | | Irrigation System | NIC | | NIC | |
| | | **Main Roof** | | | | |
| | | Outdoor kitchen and bar | 1 LS | $ 34,000.00 /LS | $ 34,000 | |
| | | Aluminum and Ipe Pergola with built in bench | 1 LS | $ 42,500.00 /LS | $ 42,500 | |
| | | Meadow Planter with Ipe bench surrounc | 1 LS | $ 12,750.00 /LS | $ 12,750 | |
| | | Porcelain tile or stone pedestal pavers | 1 LS | $ 36,656.25 /LS | $ 36,656 | |
| | | Porcelain tile sand set | 1 LS | $ 5,015.00 /LS | $ 5,015 | |
| | | Outdoor Shower | 1 LS | $ 5,950.00 /LS | $ 5,950 | |
| | | Decorative raised wood planters | 1 LS | $ 49,300.00 /LS | $ 49,300 | |
| | | Decorative metal raised planters | 1 LS | $ 51,000.00 /LS | $ 51,000 | |
| | | Polypropylene liners for planters if necessary | Inc | | Inc | |
| | | Light weight engineered soils for planters and mulches | 1 LS | $ 28,687.50 /LS | $ 28,688 | |
| | | Trees, shrub, perennial, groundcover, and bulb plantings | 1 LS | $ 56,100.00 /LS | $ 56,100 | |
| | | Artificial lawn area | 1 LS | $ 3,060.00 /LS | $ 3,060 | |
| | | Thermory wood deck | 1 LS | $ 23,795.75 /LS | $ 23,796 | |
| | | Irrigation system for plantings in planters | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | | Finishes | NIC | | NIC | |
| | | Lighting | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | **Site Improvements** | | | | | $ 973,108 |
| **02720** | **Utilities** | | | | | |
| | | New Storm/Sanitary Service | 2 LS | $ 40,000.00 /LS | $ 80,000 | |
| | | New Water Service | 1 LS | $ 35,000.00 /LS | $ 35,000 | |
| | | New Fire Service | 1 LS | $ 35,000.00 /LS | $ 35,000 | |
| | | New Fire Hydraunts | NIC | | NIC | |
| | | New Gas Service - By Utility Company | NIC | | NIC | |
| | | New Electrical Service - Conduit Only to Property Line - Service by Utility Compan | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | | Electrical Vault Allowance | NIC | | NIC | |
| | | New Tele/Data/CCTV Service - Conduit Only to Property Line - Service by Utility Compan | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | **Utilities** | | | | | $ 185,000 |
| **03200** | **Concrete Foundations** | | | | | |
| | | Excavation and Removals at Elevator Pits | 2 EA | $ 30,000.00 /EA | $ 60,000 | |
| | | Crushed Stone | 25,950 SF | $ 1.50 /SF | $ 38,925 | |
| | | Matt Slab | 3,460 CY | $ 750.00 /CY | $ 2,595,000 | |
| | | Foundation Walls | 417 CY | $ 800.00 /CY | $ 333,926 | |
| | | Elevator Pits & Walls | 40 CY | $ 800.00 /CY | $ 32,370 | |
| | | Concrete Pad for Hoist | 1 LS | $ 20,000.00 /LS | $ 20,000 | |
| | | Mechanical Pads | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | | Vapor Barrier at Slab | NIC | | NIC | |
| | | Vapor Barrier at Walls | NIC | | NIC | |
| | | Slab at House Traps | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Detention Tank | 1 EA | $ 50,000.00 /EA | $ 50,000 | |
| | **Concrete Foundations** | | | | | $ 3,150,221 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 03300 | Concrete | | | | | |
| | | **Reinforced Concrete Arches w/Concrete Stairs, Landings, etc** | | | | |
| | | 1st Floor | 22,311 SF | | | |
| | | 2nd Floor | 18,205 SF | | | |
| | | 3rd Floor | 14,445 SF | | | |
| | | 4th Floor | 14,405 SF | | | |
| | | 5th Floor | 14,405 SF | | | |
| | | 6th Floor | 14,405 SF | | | |
| | | 7th Floor | 14,285 SF | | | |
| | | 8th Floor/14th St Roof | 13,355 SF | | | |
| | | 13th St Roof/14th St BH | 7,740 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 134,686 SF | $ 45.00 /SF | $ 6,060,870 | |
| | | Lenton Terminators at 1st Floor | 10 ALLOW | $ 5,000.00 /ALLOW | $ 50,000 | |
| | | Stair from Cellar to 1st Floor | 1 EA | $ 7,500.00 /EA | $ 7,500 | |
| | | Drop Beams at Typical Floors | 2,480 LF | $ 50.00 /LF | $ 124,000 | |
| | | Allowance for Thermal Break at Balconies | 12 EA | $ 1,000.00 /EA | $ 12,000 | |
| | | Perimeter Cable w/OSHA Orange Netting (Including Maintenance) | 6,444 LF | $ 20.00 /LF | $ 128,880 | |
| | | Outriggers | 1 LS | $ 100,000.00 /LS | $ 100,000 | |
| | | Cocoon System | NIC | | NIC | |
| | | Winter Heat Allowance (Concrete and Masonry) | 1 ALLOW | $ 200,000.00 /ALLOW | $ 200,000 | |
| | | Flash Patch Floors to Receive Wood Floor | 75,619 SF | $ 0.50 /SF | $ 37,810 | |
| | Concrete | | | | | $ 6,721,060 |
| 04200 | Masonry | | | | | |
| | | Interior CMU Walls | | | | |
| | | - Cellar | 16,900 SF | | | |
| | | - House Traps | 320 SF | | | |
| | | - 1st Floor | 3,200 SF | | | |
| | | - 2nd thru 7th Floor | 1,800 SF | | | |
| | | - 8th Floor (13th Street) | 300 SF | | | |
| | | - Main Roof (14th Street) | 720 SF | | | |
| | | - Main Roof (13th Street) | 540 SF | | | |
| | | Total | 23,780 SF | $ 16.00 /SF | $ 380,480 | |
| | | Brick Veneer w/CMU Backup, Insulation & Waterproofing | | | | |
| | | - Cellar | 210 SF | | | |
| | | - 1st Floor | 4,800 SF | | | |
| | | - 2nd Floor | 200 SF | | | |
| | | - 3rd thru 6th Floor | 1,600 SF | | | |
| | | - 7th Floor | 500 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 350 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 1,800 SF | | | |
| | | - 13th Street Bulkhead | 400 SF | | | |
| | | Total | 9,860 SF | $ 51.50 /SF | $ 507,790 | |
| | | Brick Veneer w/Insulation & Waterproofing over Structural Stud Wall | | | | |
| | | - 2nd Floor | 2,250 SF | | | |
| | | - 3rd thru 6th Floor | 6,600 SF | | | |
| | | - 7th Floor | 1,400 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 1,300 SF | | | |
| | | Total | 11,550 SF | $ 35.50 /SF | $ 410,025 | |
| | | Brick Veneer w/Insulation & Waterproofing over Reinforced Concrete Shearwalls | | | | |
| | | - 1st Floor | 420 SF | | | |
| | | - 3rd thru 6th Floor | 1680 SF | | | |
| | | - 7th Floor | 500 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 800 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 450 SF | | | |
| | | - 13th Street Bulkhead | 250 SF | | | |
| | | Total | 4,100 SF | $ 35.50 /SF | $ 145,550 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | CMU Party Walls | | | | |
| | | - 1st Floor | 4,000 SF | | | |
| | | Total | 4,000 SF | $ 16.00 /SF | $ 64,000 | |
| | | Stucco (Drawing Shows EIFS - Is This OK?) w/CMU Backup | | | | |
| | | - 1st Floor | 1,920 SF | | | |
| | | - 2nd Floor | 800 SF | | | |
| | | - 3rd thru 6th Floor | 4,800 SF | | | |
| | | - 7th Floor | 900 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 350 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 150 SF | | | |
| | | Total | 8,920 SF | $ 30.00 /SF | $ 267,600 | |
| | | Stucco over Reinforced Concrete Shear Wall (Drawing Shows EIFS - Is This OK?) | | | | |
| | | - 1st Floor | 1,920 SF | | | |
| | | - 2nd Floor | 1,400 SF | | | |
| | | - 3rd thru 6th Floor | 4,400 SF | | | |
| | | - 7th Floor | 1,100 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 1,100 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 500 SF | | | |
| | | - 13th Street Bulkhead | 150 SF | | | |
| | | Total | 10,570 SF | $ 12.00 /SF | $ 126,840 | |
| | | CMU Back-up at Green Wall | | | | |
| | | - Cellar | 700 SF | | | |
| | | - 1st Floor | 400 SF | | | |
| | | Total | 1,100 SF | $ 16.00 /SF | $ 17,600 | |
| | | Brick Parapet w/Brick, CMU, Brick | | | | |
| | | - 1st Floor | 595 SF | | | |
| | | - 13th Street Main Roof | 1,141 SF | | | |
| | | Total | 1,736 SF | $ 50.00 /SF | $ 86,800 | |
| | | Brick Parapet w/Brick, CMU, Stucco | | | | |
| | | - 2nd Floor | 1,120 SF | | | |
| | | - Main Roof 14th Street | 1,200 SF | | | |
| | | - 14th Street Bulkhead | 296 SF | | | |
| | | - 13th Street Bulkhead | 460 SF | | | |
| | | Total | 3,076 SF | $ 40.00 /SF | $ 123,040 | |
| | | Precast Parapet Copings | | | | |
| | | - 1st Floor | 170 LF | | | |
| | | - 2nd Floor | 280 LF | | | |
| | | - 7th Floor | 190 LF | | | |
| | | - Main Roof 14th Street | 300 LF | | | |
| | | - 14th Street Bulkhead | 74 LF | | | |
| | | - 13th Street Main Roof | 326 LF | | | |
| | | - 13th Street Bulkhead | 115 LF | | | |
| | | Total | 1,455 LF | $ 50.00 /LF | $ 72,750 | |
| | | Granite Base at 1st Floor w/CMU Backup & Waterproofing | 542 SF | $ 150.00 /SF | $ 81,338 | |
| | Masonry | | | | | $ 2,283,813 |
| 05500 | Miscellaneous Iron | | | | | |
| | | Vertical Steel Ladders - elevator pit | 4 EA | $ 5,000.00 /EA | $ 20,000 | |
| | | House Trap Pit Frames & Covers (Including Sump Pits) | 4 EA | $ 3,500.00 /EA | $ 14,000 | |
| | | Smoke Hole Gratings | 4 EA | $ 1,500.00 /EA | $ 6,000 | |
| | | Elevator Divider Beams | 35 EA | $ 1,250.00 /EA | $ 43,750 | |
| | | Seismic Clips | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Lifting Hooks | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Mechanical Dunnage (Rooftop Units, Water Towers, etc.) | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | | Mechanical Dunnage (Future Cooling Towers) | NIC | | NIC | |
| | | Steel Angle Corner Guards | NIC | | NIC | |
| | | Steel Channel Overhead Door Support | NIC | | NIC | |
| | | Loose Steel Lintels | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Galvanized Brick Relieving Angles | 4,500 LF | $ 40.00 /LF | $ 180,000 | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | Terrace Divider Boots | 1 LS | $ | 10,000.00 | /ALLOW | $ 10,000 | |
| | | Pipe Railings - 1-1/2" Single Line Wall Mounted-Stairs - Tower | 722 LF | $ | 125.00 | /LF | $ 90,288 | |
| | | Pipe Railings - 1-1/2" Free Standing Stair Rails - Tower | 722 LF | $ | 200.00 | /LF | $ 144,460 | |
| | | Misc. Pipe Railings | 1 LS | $ | 10,000.00 | /LS | $ 10,000 | |
| | | Trench Drain Grating | NIC | | | | NIC | |
| | | Bollards | 1 LS | $ | 5,000.00 | /LS | $ 5,000 | |
| | | Exterior Ladder w/Cage at 1st to 2nd Floor Roof | 1 EA | $ | 7,500.00 | /EA | $ 7,500 | |
| | | Fencing w/Gates at 13th Street Main Roof | 52 LF | $ | 150.00 | /LF | $ 7,800 | |
| | | Exterior Star at Basement to 1st Floor Courtyard | 1 EA | $ | 10,000.00 | /EA | $ 10,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Main Roof to Bulkhead (14th Street) | 1 EA | $ | 15,000.00 | /EA | $ 15,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Main Roof to Bulkhead (13th Street) | 1 EA | $ | 10,000.00 | /EA | $ 10,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Bulkhead to EMR (13th Street) | 1 EA | $ | 5,000.00 | /EA | $ 5,000 | |
| | | Miscellaneous Metals | 1 ALLOW | $ | 25,000.00 | /ALLOW | $ 25,000 | |
| | Miscellaneous Iron | | | | | | | $ 658,798 |
| 05720 | Decorative Railings | | | | | | | |
| | | Terrace Dividers | 59 LF | $ | 400.00 | /LF | $ 23,600 | |
| | | Balcony Railings (Fly by Slab Edge) | NIC | | | | NIC | |
| | | Interior Decorative Railings at Basement to 1st Floor | 20 LF | $ | 500.00 | /LF | $ 10,000 | |
| | | Interior Decorative Glass Balcony Railing at 1st Floor | NIC | | | | NIC | |
| | | Exterior Picket Glass Railings at Basement to 1st Floor Courtyard | NIC | | | | NIC | |
| | | Exterior Picket Glass Railings at 1st Floor Courtyard | NIC | | | | NIC | |
| | | Picket Fence at 1st Floor Mechanical Room | 25 LF | $ | 250.00 | /LF | $ 6,250 | |
| | | 7th Floor Railings | 190 LF | $ | 250.00 | /LF | $ 47,500 | |
| | | Railings at Main Roofs | 800 LF | $ | 250.00 | /LF | $ 200,000 | |
| | | Misc. Railings | 1 LS | $ | 10,000.00 | /LS | $ 10,000 | |
| | Decorative Railings | | | | | | | $ 297,350 |
| 06200 | Millwork | | | | | | | |
| | | 12" Wood Shelving | | | | | | |
| | | Coat Closet/WIC - (1) 12" Shelf w/Rod | 5,986 LF | $ | 7.00 | /LF | $ 41,902 | |
| | | Linen Closet - (5) 12" Shelves per Closet | 1,065 LF | $ | 5.00 | /LF | $ 5,325 | |
| | | 12" Wire Shelving | | | | | | |
| | | Coat Closet/WIC - (1) 12" Shelf w/Rod | NIC | | | | NIC | |
| | | Linen Closet - (5) 12" Shelves per Closet | NIC | | | | NIC | |
| | | 4" Wood Base | | | | | | |
| | | Apartments | 21,000 LF | $ | 3.00 | /LF | $ 63,000 | |
| | | Corridors | 3,262 LF | $ | 3.00 | /LF | $ 9,786 | |
| | | Window Sills & Aprons | 2,024 LF | $ | 4.00 | /LF | $ 8,096 | |
| | | Bifold Subframing | 429 LF | $ | 2.00 | /LF | $ 858 | |
| | | Window Subsills | 2,024 LF | $ | 10.00 | /LF | $ 20,240 | |
| | | Misc. | 1 LS | $ | 5,000.00 | /LS | $ 5,000 | |
| | | Tax | | | | | $ 13,686 | |
| | Millwork | | | | | | | $ 167,893 |
| 07140 | Waterproofing | | | | | | | |
| | | Hydrolithic Waterproofing - Elevator Pit Floors | 400 SF | $ | 7.50 | /SF | $ 3,000 | |
| | | Hydrolithic Waterproofing - Elevator Pit Walls | 960 SF | $ | 7.50 | /SF | $ 7,200 | |
| | | Waterproofing at Foundation Floors - Per Phase 2 | 25,950 SF | $ | 7.50 | /SF | $ 194,625 | |
| | | Waterproofing at Foundation Walls - Per Phase 2 | 9,800 SF | $ | 7.50 | /SF | $ 73,500 | |
| | | Traffic Coating | NIC | | | | NIC | |
| | | Traffic Sealer | NIC | | | | NIC | |
| | | Balcony Coating | NIC | | | | NIC | |
| | | Pedestrian Coating | NIC | | | | NIC | |
| | Waterproofing | | | | | | | $ 278,325 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 07500 | Roofing & Pavers | | | | | |
| | | **IRMA Roofing** | | | | |
| | | 1st Floor | 4,092 SF | | | |
| | | 2nd Floor | 3,760 SF | | | |
| | | 7th Floor | 2,020 SF | | | |
| | | 8th Floor/14th St Roof | 5,615 SF | | | |
| | | 13th St Roof/14th St BH | 6,890 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 23,507 SF | $ 20.00 /SF | $ 470,140 | |
| | | **Concrete Pavers (2' x 2' w/Insulation Blocks)** | | | | |
| | | 2nd Floor (Private Terrace) | 950 SF | | | |
| | | 7th Floor | 2,020 SF | | | |
| | | Total | 2,970 SF | $ 25.00 /SF | $ 74,250 | |
| | | **Ballast** | | | | |
| | | 8th Floor/14th St Roof | 5,615 SF | | | |
| | | 13th St Roof/14th St BH | 2,190 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 8,935 SF | $ 5.00 /SF | $ 44,675 | |
| | | Drainage mat and slab protection @ 1st Floor & 2nd Floor Pavers | 7,852 SF | $ 3.00 /SF | $ 23,556 | |
| | | Roofing at Canopy | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Leaders, Gutters, Splash Blocks, etc. at Bulkheads | 2 EA | $ 5,000.00 /EA | $ 10,000 | |
| | | Misc. Roofing | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | **Roofing & Pavers** | | | | | $ 652,621 |
| 07900 | Caulking & Sealant | | | | | |
| | | Exterior/Interior Caulking | 75,533 SF | $ 3.00 /SF | $ 226,599 | |
| | | Fire Caulking/Firestopping | 1 ALLOW | $ 50,000.00 /ALLOW | $ 50,000 | |
| | **Caulking & Sealant** | | | | | $ 276,599 |
| 08110 | Hollow Metal, Hardware & Wood Doors | | | | | |
| | | Wood Doors | | | | |
| | | Paint Grade Solid Core | 638 EA | $ 125.00 /EA | $ 79,750 | |
| | | Paint Grade Bifold | 143 EA | $ 100.00 /EA | $ 14,300 | |
| | | Pocket | 0 EA | $ 150.00 /EA | $ - | |
| | | HM Doors and Frames: | | | | |
| | | # of Apartment Entry D&F | 114 EA | $ 500.00 /EA | $ 57,000 | |
| | | # of Single BOH (Interior) D&F | 50 EA | $ 250.00 /EA | $ 12,500 | |
| | | # of Double BOH (Interior) D&F | 10 EA | $ 450.00 /EA | $ 4,500 | |
| | | # of Single (Fire Stair) D&F | 60 EA | $ 300.00 /EA | $ 18,000 | |
| | | # of Single (Fire Smoke) D&F | 0 EA | $ 400.00 /EA | $ - | |
| | | # of Double (Fire Smoke) D&F | 0 EA | $ 600.00 /EA | $ - | |
| | | # of Single BOH (Exterior) D&F | 10 EA | $ 400.00 /EA | $ 4,000 | |
| | | # of Double BOH (Exterior) D&F | 4 EA | $ 600.00 /EA | $ 2,400 | |
| | | # of Misc. D&F | 20 EA | $ 200.00 /EA | $ 4,000 | |
| | | HM Frames Only: | | | | |
| | | Bedrooms | 111 EA | $ 75.00 /EA | $ 8,325 | |
| | | Bathroom | 138 EA | $ 75.00 /EA | $ 10,350 | |
| | | Closets & Washer/Dryer | 362 EA | $ 75.00 /EA | $ 27,150 | |
| | | Pocket | 0 EA | $ 100.00 /EA | $ - | |
| | | Hardware | | | | |
| | | Finish Hardware Allowance (per Apartment) | 114 UNITS | $ 1,500.00 /UNIT | $ 171,000 | |
| | | Sound Gasketing Material for Apartment Entrances | 114 EA | $ 40.00 /EA | $ 4,560 | |
| | | Weatherstripping Material for Exterior Doors | 14 EA | $ 75.00 /EA | $ 1,050 | |
| | | Tax | | | $ 37,176 | |
| | **Hollow Metal, Hardware & Wood Doors** | | | | | $ 456,061 |
| 08330 | Overhead Doors | | | | | |
| | | Garage Overhead Doors | NIC | | NIC | |
| | **Overhead Doors** | | | | | NIC |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 08410 | Canopy | | | | | |
| | | Canopy at 13th Street | 1 ALLOW | $ 75,000.00 /ALLOW | $ 75,000 | |
| | | Canopy at 14th Street | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | Canopy | | | | | $ 110,000 |
| 08520 | Storefronts, Windows & Metal Panels | | | | | |
| | | **Storefronts** | | | | |
| | | Aluminum Storefront | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 4,000 SF | $ 85.00 /SF | $ 340,000 | |
| | | Single Aluminum & Glass Storefront Doors | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 11 EA | $ 3,000.00 /EA | $ 33,000 | |
| | | Double Aluminum & Glass Storefront Doors | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 1 PRS | $ 5,000.00 /PR | $ 5,000 | |
| | | Revolving Door at Main Entry | 1 EA | $ 50,000.00 /EA | $ 50,000 | |
| | | Automatic Door Closer at Entry | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | **Window Wall w/Slab Covers, Metal Panels, etc.** | | | | |
| | | 1st Floor | 527 SF | $ 80.00 /SF | $ 42,160 | |
| | | 2nd Floor | 3,100 SF | $ 80.00 /SF | $ 248,000 | |
| | | 3rd thru 6th Floor | 13,600 SF | $ 80.00 /SF | $ 1,088,000 | |
| | | 7th Floor | 4,000 SF | $ 80.00 /SF | $ 320,000 | |
| | | 8th Floor/Main Roof 14th Street | 2,400 SF | $ 80.00 /SF | $ 192,000 | |
| | | 14th Street Bulkhead/13th Street Main Roof | 70 SF | $ 80.00 /SF | $ 5,600 | |
| | | **Interiors** | | | | |
| | | Allowance for Interior Glass @ Amenity Spaces (Not Defined with New Layout | 1 ALLOW | $ 15,000.00 /ALLOW | $ 15,000 | |
| | | Single Aluminum & Glass Storefront Doors and Sidelites at Basement | NIC | | NIC | |
| | | Aluminum & Glass Wall w/Single Door at Lobby/Private Dining | NIC | | NIC | |
| | | Aluminum & Glass Wall Private Dining | NIC | | NIC | |
| | | **Misc.** | | | | |
| | | Vertical Metal Reveal Channel at 14th Street Façade | NIC | | NIC | |
| | | Laminated Glass | NIC | | NIC | |
| | | Louvers | 1 ALLOW | $ 25,000.00 /ALLOW | $ 25,000 | |
| | Storefronts, Windows & Metal Panels | | | | | $ 2,368,760 |
| 08800 | Glass & Glazing | | | | | |
| | | Bathroom Mirrors | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | Shower Doors | 0 EA | $ 1,500.00 /EA | $ - | |
| | | Vision Lite at Stair Doors | 60 EA | $ 100.00 /EA | $ 6,000 | |
| | | Vision Lite at Fire Smoke Doors | 0 EA | $ 100.00 /EA | $ - | |
| | Glass & Glazing | | | | | $ 26,700 |
| 09001 | Special Finishes | | | | | |
| | | Lobby Allowance | 2,285 SF | $ 75.00 /SF | $ 171,375 | |
| | | Concierge Desk Allowance | 1 EA | $ 20,000.00 /EA | $ 20,000 | |
| | | Fireplace at Lobby | 1 EA | $ 20,000.00 /EA | $ 20,000 | |
| | | Pantry at Private Dining at 1st Floor | NIC | | NIC | |
| | | Amenity Allowance | 4,505 SF | $ 65.00 /SF | $ 292,825 | |
| | | Bar & Catering Pantry at Cellar | NIC | | NIC | |
| | | Tenant Storage | NIC | | NIC | |
| | | Bicycle Storage | NIC | | NIC | |
| | | Typical Corridor Allowance | 15 EA | $ 5,000.00 /EA | $ 75,000 | |
| | | Retail Allowance | NIC | | NIC | |
| | Special Finishes | | | | | $ 579,200 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 09250 | Gypsum Drywall | | | | | |
| | | Rough Carpentry | | | | |
| | | Miscellaneous Blocking & Nailers | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | | 3/4" Fire Rated Plywood at IDF Closets | 15 FLRS | $ 600.00 /FL | $ 9,000 | |
| | | Temporary Protection (Elevator Fronts) | 35 EA | $ 750.00 /EA | $ 26,250 | |
| | | Temporary Protection (Penetrations - Allow 200 Locs Per Floor) | 3,600 EA | $ 5.00 /EA | $ 18,000 | |
| | | Installation of Hollow Metal Doors | 282 EA | $ 125.00 /EA | $ 35,250 | |
| | | Installation of Hollow Metal Frames | 879 EA | $ 125.00 /EA | $ 109,875 | |
| | | Install Wood Doors - Paint Grade | 781 EA | $ 100.00 /EA | $ 78,100 | |
| | | Installation of Finish Hardware - # Door Leaves | 1,063 EA | $ 100.00 /EA | $ 106,300 | |
| | | Installation of Kitchen Cabinets - # Units | 114 EA | $ 600.00 /EA | $ 68,400 | |
| | | Installation of Bathroom Vanities | 138 EA | $ 200.00 /EA | $ 27,600 | |
| | | Installation of Sound Gasketing | 114 EA | $ 50.00 /EA | $ 5,700 | |
| | | Installation of Weatherstripping | 14 EA | $ 50.00 /EA | $ 700 | |
| | | Installation of Closet Shelving | 7,051 LF | $ 3.00 /LF | $ 21,153 | |
| | | Installation of Wood Base | 24,262 LF | $ 1.50 /LF | $ 36,393 | |
| | | Installation of Toilet Accessories | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | Installation of Custom Back-lit Medicine Cabinet | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | Installation of Window Sills & Aprons | 2,024 LF | $ 4.00 /LF | $ 8,096 | |
| | | Installation of Bifold Subframing | 429 LF | $ 2.00 /LF | $ 858 | |
| | | Installation of Window Subsills | 2,024 LF | $ 5.00 /LF | $ 10,120 | |
| | | Drywall | | | | |
| | | Demising Partitions | 77,748 SF | $ 5.00 /SF | $ 388,740 | |
| | | Corridor Partitions | 31,165 SF | $ 5.00 /SF | $ 155,827 | |
| | | Interior Partitions | 96,927 SF | $ 4.00 /SF | $ 387,707 | |
| | | Chase Partitions | 26,722 SF | $ 5.50 /SF | $ 146,971 | |
| | | Shaftwall | 14,260 SF | $ 5.50 /SF | $ 78,430 | |
| | | Humitek Wallboard Throughout | NIC | | NIC | |
| | | Lobby | 2,285 SF | $ 15.00 /SF | $ 34,275 | |
| | | Amenity | 4,505 SF | $ 15.00 /SF | $ 67,575 | |
| | | Retail | 16,550 SF | $ 1.50 /SF | $ 24,825 | |
| | | Bulkheads | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | Low Wall at Kitchen Islands | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Ceilings, Fascias & Soffits | | | | |
| | | Sheetrock Ceilings at Apartments | 34,029 SF | $ 5.00 /SF | $ 170,143 | |
| | | Sheetrock Ceilings at Corridors | 5,250 SF | $ 5.00 /SF | $ 26,250 | |
| | | Soffits/Fascia's at Apartments - Standard | 2,280 LF | $ 35.00 /LF | $ 79,800 | |
| | | Fascia at Garage Below Residential Floor | NIC | | NIC | |
| | | 2x4 Ceiling w/Insulation at Garage | NIC | | NIC | |
| | | Misc. 2' x 4' Ceilings at Back-of-House Areas | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Exterior Ceiling at Underside at Lobby | 1 EA | $ 7,500.00 /EA | $ 7,500 | |
| | | Misc. | | | | |
| | | Custom Shelf at Bathroom Wet Wall | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | PTAC/HVAC Enclosures | 226 EA | $ 150.00 /EA | $ 33,900 | |
| | | Structural Stud Wall | 11,550 SF | $ 12.00 /SF | $ 138,600 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | Gypsum Drywall | | | | | $ 2,429,437 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 09300 | Ceramic Tile | | | | | |
| | | Kitchens | | | | |
| | | Flooring | | | | |
| | | Ceramic Tile Kitchen Flooring (thinset) - Material | NIC | | NIC | |
| | | Ceramic Tile Kitchen Flooring (thinset) - Installation | NIC | | NIC | |
| | | Regupol Underlayment at Floors | NIC | | NIC | |
| | | 1/4" Zinc Transition Strip | Inc | | Inc | |
| | | Backsplash | | | | |
| | | Ceramic Tile Backslash Full Height - Material | 5,016 SF | $ 15.00 /SF | $ 75,240 | |
| | | Ceramic Tile Backslash Full Height - Installatoin | 5,016 SF | $ 7.00 /SF | $ 35,112 | |
| | | Countertops | | | | |
| | | Honed Absolute Black Countertops - Material | 4,560 SF | $ 25.00 /SF | $ 114,000 | |
| | | Honed Absolute Black Countertops - Installation | 4,560 SF | $ 30.00 /SF | $ 136,800 | |
| | | Bathrooms | | | | |
| | | Flooring | | | | |
| | | Ceramic Tile Bathroom Flooring (thinset) - Material | 3,450 SF | $ 6.00 /SF | $ 20,700 | |
| | | Ceramic Tile Bathroom Flooring (thinset) - Installation | 3,450 SF | $ 6.50 /SF | $ 22,425 | |
| | | Waterproof Membrane - Laticrete Hydroban | 3,450 SF | $ 6.00 /SF | $ 20,700 | |
| | | Ceramic Tile Base - Material | 2,760 LF | $ 5.00 /LF | $ 13,800 | |
| | | Ceramic Tile Base - Installation | 2,760 LF | $ 3.00 /LF | $ 8,280 | |
| | | Walls | | | | |
| | | Ceramic Tile Wet Wall at Shower (Full Height) - Material | 0 SF | $ 5.00 /SF | $ - | |
| | | Ceramic Tile Wet Wall at Shower (Full Height) - Installation | 0 SF | $ 6.50 /SF | $ - | |
| | | Ceramic Tile Wet Wall at Tubs (Full Height) - Material | 9,108 SF | $ 5.00 /SF | $ 45,540 | |
| | | Ceramic Tile Wet Wall at Tubs (Full Height) - Installation | 9,108 SF | $ 6.50 /SF | $ 59,202 | |
| | | Ceramic Tile Full Height at Wet Wall Only - Material | 5,520 SF | $ 5.00 /SF | $ 27,600 | |
| | | Ceramic Tile Full Height at Wet Wall Only - Installation | 5,520 SF | $ 6.50 /SF | $ 35,880 | |
| | | Ceramic Tile Trim/Bullnose - Material | NIC | | NIC | |
| | | Ceramic Tile Trim/Bullnose - Installation | NIC | | NIC | |
| | | Countertops | | | | |
| | | Carrara Marble Vanity Top (Single) - Materia | 828 SF | $ 35.00 /SF | $ 28,980 | |
| | | Carrara Marble Vanity Top (Single) - Installatior | 828 SF | $ 30.00 /SF | $ 24,840 | |
| | | Carrara Marble Vanity Top (Double) - Materia | 0 SF | $ 35.00 /SF | $ - | |
| | | Carrara Marble Vanity Top (Double) - Installatior | 0 SF | $ 30.00 /SF | $ - | |
| | | W/D Closets | | | | |
| | | Ceramic Tile Washer/Dryer Flooring (thinset) - Material | 1,026 SF | $ 5.00 /SF | $ 5,130 | |
| | | Ceramic Tile Washer/Dryer Flooring (thinset) - Installation | 1,026 SF | $ 6.50 /SF | $ 6,669 | |
| | | Ceramic Tile Base - Material | 1,026 LF | $ 5.00 /LF | $ 5,130 | |
| | | Ceramic Tile Base - Installation | 1,026 LF | $ 3.00 /LF | $ 3,078 | |
| | | 1/4" Zinc Transition Strip | Inc | | Inc | |
| | | Back-of-House: | | | | |
| | | Trash Compactor Room: | | | | |
| | | Ceramic Tile Floors w/Base | 700 SF | $ 15.00 /SF | $ 10,500 | |
| | | Ceramic Tile Wainscot | 180 LF | $ 15.00 /LF | $ 2,700 | |
| | | 1st Floor Service Area | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Wainscot | NIC | | NIC | |
| | | 1st Floor Vestibule off Service Area | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Wainscot | NIC | | NIC | |
| | | Refuse/Recycle Room: | | | | |
| | | Ceramic Tile Floors w/Base | 1,000 SF | $ 10.00 /SF | $ 10,000 | |
| | | Ceramic Tile Wainscot | 2,600 SF | $ 10.00 /SF | $ 26,000 | |
| | | Back-of-House Bathrooms - 2 Fixture | | | | |
| | | Cellar | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | 1st Floor | 1 EA | $ 2,500.00 /EA | $ 2,500 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Retail Bathrooms - 5 Fixture | | | | |
| | | Cellar | 2 EA | $ 6,000.00 /EA | $ 12,000 | |
| | | 1st Floor | 2 EA | $ 6,000.00 /EA | $ 12,000 | |
| | | Locker Room at Cellar | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | Janitor Closet at Cellar | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | Laundry Room | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | 13th Street Elevator Lobby at Roof | | | | |
| | | Ceramic Tile Floors w/Base | 120 SF | $ 15.00 /SF | $ 1,800 | |
| | | Ceramic Tile Base | 50 LF | $ 15.00 /LF | $ 750 | |
| | | Marble Saddles | | | | |
| | | Apartment Entrances | 114 EA | $ 100.00 /EA | $ 11,400 | |
| | | Bathrooms | 138 EA | $ 75.00 /EA | $ 10,350 | |
| | | Trash Rooms | 14 EA | $ 100.00 /EA | $ 1,400 | |
| | | Fire Stairs | 60 EA | $ 100.00 /EA | $ 6,000 | |
| | | Fire Smoke Doors | 0 EA | $ 100.00 /EA | $ - | |
| | **Ceramic Tile** | | | | | **$ 801,506** |
| **09550** | **Wood Flooring** | | | | | |
| | | Wood Flooring (All Rooms Except Bathrooms and Kitchens) | 78,257 SF | $ 6.00 /SF | $ 469,544 | |
| | | Wood reducing strip | Inc | | Inc | |
| | | Protection of Wood Flooring by Flooring Contractor (Includes Paper Covering Only | Inc | | Inc | |
| | **Wood Flooring** | | | | | **$ 469,544** |
| **09650** | **Resilient Flooring** | | | | | |
| | | Misc. Locations | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | **Resilient Flooring** | | | | | **$ 10,000** |
| **09680** | **Carpeting** | | | | | |
| | | Public Corridor Allowance | 729 SY | $ 50.00 /SY | $ 36,458 | |
| | | Public Corridor Carpet Base Allowance | NIC | | NIC | |
| | | Bedroom Allowance | NIC | | NIC | |
| | **Carpeting** | | | | | **$ 36,458** |
| **09900** | **Painting** | | | | | |
| | | Apartments (Walls and Ceilings) | 114 EA | $ 1,500.00 /EA | $ 171,000 | |
| | | Covercoat Ceilings @ Apartments | 114 EA | $ 1,000.00 /EA | $ 114,000 | |
| | | Corridors | 15 EA | $ 5,000.00 /EA | $ 75,000 | |
| | | Stairs | 4 EA | $ 7,500.00 /EA | $ 30,000 | |
| | | MER Rooms/Back of House | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Exterior Railings, Ladders, Etc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Paint Floors at 1st Floor Service Areas, Vestibule) | 1 LS | $ 2,000.00 /LS | $ 2,000 | |
| | | Painting Parking Lines, Arrows, Etc. | NIC | | NIC | |
| | **Painting** | | | | | **$ 407,000** |
| **09950** | **Wall Covering** | | | | | |
| | | Wall Covering Allowance | NIC | | NIC | |
| | **Wall Covering** | | | | | **NIC** |
| **10425** | **Graphics** | | | | | |
| | | Graphics Allowance | 1 ALLOW | $ 20,000.00 /ALLOW | $ 20,000 | |
| | **Graphics** | | | | | **$ 20,000** |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 10800 | Bath & Toilet Accessory | | | | | |
| | | Apartment Bathrooms | | | | |
| | | Toilet Paper Holder - Grohe Ondus 40 377 | 138 EA | $ 200.00 /EA | $ 27,600 | |
| | | Towel Bar - Grohe Ondus 40 381 000 | 138 EA | $ 300.00 /EA | $ 41,400 | |
| | | Robe Hook | 138 EA | $ 50.00 /EA | $ 6,900 | |
| | | Soap Dispenser | NIC | | NIC | |
| | | Shower Curtain Rod | 138 EA | $ 100.00 /EA | $ 13,800 | |
| | | Custom Back-lit Medicine Cabinet | 138 EA | $ 750.00 /EA | $ 103,500 | |
| | | Standard Medicine Cabinet | NIC | | NIC | |
| | | Back-of-House Bathrooms | | | | |
| | | Toilet Partitions | 3 EA | $ 600.00 /EA | $ 1,800 | |
| | | Urinal Screens | 2 EA | $ 150.00 /EA | $ 300 | |
| | | Toilet Paper Dispenser | 7 EA | $ 75.00 /EA | $ 525 | |
| | | Paper Towel Dispenser/Disposal | 7 EA | $ 250.00 /EA | $ 1,750 | |
| | | Soap Dispenser | 9 EA | $ 50.00 /EA | $ 450 | |
| | | Tilted Mirror | 9 EA | $ 150.00 /EA | $ 1,350 | |
| | | Coat Hook | 9 EA | $ 50.00 /EA | $ 450 | |
| | | Tax | | | $ 17,734 | |
| | Bath & Toilet Accessory | | | | | $ 217,559 |
| 11170 | Compactor | | | | | |
| | | Trash Compactor | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | Compactor | | | | | $ 30,000 |
| 11180 | Rubbish Chute | | | | | |
| | | Refuse Chute / 24"diameter - # Floors | 15 EA | $ 2,500.00 /EA | $ 37,500 | |
| | Rubbish Chute | | | | | $ 37,500 |
| 11450 | Kitchen Appliance | | | | | |
| | | Apartment Appliance Allowance | | | | |
| | | Refrigerator - GE GBS20ESHSS | 114 EA | $ 987.00 /EA | $ 112,518 | |
| | | Range - GE JGS650SEFSS | 114 EA | $ 1,034.00 /EA | $ 117,876 | |
| | | Range Cord | 114 EA | $ 25.00 /EA | $ 2,850 | |
| | | Microwave Over Range - GE JNM3161RFSS | 114 EA | $ 217.00 /EA | $ 24,738 | |
| | | Dishwasher - Blomberg DWT54100FBI | 114 EA | $ 467.00 /EA | $ 53,238 | |
| | | Dishwasher Cord | 114 EA | $ 16.00 /EA | $ 1,824 | |
| | | Faber Integrated Collection - AGIO30BK | NIC | | NIC | |
| | | Washer - Bosch WAT28400UC | 114 EA | $ 724.00 /EA | $ 82,536 | |
| | | Condensing Dryer - Bosch WTG86400UC | 114 EA | $ 724.00 /EA | $ 82,536 | |
| | | Stacking Kit - Bosch WTZ20410 | 114 EA | $ 22.00 /EA | $ 2,508 | |
| | | Ice Maker | 114 EA | $ 50.00 /EA | $ 5,700 | |
| | | Garbage Disposal | NIC | | NIC | |
| | | Amenity Appliances | | | | |
| | | Refrigerator | 1 EA | $ 1,500.00 /EA | $ 1,500 | |
| | | Range | 1 EA | $ 1,500.00 /EA | $ 1,500 | |
| | | Range Cord | 1 EA | $ 25.00 /EA | $ 25 | |
| | | Microwave Over Range | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Dishwasher | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Dishwasher Cord | 1 EA | $ 25.00 /EA | $ 25 | |
| | | Ice Maker | 1 EA | $ 750.00 /EA | $ 750 | |
| | | Wine Cooler | 1 EA | $ 1,000.00 /EA | $ 1,000 | |
| | | Private Dining at 1st Floor | | | | |
| | | Refrigerator | NIC | | NIC | |
| | | Microwave | NIC | | NIC | |
| | | Dishwasher | NIC | | NIC | |
| | | Dishwasher Cord | NIC | | NIC | |
| | | Ice Maker | NIC | | NIC | |
| | | Commercial Washer/Dryers | NIC | | NIC | |
| | | Tax | | | $ 43,676 | |
| | Kitchen Appliance | | | | | $ 535,800 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 11460 | Kitchen Cabinets & Vanities | | | | | |
| | | Kitchens | | | | |
| | | - Cabinet Allowance | 114 EA | $ 2,500.00 /EA | $ 285,000 | |
| | | - Open Cabinet Shelving | 114 EA | $ 500.00 /EA | $ 57,000 | |
| | | - "Wing" Panel at "L" Kitchens | NIC | | NIC | |
| | | - Dishwasher Panel | 114 EA | $ 200.00 /EA | $ 22,800 | |
| | | - End Panel at Galley Kitchens | NIC | | NIC | |
| | | - Finished Panel at Low Wall & Side Panel at Galley Kitchens (Facing Living Rooms) | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | - 2nd End Panel at Refrigerators | NIC | | NIC | |
| | | Bathrooms | | | | |
| | | - Single Vanity Allowance | 138 EA | $ 350.00 /EA | $ 48,300 | |
| | | - Double Vanity Allowance | 0 EA | $ 600.00 /EA | $ - | |
| | | Tax | | | $ 37,550 | |
| | Kitchen Cabinets & Vanities | | | | | $ 460,650 |
| 12500 | Window Treatments | | | | | |
| | | Allowance | NIC | | NIC | |
| | Window Treatments | | | | | NIC |
| 14210 | Elevators | | | | | |
| | | Residential Elevators | | | | |
| | | Floors C thru R (1 Elevator) | 10 STOPS | $ 20,000.00 /STOP | $ 200,000 | |
| | | Floors C thru 8 (1 Elevator) | 9 STOPS | $ 20,000.00 /STOP | $ 180,000 | |
| | | Floors C thru 7 (2 Elevator) | 16 STOPS | $ 20,000.00 /STOP | $ 320,000 | |
| | | Cab Allowance | 4 ALLOW | $ 20,000.00 /ALLOW | $ 80,000 | |
| | | Entrances (Single Speed Baked Enamel at Typ Floors) | Inc | | Inc | |
| | | Entrances (Stainless Steel at Lobby) | Inc | | Inc | |
| | | Retail Elevators | | | | |
| | | Floors C thru 1 | NIC | | NIC | |
| | | Cab Allowance | NIC | | NIC | |
| | | Entrances (Single Speed Baked Enamel at Typ Floors) | NIC | | NIC | |
| | | Entrances (Stainless Steel at Lobby) | NIC | | NIC | |
| | Elevators | | | | | $ 780,000 |
| 14610 | Hoist & Bridge | | | | | |
| | | Dual Rack & Pinion Hoist | 253 LF | $ 1,250.00 /LF | $ 316,250 | |
| | | Loading Dock | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | | Protection of Adjacent Properties | 1 ALLOW | $ 100,000.00 /ALLOW | $ 100,000 | |
| | | Sidewalk Bridge | 273 LF | $ 250.00 /LF | $ 68,250 | |
| | Hoist & Bridge | | | | | $ 514,500 |
| 15200 | Plumbing | | | | | |
| | | New Services From 5' Outside Building Line | | | | |
| | | New Storm/Sanitary Service | 2 EA | $ 25,000.00 /EA | $ 50,000 | |
| | | New Domestic Water Service | 1 EA | $ 35,000.00 /EA | $ 35,000 | |
| | | New Fire Service | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | New Gas Service - By Utility Company | NIC | | NIC | |
| | | House Traps | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | | Plumbing Equipment | | | | |
| | | Sewage Ejectors | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | | Duplex Tank Fill Pump (TFP-1&2) | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | Duplex Domestic Booster Pump | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | North Building Water Heaters (NWH-1&2) | 2 EA | $ 25,000.00 /EA | $ 50,000 | |
| | | South Building Water Heaters (SWH-1&2) | 2 EA | $ 25,000.00 /EA | $ 50,000 | |
| | | Sump Pumps | 4 EA | $ 5,000.00 /EA | $ 20,000 | |
| | | Mixing Valves | Inc | | Inc | |
| | | Circulating Pumps | Inc | | Inc | |
| | | Roof, Garage and Terrace Drains | 47 EA | $ 2,000.00 /EA | $ 94,188 | |
| | | Plumbing Fixture Allowance | | | | |
| | | Water Closets - No Spec | 138 EA | $ 250.00 /EA | $ 34,500 | |
| | | Lavatory - Kohler Undercounter Kathryn | 138 EA | $ 350.00 /EA | $ 48,300 | |
| | | Lavatory Faucet - Grohe Watercare - 20 209 002 | 138 EA | $ 200.00 /EA | $ 27,600 | |

| Code | Trade | Description | Unit | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|
| | | Pedistal Sink | 0 EA | | /EA | $ - | |
| | | Pedistal Faucet | 0 EA | | /EA | $ - | |
| | | Bathtub - American Standard Studio 60" x 32" w/Apron | 138 EA | $ 1,000.00 | /EA | $ 138,000 | |
| | | Shower System - Grohe Starlight | 138 EA | $ 275.00 | /EA | $ 37,950 | |
| | | Shower Head - Grohe 27 808 000 | 138 EA | $ 90.00 | /EA | $ 12,420 | |
| | | Hand Shower - Grohe 28 341 000 | 138 EA | $ 100.00 | /EA | $ 13,800 | |
| | | Tub Filler - Grohe 13 164 000 | 138 EA | $ 110.00 | /EA | $ 15,180 | |
| | | Balance Valve - Grohe 19 347 000 | 138 EA | $ 175.00 | /EA | $ 24,150 | |
| | | Diverter and Valveset - Grohe | 138 EA | $ 175.00 | /EA | $ 24,150 | |
| | | Shower Pan | 0 EA | $ 250.00 | /EA | $ - | |
| | | Shower Faucet | 0 EA | $ 350.00 | /EA | $ - | |
| | | Kitchen Sink - Moen Black Sink | 114 EA | $ 400.00 | /EA | $ 45,600 | |
| | | Kitchen Faucet - Moen Black Sink Faucet | 114 EA | $ 350.00 | /EA | $ 39,900 | |
| | | Plumbing Fixtures Apartments (Rough Only) | | | | | |
| | | Water Closets | 138 EA | $ 2,000.00 | /EA | $ 276,000 | |
| | | Lavatories w/Faucet | 138 EA | $ 2,000.00 | /EA | $ 276,000 | |
| | | Pedistal Sink | 0 EA | | /EA | $ - | |
| | | Tubs w/Faucet and Diverter | 138 EA | $ 2,000.00 | /EA | $ 276,000 | |
| | | Shower w/Faucet | 0 EA | $ 2,000.00 | /EA | $ - | |
| | | Kitchen Sinks w/Faucet | 114 EA | $ 2,000.00 | /EA | $ 228,000 | |
| | | Plumbing Roughing | | | | | |
| | | Dishwasher | 114 EA | $ 700.00 | /EA | $ 79,800 | |
| | | Ice Maker | 114 EA | $ 500.00 | /EA | $ 57,000 | |
| | | Gas Range | 114 EA | $ 800.00 | /EA | $ 91,200 | |
| | | Gas PTAC Units | 196 EA | $ 800.00 | /EA | $ 156,800 | |
| | | Garbage Disposal | NIC | | | NIC | |
| | | Commercial Washers | 6 EA | $ 2,500.00 | /EA | $ 15,000 | |
| | | Commercial Dryers | 4 EA | $ 2,500.00 | /EA | $ 10,000 | |
| | | Mechanical Equipment | 1 LS | $ 25,000.00 | /LS | $ 25,000 | |
| | | Coffee Machine at Lobby | 1 EA | $ 1,250.00 | /EA | $ 1,250 | |
| | | Gas for Fireplace at Lobby | 1 EA | $ 2,500.00 | /EA | $ 2,500 | |
| | | Outdoor Kitchen at Rooftop Terrace | 1 EA | $ 5,000.00 | /EA | $ 5,000 | |
| | | Outdoor Shower at Rooftop Terrace | 1 EA | $ 2,500.00 | /EA | $ 2,500 | |
| | | Receive & Handle Appliances | NIC | | | NIC | |
| | | Service Sink at Janitor Closet at Cellar | 1 EA | $ 2,500.00 | /EA | $ 2,500 | |
| | | Service Sink at Retail at Cellar & 1st Floor | 2 EA | $ 2,500.00 | /EA | $ 5,000 | |
| | | Plumbing Rough for Amenity Spaces | | | | | |
| | | - Lounge at Cellar (Range, Refrigerator, Sink, Dishwasher) | 1 LS | $ 10,000.00 | /LS | $ 10,000 | |
| | | - Private Dining at Lobby (Refrigerator, Ice Maker, Sink, Dishwasher | NIC | | | NIC | |
| | | Plumbing Rough for Locker Rooms | NIC | | | NIC | |
| | | Drinking Fountain at Fitness | 1 EA | $ 3,500.00 | /EA | $ 3,500 | |
| | | Back-of-House Bathrooms - 2 Fixture | | | | | |
| | | Cellar | 2 EA | $ 5,000.00 | /EA | $ 10,000 | |
| | | 1st Floor | 1 EA | $ 5,000.00 | /EA | $ 5,000 | |
| | | Retail Bathrooms - 5 Fixture | | | | | |
| | | Cellar | 2 EA | $ 12,500.00 | /EA | $ 25,000 | |
| | | 1st Floor | 2 EA | $ 12,500.00 | /EA | $ 25,000 | |
| | | Underground Piping Allowance for Future Retail Bathrooms | 1 ALLOW | $ 25,000.00 | /ALLOW | $ 25,000 | |
| | | Insulation at Piping | Inc | | | Inc | |
| | | Detention Tank | 1 ALLOW | $ 20,000.00 | /ALLOW | $ 20,000 | |
| | | Swimming Pool Connections | NIC | | | NIC | |
| | | Irrigation Hook-ups | 1 LS | $ 5,000.00 | /LS | $ 5,000 | |
| | | Misc. Plumbing | 1 LS | $ 5,000.00 | /LS | $ 5,000 | |
| | Plumbing | | | | | | $ 2,538,788 |
| 15300 | Fire Protection | | | | | | |
| | | New Fire Pump and Controller | 1 EA | $ 50,000.00 | /EA | $ 50,000 | |
| | | Jockey Pump | 1 EA | $ 25,000.00 | /EA | $ 25,000 | |
| | | Fire Department Siamese Connections | 2 EA | $ 15,000.00 | /EA | $ 30,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Dry Valve Assembly | NIC | | NIC | |
| | | Floor Control Valve Assemblies | 20 EA | $ 2,500.00 /EA | $ 50,000 | |
| | | New Sprinkler Heads | 1,482 EA | $ 150.00 /EA | $ 222,232 | |
| | | Trash Compactor Control Valve | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Chute Riser | 2 EA | $ 10,000.00 /EA | $ 20,000 | |
| | | Standpipe Risers & Drains | 4 EA | $ 50,000.00 /EA | $ 200,000 | |
| | | Secondary Water Tank - 11,000 Gallon | 2 EA | $ 25,000.00 /EA | $ 50,000 | |
| | | Lobby Sprinkler Head Cabinet | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Lobby Hose Cabinet | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Misc. Fire Protection | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | Fire Protection | | | | | $ 669,732 |
| 15800 | HVAC | | | | | |
| | | Rooftop Units | | | | |
| | | RTU-CSA-1 - Upper Roof - Anno | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | RTU-CSA-2 - Upper Roof - Anno | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | Exhaust Fans | | | | |
| | | TEF-1.1 - U.Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-1.2 - U.Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.1 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.2 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.3 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.4 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.5 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.6 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.7 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | KEF-1.1 - U.Roof/Kitchen - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | KEF-2.1 - Roof/Kitchen - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | KEF-2.2 - Roof/Kitchen - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-G.1 - G.Floor/Bathrooms - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | GEF-C.1 - Cellar/Various - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | LSF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | LEF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TRF-1 - Roof/Trash Room - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TRF-2 - Roof/Trash Room - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | GEF-R.1 - Roof/Pump Room - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | VRF Systems | | | | |
| | | AC-A.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-3 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-3 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-3 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-3 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-F.7.2-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-F.7.2-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-E.7.2-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-E.7.2-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.1-1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.1-2 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | AC-A.1-3 - 1st Floor - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | AC-B.1-1 - 1st Floor - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | AC-L.1 - 1st Floor - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | AC-LG.1 - 1st Floor - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | AC-BC.1 - 1st Floor - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | AC-GYM.1 - Cellar - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | AC-GYM.2 - Cellar - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | AC-SL.1 - Cellar - Daikin | 1 EA | $ | 8,500.00 /EA | $ | 8,500 | |
| | | Air Cooled Condensing Units | | | | | | |
| | | ACCU-A,.8.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-B,.8.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-B,.8.1-2 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-D,.8.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-A.7.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-B.7.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-B.7.1-2 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-D.7.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-F.7.2-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-E.7.2-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-A.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-B.1-1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-L.1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-LG.1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-BC.1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-GYM.1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | ACCU-SL.1 | 1 EA | $ | 11,000.00 /EA | $ | 11,000 | |
| | | Gas PTAC Units w/CO | | | | | | |
| | | PTAC-A - Apts. - Islandaire | 54 EA | $ | 1,850.00 /EA | $ | 99,900 | |
| | | PTAC-B - Apts. - Islandaire | 74 EA | $ | 1,850.00 /EA | $ | 136,900 | |
| | | PTAC-C - Apts. - Islandaire | 57 EA | $ | 1,850.00 /EA | $ | 105,450 | |
| | | PTAC-D - Apts. - Islandaire | 11 EA | $ | 1,850.00 /EA | $ | 20,350 | |
| | | Electric Duct Heaters | | | | | | |
| | | DHC-A | 1 ALLOW | $ | 5,000.00 /ALLOW | $ | 5,000 | |
| | | DHC-B | 1 ALLOW | $ | 5,000.00 /ALLOW | $ | 5,000 | |
| | | Electric Heater | | | | | | |
| | | EH-S.1 | 8 EA | $ | 500.00 /EA | $ | 4,000 | |
| | | EH-1.1 | 2 EA | $ | 500.00 /EA | $ | 1,000 | |
| | | Unit Heaters | | | | | | |
| | | UH-A | 2 EA | $ | 500.00 /EA | $ | 1,000 | |
| | | UHR-C | 20 EA | $ | 500.00 /EA | $ | 10,000 | |
| | | Electric Baseboard Heaters | | | | | | |
| | | EBH-A | 6 EA | $ | 500.00 /EA | $ | 3,000 | |
| | | EBH-C | 12 EA | $ | 500.00 /EA | $ | 6,000 | |
| | | Boiler | | | | | | |
| | | - Boilers | NIC | | | | NIC | |
| | | - Centrifugal Pumps | NIC | | | | NIC | |
| | | - Flue | NIC | | | | NIC | |
| | | - Piping | NIC | | | | NIC | |
| | | - Controls | NIC | | | | NIC | |
| | | Ductwork | | | | | | |
| | | - Toilet Exhaust Risers | 22 EA | $ | 17,500.00 /EA | $ | 385,000 | |
| | | - Kitchen Exhaust Risers | 8 EA | $ | 18,500.00 /EA | $ | 148,000 | |
| | | - Corridor Exhaust | 2 EA | $ | 35,000.00 /EA | $ | 70,000 | |
| | | - Laudry Exhaust | 2 EA | $ | 20,000.00 /EA | $ | 40,000 | |
| | | - Stiar Pressurization | NIC | | | | NIC | |
| | | - Trash Rooms | 2 EA | $ | 20,000.00 /EA | $ | 40,000 | |
| | | - Mechanical Rooms | 2 EA | $ | 25,000.00 /EA | $ | 50,000 | |
| | | - Lobby | 1 EA | $ | 25,000.00 /EA | $ | 25,000 | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | - Amenity Space | | 1 EA | $ 25,000.00 | /EA | $ 25,000 | |
| | | - Back-of-house | | 1 EA | $ 25,000.00 | /EA | $ 25,000 | |
| | | - Exterior/Goosenecks | | 1 EA | $ 8,400.00 | /EA | $ 8,400 | |
| | | Cooling Tower for Future Retail | NIC | | | | NIC | |
| | | Allowance for 8" CWS/R Risers for Future Retail Cooling Tower | NIC | | | | NIC | |
| | | Diffusers, Returns, Registers, etc. | Inc | | | | Inc | |
| | | Linear Diffusers | Inc | | | | Inc | |
| | | Dampers | Inc | | | | Inc | |
| | | Louvers | Inc | | | | Inc | |
| | | Control Wiring and Thermostats | Inc | | | | Inc | |
| | | Start up and Air Balance | Inc | | | | Inc | |
| | | Commercial Kitchend Exhaust Risers | NIC | | | | NIC | |
| | | Ventillation for Cellar Kitchen | NIC | | | | NIC | |
| | HVAC | | | | | | | $ 1,820,000 |
| 16100 | Electrical Systems | | | | | | | |
| | | New Electrical Service and Switchgear | | 1 LS | $ 100,000.00 | /LS | $ 100,000 | |
| | | New Electrical Panels and Breakers | | 1 LS | $ 100,000.00 | /LS | $ 100,000 | |
| | | Emergency Generator | NIC | | | | NIC | |
| | | General Power and Lighting | | | | | | |
| | | Amenity Space | | 4,505 SF | $ 20.00 | /SF | $ 90,100 | |
| | | Lobby | | 2,285 SF | $ 20.00 | /SF | $ 45,700 | |
| | | Retail | | 16,550 SF | $ 1.50 | /SF | $ 24,825 | |
| | | Apartment Breakdown | | | | | | |
| | | Total # of 0 Bedrooms | | 28 EA | $ 6,000.00 | /EA | $ 168,000 | |
| | | Total # of 0 Bedrooms + | | 0 EA | | /EA | $ - | |
| | | Total # of 1 Bedrooms | | 61 EA | $ 8,500.00 | /EA | $ 518,500 | |
| | | Total # of 1 Bedrooms + | | 0 EA | | /EA | $ - | |
| | | Total # of 2 Bedrooms | | 25 EA | $ 11,000.00 | /EA | $ 275,000 | |
| | | Total # of 2 Bedrooms + | | 0 EA | | /EA | $ - | |
| | | Total # of 3 Bedrooms | | 0 EA | | /EA | $ - | |
| | | Total # of 4 Bedrooms | | 0 EA | | /EA | $ - | |
| | | Rough & Connect | | | | | | |
| | | Site Improvements | | | | | | |
| | | Cellar Light Court - ELIMINATED | | | | | | |
| | | Irrigation System | NIC | | | | NIC | |
| | | Lighting Allowance | NIC | | | | NIC | |
| | | Ground Floor Plantings | | | | | | |
| | | Irrigation system for plantings in planters | | 1 ALLOW | $ 1,250.00 | /ALLOW | $ 1,250 | |
| | | Lighting Allowance | | 1 ALLOW | $ 1,250.00 | /ALLOW | $ 1,250 | |
| | | 2nd Floor Terrace | | | | | | |
| | | Irrigation system for plantings in planters | | 1 ALLOW | $ 1,250.00 | /ALLOW | $ 1,250 | |
| | | Lighting Allowance | NIC | | | | NIC | |
| | | Main Roof | | | | | | |
| | | Outdoor kitchen and bar | | 1 ALLOW | $ 3,000.00 | /ALLOW | $ 3,000 | |
| | | Irrigation system for plantings in planters | | 1 ALLOW | $ 1,250.00 | /ALLOW | $ 1,250 | |
| | | Lighting | | 1 ALLOW | $ - | /ALLOW | $ - | |
| | | Automatic Door Closer at Entry | | 1 EA | $ 2,000.00 | /EA | $ 2,000 | |
| | | Fireplace at Lobby | | 1 EA | $ 2,500.00 | /EA | $ 2,500 | |
| | | Pantry at Private Dining at 1st Floor | NIC | | | | NIC | |
| | | Bar & Catering Pantry at Cellar | NIC | | | | NIC | |
| | | Additional Floor Boxes at Amenity/Lobby | | 6 EA | $ 1,500.00 | /EA | $ 9,000 | |
| | | Custom Back-lit Medicine Cabinet | | 138 EA | $ 250.00 | /EA | $ 34,500 | |
| | | Trash Compactor | | 2 EA | $ 2,500.00 | /EA | $ 5,000 | |
| | | Amenity Appliances | | | | | | |
| | | Refrigerator | | 1 EA | $ 500.00 | /EA | $ 500 | |
| | | Range | | 1 EA | $ 750.00 | /EA | $ 750 | |
| | | Microwave Over Range | | 1 EA | $ 250.00 | /EA | $ 250 | |
| | | Dishwasher | | 1 EA | $ 400.00 | /EA | $ 400 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Wine Cooler | 1 EA | $ 250.00 /EA | $ 250 | |
| | | Private Dining at 1st Floor | | | | |
| | | Refrigerator | NIC | | NIC | |
| | | Microwave | NIC | | NIC | |
| | | Dishwasher | NIC | | NIC | |
| | | Residential Elevators | | | | |
| | | Floors C thru R (1 Elevator) | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Floors C thru 8 (1 Elevator) | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Floors C thru 7 (2 Elevator) | 2 EA | $ 5,000.00 /EA | $ 10,000 | |
| | | Dual Rack & Pinion Hoist | 2 EA | $ 3,500.00 /EA | $ 7,000 | |
| | | Loading Dock | 2 EA | $ 1,500.00 /EA | $ 3,000 | |
| | | Sidewalk Bridge | 2 EA | $ 1,000.00 /EA | $ 2,000 | |
| | | Plumbing Equipment | | | | |
| | | Sewage Ejectors | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Duplex Tank Fill Pump (TFP-1&2) | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Duplex Domestic Booster Pump | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | North Building Water Heaters (NWH-1&2) | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | South Building Water Heaters (SWH-1&2) | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Sump Pumps | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | Coffee Machine at Lobby | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Gas for Fireplace at Lobby | 1 EA | $ 1,250.00 /EA | $ 1,250 | |
| | | Outdoor Kitchen at Rooftop Terrace | 1 EA | $ 4,000.00 /EA | $ 4,000 | |
| | | Fire Protection Equipment | | | | |
| | | New Fire Pump and Controller | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Jockey Pump | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | HVAC Equipment | | | | |
| | | Rooftop Units | | | | |
| | | RTU-CSA-1 - Upper Roof - Anno | 1 EA | $ 3,500.00 /EA | $ 3,500 | |
| | | RTU-CSA-2 - Upper Roof - Anno | 1 EA | $ 3,500.00 /EA | $ 3,500 | |
| | | Exhaust Fans | | | | |
| | | TEF-1.1 - U.Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-1.2 - U.Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.1 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.2 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.3 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.4 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.5 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.6 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.7 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-1.1 - U.Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-2.1 - Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-2.2 - Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-G.1 - G.Floor/Bathrooms - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | GEF-C.1 - Cellar/Various - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | LSF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | LEF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TRF-1 - Roof/Trash Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TRF-2 - Roof/Trash Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | GEF-R.1 - Roof/Pump Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | VRF Systems | | | | |
| | | AC-A.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-3 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-3 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | AC-A.7.1-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.7.1-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.7.1-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.7.1-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.7.1-3 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.7.1-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.7.1-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.7.1-3 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-F.7.2-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-F.7.2-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-E.7.2-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-E.7.2-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.1-1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.1-2 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.1-3 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.1-1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-L.1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-LG.1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-BC.1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-GYM.1 - Cellar - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-GYM.2 - Cellar - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-SL.1 - Cellar - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Air Cooled Condensing Units | | | | |
| | | ACCU-A,.8.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B,.8.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B,.8.1-2 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-D,.8.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-A.7.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B.7.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B.7.1-2 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-D.7.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-F.7.2-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-E.7.2-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-A.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-L.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-LG.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-BC.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-GYM.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-SL.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Gas PTAC Units w/CO | | | | |
| | | PTAC-A - Apts. - Islandaire | 54 EA | $ 350.00 /EA | $ 18,900 | |
| | | PTAC-B - Apts. - Islandaire | 74 EA | $ 350.00 /EA | $ 25,900 | |
| | | PTAC-C - Apts. - Islandaire | 57 EA | $ 350.00 /EA | $ 19,950 | |
| | | PTAC-D - Apts. - Islandaire | 11 EA | $ 350.00 /EA | $ 3,850 | |
| | | Electric Duct Heaters | | | | |
| | | DHC-A | 1 EA | $ 500.00 /EA | $ 500 | |
| | | DHC-B | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Electric Heater | | | | |
| | | EH-S.1 | 8 EA | $ 500.00 /EA | $ 4,000 | |
| | | EH-1.1 | 2 EA | $ 500.00 /EA | $ 1,000 | |
| | | Unit Heaters | | | | |
| | | UH-A | 2 EA | $ 500.00 /EA | $ 1,000 | |
| | | UHR-C | 20 EA | $ 500.00 /EA | $ 10,000 | |
| | | Electric Baseboard Heaters | | | | |
| | | EBH-A | 6 EA | $ 500.00 /EA | $ 3,000 | |
| | | EBH-C | 12 EA | $ 500.00 /EA | $ 6,000 | |
| | | Install Only Heat Tracing | 1 LS | $ 5,000.00 /LS | $ 5,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Commercial Washer/Dryers | 1 ALLOW | $ 7,500.00 /ALLOW | $ 7,500 | |
| | | Commercial Kitchen | NIC | | NIC | |
| | | Irrigation System | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Hoist | 2 EA | $ 5,000.00 /EA | $ 10,000 | |
| | | Light Fixture Allowance | 114 Units | $ 2,500.00 /UNIT | $ 285,000 | |
| | | Decorative Exterior Lighting at 14th Street Façade | 1 ALLOW | $ 15,000.00 /ALLOW | $ 15,000 | |
| | | Exterior Lighting at Canopy | 1 ALLOW | $ 7,500.00 /ALLOW | $ 7,500 | |
| | | Exterior Lighting at Main Entry | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | Fire Alarm System | 134,686 SF | $ 2.50 /SF | $ 336,715 | |
| | | Security System | | | | |
| | | Headend | 1 EA | $ 10,000.00 /EA | $ 10,000 | |
| | | DVRs | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Security Monitoring Work Stations w/2-23" LCD Monitors | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Cameras | 50 EA | $ 1,500.00 /EA | $ 75,000 | |
| | | Door Contacts | 34 EA | $ 300.00 /EA | $ 10,200 | |
| | | Electric Strikes | 9 EA | $ 500.00 /EA | $ 4,500 | |
| | | Card Readers | 21 EA | $ 1,000.00 /EA | $ 21,000 | |
| | | Request To Exit | 9 EA | $ 500.00 /EA | $ 4,500 | |
| | | Electric Locks | 12 EA | $ 500.00 /EA | $ 6,000 | |
| | | Intercom Station | 116 EA | $ 500.00 /EA | $ 58,000 | |
| | | Lighting Protection | NIC | | NIC | |
| | | Lighting Preventor | NIC | | NIC | |
| | | Dimming System | NIC | | NIC | |
| | | Telecommunications | | | | |
| | | Conduit from MDF to Riser Closets | 1 LS | $ 2,500.00 /LS | $ 2,500 | |
| | | Sleeves Between Floors | NIC | | NIC | |
| | | Cable Tray & Ladder Racks at MDF | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | 2" Conduit from Riser Closets to Apartments | 114 EA | $ 300.00 /EA | $ 34,200 | |
| | | Conduit from Telecom Room to Concierge Desk | 1 EA | $ 2,000.00 /EA | $ 2,000 | |
| | | Conduit from Telecom Room to Retail | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Pullboxes for Service Pathways | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | NID Boxes (Furnish & Install) | 114 EA | $ 150.00 /EA | $ 17,100 | |
| | | FIOS Microduct (Furnish Only) | NIC | | NIC | |
| | | FIOS Microduct (Install Only) | 114 EA | $ 100.00 /EA | $ 11,400 | |
| | | FIOS NID Box (Furnish Only) | NIC | | NIC | |
| | | FIOS NID Box (Install Only) | 114 EA | $ 75.00 /EA | $ 8,550 | |
| | | Electrical Outlet @ NID Box | 114 EA | $ 125.00 /EA | $ 14,250 | |
| | | Electrical Outlet @ FIOS Box | 114 EA | $ 125.00 /EA | $ 14,250 | |
| | | Grounding at Closets | 1 LS | $ 500.00 /LS | $ 500 | |
| | | Verizon Wiring Between MDF and Riser Closets | NIC | | NIC | |
| | | Time Warner Wiring Between MDF and Riser Closets | NIC | | NIC | |
| | | Verizon Wiring Between Riser Closets and Apartments | NIC | | NIC | |
| | | Time Warner Wiring Between Riser Closets and Apartments | NIC | | NIC | |
| | | (2) Cat6 UTP Cables from Telecom Room to NID Box | 114 EA | $ 500.00 /EA | $ 57,000 | |
| | | (2) RG6U Cables from Telecom Room to NID Box | 114 EA | $ 310.00 /EA | $ 35,340 | |
| | | (3) 25 Pair Cable from Main Telecom Room to Telecom Room South - 3rd Floor w/110 Blocks | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | (3) 25 Pair Cable from Main Telecom Room to Telecom Room South - 6th Floor w/110 Blocks | 1 EA | $ 9,000.00 /EA | $ 9,000 | |
| | | (2) 25 Pair Cable from Main Telecom Room to Telecom Room North - 3rd Floor w/110 Blocks | 1 EA | $ 4,000.00 /EA | $ 4,000 | |
| | | (2) 25 Pair Cable from Main Telecom Room to Telecom Room North - 6th Floor w/110 Blocks | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | (1) P3-500 Coaxial Cable w/4' Service Loops | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Apartment Wiring (1) Cat 5E and (1) RG6 per Outlet Location | 450 EA | $ 245.00 /EA | $ 110,250 | |
| | | Allowance for WAP System | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | | Audio/Visual | NIC | | NIC | |
| | | Temporary Power/Standby | 1 ALLOW | $ 60,000.00 /ALLOW | $ 60,000 | |
| | | Misc. Electrical | 1 LS | $ 50,000.00 /LS | $ 50,000 | |
| | **Electrical Systems** | | | | | **$ 3,050,380** |

| | | Building Gross Area: | | 134,686 sf | | |
|---|---|---|---|---|---|---|
| | | # of Apts. | | 114 ea | | |
| Section | Trade | Amount | | Unit Cost | | Remarks |
| 01000 | Site Survey | NIC | | NIC | | |
| 01005 | Test Borings | NIC | | NIC | | |
| 01900 | Abatement | NIC | | NIC | | |
| 02060 | Demolition | NIC | | NIC | | |
| 02090 | Site Preparation | $ | 61,610 | $ | 0.46 | |
| 02300 | Earthwork & SOE | $ | 1,439,580 | $ | 10.69 | |
| 02301 | Dewatering | $ | 50,000 | $ | 0.37 | |
| 02302 | Soil Disposal | $ | 535,080 | $ | 3.97 | |
| 02500 | Site Improvements | $ | 973,108 | $ | 7.23 | |
| 02720 | Utilities | $ | 185,000 | $ | 1.37 | |
| 03200 | Concrete Foundations | $ | 2,193,647 | $ | 16.29 | |
| 03300 | Concrete | $ | 6,721,060 | $ | 49.90 | |
| 04200 | Masonry | $ | 2,283,813 | $ | 16.96 | |
| 05500 | Miscellaneous Iron | $ | 658,798 | $ | 4.89 | |
| 05720 | Decorative Railings | $ | 297,350 | $ | 2.21 | |
| 06200 | Millwork | $ | 167,893 | $ | 1.25 | |
| 07140 | Waterproofing | $ | 278,325 | $ | 2.07 | |
| 07500 | Roofing & Pavers | $ | 652,621 | $ | 4.85 | |
| 07900 | Caulking & Sealant | $ | 276,599 | $ | 2.05 | |
| 08110 | Hollow Metal, Hardware & Wood Doors | $ | 456,061 | $ | 3.39 | |
| 08330 | Overhead Doors | NIC | | NIC | | |
| 08410 | Canopy | $ | 110,000 | $ | 0.82 | |
| 08520 | Storefronts, Windows & Metal Panels | $ | 2,368,760 | $ | 17.59 | |
| 08800 | Glass & Glazing | $ | 26,700 | $ | 0.20 | |
| 09001 | Special Finishes | $ | 579,200 | $ | 4.30 | |
| 09250 | Gypsum Drywall | $ | 2,429,437 | $ | 18.04 | |
| 09300 | Ceramic Tile | $ | 801,506 | $ | 5.95 | |
| 09550 | Wood Flooring | $ | 469,544 | $ | 3.49 | |
| 09650 | Resilient Flooring | $ | 10,000 | $ | 0.07 | |
| 09680 | Carpeting | $ | 36,458 | $ | 0.27 | |
| 09900 | Painting | $ | 407,000 | $ | 3.02 | |
| 09950 | Wall Covering | NIC | | NIC | | |
| 10425 | Graphics | $ | 20,000 | $ | 0.15 | |
| 10800 | Bath & Toilet Accessory | $ | 217,559 | $ | 1.62 | |
| 11170 | Compactor | $ | 30,000 | $ | 0.22 | |
| 11180 | Rubbish Chute | $ | 37,500 | $ | 0.28 | |
| 11450 | Kitchen Appliance | $ | 535,800 | $ | 3.98 | |
| 11460 | Kitchen Cabinets & Vanities | $ | 460,650 | $ | 3.42 | |
| 12500 | Window Treatments | NIC | | NIC | | |
| 14210 | Elevators | $ | 780,000 | $ | 5.79 | |
| 14610 | Hoist & Bridge | $ | 514,500 | $ | 3.82 | |
| 15200 | Plumbing | $ | 2,538,788 | $ | 18.85 | |
| 15300 | Fire Protection | $ | 669,732 | $ | 4.97 | |
| 15800 | HVAC | $ | 1,820,000 | $ | 13.51 | |
| 16100 | Electrical Systems | $ | 3,050,380 | $ | 22.65 | |
| | Sub-Total | $ | 35,144,059 | $ | 260.93 | |
| 17000 | General Conditions | $ | 2,460,084 | $ | 18.27 | |
| | Sub-Total | $ | 37,604,143 | $ | 279.20 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 01000 | Site Survey | | | | | |
| | | NIC | NIC | | NIC | |
| | Site Survey | | | | | NIC |
| 01005 | Test Borings | | | | | |
| | | NIC | NIC | | NIC | |
| | Test Borings | | | | | NIC |
| 01900 | Abatement | | | | | |
| | | Asbestos, Lead Paint and Oil Tank/Soil | NIC | | NIC | |
| | Abatement | | | | | NIC |
| 02060 | Demolition | | | | | |
| | | Demolition | NIC | | NIC | |
| | Demolition | | | | | NIC |
| 02090 | Site Preparation | | | | | |
| | | Construction Fence/Perimeter Protection | 313 LF | $ 50.00 /LF | $ 15,650 | |
| | | **Soil Erosion and Sediment Control:** | | | | |
| | | Wheel Tracking Pad-6" min. crushed stone | 1,250 SF | $ 15.00 /SF | $ 18,750 | |
| | | Silt Fence | 646 LS | $ 10.00 /LS | $ 6,460 | |
| | | Haybale Protection | 1 LS | $ 2,500.00 /LS | $ 2,500 | |
| | | Filter Fabric Barrier @ Soil Stockpile | 1 LS | $ 1,000.00 /LS | $ 1,000 | |
| | | Filter Fabric Protection Cover @ Catch Basin | 1 LS | $ 1,000.00 /LS | $ 1,000 | |
| | | Synthetic Filter Fabric-under tracking crushed stone | 1,250 SF | $ 1.00 /SF | $ 1,250 | |
| | | Misc. Preparation | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | Site Preparation | | | | | $ 61,610 |
| 02300 | Earthwork & SOE | | | | | |
| | | Soldier Piles and Lagging | 1 LS | $ 874,611.00 /LS | $ 874,611 | |
| | | General Excavation | 1 LS | $ 552,469.00 /LS | $ 552,469 | |
| | | General Backfill | 1 LS | $ 12,500.00 /LS | $ 12,500 | |
| | | Rock Removal | NIC | | NIC | |
| | Earthwork & SOE | | | | | $ 1,439,580 |
| 02301 | Dewatering | | | | | |
| | | Dewatering Allowance - Surface and Run-off Only | 1 ALLOW | $ 50,000.00 /ALLOW | $ 50,000 | |
| | Dewatering | | | | | $ 50,000 |
| 02302 | Soil Disposal | | | | | |
| | | Total Anticipated Soil Excavation in Yards | 19,110 | | | |
| | | Total Anticipated Soil Excavation in Tons | 26,754 | | | |
| | | Material By Category | | | | |
| | | Clean Fill | 26,754 TONS | $ 20.00 /TON | $ 535,080 | |
| | | Category A | NIC | | NIC | |
| | | Category B | NIC | | NIC | |
| | | Hazard Material | NIC | | NIC | |
| | Soil Disposal | | | | | $ 535,080 |
| 02500 | Site Improvements | | | | | |
| | | **Sidewalks & Curbs** | | | | |
| | | Removals of Existing Sidewalks and Curbs | 2,730 SF | $ 5.00 /SF | $ 13,650 | |
| | | New Concrete Sidewalk | 2,730 SF | $ 15.00 /SF | $ 40,950 | |
| | | New Concrete Curbs | 273 LF | $ 20.00 /LF | $ 5,460 | |
| | | New Driveway Apron | NIC | | NIC | |
| | | **Paving** | | | | |
| | | 3' Repair at New Curb | 819 SF | $ 20.00 /SF | $ 16,380 | |
| | | **Street Poles** | | | | |
| | | Street Poles | NIC | | NIC | |
| | | **Street Trees (Allowance)** | | | | |
| | | Tree Pits | 4 EA | $ 1,500.00 /EA | $ 6,000 | |
| | | Trees | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | Tree Grates | 4 EA | $ 2,500.00 /EA | $ 10,000 | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | **Cellar Light Court - ELIMINATED** | | | | | | |
| | | Removable living green wall with decorative wood slatting and integrated irrigation system | NIC | | | | NIC | |
| | | Drainage mat and slab protection | NIC | | | | NIC | |
| | | Edge restraints to contain planting bed mix | NIC | | | | NIC | |
| | | Planting bed mix and mulches | NIC | | | | NIC | |
| | | Shrub, perennial, groundcover, and bulb plantings | NIC | | | | NIC | |
| | | Stone set stepping stones | NIC | | | | NIC | |
| | | Ipe pedestal support deck or Ipe Pedestal decking tiles | NIC | | | | NIC | |
| | | Irrigation System | NIC | | | | NIC | |
| | | Lighting Allowance | NIC | | | | NIC | |
| | | Finishes | NIC | | | | NIC | |
| | | Wood Awning per Interior Drawings | NIC | | | | NIC | |
| | | **Ground Floor Plantings** | | | | | | |
| | | Porcelain Tile or Stone pedestal pavers | | 1 LS | $ 32,512.50 | /LS | $ 32,513 | |
| | | Wood decking | | 1 LS | $ 14,870.75 | /LS | $ 14,871 | |
| | | Removable living green wall with decorative wood slatting and integrated irrigation system | | 1 LS | $ 20,400.00 | /LS | $ 20,400 | |
| | | Cedar fence and gate | | 1 LS | $ 3,400.00 | /LS | $ 3,400 | |
| | | Decorative raised planters | | 1 LS | $ 68,000.00 | /LS | $ 68,000 | |
| | | Polypropylene liners for planters if necessary | Inc | | | | Inc | |
| | | Light weight engineered soils for planters and mulches | | 1 LS | $ 17,000.00 | /LS | $ 17,000 | |
| | | Shrub, perennial, groundcover, and bulb plantings | | 1 LS | $ 42,500.00 | /LS | $ 42,500 | |
| | | Artificial lawn area | | 1 LS | $ 6,154.00 | /LS | $ 6,154 | |
| | | Thermory sub framed deck on pedestals | | 1 LS | $ 14,866.50 | /LS | $ 14,867 | |
| | | 2 Wood Clad Counters with stone top | | 1 LS | $ 7,650.00 | /LS | $ 7,650 | |
| | | Double pipe galvanized sheep tank and corrugated metal roof over heac | | 1 LS | $ 2,125.00 | /LS | $ 2,125 | |
| | | Irrigation system for plantings in planters | | 1 LS | $ 10,000.00 | /LS | $ 10,000 | |
| | | Lighting Allowance | | 1 LS | $ 10,000.00 | /LS | $ 10,000 | |
| | | Finishes | NIC | | | | NIC | |
| | | Additional Allowance for Area that was formally Celler Light Cour | | 1,334 SF | $ 50.00 | /SF | $ 66,700 | |
| | | **13th Street Façade** | | | | | | |
| | | Green Wall System Canopy | NIC | | | | NIC | |
| | | Decorative Wood Panels at Main Entry | | 1 ALLOW | $ 10,000.00 | /ALLOW | $ 10,000 | |
| | | Decorative Vertical Wood Slats at Windows | | 7 EA | $ 5,000.00 | /EA | $ 35,000 | |
| | | **2nd Floor Terrace** | | | | | | |
| | | Gravel Pit | | 1 LS | $ 13,600.00 | /LS | $ 13,600 | |
| | | Decorative raised planters | | 1 LS | $ 25,500.00 | /LS | $ 25,500 | |
| | | Light weight engineered soils for planters and mulches | | 1 LS | $ 14,875.00 | /LS | $ 14,875 | |
| | | Marine Ply Border or Tournesol GRT482408 or similar | | 1 LS | $ 14,450.00 | /LS | $ 14,450 | |
| | | Tree, shrub, perennial, groundcover, and bulb plantings | | 1 LS | $ 38,250.00 | /LS | $ 38,250 | |
| | | Irrigation system for plantings in planters | | 1 LS | $ 9,000.00 | /LS | $ 9,000 | |
| | | Lighting Allowance | | 1 LS | $ 5,000.00 | /LS | $ 5,000 | |
| | | Finishes | NIC | | | | NIC | |
| | | **7th/8th Floor Private Terraces** | | | | | | |
| | | Plantings | NIC | | | | NIC | |
| | | Finishes | NIC | | | | NIC | |
| | | Lighting | NIC | | | | NIC | |
| | | Irrigation System | NIC | | | | NIC | |
| | | **Main Roof** | | | | | | |
| | | Outdoor kitchen and bar | | 1 LS | $ 34,000.00 | /LS | $ 34,000 | |
| | | Aluminum and Ipe Pergola with built in bench | | 1 LS | $ 42,500.00 | /LS | $ 42,500 | |
| | | Meadow Planter with Ipe bench surrounc | | 1 LS | $ 12,750.00 | /LS | $ 12,750 | |
| | | Porcelain tile or stone pedestal pavers | | 1 LS | $ 36,656.25 | /LS | $ 36,656 | |
| | | Porcelain tile sand set | | 1 LS | $ 5,015.00 | /LS | $ 5,015 | |
| | | Outdoor Shower | | 1 LS | $ 5,950.00 | /LS | $ 5,950 | |
| | | Decorative raised wood planters | | 1 LS | $ 49,300.00 | /LS | $ 49,300 | |
| | | Decorative metal raised planters | | 1 LS | $ 51,000.00 | /LS | $ 51,000 | |
| | | Polypropylene liners for planters if necessary | Inc | | | | Inc | |
| | | Light weight engineered soils for planters and mulches | | 1 LS | $ 28,687.50 | /LS | $ 28,688 | |
| | | Trees, shrub, perennial, groundcover, and bulb plantings | | 1 LS | $ 56,100.00 | /LS | $ 56,100 | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | Artificial lawn area | 1 LS | $ | 3,060.00 | /LS | $ 3,060 | |
| | | Thermory wood deck | 1 LS | $ | 23,795.75 | /LS | $ 23,796 | |
| | | Irrigation system for plantings in planters | 1 LS | $ | 15,000.00 | /LS | $ 15,000 | |
| | | Finishes | NIC | | | | NIC | |
| | | Lighting | 1 LS | $ | 25,000.00 | /LS | $ 25,000 | |
| | Site Improvements | | | | | | | $ 973,108 |
| 02720 | Utilities | | | | | | | |
| | | New Storm/Sanitary Service | 2 LS | $ | 40,000.00 | /LS | $ 80,000 | |
| | | New Water Service | 1 LS | $ | 35,000.00 | /LS | $ 35,000 | |
| | | New Fire Service | 1 LS | $ | 35,000.00 | /LS | $ 35,000 | |
| | | New Fire Hydraunts | NIC | | | | NIC | |
| | | New Gas Service - By Utility Company | NIC | | | | NIC | |
| | | New Electrical Service - Conduit Only to Property Line - Service by Utility Company | 1 LS | $ | 25,000.00 | /LS | $ 25,000 | |
| | | Electrical Vault Allowance | NIC | | | | NIC | |
| | | New Tele/Data/CCTV Service - Conduit Only to Property Line - Service by Utility Company | 1 LS | $ | 10,000.00 | /LS | $ 10,000 | |
| | Utilities | | | | | | | $ 185,000 |
| 03200 | Concrete Foundations | | | | | | | |
| | | Excavation and Removals at Elevator Pits | 2 EA | $ | 30,000.00 | /EA | $ 60,000 | |
| | | Crushed Stone | 25,950 SF | $ | 1.50 | /SF | $ 38,925 | |
| | | Matt Slab | 3,460 CY | $ | 500.00 | /CY | $ 1,730,000 | |
| | | Foundation Walls | 417 CY | $ | 600.00 | /CY | $ 250,444 | |
| | | Elevator Pits & Walls | 40 CY | $ | 600.00 | /CY | $ 24,278 | |
| | | Concrete Pad for Hoist | 1 LS | $ | 20,000.00 | /LS | $ 20,000 | |
| | | Mechanical Pads | 1 LS | $ | 15,000.00 | /LS | $ 15,000 | |
| | | Vapor Barrier at Slab | NIC | | | | NIC | |
| | | Vapor Barrier at Walls | NIC | | | | NIC | |
| | | Slab at House Traps | 2 EA | $ | 2,500.00 | /EA | $ 5,000 | |
| | | Detention Tank | 1 EA | $ | 50,000.00 | /EA | $ 50,000 | |
| | Concrete Foundations | | | | | | | $ 2,193,647 |
| 03300 | Concrete | | | | | | | |
| | | **Reinforced Concrete Arches w/Concrete Stairs, Landings, etc** | | | | | | |
| | | 1st Floor | 22,311 SF | | | | | |
| | | 2nd Floor | 18,205 SF | | | | | |
| | | 3rd Floor | 14,445 SF | | | | | |
| | | 4th Floor | 14,405 SF | | | | | |
| | | 5th Floor | 14,405 SF | | | | | |
| | | 6th Floor | 14,405 SF | | | | | |
| | | 7th Floor | 14,285 SF | | | | | |
| | | 8th Floor/14th St Roof | 13,355 SF | | | | | |
| | | 13th St Roof/14th St BH | 7,740 SF | | | | | |
| | | 13th St BH | 1,130 SF | | | | | |
| | | Total | 134,686 SF | $ | 45.00 | /SF | $ 6,060,870 | |
| | | Lenton Terminators at 1st Floor | 10 ALLOW | $ | 5,000.00 | /ALLOW | $ 50,000 | |
| | | Stair from Cellar to 1st Floor | 1 EA | $ | 7,500.00 | /EA | $ 7,500 | |
| | | Drop Beams at Typical Floors | 2,480 LF | $ | 50.00 | /LF | $ 124,000 | |
| | | Allowance for Thermal Break at Balconies | 12 EA | $ | 1,000.00 | /EA | $ 12,000 | |
| | | Perimeter Cable w/OSHA Orange Netting (Including Maintenance) | 6,444 LF | $ | 20.00 | /LF | $ 128,880 | |
| | | Outriggers | 1 LS | $ | 100,000.00 | /LS | $ 100,000 | |
| | | Cocoon System | NIC | | | | NIC | |
| | | Winter Heat Allowance (Concrete and Masonry) | 1 ALLOW | $ | 200,000.00 | /ALLOW | $ 200,000 | |
| | | Flash Patch Floors to Receive Wood Floor | 75,619 SF | $ | 0.50 | /SF | $ 37,810 | |
| | Concrete | | | | | | | $ 6,721,060 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 04200 | Masonry | | | | | |
| | | Interior CMU Walls | | | | |
| | | - Cellar | 16,900 SF | | | |
| | | - House Traps | 320 SF | | | |
| | | - 1st Floor | 3,200 SF | | | |
| | | - 2nd thru 7th Floor | 1,800 SF | | | |
| | | - 8th Floor (13th Street) | 300 SF | | | |
| | | - Main Roof (14th Street) | 720 SF | | | |
| | | - Main Roof (13th Street) | 540 SF | | | |
| | | Total | 23,780 SF | $ 16.00 /SF | $ 380,480 | |
| | | Brick Veneer w/CMU Backup, Insulation & Waterproofing | | | | |
| | | - Cellar | 210 SF | | | |
| | | - 1st Floor | 4,800 SF | | | |
| | | - 2nd Floor | 200 SF | | | |
| | | - 3rd thru 6th Floor | 1,600 SF | | | |
| | | - 7th Floor | 500 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 350 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 1,800 SF | | | |
| | | - 13th Street Bulkhead | 400 SF | | | |
| | | Total | 9,860 SF | $ 51.50 /SF | $ 507,790 | |
| | | Brick Veneer w/Insulation & Waterproofing over Structural Stud Wall | | | | |
| | | - 2nd Floor | 2,250 SF | | | |
| | | - 3rd thru 6th Floor | 6,600 SF | | | |
| | | - 7th Floor | 1,400 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 1,300 SF | | | |
| | | Total | 11,550 SF | $ 35.50 /SF | $ 410,025 | |
| | | Brick Veneer w/Insulation & Waterproofing over Reinforced Concrete Shearwalls | | | | |
| | | - 1st Floor | 420 SF | | | |
| | | - 3rd thru 6th Floor | 1680 SF | | | |
| | | - 7th Floor | 500 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 800 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 450 SF | | | |
| | | - 13th Street Bulkhead | 250 SF | | | |
| | | Total | 4,100 SF | $ 35.50 /SF | $ 145,550 | |
| | | CMU Party Walls | | | | |
| | | - 1st Floor | 4,000 SF | | | |
| | | Total | 4,000 SF | $ 16.00 /SF | $ 64,000 | |
| | | Stucco (Drawing Shows EIFS - Is This OK?) w/CMU Backup | | | | |
| | | - 1st Floor | 1,920 SF | | | |
| | | - 2nd Floor | 800 SF | | | |
| | | - 3rd thru 6th Floor | 4,800 SF | | | |
| | | - 7th Floor | 900 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 350 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 150 SF | | | |
| | | Total | 8,920 SF | $ 30.00 /SF | $ 267,600 | |
| | | Stucco over Reinforced Concrete Shear Wall (Drawing Shows EIFS - Is This OK?) | | | | |
| | | - 1st Floor | 1,920 SF | | | |
| | | - 2nd Floor | 1,400 SF | | | |
| | | - 3rd thru 6th Floor | 4,400 SF | | | |
| | | - 7th Floor | 1,100 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 1,100 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 500 SF | | | |
| | | - 13th Street Bulkhead | 150 SF | | | |
| | | Total | 10,570 SF | $ 12.00 /SF | $ 126,840 | |
| | | CMU Back-up at Green Wall | | | | |
| | | - Cellar | 700 SF | | | |
| | | - 1st Floor | 400 SF | | | |
| | | Total | 1,100 SF | $ 16.00 /SF | $ 17,600 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Brick Parapet w/Brick, CMU, Brick | | | | |
| | | - 1st Floor | 595 SF | | | |
| | | - 13th Street Main Roof | 1,141 SF | | | |
| | | Total | 1,736 SF | $ 50.00 /SF | $ 86,800 | |
| | | Brick Parapet w/Brick, CMU, Stucco | | | | |
| | | - 2nd Floor | 1,120 SF | | | |
| | | - Main Roof 14th Street | 1,200 SF | | | |
| | | - 14th Street Bulkhead | 296 SF | | | |
| | | - 13th Street Bulkhead | 460 SF | | | |
| | | Total | 3,076 SF | $ 40.00 /SF | $ 123,040 | |
| | | Precast Parapet Copings | | | | |
| | | - 1st Floor | 170 LF | | | |
| | | - 2nd Floor | 280 LF | | | |
| | | - 7th Floor | 190 LF | | | |
| | | - Main Roof 14th Street | 300 LF | | | |
| | | - 14th Street Bulkhead | 74 LF | | | |
| | | - 13th Street Main Roof | 326 LF | | | |
| | | - 13th Street Bulkhead | 115 LF | | | |
| | | Total | 1,455 LF | $ 50.00 /LF | $ 72,750 | |
| | | Granite Base at 1st Floor w/CMU Backup & Waterproofing | 542 SF | $ 150.00 /SF | $ 81,338 | |
| | Masonry | | | | | $ 2,283,813 |
| 05500 | Miscellaneous Iron | | | | | |
| | | Vertical Steel Ladders - elevator pit | 4 EA | $ 5,000.00 /EA | $ 20,000 | |
| | | House Trap Pit Frames & Covers (Including Sump Pits) | 4 EA | $ 3,500.00 /EA | $ 14,000 | |
| | | Smoke Hole Gratings | 4 EA | $ 1,500.00 /EA | $ 6,000 | |
| | | Elevator Divider Beams | 35 EA | $ 1,250.00 /EA | $ 43,750 | |
| | | Seismic Clips | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Lifting Hooks | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Mechanical Dunnage (Rooftop Units, Water Towers, etc.) | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | | Mechanical Dunnage (Future Cooling Towers) | NIC | | NIC | |
| | | Steel Angle Corner Guards | NIC | | NIC | |
| | | Steel Channel Overhead Door Support | NIC | | NIC | |
| | | Loose Steel Lintels | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Galvanized Brick Relieving Angles | 4,500 LF | $ 40.00 /LF | $ 180,000 | |
| | | Terrace Divider Boots | 1 LS | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Pipe Railings - 1-1/2" Single Line Wall Mounted-Stairs - Tower | 722 LF | $ 125.00 /LF | $ 90,288 | |
| | | Pipe Railings - 1-1/2" Free Standing Stair Rails - Tower | 722 LF | $ 200.00 /LF | $ 144,460 | |
| | | Misc. Pipe Railings | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Trench Drain Grating | NIC | | NIC | |
| | | Bollards | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Exterior Ladder w/Cage at 1st to 2nd Floor Roof | 1 EA | $ 7,500.00 /EA | $ 7,500 | |
| | | Fencing w/Gates at 13th Street Main Roof | 52 LF | $ 150.00 /LF | $ 7,800 | |
| | | Exterior Star at Basement to 1st Floor Courtyard | 1 EA | $ 10,000.00 /EA | $ 10,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Main Roof to Bulkhead (14th Street) | 1 EA | $ 15,000.00 /EA | $ 15,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Main Roof to Bulkhead (13th Street) | 1 EA | $ 10,000.00 /EA | $ 10,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Bulkhead to EMR (13th Street) | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Miscellaneous Metals | 1 ALLOW | $ 25,000.00 /ALLOW | $ 25,000 | |
| | Miscellaneous Iron | | | | | $ 658,798 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 05720 | Decorative Railings | | | | | |
| | | Terrace Dividers | 59 LF | $ 400.00 /LF | $ 23,600 | |
| | | Balcony Railings (Fly by Slab Edge) | NIC | | NIC | |
| | | Interior Decorative Railings at Basement to 1st Floor | 20 LF | $ 500.00 /LF | $ 10,000 | |
| | | Interior Decorative Glass Balcony Railing at 1st Floor | NIC | | NIC | |
| | | Exterior Picket Glass Railings at Basement to 1st Floor Courtyard | NIC | | NIC | |
| | | Exterior Picket Glass Railings at 1st Floor Courtyard | NIC | | NIC | |
| | | Picket Fence at 1st Floor Mechanical Room | 25 LF | $ 250.00 /LF | $ 6,250 | |
| | | 7th Floor Railings | 190 LF | $ 250.00 /LF | $ 47,500 | |
| | | Railings at Main Roofs | 800 LF | $ 250.00 /LF | $ 200,000 | |
| | | Misc. Railings | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | Decorative Railings | | | | | $ 297,350 |
| 06200 | Millwork | | | | | |
| | | 12" Wood Shelving | | | | |
| | | Coat Closet/WIC - (1) 12" Shelf w/Rod | 5,986 LF | $ 7.00 /LF | $ 41,902 | |
| | | Linen Closet - (5) 12" Shelves per Closet | 1,065 LF | $ 5.00 /LF | $ 5,325 | |
| | | 12" Wire Shelving | | | | |
| | | Coat Closet/WIC - (1) 12" Shelf w/Rod | NIC | | NIC | |
| | | Linen Closet - (5) 12" Shelves per Closet | NIC | | NIC | |
| | | 4" Wood Base | | | | |
| | | Apartments | 21,000 LF | $ 3.00 /LF | $ 63,000 | |
| | | Corridors | 3,262 LF | $ 3.00 /LF | $ 9,786 | |
| | | Window Sills & Aprons | 2,024 LF | $ 4.00 /LF | $ 8,096 | |
| | | Bifold Subframing | 429 LF | $ 2.00 /LF | $ 858 | |
| | | Window Subsills | 2,024 LF | $ 10.00 /LF | $ 20,240 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Tax | | | $ 13,686 | |
| | Millwork | | | | | $ 167,893 |
| 07140 | Waterproofing | | | | | |
| | | Hydrolithic Waterproofing - Elevator Pit Floors | 400 SF | $ 7.50 /SF | $ 3,000 | |
| | | Hydrolithic Waterproofing - Elevator Pit Walls | 960 SF | $ 7.50 /SF | $ 7,200 | |
| | | Waterproofing at Foundation Floors - Per Phase 2 | 25,950 SF | $ 7.50 /SF | $ 194,625 | |
| | | Waterproofing at Foundation Walls - Per Phase 2 | 9,800 SF | $ 7.50 /SF | $ 73,500 | |
| | | Traffic Coating | NIC | | NIC | |
| | | Traffic Sealer | NIC | | NIC | |
| | | Balcony Coating | NIC | | NIC | |
| | | Pedestrian Coating | NIC | | NIC | |
| | Waterproofing | | | | | $ 278,325 |
| 07500 | Roofing & Pavers | | | | | |
| | | **IRMA Roofing** | | | | |
| | | 1st Floor | 4,092 SF | | | |
| | | 2nd Floor | 3,760 SF | | | |
| | | 7th Floor | 2,020 SF | | | |
| | | 8th Floor/14th St Roof | 5,615 SF | | | |
| | | 13th St Roof/14th St BH | 6,890 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 23,507 SF | $ 20.00 /SF | $ 470,140 | |
| | | **Concrete Pavers (2' x 2' w/Insulation Blocks)** | | | | |
| | | 2nd Floor (Private Terrace) | 950 SF | | | |
| | | 7th Floor | 2,020 SF | | | |
| | | Total | 2,970 SF | $ 25.00 /SF | $ 74,250 | |
| | | **Ballast** | | | | |
| | | 8th Floor/14th St Roof | 5,615 SF | | | |
| | | 13th St Roof/14th St BH | 2,190 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 8,935 SF | $ 5.00 /SF | $ 44,675 | |
| | | Drainage mat and slab protection @ 1st Floor & 2nd Floor Pavers | 7,852 SF | $ 3.00 /SF | $ 23,556 | |
| | | Roofing at Canopy | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Leaders, Gutters, Splash Blocks, etc. at Bulkheads | 2 EA | $ 5,000.00 /EA | $ 10,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Misc. Roofing | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | | **Roofing & Pavers** | | | | $ 652,621 |
| **07900** | **Caulking & Sealant** | | | | | |
| | | Exterior/Interior Caulking | 75,533 SF | $ 3.00 /SF | $ 226,599 | |
| | | Fire Caulking/Firestopping | 1 ALLOW | $ 50,000.00 /ALLOW | $ 50,000 | |
| | | **Caulking & Sealant** | | | | $ 276,599 |
| **08110** | **Hollow Metal, Hardware & Wood Doors** | | | | | |
| | | Wood Doors | | | | |
| | | Paint Grade Solid Core | 638 EA | $ 125.00 /EA | $ 79,750 | |
| | | Paint Grade Bifold | 143 EA | $ 100.00 /EA | $ 14,300 | |
| | | Pocket | 0 EA | $ 150.00 /EA | $ - | |
| | | HM Doors and Frames: | | | | |
| | | # of Apartment Entry D&F | 114 EA | $ 500.00 /EA | $ 57,000 | |
| | | # of Single BOH (Interior) D&F | 50 EA | $ 250.00 /EA | $ 12,500 | |
| | | # of Double BOH (Interior) D&F | 10 EA | $ 450.00 /EA | $ 4,500 | |
| | | # of Single (Fire Stair) D&F | 60 EA | $ 300.00 /EA | $ 18,000 | |
| | | # of Single (Fire Smoke) D&F | 0 EA | $ 400.00 /EA | $ - | |
| | | # of Double (Fire Smoke) D&F | 0 EA | $ 600.00 /EA | $ - | |
| | | # of Single BOH (Exterior) D&F | 10 EA | $ 400.00 /EA | $ 4,000 | |
| | | # of Double BOH (Exterior) D&F | 4 EA | $ 600.00 /EA | $ 2,400 | |
| | | # of Misc. D&F | 20 EA | $ 200.00 /EA | $ 4,000 | |
| | | HM Frames Only: | | | | |
| | | Bedrooms | 111 EA | $ 75.00 /EA | $ 8,325 | |
| | | Bathroom | 138 EA | $ 75.00 /EA | $ 10,350 | |
| | | Closets & Washer/Dryer | 362 EA | $ 75.00 /EA | $ 27,150 | |
| | | Pocket | 0 EA | $ 100.00 /EA | $ - | |
| | | Hardware | | | | |
| | | Finish Hardware Allowance (per Apartment) | 114 UNITS | $ 1,500.00 /UNIT | $ 171,000 | |
| | | Sound Gasketing Material for Apartment Entrances | 114 EA | $ 40.00 /EA | $ 4,560 | |
| | | Weatherstripping Material for Exterior Doors | 14 EA | $ 75.00 /EA | $ 1,050 | |
| | | Tax | | | $ 37,176 | |
| | | **Hollow Metal, Hardware & Wood Doors** | | | | $ 456,061 |
| **08330** | **Overhead Doors** | | | | | |
| | | Garage Overhead Doors | NIC | | NIC | |
| | | **Overhead Doors** | | | | NIC |
| **08410** | **Canopy** | | | | | |
| | | Canopy at 13th Street | 1 ALLOW | $ 75,000.00 /ALLOW | $ 75,000 | |
| | | Canopy at 14th Street | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | | **Canopy** | | | | $ 110,000 |
| **08520** | **Storefronts, Windows & Metal Panels** | | | | | |
| | | **Storefronts** | | | | |
| | | Aluminum Storefront | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 4,000 SF | $ 85.00 /SF | $ 340,000 | |
| | | Single Aluminum & Glass Storefront Doors | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 11 EA | $ 3,000.00 /EA | $ 33,000 | |
| | | Double Aluminum & Glass Storefront Doors | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 1 PRS | $ 5,000.00 /PR | $ 5,000 | |
| | | Revolving Door at Main Entry | 1 EA | $ 50,000.00 /EA | $ 50,000 | |
| | | Automatic Door Closer at Entry | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | **Window Wall w/Slab Covers, Metal Panels, etc.** | | | | |
| | | 1st Floor | 527 SF | $ 80.00 /SF | $ 42,160 | |
| | | 2nd Floor | 3,100 SF | $ 80.00 /SF | $ 248,000 | |
| | | 3rd thru 6th Floor | 13,600 SF | $ 80.00 /SF | $ 1,088,000 | |
| | | 7th Floor | 4,000 SF | $ 80.00 /SF | $ 320,000 | |
| | | 8th Floor/Main Roof 14th Street | 2,400 SF | $ 80.00 /SF | $ 192,000 | |
| | | 14th Street Bulkhead/13th Street Main Roof | 70 SF | $ 80.00 /SF | $ 5,600 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | **Interiors** | | | | |
| | | Allowance for Interior Glass @ Amenity Spaces (Not Defined with New Layout | 1 ALLOW | $ 15,000.00 /ALLOW | $ 15,000 | |
| | | Single Aluminum & Glass Storefront Doors and Sidelites at Basement | NIC | | NIC | |
| | | Aluminum & Glass Wall w/Single Door at Lobby/Private Dining | NIC | | NIC | |
| | | Aluminum & Glass Wall Private Dining | NIC | | NIC | |
| | | **Misc.** | | | | |
| | | Vertical Metal Reveal Channel at 14th Street Façade | NIC | | NIC | |
| | | Laminated Glass | NIC | | NIC | |
| | | Louvers | 1 ALLOW | $ 25,000.00 /ALLOW | $ 25,000 | |
| | **Storefronts, Windows & Metal Panels** | | | | | $ 2,368,760 |
| **08800** | **Glass & Glazing** | | | | | |
| | | Bathroom Mirrors | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | Shower Doors | 0 EA | $ 1,500.00 /EA | $ - | |
| | | Vision Lite at Stair Doors | 60 EA | $ 100.00 /EA | $ 6,000 | |
| | | Vision Lite at Fire Smoke Doors | 0 EA | $ 100.00 /EA | $ - | |
| | **Glass & Glazing** | | | | | $ 26,700 |
| **09001** | **Special Finishes** | | | | | |
| | | Lobby Allowance | 2,285 SF | $ 75.00 /SF | $ 171,375 | |
| | | Concierge Desk Allowance | 1 EA | $ 20,000.00 /EA | $ 20,000 | |
| | | Fireplace at Lobby | 1 EA | $ 20,000.00 /EA | $ 20,000 | |
| | | Pantry at Private Dining at 1st Floor | NIC | | NIC | |
| | | Amenity Allowance | 4,505 SF | $ 65.00 /SF | $ 292,825 | |
| | | Bar & Catering Pantry at Cellar | NIC | | NIC | |
| | | Tenant Storage | NIC | | NIC | |
| | | Bicycle Storage | NIC | | NIC | |
| | | Typical Corridor Allowance | 15 EA | $ 5,000.00 /EA | $ 75,000 | |
| | | Retail Allowance | NIC | | NIC | |
| | **Special Finishes** | | | | | $ 579,200 |
| **09250** | **Gypsum Drywall** | | | | | |
| | | Rough Carpentry | | | | |
| | | Miscellaneous Blocking & Nailers | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | | 3/4" Fire Rated Plywood at IDF Closets | 15 FLRS | $ 600.00 /FL | $ 9,000 | |
| | | Temporary Protection (Elevator Fronts) | 35 EA | $ 750.00 /EA | $ 26,250 | |
| | | Temporary Protection (Penetrations - Allow 200 Locs Per Floor) | 3,600 EA | $ 5.00 /EA | $ 18,000 | |
| | | Installation of Hollow Metal Doors | 282 EA | $ 125.00 /EA | $ 35,250 | |
| | | Installation of Hollow Metal Frames | 879 EA | $ 125.00 /EA | $ 109,875 | |
| | | Install Wood Doors - Paint Grade | 781 EA | $ 100.00 /EA | $ 78,100 | |
| | | Installation of Finish Hardware - # Door Leaves | 1,063 EA | $ 100.00 /EA | $ 106,300 | |
| | | Installation of Kitchen Cabinets - # Units | 114 EA | $ 600.00 /EA | $ 68,400 | |
| | | Installation of Bathroom Vanities | 138 EA | $ 200.00 /EA | $ 27,600 | |
| | | Installation of Sound Gasketing | 114 EA | $ 50.00 /EA | $ 5,700 | |
| | | Installation of Weatherstripping | 14 EA | $ 50.00 /EA | $ 700 | |
| | | Installation of Closet Shelving | 7,051 LF | $ 3.00 /LF | $ 21,153 | |
| | | Installation of Wood Base | 24,262 LF | $ 1.50 /LF | $ 36,393 | |
| | | Installation of Toilet Accessories | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | Installation of Custom Back-lit Medicine Cabinet | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | Installation of Window Sills & Aprons | 2,024 LF | $ 4.00 /LF | $ 8,096 | |
| | | Installation of Bifold Subframing | 429 LF | $ 2.00 /LF | $ 858 | |
| | | Installation of Window Subsills | 2,024 LF | $ 5.00 /LF | $ 10,120 | |
| | | Drywall | | | | |
| | | Demising Partitions | 77,748 SF | $ 5.00 /SF | $ 388,740 | |
| | | Corridor Partitions | 31,165 SF | $ 5.00 /SF | $ 155,827 | |
| | | Interior Partitions | 96,927 SF | $ 4.00 /SF | $ 387,707 | |
| | | Chase Partitions | 26,722 SF | $ 5.50 /SF | $ 146,971 | |
| | | Shaftwall | 14,260 SF | $ 5.50 /SF | $ 78,430 | |
| | | Humitek Wallboard Throughout | NIC | | NIC | |
| | | Lobby | 2,285 SF | $ 15.00 /SF | $ 34,275 | |
| | | Amenity | 4,505 SF | $ 15.00 /SF | $ 67,575 | |
| | | Retail | 16,550 SF | $ 1.50 /SF | $ 24,825 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Bulkheads | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | Low Wall at Kitchen Islands | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Ceilings, Fasclas & Soffits | | | | |
| | | Sheetrock Ceilings at Apartments | 34,029 SF | $ 5.00 /SF | $ 170,143 | |
| | | Sheetrock Ceilings at Corridors | 5,250 SF | $ 5.00 /SF | $ 26,250 | |
| | | Soffits/Fascia's at Apartments - Standard | 2,280 LF | $ 35.00 /LF | $ 79,800 | |
| | | Fascia at Garage Below Residential Floor | NIC | | NIC | |
| | | 2x4 Ceiling w/insulation at Garage | NIC | | NIC | |
| | | Misc. 2' x 4' Ceilings at Back-of-House Areas | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Exterior Ceiling at Underside at Lobby | 1 EA | $ 7,500.00 /EA | $ 7,500 | |
| | | Misc. | | | | |
| | | Custom Shelf at Bathroom Wet Wall | 138 EA | $ 150.00 /EA | $ 20,700 | |
| | | PTAC/HVAC Enclosures | 226 EA | $ 150.00 /EA | $ 33,900 | |
| | | Structural Stud Wall | 11,550 SF | $ 12.00 /SF | $ 138,600 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | Gypsum Drywall | | | | | $ 2,429,437 |
| 09300 | Ceramic Tile | | | | | |
| | | Kitchens | | | | |
| | | Flooring | | | | |
| | | Ceramic Tile Kitchen Flooring (thinset) - Material | NIC | | NIC | |
| | | Ceramic Tile Kitchen Flooring (thinset) - Installation | NIC | | NIC | |
| | | Regupol Underlayment at Floors | NIC | | NIC | |
| | | 1/4" Zinc Transition Strip | Inc | | Inc | |
| | | Backsplash | | | | |
| | | Ceramic Tile Backslash Full Height - Material | 5,016 SF | $ 15.00 /SF | $ 75,240 | |
| | | Ceramic Tile Backslash Full Height - Installatoin | 5,016 SF | $ 7.00 /SF | $ 35,112 | |
| | | Countertops | | | | |
| | | Honed Absolute Black Countertops - Material | 4,560 SF | $ 25.00 /SF | $ 114,000 | |
| | | Honed Absolute Black Countertops - Installation | 4,560 SF | $ 30.00 /SF | $ 136,800 | |
| | | Bathrooms | | | | |
| | | Flooring | | | | |
| | | Ceramic Tile Bathroom Flooring (thinset) - Material | 3,450 SF | $ 6.00 /SF | $ 20,700 | |
| | | Ceramic Tile Bathroom Flooring (thinset) - Installation | 3,450 SF | $ 6.50 /SF | $ 22,425 | |
| | | Waterproof Membrane - Laticrete Hydroban | 3,450 SF | $ 6.00 /SF | $ 20,700 | |
| | | Ceramic Tile Base - Material | 2,760 LF | $ 5.00 /LF | $ 13,800 | |
| | | Ceramic Tile Base - Installation | 2,760 LF | $ 3.00 /LF | $ 8,280 | |
| | | Walls | | | | |
| | | Ceramic Tile Wet Wall at Shower (Full Height) - Material | 0 SF | $ 5.00 /SF | $ - | |
| | | Ceramic Tile Wet Wall at Shower (Full Height) - Installation | 0 SF | $ 6.50 /SF | $ - | |
| | | Ceramic Tile Wet Wall at Tubs (Full Height) - Material | 9,108 SF | $ 5.00 /SF | $ 45,540 | |
| | | Ceramic Tile Wet Wall at Tubs (Full Height) - Installation | 9,108 SF | $ 6.50 /SF | $ 59,202 | |
| | | Ceramic Tile Full Height at Wet Wall Only - Material | 5,520 SF | $ 5.00 /SF | $ 27,600 | |
| | | Ceramic Tile Full Height at Wet Wall Only - Installation | 5,520 SF | $ 6.50 /SF | $ 35,880 | |
| | | Ceramic Tile Trim/Bullnose - Material | NIC | | NIC | |
| | | Ceramic Tile Trim/Bullnose - Installation | NIC | | NIC | |
| | | Countertops | | | | |
| | | Carrara Marble Vanity Top (Single) - Materia | 828 SF | $ 35.00 /SF | $ 28,980 | |
| | | Carrara Marble Vanity Top (Single) - Installatior | 828 SF | $ 30.00 /SF | $ 24,840 | |
| | | Carrara Marble Vanity Top (Double) - Materia | 0 SF | $ 35.00 /SF | $ - | |
| | | Carrara Marble Vanity Top (Double) - Installatior | 0 SF | $ 30.00 /SF | $ - | |
| | | W/D Closets | | | | |
| | | Ceramic Tile Washer/Dryer Flooring (thinset) - Material | 1,026 SF | $ 5.00 /SF | $ 5,130 | |
| | | Ceramic Tile Washer/Dryer Flooring (thinset) - Installation | 1,026 SF | $ 6.50 /SF | $ 6,669 | |
| | | Ceramic Tile Base - Material | 1,026 LF | $ 5.00 /LF | $ 5,130 | |
| | | Ceramic Tile Base - Installation | 1,026 LF | $ 3.00 /LF | $ 3,078 | |
| | | 1/4" Zinc Transition Strip | Inc | | Inc | |
| | | Back-of-House: | | | | |
| | | Trash Compactor Room: | | | | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Ceramic Tile Floors w/Base | 700 SF | $ 15.00 /SF | $ 10,500 | |
| | | Ceramic Tile Wainscot | 180 LF | $ 15.00 /LF | $ 2,700 | |
| | | 1st Floor Service Area | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Wainscot | NIC | | NIC | |
| | | 1st Floor Vestibule off Service Area | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Wainscot | NIC | | NIC | |
| | | Refuse/Recycle Room: | | | | |
| | | Ceramic Tile Floors w/Base | 1,000 SF | $ 10.00 /SF | $ 10,000 | |
| | | Ceramic Tile Wainscot | 2,600 SF | $ 10.00 /SF | $ 26,000 | |
| | | Back-of-House Bathrooms - 2 Fixture | | | | |
| | | Cellar | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | 1st Floor | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Retail Bathrooms - 5 Fixture | | | | |
| | | Cellar | 2 EA | $ 6,000.00 /EA | $ 12,000 | |
| | | 1st Floor | 2 EA | $ 6,000.00 /EA | $ 12,000 | |
| | | Locker Room at Cellar | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | Janitor Closet at Cellar | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | Laundry Room | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | 13th Street Elevator Lobby at Roof | | | | |
| | | Ceramic Tile Floors w/Base | 120 SF | $ 15.00 /SF | $ 1,800 | |
| | | Ceramic Tile Base | 50 LF | $ 15.00 /LF | $ 750 | |
| | | Marble Saddles | | | | |
| | | Apartment Entrances | 114 EA | $ 100.00 /EA | $ 11,400 | |
| | | Bathrooms | 138 EA | $ 75.00 /EA | $ 10,350 | |
| | | Trash Rooms | 14 EA | $ 100.00 /EA | $ 1,400 | |
| | | Fire Stairs | 60 EA | $ 100.00 /EA | $ 6,000 | |
| | | Fire Smoke Doors | 0 EA | $ 100.00 /EA | $ - | |
| | **Ceramic Tile** | | | | | $ 801,506 |
| **09550** | **Wood Flooring** | | | | | |
| | | Wood Flooring (All Rooms Except Bathrooms and Kitchens) | 78,257 SF | $ 6.00 /SF | $ 469,544 | |
| | | Wood reducing strip | Inc | | Inc | |
| | | Protection of Wood Flooring by Flooring Contractor (Includes Paper Covering Only | Inc | | Inc | |
| | **Wood Flooring** | | | | | $ 469,544 |
| **09650** | **Resilient Flooring** | | | | | |
| | | Misc. Locations | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | **Resilient Flooring** | | | | | $ 10,000 |
| **09680** | **Carpeting** | | | | | |
| | | Public Corridor Allowance | 729 SY | $ 50.00 /SY | $ 36,458 | |
| | | Public Corridor Carpet Base Allowance | NIC | | NIC | |
| | | Bedroom Allowance | NIC | | NIC | |
| | **Carpeting** | | | | | $ 36,458 |
| **09900** | **Painting** | | | | | |
| | | Apartments (Walls and Ceilings) | 114 EA | $ 1,500.00 /EA | $ 171,000 | |
| | | Covercoat Ceilings @ Apartments | 114 EA | $ 1,000.00 /EA | $ 114,000 | |
| | | Corridors | 15 EA | $ 5,000.00 /EA | $ 75,000 | |
| | | Stairs | 4 EA | $ 7,500.00 /EA | $ 30,000 | |
| | | MER Rooms/Back of House | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Exterior Railings, Ladders, Etc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Paint Floors at 1st Floor Service Areas, Vestibule) | 1 LS | $ 2,000.00 /LS | $ 2,000 | |
| | | Painting Parking Lines, Arrows, Etc. | NIC | | NIC | |
| | **Painting** | | | | | $ 407,000 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 09950 | Wall Covering | | | | | |
| | | Wall Covering Allowance | NIC | | NIC | |
| | Wall Covering | | | | | NIC |
| 10425 | Graphics | | | | | |
| | | Graphics Allowance | 1 ALLOW | $ 20,000.00 /ALLOW | $ 20,000 | |
| | Graphics | | | | | $ 20,000 |
| 10800 | Bath & Toilet Accessory | | | | | |
| | | Apartment Bathrooms | | | | |
| | | Toilet Paper Holder - Grohe Ondus 40 377 | 138 EA | $ 200.00 /EA | $ 27,600 | |
| | | Towel Bar - Grohe Ondus 40 381 000 | 138 EA | $ 300.00 /EA | $ 41,400 | |
| | | Robe Hook | 138 EA | $ 50.00 /EA | $ 6,900 | |
| | | Soap Dispenser | NIC | | NIC | |
| | | Shower Curtain Rod | 138 EA | $ 100.00 /EA | $ 13,800 | |
| | | Custom Back-lit Medicine Cabinet | 138 EA | $ 750.00 /EA | $ 103,500 | |
| | | Standard Medicine Cabinet | NIC | | NIC | |
| | | Back-of-House Bathrooms | | | | |
| | | Toilet Partitions | 3 EA | $ 600.00 /EA | $ 1,800 | |
| | | Urinal Screens | 2 EA | $ 150.00 /EA | $ 300 | |
| | | Toilet Paper Dispenser | 7 EA | $ 75.00 /EA | $ 525 | |
| | | Paper Towel Dispenser/Disposal | 7 EA | $ 250.00 /EA | $ 1,750 | |
| | | Soap Dispenser | 9 EA | $ 50.00 /EA | $ 450 | |
| | | Tilted Mirror | 9 EA | $ 150.00 /EA | $ 1,350 | |
| | | Coat Hook | 9 EA | $ 50.00 /EA | $ 450 | |
| | | Tax | | | $ 17,734 | |
| | Bath & Toilet Accessory | | | | | $ 217,559 |
| 11170 | Compactor | | | | | |
| | | Trash Compactor | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | Compactor | | | | | $ 30,000 |
| 11180 | Rubbish Chute | | | | | |
| | | Refuse Chute / 24"diameter - # Floors | 15 EA | $ 2,500.00 /EA | $ 37,500 | |
| | Rubbish Chute | | | | | $ 37,500 |
| 11450 | Kitchen Appliance | | | | | |
| | | Apartment Appliance Allowance | | | | |
| | | Refrigerator - GE GBS20ESHSS | 114 EA | $ 987.00 /EA | $ 112,518 | |
| | | Range - GE JGS650SEFSS | 114 EA | $ 1,034.00 /EA | $ 117,876 | |
| | | Range Cord | 114 EA | $ 25.00 /EA | $ 2,850 | |
| | | Microwave Over Range - GE JNM3161RFSS | 114 EA | $ 217.00 /EA | $ 24,738 | |
| | | Dishwasher - Blomberg DWT54100FBI | 114 EA | $ 467.00 /EA | $ 53,238 | |
| | | Dishwasher Cord | 114 EA | $ 16.00 /EA | $ 1,824 | |
| | | Faber Integrated Collection - AGIO30BK | NIC | | NIC | |
| | | Washer - Bosch WAT28400UC | 114 EA | $ 724.00 /EA | $ 82,536 | |
| | | Condensing Dryer - Bosch WTG86400UC | 114 EA | $ 724.00 /EA | $ 82,536 | |
| | | Stacking Kit - Bosch WTZ20410 | 114 EA | $ 22.00 /EA | $ 2,508 | |
| | | Ice Maker | 114 EA | $ 50.00 /EA | $ 5,700 | |
| | | Garbage Disposal | NIC | | NIC | |
| | | Amenity Appliances | | | | |
| | | Refrigerator | 1 EA | $ 1,500.00 /EA | $ 1,500 | |
| | | Range | 1 EA | $ 1,500.00 /EA | $ 1,500 | |
| | | Range Cord | 1 EA | $ 25.00 /EA | $ 25 | |
| | | Microwave Over Range | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Dishwasher | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Dishwasher Cord | 1 EA | $ 25.00 /EA | $ 25 | |
| | | Ice Maker | 1 EA | $ 750.00 /EA | $ 750 | |
| | | Wine Cooler | 1 EA | $ 1,000.00 /EA | $ 1,000 | |
| | | Private Dining at 1st Floor | | | | |
| | | Refrigerator | NIC | | NIC | |
| | | Microwave | NIC | | NIC | |
| | | Dishwasher | NIC | | NIC | |
| | | Dishwasher Cord | NIC | | NIC | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | Ice Maker | NIC | | | | NIC | |
| | | Commercial Washer/Dryers | NIC | | | | NIC | |
| | | Tax | | | | | $ 43,676 | |
| | Kitchen Appliance | | | | | | | $ 535,800 |
| 11460 | Kitchen Cabinets & Vanities | | | | | | | |
| | | Kitchens | | | | | | |
| | | - Cabinet Allowance | | 114 EA | $ 2,500.00 | /EA | $ 285,000 | |
| | | - Open Cabinet Shelving | | 114 EA | $ 500.00 | /EA | $ 57,000 | |
| | | - "Wing" Panel at "L" Kitchens | NIC | | | | NIC | |
| | | - Dishwasher Panel | | 114 EA | $ 200.00 | /EA | $ 22,800 | |
| | | - End Panel at Galley Kitchens | NIC | | | | NIC | |
| | | - Finished Panel at Low Wall & Side Panel at Galley Kitchens (Facing Living Rooms) | | 1 ALLOW | $ 10,000.00 | /ALLOW | $ 10,000 | |
| | | - 2nd End Panel at Refrigerators | NIC | | | | NIC | |
| | | Bathrooms | | | | | | |
| | | - Single Vanity Allowance | | 138 EA | $ 350.00 | /EA | $ 48,300 | |
| | | - Double Vanity Allowance | | 0 EA | $ 600.00 | /EA | $ - | |
| | | Tax | | | | | $ 37,550 | |
| | Kitchen Cabinets & Vanities | | | | | | | $ 460,650 |
| 12500 | Window Treatments | | | | | | | |
| | | Allowance | NIC | | | | NIC | |
| | Window Treatments | | | | | | | NIC |
| 14210 | Elevators | | | | | | | |
| | | Residential Elevators | | | | | | |
| | | Floors C thru R (1 Elevator) | | 10 STOPS | $ 20,000.00 | /STOP | $ 200,000 | |
| | | Floors C thru 8 (1 Elevator) | | 9 STOPS | $ 20,000.00 | /STOP | $ 180,000 | |
| | | Floors C thru 7 (2 Elevator) | | 16 STOPS | $ 20,000.00 | /STOP | $ 320,000 | |
| | | Cab Allowance | | 4 ALLOW | $ 20,000.00 | /ALLOW | $ 80,000 | |
| | | Entrances (Single Speed Baked Enamel at Typ Floors) | Inc | | | | Inc | |
| | | Entrances (Stainless Steel at Lobby) | Inc | | | | Inc | |
| | | Retail Elevators | | | | | | |
| | | Floors C thru 1 | NIC | | | | NIC | |
| | | Cab Allowance | NIC | | | | NIC | |
| | | Entrances (Single Speed Baked Enamel at Typ Floors) | NIC | | | | NIC | |
| | | Entrances (Stainless Steel at Lobby) | NIC | | | | NIC | |
| | Elevators | | | | | | | $ 780,000 |
| 14510 | Hoist & Bridge | | | | | | | |
| | | Dual Rack & Pinion Hoist | | 253 LF | $ 1,250.00 | /LF | $ 316,250 | |
| | | Loading Dock | | 2 EA | $ 15,000.00 | /EA | $ 30,000 | |
| | | Protection of Adjacent Properties | | 1 ALLOW | $ 100,000.00 | /ALLOW | $ 100,000 | |
| | | Sidewalk Bridge | | 273 LF | $ 250.00 | /LF | $ 68,250 | |
| | Hoist & Bridge | | | | | | | $ 514,500 |
| 15200 | Plumbing | | | | | | | |
| | | New Services From 5' Outside Building Line | | | | | | |
| | | New Storm/Sanitary Service | | 2 EA | $ 25,000.00 | /EA | $ 50,000 | |
| | | New Domestic Water Service | | 1 EA | $ 35,000.00 | /EA | $ 35,000 | |
| | | New Fire Service | | 1 EA | $ 25,000.00 | /EA | $ 25,000 | |
| | | New Gas Service - By Utility Company | NIC | | | | NIC | |
| | | House Traps | | 2 EA | $ 15,000.00 | /EA | $ 30,000 | |
| | | Plumbing Equipment | | | | | | |
| | | Sewage Ejectors | | 2 EA | $ 15,000.00 | /EA | $ 30,000 | |
| | | Duplex Tank Fill Pump (TFP-1&2) | | 1 EA | $ 25,000.00 | /EA | $ 25,000 | |
| | | Duplex Domestic Booster Pump | | 1 EA | $ 25,000.00 | /EA | $ 25,000 | |
| | | North Building Water Heaters (NWH-1&2) | | 2 EA | $ 25,000.00 | /EA | $ 50,000 | |
| | | South Building Water Heaters (SWH-1&2) | | 2 EA | $ 25,000.00 | /EA | $ 50,000 | |
| | | Sump Pumps | | 4 EA | $ 5,000.00 | /EA | $ 20,000 | |
| | | Mixing Valves | Inc | | | | Inc | |
| | | Circulating Pumps | Inc | | | | Inc | |
| | | Roof, Garage and Terrace Drains | | 47 EA | $ 2,000.00 | /EA | $ 94,188 | |
| | | Plumbing Fixture Allowance | | | | | | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | Water Closets - No Spec | 138 EA | $ | 250.00 /EA | $ | 34,500 | |
| | | Lavatory - Kohler Undercounter Kathryr | 138 EA | $ | 350.00 /EA | $ | 48,300 | |
| | | Lavatory Faucet - Grohe Watercare - 20 209 002 | 138 EA | $ | 200.00 /EA | $ | 27,600 | |
| | | Pedistal Sink | 0 EA | | /EA | $ | - | |
| | | Pedistal Faucet | 0 EA | | /EA | $ | - | |
| | | Bathtub - American Standard Studio 60" x 32" w/Apron | 138 EA | $ | 1,000.00 /EA | $ | 138,000 | |
| | | Shower System - Grohe Starlight | 138 EA | $ | 275.00 /EA | $ | 37,950 | |
| | | Shower Head - Grohe 27 808 000 | 138 EA | $ | 90.00 /EA | $ | 12,420 | |
| | | Hand Shower - Grohe 28 341 000 | 138 EA | $ | 100.00 /EA | $ | 13,800 | |
| | | Tub Filler - Grohe 13 164 000 | 138 EA | $ | 110.00 /EA | $ | 15,180 | |
| | | Balance Valve - Grohe 19 347 000 | 138 EA | $ | 175.00 /EA | $ | 24,150 | |
| | | Diverter and Valveset - Grohe | 138 EA | $ | 175.00 /EA | $ | 24,150 | |
| | | Shower Pan | 0 EA | $ | 250.00 /EA | $ | - | |
| | | Shower Faucet | 0 EA | $ | 350.00 /EA | $ | - | |
| | | Kitchen Sink - Moen Black Sink | 114 EA | $ | 400.00 /EA | $ | 45,600 | |
| | | Kitchen Faucet - Moen Black Sink Faucet | 114 EA | $ | 350.00 /EA | $ | 39,900 | |
| | | Plumbing Fixtures Apartments (Rough Only) | | | | | | |
| | | Water Closets | 138 EA | $ | 2,000.00 /EA | $ | 276,000 | |
| | | Lavatories w/Faucet | 138 EA | $ | 2,000.00 /EA | $ | 276,000 | |
| | | Pedistal Sink | 0 EA | | /EA | $ | - | |
| | | Tubs w/Faucet and Diverter | 138 EA | $ | 2,000.00 /EA | $ | 276,000 | |
| | | Shower w/Faucet | 0 EA | $ | 2,000.00 /EA | $ | - | |
| | | Kitchen Sinks w/Faucet | 114 EA | $ | 2,000.00 /EA | $ | 228,000 | |
| | | Plumbing Roughing | | | | | | |
| | | Dishwasher | 114 EA | $ | 700.00 /EA | $ | 79,800 | |
| | | Ice Maker | 114 EA | $ | 500.00 /EA | $ | 57,000 | |
| | | Gas Range | 114 EA | $ | 800.00 /EA | $ | 91,200 | |
| | | Gas PTAC Units | 196 EA | $ | 800.00 /EA | $ | 156,800 | |
| | | Garbage Disposal | NIC | | | NIC | | |
| | | Commercial Washers | 6 EA | $ | 2,500.00 /EA | $ | 15,000 | |
| | | Commercial Dryers | 4 EA | $ | 2,500.00 /EA | $ | 10,000 | |
| | | Mechanical Equipment | 1 LS | $ | 25,000.00 /LS | $ | 25,000 | |
| | | Coffee Machine at Lobby | 1 EA | $ | 1,250.00 /EA | $ | 1,250 | |
| | | Gas for Fireplace at Lobby | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | Outdoor Kitchen at Rooftop Terrace | 1 EA | $ | 5,000.00 /EA | $ | 5,000 | |
| | | Outdoor Shower at Rooftop Terrace | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | Receive & Handle Appliances | NIC | | | NIC | | |
| | | Service Sink at Janitor Closet at Cellar | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | Service Sink at Retail at Cellar & 1st Floor | 2 EA | $ | 2,500.00 /EA | $ | 5,000 | |
| | | Plumbing Rough for Amenity Spaces | | | | | | |
| | | - Lounge at Cellar (Range, Refrigerator, Sink, Dishwasher) | 1 LS | $ | 10,000.00 /LS | $ | 10,000 | |
| | | - Private Dining at Lobby (Refrigerator, Ice Maker, Sink, Dishwasher | NIC | | | NIC | | |
| | | Plumbing Rough for Locker Rooms | NIC | | | NIC | | |
| | | Drinking Fountain at Fitness | 1 EA | $ | 3,500.00 /EA | $ | 3,500 | |
| | | Back-of-House Bathrooms - 2 Fixture | | | | | | |
| | | Cellar | 2 EA | $ | 5,000.00 /EA | $ | 10,000 | |
| | | 1st Floor | 1 EA | $ | 5,000.00 /EA | $ | 5,000 | |
| | | Retail Bathrooms - 5 Fixture | | | | | | |
| | | Cellar | 2 EA | $ | 12,500.00 /EA | $ | 25,000 | |
| | | 1st Floor | 2 EA | $ | 12,500.00 /EA | $ | 25,000 | |
| | | Underground Piping Allowance for Future Retail Bathrooms | 1 ALLOW | $ | 25,000.00 /ALLOW | $ | 25,000 | |
| | | Insulation at Piping | Inc | | | Inc | | |
| | | Detention Tank | 1 ALLOW | $ | 20,000.00 /ALLOW | $ | 20,000 | |
| | | Swimming Pool Connections | NIC | | | NIC | | |
| | | Irrigation Hook-ups | 1 LS | $ | 5,000.00 /LS | $ | 5,000 | |
| | | Misc. Plumbing | 1 LS | $ | 5,000.00 /LS | $ | 5,000 | |
| | Plumbing | | | | | | | $ 2,538,788 |
| 15300 | Fire Protection | | | | | | | |
| | | New Fire Pump and Controller | 1 EA | $ | 50,000.00 /EA | $ | 50,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Jockey Pump | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | Fire Department Siamese Connections | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | | Dry Valve Assembly | NIC | | NIC | |
| | | Floor Control Valve Assemblies | 20 EA | $ 2,500.00 /EA | $ 50,000 | |
| | | New Sprinkler Heads | 1,482 EA | $ 150.00 /EA | $ 222,232 | |
| | | Trash Compactor Control Valve | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Chute Riser | 2 EA | $ 10,000.00 /EA | $ 20,000 | |
| | | Standpipe Risers & Drains | 4 EA | $ 50,000.00 /EA | $ 200,000 | |
| | | Secondary Water Tank - 11,000 Gallon | 2 EA | $ 25,000.00 /EA | $ 50,000 | |
| | | Lobby Sprinkler Head Cabinet | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Lobby Hose Cabinet | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Misc. Fire Protection | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | Fire Protection | | | | | $ 669,732 |
| 15800 | HVAC | | | | | |
| | | Rooftop Units | | | | |
| | | RTU-CSA-1 - Upper Roof - Anno | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | RTU-CSA-2 - Upper Roof - Anno | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | Exhaust Fans | | | | |
| | | TEF-1.1 - U.Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-1.2 - U.Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.1 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.2 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.3 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.4 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.5 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.6 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-2.7 - Roof/Toilet - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | KEF-1.1 - U.Roof/Kitchen - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | KEF-2.1 - Roof/Kitchen - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | KEF-2.2 - Roof/Kitchen - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TEF-G.1 - G.Floor/Bathrooms - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | GEF-C.1 - Cellar/Various - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | LSF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | LEF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TRF-1 - Roof/Trash Room - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | TRF-2 - Roof/Trash Room - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | GEF-R.1 - Roof/Pump Room - Greenheck | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | VRF Systems | | | | |
| | | AC-A.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-3 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-3 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-3 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-3 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-F.7.2-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-F.7.2-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-E.7.2-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-E.7.2-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.1-1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | AC-A.1-2 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.1-3 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.1-1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-L.1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-LG.1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-BC.1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-GYM.1 - Cellar - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-GYM.2 - Cellar - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-SL.1 - Cellar - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | Air Cooled Condensing Units | | | | |
| | | ACCU-A,.8.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B,.8.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B,.8.1-2 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-D,.8.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-A.7.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B.7.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B.7.1-2 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-D.7.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-F.7.2-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-E.7.2-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-A.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-L.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-LG.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-BC.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-GYM.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-SL.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | Gas PTAC Units w/CO | | | | |
| | | PTAC-A - Apts. - Islandaire | 54 EA | $ 1,850.00 /EA | $ 99,900 | |
| | | PTAC-B - Apts. - Islandaire | 74 EA | $ 1,850.00 /EA | $ 136,900 | |
| | | PTAC-C - Apts. - Islandaire | 57 EA | $ 1,850.00 /EA | $ 105,450 | |
| | | PTAC-D - Apts. - Islandaire | 11 EA | $ 1,850.00 /EA | $ 20,350 | |
| | | Electric Duct Heaters | | | | |
| | | DHC-A | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | DHC-B | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | Electric Heater | | | | |
| | | EH-S.1 | 8 EA | $ 500.00 /EA | $ 4,000 | |
| | | EH-1.1 | 2 EA | $ 500.00 /EA | $ 1,000 | |
| | | Unit Heaters | | | | |
| | | UH-A | 2 EA | $ 500.00 /EA | $ 1,000 | |
| | | UHR-C | 20 EA | $ 500.00 /EA | $ 10,000 | |
| | | Electric Baseboard Heaters | | | | |
| | | EBH-A | 6 EA | $ 500.00 /EA | $ 3,000 | |
| | | EBH-C | 12 EA | $ 500.00 /EA | $ 6,000 | |
| | | Boiler | | | | |
| | | - Boilers | NIC | | NIC | |
| | | - Centrifugal Pumps | NIC | | NIC | |
| | | - Flue | NIC | | NIC | |
| | | - Piping | NIC | | NIC | |
| | | - Controls | NIC | | NIC | |
| | | Ductwork | | | | |
| | | - Toilet Exhaust Risers | 22 EA | $ 17,500.00 /EA | $ 385,000 | |
| | | - Kitchen Exhaust Risers | 8 EA | $ 18,500.00 /EA | $ 148,000 | |
| | | - Corridor Exhaust | 2 EA | $ 35,000.00 /EA | $ 70,000 | |
| | | - Laudry Exhaust | 2 EA | $ 20,000.00 /EA | $ 40,000 | |
| | | - Stiar Pressurization | NIC | | NIC | |
| | | - Trash Rooms | 2 EA | $ 20,000.00 /EA | $ 40,000 | |
| | | - Mechanical Rooms | 2 EA | $ 25,000.00 /EA | $ 50,000 | |
| | | - Lobby | 1 EA | $ 25,000.00 /EA | $ 25,000 | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | - Amenity Space | 1 EA | $ | 25,000.00 | /EA | $ 25,000 | |
| | | - Back-of-house | 1 EA | $ | 25,000.00 | /EA | $ 25,000 | |
| | | - Exterior/Goosenecks | 1 EA | $ | 8,400.00 | /EA | $ 8,400 | |
| | | Cooling Tower for Future Retail | NIC | | | | NIC | |
| | | Allowance for 8" CWS/R Risers for Future Retail Cooling Tower | NIC | | | | NIC | |
| | | Diffusers, Returns, Registers, etc. | Inc | | | | Inc | |
| | | Linear Diffusers | Inc | | | | Inc | |
| | | Dampers | Inc | | | | Inc | |
| | | Louvers | Inc | | | | Inc | |
| | | Control Wiring and Thermostats | Inc | | | | Inc | |
| | | Start up and Air Balance | Inc | | | | Inc | |
| | | Commercial Kitchend Exhaust Risers | NIC | | | | NIC | |
| | | Ventillation for Cellar Kitchen | NIC | | | | NIC | |
| | HVAC | | | | | | | $ 1,820,000 |
| 16100 | Electrical Systems | | | | | | | |
| | | New Electrical Service and Switchgear | 1 LS | $ | 100,000.00 | /LS | $ 100,000 | |
| | | New Electrical Panels and Breakers | 1 LS | $ | 100,000.00 | /LS | $ 100,000 | |
| | | Emergency Generator | NIC | | | | NIC | |
| | | General Power and Lighting | | | | | | |
| | | Amenity Space | 4,505 SF | $ | 20.00 | /SF | $ 90,100 | |
| | | Lobby | 2,285 SF | $ | 20.00 | /SF | $ 45,700 | |
| | | Retail | 16,550 SF | $ | 1.50 | /SF | $ 24,825 | |
| | | Apartment Breakdown | | | | | | |
| | | Total # of 0 Bedrooms | 28 EA | $ | 6,000.00 | /EA | $ 168,000 | |
| | | Total # of 0 Bedrooms + | 0 EA | | | /EA | $ - | |
| | | Total # of 1 Bedrooms | 61 EA | $ | 8,500.00 | /EA | $ 518,500 | |
| | | Total # of 1 Bedrooms + | 0 EA | | | /EA | $ - | |
| | | Total # of 2 Bedrooms | 25 EA | $ | 11,000.00 | /EA | $ 275,000 | |
| | | Total # of 2 Bedrooms + | 0 EA | | | /EA | $ - | |
| | | Total # of 3 Bedrooms | 0 EA | | | /EA | $ - | |
| | | Total # of 4 Bedrooms | 0 EA | | | /EA | $ - | |
| | | Rough & Connect | | | | | | |
| | | Site Improvements | | | | | | |
| | | Cellar Light Court - ELIMINATED | | | | | | |
| | | Irrigation System | NIC | | | | NIC | |
| | | Lighting Allowance | NIC | | | | NIC | |
| | | Ground Floor Plantings | | | | | | |
| | | Irrigation system for plantings in planters | 1 ALLOW | $ | 1,250.00 | /ALLOW | $ 1,250 | |
| | | Lighting Allowance | 1 ALLOW | $ | 1,250.00 | /ALLOW | $ 1,250 | |
| | | 2nd Floor Terrace | | | | | | |
| | | Irrigation system for plantings in planters | 1 ALLOW | $ | 1,250.00 | /ALLOW | $ 1,250 | |
| | | Lighting Allowance | NIC | | | | NIC | |
| | | Main Roof | | | | | | |
| | | Outdoor kitchen and bar | 1 ALLOW | $ | 3,000.00 | /ALLOW | $ 3,000 | |
| | | Irrigation system for plantings in planters | 1 ALLOW | $ | 1,250.00 | /ALLOW | $ 1,250 | |
| | | Lighting | 1 ALLOW | $ | - | /ALLOW | $ - | |
| | | Automatic Door Closer at Entry | 1 EA | $ | 2,000.00 | /EA | $ 2,000 | |
| | | Fireplace at Lobby | 1 EA | $ | 2,500.00 | /EA | $ 2,500 | |
| | | Pantry at Private Dining at 1st Floor | NIC | | | | NIC | |
| | | Bar & Catering Pantry at Cellar | NIC | | | | NIC | |
| | | Additional Floor Boxes at Amenity/Lobby | 6 EA | $ | 1,500.00 | /EA | $ 9,000 | |
| | | Custom Back-lit Medicine Cabinet | 138 EA | $ | 250.00 | /EA | $ 34,500 | |
| | | Trash Compactor | 2 EA | $ | 2,500.00 | /EA | $ 5,000 | |
| | | Amenity Appliances | | | | | | |
| | | Refrigerator | 1 EA | $ | 500.00 | /EA | $ 500 | |
| | | Range | 1 EA | $ | 750.00 | /EA | $ 750 | |
| | | Microwave Over Range | 1 EA | $ | 250.00 | /EA | $ 250 | |
| | | Dishwasher | 1 EA | $ | 400.00 | /EA | $ 400 | |
| | | Wine Cooler | 1 EA | $ | 250.00 | /EA | $ 250 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Private Dining at 1st Floor | | | | |
| | | Refrigerator | NIC | | NIC | |
| | | Microwave | NIC | | NIC | |
| | | Dishwasher | NIC | | NIC | |
| | | Residential Elevators | | | | |
| | | Floors C thru R (1 Elevator) | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Floors C thru 8 (1 Elevator) | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Floors C thru 7 (2 Elevator) | 2 EA | $ 5,000.00 /EA | $ 10,000 | |
| | | Dual Rack & Pinion Hoist | 2 EA | $ 3,500.00 /EA | $ 7,000 | |
| | | Loading Dock | 2 EA | $ 1,500.00 /EA | $ 3,000 | |
| | | Sidewalk Bridge | 2 EA | $ 1,000.00 /EA | $ 2,000 | |
| | | Plumbing Equipment | | | | |
| | | Sewage Ejectors | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Duplex Tank Fill Pump (TFP-1&2) | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Duplex Domestic Booster Pump | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | North Building Water Heaters (NWH-1&2) | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | South Building Water Heaters (SWH-1&2) | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Sump Pumps | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | Coffee Machine at Lobby | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Gas for Fireplace at Lobby | 1 EA | $ 1,250.00 /EA | $ 1,250 | |
| | | Outdoor Kitchen at Rooftop Terrace | 1 EA | $ 4,000.00 /EA | $ 4,000 | |
| | | Fire Protection Equipment | | | | |
| | | New Fire Pump and Controller | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Jockey Pump | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | HVAC Equipment | | | | |
| | | Rooftop Units | | | | |
| | | RTU-CSA-1 - Upper Roof - Anno | 1 EA | $ 3,500.00 /EA | $ 3,500 | |
| | | RTU-CSA-2 - Upper Roof - Anno | 1 EA | $ 3,500.00 /EA | $ 3,500 | |
| | | Exhaust Fans | | | | |
| | | TEF-1.1 - U.Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-1.2 - U.Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.1 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.2 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.3 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.4 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.5 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.6 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.7 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-1.1 - U.Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-2.1 - Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-2.2 - Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-G.1 - G.Floor/Bathrooms - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | GEF-C.1 - Cellar/Various - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | LSF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | LEF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TRF-1 - Roof/Trash Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TRF-2 - Roof/Trash Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | GEF-R.1 - Roof/Pump Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | VRF Systems | | | | |
| | | AC-A.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-3 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-3 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.7.1-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.7.1-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | AC-B.7.1-1 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | - |
| | | AC-B.7.1-2 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-B.7.1-3 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-D.7.1-1 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-D.7.1-2 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-D.7.1-3 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-F.7.2-1 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-F.7.2-2 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-E.7.2-1 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-E.7.2-2 - 7th Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-A.1-1 - 1st Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-A.1-2 - 1st Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-A.1-3 - 1st Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-B.1-1 - 1st Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-L.1 - 1st Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-LG.1 - 1st Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-BC.1 - 1st Floor - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-GYM.1 - Cellar - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-GYM.2 - Cellar - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | AC-SL.1 - Cellar - Daikin | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | Air Cooled Condensing Units | | | | | | |
| | | ACCU-A,.8.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-B,.8.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-B,.8.1-2 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-D,.8.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-A.7.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-B.7.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-B.7.1-2 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-D.7.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-F.7.2-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-E.7.2-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-A.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-B.1-1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-L.1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-LG.1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-BC.1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-GYM.1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | ACCU-SL.1 | 1 EA | $ | 2,500.00 /EA | $ | 2,500 | |
| | | Gas PTAC Units w/CO | | | | | | |
| | | PTAC-A - Apts. - Islandaire | 54 EA | $ | 350.00 /EA | $ | 18,900 | |
| | | PTAC-B - Apts. - Islandaire | 74 EA | $ | 350.00 /EA | $ | 25,900 | |
| | | PTAC-C - Apts. - Islandaire | 57 EA | $ | 350.00 /EA | $ | 19,950 | |
| | | PTAC-D - Apts. - Islandaire | 11 EA | $ | 350.00 /EA | $ | 3,850 | |
| | | Electric Duct Heaters | | | | | | |
| | | DHC-A | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | DHC-B | 1 EA | $ | 500.00 /EA | $ | 500 | |
| | | Electric Heater | | | | | | |
| | | EH-S.1 | 8 EA | $ | 500.00 /EA | $ | 4,000 | |
| | | EH-1.1 | 2 EA | $ | 500.00 /EA | $ | 1,000 | |
| | | Unit Heaters | | | | | | |
| | | UH-A | 2 EA | $ | 500.00 /EA | $ | 1,000 | |
| | | UHR-C | 20 EA | $ | 500.00 /EA | $ | 10,000 | |
| | | Electric Baseboard Heaters | | | | | | |
| | | EBH-A | 6 EA | $ | 500.00 /EA | $ | 3,000 | |
| | | EBH-C | 12 EA | $ | 500.00 /EA | $ | 6,000 | |
| | | Install Only Heat Tracing | 1 LS | $ | 5,000.00 /LS | $ | 5,000 | |
| | | Commercial Washer/Dryers | 1 ALLOW | $ | 7,500.00 /ALLOW | $ | 7,500 | |
| | | Commercial Kitchen | NIC | | | NIC | | |
| | | Irrigation System | 1 LS | $ | 5,000.00 /LS | $ | 5,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Hoist | 2 EA | $ 5,000.00 /EA | $ 10,000 | |
| | | Light Fixture Allowance | 114 Units | $ 2,500.00 /UNIT | $ 285,000 | |
| | | Decorative Exterior Lighting at 14th Street Façade | 1 ALLOW | $ 15,000.00 /ALLOW | $ 15,000 | |
| | | Exterior Lighting at Canopy | 1 ALLOW | $ 7,500.00 /ALLOW | $ 7,500 | |
| | | Exterior Lighting at Main Entry | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | Fire Alarm System | 134,686 SF | $ 2.50 /SF | $ 336,715 | |
| | | Security System | | | | |
| | | Headend | 1 EA | $ 10,000.00 /EA | $ 10,000 | |
| | | DVRs | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Security Monitoring Work Stations w/2-23" LCD Monitors | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Cameras | 50 EA | $ 1,500.00 /EA | $ 75,000 | |
| | | Door Contacts | 34 EA | $ 300.00 /EA | $ 10,200 | |
| | | Electric Strikes | 9 EA | $ 500.00 /EA | $ 4,500 | |
| | | Card Readers | 21 EA | $ 1,000.00 /EA | $ 21,000 | |
| | | Request To Exit | 9 EA | $ 500.00 /EA | $ 4,500 | |
| | | Electric Locks | 12 EA | $ 500.00 /EA | $ 6,000 | |
| | | Intercom Station | 116 EA | $ 500.00 /EA | $ 58,000 | |
| | | Lighting Protection | NIC | | NIC | |
| | | Lighting Preventor | NIC | | NIC | |
| | | Dimming System | NIC | | NIC | |
| | | Telecommunications | | | | |
| | | Conduit from MDF to Riser Closets | 1 LS | $ 2,500.00 /LS | $ 2,500 | |
| | | Sleeves Between Floors | NIC | | NIC | |
| | | Cable Tray & Ladder Racks at MDF | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | 2" Conduit from Riser Closets to Apartments | 114 EA | $ 300.00 /EA | $ 34,200 | |
| | | Conduit from Telecom Room to Concierge Desk | 1 EA | $ 2,000.00 /EA | $ 2,000 | |
| | | Conduit from Telecom Room to Retail | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Pullboxes for Service Pathways | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | NID Boxes (Furnish & Install) | 114 EA | $ 150.00 /EA | $ 17,100 | |
| | | FIOS Microduct (Furnish Only) | NIC | | NIC | |
| | | FIOS Microduct (Install Only) | 114 EA | $ 100.00 /EA | $ 11,400 | |
| | | FIOS NID Box (Furnish Only) | NIC | | NIC | |
| | | FIOS NID Box (Install Only) | 114 EA | $ 75.00 /EA | $ 8,550 | |
| | | Electrical Outlet @ NID Box | 114 EA | $ 125.00 /EA | $ 14,250 | |
| | | Electrical Outlet @ FIOS Box | 114 EA | $ 125.00 /EA | $ 14,250 | |
| | | Grounding at Closets | 1 LS | $ 500.00 /LS | $ 500 | |
| | | Verizon Wiring Between MDF and Riser Closets | NIC | | NIC | |
| | | Time Warner Wiring Between MDF and Riser Closets | NIC | | NIC | |
| | | Verizon Wiring Between Riser Closets and Apartments | NIC | | NIC | |
| | | Time Warner Wiring Between Riser Closets and Apartments | NIC | | NIC | |
| | | (2) Cat6 UTP Cables from Telecom Room to NID Box | 114 EA | $ 500.00 /EA | $ 57,000 | |
| | | (2) RG6U Cables from Telecom Room to NID Box | 114 EA | $ 310.00 /EA | $ 35,340 | |
| | | (3) 25 Pair Cable from Main Telecom Room to Telecom Room South - 3rd Floor w/110 Blocks | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | (3) 25 Pair Cable from Main Telecom Room to Telecom Room South - 6th Floor w/110 Blocks | 1 EA | $ 9,000.00 /EA | $ 9,000 | |
| | | (2) 25 Pair Cable from Main Telecom Room to Telecom Room North - 3rd Floor w/110 Blocks | 1 EA | $ 4,000.00 /EA | $ 4,000 | |
| | | (2) 25 Pair Cable from Main Telecom Room to Telecom Room North - 6th Floor w/110 Blocks | 1 EA | $ 6,000.00 /EA | $ 6,000 | |
| | | (1) P3-500 Coaxial Cable w/4' Service Loops | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Apartment Wiring (1) Cat 5E and (1) RG6 per Outlet Location | 450 EA | $ 245.00 /EA | $ 110,250 | |
| | | Allowance for WAP System | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | | Audio/Visual | NIC | | NIC | |
| | | Temporary Power/Standby | 1 ALLOW | $ 60,000.00 /ALLOW | $ 60,000 | |
| | | Misc. Electrical | 1 LS | $ 50,000.00 /LS | $ 50,000 | |
| **Electrical Systems** | | | | | | **$ 3,050,380** |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | Building Gross Area: | | | 166,101 sf | |
| | | # of Apts. | | | 154 ea | |
| Section | Trade | | Amount | | Unit Cost | Remarks |
| 01000 | Site Survey | NIC | | NIC | | |
| 01005 | Test Borings | NIC | | NIC | | |
| 01900 | Abatement | NIC | | NIC | | |
| 02060 | Demolition | NIC | | NIC | | |
| 02090 | Site Preparation | $ | 61,610 | $ | 0.37 | |
| 02300 | Earthwork & SOE | $ | 6,098,385 | $ | 36.71 | |
| 02301 | Dewatering | $ | 468,600 | $ | 2.82 | |
| 02302 | Soil Disposal | $ | 968,990 | $ | 5.83 | |
| 02500 | Site Improvements | $ | 973,108 | $ | 5.86 | |
| 02720 | Utilities | $ | 210,000 | $ | 1.26 | |
| 03200 | Concrete Foundations | $ | 3,150,221 | $ | 18.97 | |
| 03300 | Concrete | $ | 9,253,127 | $ | 55.71 | |
| 04200 | Masonry | $ | 3,209,597 | $ | 19.32 | |
| 05500 | Miscellaneous Iron | $ | 805,348 | $ | 4.85 | |
| 05720 | Decorative Railings | $ | 297,350 | $ | 1.79 | |
| 06200 | Millwork | $ | 220,915 | $ | 1.33 | |
| 07140 | Waterproofing | $ | 288,325 | $ | 1.74 | |
| 07500 | Roofing & Pavers | $ | 682,068 | $ | 4.11 | |
| 07900 | Caulking & Sealant | $ | 397,841 | $ | 2.40 | |
| 08110 | Hollow Metal, Hardware & Wood Doors | $ | 598,796 | $ | 3.61 | |
| 08330 | Overhead Doors | NIC | | NIC | | |
| 08410 | Canopy | $ | 110,000 | $ | 0.66 | |
| 08520 | Storefronts, Windows & Metal Panels | $ | 2,487,245 | $ | 14.97 | |
| 08800 | Glass & Glazing | $ | 34,450 | $ | 0.21 | |
| 09001 | Special Finishes | $ | 624,250 | $ | 3.76 | |
| 09250 | Gypsum Drywall | $ | 3,484,597 | $ | 20.98 | |
| 09300 | Ceramic Tile | $ | 1,084,038 | $ | 6.53 | |
| 09550 | Wood Flooring | $ | 719,434 | $ | 4.33 | |
| 09650 | Resilient Flooring | $ | 10,000 | $ | 0.06 | |
| 09680 | Carpeting | $ | 36,458 | $ | 0.22 | |
| 09900 | Painting | $ | 695,600 | $ | 4.19 | |
| 09950 | Wall Covering | NIC | | NIC | | |
| 10425 | Graphics | $ | 2,500 | $ | 0.02 | |
| 10800 | Bath & Toilet Accessory | $ | 286,151 | $ | 1.72 | |
| 11170 | Compactor | $ | 30,000 | $ | 0.18 | |
| 11180 | Rubbish Chute | $ | 41,250 | $ | 0.25 | |
| 11450 | Kitchen Appliance | $ | 721,584 | $ | 4.34 | |
| 11460 | Kitchen Cabinets & Vanities | $ | 617,158 | $ | 3.72 | |
| 12500 | Window Treatments | NIC | | NIC | | |
| 14210 | Elevators | $ | 1,160,000 | $ | 6.98 | |
| 14610 | Hoist & Bridge | $ | 614,500 | $ | 3.70 | |
| 15200 | Plumbing | $ | 3,508,613 | $ | 21.12 | |
| 15300 | Fire Protection | $ | 942,244 | $ | 5.67 | |
| 15800 | HVAC | $ | 2,297,250 | $ | 13.83 | |
| 16100 | Electrical Systems | $ | 3,898,328 | $ | 23.47 | |
| | Sub-Total | $ | 51,089,930 | $ | 307.58 | |
| 17000 | General Conditions | $ | 5,108,993 | $ | 30.76 | |
| | Sub-Total | $ | 56,198,924 | $ | 338.34 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 01000 | Site Survey | | | | | |
| | | NIC | NIC | | NIC | |
| | Site Survey | | | | | NIC |
| 01005 | Test Borings | | | | | |
| | | NIC | NIC | | NIC | |
| | Test Borings | | | | | NIC |
| 01900 | Abatement | | | | | |
| | | Asbestos, Lead Paint and Oil Tank/Soil | NIC | | NIC | |
| | Abatement | | | | | NIC |
| 02060 | Demolition | | | | | |
| | | Demolition | NIC | | NIC | |
| | Demolition | | | | | NIC |
| 02090 | Site Preparation | | | | | |
| | | Construction Fence/Perimeter Protection | 313 LF | $ 50.00 /LF | $ 15,650 | |
| | | **Soil Erosion and Sediment Control:** | | | | |
| | | Wheel Tracking Pad-6" min. crushed stone | 1,250 SF | $ 15.00 /SF | $ 18,750 | |
| | | Silt Fence | 646 LS | $ 10.00 /LS | $ 6,460 | |
| | | Haybale Protection | 1 LS | $ 2,500.00 /LS | $ 2,500 | |
| | | Filter Fabric Barrier @ Soil Stockpile | 1 LS | $ 1,000.00 /LS | $ 1,000 | |
| | | Filter Fabric Protection Cover @ Catch Basin | 1 LS | $ 1,000.00 /LS | $ 1,000 | |
| | | Synthetic Filter Fabric-under tracking crushed stone | 1,250 SF | $ 1.00 /SF | $ 1,250 | |
| | | Misc. Preparation | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | Site Preparation | | | | | $ 61,610 |
| 02300 | Earthwork & SOE | | | | | |
| | | Seacant Piles Wall | 1 LS | $ 5,430,031.00 /LS | $ 5,430,031 | |
| | | General Excavation | 1 LS | $ 552,469.00 /LS | $ 552,469 | |
| | | General Backfill | 1 LS | $ 12,500.00 /LS | $ 12,500 | |
| | | Over Excavation of Organic Material | 1 LS | $ 36,685.00 /LS | $ 36,685 | |
| | | Backfill of Organics | 1 LS | $ 66,700.00 /LS | $ 66,700 | |
| | | Rock Removal | NIC | | NIC | |
| | Earthwork & SOE | | | | | $ 6,098,385 |
| 02301 | Dewatering | | | | | |
| | | Units per ECS Proposal Dated 10/7/15 | | | | |
| | | Mobilization, Installation, Demobilization of sub cellar well point system | 1 LS | $152,700.00 /LS | $ 152,700 | |
| | | Wellpoint Installation system with Geotechnical Drill Rig (if required) | 1 LS | $76,800.00 /LS | $ 76,800 | |
| | | Dewatering System Rental (Including compact settling tank) | 7 MONTHS | $8,800.00 /MONTH | $ 61,600 | |
| | | 24/7 Operation of System (labor & maintenance) | NIC | | NIC | |
| | | Service Technician to maintain equipment (Assume Every 250 Hours) | 18 EA | $1,250.00 /EA | $ 22,500 | |
| | | Generator Rental (one operate, does not include fuel) | 7 MONTHS | $9,500.00 /MONTH | $ 66,500 | |
| | | Standby Generator & Double Throw Switch (does not include fuel) | 7 MONTHS | $3,500.00 /MONTH | $ 24,500 | |
| | | Relocation of Header Pipe and Pumps (After Matt Slab is Placed) | 1 LS | $24,500.00 /LS | $ 24,500 | |
| | | Grouting of Wellpoints | 1 LS | $18,500.00 /LS | $ 18,500 | |
| | | Fuel Allowance For Generators | 7 MONTHS | $3,000.00 /MONTH | $ 21,000 | |
| | | Discharge Fee - By Owner | NIC | | NIC | |
| | Dewatering | | | | | $ 468,600 |
| 02302 | Soil Disposal | | | | | |
| | | Total Anticipated Soil Excavation in Yards | 19,110 | | | |
| | | Total Anticipated Soil Excavation in Tons | 26,754 | | | |
| | | Material By Category | | | | |
| | | Clean Fill | NIC | | NIC | |
| | | Category A | 6,689 TONS | $44.00 /TON | $ 294,294 | |
| | | Category B | 20,066 TONS | $32.00 /TON | $ 642,096 | |
| | | Hazard Material | 200 TONS | $163.00 /TON | $ 32,600 | |
| | Soil Disposal | | | | | $ 968,990 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 02500 | Site Improvements | | | | | |
| | | **Sidewalks & Curbs** | | | | |
| | | Removals of Existing Sidewalks and Curbs | 2,730 SF | $ 5.00 /SF | $ 13,650 | |
| | | New Concrete Sidewalk | 2,730 SF | $ 15.00 /SF | $ 40,950 | |
| | | New Concrete Curbs | 273 LF | $ 20.00 /LF | $ 5,460 | |
| | | New Driveway Apron | NIC | | NIC | |
| | | **Paving** | | | | |
| | | 3' Repair at New Curb | 819 SF | $ 20.00 /SF | $ 16,380 | |
| | | **Street Poles** | | | | |
| | | Street Poles | NIC | | NIC | |
| | | **Street Trees (Allowance)** | | | | |
| | | Tree Pits | 4 EA | $ 1,500.00 /EA | $ 6,000 | |
| | | Trees | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | Tree Grates | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | **Cellar Light Court - ELIMINATED** | | | | |
| | | Removable living green wall with decorative wood slatting and integrated irrigation system | NIC | | NIC | |
| | | Drainage mat and slab protection | NIC | | NIC | |
| | | Edge restraints to contain planting bed mix | NIC | | NIC | |
| | | Planting bed mix and mulches | NIC | | NIC | |
| | | Shrub, perennial, groundcover, and bulb plantings | NIC | | NIC | |
| | | Stone set stepping stones | NIC | | NIC | |
| | | Ipe pedestal support deck or Ipe Pedestal decking tiles | NIC | | NIC | |
| | | Irrigation System | NIC | | NIC | |
| | | Lighting Allowance | NIC | | NIC | |
| | | Finishes | NIC | | NIC | |
| | | Wood Awning per Interior Drawings | NIC | | NIC | |
| | | **Ground Floor Plantings** | | | | |
| | | Porcelain Tile or Stone pedestal pavers | 1 LS | $ 32,512.50 /LS | $ 32,513 | |
| | | Wood decking | 1 LS | $ 14,870.75 /LS | $ 14,871 | |
| | | Removable living green wall with decorative wood slatting and integrated irrigation system | 1 LS | $ 20,400.00 /LS | $ 20,400 | |
| | | Cedar fence and gate | 1 LS | $ 3,400.00 /LS | $ 3,400 | |
| | | Decorative raised planters | 1 LS | $ 68,000.00 /LS | $ 68,000 | |
| | | Polypropylene liners for planters if necessary. | Inc | | Inc | |
| | | Light weight engineered soils for planters and mulches | 1 LS | $ 17,000.00 /LS | $ 17,000 | |
| | | Shrub, perennial, groundcover, and bulb plantings | 1 LS | $ 42,500.00 /LS | $ 42,500 | |
| | | Artificial lawn area | 1 LS | $ 6,154.00 /LS | $ 6,154 | |
| | | Thermory sub framed deck on pedestals | 1 LS | $ 14,866.50 /LS | $ 14,867 | |
| | | 2 Wood Clad Counters with stone top | 1 LS | $ 7,650.00 /LS | $ 7,650 | |
| | | Double pipe galvanized sheep tank and corrugated metal roof over head | 1 LS | $ 2,125.00 /LS | $ 2,125 | |
| | | Irrigation system for plantings in planters | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Lighting Allowance | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Finishes | NIC | | NIC | |
| | | Additional Allowance for Area that was formally Celler Light Court | 1,334 SF | $ 50.00 /SF | $ 66,700 | |
| | | **13th Street Façade** | | | | |
| | | Green Wall System Canopy | NIC | | NIC | |
| | | Decorative Wood Panels at Main Entry | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Decorative Vertical Wood Slats at Windows | 7 EA | $ 5,000.00 /EA | $ 35,000 | |
| | | **2nd Floor Terrace** | | | | |
| | | Gravel Pit | 1 LS | $ 13,600.00 /LS | $ 13,600 | |
| | | Decorative raised planters | 1 LS | $ 25,500.00 /LS | $ 25,500 | |
| | | Light weight engineered soils for planters and mulches | 1 LS | $ 14,875.00 /LS | $ 14,875 | |
| | | Marine Ply Border or Tournesol GRT482408 or similar | 1 LS | $ 14,450.00 /LS | $ 14,450 | |
| | | Tree, shrub, perennial, groundcover, and bulb plantings | 1 LS | $ 38,250.00 /LS | $ 38,250 | |
| | | Irrigation system for plantings in planters | 1 LS | $ 9,000.00 /LS | $ 9,000 | |
| | | Lighting Allowance | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Finishes | NIC | | NIC | |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | **7th/8th Floor Private Terraces** | | | | | | |
| | | Plantings | NIC | | | | NIC | |
| | | Finishes | NIC | | | | NIC | |
| | | Lighting | NIC | | | | NIC | |
| | | Irrigation System | NIC | | | | NIC | |
| | | **Main Roof** | | | | | | |
| | | Outdoor kitchen and bar | | 1 LS | $ 34,000.00 | /LS | $ 34,000 | |
| | | Aluminum and Ipe Pergola with built in bench | | 1 LS | $ 42,500.00 | /LS | $ 42,500 | |
| | | Meadow Planter with Ipe bench surround | | 1 LS | $ 12,750.00 | /LS | $ 12,750 | |
| | | Porcelain tile or stone pedestal pavers | | 1 LS | $ 36,656.25 | /LS | $ 36,656 | |
| | | Porcelain tile sand set | | 1 LS | $ 5,015.00 | /LS | $ 5,015 | |
| | | Outdoor Shower | | 1 LS | $ 5,950.00 | /LS | $ 5,950 | |
| | | Decorative raised wood planters | | 1 LS | $ 49,300.00 | /LS | $ 49,300 | |
| | | Decorative metal raised planters | | 1 LS | $ 51,000.00 | /LS | $ 51,000 | |
| | | Polypropylene liners for planters if necessary | Inc | | | | Inc | |
| | | Light weight engineered soils for planters and mulches | | 1 LS | $ 28,687.50 | /LS | $ 28,688 | |
| | | Trees, shrub, perennial, groundcover, and bulb plantings | | 1 LS | $ 56,100.00 | /LS | $ 56,100 | |
| | | Artificial lawn area | | 1 LS | $ 3,060.00 | /LS | $ 3,060 | |
| | | Thermory wood deck | | 1 LS | $ 23,795.75 | /LS | $ 23,796 | |
| | | Irrigation system for plantings in planters | | 1 LS | $ 15,000.00 | /LS | $ 15,000 | |
| | | Finishes | NIC | | | | NIC | |
| | | Lighting | | 1 LS | $ 25,000.00 | /LS | $ 25,000 | |
| | **Site Improvements** | | | | | | | $ 973,108 |
| **02720** | **Utilities** | | | | | | | |
| | | New Storm/Sanitary Service | | 2 LS | $ 45,000.00 | /LS | $ 90,000 | |
| | | New Water Service | | 1 LS | $ 40,000.00 | /LS | $ 40,000 | |
| | | New Fire Service | | 1 LS | $ 40,000.00 | /LS | $ 40,000 | |
| | | New Fire Hydraunts | NIC | | | | NIC | |
| | | New Gas Service - By Utility Company | NIC | | | | NIC | |
| | | New Electrical Service - Conduit Only to Property Line - Service by Utility Company | | 1 LS | $ 30,000.00 | /LS | $ 30,000 | |
| | | Electrical Vault Allowance | NIC | | | | NIC | |
| | | New Tele/Data/CCTV Service - Conduit Only to Property Line - Service by Utility Company | | 1 LS | $ 10,000.00 | /LS | $ 10,000 | |
| | **Utilities** | | | | | | | $ 210,000 |
| **03200** | **Concrete Foundations** | | | | | | | |
| | | Excavation and Removals at Elevator Pits | | 2 EA | $ 30,000.00 | /EA | $ 60,000 | |
| | | Crushed Stone | | 25,950 SF | $ 1.50 | /SF | $ 38,925 | |
| | | Matt Slab | | 3,460 CY | $ 750.00 | /CY | $ 2,595,000 | |
| | | Foundation Walls | | 417 CY | $ 800.00 | /CY | $ 333,926 | |
| | | Elevator Pits & Walls | | 40 CY | $ 800.00 | /CY | $ 32,370 | |
| | | Concrete Pad for Hoist | | 1 LS | $ 20,000.00 | /LS | $ 20,000 | |
| | | Mechanical Pads | | 1 LS | $ 15,000.00 | /LS | $ 15,000 | |
| | | Vapor Barrier at Slab | NIC | | | | NIC | |
| | | Vapor Barrier at Walls | NIC | | | | NIC | |
| | | Slab at House Traps | | 2 EA | $ 2,500.00 | /EA | $ 5,000 | |
| | | Detention Tank | | 1 EA | $ 50,000.00 | /EA | $ 50,000 | |
| | **Concrete Foundations** | | | | | | | $ 3,150,221 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 03300 | Concrete | | | | | |
| | | **Reinforced Concrete Arches w/Concrete Stairs, Landings, etc.** | | | | |
| | | 1st Floor | 22,311 SF | | | |
| | | 2nd Floor | 18,205 SF | | | |
| | | 3rd Floor | 14,445 SF | | | |
| | | 4th Floor | 14,405 SF | | | |
| | | 5th Floor | 14,405 SF | | | |
| | | 6th Floor | 14,405 SF | | | |
| | | 7th Floor | 14,285 SF | | | |
| | | 8th Floor | 6,283 SF | | | |
| | | 9th Floor | 6,283 SF | | | |
| | | 10th Floor | 6,283 SF | | | |
| | | 11th Floor | 6,283 SF | | | |
| | | 12th Floor | 6,283 SF | | | |
| | | 8th Floor/14th St Roof | 13,355 SF | | | |
| | | 13th St Roof/14th St BH | 7,740 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 166,101 SF | $ 50.00 /SF | $ 8,305,050 | |
| | | Lenton Terminators at 1st Floor | 10 ALLOW | $ 5,000.00 /ALLOW | $ 50,000 | |
| | | Stair from Cellar to 1st Floor | 1 EA | $ 7,500.00 /EA | $ 7,500 | |
| | | Drop Beams at Typical Floors | 2,480 LF | $ 50.00 /LF | $ 124,000 | |
| | | Allowance for Thermal Break at Balconies | 12 EA | $ 1,000.00 /EA | $ 12,000 | |
| | | Perimeter Cable w/OSHA Orange Netting (Including Maintenance) | 7,744 LF | $ 20.00 /LF | $ 154,880 | |
| | | Outriggers | 1 LS | $ 200,000.00 /LS | $ 200,000 | |
| | | Cocoon System | NIC | | NIC | |
| | | Winter Heat Allowance (Concrete and Masonry) | 1 ALLOW | $ 350,000.00 /ALLOW | $ 350,000 | |
| | | Flash Patch Floors to Receive Wood Floor | 99,394 SF | $ 0.50 /SF | $ 49,697 | |
| | Concrete | | | | | $ 9,253,127 |
| 04200 | Masonry | | | | | |
| | | Interior CMU Walls | | | | |
| | | - Cellar | 16,900 SF | | | |
| | | - House Traps | 320 SF | | | |
| | | - 1st Floor | 3,200 SF | | | |
| | | - 2nd thru 7th Floor | 1,800 SF | | | |
| | | - 8th thru 12th Floor (14th Street) | 1,500 SF | | | |
| | | - 8th Floor (13th Street) | 300 SF | | | |
| | | - Main Roof (14th Street) | 720 SF | | | |
| | | - Main Roof (13th Street) | 540 SF | | | |
| | | Total | 25,280 SF | $ 18.00 /SF | $ 455,040 | |
| | | Brick Veneer w/CMU Backup, Insulation & Waterproofing | | | | |
| | | - Cellar | 210 SF | | | |
| | | - 1st Floor | 4,800 SF | | | |
| | | - 2nd Floor | 200 SF | | | |
| | | - 3rd thru 6th Floor | 1,600 SF | | | |
| | | - 7th Floor | 500 SF | | | |
| | | - 8th thru 12th Floor (14th Street) | 2,000 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 350 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 1,800 SF | | | |
| | | - 13th Street Bulkhead | 400 SF | | | |
| | | Total | 11,860 SF | $ 53.50 /SF | $ 634,510 | |
| | | Brick Veneer w/Insulation & Waterproofing over Structural Stud Wall | | | | |
| | | - 2nd Floor | 2,250 SF | | | |
| | | - 3rd thru 6th Floor | 6,600 SF | | | |
| | | - 7th Floor | 1,400 SF | | | |
| | | - 8th thru 12th Floor (14th Street) | 8,250 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 1,300 SF | | | |
| | | Total | 19,800 SF | $ 36.50 /SF | $ 722,700 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Brick Veneer w/Insulation & Waterproofing over Reinforced Concrete Shearwalls | | | | |
| | | - 1st Floor | 420 SF | | | |
| | | - 3rd thru 6th Floor | 1680 SF | | | |
| | | - 7th Floor | 500 SF | | | |
| | | - 8th thru 12th Floor (14th Street) | 2100 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 800 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 450 SF | | | |
| | | - 13th Street Bulkhead | 250 SF | | | |
| | | Total | 6,200 SF | $ 37.50 /SF | $ 232,500 | |
| | | CMU Party Walls | | | | |
| | | - 1st Floor | 4,000 SF | | | |
| | | Total | 4,000 SF | $ 16.00 /SF | $ 64,000 | |
| | | Stucco (Drawing Shows EIFS - Is This OK?) w/CMU Backup | | | | |
| | | - 1st Floor | 1,920 SF | | | |
| | | - 2nd Floor | 800 SF | | | |
| | | - 3rd thru 6th Floor | 4,800 SF | | | |
| | | - 7th Floor | 900 SF | | | |
| | | - 8th thru 12th Floor (14th Street) | 6,000 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 350 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 150 SF | | | |
| | | Total | 14,920 SF | $ 32.00 /SF | $ 477,440 | |
| | | Stucco over Reinforced Concrete Shear Wall (Drawing Shows EIFS - Is This OK?) | | | | |
| | | - 1st Floor | 1,920 SF | | | |
| | | - 2nd Floor | 1,400 SF | | | |
| | | - 3rd thru 6th Floor | 4,400 SF | | | |
| | | - 7th Floor | 1,100 SF | | | |
| | | - 8th thru 12th Floor (14th Street) | 5,500 SF | | | |
| | | - 8th Floor/Main Roof 14th Street | 1,100 SF | | | |
| | | - 14th Street Bulkhead/13th Street Main Roof | 500 SF | | | |
| | | - 13th Street Bulkhead | 150 SF | | | |
| | | Total | 16,070 SF | $ 14.00 /SF | $ 224,980 | |
| | | CMU Back-up at Green Wall | | | | |
| | | - Cellar | 700 SF | | | |
| | | - 1st Floor | 400 SF | | | |
| | | Total | 1,100 SF | $ 16.00 /SF | $ 17,600 | |
| | | Brick Parapet w/Brick, CMU, Brick | | | | |
| | | - 1st Floor | 595 SF | | | |
| | | - 13th Street Main Roof | 1,141 SF | | | |
| | | Total | 1,736 SF | $ 52.00 /SF | $ 90,272 | |
| | | Brick Parapet w/Brick, CMU, Stucco | | | | |
| | | - 2nd Floor | 1,120 SF | | | |
| | | - Main Roof 14th Street | 1,200 SF | | | |
| | | - 14th Street Bulkhead | 296 SF | | | |
| | | - 13th Street Bulkhead | 460 SF | | | |
| | | Total | 3,076 SF | $ 42.00 /SF | $ 129,192 | |
| | | Precast Parapet Copings | | | | |
| | | - 1st Floor | 170 LF | | | |
| | | - 2nd Floor | 280 LF | | | |
| | | - 7th Floor | 190 LF | | | |
| | | - Main Roof 14th Street | 300 LF | | | |
| | | - 14th Street Bulkhead | 74 LF | | | |
| | | - 13th Street Main Roof | 326 LF | | | |
| | | - 13th Street Bulkhead | 115 LF | | | |
| | | Total | 1,455 LF | $ 55.00 /LF | $ 80,025 | |
| | | Granite Base at 1st Floor w/CMU Backup & Waterproofing | 542 SF | $ 150.00 /SF | $ 81,338 | |
| | Masonry | | | | | $ 3,209,597 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 05500 | Miscellaneous Iron | | | | | |
| | | Vertical Steel Ladders - elevator pit | 4 EA | $ 5,000.00 /EA | $ 20,000 | |
| | | House Trap Pit Frames & Covers (Including Sump Pits) | 4 EA | $ 3,500.00 /EA | $ 14,000 | |
| | | Smoke Hole Gratings | 4 EA | $ 1,500.00 /EA | $ 6,000 | |
| | | Elevator Divider Beams | 40 EA | $ 1,250.00 /EA | $ 50,000 | |
| | | Seismic Clips | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Lifting Hooks | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Mechanical Dunnage (Rooftop Units, Water Towers, etc.) | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | | Mechanical Dunnage (Future Cooling Towers) | NIC | | NIC | |
| | | Steel Angle Corner Guards | NIC | | NIC | |
| | | Steel Channel Overhead Door Support | NIC | | NIC | |
| | | Loose Steel Lintels | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Galvanized Brick Relieving Angles | 7,000 LF | $ 40.00 /LF | $ 280,000 | |
| | | Terrace Divider Boots | 1 LS | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Pipe Railings - 1-1/2" Single Line Wall Mounted-Stairs - Tower | 846 LF | $ 125.00 /LF | $ 105,788 | |
| | | Pipe Railings - 1-1/2" Free Standing Stair Rails - Tower | 846 LF | $ 200.00 /LF | $ 169,260 | |
| | | Misc. Pipe Railings | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Trench Drain Grating | NIC | | NIC | |
| | | Bollards | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Exterior Ladder w/Cage at 1st to 2nd Floor Roof | 1 EA | $ 7,500.00 /EA | $ 7,500 | |
| | | Fencing w/Gates at 13th Street Main Roof | 52 LF | $ 150.00 /LF | $ 7,800 | |
| | | Exterior Star at Basement to 1st Floor Courtyard | 1 EA | $ 10,000.00 /EA | $ 10,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Main Roof to Bulkhead (14th Street) | 1 EA | $ 15,000.00 /EA | $ 15,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Main Roof to Bulkhead (13th Street) | 1 EA | $ 10,000.00 /EA | $ 10,000 | |
| | | Exterior Stair w/Railings, Landings, etc. from Bulkhead to EMR (13th Street) | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Miscellaneous Metals | 1 ALLOW | $ 25,000.00 /ALLOW | $ 25,000 | |
| | Miscellaneous Iron | | | | | $ 805,348 |
| 05720 | Decorative Railings | | | | | |
| | | Terrace Dividers | 59 LF | $ 400.00 /LF | $ 23,600 | |
| | | Balcony Railings (Fly by Slab Edge) | NIC | | NIC | |
| | | Interior Decorative Railings at Basement to 1st Floor | 20 LF | $ 500.00 /LF | $ 10,000 | |
| | | Interior Decorative Glass Balcony Railing at 1st Floor | NIC | | NIC | |
| | | Exterior Picket Glass Railings at Basement to 1st Floor Courtyard | NIC | | NIC | |
| | | Exterior Picket Glass Railings at 1st Floor Courtyard | NIC | | NIC | |
| | | Picket Fence at 1st Floor Mechanical Room | 25 LF | $ 250.00 /LF | $ 6,250 | |
| | | 7th Floor Railings | 190 LF | $ 250.00 /LF | $ 47,500 | |
| | | Railings at Main Roofs | 800 LF | $ 250.00 /LF | $ 200,000 | |
| | | Misc. Railings | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | Decorative Railings | | | | | $ 297,350 |
| 06200 | Millwork | | | | | |
| | | 12" Wood Shelving | | | | |
| | | Coat Closet/WIC - (1) 12" Shelf w/Rod | 8,326 LF | $ 7.00 /LF | $ 58,282 | |
| | | Linen Closet - (5) 12" Shelves per Closet | 1,365 LF | $ 5.00 /LF | $ 6,825 | |
| | | 12" Wire Shelving | | | | |
| | | Coat Closet/WIC - (1) 12" Shelf w/Rod | NIC | | NIC | |
| | | Linen Closet - (5) 12" Shelves per Closet | NIC | | NIC | |
| | | 4" Wood Base | | | | |
| | | Apartments | 28,000 LF | $ 3.00 /LF | $ 84,000 | |
| | | Corridors | 3,262 LF | $ 3.00 /LF | $ 9,786 | |
| | | Window Sills & Aprons | 2,704 LF | $ 4.00 /LF | $ 10,816 | |
| | | Bifold Subframing | 579 LF | $ 2.00 /LF | $ 1,158 | |
| | | Window Subsills | 2,704 LF | $ 10.00 /LF | $ 27,040 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Tax | | | $ 18,008 | |
| | Millwork | | | | | $ 220,915 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 07140 | Waterproofing | | | | | |
| | | Hydrolithic Waterproofing - Elevator Pit Floors | 400 SF | $ 7.50 /SF | $ 3,000 | |
| | | Hydrolithic Waterproofing - Elevator Pit Walls | 960 SF | $ 7.50 /SF | $ 7,200 | |
| | | Waterproofing at Foundation Floors - Per Phase 2 | 25,950 SF | $ 7.50 /SF | $ 194,625 | |
| | | Waterproofing at Foundation Walls - Per Phase 2 | 9,800 SF | $ 7.50 /SF | $ 73,500 | |
| | | Waterproofing at Detention Tank | 1 ALLOW | $ 10,000.00 /ALLOW | $ 10,000 | |
| | | Traffic Coating | NIC | | NIC | |
| | | Traffic Sealer | NIC | | NIC | |
| | | Balcony Coating | NIC | | NIC | |
| | | Pedestrian Coating | NIC | | NIC | |
| | Waterproofing | | | | | $ 288,325 |
| 07500 | Roofing & Pavers | | | | | |
| | | **IRMA Roofing** | | | | |
| | | 1st Floor | 4,092 SF | | | |
| | | 2nd Floor | 3,760 SF | | | |
| | | 7th Floor | 2,020 SF | | | |
| | | 8th Floor/14th St Roof | 5,615 SF | | | |
| | | 13th St Roof/14th St BH | 6,890 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 23,507 SF | $ 21.00 /SF | $ 493,647 | |
| | | **Concrete Pavers (2' x 2' w/insulation Blocks)** | | | | |
| | | 2nd Floor (Private Terrace) | 950 SF | | | |
| | | 7th Floor | 2,020 SF | | | |
| | | Total | 2,970 SF | $ 27.00 /SF | $ 80,190 | |
| | | **Ballast** | | | | |
| | | 8th Floor/14th St Roof | 5,615 SF | | | |
| | | 13th St Roof/14th St BH | 2,190 SF | | | |
| | | 13th St BH | 1,130 SF | | | |
| | | Total | 8,935 SF | $ 5.00 /SF | $ 44,675 | |
| | | Drainage mat and slab protection @ 1st Floor & 2nd Floor Pavers | 7,852 SF | $ 3.00 /SF | $ 23,556 | |
| | | Roofing at Canopy | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Leaders, Gutters, Splash Blocks, etc. at Bulkheads | 2 EA | $ 5,000.00 /EA | $ 10,000 | |
| | | Misc. Roofing | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | Roofing & Pavers | | | | | $ 682,068 |
| 07900 | Caulking & Sealant | | | | | |
| | | Exterior/Interior Caulking | 99,383 SF | $ 3.50 /SF | $ 347,841 | |
| | | Fire Caulking/Firestopping | 1 ALLOW | $ 50,000.00 /ALLOW | $ 50,000 | |
| | Caulking & Sealant | | | | | $ 397,841 |
| 08110 | Hollow Metal, Hardware & Wood Doors | | | | | |
| | | Wood Doors | | | | |
| | | Paint Grade Solid Core | 853 EA | $ 125.00 /EA | $ 106,625 | |
| | | Paint Grade Bifold | 193 EA | $ 100.00 /EA | $ 19,300 | |
| | | Pocket | 0 EA | $ 150.00 /EA | $ - | |
| | | HM Doors and Frames: | | | | |
| | | # of Apartment Entry D&F | 154 EA | $ 500.00 /EA | $ 77,000 | |
| | | # of Single BOH (Interior) D&F | 50 EA | $ 250.00 /EA | $ 12,500 | |
| | | # of Double BOH (Interior) D&F | 10 EA | $ 450.00 /EA | $ 4,500 | |
| | | # of Single (Fire Stair) D&F | 70 EA | $ 300.00 /EA | $ 21,000 | |
| | | # of Single (Fire Smoke) D&F | 0 EA | $ 400.00 /EA | $ - | |
| | | # of Double (Fire Smoke) D&F | 0 EA | $ 600.00 /EA | $ - | |
| | | # of Single BOH (Exterior) D&F | 10 EA | $ 400.00 /EA | $ 4,000 | |
| | | # of Double BOH (Exterior) D&F | 4 EA | $ 600.00 /EA | $ 2,400 | |
| | | # of Misc. D&F | 20 EA | $ 200.00 /EA | $ 4,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | HM Frames Only: | | | | |
| | | Bedrooms | 141 EA | $ 75.00 /EA | $ 10,575 | |
| | | Bathroom | 183 EA | $ 75.00 /EA | $ 13,725 | |
| | | Closets & Washer/Dryer | 482 EA | $ 75.00 /EA | $ 36,150 | |
| | | Pocket | 0 EA | $ 100.00 /EA | $ - | |
| | | Hardware | | | | |
| | | Finish Hardware Allowance (per Apartment) | 154 UNITS | $ 1,500.00 /UNIT | $ 231,000 | |
| | | Sound Gasketing Material for Apartment Entrances | 154 EA | $ 40.00 /EA | $ 6,160 | |
| | | Weatherstripping Material for Exterior Doors | 14 EA | $ 75.00 /EA | $ 1,050 | |
| | | Tax | | | $ 48,811 | |
| | | **Hollow Metal, Hardware & Wood Doors** | | | | $ 598,796 |
| **08330** | **Overhead Doors** | | | | | |
| | | Garage Overhead Doors | NIC | | NIC | |
| | | **Overhead Doors** | | | | NIC |
| **08410** | **Canopy** | | | | | |
| | | Canopy at 13th Street | 1 ALLOW | $ 75,000.00 /ALLOW | $ 75,000 | |
| | | Canopy at 14th Street | 1 ALLOW | $ 35,000.00 /ALLOW | $ 35,000 | |
| | | **Canopy** | | | | $ 110,000 |
| **08520** | **Storefronts, Windows & Metal Panels** | | | | | |
| | | **Storefronts** | | | | |
| | | Aluminum Storefront | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 4,000 SF | $ 85.00 /SF | $ 340,000 | |
| | | Single Aluminum & Glass Storefront Doors | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 11 EA | $ 3,000.00 /EA | $ 33,000 | |
| | | Double Aluminum & Glass Storefront Doors | | | | |
| | | - Cellar | NIC | | NIC | |
| | | - 1st Floor | 1 PRS | $ 5,000.00 /PR | $ 5,000 | |
| | | Revolving Door at Main Entry | 1 EA | $ 50,000.00 /EA | $ 50,000 | |
| | | Automatic Door Closer at Entry | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | **Window Wall w/Slab Covers, Metal Panels, etc.** | | | | |
| | | 1st Floor | 527 SF | $ 85.00 /SF | $ 44,795 | |
| | | 2nd Floor | 3,100 SF | $ 85.00 /SF | $ 263,500 | |
| | | 3rd thru 6th Floor | 13,600 SF | $ 85.00 /SF | $ 1,156,000 | |
| | | 7th Floor | 4,000 SF | $ 85.00 /SF | $ 340,000 | |
| | | 8th Floor/Main Roof 14th Street | 2,400 SF | $ 85.00 /SF | $ 204,000 | |
| | | 14th Street Bulkhead/13th Street Main Roof | 70 SF | $ 85.00 /SF | $ 5,950 | |
| | | **Interiors** | | | | |
| | | Allowance for Interior Glass @ Amenity Spaces (Not Defined with New Layout) | 1 ALLOW | $ 15,000.00 /ALLOW | $ 15,000 | |
| | | Single Aluminum & Glass Storefront Doors and Sidelites at Basement | NIC | | NIC | |
| | | Aluminum & Glass Wall w/Single Door at Lobby/Private Dining | NIC | | NIC | |
| | | Aluminum & Glass Wall Private Dining | NIC | | NIC | |
| | | **Misc.** | | | | |
| | | Vertical Metal Reveal Channel at 14th Street Façade | NIC | | NIC | |
| | | Laminated Glass | NIC | | NIC | |
| | | Louvers | 1 ALLOW | $ 25,000.00 /ALLOW | $ 25,000 | |
| | | **Storefronts, Windows & Metal Panels** | | | | $ 2,487,245 |
| **08800** | **Glass & Glazing** | | | | | |
| | | Bathroom Mirrors | 183 EA | $ 150.00 /EA | $ 27,450 | |
| | | Shower Doors | 0 EA | $ 1,500.00 /EA | $ - | |
| | | Vision Lite at Stair Doors | 70 EA | $ 100.00 /EA | $ 7,000 | |
| | | Vision Lite at Fire Smoke Doors | 0 EA | $ 100.00 /EA | $ - | |
| | | **Glass & Glazing** | | | | $ 34,450 |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 09001 | Special Finishes | | | | | |
| | | Lobby Allowance | 2,285 SF | $ 75.00 /SF | $ 171,375 | |
| | | Concierge Desk Allowance | 1 EA | $ 20,000.00 /EA | $ 20,000 | |
| | | Fireplace at Lobby | 1 EA | $ 20,000.00 /EA | $ 20,000 | |
| | | Pantry at Private Dining at 1st Floor | NIC | | NIC | |
| | | Amenity Allowance | 4,505 SF | $ 75.00 /SF | $ 337,875 | |
| | | Bar & Catering Pantry at Cellar | NIC | | NIC | |
| | | Tenant Storage | NIC | | NIC | |
| | | Bicycle Storage | NIC | | NIC | |
| | | Typical Corridor Allowance | 15 EA | $ 5,000.00 /EA | $ 75,000 | |
| | | Retail Allowance | NIC | | NIC | |
| | Special Finishes | | | | | $ 624,250 |
| 09250 | Gypsum Drywall | | | | | |
| | | Rough Carpentry | | | | |
| | | Miscellaneous Blocking & Nailers | 1 LS | $ 15,000.00 /LS | $ 15,000 | |
| | | 3/4" Fire Rated Plywood at IDF Closets | 20 FLRS | $ 600.00 /FL | $ 12,000 | |
| | | Temporary Protection (Elevator Fronts) | 40 EA | $ 750.00 /EA | $ 30,000 | |
| | | Temporary Protection (Penetrations - Allow 200 Locs Per Floor) | 4,600 EA | $ 5.00 /EA | $ 23,000 | |
| | | Installation of Hollow Metal Doors | 332 EA | $ 125.00 /EA | $ 41,500 | |
| | | Installation of Hollow Metal Frames | 1,124 EA | $ 125.00 /EA | $ 140,500 | |
| | | Install Wood Doors - Paint Grade | 1,046 EA | $ 100.00 /EA | $ 104,600 | |
| | | Installation of Finish Hardware - # Door Leaves | 1,378 EA | $ 100.00 /EA | $ 137,800 | |
| | | Installation of Kitchen Cabinets - # Units | 154 EA | $ 600.00 /EA | $ 92,400 | |
| | | Installation of Bathroom Vanities | 183 EA | $ 200.00 /EA | $ 36,600 | |
| | | Installation of Sound Gasketing | 154 EA | $ 50.00 /EA | $ 7,700 | |
| | | Installation of Weatherstripping | 14 EA | $ 50.00 /EA | $ 700 | |
| | | Installation of Closet Shelving | 9,691 LF | $ 3.00 /LF | $ 29,073 | |
| | | Installation of Wood Base | 31,262 LF | $ 1.50 /LF | $ 46,893 | |
| | | Installation of Toilet Accessories | 183 EA | $ 150.00 /EA | $ 27,450 | |
| | | Installation of Custom Back-lit Medicine Cabinet | 183 EA | $ 150.00 /EA | $ 27,450 | |
| | | Installation of Window Sills & Aprons | 2,704 LF | $ 4.00 /LF | $ 10,816 | |
| | | Installation of Bifold Subframing | 579 LF | $ 2.00 /LF | $ 1,158 | |
| | | Installation of Window Subsills | 2,704 LF | $ 5.00 /LF | $ 13,520 | |
| | | Drywall | | | | |
| | | Demising Partitions | 105,028 SF | $ 5.50 /SF | $ 577,654 | |
| | | Corridor Partitions | 41,499 SF | $ 5.50 /SF | $ 228,243 | |
| | | Interior Partitions | 127,927 SF | $ 4.50 /SF | $ 575,670 | |
| | | Chase Partitions | 35,815 SF | $ 6.00 /SF | $ 214,892 | |
| | | Shaftwall | 18,910 SF | $ 6.00 /SF | $ 113,460 | |
| | | Humitek Wallboard Throughout | NIC | | NIC | |
| | | Lobby | 2,285 SF | $ 17.00 /SF | $ 38,845 | |
| | | Amenity | 4,505 SF | $ 17.00 /SF | $ 76,585 | |
| | | Retail | 16,550 SF | $ 1.50 /SF | $ 24,825 | |
| | | Bulkheads | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | Low Wall at Kitchen Islands | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Ceilings, Fascias & Soffits | | | | |
| | | Sheetrock Ceilings at Apartments | 44,727 SF | $ 6.00 /SF | $ 268,364 | |
| | | Sheetrock Ceilings at Corridors | 5,250 SF | $ 6.00 /SF | $ 31,500 | |
| | | Soffits/Fascia's at Apartments - Standard | 3,080 LF | $ 40.00 /LF | $ 123,200 | |
| | | Fascia at Garage Below Residential Floor | NIC | | NIC | |
| | | 2x4 Ceiling w/Insulation at Garage | NIC | | NIC | |
| | | Misc. 2' x 4' Ceilings at Back-of-House Areas | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Exterior Ceiling at Underside at Lobby | 1 EA | $ 7,500.00 /EA | $ 7,500 | |
| | | Allowance for Fire Rated Shafts at Offsets | 1 ALLOW | $ 50,000.00 /ALLOW | $ 50,000 | |
| | | Allowance for Fire Rated Shafts at 8" CWS/R Future Retail | NIC | | NIC | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Misc. | | | | |
| | | Custom Shelf at Bathroom Wet Wall | 183 EA | $ 150.00 /EA | $ 27,450 | |
| | | PTAC/HVAC Enclosures | 271 EA | $ 150.00 /EA | $ 40,650 | |
| | | Structural Stud Wall | 19,800 SF | $ 12.00 /SF | $ 237,600 | |
| | | Misc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | **Gypsum Drywall** | | | | | **$ 3,484,597** |
| **09300** | **Ceramic Tile** | | | | | |
| | | Kitchens | | | | |
| | | Flooring | | | | |
| | | Ceramic Tile Kitchen Flooring (thinset) - Material | NIC | | NIC | |
| | | Ceramic Tile Kitchen Flooring (thinset) - Installation | NIC | | NIC | |
| | | Regupol Underlayment at Floors | NIC | | NIC | |
| | | 1/4" Zinc Transition Strip | Inc | | Inc | |
| | | Backsplash | | | | |
| | | Ceramic Tile Backslash Full Height - Material | 6,776 SF | $ 15.00 /SF | $ 101,640 | |
| | | Ceramic Tile Backslash Full Height - Installatoin | 6,776 SF | $ 7.00 /SF | $ 47,432 | |
| | | Countertops | | | | |
| | | Honed Absolute Black Countertops - Material | 5,160 SF | $ 25.00 /SF | $ 154,000 | |
| | | Honed Absolute Black Countertops - Installation | 6,160 SF | $ 30.00 /SF | $ 184,800 | |
| | | Bathrooms | | | | |
| | | Flooring | | | | |
| | | Ceramic Tile Bathroom Flooring (thinset) - Material | 4,575 SF | $ 6.00 /SF | $ 27,450 | |
| | | Ceramic Tile Bathroom Flooring (thinset) - Installation | 4,575 SF | $ 7.50 /SF | $ 34,313 | |
| | | Waterproof Membrane - Laticrete Hydroban | 4,575 SF | $ 6.00 /SF | $ 27,450 | |
| | | Ceramic Tile Base - Material | 3,660 LF | $ 5.00 /LF | $ 18,300 | |
| | | Ceramic Tile Base - Installation | 3,660 LF | $ 4.00 /LF | $ 14,640 | |
| | | Walls | | | | |
| | | Ceramic Tile Wet Wall at Shower (Full Height) - Material | 0 SF | $ 5.00 /SF | $ - | |
| | | Ceramic Tile Wet Wall at Shower (Full Height) - Installation | 0 SF | $ 7.50 /SF | $ - | |
| | | Ceramic Tile Wet Wall at Tubs (Full Height) - Material | 12,078 SF | $ 5.00 /SF | $ 60,390 | |
| | | Ceramic Tile Wet Wall at Tubs (Full Height) - Installation | 12,078 SF | $ 7.50 /SF | $ 90,585 | |
| | | Ceramic Tile Full Height at Wet Wall Only - Material | 7,320 SF | $ 5.00 /SF | $ 36,600 | |
| | | Ceramic Tile Full Height at Wet Wall Only - Installation | 7,320 SF | $ 7.50 /SF | $ 54,900 | |
| | | Ceramic Tile Trim/Bullnose - Material | NIC | | NIC | |
| | | Ceramic Tile Trim/Bullnose - Installation | NIC | | NIC | |
| | | Countertops | | | | |
| | | Carrara Marble Vanity Top (Single) - Material | 1,098 SF | $ 35.00 /SF | $ 38,430 | |
| | | Carrara Marble Vanity Top (Single) - Installation | 1,098 SF | $ 40.00 /SF | $ 43,920 | |
| | | Carrara Marble Vanity Top (Double) - Material | 0 SF | $ 35.00 /SF | $ - | |
| | | Carrara Marble Vanity Top (Double) - Installation | 0 SF | $ 40.00 /SF | $ - | |
| | | W/D Closets | | | | |
| | | Ceramic Tile Washer/Dryer Flooring (thinset) - Material | 1,386 SF | $ 5.00 /SF | $ 6,930 | |
| | | Ceramic Tile Washer/Dryer Flooring (thinset) - Installation | 1,386 SF | $ 7.50 /SF | $ 10,395 | |
| | | Ceramic Tile Base - Material | 1,386 LF | $ 5.00 /LF | $ 6,930 | |
| | | Ceramic Tile Base - Installation | 1,386 LF | $ 3.00 /LF | $ 4,158 | |
| | | 1/4" Zinc Transition Strip | Inc | | Inc | |
| | | Back-of-House: | | | | |
| | | Trash Compactor Room: | | | | |
| | | Ceramic Tile Floors w/Base | 700 SF | $ 15.00 /SF | $ 10,500 | |
| | | Ceramic Tile Wainscot | 180 LF | $ 15.00 /LF | $ 2,700 | |
| | | 1st Floor Service Area | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Wainscot | NIC | | NIC | |
| | | 1st Floor Vestibule off Service Area | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Wainscot | NIC | | NIC | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Refuse/Recycle Room: | | | | |
| | | Ceramic Tile Floors w/Base | 1,000 SF | $ 10.00 /SF | $ 10,000 | |
| | | Ceramic Tile Wainscot | 2,600 SF | $ 10.00 /SF | $ 26,000 | |
| | | Back-of-House Bathrooms - 2 Fixture | | | | |
| | | Cellar | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | 1st Floor | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Retail Bathrooms - 5 Fixture | | | | |
| | | Cellar | 2 EA | $ 6,000.00 /EA | $ 12,000 | |
| | | 1st Floor | 2 EA | $ 6,000.00 /EA | $ 12,000 | |
| | | Locker Room at Cellar | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | Janitor Closet at Cellar | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | Laundry Room | | | | |
| | | Ceramic Tile Floors w/Base | NIC | | NIC | |
| | | Ceramic Tile Base | NIC | | NIC | |
| | | 13th Street Elevator Lobby at Roof | | | | |
| | | Ceramic Tile Floors w/Base | 120 SF | $ 15.00 /SF | $ 1,800 | |
| | | Ceramic Tile Base | 50 LF | $ 15.00 /LF | $ 750 | |
| | | Marble Saddles | | | | |
| | | Apartment Entrances | 154 EA | $ 100.00 /EA | $ 15,400 | |
| | | Bathrooms | 183 EA | $ 75.00 /EA | $ 13,725 | |
| | | Trash Rooms | 14 EA | $ 100.00 /EA | $ 1,400 | |
| | | Fire Stairs | 70 EA | $ 100.00 /EA | $ 7,000 | |
| | | Fire Smoke Doors | 0 EA | $ 100.00 /EA | $ - | |
| | **Ceramic Tile** | | | | | **$ 1,084,038** |
| **09550** | **Wood Flooring** | | | | | |
| | | Wood Flooring (All Rooms Except Bathrooms and Kitchens) | 102,776 SF | $ 6.50 /SF | $ 668,046 | |
| | | Wood reducing strip | Inc | | Inc | |
| | | Protection of Wood Flooring by Flooring Contractor (Includes Paper Covering Only) | 102,776 SF | $ 0.50 /SF | $ 51,388 | |
| | **Wood Flooring** | | | | | **$ 719,434** |
| **09650** | **Resilient Flooring** | | | | | |
| | | Misc. Locations | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | **Resilient Flooring** | | | | | **$ 10,000** |
| **09680** | **Carpeting** | | | | | |
| | | Public Corridor Allowance | 729 SY | $ 50.00 /SY | $ 36,458 | |
| | | Public Corridor Carpet Base Allowance | NIC | | NIC | |
| | | Bedroom Allowance | NIC | | NIC | |
| | **Carpeting** | | | | | **$ 36,458** |
| **09900** | **Painting** | | | | | |
| | | Apartments (Walls and Ceilings) | 154 EA | $ 2,200.00 /EA | $ 338,800 | |
| | | Covercoat Ceilings @ Apartments | 154 EA | $ 1,200.00 /EA | $ 184,800 | |
| | | Corridors | 23 EA | $ 5,000.00 /EA | $ 115,000 | |
| | | Stairs | 4 EA | $ 10,000.00 /EA | $ 40,000 | |
| | | MER Rooms/Back of House | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Exterior Railings, Ladders, Etc. | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Paint Floors at 1st Floor Service Areas, Vestibule) | 1 LS | $ 2,000.00 /LS | $ 2,000 | |
| | | Painting Parking Lines, Arrows, Etc. | NIC | | NIC | |
| | **Painting** | | | | | **$ 695,600** |
| **09950** | **Wall Covering** | | | | | |
| | | Wall Covering Allowance | NIC | | NIC | |
| | **Wall Covering** | | | | | **NIC** |
| **10425** | **Graphics** | | | | | |
| | | Graphics Allowance | 1 ALLOW | $ 2,500.00 /ALLOW | $ 2,500 | |
| | **Graphics** | | | | | **$ 2,500** |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 10800 | Bath & Toilet Accessory | | | | | |
| | | Apartment Bathrooms | | | | |
| | | Toilet Paper Holder - Grohe Ondus 40 377 | 183 EA | $ 200.00 /EA | $ 36,600 | |
| | | Towel Bar - Grohe Ondus 40 381 000 | 183 EA | $ 300.00 /EA | $ 54,900 | |
| | | Robe Hook | 183 EA | $ 50.00 /EA | $ 9,150 | |
| | | Soap Dispenser | NIC | | NIC | |
| | | Shower Curtain Rod | 183 EA | $ 100.00 /EA | $ 18,300 | |
| | | Custom Back-lit Medicine Cabinet | 183 EA | $ 750.00 /EA | $ 137,250 | |
| | | Standard Medicine Cabinet | NIC | | NIC | |
| | | Back-of-House Bathrooms | | | | |
| | | Toilet Partitions | 3 EA | $ 600.00 /EA | $ 1,800 | |
| | | Urinal Screens | 2 EA | $ 150.00 /EA | $ 300 | |
| | | Toilet Paper Dispenser | 7 EA | $ 75.00 /EA | $ 525 | |
| | | Paper Towel Dispenser/Disposal | 7 EA | $ 250.00 /EA | $ 1,750 | |
| | | Soap Dispenser | 9 EA | $ 50.00 /EA | $ 450 | |
| | | Tilted Mirror | 9 EA | $ 150.00 /EA | $ 1,350 | |
| | | Coat Hook | 9 EA | $ 50.00 /EA | $ 450 | |
| | | Tax | | | $ 23,326 | |
| | Bath & Toilet Accessory | | | | | $ 286,151 |
| 11170 | Compactor | | | | | |
| | | Trash Compactor | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | Compactor | | | | | $ 30,000 |
| 11180 | Rubbish Chute | | | | | |
| | | Refuse Chute / 24"diameter - # Floors | 15 EA | $ 2,750.00 /EA | $ 41,250 | |
| | Rubbish Chute | | | | | $ 41,250 |
| 11450 | Kitchen Appliance | | | | | |
| | | Apartment Appliance Allowance | | | | |
| | | Refrigerator - GE GBS20ESHSS | 154 EA | $ 987.00 /EA | $ 151,998 | |
| | | Range - GE JGS650SEFSS | 154 EA | $ 1,034.00 /EA | $ 159,236 | |
| | | Range Cord | 154 EA | $ 25.00 /EA | $ 3,850 | |
| | | Microwave Over Range - GE JNM3161RFSS | 154 EA | $ 217.00 /EA | $ 33,418 | |
| | | Dishwasher - Blomberg DWT54100FBI | 154 EA | $ 467.00 /EA | $ 71,918 | |
| | | Dishwasher Cord | 154 EA | $ 16.00 /EA | $ 2,464 | |
| | | Faber Integrated Collection - AGIO30BK | NIC | | NIC | |
| | | Washer - Bosch WAT28400UC | 154 EA | $ 724.00 /EA | $ 111,496 | |
| | | Condensing Dryer - Bosch WTG86400UC | 154 EA | $ 724.00 /EA | $ 111,496 | |
| | | Stacking Kit - Bosch WTZ20410 | 154 EA | $ 22.00 /EA | $ 3,388 | |
| | | Ice Maker | 154 EA | $ 50.00 /EA | $ 7,700 | |
| | | Garbage Disposal | NIC | | NIC | |
| | | Amenity Appliances | | | | |
| | | Refrigerator | 1 EA | $ 1,500.00 /EA | $ 1,500 | |
| | | Range | 1 EA | $ 1,500.00 /EA | $ 1,500 | |
| | | Range Cord | 1 EA | $ 25.00 /EA | $ 25 | |
| | | Microwave Over Range | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Dishwasher | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Dishwasher Cord | 1 EA | $ 25.00 /EA | $ 25 | |
| | | Ice Maker | 1 EA | $ 750.00 /EA | $ 750 | |
| | | Wine Cooler | 1 EA | $ 1,000.00 /EA | $ 1,000 | |
| | | Private Dining at 1st Floor | | | | |
| | | Refrigerator | NIC | | NIC | |
| | | Microwave | NIC | | NIC | |
| | | Dishwasher | NIC | | NIC | |
| | | Dishwasher Cord | NIC | | NIC | |
| | | Ice Maker | NIC | | NIC | |
| | | Commercial Washer/Dryers | NIC | | NIC | |
| | | Tax | | | $ 58,820 | |
| | Kitchen Appliance | | | | | $ 721,584 |

| Code | Trade | Description | Unit | | Unit Cost | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| 11460 | Kitchen Cabinets & Vanities | | | | | | | |
| | | Kitchens | | | | | | |
| | | - Cabinet Allowance | | 154 EA | $ 2,500.00 | /EA | $ 385,000 | |
| | | - Open Cabinet Shelving | | 154 EA | $ 500.00 | /EA | $ 77,000 | |
| | | - "Wing" Panel at "L" Kitchens | NIC | | | | NIC | |
| | | - Dishwasher Panel | | 154 EA | $ 200.00 | /EA | $ 30,800 | |
| | | - End Panel at Galley Kitchens | NIC | | | | NIC | |
| | | - Finished Panel at Low Wall & Side Panel at Galley Kitchens (Facing Living Rooms) | | 1 ALLOW | $ 10,000.00 | /ALLOW | $ 10,000 | |
| | | - 2nd End Panel at Refrigerators | NIC | | | | NIC | |
| | | Bathrooms | | | | | | |
| | | - Single Vanity Allowance | | 183 EA | $ 350.00 | /EA | $ 64,050 | |
| | | - Double Vanity Allowance | | 0 EA | $ 600.00 | /EA | $ - | |
| | | Tax | | | | | $ 50,308 | |
| | Kitchen Cabinets & Vanities | | | | | | | $ 617,158 |
| 12500 | Window Treatments | | | | | | | |
| | | Allowance | NIC | | | | NIC | |
| | Window Treatments | | | | | | | NIC |
| 14210 | Elevators | | | | | | | |
| | | Residential Elevators | | | | | | |
| | | Floors C thru R (1 Elevator) | | 15 STOPS | $ 24,000.00 | /STOP | $ 360,000 | |
| | | Floors C thru 8 (1 Elevator) | | 14 STOPS | $ 24,000.00 | /STOP | $ 336,000 | |
| | | Floors C thru 7 (2 Elevator) | | 16 STOPS | $ 24,000.00 | /STOP | $ 384,000 | |
| | | Cab Allowance | | 4 ALLOW | $ 20,000.00 | /ALLOW | $ 80,000 | |
| | | Entrances (Single Speed Baked Enamel at Typ Floors) | Inc | | | | Inc | |
| | | Entrances (Stainless Steel at Lobby) | Inc | | | | Inc | |
| | | Retail Elevators | | | | | | |
| | | Floors C thru 1 | NIC | | | | NIC | |
| | | Cab Allowance | NIC | | | | NIC | |
| | | Entrances (Single Speed Baked Enamel at Typ Floors) | NIC | | | | NIC | |
| | | Entrances (Stainless Steel at Lobby) | NIC | | | | NIC | |
| | Elevators | | | | | | | $ 1,160,000 |
| 14610 | Hoist & Bridge | | | | | | | |
| | | Dual Rack & Pinion Hoist | | 293 LF | $ 1,250.00 | /LF | $ 366,250 | |
| | | Loading Dock | | 2 EA | $ 15,000.00 | /EA | $ 30,000 | |
| | | Protection of Adjacent Properties | | 1 ALLOW | $ 150,000.00 | /ALLOW | $ 150,000 | |
| | | Sidewalk Bridge | | 273 LF | $ 250.00 | /LF | $ 68,250 | |
| | Hoist & Bridge | | | | | | | $ 614,500 |
| 15200 | Plumbing | | | | | | | |
| | | New Services From 5' Outside Building Line | | | | | | |
| | | New Storm/Sanitary Service | | 2 EA | $ 30,000.00 | /EA | $ 60,000 | |
| | | New Domestic Water Service | | 1 EA | $ 40,000.00 | /EA | $ 40,000 | |
| | | New Fire Service | | 1 EA | $ 30,000.00 | /EA | $ 30,000 | |
| | | New Gas Service - By Utility Company | NIC | | | | NIC | |
| | | House Traps | | 2 EA | $ 15,000.00 | /EA | $ 30,000 | |
| | | Plumbing Equipment | | | | | | |
| | | Sewage Ejectors | | 2 EA | $ 25,000.00 | /EA | $ 50,000 | |
| | | Duplex Tank Fill Pump (TFP-1&2) | | 1 EA | $ 30,000.00 | /EA | $ 30,000 | |
| | | Duplex Domestic Booster Pump | | 1 EA | $ 30,000.00 | /EA | $ 30,000 | |
| | | North Building Water Heaters (NWH-1&2) | | 2 EA | $ 30,000.00 | /EA | $ 60,000 | |
| | | South Building Water Heaters (SWH-1&2) | | 2 EA | $ 30,000.00 | /EA | $ 60,000 | |
| | | Sump Pumps | | 4 EA | $ 5,000.00 | /EA | $ 20,000 | |
| | | Mixing Valves | Inc | | | | Inc | |
| | | Circulating Pumps | Inc | | | | Inc | |
| | | Roof, Garage and Terrace Drains | | 47 EA | $ 2,000.00 | /EA | $ 94,188 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Plumbing Fixture Allowance | | | | |
| | | Water Closets - No Spec | 183 EA | $ 250.00 /EA | $ 45,750 | |
| | | Lavatory - Kohler Undercounter Kathryn | 183 EA | $ 350.00 /EA | $ 64,050 | |
| | | Lavatory Faucet - Grohe Watercare - 20 209 002 | 183 EA | $ 200.00 /EA | $ 36,600 | |
| | | Pedistal Sink | 0 EA | /EA | $ - | |
| | | Pedistal Faucet | 0 EA | /EA | $ - | |
| | | Bathtub - American Standard Studio 60" x 32" w/Apron | 183 EA | $ 1,000.00 /EA | $ 183,000 | |
| | | Shower System - Grohe Starlight | 183 EA | $ 275.00 /EA | $ 50,325 | |
| | | Shower Head - Grohe 27 808 000 | 183 EA | $ 90.00 /EA | $ 16,470 | |
| | | Hand Shower - Grohe 28 341 000 | 183 EA | $ 100.00 /EA | $ 18,300 | |
| | | Tub Filler - Grohe 13 164 000 | 183 EA | $ 110.00 /EA | $ 20,130 | |
| | | Balance Valve - Grohe 19 347 000 | 183 EA | $ 175.00 /EA | $ 32,025 | |
| | | Diverter and Valveset - Grohe | 183 EA | $ 175.00 /EA | $ 32,025 | |
| | | Shower Pan | 0 EA | $ 250.00 /EA | $ - | |
| | | Shower Faucet | 0 EA | $ 350.00 /EA | $ - | |
| | | Kitchen Sink - Moen Black Sink | 154 EA | $ 400.00 /EA | $ 61,600 | |
| | | Kitchen Faucet - Moen Black Sink Faucet | 154 EA | $ 350.00 /EA | $ 53,900 | |
| | | Plumbing Fixtures Apartments (Rough Only) | | | | |
| | | Water Closets | 183 EA | $ 2,400.00 /EA | $ 439,200 | |
| | | Lavatories w/Faucet | 183 EA | $ 2,400.00 /EA | $ 439,200 | |
| | | Pedistal Sink | 0 EA | /EA | $ - | |
| | | Tubs w/Faucet and Diverter | 183 EA | $ 2,400.00 /EA | $ 439,200 | |
| | | Shower w/Faucet | 0 EA | $ 2,400.00 /EA | $ - | |
| | | Kitchen Sinks w/Faucet | 154 EA | $ 2,400.00 /EA | $ 369,600 | |
| | | Plumbing Roughing | | | | |
| | | Dishwasher | 154 EA | $ 700.00 /EA | $ 107,800 | |
| | | Ice Maker | 154 EA | $ 500.00 /EA | $ 77,000 | |
| | | Gas Range | 154 EA | $ 800.00 /EA | $ 123,200 | |
| | | Gas PTAC Units | 241 EA | $ 800.00 /EA | $ 192,800 | |
| | | Garbage Disposal | NIC | | NIC | |
| | | Commercial Washers | 6 EA | $ 2,500.00 /EA | $ 15,000 | |
| | | Commercial Dryers | 4 EA | $ 2,500.00 /EA | $ 10,000 | |
| | | Mechanical Equipment | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | | Coffee Machine at Lobby | 1 EA | $ 1,250.00 /EA | $ 1,250 | |
| | | Gas for Fireplace at Lobby | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Outdoor Kitchen at Rooftop Terrace | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Outdoor Shower at Rooftop Terrace | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Receive & Handle Appliances | NIC | | NIC | |
| | | Service Sink at Janitor Closet at Cellar | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Service Sink at Retail at Cellar & 1st Floor | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Plumbing Rough for Amenity Spaces | | | | |
| | | - Lounge at Cellar (Range, Refrigerator, Sink, Dishwasher) | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | - Private Dining at Lobby (Refrigerator, Ice Maker, Sink, Dishwasher) | NIC | | NIC | |
| | | Plumbing Rough for Locker Rooms | NIC | | NIC | |
| | | Drinking Fountain at Fitness | 1 EA | $ 3,500.00 /EA | $ 3,500 | |
| | | Back-of-House Bathrooms - 2 Fixture | | | | |
| | | Cellar | 2 EA | $ 5,000.00 /EA | $ 10,000 | |
| | | 1st Floor | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Retail Bathrooms - 5 Fixture | | | | |
| | | Cellar | 2 EA | $ 12,500.00 /EA | $ 25,000 | |
| | | 1st Floor | 2 EA | $ 12,500.00 /EA | $ 25,000 | |
| | | Underground Piping Allowance for Future Retail Bathrooms | 1 ALLOW | $ 25,000.00 /ALLOW | $ 25,000 | |
| | | Insulation at Piping | Inc | | Inc | |
| | | Detention Tank | 1 ALLOW | $ 20,000.00 /ALLOW | $ 20,000 | |
| | | Swimming Pool Connections | NIC | | NIC | |
| | | Irrigation Hook-ups | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | | Misc. Plumbing | 1 LS | $ 5,000.00 /LS | $ 5,000 | |
| | **Plumbing** | | | | | **$ 3,508,613** |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| 15300 | Fire Protection | | | | | |
| | | New Fire Pump and Controller | 1 EA | $ 75,000.00 /EA | $ 75,000 | |
| | | Jockey Pump | 1 EA | $ 35,000.00 /EA | $ 35,000 | |
| | | Fire Department Siamese Connections | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | | Dry Valve Assembly | NIC | | NIC | |
| | | Floor Control Valve Assemblies | 20 EA | $ 2,500.00 /EA | $ 50,000 | |
| | | New Sprinkler Heads | 1,827 EA | $ 175.00 /EA | $ 319,744 | |
| | | Trash Compactor Control Valve | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Chute Riser | 2 EA | $ 15,000.00 /EA | $ 30,000 | |
| | | Standpipe Risers & Drains | 4 EA | $ 75,000.00 /EA | $ 300,000 | |
| | | Secondary Water Tank | 2 EA | $ 40,000.00 /EA | $ 80,000 | |
| | | Lobby Sprinkler Head Cabinet | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Lobby Hose Cabinet | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Misc. Fire Protection | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | Fire Protection | | | | | $ 942,244 |
| 15800 | HVAC | | | | | |
| | | Rooftop Units | | | | |
| | | RTU-CSA-1 - Upper Roof - Anno | 1 EA | $ 40,000.00 /EA | $ 40,000 | |
| | | RTU-CSA-2 - Upper Roof - Anno | 1 EA | $ 40,000.00 /EA | $ 40,000 | |
| | | Exhaust Fans | | | | |
| | | TEF-1.1 - U.Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-1.2 - U.Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-2.1 - Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-2.2 - Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-2.3 - Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-2.4 - Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-2.5 - Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-2.6 - Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-2.7 - Roof/Toilet - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | KEF-1.1 - U.Roof/Kitchen - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | KEF-2.1 - Roof/Kitchen - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | KEF-2.2 - Roof/Kitchen - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TEF-G.1 - G.Floor/Bathrooms - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | GEF-C.1 - Cellar/Various - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | LSF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | LEF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TRF-1 - Roof/Trash Room - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | TRF-2 - Roof/Trash Room - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | GEF-R.1 - Roof/Pump Room - Greenheck | 1 EA | $ 7,750.00 /EA | $ 7,750 | |
| | | VRF Systems | | | | |
| | | AC-A.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.8.1-3 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-1 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-2 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.8.1-3 - 8th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.7.1-3 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-D.7.1-3 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-F.7.2-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-F.7.2-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | AC-E.7.2-1 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-E.7.2-2 - 7th Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.1-1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.1-2 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-A.1-3 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-B.1-1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-L.1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-LG.1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-BC.1 - 1st Floor - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-GYM.1 - Cellar - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-GYM.2 - Cellar - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | AC-SL.1 - Cellar - Daikin | 1 EA | $ 8,500.00 /EA | $ 8,500 | |
| | | Air Cooled Condensing Units | | | | |
| | | ACCU-A,.8.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B,.8.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B,.8.1-2 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-D,.8.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-A.7.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B.7.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B.7.1-2 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-D.7.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-F.7.2-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-E.7.2-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-A.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-B.1-1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-L.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-LG.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-BC.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-GYM.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | ACCU-SL.1 | 1 EA | $ 11,000.00 /EA | $ 11,000 | |
| | | Gas PTAC Units w/CO | | | | |
| | | PTAC-A - Apts. - Islandaire | 64 EA | $ 2,000.00 /EA | $ 128,000 | |
| | | PTAC-B - Apts. - Islandaire | 89 EA | $ 2,000.00 /EA | $ 178,000 | |
| | | PTAC-C - Apts. - Islandaire | 67 EA | $ 2,000.00 /EA | $ 134,000 | |
| | | PTAC-D - Apts. - Islandaire | 21 EA | $ 2,000.00 /EA | $ 42,000 | |
| | | Electric Duct Heaters | | | | |
| | | DHC-A | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | DHC-B | 1 ALLOW | $ 5,000.00 /ALLOW | $ 5,000 | |
| | | Electric Heater | | | | |
| | | EH-S.1 | 8 EA | $ 500.00 /EA | $ 4,000 | |
| | | EH-1.1 | 2 EA | $ 500.00 /EA | $ 1,000 | |
| | | Unit Heaters | | | | |
| | | UH-A | 2 EA | $ 500.00 /EA | $ 1,000 | |
| | | UHR-C | 20 EA | $ 500.00 /EA | $ 10,000 | |
| | | Electric Baseboard Heaters | | | | |
| | | EBH-A | 6 EA | $ 500.00 /EA | $ 3,000 | |
| | | EBH-C | 12 EA | $ 500.00 /EA | $ 6,000 | |
| | | Boiler | | | | |
| | | - Boilers | NIC | | NIC | |
| | | - Centrifugal Pumps | NIC | | NIC | |
| | | - Flue | NIC | | NIC | |
| | | - Piping | NIC | | NIC | |
| | | - Controls | NIC | | NIC | |
| | | Ductwork | | | | |
| | | - Toilet Exhaust Risers | 22 EA | $ 20,000.00 /EA | $ 440,000 | |
| | | - Kitchen Exhaust Risers | 8 EA | $ 22,000.00 /EA | $ 176,000 | |
| | | - Corridor Exhaust | 2 EA | $ 45,000.00 /EA | $ 90,000 | |
| | | - Laudry Exhaust | 2 EA | $ 20,000.00 /EA | $ 40,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | - Stiar Pressurization | NIC | | NIC | |
| | | - Trash Rooms | 2 EA | $ 20,000.00 /EA | $ 40,000 | |
| | | - Mechanical Rooms | 2 EA | $ 25,000.00 /EA | $ 50,000 | |
| | | - Lobby | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | - Amenity Space | 1 EA | $ 25,000.00 /EA | $ 25,000 | |
| | | - Back-of-house | 1 EA | $ 20,000.00 /EA | $ 20,000 | |
| | | - Exterior/Goosenecks | 1 EA | $ 15,000.00 /EA | $ 15,000 | |
| | | Cooling Tower for Future Retail | NIC | | NIC | |
| | | Allowance for 8" CWS/R Risers for Future Retail Cooling Tower | NIC | | NIC | |
| | | Diffusers, Returns, Registers, etc. | 1 LS | $ 55,000.00 /LS | $ 55,000 | |
| | | Linear Diffusers | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Dampers | 1 LS | $ 20,000.00 /LS | $ 20,000 | |
| | | Louvers | 1 LS | $ 10,000.00 /LS | $ 10,000 | |
| | | Control Wiring and Thermostats | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | | Start up and Air Balance | 1 LS | $ 20,000.00 /LS | $ 20,000 | |
| | | Commercial Kitchend Exhaust Risers | NIC | | NIC | |
| | | Flues and Vents for Commercial Laundry Room | 1 ALLOW | $ 25,000.00 /ALLOW | $ 25,000 | |
| | | Ventilation for Cellar Kitchen | NIC | | NIC | |
| | | Bioler System for Pool | NIC | | NIC | |
| | | Misc. HVAC | 1 LS | $ 25,000.00 /LS | $ 25,000 | |
| | HVAC | | | | | $ 2,297,250 |
| 16100 | Electrical Systems | | | | | |
| | | New Electrical Service and Switchgear | 1 LS | $ 150,000.00 /LS | $ 150,000 | |
| | | New Electrical Panels and Breakers | 1 LS | $ 200,000.00 /LS | $ 200,000 | |
| | | Emergency Generator | NIC | | NIC | |
| | | General Power and Lighting | | | | |
| | | Amenity Space | 4,505 SF | $ 20.00 /SF | $ 90,100 | |
| | | Lobby | 2,285 SF | $ 20.00 /SF | $ 45,700 | |
| | | Retail | 16,550 SF | $ 1.50 /SF | $ 24,825 | |
| | | Apartment Breakdown | | | | |
| | | Total # of 0 Bedrooms | 43 EA | $ 7,000.00 /EA | $ 301,000 | |
| | | Total # of 0 Bedrooms + | 0 EA | /EA | $ - | |
| | | Total # of 1 Bedrooms | 81 EA | $ 9,500.00 /EA | $ 769,500 | |
| | | Total # of 1 Bedrooms + | 0 EA | /EA | $ - | |
| | | Total # of 2 Bedrooms | 30 EA | $ 12,000.00 /EA | $ 360,000 | |
| | | Total # of 2 Bedrooms + | 0 EA | /EA | $ - | |
| | | Total # of 3 Bedrooms | 0 EA | /EA | $ - | |
| | | Total # of 4 Bedrooms | 0 EA | /EA | $ - | |
| | | Rough & Connect | | | | |
| | | Site Improvements | | | | |
| | | Cellar Light Court - ELIMINATED | | | | |
| | | Irrigation System | NIC | | NIC | |
| | | Lighting Allowance | NIC | | NIC | |
| | | Ground Floor Plantings | | | | |
| | | Irrigation system for plantings in planters | 1 ALLOW | $ 1,250.00 /ALLOW | $ 1,250 | |
| | | Lighting Allowance | 1 ALLOW | $ 1,250.00 /ALLOW | $ 1,250 | |
| | | 2nd Floor Terrace | | | | |
| | | Irrigation system for plantings in planters | 1 ALLOW | $ 1,250.00 /ALLOW | $ 1,250 | |
| | | Lighting Allowance | NIC | | NIC | |
| | | Main Roof | | | | |
| | | Outdoor kitchen and bar | 1 ALLOW | $ 3,000.00 /ALLOW | $ 3,000 | |
| | | Irrigation system for plantings in planters | 1 ALLOW | $ 1,250.00 /ALLOW | $ 1,250 | |
| | | Lighting | 1 ALLOW | $ - /ALLOW | $ - | |
| | | Automatic Door Closer at Entry | 1 EA | $ 2,000.00 /EA | $ 2,000 | |
| | | Fireplace at Lobby | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Pantry at Private Dining at 1st Floor | NIC | | NIC | |
| | | Bar & Catering Pantry at Cellar | NIC | | NIC | |
| | | Additional Floor Boxes at Amenity/Lobby | 6 EA | $ 1,500.00 /EA | $ 9,000 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | Custom Back-lit Medicine Cabinet | 183 EA | $ 250.00 /EA | $ 45,750 | |
| | | Trash Compactor | 2 EA | $ 2,500.00 /EA | $ 5,000 | |
| | | Amenity Appliances | | | | |
| | | Refrigerator | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Range | 1 EA | $ 750.00 /EA | $ 750 | |
| | | Microwave Over Range | 1 EA | $ 250.00 /EA | $ 250 | |
| | | Dishwasher | 1 EA | $ 400.00 /EA | $ 400 | |
| | | Wine Cooler | 1 EA | $ 250.00 /EA | $ 250 | |
| | | Private Dining at 1st Floor | | | | |
| | | Refrigerator | NIC | | NIC | |
| | | Microwave | NIC | | NIC | |
| | | Dishwasher | NIC | | NIC | |
| | | Residential Elevators | | | | |
| | | Floors C thru R (1 Elevator) | 1 EA | $ 6,500.00 /EA | $ 6,500 | |
| | | Floors C thru 8 (1 Elevator) | 1 EA | $ 6,500.00 /EA | $ 6,500 | |
| | | Floors C thru 7 (2 Elevator) | 2 EA | $ 6,500.00 /EA | $ 13,000 | |
| | | Dual Rack & Pinion Hoist | 2 EA | $ 3,500.00 /EA | $ 7,000 | |
| | | Loading Dock | 2 EA | $ 1,500.00 /EA | $ 3,000 | |
| | | Sidewalk Bridge | 2 EA | $ 1,000.00 /EA | $ 2,000 | |
| | | Plumbing Equipment | | | | |
| | | Sewage Ejectors | 2 EA | $ 3,000.00 /EA | $ 6,000 | |
| | | Duplex Tank Fill Pump (TFP-1&2) | 1 EA | $ 3,000.00 /EA | $ 3,000 | |
| | | Duplex Domestic Booster Pump | 1 EA | $ 3,000.00 /EA | $ 3,000 | |
| | | North Building Water Heaters (NWH-1&2) | 2 EA | $ 3,000.00 /EA | $ 6,000 | |
| | | South Building Water Heaters (SWH-1&2) | 2 EA | $ 3,000.00 /EA | $ 6,000 | |
| | | Sump Pumps | 4 EA | $ 3,000.00 /EA | $ 12,000 | |
| | | Coffee Machine at Lobby | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Gas for Fireplace at Lobby | 1 EA | $ 1,250.00 /EA | $ 1,250 | |
| | | Outdoor Kitchen at Rooftop Terrace | 1 EA | $ 4,000.00 /EA | $ 4,000 | |
| | | Fire Protection Equipment | | | | |
| | | New Fire Pump and Controller | 1 EA | $ 5,000.00 /EA | $ 5,000 | |
| | | Jockey Pump | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | HVAC Equipment | | | | |
| | | Rooftop Units | | | | |
| | | RTU-CSA-1 - Upper Roof - Anno | 1 EA | $ 3,500.00 /EA | $ 3,500 | |
| | | RTU-CSA-2 - Upper Roof - Anno | 1 EA | $ 3,500.00 /EA | $ 3,500 | |
| | | Exhaust Fans | | | | |
| | | TEF-1.1 - U.Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-1.2 - U.Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.1 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.2 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.3 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.4 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.5 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.6 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-2.7 - Roof/Toilet - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-1.1 - U.Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-2.1 - Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | KEF-2.2 - Roof/Kitchen - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TEF-G.1 - G.Floor/Bathrooms - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | GEF-C.1 - Cellar/Various - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | LSF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | LEF-C.1 - Cellar/Laundry - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TRF-1 - Roof/Trash Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | TRF-2 - Roof/Trash Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | GEF-R.1 - Roof/Pump Room - Greenheck | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | VRF Systems | | | | |
| | | AC-A.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |

| Code | Trade | Description | Unit | Unit Cost | Total | Total |
|---|---|---|---|---|---|---|
| | | AC-A.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.8.1-3 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-1 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-2 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.8.1-3 - 8th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.7.1-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.7.1-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.7.1-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.7.1-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.7.1-3 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.7.1-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.7.1-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-D.7.1-3 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-F.7.2-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-F.7.2-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-E.7.2-1 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-E.7.2-2 - 7th Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.1-1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.1-2 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-A.1-3 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-B.1-1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-L.1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-LG.1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-BC.1 - 1st Floor - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-GYM.1 - Cellar - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-GYM.2 - Cellar - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | AC-SL.1 - Cellar - Daikin | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Air Cooled Condensing Units | | | | |
| | | ACCU-A,.8.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B,.8.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B,.8.1-2 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-D,.8.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-A.7.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B.7.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B.7.1-2 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-D.7.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-F.7.2-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-E.7.2-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-A.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-B.1-1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-L.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-LG.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-BC.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-GYM.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | ACCU-SL.1 | 1 EA | $ 2,500.00 /EA | $ 2,500 | |
| | | Gas PTAC Units w/CO | | | | |
| | | PTAC-A - Apts. - Islandaire | 64 EA | $ 350.00 /EA | $ 22,400 | |
| | | PTAC-B - Apts. - Islandaire | 89 EA | $ 350.00 /EA | $ 31,150 | |
| | | PTAC-C - Apts. - Islandaire | 67 EA | $ 350.00 /EA | $ 23,450 | |
| | | PTAC-D - Apts. - Islandaire | 21 EA | $ 350.00 /EA | $ 7,350 | |
| | | Electric Duct Heaters | | | | |
| | | DHC-A | 1 EA | $ 500.00 /EA | $ 500 | |
| | | DHC-B | 1 EA | $ 500.00 /EA | $ 500 | |
| | | Electric Heater | | | | |
| | | EH-S.1 | 8 EA | $ 500.00 /EA | $ 4,000 | |
| | | EH-1.1 | 2 EA | $ 500.00 /EA | $ 1,000 | |

| Code | Trade | Description | Unit | Unit Cost | | | Total | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | | Unit Heaters | | | | | | | |
| | | UH-A | 2 EA | $ | 500.00 | /EA | $ | 1,000 | |
| | | UHR-C | 20 EA | $ | 500.00 | /EA | $ | 10,000 | |
| | | Electric Baseboard Heaters | | | | | | | |
| | | EBH-A | 6 EA | $ | 500.00 | /EA | $ | 3,000 | |
| | | EBH-C | 12 EA | $ | 500.00 | /EA | $ | 6,000 | |
| | | Install Only Heat Tracing | 1 LS | $ | 5,000.00 | /LS | $ | 5,000 | |
| | | Commercial Washer/Dryers | 1 ALLOW | $ | 7,500.00 | /ALLOW | $ | 7,500 | |
| | | Commercial Kitchen | NIC | | | | NIC | | |
| | | Irrigation System | 1 LS | $ | 5,000.00 | /LS | $ | 5,000 | |
| | | Hoist | 2 EA | $ | 5,000.00 | /EA | $ | 10,000 | |
| | | Light Fixture Allowance | 154 Units | $ | 2,500.00 | /UNIT | $ | 385,000 | |
| | | Decorative Exterior Lighting at 14th Street Façade | 1 ALLOW | $ | 15,000.00 | /ALLOW | $ | 15,000 | |
| | | Exterior Lighting at Canopy | 1 ALLOW | $ | 7,500.00 | /ALLOW | $ | 7,500 | |
| | | Exterior Lighting at Main Entry | 1 ALLOW | $ | 5,000.00 | /ALLOW | $ | 5,000 | |
| | | Fire Alarm System | 166,101 SF | $ | 2.50 | /SF | $ | 415,253 | |
| | | Security System | | | | | | | |
| | | Headend | 1 EA | $ | 10,000.00 | /EA | $ | 10,000 | |
| | | DVRs | 1 ALLOW | $ | 10,000.00 | /ALLOW | $ | 10,000 | |
| | | Security Monitoring Work Stations w/2-23" LCD Monitors | 2 EA | $ | 2,500.00 | /EA | $ | 5,000 | |
| | | Cameras | 50 EA | $ | 1,500.00 | /EA | $ | 75,000 | |
| | | Door Contacts | 34 EA | $ | 300.00 | /EA | $ | 10,200 | |
| | | Electric Strikes | 9 EA | $ | 500.00 | /EA | $ | 4,500 | |
| | | Card Readers | 21 EA | $ | 1,000.00 | /EA | $ | 21,000 | |
| | | Request To Exit | 9 EA | $ | 500.00 | /EA | $ | 4,500 | |
| | | Electric Locks | 12 EA | $ | 500.00 | /EA | $ | 6,000 | |
| | | Intercom Station | 116 EA | $ | 500.00 | /EA | $ | 58,000 | |
| | | Lighting Protection | NIC | | | | NIC | | |
| | | Lighting Preventor | NIC | | | | NIC | | |
| | | Dimming System | NIC | | | | NIC | | |
| | | Telecommunications | | | | | | | |
| | | **General Assumed Savings for Telecommunications VE Design** | **1 ALLOW** | **$** | **(250,000.00)** | **/ALLOW** | **$** | **(250,000)** | |
| | | Conduit from MDF to Riser Closets | 1 LS | $ | 75,000.00 | /LS | $ | 75,000 | |
| | | Sleeves Between Floors | NIC | | | | NIC | | |
| | | Cable Tray & Ladder Racks at MDF | 1 LS | $ | 5,000.00 | /LS | $ | 5,000 | |
| | | 2" Conduit from Riser Closets to Apartments | 154 EA | $ | 500.00 | /EA | $ | 77,000 | |
| | | Conduit from Telecom Room to Concierge Desk | 1 EA | $ | 2,000.00 | /EA | $ | 2,000 | |
| | | Conduit from Telecom Room to Retail | 1 EA | $ | 5,000.00 | /EA | $ | 5,000 | |
| | | Pullboxes for Service Pathways | 1 ALLOW | $ | 5,000.00 | /ALLOW | $ | 5,000 | |
| | | NID Boxes (Furnish & Install) | 154 EA | $ | 150.00 | /EA | $ | 23,100 | |
| | | FIOS Microduct (Furnish Only) | NIC | | | | NIC | | |
| | | FIOS Microduct (Install Only) | 154 EA | $ | 100.00 | /EA | $ | 15,400 | |
| | | FIOS NID Box (Furnish Only) | NIC | | | | NIC | | |
| | | FIOS NID Box (Install Only) | 154 EA | $ | 75.00 | /EA | $ | 11,550 | |
| | | Electrical Outlet @ NID Box | 154 EA | $ | 125.00 | /EA | $ | 19,250 | |
| | | Electrical Outlet @ FIOS Box | 154 EA | $ | 125.00 | /EA | $ | 19,250 | |
| | | Grounding at Closets | 1 LS | $ | 500.00 | /LS | $ | 500 | |
| | | Verizon Wiring Between MDF and Riser Closets | NIC | | | | NIC | | |
| | | Time Warner Wiring Between MDF and Riser Closets | NIC | | | | NIC | | |
| | | Verizon Wiring Between Riser Closets and Apartments | NIC | | | | NIC | | |
| | | Time Warner Wiring Between Riser Closets and Apartments | NIC | | | | NIC | | |
| | | (2) Cat6 UTP Cables from Telecom Room to NID Box | 154 EA | $ | 500.00 | /EA | $ | 77,000 | |
| | | (2) RG6U Cables from Telecom Room to NID Box | 154 EA | $ | 300.00 | /EA | $ | 46,200 | |
| | | (3) 25 Pair Cable from Main Telecom Room to Telecom Room South - 3rd Floor w/110 Blocks | 1 EA | $ | 6,000.00 | /EA | $ | 6,000 | |
| | | (3) 25 Pair Cable from Main Telecom Room to Telecom Room South - 6th Floor w/110 Blocks | 1 EA | $ | 9,000.00 | /EA | $ | 9,000 | |
| | | (2) 25 Pair Cable from Main Telecom Room to Telecom Room North - 3rd Floor w/110 Blocks | 1 EA | $ | 4,000.00 | /EA | $ | 4,000 | |
| | | (2) 25 Pair Cable from Main Telecom Room to Telecom Room North - 6th Floor w/110 Blocks | 1 EA | $ | 6,000.00 | /EA | $ | 6,000 | |
| | | (1) P3-500 Coaxial Cable w/4' Service Loops | 1 ALLOW | $ | 10,000.00 | /ALLOW | $ | 10,000 | |

| Code | Trade | Description | Unit | Unit Cost | | | Total | Total |
|---|---|---|---|---|---|---|---|---|
| | | Apartment Wiring (1) Cat 5E and (1) RG6 per Outlet Location | 590 EA | $ 250.00 | /EA | $ | 147,500 | |
| | | Allowance for WAP System | 1 ALLOW | $ 100,000.00 | /ALLOW | $ | 100,000 | |
| | | Audio/Visual | NIC | | | NIC | | |
| | | Temporary Power/Standby | 1 ALLOW | $ 50,000.00 | /ALLOW | $ | 50,000 | |
| | | Misc. Electrical | 1 LS | $ 50,000.00 | /LS | $ | 50,000 | |
| | **Electrical Systems** | | | | | | | **$ 3,898,328** |

EXHIBIT B: CONSTRUCTION COST PREMIUMS

## 432 East 14th-Trade Budget

| Section | Trade | Typical Development Budgeted V03 (A) | | As-of Right Development Budgeted V06+Contrarts (B) | | Variance (B)-(A) | Variance Notes |
|---|---|---|---|---|---|---|---|
| 01000 | Site Survey | - | | - | | - | |
| 01005 | Test Borings | - | | - | | - | |
| 01900 | Abatement | - | | - | | - | |
| 02060 | Demolition | - | | - | | - | |
| 02090 | Site Preparation | 61,610 | | 61,610 | | - | |
| **02300** | **SOE and Earthwork** | **1,439,580** | | **6,098,385** | | **4,658,805** | |
| | General Excavation | | 552,469 | | 552,469 | - | |
| | Over-excavation of Organic Material | | - | | 36,685 | 36,685 | |
| | General Backfill | | 12,500 | | 12,500 | - | |
| | Backfill of over-excavation of Organics | | - | | 66,700 | 66,700 | |
| | Soldier Piles and Lagging (Typical SOE) | | 874,611 | | - | (874,611) | Not feasible due to subsurface conditions |
| | Secant Pile Wall (Cutoff SOE Wall) | | - | | 5,430,031 | 5,430,031 | Required for high water table and organic material |
| **02301** | **Dewatering** | **50,000** | | **468,600** | | **418,600** | **Premium for High Water Table** |
| 02302 | Soil Disposal | **535,080** | | **968,990** | | **433,910** | **Premium for High Water Table** |
| 02090 | Site Improvements | 973,108 | | 973,108 | | - | |
| 02720 | Utilities | 185,000 | | 185,000 | | - | |
| 03200 | Concrete Foundations | **2,193,647** | | **3,150,221** | | **956,574** | **Premium for High Water Table** |
| 03300 | Concrete | 6,721,060 | | 6,721,060 | | - | |
| 04200 | Masonry | 2,283,813 | | 2,283,813 | | - | |
| 05500 | Miscellaneous Iron | 658,798 | | 658,798 | | - | |
| 05720 | Decorative Railings | 297,350 | | 297,350 | | - | |
| 06200 | Millwork | 167,893 | | 167,893 | | - | |
| 07140 | Waterproofing | 278,325 | | 278,325 | | - | |
| 07500 | Roofing & Pavers | 652,621 | | 652,621 | | - | |
| 07900 | Caulking & Sealant | 276,599 | | 276,599 | | - | |
| 08110 | Hollow Metal, Hardware & Wood Doors | 456,061 | | 456,061 | | - | |
| 08330 | Overhead Doors | - | | - | | - | |
| 08410 | Canopy | 110,000 | | 110,000 | | - | |
| 08520 | Storefronts, Windows & Metal Panels | 2,368,760 | | 2,368,760 | | - | |
| 08800 | Glass & Glazing | 26,700 | | 26,700 | | - | |
| 09001 | Special Finishes | 579,200 | | 579,200 | | - | |
| 09250 | Gypsum Drywall | 2,429,437 | | 2,429,437 | | - | |
| 09300 | Ceramic Tile | 801,506 | | 801,506 | | - | |
| 09550 | Wood Flooring | 469,544 | | 469,544 | | - | |
| 09650 | Resilient Flooring | 10,000 | | 10,000 | | - | |
| 09680 | Carpeting | 36,458 | | 36,458 | | - | |
| 09900 | Painting | 407,000 | | 407,000 | | - | |
| 09950 | Wall Covering | - | | - | | - | |
| 10425 | Graphics | 20,000 | | 20,000 | | - | |
| 10800 | Bath & Toilet Accessory | 217,559 | | 217,559 | | - | |
| 11170 | Compactor | 30,000 | | 30,000 | | - | |
| 11180 | Rubbish Chute | 37,500 | | 37,500 | | - | |
| 11450 | Kitchen Appliance | 535,800 | | 535,800 | | - | |
| 11460 | Kitchen Cabinets & Vanities | 460,650 | | 460,650 | | - | |
| 12500 | Window Treatments | - | | - | | - | |
| 14210 | Elevators | 780,000 | | 780,000 | | - | |
| 14610 | Hoist & Bridge | 514,500 | | 514,500 | | - | |
| 15200 | Plumbing | 2,538,788 | | 2,538,788 | | - | |
| 15300 | Fire Protection | 669,732 | | 669,732 | | - | |
| 15800 | HVAC | 1,820,000 | | 1,820,000 | | - | |
| 16100 | Electrical Systems | 3,050,380 | | 3,050,380 | | - | |
| | **Sub-Total Trade Costs** | **$ 35,144,059** | | **$ 41,611,948** | | **$ 6,467,889** | |
| 17000 | General Conditions | 2,460,084 | | 2,912,836 | | 452,752 | |
| | **Sub-Total GC's, Fees ...** | **$ 2,460,084** | | **$ 2,912,836** | | **$ 452,752** | |
| | Hard Cost Grand Total | $ 37,604,143 | | $ 44,524,784 | | $ 6,920,641 | |

EXHIBIT C: HPD CHART

*HPD Income Limits and Rents - 2015*

| Persons | 30% | HPD 30% AMI 27% | 40% | HPD 40% AMI 37% | 50% | HPD 50% AMI 47% | 60% | HPD 60% AMI 57% | 70% | 80% | 90% | 100% | 120% | 125% | 130% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 18,150.00 | 16,335.00 | 24,200.00 | 22,385.00 | 30,250.00 | 28,435.00 | 36,300.00 | 34,485.00 | 42,350.00 | 48,400.00 | 54,450.00 | 60,500.00 | 72,600.00 | 75,625.00 | 78,650.00 |
| 2 | 20,730.00 | 18,657.00 | 27,640.00 | 25,567.00 | 34,550.00 | 32,477.00 | 41,460.00 | 39,387.00 | 48,370.00 | 55,280.00 | 62,190.00 | 69,100.00 | 82,920.00 | 86,375.00 | 89,830.00 |
| 3 | 23,310.00 | 20,979.00 | 31,080.00 | 28,749.00 | 38,850.00 | 36,519.00 | 46,620.00 | 44,289.00 | 54,390.00 | 62,160.00 | 69,930.00 | 77,700.00 | 93,240.00 | 97,125.00 | 101,010.00 |
| 4 | 25,890.00 | 23,301.00 | 34,520.00 | 31,931.00 | 43,150.00 | 40,561.00 | 51,780.00 | 49,191.00 | 60,410.00 | 69,040.00 | 77,670.00 | 86,300.00 | 103,560.00 | 107,875.00 | 112,190.00 |
| 5 | 27,990.00 | 25,191.00 | 37,320.00 | 34,521.00 | 46,650.00 | 43,851.00 | 55,980.00 | 53,181.00 | 65,310.00 | 74,640.00 | 83,970.00 | 93,300.00 | 111,960.00 | 116,625.00 | 121,290.00 |
| 6 | 30,060.00 | 27,054.00 | 40,080.00 | 37,074.00 | 50,100.00 | 47,094.00 | 60,120.00 | 57,114.00 | 70,140.00 | 80,160.00 | 90,180.00 | 100,200.00 | 120,240.00 | 125,250.00 | 130,260.00 |
| 7 | 32,130.00 | 28,917.00 | 42,840.00 | 39,627.00 | 53,550.00 | 50,337.00 | 64,260.00 | 61,047.00 | 74,970.00 | 85,680.00 | 96,390.00 | 107,100.00 | 128,520.00 | 133,875.00 | 139,230.00 |
| 8 | 34,200.00 | 30,780.00 | 45,600.00 | 42,180.00 | 57,000.00 | 53,580.00 | 68,400.00 | 64,980.00 | 79,800.00 | 91,200.00 | 102,600.00 | 114,000.00 | 136,800.00 | 142,500.00 | 148,200.00 |

| Bedroom | 30% | 27% | 40% | 37% | 50% | 47% | 60% | 57% | 70% | 80% | 90% | 100% | 120% | 125% | 130% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Studio | 453.00 | 408.00 | 605.00 | 559.00 | 756.00 | 710.00 | 907.00 | 862.00 | 1,058.00 | 1,210.00 | 1,361.00 | 1,512.00 | 1,815.00 | 1,890.00 | 1,966.00 |
| 1 | 486.00 | 437.00 | 648.00 | 599.00 | 810.00 | 761.00 | 972.00 | 923.00 | 1,134.00 | 1,296.00 | 1,458.00 | 1,620.00 | 1,944.00 | 2,025.00 | 2,106.00 |
| 2 | 582.00 | 524.00 | 777.00 | 718.00 | 971.00 | 912.00 | 1,165.00 | 1,107.00 | 1,359.00 | 1,554.00 | 1,748.00 | 1,942.00 | 2,331.00 | 2,428.00 | 2,525.00 |
| 3 | 673.00 | 606.00 | 898.00 | 830.00 | 1,122.00 | 1,055.00 | 1,347.00 | 1,279.00 | 1,571.00 | 1,796.00 | 2,020.00 | 2,245.00 | 2,694.00 | 2,806.00 | 2,918.00 |
| 4 | 751.00 | 676.00 | 1,002.00 | 926.00 | 1,252.00 | 1,177.00 | 1,503.00 | 1,427.00 | 1,753.00 | 2,004.00 | 2,254.00 | 2,505.00 | 3,006.00 | 3,131.00 | 3,256.00 |

| Utilities | Studio | 1 | 2 | 3 | 4 |
|---|---|---|---|---|---|
| Cooking Gas | 17 | 18 | 18 | 18 | 20 |
| Electric | 40 | 41 | 42 | 55 | 56 |
| | 57 | 59 | 60 | 73 | 76 |

EXHIBIT D: REALTY RATES RESEARCH

| RealtyRates.com INVESTOR SURVEY - 4th Quarter 2015* APARTMENTS - HI-RISE/URBAN TOWNHOUSE | | | | | | |
|---|---|---|---|---|---|---|
| **Item** | **Input** | | | | | **OAR** |
| **Minimum** | | | | | | |
| Spread Over 10-Year Treasury | 0.90% | **DCR Technique** | 1.35 | 0.051047 | 0.75 | **5.17** |
| Debt Coverage Ratio | 1.35 | **Band of Investment Technique** | | | | |
| Interest Rate | 3.07% | Mortgage | 75% | 0.051047 | 0.038285 | |
| Amortization | 30 | Equity | 25% | 0.065312 | 0.016328 | |
| Mortgage Constant | 0.051047 | OAR | | | | **5.46** |
| Loan-to-Value Ratio | 75% | **Surveyed Rates** | | | | **5.19** |
| Equity Dividend Rate | 6.53% | | | | | |
| **Maximum** | | | | | | |
| Spread Over 10-Year Treasury | 6.27% | **DCR Technique** | 1.96 | 0.117747 | 0.50 | **11.54** |
| Debt Coverage Ratio | 1.96 | **Band of Investment Technique** | | | | |
| Interest Rate | 8.44% | Mortgage | 50% | 0.117747 | 0.058874 | |
| Amortization | 15 | Equity | 50% | 0.157756 | 0.078878 | |
| Mortgage Constant | 0.117747 | OAR | | | | **13.78** |
| Loan-to-Value Ratio | 50% | **Surveyed Rates** | | | | **13.09** |
| Equity Dividend Rate | 15.78% | | | | | |
| **Average** | | | | | | |
| Spread Over 10-Year Treasury | 3.59% | **DCR Technique** | 1.66 | 0.079355 | 0.68 | **8.86** |
| Debt Coverage Ratio | 1.66 | **Band of Investment Technique** | | | | |
| Interest Rate | 5.76% | Mortgage | 68% | 0.079355 | 0.053565 | |
| Amortization | 23 | Equity | 33% | 0.106912 | 0.034746 | |
| Mortgage Constant | 0.079355 | OAR | | | | **8.83** |
| Loan-to-Value Ratio | 68% | **Surveyed Rates** | | | | **8.90** |
| Equity Dividend Rate | 10.69% | | | | | |

*3rd Quarter 2015 Data

Copyright 2015 RealtyRates.com ™

| RealtyRates.comTM INVESTOR SURVEY - 4th Quarter 2015* APARTMENTS - STUDENT HOUSING | | | | | | |
|---|---|---|---|---|---|---|
| **Item** | **Input** | | | | | **OAR** |
| **Minimum** | | | | | | |
| Spread Over 10-Year Treasury | 0.90% | **DCR Technique** | 1.25 | 0.046652 | 0.75 | **4.36** |
| Debt Coverage Ratio | 1.25 | **Band of Investment Technique** | | | | |
| Interest Rate | 3.07% | Mortgage | 75% | 0.046652 | 0.034989 | |
| Amortization | 35 | Equity | 25% | 0.065312 | 0.016328 | |
| Mortgage Constant | 0.046652 | OAR | | | | **5.13** |
| Loan-to-Value Ratio | 75% | **Surveyed Rates** | | | | **4.88** |
| Equity Dividend Rate | 6.53% | | | | | |
| **Maximum** | | | | | | |
| Spread Over 10-Year Treasury | 5.70% | **DCR Technique** | 1.81 | 0.113745 | 0.50 | **10.27** |
| Debt Coverage Ratio | 1.81 | **Band of Investment Technique** | | | | |
| Interest Rate | 7.87% | Mortgage | 50% | 0.113745 | 0.056872 | |
| Amortization | 15 | Equity | 50% | 0.151756 | 0.075878 | |
| Mortgage Constant | 0.113745 | OAR | | | | **13.28** |
| Loan-to-Value Ratio | 50% | **Surveyed Rates** | | | | **12.61** |
| Equity Dividend Rate | 15.18% | | | | | |
| **Average** | | | | | | |
| Spread Over 10-Year Treasury | 3.30% | **DCR Technique** | 1.53 | 0.073458 | 0.68 | **7.56** |
| Debt Coverage Ratio | 1.53 | **Band of Investment Technique** | | | | |
| Interest Rate | 5.47% | Mortgage | 68% | 0.073458 | 0.049984 | |
| Amortization | 25 | Equity | 33% | 0.104212 | 0.033869 | |
| Mortgage Constant | 0.073458 | OAR | | | | **8.35** |
| Loan-to-Value Ratio | 68% | **Surveyed Rates** | | | | **9.06** |
| Equity Dividend Rate | 10.42% | | | | | |

*3rd Quarter 2015 Data

Copyright 2015 RealtyRates.com ™

| RealtyRates.com INVESTOR SURVEY - 4th Quarter 2015* RETAIL - UN-ANCHORED CENTERS | | | | | | |
|---|---|---|---|---|---|---|
| **Item** | **Input** | | | | | **OAR** |
| **Minimum** | | | | | | |
| Spread Over 10-Year Treasury | 0.95% | **DCR Technique** | 1.30 | 0.046989 | 0.75 | **4.59** |
| Debt Coverage Ratio | 1.30 | **Band of Investment Technique** | | | | |
| Interest Rate | 3.12% | Mortgage | 75% | 0.046989 | 0.035242 | |
| Amortization | 35 | Equity | 25% | 0.082616 | 0.020654 | |
| Mortgage Constant | 0.046989 | OAR | | | | **5.59** |
| Loan-to-Value Ratio | 75% | **Surveyed Rates** | | | | **5.31** |
| Equity Dividend Rate | 8.26% | | | | | |
| **Maximum** | | | | | | |
| Spread Over 10-Year Treasury | 7.64% | **DCR Technique** | 2.25 | 0.127561 | 0.50 | **14.35** |
| Debt Coverage Ratio | 2.25 | **Band of Investment Technique** | | | | |
| Interest Rate | 9.81% | Mortgage | 50% | 0.127561 | 0.063781 | |
| Amortization | 15 | Equity | 50% | 0.181468 | 0.090734 | |
| Mortgage Constant | 0.127561 | OAR | | | | **15.45** |
| Loan-to-Value Ratio | 50% | **Survey** | | | | **14.68** |
| Equity Dividend Rate | 18.15% | | | | | |
| **Average** | | | | | | |
| Spread Over 10-Year Treasury | 4.30% | **DCR Technique** | 1.78 | 0.080763 | 0.63 | **8.96** |
| Debt Coverage Ratio | 1.78 | **Band of Investment Technique** | | | | |
| Interest Rate | 6.47% | Mortgage | 63% | 0.080763 | 0.050477 | |
| Amortization | 25 | Equity | 38% | 0.127100 | 0.047662 | |
| Mortgage Constant | 0.080763 | OAR | | | | **9.81** |
| Loan-to-Value Ratio | 63% | **Surveyed Rates** | | | | **11.05** |
| Equity Dividend Rate | 12.71% | | | | | |

*3rd Quarter 2015 Data

Copyright 2015 RealtyRates.com ™

| RealtyRates.com INVESTOR SURVEY - 4th Quarter 2015* RETAIL - FREE STANDING | | | | | | |
|---|---|---|---|---|---|---|
| **Item** | **Input** | | | | | **OAR** |
| **Minimum** | | | | | | |
| Spread Over 10-Year Treasury | 0.78% | **DCR Technique** | 1.18 | 0.042613 | 0.80 | **4.51** |
| Debt Coverage Ratio | 1.18 | **Band of Investment Technique** | | | | |
| Interest Rate | 2.95% | Mortgage | 90% | 0.042613 | 0.038352 | |
| Amortization | 40 | Equity | 10% | 0.080116 | 0.008012 | |
| Mortgage Constant | 0.042613 | OAR | | | | **4.64** |
| Loan-to-Value Ratio | 90% | **Surveyed Rates** | | | | **4.85** |
| Equity Dividend Rate | 8.01% | | | | | |
| **Maximum** | | | | | | |
| Spread Over 10-Year Treasury | 5.72% | **DCR Technique** | 1.83 | 0.128376 | 0.60 | **14.06** |
| Debt Coverage Ratio | 1.83 | **Band of Investment Technique** | | | | |
| Interest Rate | 9.92% | Mortgage | 60% | 0.128376 | 0.077026 | |
| Amortization | 15 | Equity | 40% | 0.173968 | 0.069587 | |
| Mortgage Constant | 0.128376 | OAR | | | | **14.66** |
| Loan-to-Value Ratio | 60% | **Surveyed Rates** | | | | **13.96** |
| Equity Dividend Rate | 17.40% | | | | | |
| **Average** | | | | | | |
| Spread Over 10-Year Treasury | 3.25% | **DCR Technique** | 1.50 | 0.070009 | 0.75 | **7.86** |
| Debt Coverage Ratio | 1.50 | **Band of Investment Technique** | | | | |
| Interest Rate | 5.42% | Mortgage | 75% | 0.070009 | 0.052507 | |
| Amortization | 26 | Equity | 25% | 0.122350 | 0.030587 | |
| Mortgage Constant | 0.070009 | OAR | | | | **8.31** |
| Loan-to-Value Ratio | 75% | **Surveyed Rates** | | | | **10.63** |
| Equity Dividend Rate | 12.23% | | | | | |

*3rd Quarter 2015 Data

Copyright 2015 RealtyRates.com ™

EXHIBIT E: PROFESSIONAL QUALIFICATIONS

## JACK FREEMAN

Jack Freeman is principal of J.S. Freeman Associates and Freeman/Frazier & Associates. Mr. Freeman's professional background combines real estate finance, development planning, project management and public sector experience to provide comprehensive real estate advisory services to the benefit of his clients.

His development financing background includes several years experience as a mortgage Officer for The New York City Community Preservation Corporation, responsible for construction and permanent loan origination. The Corporation is a consortium of the New York City Commercial Banks and Savings Institutions, established to provide mortgage financing for multifamily housing rehabilitation and economic development.

Public Sector experience includes the position of Director, New York City Department of City Planning, Zoning Study Group and Senior Staff positions in the Mayor's Office of Development, responsible for management of major commercial and residential projects in Lower Manhattan.

As a developer, Mr. Freeman has been a principal and General Partner in the development of multifamily market rate and affordable housing projects, with a value in excess of $17 million.

In 1993, Mr. Freeman was appointed, and served until 1996, as a Commissioner of the New York City Landmarks Preservation Commission. For three years, Mr. Freeman was a member of the New York State Council of Arts Capital Program Review Panel. He has been a recipient of a National Endowment for the Arts Grant for Architecture and a Progressive Architecture Award for Urban Design.

Mr. Freeman is a Licensed Real Estate Broker, a member of the Real Estate Board of New York, the Urban Land Institute and the American Planning Association. He has taught Real Estate Development as a member of the Graduate Faculty of the City University of New York and has been a regular lecturer in Real Estate Finance at Princeton University.

Mr. Freeman holds a Masters Degree in City Planning from the City University of New York and a Bachelor of Architecture Degree from Cooper Union.

real estate consulting services

j.s.freeman associates, inc.

132 Nassau Street | Suite 1220
New York City, NY 10038
**212. 871. 0878**
www.jsfreemanassociates.com

Exhibit 4

NYC Development Hub
Department of Buildings
80 Centre Street
Third Floor
New York, New York 10013
nycdevelopmenthub@buildings.nyc.gov

# Notice of Comments

| | |
|---|---|
| **Owner: RICHARD KESSLER** | **Date: 04-27-2016** |
| | **Job Application #: 121192342** |
| | **Application type: NB** |
| **Applicant**: ROBERT LAUDENSCHLAGER | **Premises Address: 432 EAST 14 STREET MANHATTAN** |
| | Zoning District: C1-6A |
| | Block: 441 Lots: 23 |

**Lead Plan Examiner at NYC Development Hub: Damian Titus**

Examiner's Signature:

| No. | Section of ZR and/or MDL | Comments | Date Resolved |
|---|---|---|---|
| 1. | | Proposed floor area exceeds the maximum permitted as per ZR 23-153 | |
| 2. | | Proposed street wall along East 14th Street does not comply with the required setback above the minimum base height as per ZR 35-65. | |
| 3. | | Proposed building height exceeds the maximum permitted as per ZR 35-65. | |
| | | | |

REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

DENIED
For Appeal to Board of Standards And Appeals
Date: 04/29/2016

Exhibit 5

AKRF, Inc.
Environmental Planning Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

BD STANDARDS AND APPEALS
RECEIVED
2016 MAY -9 P 7:23
CAL. NO.

# Travel Demand Factors (TDF) Memorandum

**To:** Project File

**From:** AKRF, Inc.

**Date:** May 2, 2016

**Re:** 432 East 14th Street – Travel Demand Analysis

**2016-4183-BZ**

## A. INTRODUCTION

This memorandum details the trip generation assumptions and travel demand estimates for the City Environmental Quality Review (CEQR) analysis of the development of a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street ("the proposed project"), located in Manhattan Community District 3 on the block bounded by First Avenue to the west, East 14th Street to the north, Avenue A to the east, and East 13th Street to the south (Block 441, Lot 23, the "project site"). The project site is currently vacant; it was previously occupied with a one-story former post office building, which was recently demolished.

Absent the proposed actions, in the future without the proposed actions (the "No Action" condition), it is assumed that the project site will remain vacant. For the purposes of this analysis, trip estimates are based on the program shown in **Table 1**—in the future with the proposed actions (the "With Action" condition), the project site would be redeveloped with approximately 155 dwelling units (including 31 affordable units) and approximately 9,131 square feet of retail space on portions of the ground floor and cellar level. The proposed uses would result in incremental trip generation, as detailed below. The proposed building would have two pedestrian access areas: one residential access area and the retail space access area would be along East 14th Street between First Avenue and Avenue A, while another residential access area would be located along East 13th Street between First Avenue and Avenue A.

**Table 1**
**Development Program Assumptions**

| Components | Future With Action |
|---|---|
| Residential (dwelling units) | 155 |
| Local Retail (gsf) | 9,131 |

## B. TRANSPORTATION PLANNING ASSUMPTIONS

Trip generation factors for the proposed project were developed based on information from the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, the 2008 *East Village/Lower East Side Rezoning FEIS*, the 2012 *NYU Core FEIS*, and U.S. Census Data, as summarized in **Table 2**.

### RESIDENTIAL

The daily person trip rate and temporal distribution are from the *CEQR Technical Manual*. Modal splits are based on the Journey-to-Work (JTW) data from the 2010-2014 U.S. Census Bureau American Community Survey (ACS). The directional distributions for all peak periods are from the 2008 *East Village/Lower East Side Rezoning FEIS*. The vehicle occupancies are from the 2010-2014 U.S. Census ACS for autos and from the *East Village/Lower East Side Rezoning FEIS* for taxis. The daily delivery trip rate and temporal and directional distributions are from the *CEQR Technical Manual*.

### LOCAL RETAIL

The daily trip generation rate for the local neighborhood retail component is from the *CEQR Technical Manual*. Consistent with assumptions typically accepted by City agencies for the purposes of environmental review, a 25-percent linked trip credit was applied to the local retail trip generation estimates. The modal splits and vehicle occupancies were obtained from the 2012 *NYU Core FEIS*. The temporal and directional distributions for all peak periods were obtained from the *CEQR Technical Manual* and the *NYU Core FEIS*, respectively. The daily delivery trip rate and temporal and directional distributions are from the *CEQR Technical Manual*.

**Table 2**

**Travel Demand Assumptions**

| Use | Residential | | | Local Retail | | |
|---|---|---|---|---|---|---|
| Total Daily Person Trip | (1) Weekday 8.075 Trips / DU | | | (1) Weekday 205.0 Trips / KSF | | |
| Trip Linkage | 0% | | | 25% | | |
| Net Daily Person trip | Weekday 8.075 Trips / DU | | | Weekday 153.75 Trips / KSF | | |
| | AM | MD | PM | AM | MD | PM |
| Temporal | (1) | | | (1) | | |
| | 10% | 5% | 11% | 3% | 19% | 10% |
| Direction | (2) | | | (4) | | |
| In | 15% | 50% | 70% | 50% | 50% | 50% |
| Out | 85% | 50% | 30% | 50% | 50% | 50% |
| Total | 100% | 100% | 100% | 100% | 100% | 100% |
| Modal Split | (3) | | | (4) | | |
| | AM | MD | PM | AM | MD | PM |
| Auto | 6.0% | 6.0% | 6.0% | 2.0% | 2.0% | 2.0% |
| Taxi | 2.0% | 2.0% | 2.0% | 3.0% | 3.0% | 3.0% |
| Subway | 52.0% | 52.0% | 52.0% | 6.0% | 6.0% | 6.0% |
| Bus | 9.0% | 9.0% | 9.0% | 6.0% | 6.0% | 6.0% |
| Walk | 31.0% | 31.0% | 31.0% | 83.0% | 83.0% | 83.0% |
| Total | 100% | 100% | 100% | 100% | 100% | 100% |
| Vehicle Occupancy | (2)(3) Weekday | | | (4) Weekday | | |
| Auto | 1.13 | | | 1.65 | | |
| Taxi | 1.40 | | | 1.40 | | |
| Daily Delivery Trip Generation Rate | (1) Weekday 0.06 Delivery Trips / DU | | | (1) Weekday 0.35 Delivery Trips / KSF | | |
| | AM | MD | PM | AM | MD | PM |
| Delivery Temporal | (1) | | | (1) | | |
| | 12% | 9% | 2% | 8% | 11% | 2% |
| Delivery Direction | (1) | | | (1) | | |
| In | 50% | 50% | 50% | 50% | 50% | 50% |
| Out | 50% | 50% | 50% | 50% | 50% | 50% |
| Total | 100% | 100% | 100% | 100% | 100% | 100% |

Sources:
(1) 2014 *CEQR Technical Manual*
(2) *East Village/Lower East Side Rezoning FEIS* (2008)
(3) U.S. Census Bureau, ACS 2010-2014 Five-Year Estimates - Journey-to-Work (JTW) Data
(4) *NYU Core FEIS* (2012)

## C. CEQR TRANSPORTATION ANALYSIS SCREENING

The *CEQR Technical Manual* identifies procedures for evaluating a proposed project's potential impacts on traffic, transit, pedestrian, and parking conditions. This methodology begins with the preparation of a trip generation analysis to determine the volume of person and vehicle trips associated with the proposed project. The results are then compared with the *CEQR Technical Manual*-specified thresholds (Level 1 screening analysis) to determine whether additional quantified analyses are warranted. If the proposed project would result in 50 or more peak hour vehicle trips, 200 or more peak hour transit trips (200 or more peak hour transit riders at any given subway station or 50 or more peak hour bus trips on a particularly route in one direction), and/or 200 or more peak hour pedestrian trips, a Level 2 screening analysis is undertaken.

For the Level 2 screening analysis, project-generated trips would be assigned to specific intersections, transit routes, and pedestrian elements. If the results of this analysis show that the proposed project would generate 50 or more peak hour vehicle trips through an intersection, 50 or more peak hour bus riders on a bus route in a single direction, 200 or more peak hour subway passengers at any given station, or 200 or more peak hour pedestrian trips per pedestrian element, further quantified analyses may be warranted to evaluate the potential for significant adverse traffic, transit, pedestrian, and parking impacts.

### TRIP GENERATION SUMMARY

As summarized in **Table 3**, the proposed project would generate a total of 165, 332, and 276 incremental person trips during the weekday AM, midday, and PM peak hours, respectively. Approximately 14, 22, and 15 incremental vehicle trips would be generated during the same respective time periods.

**Table 3**
**Trip Generation Summary: Incremental Trips**

| | Person Trips | | | | | | | Vehicle Trips | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Peak Hour | In/Out | Auto | Taxi | Subway | City Bus | Walk | Total | In/Out | Auto | Taxi | Delivery | Total |
| AM | In | 1 | 1 | 11 | 3 | 23 | 39 | In | 1 | 3 | 1 | 5 |
| | Out | 6 | 3 | 56 | 11 | 50 | 126 | Out | 5 | 3 | 1 | 9 |
| | Total | 7 | 4 | 67 | 14 | 73 | 165 | Total | 6 | 6 | 2 | 14 |
| MD | In | 5 | 5 | 24 | 11 | 121 | 166 | In | 4 | 7 | 0 | 11 |
| | Out | 5 | 5 | 24 | 11 | 121 | 166 | Out | 4 | 7 | 0 | 11 |
| | Total | 10 | 10 | 48 | 22 | 242 | 332 | Total | 8 | 14 | 0 | 22 |
| PM | In | 7 | 4 | 54 | 13 | 88 | 166 | In | 6 | 3 | 0 | 9 |
| | Out | 3 | 3 | 25 | 8 | 71 | 110 | Out | 3 | 3 | 0 | 6 |
| | Total | 10 | 7 | 79 | 21 | 159 | 276 | Total | 9 | 6 | 0 | 15 |

### LEVEL 1 SCREENING

*TRAFFIC*

As shown in **Table 3**, the incremental trips generated by the proposed project would be 14, 22, and 15 vehicle trips during the weekday AM, midday, and PM peak hours, respectively. Since these incremental vehicle trips do not exceed the *CEQR Technical Manual* analysis threshold of 50 peak hour vehicle trips, a detailed traffic analysis is not warranted and the proposed project is not expected to result in any significant adverse traffic impacts.

*PARKING*

The *CEQR Technical Manual* states that if a quantified traffic analysis is not required, it is likely that a parking assessment is not warranted. Since the above traffic screening assessment indicates that a detailed traffic study is not warranted, an on- and off-street parking analysis would also not be required and the proposed project is similarly not expected to result in any significant adverse parking impacts.

*TRANSIT*

As shown in **Table 3**, the incremental subway trips generated by the proposed project would be 67, 48, and 79 person trips by subway during the weekday AM, midday, and PM peak hours respectively. Since these incremental subway trips do not exceed the *CEQR Technical Manual* analysis threshold of 200 or more peak hour subway trips, a detailed analysis of subway facilities is not warranted and the proposed project is not expected to result in any significant adverse subway impacts.

As shown in the **Table 3**, the incremental bus trips generated by the proposed project would be 14, 22, and 21 person trips during the weekday AM, midday, and PM peak hours, respectively. No single bus route would exceed the *CEQR Technical Manual* analysis threshold of 50 or more peak hour bus riders in a single direction. Therefore, a detailed bus line-haul analysis is also not warranted and the proposed project is not expected to result in any significant adverse bus line-haul impacts.

*PEDESTRIAN*

All person trips generated by the proposed project would traverse the pedestrian elements (i.e., sidewalks, corners, and crosswalks) surrounding the project site. As shown in **Table 3**, the net incremental pedestrian trips would be greater than 200 during the weekday midday and PM peak hours. A Level 2 screening assessment (presented in the section below) was conducted to determine if there is a need for additional quantified pedestrian analyses.

**LEVEL 2 SCREENING**

As part of the Level 2 screening assessment, project-generated trips were assigned to specific intersections and pedestrian elements near the project site. As previously stated, further quantified analyses to assess the potential impacts of the proposed project on the transportation system would be warranted if the trip assignments were to identify key pedestrian elements incurring 200 or more peak hour pedestrian-trips.

*SITE ACCESS AND EGRESS*

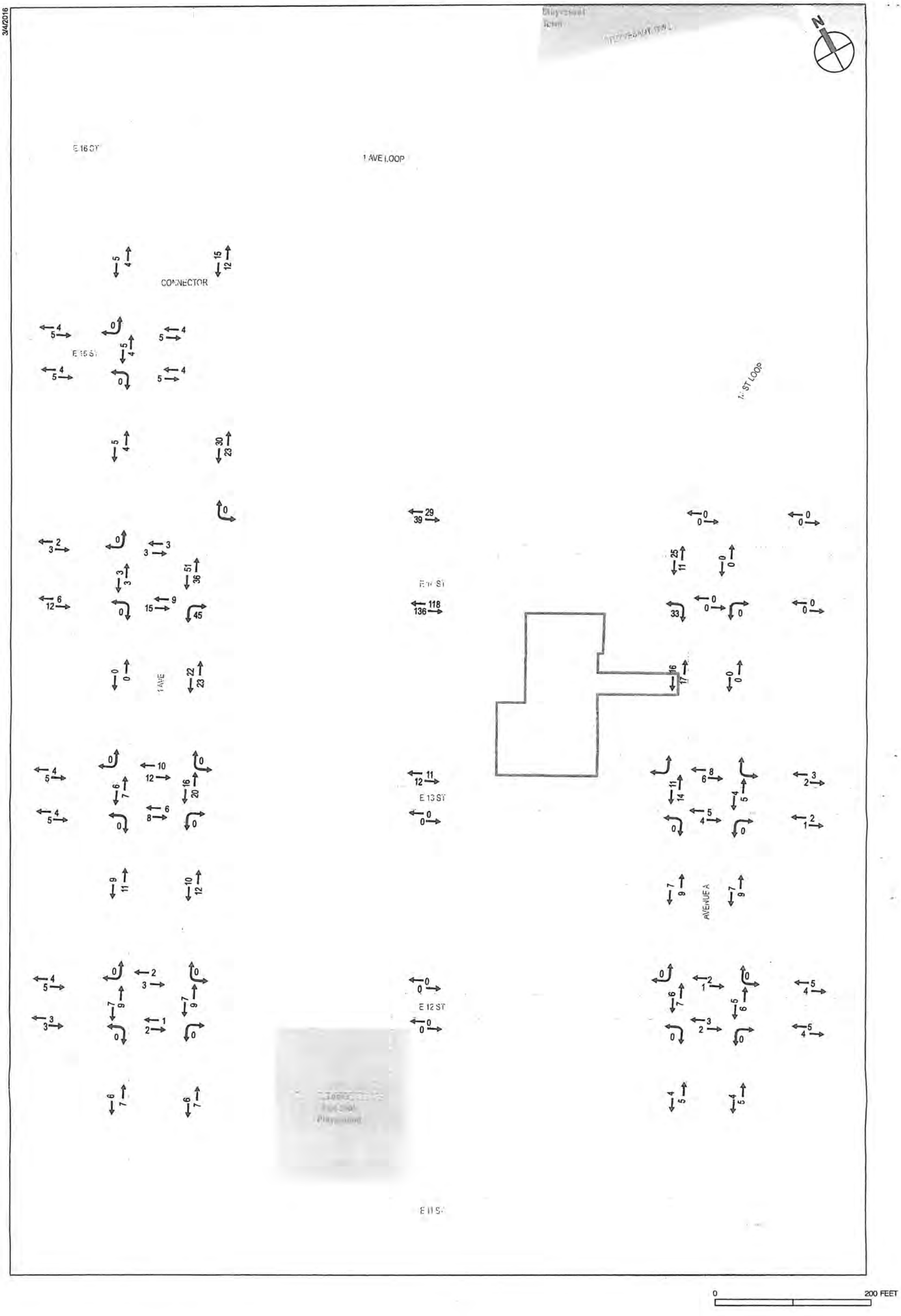
For the proposed project building, the local retail entrance would be located along East 14th Street between First Avenue and Avenue A. There would be two entrances to the residential space, one along East 14th Street between First Avenue and Avenue A, and one along East 13th Street between First Avenue and Avenue A.

*PEDESTRIANS*

As shown in **Table 3**, the projected peak hour pedestrian trips would exceed the CEQR analysis threshold of 200 pedestrians during the weekday midday and PM peak hours. Level 2 pedestrian trip assignments were individually developed for all the proposed development components and are shown in **Figures 1 and 2** and discussed below.

- Auto Trips – Motorists would park at off-street parking facilities within ¼ mile of the project site and walk to/from the project site.
- Taxi Trips – Taxi patrons would get dropped off and picked up along East 14th Street, East 13th Street, and Avenue A.
- City Bus Trips – City bus riders would use buses stopping on East 14th Street, First Avenue, and Second Avenue, and would get off at bus stops nearest to the project site.
- Subway Trips – Subway riders were assigned to the First Avenue station (L train).
- Walk-Only Trips – Pedestrian walk-only trips were developed by distributing project-generated person trips to surrounding pedestrian facilities (i.e., sidewalks, corner reservoirs, and crosswalks) based on population data as well as the land use characteristics of the surrounding neighborhood.

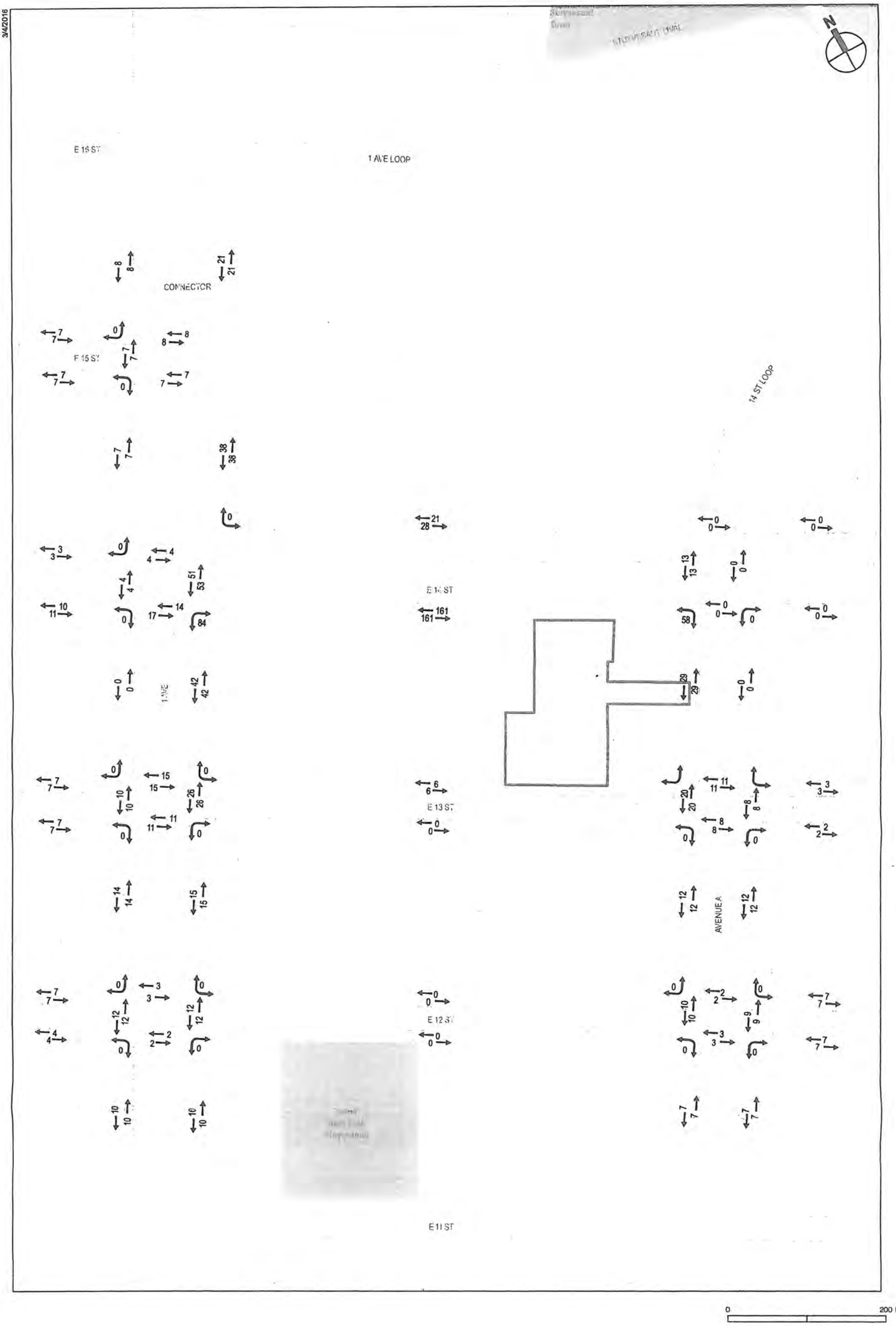
Based on the detailed assignment of pedestrian trips, 1 sidewalk and 1 corner were recommended for detailed analysis for the weekday midday and PM peak hours, as shown in **Table 4**.




Project Site

Proposed Project Generated Pedestrian Trips
Weekday PM Peak Hour
**Figure 2**

**432 EAST 14TH STREET**




Project Site

Proposed Project Generated Pedestrian Trips
Weekday Midday Peak Hour
**Figure 1**

**432 EAST 14TH STREET**

**Table 4**
**Pedestrian Level 2 Screening Analysis Results**
**Recommended Analysis Locations**

| Pedestrian Elements | Weekday | | Recommended Analysis Location |
|---|---|---|---|
| | Midday | PM | |
| **Avenue A and East 14th Street** | | | |
| East Sidewalk along Avenue A between E. 14th Street and E. 13th Street | 0 | 0 | |
| West Sidewalk along Avenue A between E. 14th Street and E. 13th Street | 58 | 33 | |
| North Sidewalk along E. 14th Street between Avenue A and Avenue B | 0 | 0 | |
| South Sidewalk along E. 14th Street between Avenue A and Avenue B | 0 | 0 | |
| North Sidewalk along E. 14th Street between Avenue A and First Avenue | 49 | 68 | |
| South Sidewalk along E. 14th Street between Avenue A and First Avenue | 322 | 254 | ✓ |
| Southeast Corner | 0 | 0 | |
| Southwest Corner | 84 | 69 | |
| North Crosswalk | 0 | 0 | |
| South Crosswalk | 0 | 0 | |
| East Crosswalk | 0 | 0 | |
| West Crosswalk | 26 | 36 | |
| **Avenue A and East 13th Street** | | | |
| East Sidewalk along Avenue A between E. 13th Street and E. 12th Street | 24 | 16 | |
| West Sidewalk along Avenue A between E. 13th Street and E. 12th Street | 24 | 16 | |
| North Sidewalk along E. 13th Street between Avenue A and First Avenue | 12 | 23 | |
| South Sidewalk along E. 13th Street between Avenue A and First Avenue | 0 | 0 | |
| Northeast Corner | 38 | 23 | |
| Northwest Corner | 62 | 39 | |
| Southeast Corner | 32 | 18 | |
| Southwest Corner | 56 | 34 | |
| North Crosswalk | 22 | 14 | |
| South Crosswalk | 16 | 9 | |
| East Crosswalk | 16 | 9 | |
| West Crosswalk | 40 | 25 | |
| **Avenue A and East 12th Street** | | | |
| East Sidewalk along Avenue A between E. 12th Street and E. 11th Street | 14 | 9 | |
| West Sidewalk along Avenue A between E. 12th Street and E. 11th Street | 14 | 9 | |
| North Sidewalk along E. 12th Street between Avenue A and Avenue B | 14 | 9 | |
| South Sidewalk along E. 12th Street between Avenue A and Avenue B | 14 | 9 | |
| Northeast Corner | 22 | 14 | |
| Northwest Corner | 24 | 16 | |
| Southeast Corner | 24 | 16 | |
| Southwest Corner | 26 | 18 | |
| East Crosswalk | 18 | 11 | |
| West Crosswalk | 20 | 13 | |
| **First Avenue and East 15th Street** | | | |
| East Sidewalk along First Avenue between E. 15th Street and E. 16th Street | 42 | 27 | |
| West Sidewalk along First Avenue between E. 15th Street and E. 16th Street | 16 | 9 | |
| East Sidewalk along First Avenue between E. 15th Street and E. 14th Street | 76 | 53 | |
| Northwest Corner | 30 | 18 | |
| Southwest Corner | 28 | 18 | |
| West Crosswalk | 14 | 9 | |
| **First Avenue and East 14th Street** | | | |
| East Sidewalk along First Avenue between E. 14th Street and E. 13th Street | 84 | 45 | |
| West Sidewalk along First Avenue between E. 14th Street and E. 13th Street | 0 | 0 | |
| North Sidewalk along E. 14th Street between First Avenue and Second Avenue | 6 | 5 | |
| South Sidewalk along E. 14th Street between First Avenue and Second Avenue | 21 | 18 | |
| Northeast Corner | 112 | 93 | |
| Northwest Corner | 16 | 12 | |
| Southeast Corner | 219 | 156 | ✓ |
| Southwest Corner | 39 | 30 | |
| North Crosswalk | 8 | 6 | |
| South Crosswalk | 31 | 24 | |
| East Crosswalk | 104 | 87 | |
| West Crosswalk | 8 | 6 | |
| **First Avenue and East 13th Street** | | | |
| East Sidewalk along First Avenue between E. 13th Street and E. 12th Street | 30 | 22 | |
| West Sidewalk along First Avenue between E. 13th Street and E. 12th Street | 28 | 20 | |

**Table 4 (cont'd)**
**Pedestrian Level 2 Screening Analysis Results**
**Recommended Analysis Locations**

| Pedestrian Elements | Weekday | | Recommended Analysis Location |
|---|---|---|---|
| | Midday | Midday | |
| **First Avenue and East 13th Street** | | | |
| Northeast Corner | 82 | 58 | |
| Northwest Corner | 50 | 35 | |
| Southeast Corner | 74 | 50 | |
| Southwest Corner | 42 | 27 | |
| North Crosswalk | 30 | 22 | |
| South Crosswalk | 22 | 14 | |
| East Crosswalk | 52 | 36 | |
| West Crosswalk | 20 | 13 | |
| **First Avenue and East 12th Street** | | | |
| East Sidewalk along First Avenue between E. 12th Street and E. 11th Street | 20 | 13 | |
| West Sidewalk along First Avenue between E. 12th Street and E. 11th Street | 20 | 13 | |
| Northeast Corner | 30 | 21 | |
| Northwest Corner | 30 | 21 | |
| Southeast Corner | 28 | 19 | |
| Southwest Corner | 32 | 22 | |
| East Crosswalk | 24 | 16 | |
| West Crosswalk | 24 | 16 | |
| **Notes:** ✓ denotes pedestrian elements selected for detailed analysis. | | | |

*

# City Environmental Quality Review
## ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

**Part I: GENERAL INFORMATION**

**1. *Does the Action Exceed Any Type I Threshc'l in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?*** ☐ YES

If "yes," **STOP** and **complete the FULL EAS FO**

2016-4183-BZ

**2. *Project Name*** 432 East 14th Street

**3. *Reference Numbers***

| | |
|---|---|
| CEQR REFERENCE NUMBER (to be assigned by lead agency) TBD | BSA REFERENCE NUMBER (if applicable) |
| ULURP REFERENCE NUMBER (if applicable) | OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA) |

| **4a. *Lead Agency Information*** | | | **4b. *Applicant Information*** | | |
|---|---|---|---|---|---|
| NAME OF LEAD AGENCY New York City Board of Standards and Appeals (BSA) | | | NAME OF APPLICANT 432 East 14th Street UDP LLC | | |
| NAME OF LEAD AGENCY CONTACT PERSON Rory Levy | | | NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Darryl Herring | | |
| ADDRESS 250 Broadway, 29th Floor | | | ADDRESS 1776 Broadway, Suite 606 | | |
| CITY New York | STATE NY | ZIP 10007 | CITY New York | STATE NY | ZIP 10019 |
| TELEPHONE (212) 788 8749 | EMAIL rlevy@bsa.nyc.gov | | TELEPHONE (212) 767 0960 | EMAIL dherring@urbandp.com | |

**5. *Project Description***

The proposed project involves the development of a mixed-use residential and commercial building at 432 East 14th Street (Block 441, Lot 23) in Manhattan, Community District 3. The proposed project would contain 155 dwelling units and approximaty 9,100 square feet of retail space on portions of the ground floor and cellar level. The project would utilize approximately 3,970 square feet of air rights from Block 441, Lot 32, which is currently and would continue to be occupied by an 5-story residential building. The applicant is seeking a variance from the New York City Board of Standards and Appeals pursuant to Section 72-21 of the New York City Zoning Resolution (ZR) to waive applicable floor area, height, and setback regulations. Refer to page 1a, "Project Description," for more information.

***Project Location***

| | | |
|---|---|---|
| BOROUGH Manhattan | COMMUNITY DISTRICT(S) 3 | STREET ADDRESS 432 E. 14th Street/435 E. 13th Street |
| TAX BLOCK(S) AND LOT(S) Block 441/Lots 23 and 32 | | ZIP CODE 10009 |

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Mid-block site with frontage along E. 13th and E. 14th Streets, between Avenue A and First Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C1-6A | ZONING SECTIONAL MAP NUMBER 12c

**6. *Required Actions or Approvals*** (check all that apply)

***City Planning Commission:*** ☐ YES ☒ NO ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

| | | |
|---|---|---|
| ☐ CITY MAP AMENDMENT | ☐ ZONING CERTIFICATION | ☐ CONCESSION |
| ☐ ZONING MAP AMENDMENT | ☐ ZONING AUTHORIZATION | ☐ UDAAP |
| ☐ ZONING TEXT AMENDMENT | ☐ ACQUISITION—REAL PROPERTY | ☐ REVOCABLE CONSENT |
| ☐ SITE SELECTION—PUBLIC FACILITY | ☐ DISPOSITION—REAL PROPERTY | ☐ FRANCHISE |
| ☐ HOUSING PLAN & PROJECT | ☐ OTHER, explain: | |

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals:*** ☒ YES ☐ NO

☐ VARIANCE (use)

☒ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

## 5A. PROJECT DESCRIPTION

The proposed project involves the development of a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street (Block 441, Lot 23) in the East Village neighborhood of Manhattan, Community District 3 (the "project site"). The project would utilize approximately 3,970 square feet of air rights from Block 441, Lot 32, which is currently and would continue to be occupied by a 5-story residential building. The proposed project would contain 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space on portions of the ground floor and cellar level. The applicant is seeking a bulk variance from the NYC Board of Standards and Appeals (the "BSA") pursuant to Section 72-21 of the New York City Zoning Resolution (ZR) to waive applicable floor area, height, and setback regulations (the "proposed action").

The project site is located midblock between East 13th and East 14th streets, between First Avenue and Avenue A. The site is largely vacant and was previously occupied with a one-story former post office building. The building is currently being demolished. With the requested variance, the applicant would construct a mixed-use residential building with frontage along East 13th and East 14th streets. The East 13th Street portion of the building would be eight stories in height, and the East 14th Street portion of the building would be 12 stories in height. The two residential components of the building would be connected at the cellar level. Approximately 9,100 sf of retail space would occupy the ground floor along East 14th Street as well as part of the cellar level. A common courtyard would occupy the rear of each building. The project site is within a C6-1A zoning district.

To facilitate the proposed project, the applicant is seeking a bulk variance pursuant to Zoning Resolution (ZR) Section 72-21 to waive the floor area requirements of ZR Section 23-145 and the height and setback requirements of ZR Section 35-24. The project site's C1-6A zoning district (R7A equivalent) has an FAR of 4.0, a maximum street wall height of 65' and maximum building height of 80'. The proposed project would be developed to an FAR of 5.06, and the East 14th Street portion of the building would rise to a height of 124' with no setback. The applicant is seeking the requested variance due to high groundwater and poor soil conditions at the site, which require atypical and costlier construction methods. The requested variance is a discretionary approval subject to City Environmental Quality Review (CEQR). The proposed project has a build year of 2018. Absent the proposed action, no development is anticipated to occur on the project site.

### SCREENING ANALYSES

All analyses were performed in accordance with the 2014 *City Environmental Quality Review (CEQR) Technical Manual*.

*LAND USE, ZONING, AND PUBLIC POLICY*

See Attachment A.

*SOCIOECONOMIC CONDITIONS*

The proposed project would result in 155 dwelling units and approximately 9,100 sf of retail space, which falls below the *CEQR Technical Manual* thresholds for a preliminary assessment of indirect displacement (200 dwelling units and 200,000 sf of commercial space, respectively). The project site is currently vacant, and the air rights parcel is occupied by a residential building. As the project site is vacant, the proposed project would not directly displace any residents or employees. In addition, the proposed project would not adversely affect a specific industry. Therefore, the proposed project would not result in significant adverse impacts associated with socioeconomic conditions and no further assessment is warranted.

*COMMUNITY FACILTIES*

The proposed project would not result in the displacement or physical alteration to any public or publicly-funded community facilities such as schools, libraries, hospitals, child care facilities, fire houses or police precinct houses; therefore, no direct effects to community facilities would occur with the proposed action. According to the *CEQR Technical Manual*, the minimum number of dwelling units to trigger an assessment of indirect effects related to public schools in Manhattan is 310 units for elementary/intermediate schools and 2,492 units for high schools. The *CEQR Technical Manual* threshold for an assessment of publicly-funded day care is 170 units of housing affordable to households at or below 80 percent Area Median Income. The proposed project would result in 155 dwelling units, including 31 affordable units, which falls below CEQR thresholds for assessments of indirect effects associated with

public schools and publicly-funded child care. The proposed project would not result in 901 or more dwelling units, which is the number of units which triggers a detailed analysis of libraries in Manhattan. Lastly, the proposed action would not introduce a sizeable new neighborhood; therefore, an assessment of police and fire protection services and emergency health care facilities is not warranted. No significant adverse impacts associated with community facilities would occur.

*OPEN SPACE*

See Attachment B.

*SHADOWS*

See Attachment C.

*HISTORIC AND CULTURAL RESOURCES*

See Attachment D.

*URBAN DESIGN AND VISUAL RESOURCES*

See Attachment E.

*NATURAL RESOURCES*

The former post office had a building footprint which covered most of the project site except for a paved parking area that covers approximately 1,060 sf of the site. The project site is devoid of natural resources as defined in the *CEQR Technical Manual*. There are no water or wetland resources; nor are any upland resources which would be affected by the proposed project. Therefore, the proposed project would not result in significant adverse impacts related to natural resources and no further assessment is warranted.

*HAZARDOUS MATERIALS*

See Attachment F.

*WATER AND SEWER INFRASTRUCTURE*

The proposed project would not result in an exceptionally large demand for water (e.g., those that are projected to use more than one million gallons per day such as power plants, very large cooling systems, or large developments); nor would it be located in an area that experiences low water pressure (e.g. areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). Therefore, the proposed project would not result in significant adverse impacts to water infrastructure and further assessment is not warranted. The project site is located in a combined sewer area and the development expected as a result of the proposed action would fall below 1,000 residential units or 250,000 sq. ft. of commercial, public facility, and institution and/or community facility space, which is the CEQR threshold for analysis for a projects in Manhattan; therefore, significant adverse impacts associated with the city's wastewater and stormwater conveyance and treatment infrastructure would not occur, and further assessment is not warranted.

*SOLID WASTE AND SANITATION SERVICES*

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the New York City Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system. The city's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. The New York City Department of Sanitation collects solid waste generated by residences and community facilities. Commercial and industrial establishments in the city contract with private carters for collection and processing and/or disposal of various kinds of solid waste. According to the *CEQR Technical Manual*, projects which have the potential to generate 100,000 pounds (or 50 tons) per week or more may require further analysis. As indicated in Part II: Technical Analysis, item 11 of the CEQR Short Form, the proposed project's projected operational solid waste generation is estimated to be approximately 8,488 pounds per week. Therefore, the proposed project is not expected to result in significant adverse impact to solid waste and sanitation services, and further assessment is not warranted.

*ENERGY*

According to the *CEQR Technical Manual*, significant adverse energy impacts are not anticipated for the great majority of projects analyzed under CEQR. The incremental demand caused by most projects results in incremental supply, and consequently, an individual project's energy consumption often would not create a significant impact on energy supply. Consequently, a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. However, it is recommended that the projected amount of energy consumption during long-term operation be disclosed in the environmental assessment. As indicated in Part II: Technical Analysis, item 12 of the CEQR Short Form, the proposed project's energy use is estimated to be 166,627,802 annual BTUs.

*TRANSPORTATION*

See Attachment G.

*AIR QUALITY*

See Attachment H.

*NOISE*

See Attachment I.

*NEIGHBORHOOD CHARACTER*

Under CEQR, a neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. In order to determine a project's effects on neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together. These elements include: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise. According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in any of the technical areas presented above or when a project may have moderate effects on several of the elements that define a neighborhood's character. As indicated throughout this EAS, the proposed project would not result in significant adverse impacts in any of the elements that define neighborhood character; therefore, the proposed project would not result in significant adverse impacts on neighborhood character.

*CONSTRUCTION*

The construction activities associated with the development of the proposed project would be expected to result in conditions typical of construction sites in Manhattan. Construction of the proposed project would occur over a period of approximately 22 months. During this time, construction activities for the proposed project would normally take place Monday through Friday, although the delivery or installation of certain critical equipment could occur on weekend days. The permitted hours of construction are regulated by the New York City Department of Buildings (DOB) and apply to all areas of the City. In accordance with those regulations, work would begin at 7:00 AM on weekdays, although some workers would arrive and begin to prepare work areas between 6:00 AM and 7:00 AM. Weekend work may also be required. Appropriate permits from the Department of Buildings (DOB) would be obtained for any necessary work outside of normal construction hours (i.e., weekend work), and no work outside of normal construction hours could be performed until such permits are obtained.

Maintenance and Protection of Traffic (MPT) plans would be developed for any temporary curb-lane and sidewalk closures. Approval of these plans and implementation of the closures would be coordinated with the New York City Department of Transportation (DOT)'s Office of Construction Mitigation and Coordination (OCMC). In addition, all DOB safety requirements would be followed and construction of the proposed project would be conducted with care so as to minimize the disruption to the community.

Potential impacts on community noise levels during construction could result from the operation of construction equipment and from construction and delivery vehicles traveling to and from the project site. As discussed above, construction of the proposed project would be typical of construction in Manhattan and would occur over a period of approximately 22 months, which is considered short-term according to the *CEQR Technical Manual*. The construction of the proposed project would comply with applicable control measures for construction noise. Construction noise is

regulated by the New York City Noise Control Code and by the Environmental Protection Agency noise emission standards for construction equipment. These federal and local requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards. Except under exceptional circumstances, construction activities must be limited to weekdays between the hours of 7:00 AM and 6:00 PM. Construction material must also be handled and transported in such a manner as to not create unnecessary noise. Therefore, based on the limited duration and typical intensity of construction activities associated with the proposed project and adherence to the *New York City Noise Control Code* to minimize noise disruption, no significant adverse noise impacts are expected to occur as a result of the construction.

As discussed above, construction of the proposed project would be typical of construction in Manhattan and would occur over a period of approximately 22 months, which is considered short-term according to the *CEQR Technical Manual*. Furthermore, the most intense construction activities in terms of air pollutant emissions—demolition, excavation, and foundation work, during which a number of large non-road diesel engines would be employed—would last for only a portion of this duration. During construction of the proposed project, all necessary measures would be implemented to ensure adherence to the New York City Air Pollution Control Code to minimize construction-related dust emissions. Therefore, based on the limited duration and typical intensity of construction activities associated with the proposed project and the adherence to the New York City Air Pollution Control to minimize dust emissions, no significant adverse noise impacts are expected to occur as a result of the construction.

Therefore, the development of the proposed project would not have significant adverse construction impacts.

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION Variance pursuant to ZR Section 72-21, to waive the floor area requirements of ZR Section 23-145 and height and setback requirements of ZR Section 35-24

***Department of Environmental Protection:*** ☐ YES ☒ NO If "yes," specify:

***Other City Approvals Subject to CEQR*** (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

***Other City Approvals Not Subject to CEQR*** (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding:*** ☒ YES ☐ NO If "yes," specify: NYS Housing Finance Agency's 80/20 Housing Program

**7. *Site Description:*** *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics:*** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP
☒ ZONING MAP
☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP
☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

***Physical Setting*** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 23,540 sf
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 23,540 sf
Other, describe (sq. ft.):

**8. *Physical Dimensions and Scale of Project*** (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 166,177 gsf

NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 166,177 gsf
HEIGHT OF EACH BUILDING (ft.): 124' along E. 14th St. and 80' along E. 13th St.
NUMBER OF STORIES OF EACH BUILDING: 12 stories along E. 14th St. and 8 stories along E. 13th St.

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO
If "yes," specify: The total square feet owned or controlled by the applicant:
The total square feet not owned or controlled by the applicant:

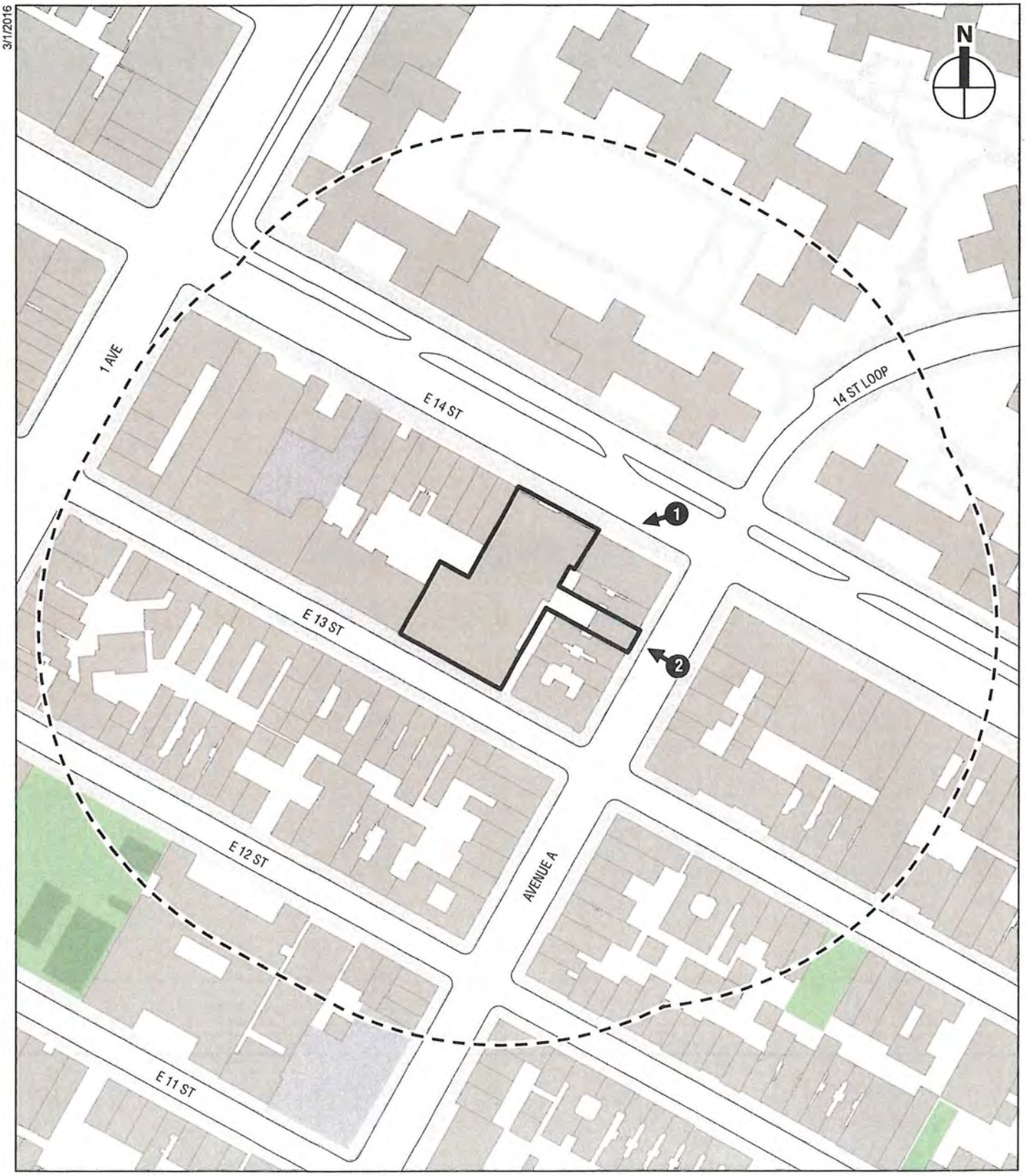
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: TBD sq. ft. (width x length)
VOLUME OF DISTURBANCE: 432,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)

***Description of Proposed Uses*** (please complete the following information as appropriate)

| | ***Residential*** | ***Commercial*** | ***Community Facility*** | ***Industrial/Manufacturing*** |
|---|---|---|---|---|
| ***Size*** (in gross sq. ft.) | 131,222 gsf | 9,131 gsf | NA | NA |
| ***Type*** (*e.g.*, retail, office, school) | 155 units | retail | NA | NA |

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 344
NUMBER OF ADDITIONAL WORKERS: 33
Provide a brief explanation of how these numbers were determined: Sources: U. S. Census Bureau, 2010-2012 American Community Survey 3 Year Estimates Population Division - New York City Department of City Planning (Jan 2014); three employees per 1,000 sf of retail space and one employee per 25 dwelling units (East New York Rezoning DEIS)

3/1/2016




Project Site

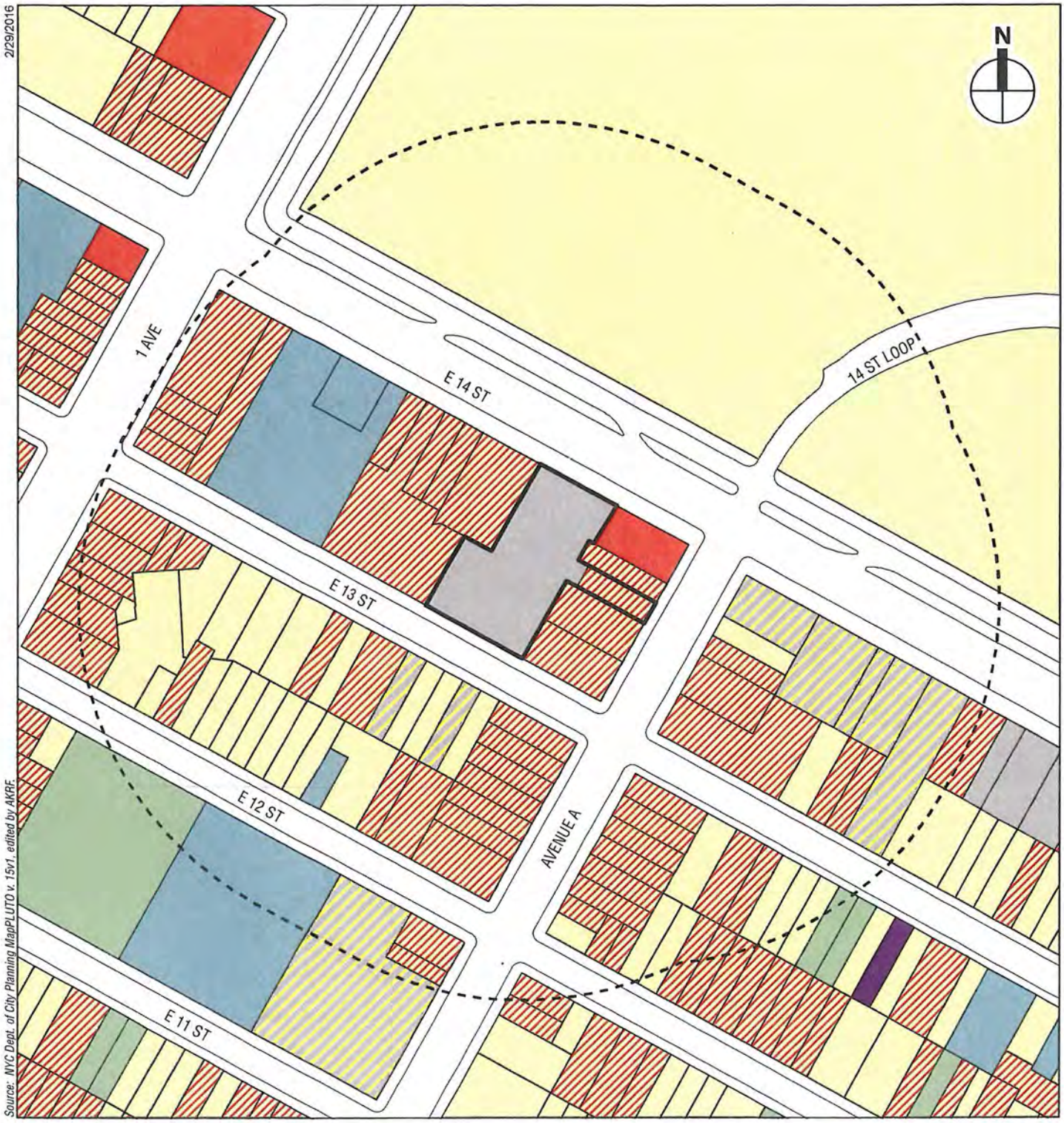
Study Area (400-Foot Boundary)

Photograph View Direction and Reference Number

0 200 FEET

**432 EAST 14TH STREET**

Project Location Map
**Figure 1**

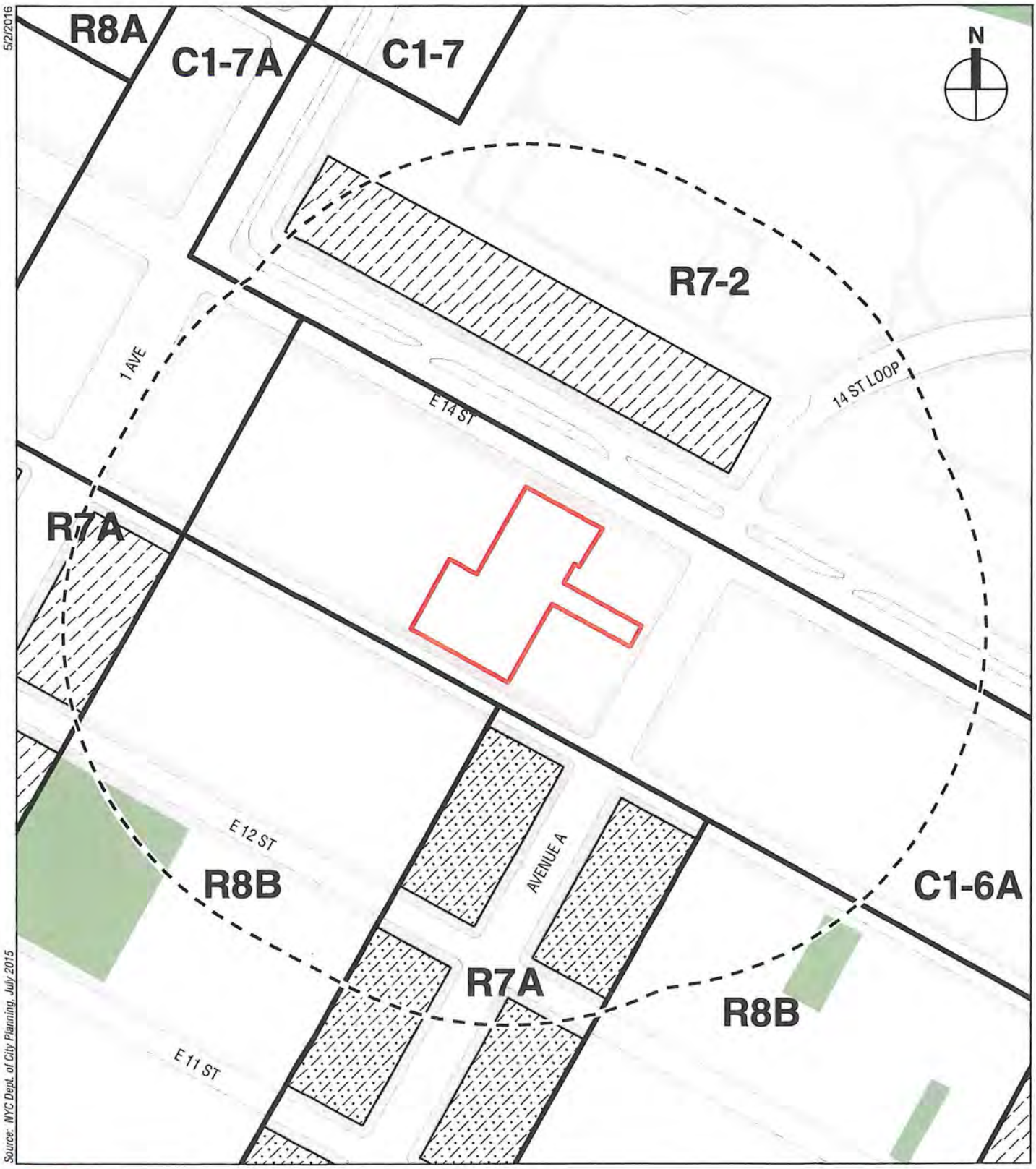



Project Site
Study Area (400-foot boundary)
Commercial and Office Buildings
Industrial and Manufacturing
Open Space and Outdoor Recreation
Public Facilities and Institutions
Residential
Residential with Commercial Below
Vacant Land
Under Construction

0 200 FEET

Existing Land Use
**Figure 2**

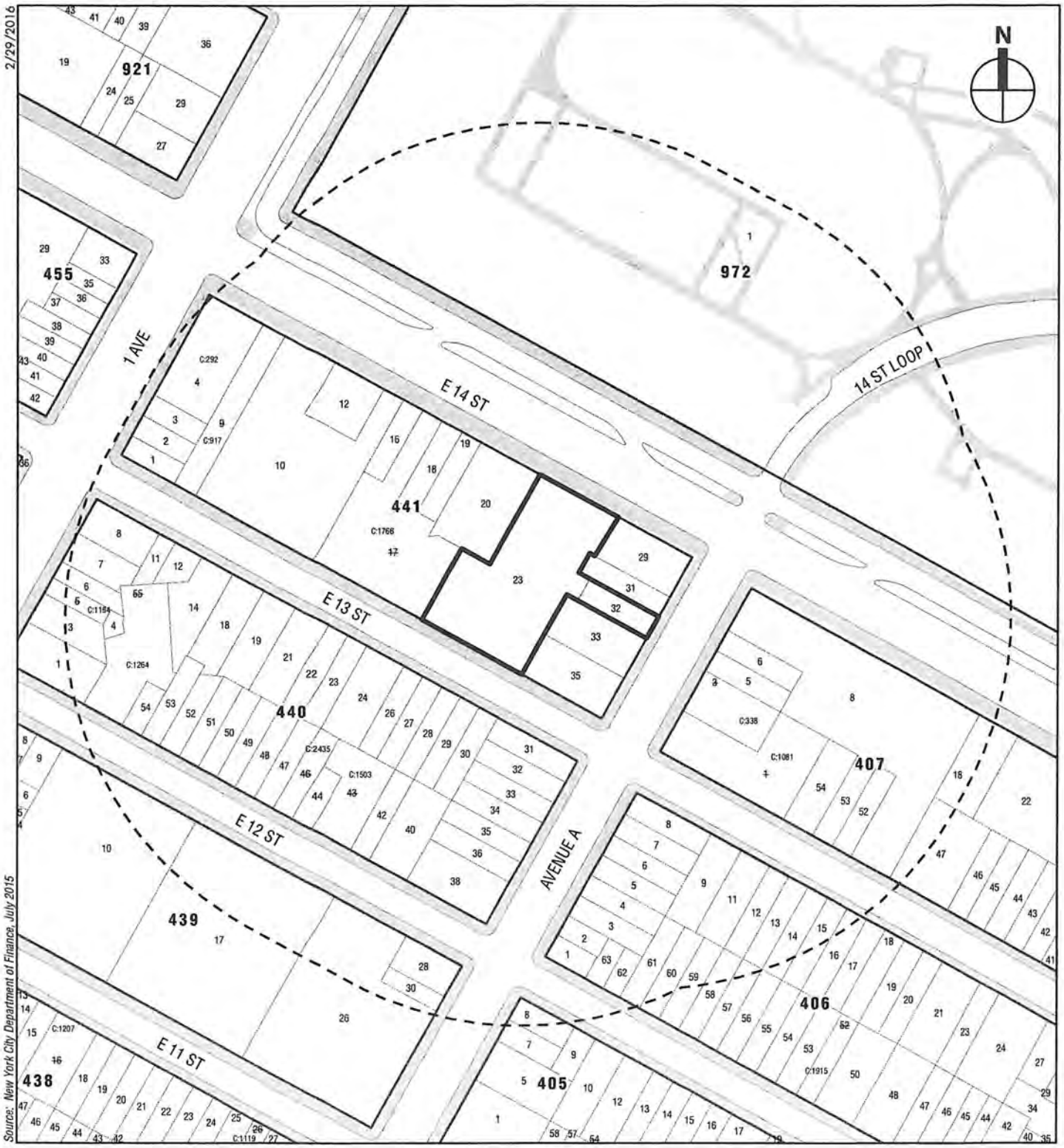
**432 EAST 14TH STREET**




Project Site
Study Area (400-foot boundary)
Zoning Districts
C1-5 Commercial Overlay District
C2-5 Commercial Overlay District
0 200 FEET

**432 EAST 14TH STREET**

Zoning
**Figure 3**




Project Site

Study Area (400-foot boundary)

16124 Tax Block Boundary

Tax Lot Boundary

33 Tax Lot Number

~~33~~ Condo Tax Lot Number

C: 40 Condo Flag/Condo Number

Easement Other Tax Boundary

Possession Hooks

0 200 FEET

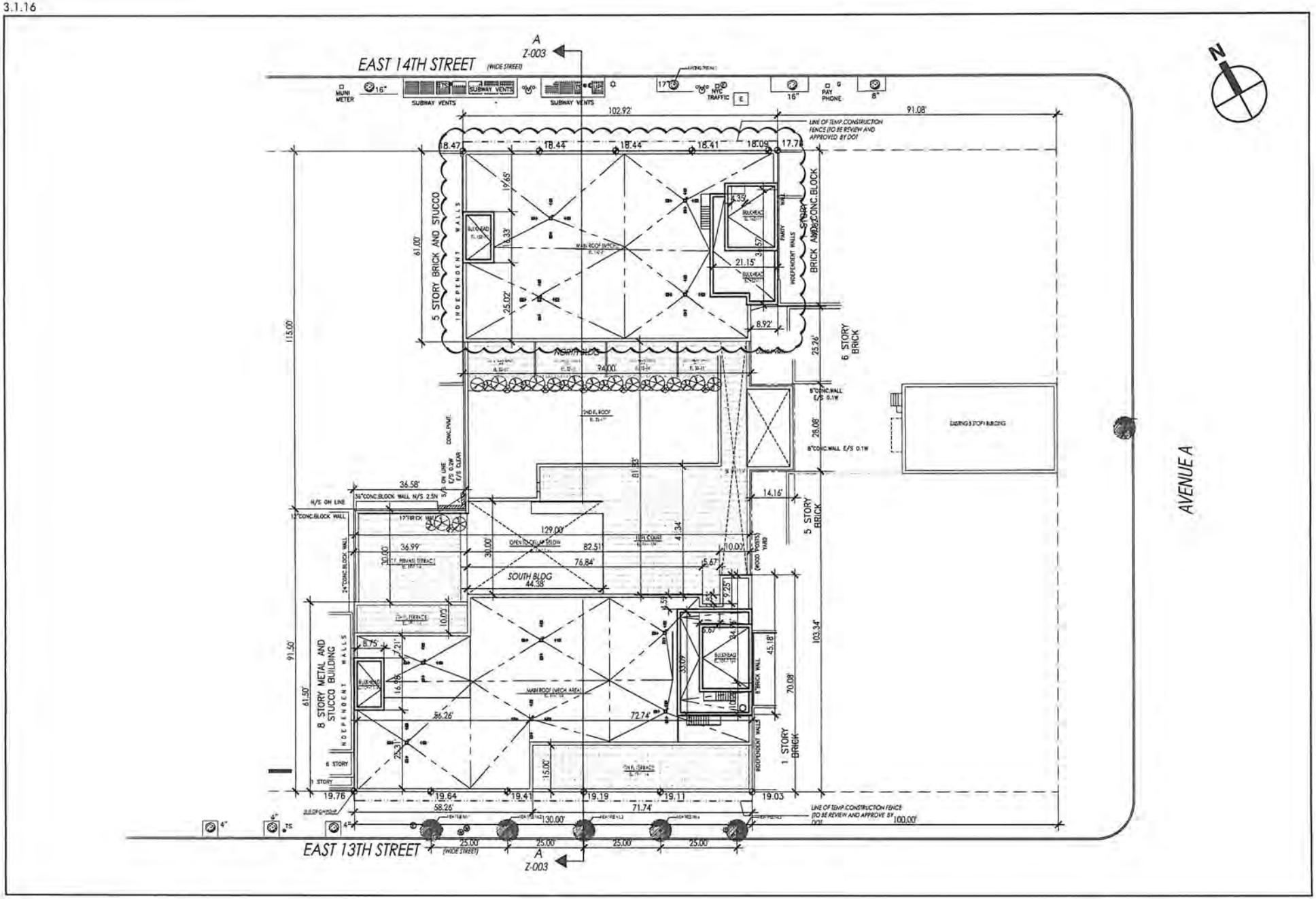
**432 EAST 14TH STREET**

Tax Map
**Figure 4**

Project site, view from East 14th Street 1

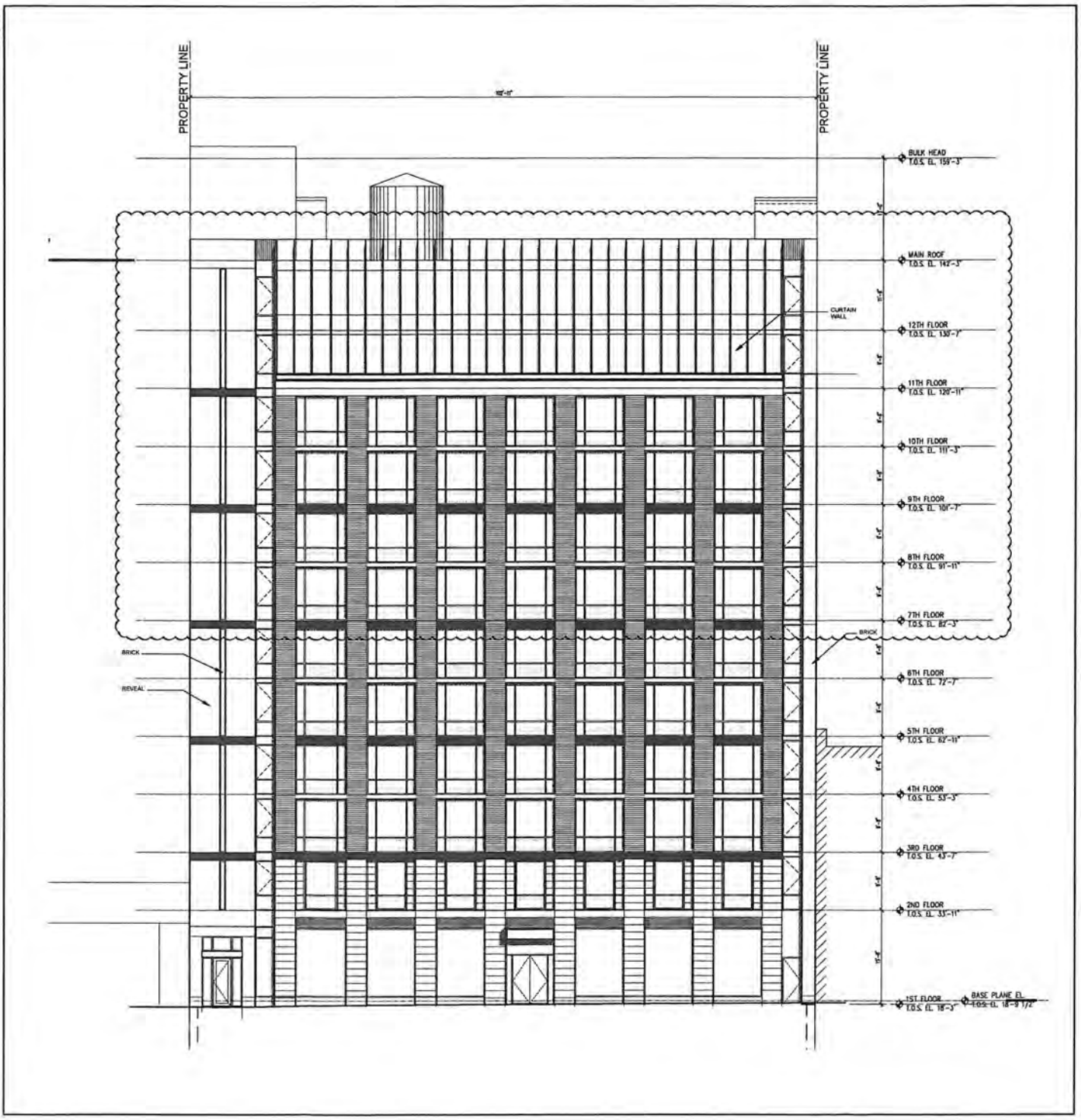
Air rights parcel, view from Avenue A 2

Site Photographs
**Figure 5**



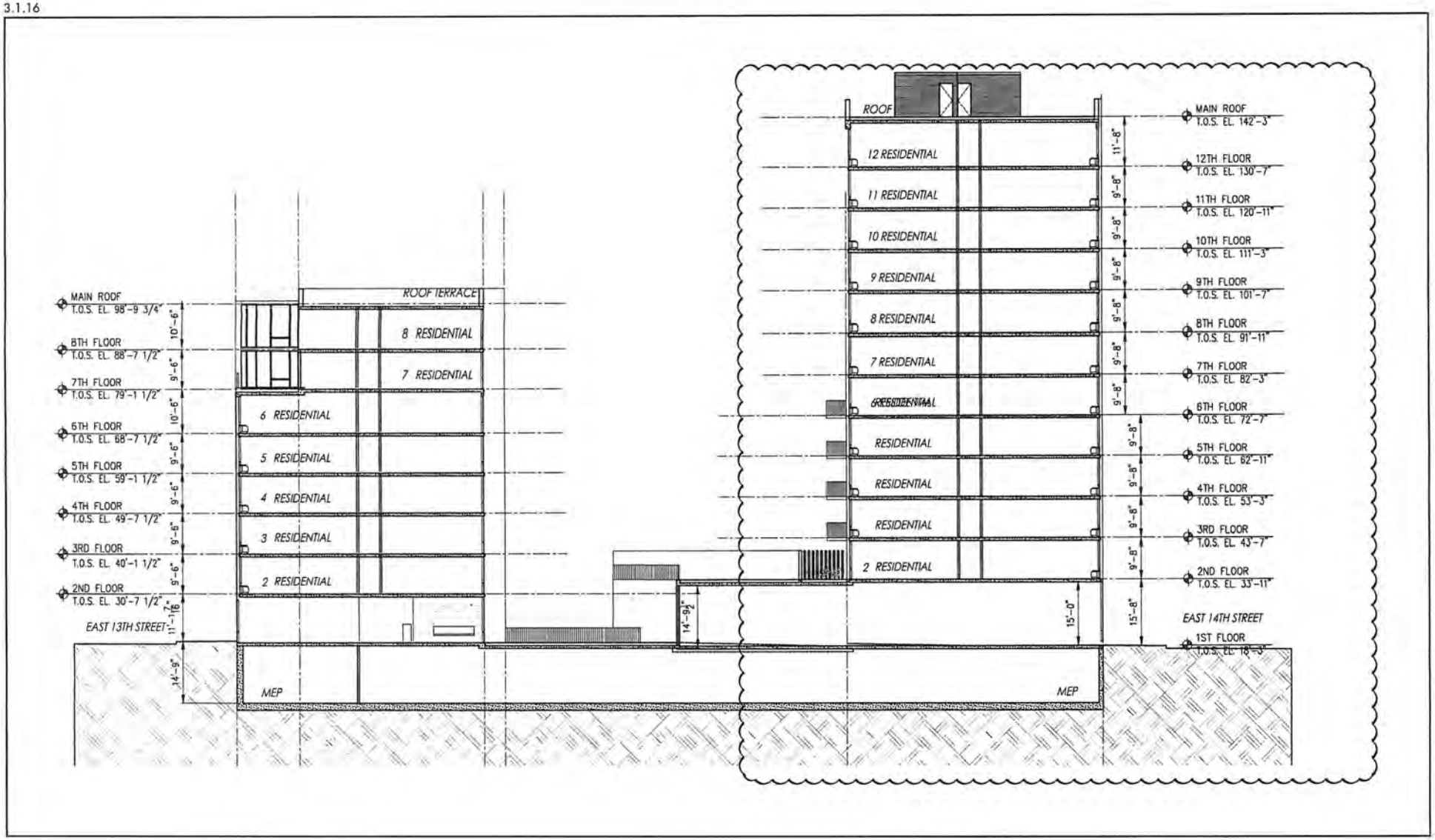

Proposed Site Plan
**Figure 6**

3.1.16




Illustrative Elevation, East 14th Street

**Figure 7**




Proposed Building Section
**Figure 8**

| | | | |
|---|---|---|---|
| Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft. | | | |
| Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO<br>If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: | | | |
| **9. *Analysis Year*** CEQR Technical Manual Chapter 2 | | | |
| ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018 | | | |
| ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 22 months | | | |
| WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY? | | |
| BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: | | | |
| **10. *Predominant Land Use in the Vicinity of the Project*** (check all that apply)<br>☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: vacant | | | |

## Part II: TECHNICAL ANALYSIS

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

| | YES | NO |
|---|---|---|
| **1. *LAND USE, ZONING, AND PUBLIC POLICY*:** CEQR Technical Manual Chapter 4 | | |
| **(a)** Would the proposed project result in a change in land use different from surrounding land uses? | ☐ | ☒ |
| **(b)** Would the proposed project result in a change in zoning different from surrounding zoning? | ☐ | ☒ |
| **(c)** Is there the potential to affect an applicable public policy? | ☒ | ☐ |
| **(d)** If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attachment A. | | |
| **(e)** Is the project a large, publicly sponsored project? | ☐ | ☒ |
| o If "yes," complete a PlaNYC assessment and attach. | | |
| **(f)** Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? | ☐ | ☒ |
| o If "yes," complete the Consistency Assessment Form. | | |
| **2. *SOCIOECONOMIC CONDITIONS*:** CEQR Technical Manual Chapter 5 | | |
| (a) Would the proposed project: | | |
| o Generate a net increase of 200 or more residential units? | ☐ | ☒ |
| o Generate a net increase of 200,000 or more square feet of commercial space? | ☐ | ☒ |
| o Directly displace more than 500 residents? | ☐ | ☒ |
| o Directly displace more than 100 employees? | ☐ | ☒ |
| o Affect conditions in a specific industry? | ☐ | ☒ |
| **3. *COMMUNITY FACILITIES*:** CEQR Technical Manual Chapter 6 | | |
| **(a) Direct Effects** | | |
| o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? | ☐ | ☒ |
| **(b) Indirect Effects** | | |
| o **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6) | ☐ | ☒ |
| o **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6) | ☐ | ☒ |
| o **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6) | ☐ | ☒ |
| o **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood? | ☐ | ☒ |
| **4. *OPEN SPACE*:** CEQR Technical Manual Chapter 7 | | |
| **(a)** Would the proposed project change or eliminate existing open space? | ☐ | ☒ |
| **(b)** Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? | ☐ | ☒ |
| o If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees? | ☐ | ☐ |
| **(c)** Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? | ☐ | ☒ |
| o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees? | ☐ | ☐ |
| **(d)** If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees? | ☒ | ☐ |

| | YES | NO |
|---|---|---|
| **5. *SHADOWS*:** CEQR Technical Manual Chapter 8 | | |
| **(a)** Would the proposed project result in a net height increase of any structure of 50 feet or more? | ☒ | ☐ |
| **(b)** Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource? | ☐ | ☒ |
| **6. *HISTORIC AND CULTURAL RESOURCES*:** CEQR Technical Manual Chapter 9 | | |
| **(a)** Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm) | ☐ | ☒ |
| **(b)** Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated? | ☐ | ☐ |
| **(c)** If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. | | |
| **7. *URBAN DESIGN AND VISUAL RESOURCES*:** CEQR Technical Manual Chapter 10 | | |
| **(a)** Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning? | ☒ | ☐ |
| **(b)** Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning? | ☐ | ☒ |
| **8. *NATURAL RESOURCES*:** CEQR Technical Manual Chapter 11 | | |
| **(a)** Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? | ☐ | ☒ |
| o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. | | |
| **(b)** Is any part of the directly affected area within the Jamaica Bay Watershed? | ☐ | ☒ |
| o If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions. | | |
| **9. *HAZARDOUS MATERIALS*:** CEQR Technical Manual Chapter 12 | | |
| **(a)** Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials? | ☐ | ☒ |
| **(b)** Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts? | ☐ | ☒ |
| **(c)** Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)? | ☐ | ☒ |
| **(d)** Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin? | ☐ | ☒ |
| **(e)** Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)? | ☐ | ☒ |
| **(f)** Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint? | ☐ | ☒ |
| **(g)** Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators? | ☐ | ☒ |
| **(h)** Has a Phase I Environmental Site Assessment been performed for the site? | ☒ | ☐ |
| o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment F | ☒ | ☐ |
| **10. *WATER AND SEWER INFRASTRUCTURE*:** CEQR Technical Manual Chapter 13 | | |
| **(a)** Would the project result in water demand of more than one million gallons per day? | ☐ | ☒ |
| **(b)** If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens? | ☐ | ☒ |
| **(c)** If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13? | ☐ | ☐ |
| **(d)** Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase? | ☐ | ☒ |
| **(e)** If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase? | ☐ | ☐ |

| | YES | NO |
|---|---|---|
| **(f)** Would the proposed project be located in an area that is partially sewered or currently unsewered? | ☐ | ☒ |
| **(g)** Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system? | ☐ | ☒ |
| **(h)** Would the project involve construction of a new stormwater outfall that requires federal and/or state permits? | ☐ | ☒ |
| **11. *SOLID WASTE AND SANITATION SERVICES***: CEQR Technical Manual Chapter 14 | | |
| **(a)** Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 8,488 | | |
| o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week? | ☐ | ☒ |
| **(b)** Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City? | ☐ | ☒ |
| **12. *ENERGY***: CEQR Technical Manual Chapter 15 | | |
| **(a)** Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 166,627,802 | | |
| **(b)** Would the proposed project affect the transmission or generation of energy? | ☐ | ☒ |
| **13. *TRANSPORTATION***: CEQR Technical Manual Chapter 16 | | |
| **(a)** Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16? | ☒ | ☐ |
| **(b)** If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions: | | |
| o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? | ☐ | ☒ |
| If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.* | ☐ | ☐ |
| o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? | ☐ | ☒ |
| If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line? | ☐ | ☐ |
| o Would the proposed project result in more than 200 pedestrian trips per project peak hour? | ☐ | ☒ |
| If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop? | ☐ | ☐ |
| **14. *AIR QUALITY***: CEQR Technical Manual Chapter 17 | | |
| **(a)** *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17? | ☐ | ☒ |
| **(b)** *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? | ☒ | ☐ |
| o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See page 5a | ☐ | ☒ |
| **(c)** Does the proposed project involve multiple buildings on the project site? | ☐ | ☒ |
| **(d)** Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements? | ☐ | ☒ |
| **(e)** Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts? | ☐ | ☒ |
| **15. *GREENHOUSE GAS EMISSIONS***: CEQR Technical Manual Chapter 18 | | |
| **(a)** Is the proposed project a city capital project or a power generation plant? | ☐ | ☒ |
| **(b)** Would the proposed project fundamentally change the City's solid waste management system? | ☐ | ☒ |
| **(c)** If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18? | ☐ | ☒ |
| **16. *NOISE***: CEQR Technical Manual Chapter 19 | | |
| **(a)** Would the proposed project generate or reroute vehicular traffic? | ☒ | ☐ |
| **(b)** Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line? | ☒ | ☐ |
| **(c)** Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise? | ☐ | ☒ |
| **(d)** Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts? | ☐ | ☒ |
| **17. *PUBLIC HEALTH***: CEQR Technical Manual Chapter 20 | | |
| **(a)** Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; | ☒ | ☐ |

| | YES | NO |
|---|---|---|
| Hazardous Materials; Noise? | | |
| **(b)** If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. The proposed project would not result in any unmitigated impacts associated with hazardous materials, noise, or air quality; therefore a public health assessment is not warranted. | | |
| **18. *NEIGHBORHOOD CHARACTER*:** CEQR Technical Manual Chapter 21 | | |
| **(a)** Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise? | ☒ | ☐ |
| **(b)** If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. As discussed in the EAS, the proposed project would not result in significant adverse impacts in any of the technical areas referenced above in item 18(a). | | |
| **19. *CONSTRUCTION*:** CEQR Technical Manual Chapter 22 | | |
| **(a)** Would the project's construction activities involve: | | |
| o Construction activities lasting longer than two years? | ☐ | ☒ |
| o Construction activities within a Central Business District or along an arterial highway or major thoroughfare? | ☒ | ☐ |
| o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)? | ☒ | ☐ |
| o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out? | ☐ | ☒ |
| o The operation of several pieces of diesel equipment in a single location at peak construction? | ☒ | ☐ |
| o Closure of a community facility or disruption in its services? | ☐ | ☒ |
| o Activities within 400 feet of a historic or cultural resource? | ☐ | ☒ |
| o Disturbance of a site containing or adjacent to a site containing natural resources? | ☐ | ☒ |
| o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall? | ☐ | ☒ |
| **(b)** If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. Construction activities would not occur for longer than two years and construction effects would be typical of projects located in New York City. | | |

**20. *APPLICANT'S CERTIFICATION***

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

| APPLICANT/REPRESENTATIVE NAME | DATE |
|---|---|
| | MAY 3, 2016 |
| SIGNATURE | |

***PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.***

## Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

**1.** For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

| IMPACT CATEGORY | Potentially Significant Adverse Impact YES | NO |
|---|---|---|
| **Land Use, Zoning, and Public Policy** | ☐ | ☐ |
| **Socioeconomic Conditions** | ☐ | ☐ |
| **Community Facilities and Services** | ☐ | ☐ |
| **Open Space** | ☐ | ☐ |
| **Shadows** | ☐ | ☐ |
| **Historic and Cultural Resources** | ☐ | ☐ |
| **Urban Design/Visual Resources** | ☐ | ☐ |
| **Natural Resources** | ☐ | ☐ |
| **Hazardous Materials** | ☐ | ☐ |
| **Water and Sewer Infrastructure** | ☐ | ☐ |
| **Solid Waste and Sanitation Services** | ☐ | ☐ |
| **Energy** | ☐ | ☐ |
| **Transportation** | ☐ | ☐ |
| **Air Quality** | ☐ | ☐ |
| **Greenhouse Gas Emissions** | ☐ | ☐ |
| **Noise** | ☐ | ☐ |
| **Public Health** | ☐ | ☐ |
| **Neighborhood Character** | ☐ | ☐ |
| **Construction** | ☐ | ☐ |

**2.** Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ ☐

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

**3.** Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

**4.** ***LEAD AGENCY'S CERTIFICATION***

| TITLE | LEAD AGENCY |
|---|---|
| NAME | DATE |
| SIGNATURE | |

## NEGATIVE DECLARATION (Use of this form is optional)

**Statement of No Significant Effect**

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

**Reasons Supporting this Determination**

The above determination is based on information contained in this EAS, which finds that the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

| TITLE | LEAD AGENCY |
|---|---|
| NAME | DATE |
| SIGNATURE | |

## A. INTRODUCTION

Under the 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluated the uses and development trends in the area that may be affected by a project, and determines whether that project is compatible with those conditions or may affect them. The analysis also considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

The proposed project involves the development of a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street (Block 441, Lot 23) in the East Village neighborhood of Manhattan, Community District 3 (the "project site"). The project would utilize approximately 3,970 square feet of air rights from Block 441, Lot 32, which is currently and would continue to be occupied by a 5-story residential building. The proposed project would contain 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space on portions of the ground floor and cellar level. The applicant is seeking a bulk variance from the New York City Board of Standards and Appeals (BSA) pursuant to Section 72-21 of the New York City Zoning Resolution (ZR) to waive applicable floor area, height, and setback regulations.

This attachment considers existing land use, zoning, and public policy, and compares conditions in the future without the proposed project to those that would occur in the future with the proposed project. As described below, the assessment concludes that the proposed project would be compatible with existing uses in the surrounding area, and would not result in any significant adverse impacts to land use, zoning, or public policy.

## B. METHODOLOGY

According to the *CEQR Technical Manual*, a preliminary land use assessment, which includes a basic description of existing and future land uses and public policy, should be provided for all projects that would affect land use or public policy on a site, regardless of the project's anticipated effects. Accordingly, a preliminary analysis has been prepared that describes existing and anticipated future conditions for the 2018 analysis year for the project site, assesses the nature of any changes on these conditions that would be created by the proposed project, and identifies those changes, if any, that could be significant or adverse. The study area for this analysis of land use, zoning, and public policy encompass the area within 400 feet of the project site, which generally extends north into Stuyvesant Town, east between Avenues A and B, south to East 12th Street, and west to First Avenue (see **Figure A-1**). Sources for this analysis include the New York City Department of City Planning (DCP) and the New York City Department of Buildings (DOB).

## C. EXISTING CONDITIONS

### LAND USE

*PROJECT SITE*

As shown in **Figure A-1**, the project site is Block 441, Lot 23, a through-block lot located in the middle of the block bounded by East 13th and East 14th Streets, First Avenue, and Avenue A. The site is vacant; it was previously occupied with a one-story former post office building, which was recently demolished. The air rights parcel for the project, 219 Avenue A (Block 441, Lot 32) is occupied by a five-story brick residential building with ground-floor retail.

*STUDY AREA*

As shown on **Figure A-2**, the study area consists primarily of multi-family residential buildings, some containing ground floor retail space. Residential buildings in the study area range between four and seven stories in height, with the exception of buildings comprising Stuyvesant Town, which is located north of the project site across East 14th Street. The extensive Stuyvesant Town complex is on a superblock extending between East 14th and 20th Streets and Avenues A and C. It was created as a towers-in-the-park development, and its residential buildings rise to 13 stories (approximately 133 feet). These buildings contain ground floor retail space along East 14th Street. In addition, just outside the 400-foot study area is a 17-story residential building at 333 East 14th Street, with setbacks above the 15th floor.

Community facilities in the study area include the Church of the Immaculate Conception on the south side of East 14th Street, and the Immaculate Conception School, a private school associated with the church located on the north side of East 13th Street. The Girls Prep Lower East Side Middle School, a charter school, and the East Side Community High School, a public school, jointly operate in the former P.S. 60 building, a through-block structure in the middle of the block bounded by East 11th and 12th Streets, First Avenue, and Avenue A. Directly adjacent to this school is the most notable open space within the study area: Open Road Park, also referred to as the Lower East Side Playground. A portion of this open space is in use as a community garden; there is also one other community garden in the study area, Dias y Flores Community Garden, at 520-522 East 13th Street. A residential development is under construction at the northeast corner of East 11th Street and Avenue A, east of the school (see "Future Without the Proposed Action," below). Commercial uses within the study generally consist of neighborhood retail stores, including small delis and discount stores, located on the ground floor of residential buildings, as well as restaurants along First Avenue, Avenue A, East 13th Street, and East 14th Street.

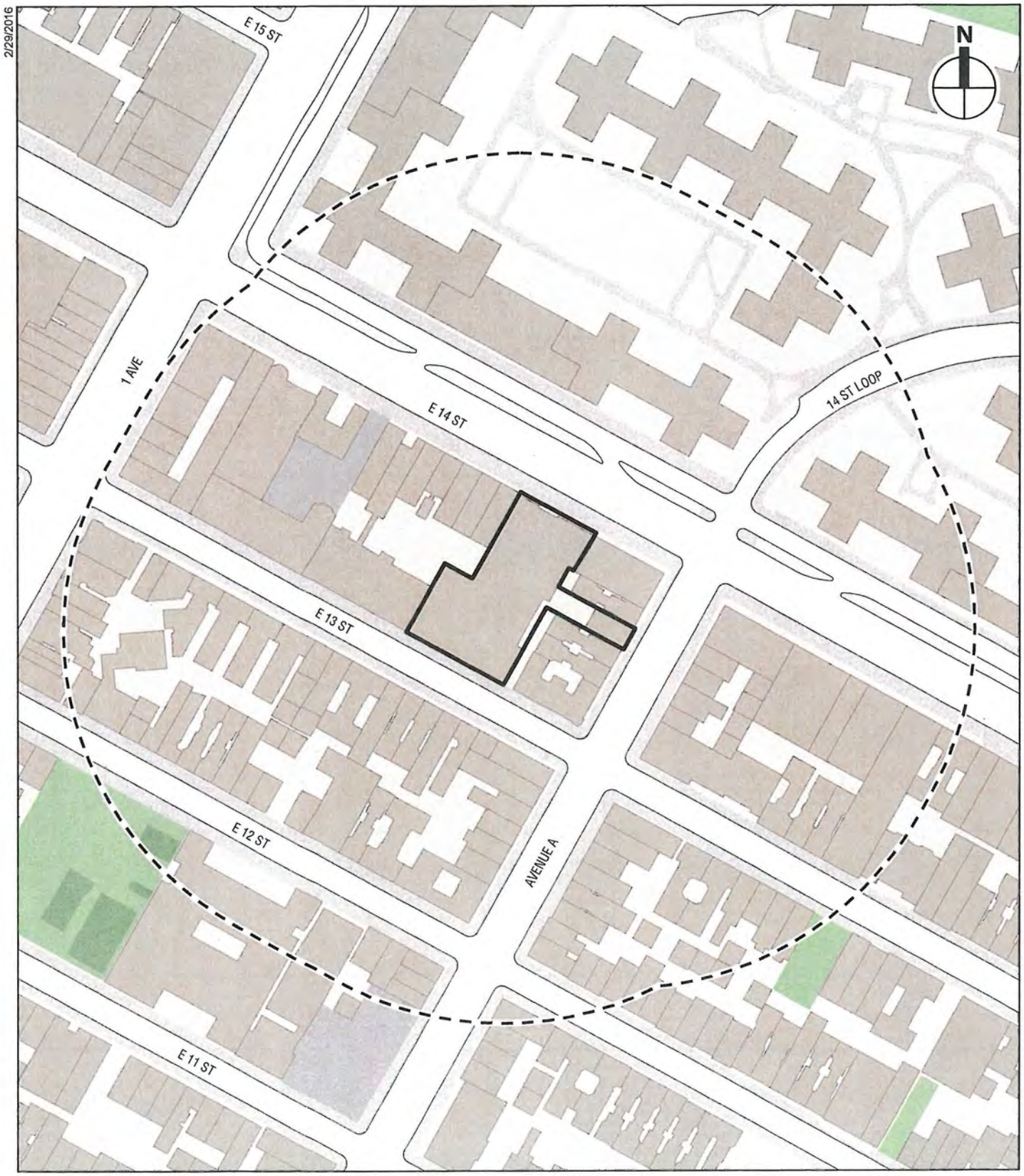
### ZONING

*PROJECT SITE*

As shown in **Figure A-3** and **Table A-1**, the project site is located within a C1-6A zoning district (R7A equivalent district), which is a commercial district that is predominately residential in character. The C1-6A district allows commercial uses developed to an FAR of 2.0. Residential developments in C6-1A districts have a maximum FAR of 4.0, a maximum base height of 65 feet, and a maximum building height of 80 feet.

*STUDY AREA*

The majority of the project block is within the C1-6A district, which extends east across Avenue A. The portion of the project block facing First Avenue and the west side of First Avenue



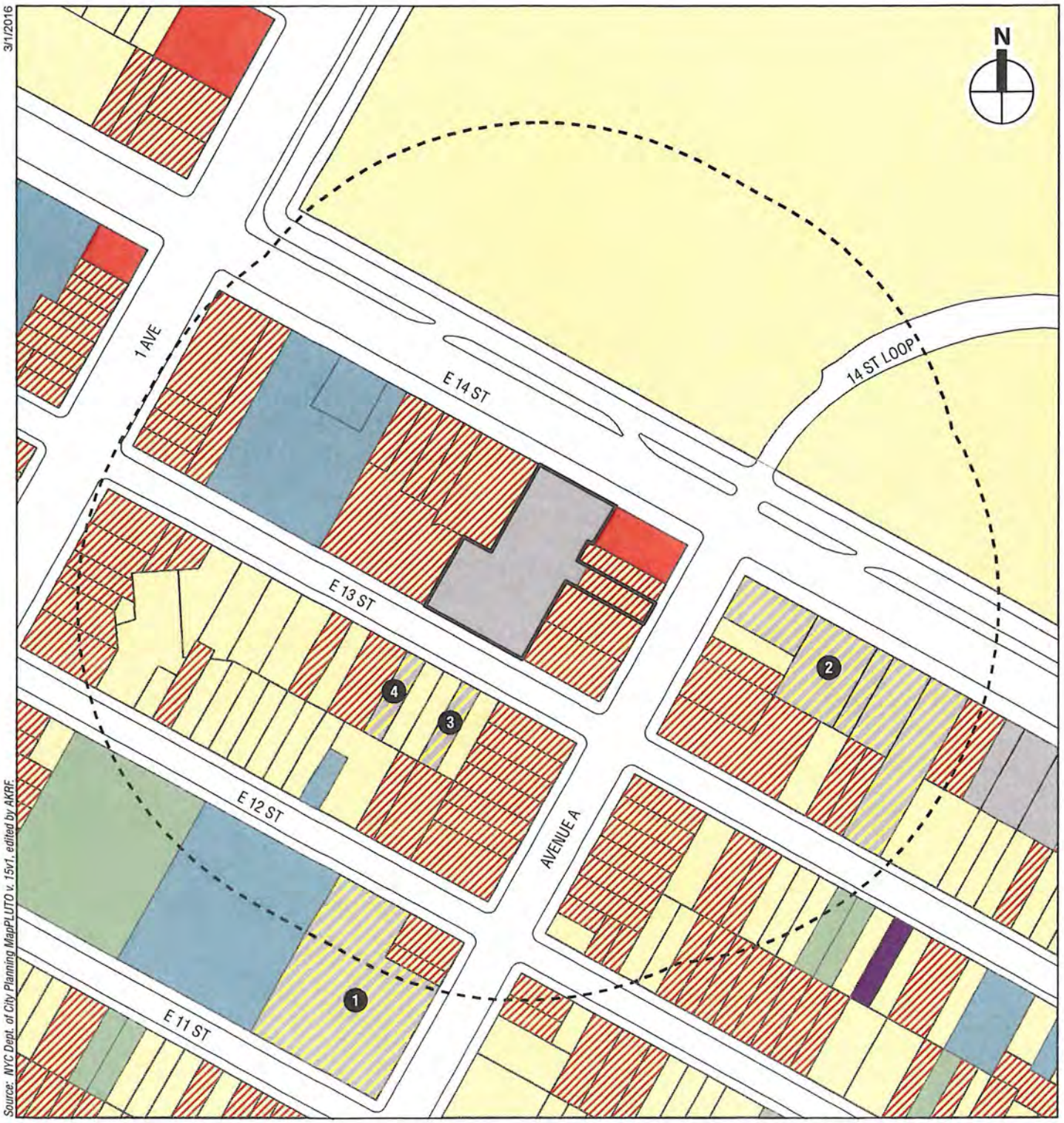

Project Site

Study Area (400-Foot Boundary)

0 200 FEET

**432 EAST 14TH STREET**

Project Location Map
**Figure A-1**

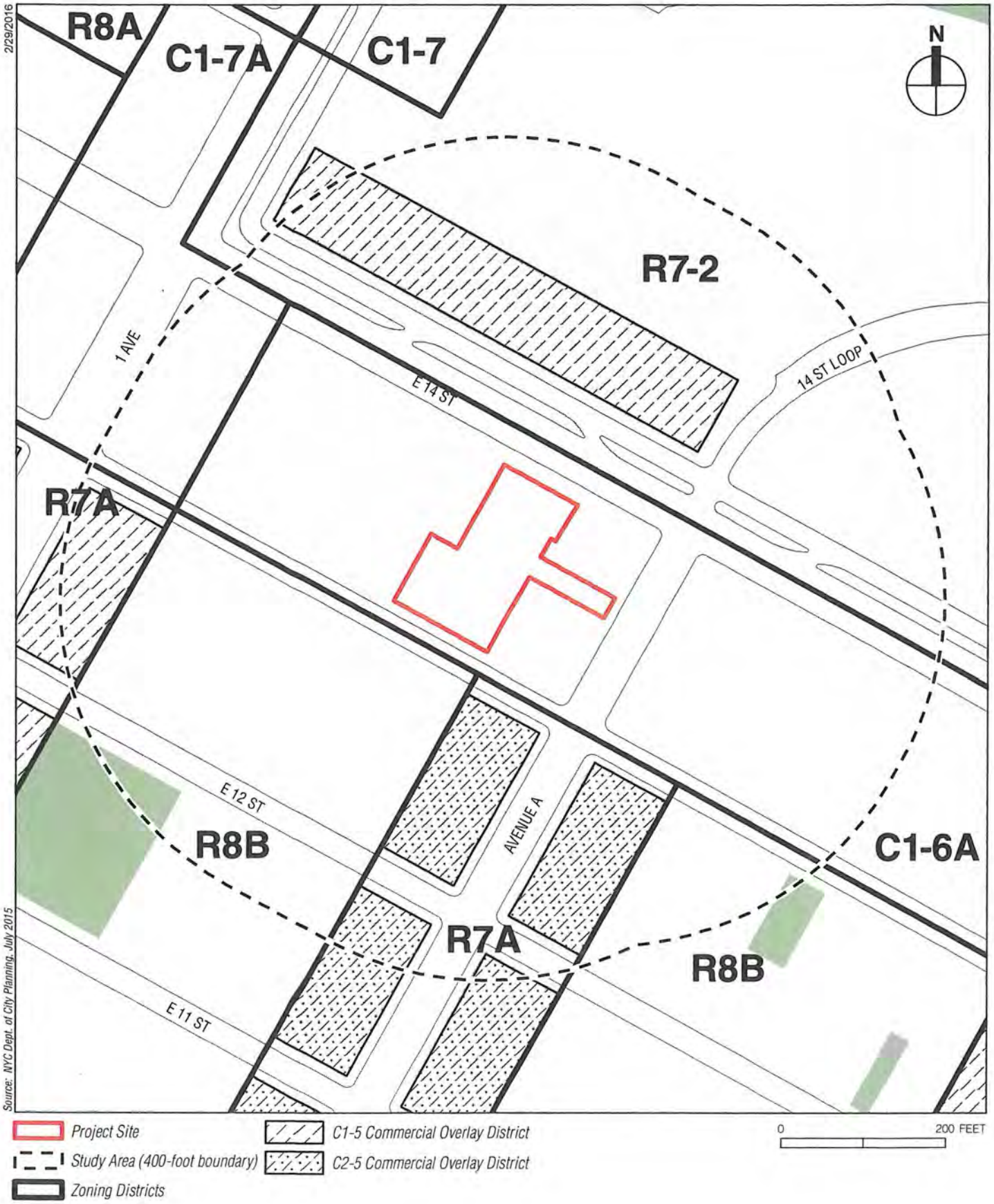



Project Site
Study Area (400-foot boundary)
No Build Project
Commercial and Office Buildings
Industrial and Manufacturing
Open Space and Outdoor Recreation
Public Facilities and Institutions
Residential
Residential with Commercial Below
Vacant Land
Under Construction

0 200 FEET

Existing Land Use
**Figure A-2**

**432 EAST 14TH STREET**




**432 EAST 14TH STREET**

Zoning
**Figure A-3**

between East 13th and 15th Streets is mapped with a C1-7A district. Similar to the C1-6A zoning district, the C1-7A commercial district is predominantly residential in character and is mapped along major thoroughfares in medium and higher density areas of the city. The C1-7A district allows commercial uses developed to an FAR of 2.0, and a maximum FAR of 6.02 for residential developments, with an optional Inclusionary Housing Program bonus.

The First Avenue and Avenue A blockfronts within the study area south of East 13th Street are mapped with an R7A district, which generally has the same bulk requirements as the C1-6A district. The Quality Housing regulations, which are mandatory in R7A districts, set height limits and allow high lot coverage buildings that are set near or at the street line. The regulations also include amenities related to the planting of trees, landscaping and recreation space. South of 13th Street, First Avenue has a C1-5 commercial overlay and Avenue A has a C2-5 overlay. Both overlays allow retail use to an FAR of 2.0; however, the C2-5 commercial overlay allows a somewhat wider range of retail uses. Buildings are required to be built at or near the street line with a maximum base height of 65 feet and a maximum building height of 80 feet.

Midblock portions of the study area south of East 13th Street are mapped with an R8B zoning district. Like the R7A district, the Quality Housing regulations are mandatory in R8B districts. R8B districts allow residential development of an FAR of 4.0, have a maximum building height of 75 feet and maximum base height of 60 feet. An R7-2 zoning district is mapped north of East 14th Street and east of First Avenue. The R7-2 district allows residential and community facility uses and has a maximum FAR 3.44. Maximum building height is determined by the sky exposure plane; however, as an alternative, developers may choose build in accordance with the Quality Housing regulations, which are optional in R7-2 districts. There is a C1-5 overlay within this district on the north side of East 14th Street, between First Avenue and Avenue A.

**PUBLIC POLICY**

*HOUSING NEW YORK: A FIVE-BOROUGH, TEN-YEAR PLAN*

On May 5, 2014, the de Blasio administration released *Housing New York: A Five-Borough, Ten-Year Housing Plan* ("*Housing New York*"), which plans to build or preserve 200,000 affordable residential units. To achieve this goal, the plan aims to double the Department of Housing Preservation and Development's (HPD) capital budget, target vacant and underused land for new development, protect tenants in rent-regulated apartments, streamline rules and processes to unlock new development opportunities, contain costs, and accelerate affordable construction. The plan details the key policies and programs for implementation, including developing affordable housing on underused public and private sites.

*FRESH PROGRAM*

The project site and study area are located within the Food Retail Expansion to Support Health (FRESH) tax incentive area. This special zoning designation provides financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator. Tax incentives are discretionary and assessed on a per-case basis.

## D. THE FUTURE WITHOUT THE PROPOSED PROJECT

It is assumed that in the future without the proposed project, the project site will remain vacant. No development would occur. Within the 400-foot study area, there are four developments that

are expected to be constructed by the 2018 analysis year (see **Figure A-2**). As noted above, the site at 438 East 12th Street directly east of the shared middle school/high school is currently under construction for a six-story, 82-unit residential development, anticipated to be completed and occupied in 2017 (No Build Site 1 on **Figure A-2**). At 222 Avenue A (504-530 East 14th Street), ground has been broken on a seven-story, 150-unit mixed-use building; expected to be completed in 2017 (No Build Site 2 on **Figure A-2**). Construction is also underway at 436 and 442 East 13th Street, which are both being developed with six-story, six unit buildings (No Build Sites 3 and 4 on **Figure A-2**). The proposed residential projects are in keeping with the existing land use of the neighborhood.

## E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

### LAND USE

The proposed action would facilitate the redevelopment of the project site with a new, mixed-use residential and commercial building containing 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space on portions of the ground floor and cellar level. The proposed building would have frontage along East 13th and East 14th Streets. The East 13th Street portion of the building would be eight stories in height, and the East 14th Street portion of the building would be 12 stories in height. The two residential components of the building would be connected at the cellar level. The proposed retail space would occupy part of the cellar level and ground floor along East 14th Street.

The proposed project would be compatible with adjacent residential and retail uses and with land use within the larger study area, which is predominantly characterized by residential, community facility, and retail uses. Therefore, the proposed project would not result in significant adverse impacts to land use.

### ZONING

As discussed above, the applicant is seeking a bulk variance pursuant to ZR Section 72-21 to waive floor area requirements and height and setback requirements. The project site's C1-6A zoning district (R7A equivalent) has an FAR of 4.0, a maximum street wall height of 65' and maximum building height of 80'. The proposed project would be developed to an FAR of 5.06, a density greater than what is allowed under the C1-6A district, and the East 14th Street portion of the building would rise to a height of 124' with no setback. Although the proposed project would be taller than most buildings to the south, the proposed building height along East 14th Street would be consistent with the maximum height of buildings located on the north side of East 14th Street in Stuyvesant Town, which are 13-stories in height (approximately 133'). In addition, located just outside the 400-foot study area is a 17-story residential building at 333 East 14th Street with setbacks above the 15th floor. The built FAR of this structure is approximately 12, considerably greater than the density sought under the proposed action. For these reasons, the proposed project would be generally consistent with other nearby residential buildings in terms of height and bulk; therefore, the proposed project would not result in significant adverse impacts related to zoning.

### PUBLIC POLICY

As noted above, the proposed project would provide 31 units of affordable housing. The provision of affordable housing at the project site would advance the goals of *Housing New York*. The proposed project would be consistent with adopted public policies, and no significant adverse impacts would occur. ✱

## A. INTRODUCTION

The proposed project would introduce new residents to the project site, creating new demands for open space in the area. Because the proposed project would add a new residential population, this chapter examines the potential impacts of the proposed project on open space resources in accordance with the 2014 *CEQR Technical Manual*. Specifically, the attachment examines the potential for the proposed project to have direct effects on nearby publicly accessible open spaces, such as eliminating or altering a public open space, as well as the potential for indirect effects created by changes in demand for and use of the area's open spaces. The analysis inventories the condition and use of open spaces within a ½-mile radius of the project area and addresses potential impacts on open space facilities both quantitatively and qualitatively. As described below, this analysis concludes that the proposed project would not result in any significant impacts on open spaces in the study area.

## B. PRELIMINARY ASSESSMENT

According to the *CEQR Technical Manual*, a preliminary open space assessment involves calculating total population and open space acreage in a study area, and comparing the existing ratio of total acres of open space per 1,000 residents with the anticipated open space ratio in the future with the proposed project.

The study area for an analysis of potential residential impacts on open space includes all Census tracts that are located at least 50 percent within a ½-mile radius of the project site. As shown on **Figure B-1** and summarized in **Table B-1**, the study area for the proposed actions is composed of 12 Census tracts with a total population of 91,440.

Within the open space study area, there are 18 publicly accessible open space resources, as shown on **Figure B-2** and summarized in **Table B-2**. These resources provide approximately 26.32 acres of open space. The open spaces listed in **Table B-2** are owned and operated by the New York City Department of Parks and Recreation and community groups and associations. Consistent with *CEQR Technical Manual* guidance, community garden resources are only included in the quantitative assessment if the resource's hours of operation are clearly posted on site.

In addition to the resources included in the quantitative assessment, and consistent with the *CEQR Technical Manual*, there are several open space resources that have not been included, including community gardens with unposted hours, such as the 9th St Community Garden Park and De Colores Community Yard. In addition, the Dry Dock Playground and Pool Area were closed for construction and were therefore not included in the quantitative assessment. The open space resources that were not included in the quantitative assessment have a total acreage of 3.35 acres. These resources are expected to provide additional open space amenities to residents of the study area.

**Table B-1**
**Open Space Study Area Census Tracts**

| Census Tract Number | Population |
|---|---|
| 26.02 | 4,377 |
| 28 | 7,409 |
| 32 | 7,802 |
| 34 | 6,673 |
| 38 | 8,407 |
| 40 | 9,543 |
| 42 | 5,045 |
| 44 | 16,735 |
| 48 | 7,551 |
| 50 | 5,238 |
| 60 | 5,026 |
| 64 | 7,634 |
| **Total:** | **91,440** |

**Note:** See **Figure B-1** for Census tract locations.
**Source:** American Community Survey Five-Year Estimates, 2014, Table B01003.

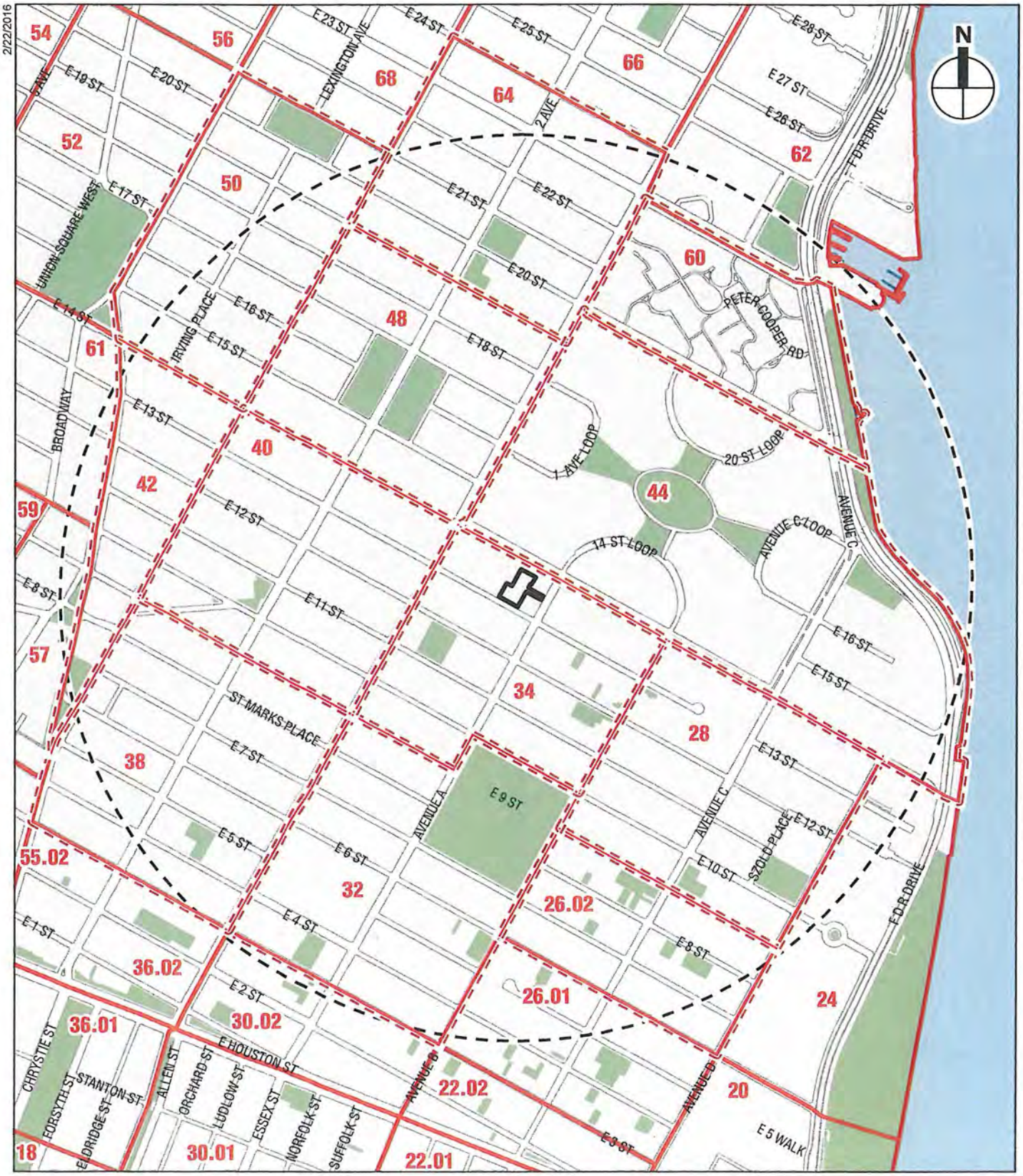
**Table B-2**
**Open Space Resources**

| Map No.[1] | Name | Size Acres | Active | Passive | Condition / Utilization |
|---|---|---|---|---|---|
| 1 | Peter's Field | 0.88 | 0.88 | 0.00 | Good / High |
| 2 | Augustus St. Gaudens Playground | 0.64 | 0.64 | 0.00 | Good / High |
| 3 | Cooper Triangle | 0.17 | 0.00 | 0.17 | Good / Low |
| 4 | Dias Y Flores | 0.12 | 0.00 | 0.12 | Fair / Low |
| 5 | Abe Lebewohl Park | 0.16 | 0.00 | 0.16 | Good / Low |
| 6 | Murphy's Brothers Playground | 1.27 | 1.14 | 0.13 | Good / Low |
| 7 | Stuyvesant Square | 3.93 | 0.00 | 3.93 | Good / Moderate |
| 8 | Stuyvesant Cove Park | 2.25 | 1.69 | 0.56 | Good / Moderate |
| 9 | Green Oasis And Gilbert's Garden | 0.41 | 0.00 | 0.41 | Good / Low |
| 10 | Firemen's Memorial Garden | 0.17 | 0.00 | 0.17 | Good / Low |
| 11 | The Creative Little Garden | 0.05 | 0.00 | 0.05 | Good / Good |
| 12 | Earth People | 0.11 | 0.00 | 0.11 | Good / Low |
| 13 | Tompkins Square Park | 10.50 | 5.25 | 5.25 | Good / High |
| 14 | Joseph C Sauer Playground | 0.40 | 0.20 | 0.20 | Good / Low |
| 15 | El Sol Brillante Jr | 0.06 | 0.00 | 0.06 | Good / Low |
| 16 | Capt. Patrick J. Brown Walk | 1.00 | 0.75 | 0.25 | Good / Low |
| 17 | Avenue B Community Garden Association | 0.03 | 0.00 | 0.03 | Poor / Low |
| 18 | Open Road Park / Lower East Side Playground | 0.83 | 0.83 | 0.00 | Good / High |
| | **Total:** | **26.32** | **11.38** | **11.60** | **N/A** |

**Note:** [1] See **Figure B-2** for open space locations.
**Source:** New York City Department of Parks and Recreation; NYC DCP MapPLUTO v15.

**Table B-3** compares the existing study area open space ratio with the corresponding ratio in the future with the proposed project. With the additional 333 residents introduced to the study area by the proposed project, the open space ratio would be reduced from 0.288 to 0.287 acres per 1,000 residents, a decrease of 0.348 percent.

2/22/2016




Project Site

Study Area (Half-mile boundary)

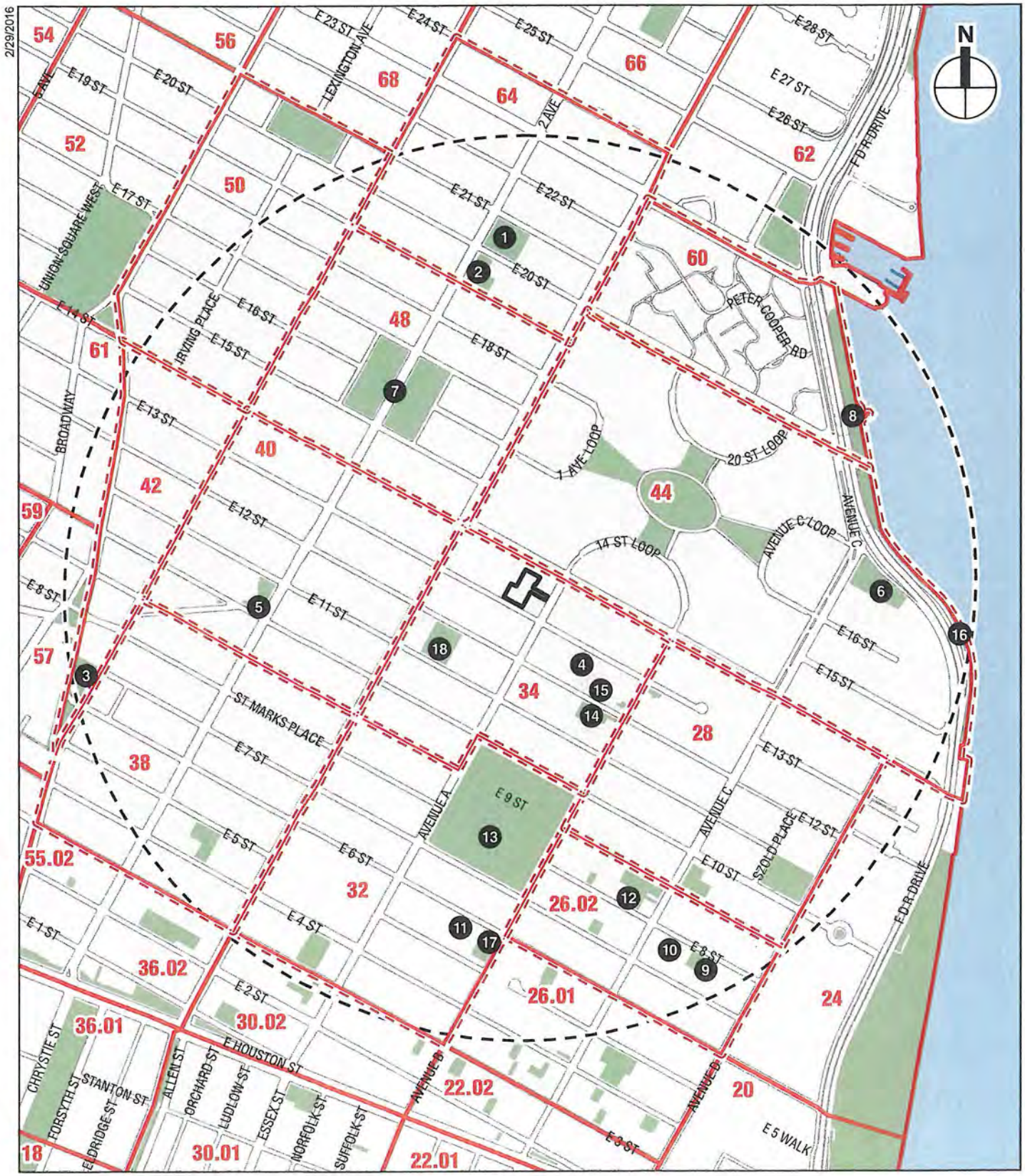
Residential Study Area Boundary

10 Census Tracts

Open Space Study Area

**Figure B-1**

**432 EAST 14TH STREET**




Project Site

Study Area (Half-mile boundary)

Residential Study Area Boundary

10 Census Tracts

Open Space Resources
**Figure B-2**

**432 EAST 14TH STREET**

**Table B-3**
**Adequacy of Public Open Space Resources in the Study Area**

| | Existing Conditions | With-Action Condition |
|---|---|---|
| Study Area Residents[1] | 91,440 | 91,773 |
| Open Space Acreage[2] | 26.3 | 26.3 |
| Open Space Acreage / 1,000 Residents | 0.288 | 0.287 |
| **Percent Change, Existing to With-Action** | **-0.348** | |

**Note:** [1] See **Table B-1.**
[2] See **Table B-2** and **Figure B-1.**

According to the *CEQR Technical Manual*, if a potential decrease in the open space ratio exceeds 5 percent, it is generally considered to be a substantial change warranting a detailed analysis. As the decrease in the open space ratio for the study area would not meet this threshold, a detailed open space assessment is not warranted, and the proposed actions would not result in any significant adverse impacts on open space. ✳

## A. INTRODUCTION

This attachment examines whether the proposed project at 432 East 14th Street/435 East 13th Street in Manhattan would result in a significant adverse shadow impact on any nearby sunlight-sensitive resources. According to the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, sunlight-sensitive resources of concern include public open spaces, sunlight-dependent features of historic architectural resources, and natural resources that depend on sunlight.

As detailed below, the proposed project would create under an hour of new shadows on one sunlight-sensitive resource: the stained glass windows and open-air arcade of the Immaculate Conception Church. The detailed shadows analysis found that incremental shadows from the proposed project would not substantially reduce the public's enjoyment of the church's sunlight-sensitive features. Therefore, the proposed project would not have a significant adverse shadows impact on this resource.

## B. DEFINITIONS AND METHODOLOGY

This analysis has been prepared in accordance with CEQR procedures and follows the guidelines of the 2014 *CEQR Technical Manual*.

### DEFINITIONS

**Incremental shadow** is the additional, or new, shadow that a structure resulting from a proposed project would cast on a sunlight-sensitive resource.

**Sunlight-sensitive resources** are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Such resources generally include:

- *Public open space* such as parks, beaches, playgrounds, plazas, schoolyards (if open to the public during non-school hours), greenways, and landscaped medians with seating. Planted areas within unused portions of roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources.
- *Features of architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features need be considered, as opposed to the entire resource. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g., recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a historic landmark.

- *Natural resources* where the introduction of shadows could alter the resource's condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources such as coastal fish and wildlife habitats.

**Non-sunlight-sensitive resources** include, for the purposes of CEQR:

- *City streets and sidewalks* (except Greenstreets);
- *Private open space* (e.g., front and back yards, stoops, vacant lots, and any private, non-publicly-accessible open space);
- *Project-generated open space* cannot experience a significant adverse shadow impact from the project, according to CEQR, because without the project the open space would not exist.

**A significant adverse shadow impact** occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. Each case must be considered on its own merits based on the extent and duration of new shadow and an analysis of the resource's sensitivity to reduced sunlight.

### METHODOLOGY

Following the guidelines of the 2014 *CEQR Technical Manual*, a preliminary screening assessment is first conducted to ascertain whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the project site representing the longest shadow that could be cast. If there are sunlight-sensitive resources within this radius, the analysis proceeds to the second tier, which reduces the area that could be affected by project shadow by accounting for the fact that shadows can never be cast between a certain range of angles south of the project site due to the path of the sun through the sky at the latitude of New York City.

If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by project shadow by looking at specific representative days in each season and determining the maximum extent of shadow over the course of each representative day.

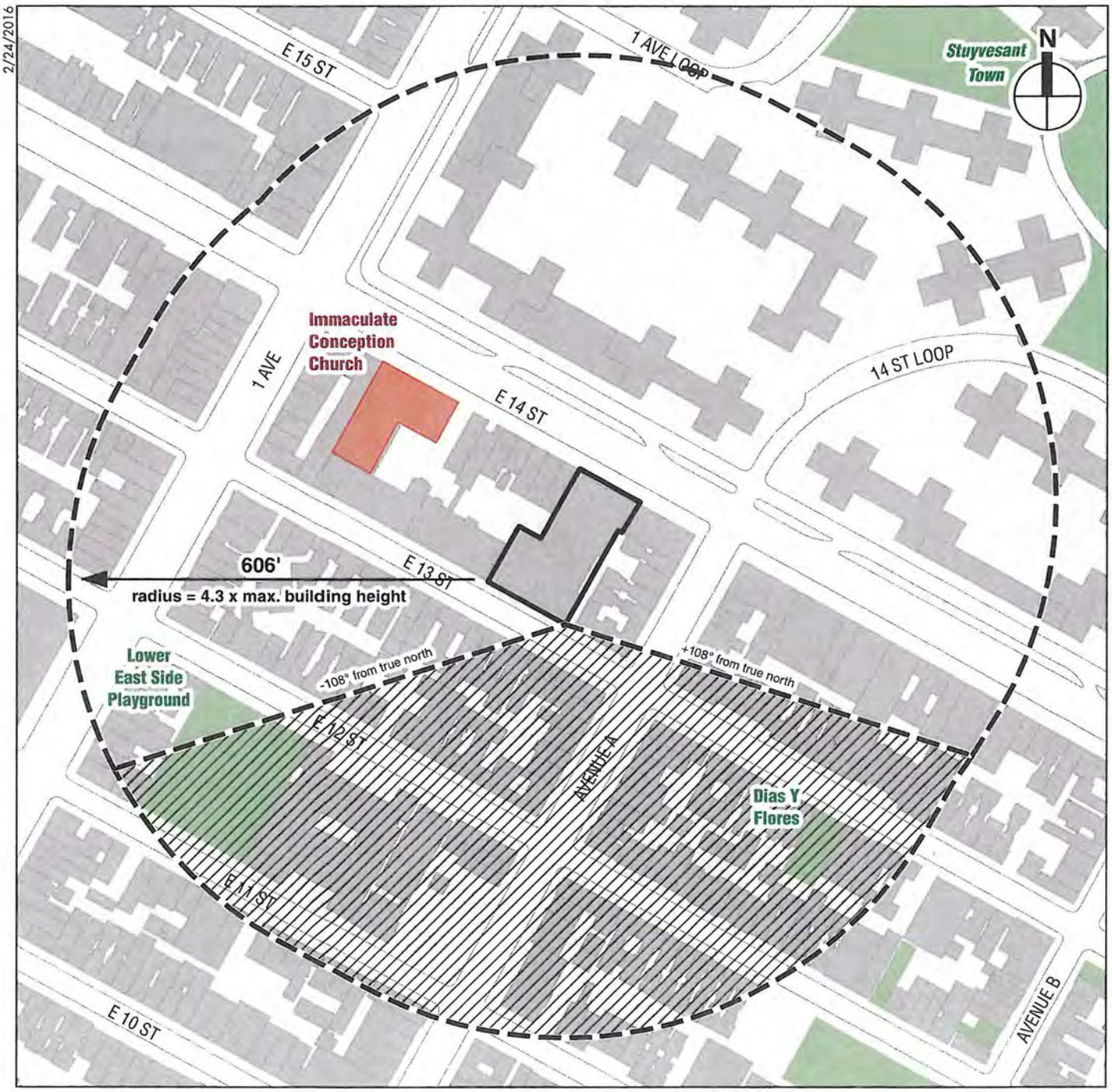
If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow resulting from the project. The detailed analysis provides the data needed to assess the shadow impacts. The effects of the new shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text.

## C. PRELIMINARY SCREENING ASSESSMENT

A base map was developed using Geographic Information Systems (GIS)[1] showing the location of the proposed project and the surrounding street layout (see **Figure C-1**). In coordination with the land use and historic and cultural resources assessments presented in other attachments to

[1] Software: Esri ArcGIS 10.3; Data: New York City Department of Information Technology and Telecommunications (DoITT) and other City agencies, and AKRF site visits.

2/24/2016




Development Site

Tier 1: Longest shadow study area boundary

Tier 2: Area south of site that could never be shaded by proposed building

Publicly-Accessible Open Space

Historic Resources with Sunlight-Sensitive Features

0 400 FEET

Tier 1 and Tier 2 Assessments

**Figure C-1**

**432 East 14th Street**

this Environmental Assessment Statement (EAS), potential sunlight-sensitive resources were identified and shown on the map.

## TIER 1 SCREENING ASSESSMENT

For the Tier 1 assessment, the longest shadow that the proposed project could cast is calculated, and, using this length as the radius, a perimeter is drawn around the project site. Anything outside this perimeter representing the longest possible shadow could never be affected by project-generated shadow, while anything inside the perimeter needs additional assessment.

According to the *CEQR Technical Manual*, the longest shadow that a structure can cast at the latitude of New York City occurs on December 21, the winter solstice, at the start of the analysis day at 8:51 AM, and is equal to 4.3 times the height of the structure.

At a maximum height of 141 feet above East 14th Street, including rooftop mechanical structures, the proposed project could cast a shadow up to 606 feet in length (141 x 4.3). Using this length as the radius, a perimeter was drawn around the project site (see **Figure C-1**). Two sunlight-sensitive resources are located within the longest shadow study area; the Lower East Side Playground, and Immaculate Conception Church (see description below). Therefore, a Tier 2 assessment is required.

## TIER 2 SCREENING ASSESSMENT

Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. **Figure C-1** illustrates this triangular area south of the project site. The complementing area to the north within the longest shadow study area represents the remaining area that could potentially experience new project-generated shadow. As illustrated in **Figure C-1,** the two open space resources identified in the Tier 1 screening remain within the area that could potentially experience new project-generated shadows. Therefore, a Tier 3 assessment is required to model project-generated shadows on specific representative days of the year.

## TIER 3 SCREENING ASSESSMENT

The direction and length of shadows vary throughout the course of the day and also differ depending on the season. Shadows move constantly but more quickly at the start and the end of the day than they do in the middle of the day. In order to determine whether project-generated shadow could fall on a sunlight-sensitive resource, three-dimensional computer mapping software is used in the Tier 3 assessment to calculate and display the incremental shadows from the proposed project on individual representative days of the year. A computer model was developed containing three-dimensional representations of the elements in the base map used in the preceding assessments, the topographic information of the study area, and the massing of the proposed project.

### *REPRESENTATIVE DAYS FOR ANALYSIS*

Following the guidance of the *CEQR Technical Manual*, shadows on the summer solstice (June 21), winter solstice (December 21) and spring and fall equinoxes (March 21 and September 21, which are approximately the same in terms of shadow patterns) are modeled, to represent the range of shadows over the course of the year. An additional representative day during the

growing season is also modeled, the day halfway between the summer solstice and the equinoxes, i.e., May 6 or August 6, which have approximately the same shadow patterns.

*TIMEFRAME WINDOW OF ANALYSIS*

The shadow assessment considers shadows occurring between one and a half hours after sunrise and one and a half hours before sunset. Within the 90 minutes after sunrise and the 90 minutes before sunset, the sun is low on the horizon, and its rays reach the vicinity of the project site at low angles, producing shadows that are very long, move fast, and generally blend with shadows from existing structures until the sun reaches the horizon and sets. Consequently, shadows occurring in these two 90-minute periods are not considered significant under CEQR, and their assessment is not required.

*TIER 3 SCREENING ASSESSMENT RESULTS*

**Figure C-2** illustrates the range of shadows that would occur, in the absence of intervening buildings, from the proposed development on the four representative days of analysis. The extent of shadow is shown between the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset).

Because the portion of the proposed building fronting on East 14th Street would be approximately 50 feet taller than the portion of the building fronting on East 13th Street, the Tier 3 Assessment shadows stretch further to the north then to south from the project site. Due to the massing of the proposed building, the Tier 3 Assessment found that new shadow could never reach the Lower East Side Playground. However, the Tier 3 Assessment also identified that without intervening structures, project-generated shadow could fall on the Immaculate Conception Church on the March 21/September 21 and December 21 analysis days. Therefore, a detailed analysis is necessary to provide additional information on the potential extent and duration of incremental shadow on the sunlight-sensitive features of the church.

## D. DETAILED ANALYSIS

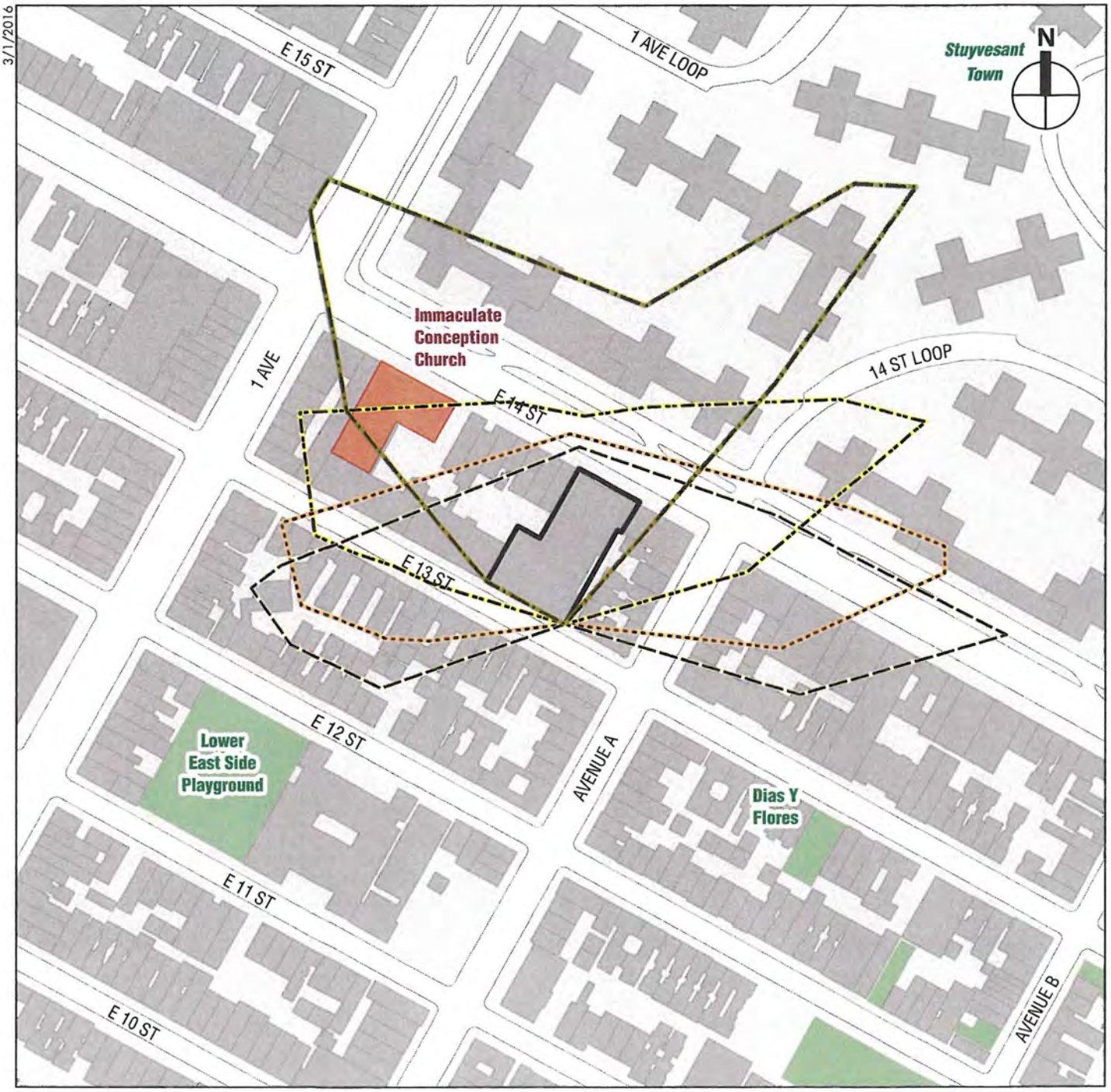
The purpose of the detailed analysis is to determine the extent and duration of incremental shadows that fall on sunlight-sensitive resources as a result of the project and to assess their potential effects. To complete the assessment, a baseline or future No Action condition is established by appending three-dimensional representations of the existing buildings and planned future developments within the vicinity of the project site to the three-dimensional model used in the Tier 3 assessment. The future condition with the proposed project (With Action) and its shadows can then be compared to the baseline condition to determine the incremental shadows that would result with the proposed project.

The No Action scenario assumes the project site would remain vacant. **Figure C-3** illustrates the computer models used in the detailed analysis of the future no action scenario and the future with the proposed development.

### ANALYSIS RESULTS

The analysis found that the sunlight-sensitive features of the Immaculate Conception Church would experience 31 minutes of new shadow at the beginning of the March 21/September 21 analysis day. **Table C-1** shows the entry and exit times and total duration of project-generated incremental shadow on the affected resource.

3/1/2016




Development Site

Publicly-Accessible Open Space

Historic Resources with Sunlight-Sensitive Features

Shadow Path without Exisiting Structures

March 21/September 21

May 6/August 6

June 21

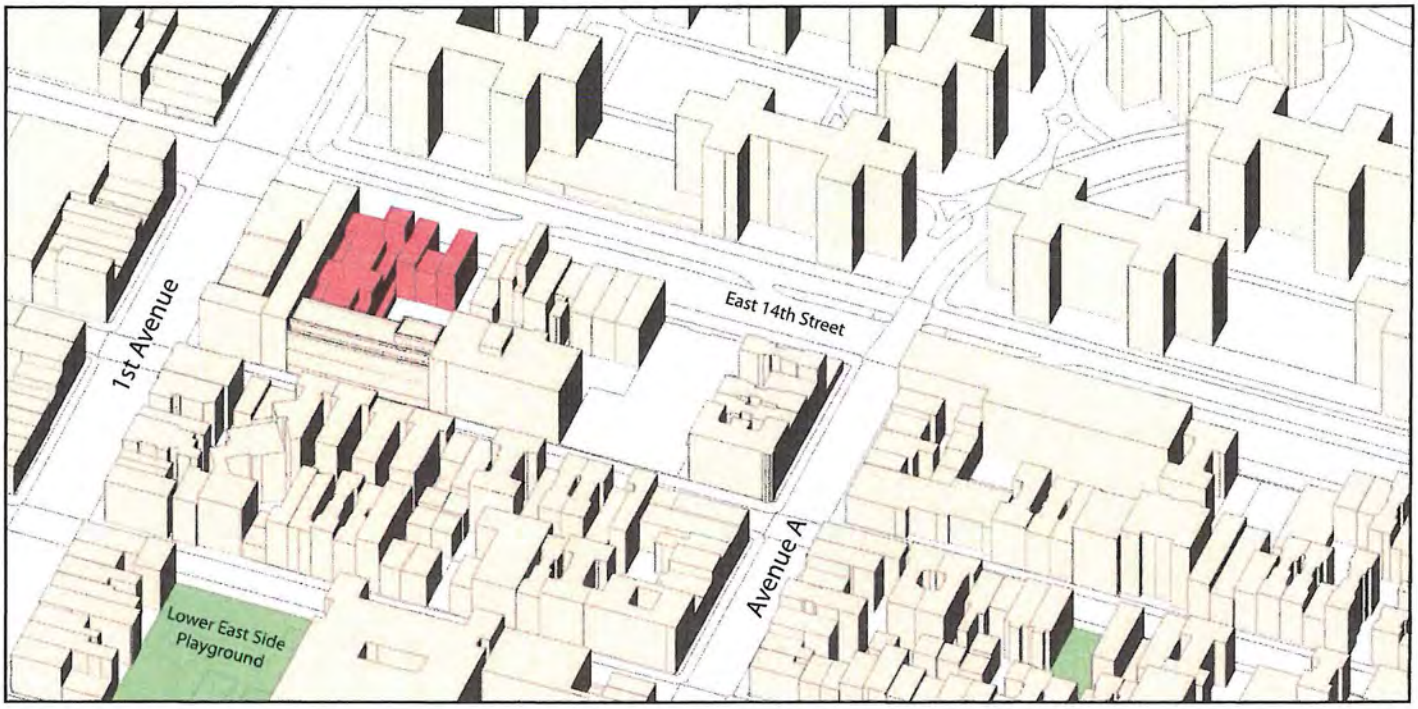
December 21

0 400 FEET

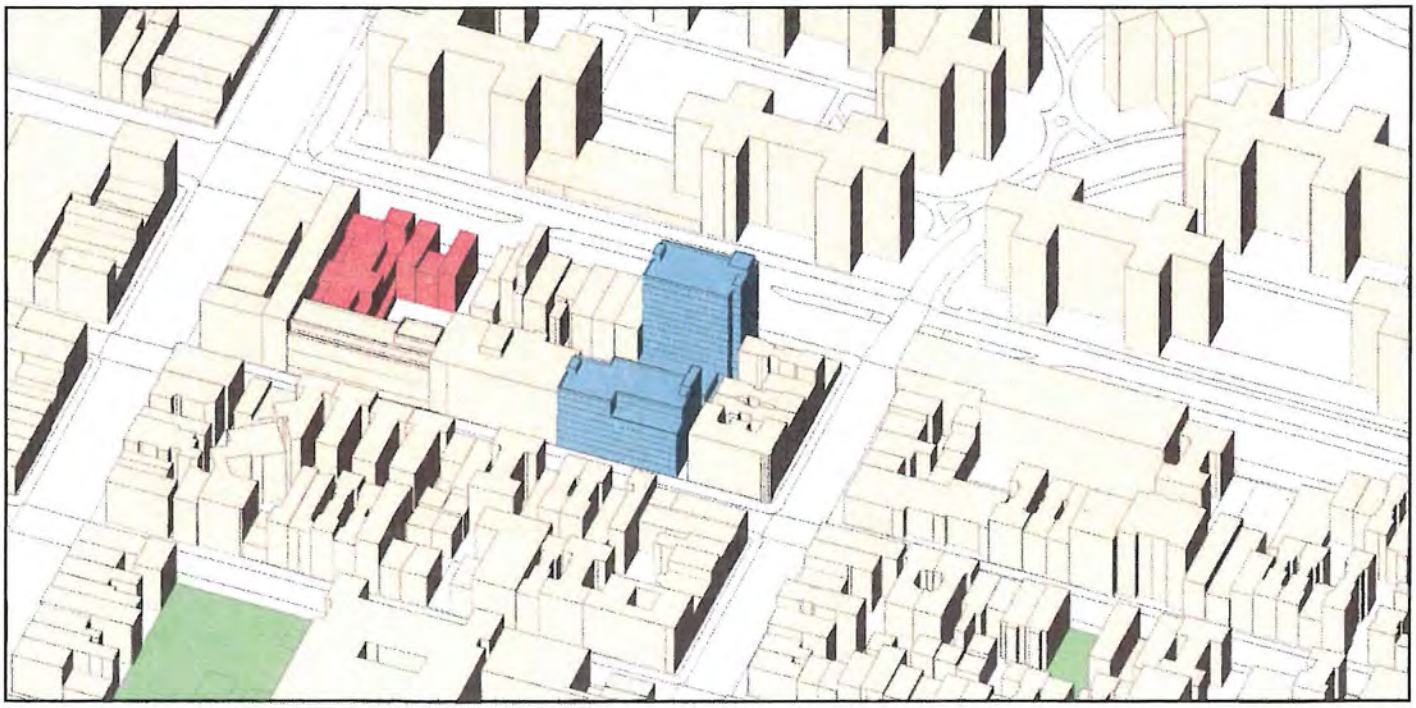
**432 East 14th Street**

Tier 3 Assessment
**Figure C-2**

3.3.16




Existing



Proposed

*Proposed Building*

*Historic Resource with Sunlight Sensitive Features*

*Publically Accessible open Space*

Detailed Analysis Model

**Figure C-3**

**Table C-1**
**Incremental Shadow Durations**

| Analysis day and timeframe window | March 21 / September 21 7:36 AM – 4:29 PM | May 6 / August 6 6:27 AM – 5:18 PM | June 21 5:57 AM – 6:01 PM | December 21 8:51 AM – 2:53 PM |
|---|---|---|---|---|
| Immaculate Conception Church | 7:36 AM – 8:07 AM Total: 0 hr 31 min | - | - | - |

**Notes:** Table indicates entry and exit times and total duration of incremental shadow for each sunlight-sensitive resource. Daylight savings time is not used–times are Eastern Standard Time, per *CEQR Technical Manual* guidelines. However, as Eastern Daylight Time is in effect for the March/September, May/August, and June analysis periods, add one hour to the given times to determine the actual clock time.

The Immaculate Conception Church is located on the same block as the project site, at 414 East 14th Street. It is a designated New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR). The church has several architectural features that are considered to be sunlight-sensitive, including stained-glass windows, an open-air arcade, and elaborate carved ornamentation. The facades of the Church that include these features were modeled in the detailed analysis to assess the impact of incremental shadow from the proposed project.

The detailed analysis found that only the facade of the Church's interior court which faces the project site could experience incremental shadow. **Figure C-4** shows a recent photograph of this façade, located in the interior of the block between East 14th and 13th Streets. **Figure C-5** illustrates the position of incremental shadow on the Church at two times on the morning of the March 21/September 21 analysis day. The analysis day would begin (at 7:36 AM) with incremental shadow from the proposed project falling on stained-glass windows and the arcade of the church. By 8:00 AM, the new shadow would move off the façade featuring stained-glass windows and remain only on a small portion of the arcade. After 8:07 AM, none of the church's sunlight-sensitive features would be affected by new shadow from the proposed project, and the affected facades would receive direct sunlight for the reminder of the morning.

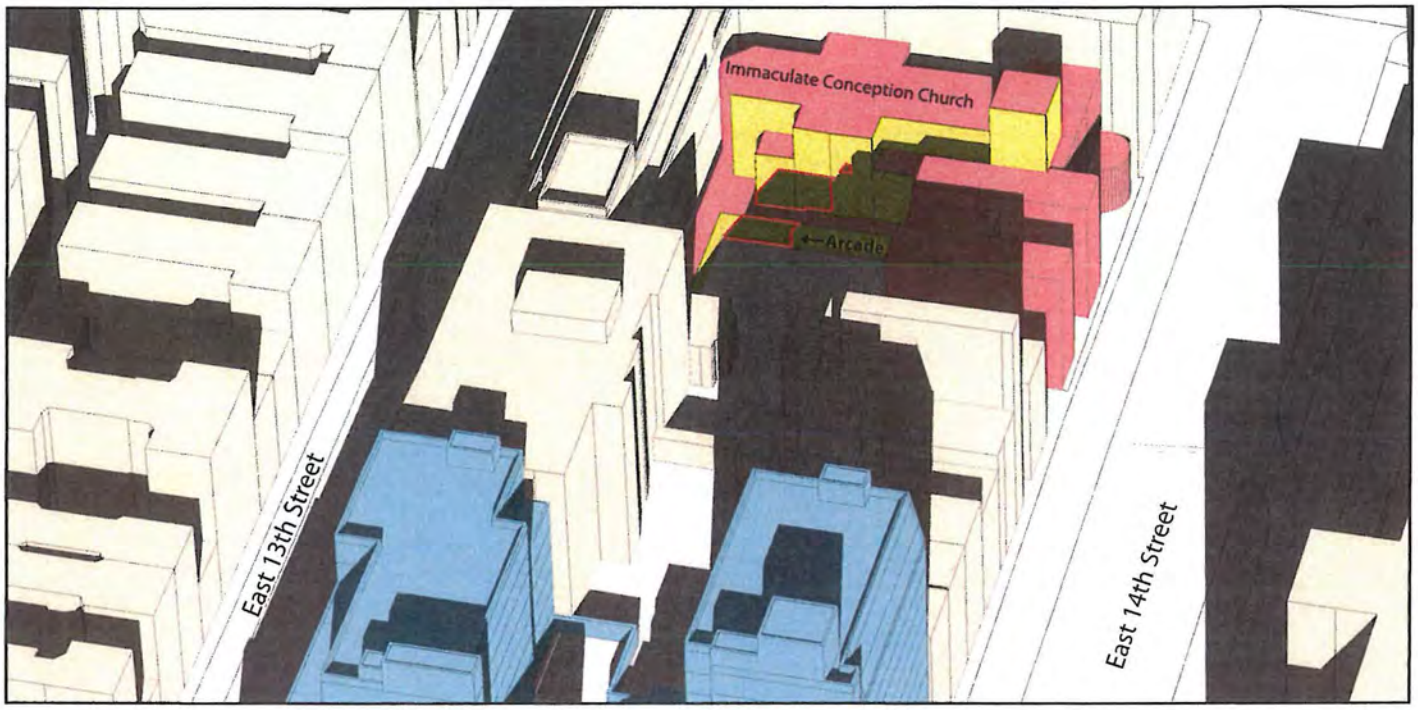
## CONCLUSION

The proposed project would create 31 minutes of new shadow on one sunlight-sensitive architectural resource, the Immaculate Conception Church. The detailed shadow analysis found that a portion of the eastern façade and arcade of the Church's interior court would be affected by shadows from the proposed project on the morning of the March 21/September 21 analysis day. However, the short duration and small extent of shadow would not substantially reduce the public's enjoyment of the church's sunlight-sensitive features. Therefore, the sunlight-sensitive resource would not experience a significant adverse shadow impact and the proposed project would not result in a significant shadow impact. *

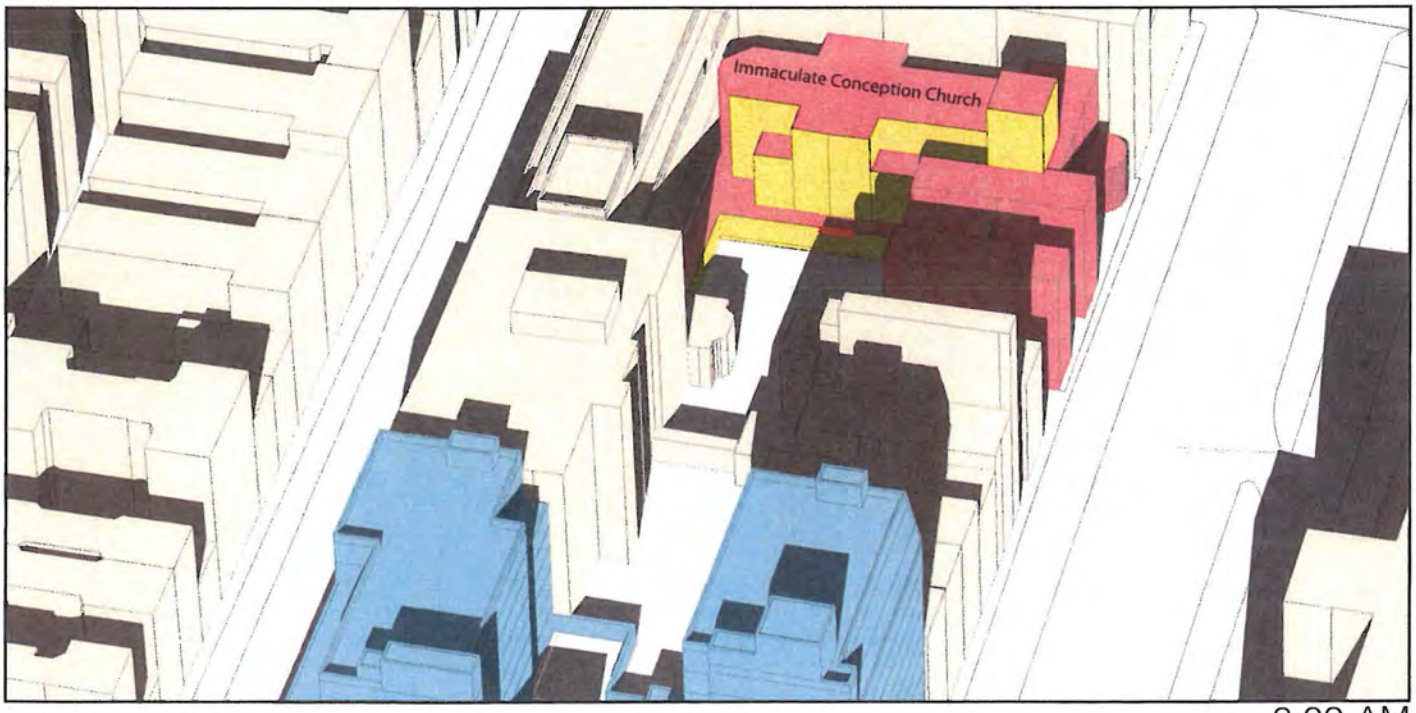
3.3.16

Immaculate Concpetion Church
East-Facing Interior Facade
**Figure C-4**

3.3.16




7:40 AM




8:00 AM

*Proposed Building*

*Incremental Shadow on Sunlight-Sensitive Feature*

*Facade with Sunlight -Sensitive Features*

Detailed Analysis
March 21/Sept. 21
**Figure C-5**

**432 East 14th Street**

## A. INTRODUCTION

This chapter assesses the potential of the proposed project to affect historic and cultural resources. The project site, located at 432 East 14th Street in the East Village neighborhood of Manhattan, would be redeveloped with an 8- and 12-story, 125,258 square foot (sf) building with approximately 155 dwelling units and 9,131 sf of commercial floor area.

As detailed below, the proposed project would not result in any significant adverse director indirect impacts to known or potential historic architectural resources on the project site or in the study area.

## B. METHODOLOGY

Historic and cultural resources include both archaeological and architectural resources. The study area for archaeological resources is the project site itself where disturbance from excavation and construction can be anticipated. In a comment letter dated April 20, 2015, the New York State Historic Preservation Office (SHPO) determined that the site has no archaeological significance (see **Appendix A**). In a comment letter dated May 10, 2016, the New York City Landmarks Preservation Commission also determined that the site has no archaeological significance (see **Appendix A**). Therefore, this attachment focuses on standing structures only.

In general, potential impacts to architectural resources can include both direct, physical impacts and indirect, contextual impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (i.e., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice (TPPN)* #10/88.[1] Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. Therefore, to assess the potential for both physical and contextual effects, the architectural resources study area is defined as the area within 400 feet of the project site (see **Figure D-1**).

---

[1] *TPPN #10/88* was issued by DOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. *TPPN #10/88* outlines procedures for the avoidance of damage to historic structures that are listed on the NR or New York City Landmarks (NYCLs) resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

Known architectural resources include properties that are National Historic Landmarks (NHLs), properties listed on the State/National Registers of Historic Places (S/NR) or that have been determined eligible for listing (S/NR-eligible), and properties that have been designated as New York City Landmarks (NYCLs), determined NYCL-eligible, or calendared for NYCL designation. In addition, a survey of the study area was undertaken to identify any buildings that could meet S/NR and NYCL eligibility criteria ("potential architectural resources").

## C. EXISTING CONDITIONS

### ARCHITECTURAL RESOURCES

*PROJECT SITE*

The project site at 432 East 14th Street is currently vacant land (see **Figure D-2**). The air rights parcel at 219 Avenue A (Block 441, Lot 32) is currently occupied by a 5-story residential building. There are no architectural resources on the project site. The building on the air rights parcel has not been identified as a potential architectural resource.

*STUDY AREA*

There are two architectural resources in the study area.

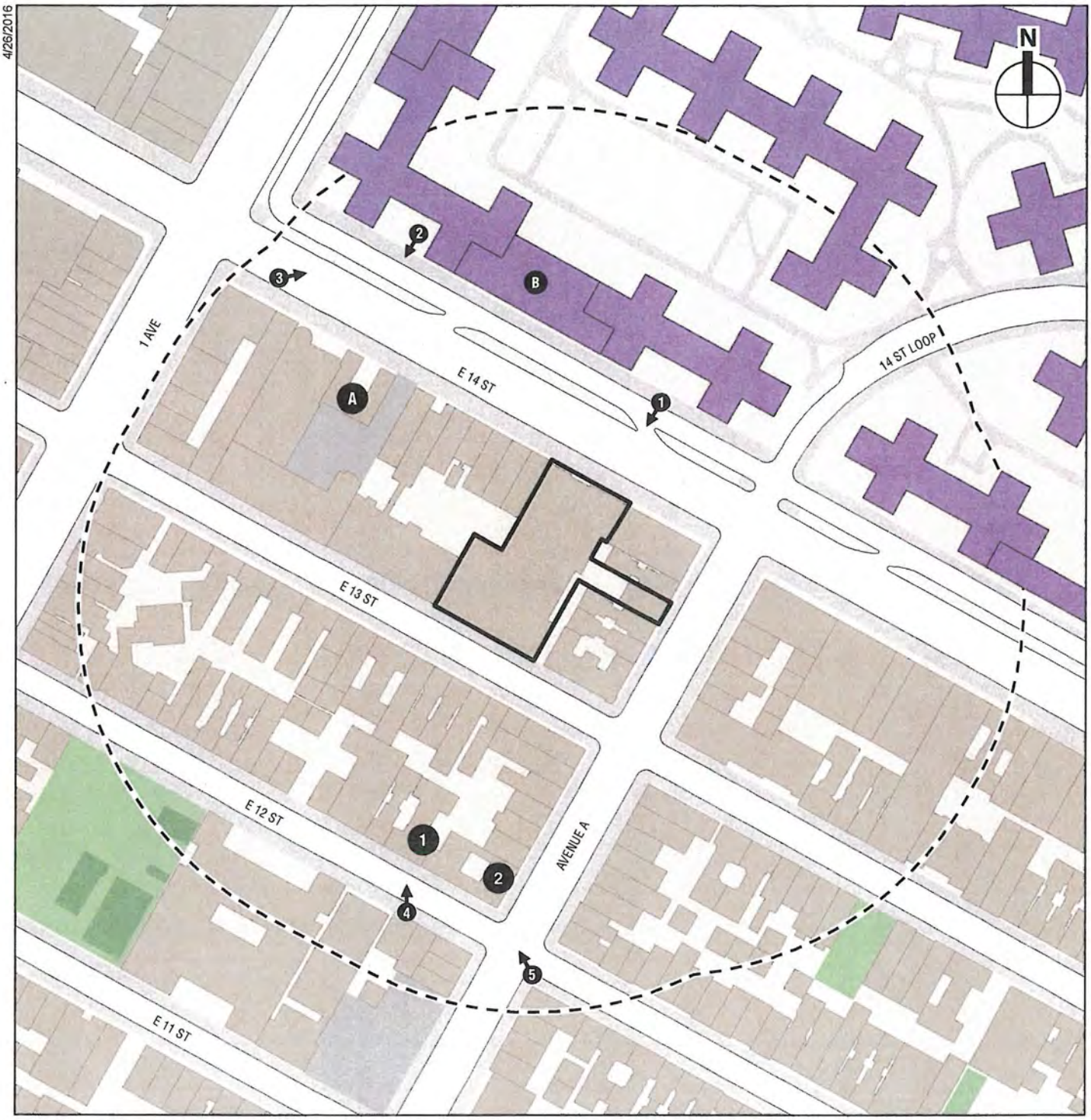
**The Church of the Immaculate Conception and Clergy Houses**[1] (NYCL, S/NR), located at 406-414 East 14th Street, is located to the west of the project site on the project block (see **Figure D-3**). The buildings were designed in 1894 by architects Barney and Chapman. Once a part of Grace Church Parish, the chapel and clergy houses were known as Grace Chapel and Hospital on 14th Street and were furnished as a "free-pew" place of worship for those less fortunate financially than the members of Grace Church itself. The church and its clergy houses are designed in the French Gothic Revival style and faced in stone and smooth brown Roman brick. The church is rectangular in form, and rises more than three stories in height. The East 14th Street façade has a plain, asymmetrical gable which contains a large rose window directly above the entrance and its arched portal. To the right of the church entrance is a projecting six-sided chapel, with six pinnacled buttresses and paired pointed-arched windows separated by small columns. To the east and adjacent to the church is a six-story-high, freestanding tower. Each of its facades contains paired vertical openings, articulated by clusters of slender colonettes and terminating in pointed arches.

East of the church are the clergy houses, a pair of 3½-story brick and stone buildings that closely resemble French chateaus. The two houses are joined at their base by a low arch which frames the entrance to a small courtyard. Each floor of these buildings is rhythmically articulated by double windows and gabled dormer windows are set in the slate roof of the attic story. Belt course moldings at the second and fourth floors add decorative accents.

**Stuyvesant Town** (S/NR-eligible) is located to the north of the project site, on an 80-acre superblock bounded by East 14th and East 20th Streets, the FDR Drive, Avenue C, and First Avenue. The Stuyvesant Town development was built in 1947 by the Metropolitan Life

[1] The text describing the Church of the Immaculate Conception and Clergy House is derived from the New York City Landmark designation report (1966) and the National Register of Historic Places Inventory Nomination Form, *Grace Chapel and Hospital of Fourteenth Street/Church of the Immaculate Conception and Clergy House*, 1979.

4/26/2016




Project Site

Study Area (400-Foot Boundary)

Photograph View Direction and Reference Number

Known Architectural Resource

A The Church of Immaculate Conception and Clergy House

B Stuyvesant Town

Potential Architectural Resources

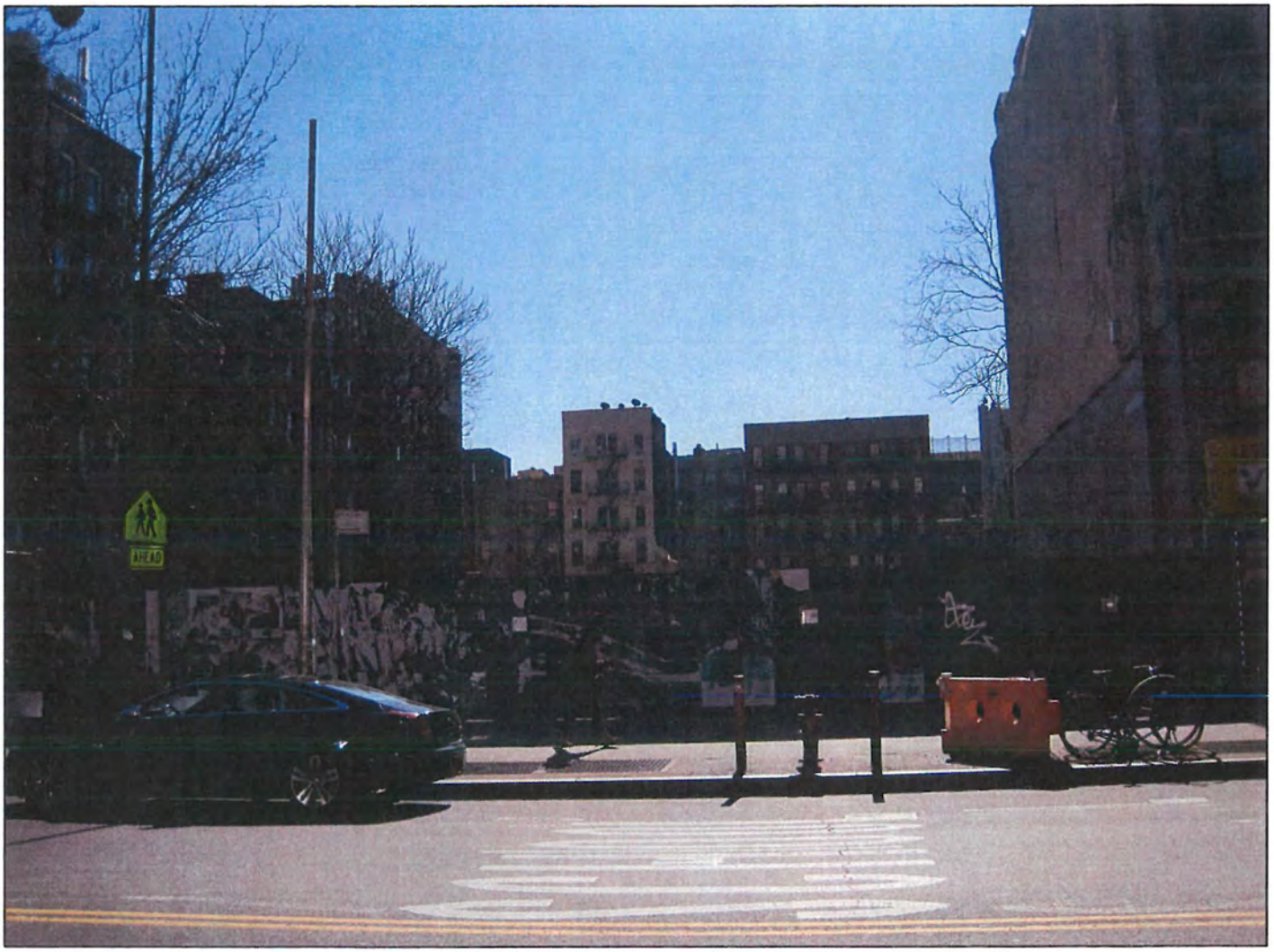
1 437 East 12th Street

2 193 Avenue A

0 200 FEET

**432 EAST 14TH STREET**

Architectural Resources
**Figure D-1**




1

View of the Project Site
**Figure D-2**

The Church of the Immaculate Conception and Clergy House **2**

Stuyvesant Town, view east from East 14th Street **3**

Known Architectural Resources
in Study Area
**Figure D-3**

Insurance Company to provide inexpensive housing for World War II veterans. It consists of 35 freestanding brick buildings of 13 and 14 stories, arranged around a central oval (see **Figure D-3**). The residential buildings have rectilinear footprints of multiple bays and unornamented facades. Playgrounds and lawns are interspersed throughout the development..

Two buildings in the study area were identified as potential architectural resources in the *East Village / Lower East Side Rezoning Final Environmental Impact Statement* (2005). No determination of NYCL or S/NR eligibility were made by LPC at that time. The early 20th century, 5-story brick and stone tenement building located at **437 East 12th Street** was occupied by Beat poet Allen Ginsberg for twenty-one years, from 1975-1996 (see **Figure D-4**). The apartment and neighborhood were featured in numerous poems written while Ginsberg lived in the building. **193 Avenue A** is a 6-story tenement building ornamented with stone window architraves, banding, and a decorative cornice. The building dates to the early 20th century.

## D. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as Landmarks could be designated.

Section BC3309 of the New York City Building Code, "Protection of Adjoining Property," provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic resources. Section BC 3309.4.4 and a second protective measure, the DOB's *TPPN #10/88*, applies to NYCLs, properties within New York City Historic Districts, and National Register-listed properties. *TPPN #10/88* and this sub-section of the Building Code supplements the standard building protections afforded by the Building Code by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

### PROJECT SITE

It is assumed that in the future without the proposed project, the project site will remain vacant. No development would occur by the 2018 analysis year.

### STUDY AREA

As discussed in Attachment A, "Land Use, Zoning, and Public Policy," there are four projects within the 400-foot study area that are expected to be constructed by the 2018 analysis year. The first site is located at 438 East 12th Street, one block directly south of the project site. It is currently under construction for a six-story residential development, anticipated to be completed and occupied in 2017. At 222 Avenue A (504-530 East 14th Street), on the southeast corner of East 14th Street and Avenue A, ground has been broken on a seven-story mixed-use building expected to be completed in 2017. Directly south of the project site, 436 and 442 East 13th Street are both being developed with six-story residential buildings. At six and seven stories, these projects will be in keeping with the heights of buildings in the surrounding area, and thus will not substantially change the visual setting of the resources noted above. None of these projects are within 90 feet of a known architectural resource. Should the potential resources

noted above be designated in the future, they would be within 90 feet of the projects at 436 and 442 East 13th Street and would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.

## E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

### PROJECT SITE

With the proposed project, the project site would be redeveloped with a new 8- and 12-story mixed-use residential and commercial building. The building would be clad predominantly in brick on its street-facing facades, and would have frontage along East 13th and East 14th Streets. The East 13th Street portion of the building would be eight stories in height, and the East 14th Street portion of the building would be 12 stories in height. The two sections of the building would be connected at the cellar level. The proposed retail space would occupy part of the cellar level and ground floor along East 14th Street.

As there are no known or potential architectural resources on the project site, the proposed project would not have a direct, physical effect on such resources.

### STUDY AREA

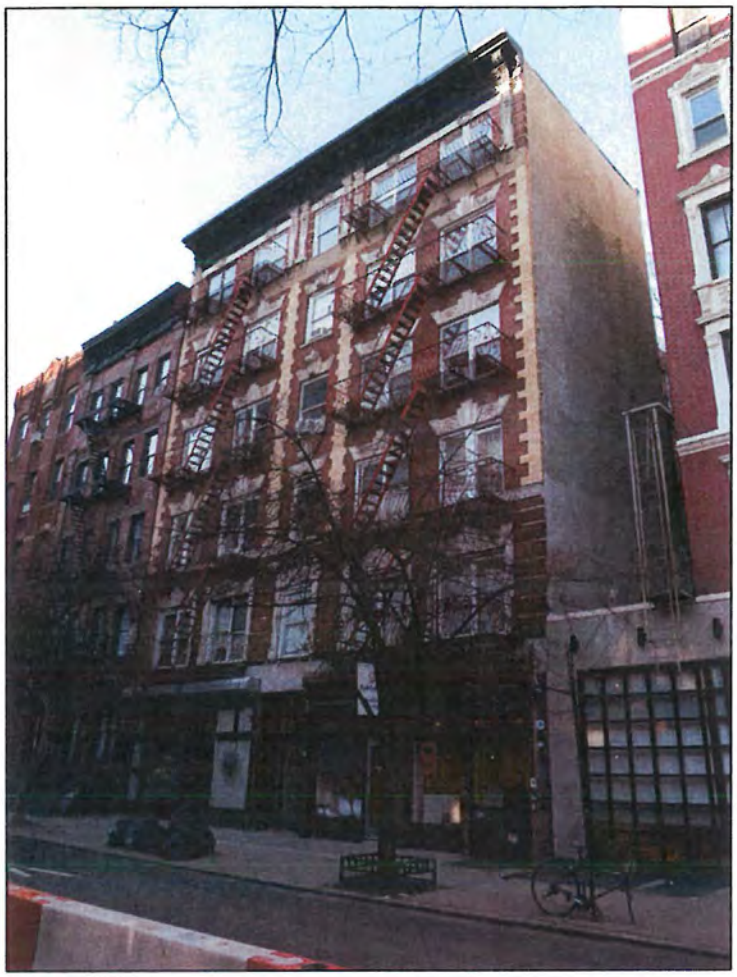
There are no known or potential architectural resources located within 90 feet of the project site. Therefore, the proposed project would not have a direct, physical effect on such resources.

The proposed project would replace an existing vacant lot. The 12-story portion of the proposed building would be similar in height to the 13-story buildings across East 14th Street in the Stuyvesant Town development. The East 13th Street façade would set back above the sixth floor, to be compatible with the existing streetwall along East 13th Street. Thus, the proposed project would be in keeping with the heights of buildings in the surrounding area, and would not substantially change the visual setting of the resources noted above. Further, the anticipated materials for the proposed building, brick, stucco and metal, are consistent with those of the existing study area buildings. Therefore, the proposed building would not introduce incompatible visual, audible, or atmospheric elements to the setting of the architectural resource.

As described in Attachment C, "Shadows," the proposed project would create under an hour of new shadows on the stained glass windows of The Church of Immaculate Conception; however this would not be considered a significant adverse effect on this architectural resource, because the project-generated shadows would not substantially reduce the public's enjoyment of the church's sunlight-sensitive features.

In its comment letter dated April 20, 2015, SHPO concluded that the proposed project would not have an impact on historic resources listed or determined eligible for listing on the New York State and National Registers of Historic Places.

Overall, the proposed project would not adversely impact any known or potential architectural resources on the project site or in the study area. ✳



437 East 12th Street **4**

193 Avenue A **5**

Potential Architectural Resources
in Study Area
**Figure D-4**

## A. INTRODUCTION

This attachment considers the potential of the proposed project to affect urban design and visual resources. The proposed project would construct a mixed-use residential and commercial building at 432 East 14th Street/435 East 13th Street (Block 441, Lot 23) in the East Village neighborhood of Manhattan, Community District 3 (the "project site"). The project would utilize approximately 3,970 square feet of air rights from Block 441, Lot 32, which is currently and would continue to be occupied by a 5-story mixed-use building. The proposed project would contain 155 dwelling units (including 31 affordable units) and approximately 9,100 square feet of retail space in the portion of the project located on East 14th Street.

Under the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian in a project area. The *CEQR Technical Manual* guidelines recommend the preparation of a preliminary assessment of urban design and visual resources, followed by a detailed analysis, if warranted based on the conclusions of the preliminary assessment. The analysis provided below addresses urban design characteristics and visual resources for existing conditions and the future without and with the proposed project.

## B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project.

The proposed actions include an override to waive applicable floor area, height, and setback regulations. These would allow for the development of a project that includes physical alterations observable by pedestrians that are not allowed by existing zoning. Therefore, the proposed project meets the threshold for a preliminary assessment of potential impacts to urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with *CEQR* methodologies, the study area for the urban design and visual resources analysis has been

defined as a 400-foot radius around the project area, consistent with the analysis of land use, zoning, and public policy (see **Figure E-1**).

The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other location where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The proposed project would not result in the construction of large building at a location that experience high wind conditions, and thus a pedestrian wind analysis is not warranted.

## C. EXISTING CONDITIONS

### URBAN DESIGN

*PROJECT SITE*

The project site is a through-block lot located in the middle of the block bounded by East 13th and East 14th Streets, First Avenue, and Avenue A (Block 441, Lot 23) (see **Figures E-1 and E-2**). The site is vacant; it was previously occupied with a one-story former post office building, which was recently demolished. A green, wooden construction fence encloses the lot along East 14th and East 13th Streets (see **Figure E-3**, photo 1). The air rights parcel for the project, 219 Avenue A (Block 441, Lot 32) is occupied by a five-story brick residential building with ground-floor retail. The building, which has been painted white, features projecting window lintels and an ornate central-pediment cornice (see **Figure E-3**, photo 2).

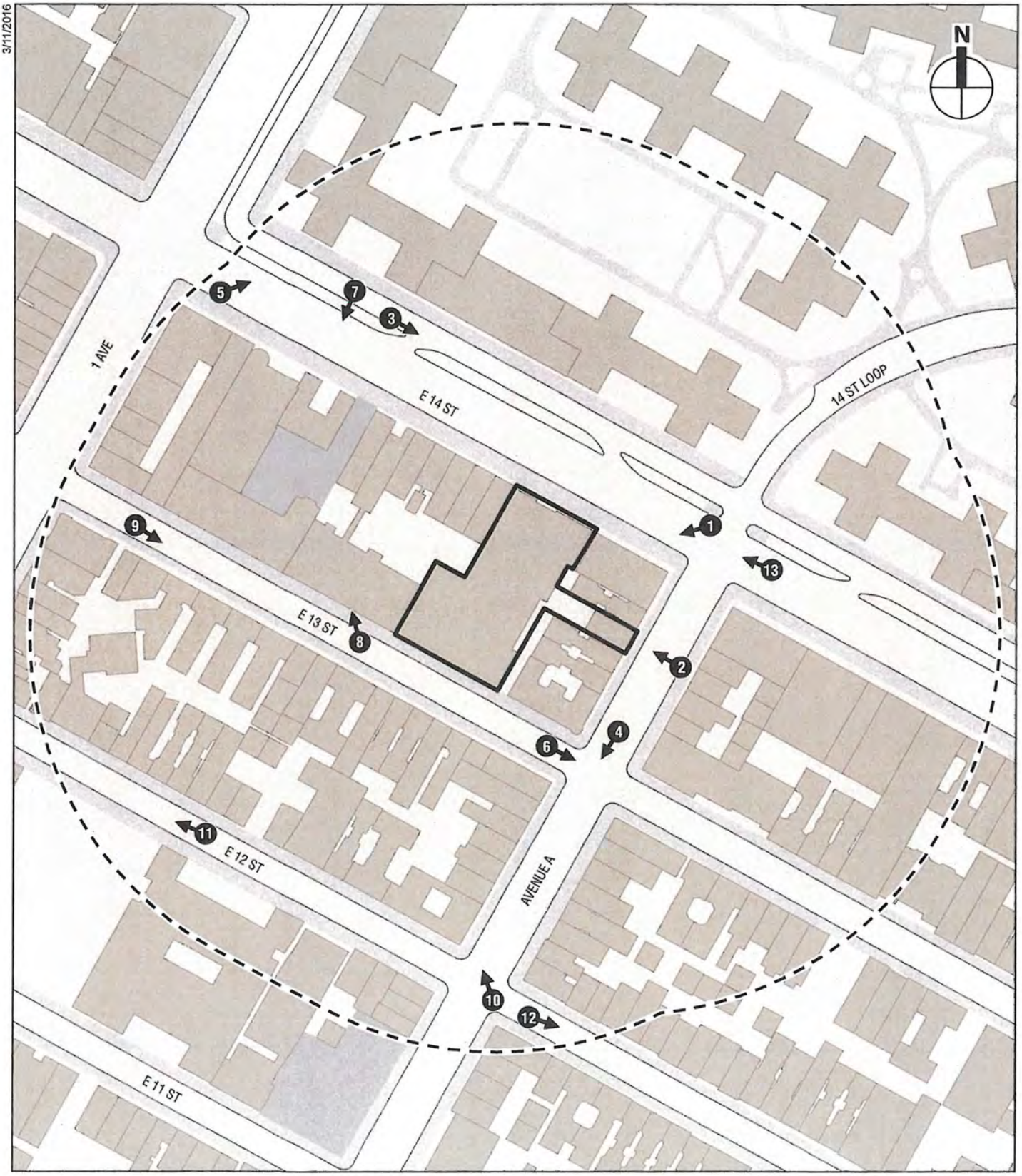
*STUDY AREA*

The 400-foot study area developed in a typical urban grid pattern, and the topography is relatively flat. It primarily contains low-scale mixed-use brick buildings developed beginning in the early 20th century. East 14th Street is a major east-west thoroughfare in the study area. North of East 14th Street, Stuyvesant Town occupies an 80-acre superblock bounded by East 14th and East 20th Streets, the FDR Drive, Avenue C, and First Avenue. Four private loop roads extend through the superblock. The loop road within the study area, 14th Street Loop, aligns with Avenues A and B. This large complex acts as a physical and visual barrier to the north of the project site. The discussion below focuses first on the area's urban design—its basic layout and structures—and then describes its visual resources.

*Streets, Streetscape, Open Space, and Natural Features*

As described above, the study area is generally developed in a grid pattern, although north of East 14th Street several blocks were combined to create the Stuyvesant Town superblock. While the street grid is broken by Stuyvesant Town, its 14th Street Loop aligns with Avenue A and is a U-shaped street with sidewalks. Street furniture in the study area includes street lamps, traffic lights, Citi Bike parking station, bus stop signs, fire hydrants, trash cans, and benches. Mature street trees line East 14th Street, while the narrower side streets have smaller street trees. East 14th Street is a major east-west street in the study area, with four lanes of two-way traffic and street parking, as well as a one-way (westbound) lane and street parking separated from the main roadway by a raised, planted median (see **Figure E-4**, photo 3).

3/11/2016




Project Site

Study Area (400-Foot Boundary)

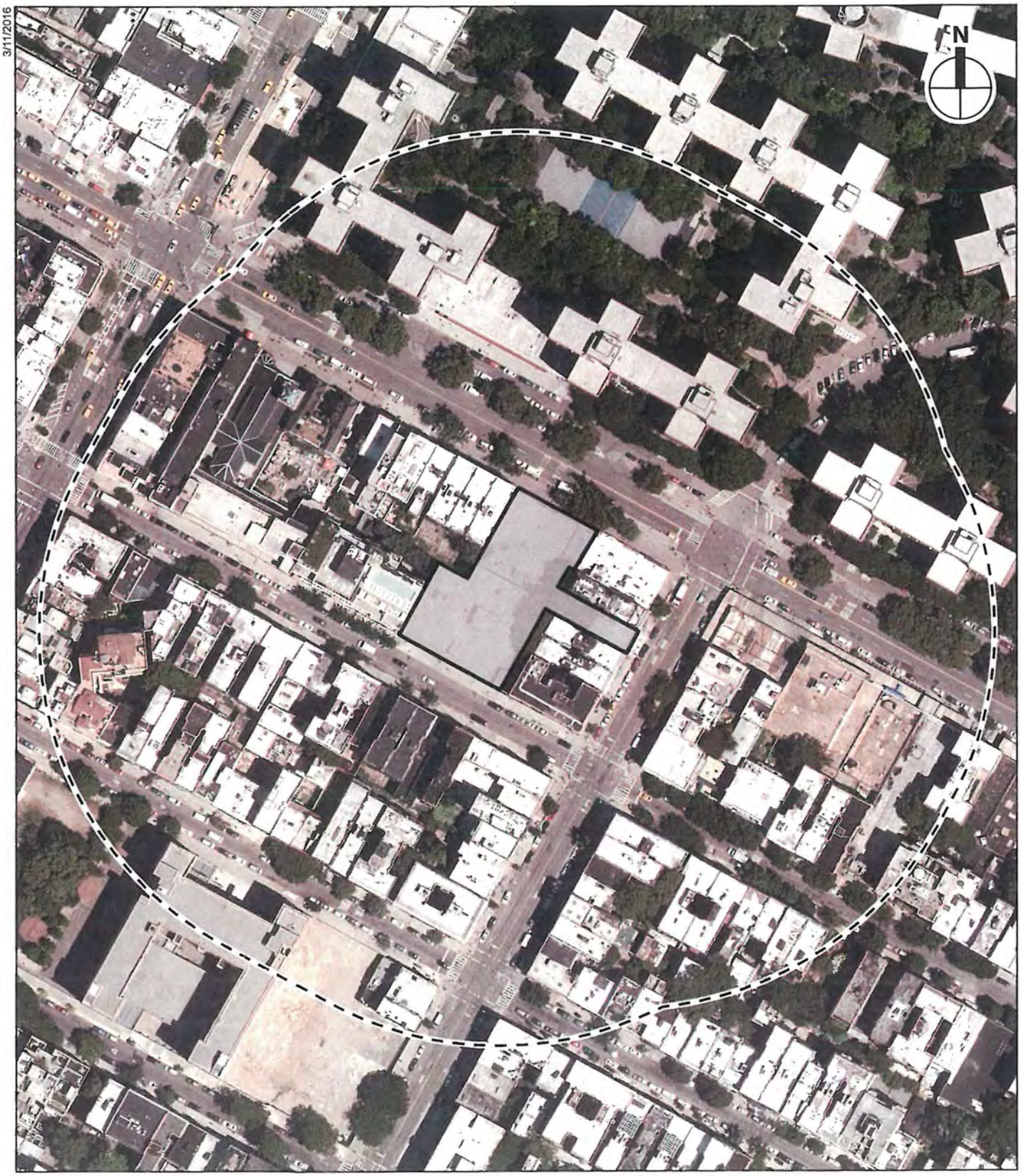
Photograph View Direction and Reference Number

0 200 FEET

Urban Design and Visual Resources
Reference Map
**Figure E-1**

**432 EAST 14TH STREET**

3/11/2016




Project Site

Study Area (400-Foot Boundary)

0 200 FEET

**432 EAST 14TH STREET**

Aerial Map
**Figure E-2**

East 14th Street is a wide east-west cross street in the study area with a raised median dividing lanes of traffic. View looking east. **3**

Avenue A is a wide street with long views that include mature street trees just outside of the study area. View looking south. **4**



Study Area Views
**Figure E-4**

Avenue A is an 80-foot-wide, two-lane thoroughfare that runs north-south through the study area with parallel parking and bike lanes along both sides of the roadway (see **Figure E-4**, photo 4). East 13th Street is a 60-foot-wide, west-bound cross street with parking on either side of the street and a Citi Bike station near Avenue A. East 12th Street is a 60-foot-wide east-bound cross street with parking on either side of the street.

Active streets and street trees of varying size are the defining features of the streetscape. East 14th Street and Avenue A are busy with both vehicle and foot traffic. As a major east-west thoroughfare, East 14th Street has numerous bus lines and the First Avenue subway station of the L line is located at the corner of East 14th Street and First Avenue (see **Figure E-3**, photo 2). A Citi Bike station is located just east of Avenue A on East 13th Street, adding to the foot traffic in the area (see **Figure E-5**, photo 6). The east-west cross streets are heavily treed, with those along East 14th Street being larger, particularly on the north side of the street. As described more fully below, Stuyvesant Town consists of freestanding residential buildings set within landscaped grounds (see **Figure E-5**, photo 5). These grounds consist of grassy areas with trees, landscaped pedestrian passageways that run north-south and east-west through the complex, sidewalk seating areas, basketball, tennis, bocce and volleyball courts, and playgrounds. East of Avenue A, the Dias y Flores Garden is a community garden space located along East 13th Street. Another community garden is located along East 12th Street, just east of the study area, and the Lower East Side Playground is located at the southwest corner of the study area, adjacent to a public intermediate/high school.

*Built Environment*

The built environment within the study area is predominantly four- to six-story brick-clad buildings constructed in the first decade of the 20th century. Just east of the project site on East 14th Street, the project block is developed with one-story shops with glass and metal storefronts. The rest of the project block is mostly occupied with five-story walkup brick apartment buildings with ground-floor retail. A newly-constructed narrow, 8-story, 80-foot-tall, metal and glass residential building is located at 420 East 14th Street/427 East 13th Street (see **Figure E-3**, photo 1). This building is a through-block structure, with its other, much wider facade fronting onto East 13th Street (described below). The Church of the Immaculate Conception and Clergy House (see Attachment D, "Historic and Cultural Resources") is located at 406-414 East 14th Street. The 3½-story clergy houses are built out to the sidewalk, while the church building is set back approximately 14 feet. The buildings are clad in brownstone and dark brown brick (see **Figure E-6**, photo 7).

Just west of the project site on East 13th Street is the newly-constructed through-block building described above. The wider East 13th Street portion of the building provides the main residential entrance and rises a total of 77 feet with a setback at the sixth floor (see **Figure E-6**, photo 8). The facade is largely glazed, with metal frames, colorful accent panels, and projecting glass and metal balconies. The Immaculate Conception School, a tan brick, stone, and metal clad building built in 1946, is located adjacent to the through-block building and south of the church and clergy houses. The central portion of the school building rises four stories before a setback, while two 70-foot-tall sections are located at the east and west ends of the building (see **Figure E-6**, photo 8).

The south side of East 13th Street between First Avenue and Avenue A is developed with a mix of brick-clad, one- to six-story buildings dating to the early 20th century. A two-story, five bay wide brick building located at 408 East 13th Street has a one-story shed-roof, metal rooftop addition. 410-420 East 13th Street is a cluster of three six-story, identically designed brick and

limestone apartment buildings constructed in 1907. All retain their projecting window surrounds, detailed window lintels, and second-floor belt course. Only 420 East 13th Street retains the original metal cornice (see **Figure E-7**, photo 9).

Just north of the project site, the Stuyvesant Town development consists of 35 freestanding brick buildings of 13 and 14 stories, arranged around a central oval (see **Figure E-5**, photo 5). Along East 14th Street, the buildings reach a height of approximately 133 feet. The residential buildings have rectilinear footprints of multiple bays and unornamented facades. Playgrounds and lawns are interspersed throughout the development. On the perimeter, the buildings are aligned with the street grid, and commercial spaces are located along portions of East 14th Street frontages. Within the study area, Stuyvesant Town acts as a visual and physical barrier, with the large brick buildings breaking only for a one-story grocery store and the 14th Street Loop. At the intersection of East 14th Street and the 14th Street Loop, there are fenced, corner grassy areas with trees.

Buildings along Avenue A between East 14th and East 12th Streets vary in height from 38 feet to 65 feet. Buildings are primarily clad in brick, and many retain their original details such as projecting window surrounds, window lintels, and cornices (see **Figure E-7**, photo 10). The buildings are all built out to the sidewalk, creating a uniform street wall.

East of Avenue A, East 13th Street within the study area is developed with a mix of four- to six-story brick buildings. On the northeast corner of the intersection of Avenue A and East 13th Street is a newly-built, brick and concrete block four-story building with a one-story section on East 13 Street. This building is contextually designed, referencing details from neighboring buildings such as quoins, a rusticated first floor, contrasting window lintels, and a simplified cornice (see **Figure E-5**, photo 6). In the middle of the block at 523-525 East 13th Street is a large, nine-story brick apartment building. The four-bay-wide central section of the building is recessed and rises seven stories before a setback; the two two-bay-wide outer portions of the building rise six-stories before a setback.

On the block bounded by East 12th and East 11th Streets, First Avenue, and Avenue A, a charter middle school and a public high school are housed in the former P.S. 60 building, a through-block structure in the middle of the block bounded by East 11th and 12th Streets, First Avenue, and Avenue A. The five-story, 60-foot-tall H-plan school building was built in 1923 and is clad in brick and limestone. Two raised entrances are recessed from the street, and parking spaces are provided between these. The Lower East Side Playground, which includes playground equipment, a basketball court, and a soccer field is located to the west of the school building. To the west of the playground on East 11th Street is a community garden. A brightly colored mural is painted on the building west-adjacent to the soccer field (see **Figure E-8**, photo 11). A newly-constructed building is located opposite the school building, at 427 East 12th Street. The black brick and metal building rises six-stories without setbacks. East of the school is a large site currently under construction for a residential building (see below under "Future Without the Proposed Project").

East of Avenue A, East 12th Street contains three four-story brick apartment buildings with ground-floor retail and two five-story brick apartment buildings, one with ground-floor retail. These buildings were all constructed in the beginning of the 20th century (see **Figure E-8**, photo 12).

View to Stuyvesant Town, looking east on East 14th Street near First Avenue **5**

East 13th Street at Avenue A. A Citi Bike parking station is located on the southeast corner. View looking northeast. **6**

Study Area Views
**Figure E-5**

Church of the Immaculate Conception and Clergy Houses. View looking south. **7**

East 13th Street between First Avenue and Avenue A contains a newly-constructed residential building and a brick school building. View looking northwest. **8**

Study Area Views
**Figure E-6**

South side of East 13th Street, view looking southeast from east of First Avenue **9**

View looking northwest from East 12th Street and Avenue A **10**

Study Area Views
**Figure E-7**

A soccer field and brightly painted mural are part of the playground space on the south side of East 12th Street. View looking southwest. **11**

East 12th Street east of Avenue A contains a mix of brick buildings constructed in the early part of the 20th century. View looking east. **12**



Study Area Views
**Figure E-8**

### VISUAL RESOURCES

*PROJECT SITE*

As defined in the *CEQR Technical Manual*, a visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources. As described above, the project site is vacant, and there are no visual resources located on the project site. The five story residential building on the air rights parcel is not considered to be a visual resource.

*STUDY AREA*

Visual resources within the study area consist of historic architectural resources and natural resources. As described above, the Immaculate Conception Church and Clergy House located west of the project site on the project block are stone and brick buildings dating to 1894 (see **Figure E-6**, photo 7). The tall bell tower of the church is a notable visual element within study area views.

Along East 14th Street, views are long. To the west, views include the Consolidated Edison Company Building (a New York City Landmark that has been determined eligible for listing on the State and National Registers of Historic Places) located at the northeast corner of Irving Place and East 14th Street. The tall, white tower with hipped roof rises approximately 478 feet and is a distinctive landmark in the area (see **Figure E-9**, photo 13). To the east, views extend to the large Con Ed power plant located at the East River waterfront. Within the study area, the landscaped grounds and mature trees within and surrounding Stuyvesant Town are considered to be a visual resource.

Views east and west along East 12th and East 13th Streets tend to be shorter as the streets are narrower and lined with street trees. Avenue A provides long views to the south, including mature trees in Tompkins Square Park; views to the north on the avenue terminate at Stuyvesant Town.

## D. THE FUTURE WITHOUT THE PROPOSED PROJECT

### PROJECT SITE

Absent the proposed project, it is assumed that the project site will remain vacant and no development would occur.

### EFFECTS OF OTHER FUTURE PROJECTS

As discussed in Attachment A, "Land Use, Zoning, and Public Policy," there are four developments that are expected to be constructed by the 2018 analysis year in the 400-foot study area. 438 East 12th Street, a six-story, approximately 80-foot-tall, 82-unit residential development, is anticipated to be completed and occupied in 2017. As currently designed, the facade will feature brick, aluminum, and glazing. At 222 Avenue A (504-530 East 14th Street), a seven-story, approximately 80-foot-tall, 150-unit mixed-use building is expected to be completed in 2017. Additional construction is underway at 436 and 442 East 13th Street, which are both being developed with six-story, six unit buildings.

# E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

## URBAN DESIGN

The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also are generally appropriate for areawide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

### *PROJECT SITE*

In the future with the proposed project, a new, mixed-use residential and commercial building would be constructed on the site. The proposed building would have frontage along East 13th and East 14th Streets (see **Figures E-10** and **E-11**). The East 13th Street portion of the building would be eight stories in height (approximately 80 feet), with a setback above the sixth floor. The East 14th Street portion of the building would rise 12 stories (124 feet) without setbacks (see **Figure E-12**). Retail space would occupy the first floor of the East 14th Street portion of the building.

### *STUDY AREA*

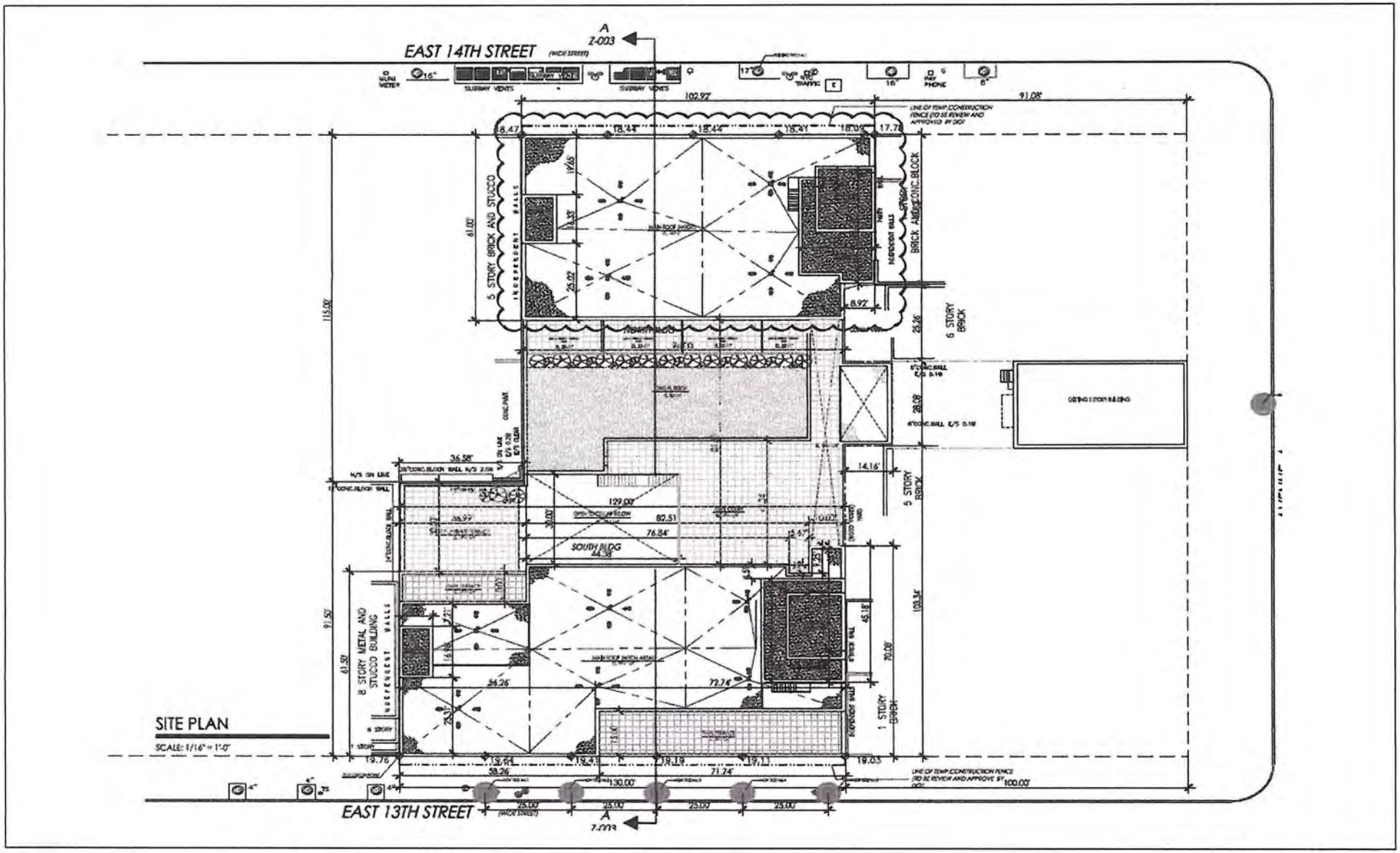
The proposed new building would be in keeping with the uses, height, and massing of buildings in the study area. The East 14th Street portion of the building would be similar in height to the 13- and 14-story buildings (133 feet tall) located across the street in Stuyvesant Town. The East 13th Street portion of the building would have a set back above the sixth floor to maintain the surrounding streetwall height on this street. The height of this portion of the building would be in keeping with other recently constructed buildings in the area, most notably the adjacent through-block development at 420 East 14th Street/427 East 13th Street. The footprint and massing of the proposed building would be in keeping with the larger developments in the study area, such as the adjacent through-block building, Stuyvesant Town, and 523-525 East 13th Street.

The proposed project would not be anticipated to adversely affect any urban design features of the study area, and would not adversely affect the experience of the pedestrian.

## VISUAL RESOURCES

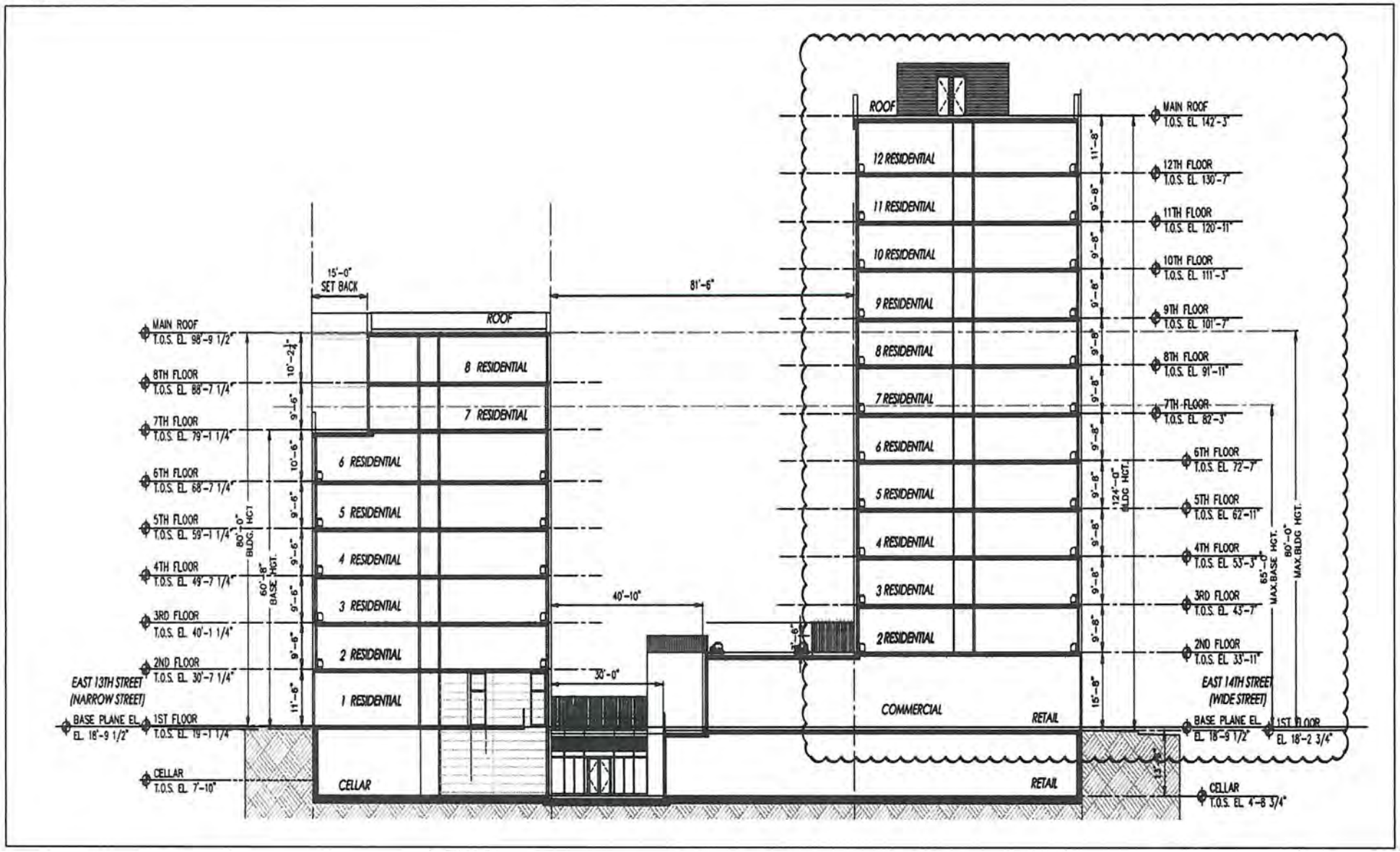
According to the guidance of the *CEQR Technical Manual*, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the street grid so that the approach to the resource changes; if a project changes the scale of

View west to Consolidated Edison building, from East 14th Street and Avenue A **13**



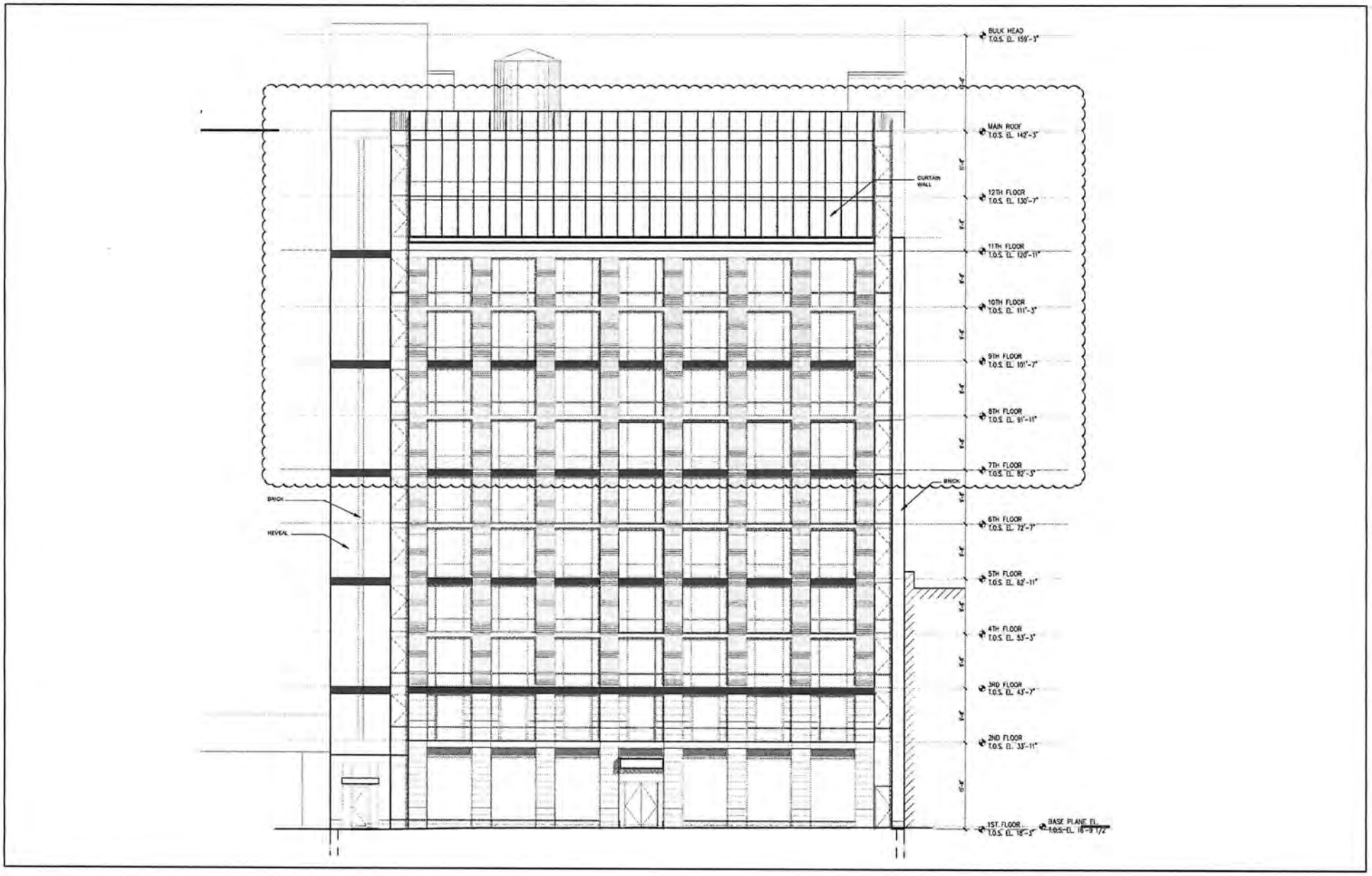

Proposed Site Plan

**Figure E-10**




Section of Proposed Building

**Figure E-11**




Illustrative Rendering
East 14th Street Façade of Proposed Building
**Figure E-12**

surrounding buildings so that the context changes; or if a project removes lawns or other open areas that serve as a setting for the resource).

Key considerations in the assessment of the significance of a visual resource impact may include whether the project obstructs important visual resources and whether such obstruction would be permanent, seasonal, or temporary; how many viewers would be affected; whether the view is unique or do similar views exist; or whether the visual resource can be seen from many other locations.

*PROJECT SITE*

There are no visual resources located on the project site or the air rights parcel. Therefore, the proposed project would have no significant adverse impacts to on-site visual resources.

*VISUAL REOURCES*

The proposed building would not block any view corridors or views to any visual resources. Visual resources, including the Church of the Immaculate Conception and Clergy House and landscaping surrounding Stuyvesant Town, are located in close proximity to the project site; however, views to these resources would not be obstructed, and the proposed project would not alter the existing street grid or remove open areas that serve as a visual setting for either resource. Both resources would remain prominent in views from surrounding streets. Other visual resources in the area, such as the Consolidated Edison Building and the mature trees located within Tompkins Square Park, are located at a greater distance from the project site, and thus the addition of the proposed building would be less notable in the long views toward those resources.

Overall, the proposed project would not have a significant adverse impact on urban design or visual resources, or the pedestrian's experience of these characteristics of the built and natural environment. The proposed project does not merit further analysis of urban design and visual resources. *

## A. INTRODUCTION

This attachment addresses the potential for the presence of hazardous materials resulting from previous and existing uses both on the project site and in the surrounding area, and potential risks related to the proposed project with respect to any such hazardous materials. The building formerly on the project site has been demolished, and the property is currently a vacant lot, capped with the former concrete building slab. The proposed project includes construction of a twelve-story mixed-use building with a shared cellar and landscaped areas fronting East 14th Street and an eight-story residential building with a shared cellar fronting East 13th Street.

This assessment was based on the findings of a May 2014 *Phase I Environmental Site Assessment (ESA)* performed by HydroTech Environmental Corp., an October 2014 *Subsurface (Phase II) Investigation* prepared by AKRF, Inc., and a May 2015 *Geotechnical Report* prepared by Mueser Rutledge Consulting Engineers.

## B. EXISTING CONDITIONS

### SUBSURFACE CONDITIONS

The project site is approximately 20 feet above sea level. During the Subsurface (Phase II) Investigation, a layer of fill material was observed to depths ranging from 0 to 13 feet (or more) overlying apparent native material including sand. Groundwater was first encountered at between approximately 13 and 15 feet below grade and estimated to flow in an approximately easterly direction toward the East River. Bedrock was not encountered in any of the borings, which extended to 20 feet. During a subsequent geotechnical investigation conducted in April and May 2015 by Mueser Rutledge Consulting Engineers, groundwater was observed at depths ranging from 12 to 12.5 feet below grade.

### HAZARDOUS MATERIALS ASSESSMENT

The Phase I ESA identified a former New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup (BCP) site located immediately northwest adjacent to the project site with releases of hazardous materials associated with dry cleaning. The Subsurface (Phase II) Investigation identified somewhat elevated levels of semivolatile organic compounds (SVOCs) and metals in soil. Elevated levels of volatile organic compounds (VOCs) and SVOCs in groundwater and VOCs in soil vapor were also identified. These studies and are discussed in more detail below.

*Phase I Environmental Site Assessment – 432 East 14th Street,, Manhattan, New York, Hydro Tech Environmental, Corp., May 2014*

The study identified two recognized environmental conditions (RECs), i.e., the presence or likely presence of hazardous substances or petroleum products in, on, or at a property. The first was a 1,000-gallon underground storage tank (UST) containing No. 2 fuel oil beneath the

southern portion of the building. The second was the northwest adjacent NYSDEC BCP site. A petroleum spill was reported to have occurred at the dry cleaner previously located at 427-429 East 13th Street. Although the BCP site remediation was completed in December 2007, a potential for residual soil vapor and vapor intrusion was identified. The suspected presence of asbestos-containing material (ACM) throughout the building was also identified.

*Subsurface (Phase II) Investigation – 432 East 14th Street, New York, New York, AKRF, Inc., October 2014.*

The investigation included a geophysical survey and the advancement of six borings with the collection and laboratory analysis of six soil and four groundwater samples. Four subsurface soil vapor points were also installed to collect soil vapor samples. The geophysical survey identified an anomaly consistent with the suspected UST, in the loading area near East 13th Street. The borings encountered up to 15 feet of historical fill material (sand and silt with gravel, brick, asphalt, concrete, brick, and glass) underlain by apparent native sand. Groundwater was first encountered between approximately 13 and 15 feet below grade, but bedrock was not encountered. Laboratory analysis of the soil samples indicated levels of certain VOCs, SVOCs, and metals were above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives; however, these are based on long-term exposure to soil in a multi-family residential setting, a scenario which does not occur now and would not occur in the future with the proposed project. Groundwater samples did not meet drinking water criteria, but groundwater in Manhattan is not used as a source of drinking water. Twenty-four VOCs associated with petroleum or chlorinated solvents were detected in the soil vapor samples, including tetrachloroethylene (PCE) and trichloroethylene (TCE) above the New York State Department of Health (NYSDOH) indoor air guidance values (AGVs) in one or more samples.

## C. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, the project site would be expected to remain in its existing condition. Without excavation for new development, there would be no significant potential for exposure to subsurface contaminants. The UST, which is no longer in use, would require removal or closure-in-place in accordance with NYSDEC regulatory requirements.

## D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

The greatest potential for exposure to any hazardous materials would occur during the proposed project's construction, which would require subsurface disturbance to construct the cellar and foundations of the new building. The potential for significant adverse impacts would be avoided by adhering to the following:

- A Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP) have been prepared for approval by the New York City Department of Environmental Protection (NYCDEP), the City agency overseeing the development of this property, for implementation during subsurface disturbance. The RAWP and CHASP are based on the findings of the Subsurface Investigation and address requirements for: management of excavated soils (including stockpiling and transportation/disposal of excess soil), dust control, and contingency measures should unforeseen petroleum tanks or soil contamination be encountered. The RAWP includes a provision for a vapor barrier beneath/outside of the foundations of the new building as an protective measure against vapor intrusion.
- The known UST and any additional petroleum tanks encountered during construction would be removed (along with any contaminated soil) in accordance with applicable regulations,

including New York City Fire Department and New York State Department of Environmental Conservation (NYSDEC) requirements (including those relating to spill reporting and tank registration).

- If dewatering is necessary during construction, water would be discharged to sewers in accordance with NYCDEP requirements. Groundwater would likely require treatment with granular activated carbon filters prior to discharge into the New York City sewers system.

With these measures in place, the proposed project would not result in any significant adverse impacts related to hazardous materials. ✳

## Attachment G: Transportation

**[TO COME]**

## A. INTRODUCTION

The potential for air quality impacts associated with the proposed mixed-use project at 432 East 14th Street in the East Village neighborhood of Manhattan (Block 441, Lots 23 and 32) was analyzed.

The proposed project is not expected to significantly alter traffic conditions. The maximum hourly increase in traffic volume due to the proposed project would not exceed the *CEQR Technical Manual* carbon monoxide screening threshold of 170 auto trips during peak hour at nearby intersections in the study area, nor would it exceed the particulate matter (PM) screening threshold discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual*. Therefore, a mobile source analysis is not required.

The *CEQR Technical Manual* requires an assessment of any actions that could result in the location of sensitive uses within 1,000 feet of a major or large emission sources (e.g., a power plant) requiring federal or state facility permits. To assess the potential effects of these existing sources on the proposed project, a review of existing permitted facilities was conducted. The nearest existing major or large emission source is the East River Generating Station operated by Con Edison, located more than 1,000 feet from the project area. Therefore, analysis of the potential impact of large sources on the proposed project is not required.

The proposed project involves the development of a mixed-use building containing 155 dwelling units and commercial use with a 12-story frontage facing East 14th Street, and an 8-story frontage facing East 13th Street. Since the proposed building would include a fossil fuel-fired heat and hot water system, an analysis of potential future pollutant concentrations from this source was conducted. As presented below, there would be no potential for significant adverse air quality impacts from the proposed project's heat and hot water systems. Therefore, overall, no significant adverse air quality impacts would occur as a result of the proposed project.

## B. METHODOLOGY

Two analyses were prepared to assess the potential for air quality impacts associated with emissions from the proposed project's heat and hot water systems, according to the methods described in the *CEQR Technical Manual*. It was conservatively assumed that the heat and hot water system would utilize No. 2 fuel oil. The main pollutant of concern when burning No. 2 fuel oil is sulfur dioxide ($SO_2$). An initial screening analysis was prepared using the methodology for the initial screening of impacts from heat and hot water system described in the *CEQR Technical Manual*, and further screening was prepared using the EPA approved AERSCREEN model to evaluate potential impacts on concentrations of 1-hour average nitrogen dioxide ($NO_2$), 1-hour average concentrations of $SO_2$, and 24-hour and annual average concentrations of PM less than 2.5 micrometers in diameter ($PM_{2.5}$).

## INITIAL SCREENING

An initial screening analysis was performed using the methodology described in Section 322.1 of Chapter 17 of the *CEQR Technical Manual*. This methodology determines the threshold of development size below which the action would not have a significant adverse impact for most pollutants and averaging periods. The screening procedure utilizes information regarding the type of fuel to be burned, the maximum development size, and the exhaust stack height to evaluate whether or not a significant impact is possible.

Based on the distance from the development to the nearest building of similar or greater height, if the maximum development size is greater than the threshold size in the *CEQR Technical Manual*, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis.

The nearest building of similar or greater height would be 630 feet from the project site. This is further than the 400 foot maximum screening distance, therefore a distance of 400 feet was chosen in accordance with the guidance provided in the *CEQR Technical Manual*.

However, since the screening does not address the most recently introduced standards, additional screening was undertaken (see below).

## AERSCREEN ANALYSIS

Potential 1-hour $NO_2$, 1-hour $SO_2$, and 24-hour and annual average $PM_{2.5}$ impacts from the proposed project's heat and hot water system's emissions were evaluated using the EPA's AERSCREEN model (version 15181 EPA, 2015). The AERSCREEN model predicts worst-case 1-hour average concentrations downwind from a point, area, or volume source. AERSCREEN generates application-specific worst-case meteorology using representative minimum and maximum ambient air temperatures, and site-specific surface characteristics such as albedo, Bowen ratio, and surface roughness length.[1] The AERSCREEN model was used to calculate worst-case ambient concentrations of criteria pollutants from the proposed project downwind of the stack. Potential 1-hour average $NO_2$ and 1-hour average $SO_2$ concentrations, added to representative background concentrations in the area, were compared with the National Ambient Air Quality Standards (NAAQS). Potential 24-hour and annual average incremental concentrations of $PM_{2.5}$ were compared with $PM_{2.5}$ *de minimis* criteria thresholds defined in the *CEQR Technical Manual*.

The model incorporates the Plume Rise Model Enhancements (PRIME) downwash algorithm, which is designed to predict impacts in the "cavity region" (i.e., the area around a structure which, under certain conditions, may affect an exhaust plume, causing a portion of the plume to become entrained in a recirculation region). AERSCREEN applies the PRIME algorithm based on inputs from the Building Profile Input Program for PRIME (BPIPPRM) to provide a detailed analysis of downwash influences on a direction-specific basis. AERSCREEN also incorporates complex terrain algorithms and uses a terrain processor to account for the terrain in the vicinity of the source on a direction-specific basis.

---

[1] The albedo is the fraction of the total incident solar radiation reflected by the ground surface. The Bowen ratio is the ratio of the sensible heat flux to the latent (evaporative) heat flux. The surface roughness length is related to the height of obstacles to the wind flow and represents the height at which the mean horizontal wind speed is zero based on a logarithmic profile.

The AERSCREEN model was run both with and without the influence of building downwash, using urban diffusion coefficients that were based on a review of land-use maps of the area. Other model options were selected based on EPA guidance.

Nitrogen oxides (nitric oxide [NO] and $NO_2$, collectively referred to as $NO_x$) are emitted mostly as NO and are transformed to $NO_2$ as part of the chemical reactions in the atmosphere. Maximum 1-hour average $NO_2$ concentrations were estimated using an $NO_2$ to $NO_x$ ratio of 0.8. The 0.8 ratio used for the maximum 1-hour concentration is the recommended default ratio per EPA's guidance for $NO_2$ modeling.[1]

*EMISSION RATES AND STACK PARAMETERS*

The stack exhaust parameters and emission rates used in the AERSCREEN analysis are presented in **Table H-1**. Annual emissions rates from the heat and hot water system were calculated based on fuel consumption estimates, using energy use estimates based on the type of development and size of the building (166,177 gross square feet [gsf]) as recommended in the *CEQR Technical Manual*, and applying the EPA's emission factors for No. 2 fuel oil-fired boilers.[2] The short-term emission rates were calculated by scaling the annual emissions to account for a 100-day heating season. The exhaust from the heat and hot water system was assumed to be vented through a single stack located on the bulkhead roof of the building at a height of 145 feet above grade (3 feet above the roof). The exhaust velocity was calculated based on the exhaust flowrate for the boiler capacity estimated using the energy use of the proposed project and EPA's fuel factors[3]. Assumptions for stack diameter and exhaust temperature for the proposed system were obtained from a survey of boiler exhaust data performed and provided by New York City Department of Environmental Protection (NYCDEP) and were used to calculate the exhaust velocity.

**Table H-1**
**Heat and Hot Water System Stack Parameters and Emission Rates**

| Stack Parameter | Value |
|---|---|
| Stack Height (feet) | 145 |
| Stack Diameter (feet) | 1.00 |
| Exhaust Velocity (feet per second) | 17.2 |
| Exhaust Temperature (degrees Fahrenheit) | 300 |
| *Emission Rate (grams/second)* | |
| $NO_2$ (1-hour average) | 0.0676 |
| $SO_2$ (1-hour average) | 0.0008 |
| $PM_{2.5}$ (24-hour average) | 0.0064 |
| $PM_{2.5}$ (Annual average) | 0.0018 |

[1] EPA. Memorandum: *Clarification on the use of AERMOD Dispersion Modeling for Demonstrating Compliance with the $NO_2$ National Ambient Air Quality Standard.* September 30, 2014.

[2] EPA. *Compilations of Air Pollutant Emission Factors AP-42.* Fifth Edition, Volume I, Chapter 1, Section 3. http://www.epa.gov/ttn/chief/ap42. September, 1998.

[3] Table 19-2 40 C.F.R Chapter I Subchapter C Part 60

*RECEPTOR LOCATIONS*

A receptor is specific location at which concentrations are projected. Receptor information provides the distance from the source, terrain height, and height above ground for selected locations. The screening analysis considered the effect of the proposed project's stationary source emissions on a residential building located at 445 East 14th Street (which is the nearest building with a height above 100 feet above grade, at approximately 130 feet away from the proposed project on the side closest to the receptor building), as well as other adjacent buildings that are three to seven stories shorter than the proposed project (with heights between 50 and 90 feet above grade) that were also considered due to its proximity.

*BACKGROUND CONCENTRATIONS*

To estimate the maximum expected total $NO_2$ and $SO_2$ concentrations at a given receptor, the maximum concentration increments predicted from the heating system were added to the corresponding background concentrations (see **Table H-2**). These background levels represent the 98th and 99th percentile annually of the daily-highest 1-hour average $NO_2$ and $SO_2$ concentrations, respectively (these are the statistical forms of the respective standards) that were measured at the nearest New York State Department of Department of Environmental Conservation (NYSDEC) background monitoring station for each of the pollutants. It was conservatively assumed that these high background concentrations occur on all days.

**Table H-2**
**Maximum Background Pollutant Concentrations**
**For Heat and Hot Water System Analysis**

| Pollutant | Average Period | Location | Background Concentration (μg/m$^3$) | Standard (μg/m$^3$) |
|---|---|---|---|---|
| $NO_2$ | 1-hour | Queens College, Queens | 109 | 188 (1) |
| $SO_2$ | 1-hour | Queens College, Queens | 37 | 196 (1) |
| $PM_{2.5}$ | 24-hour | PS 19, New York | 25.6 | 6.4 (2) |
| $PM_{2.5}$ | Annual | N/A | N/A | 0.3 (3) |

**Notes:**
N/A – Not Applicable
1 1-hour average NAAQS.
2 24-hour average $PM_{2.5}$ *de minimis* criterion,, not to exceed more than half the difference between the background concentration and the 24-hour standard of 35 μg/m$^3$.
3 *de minimis* criterion for annual average $PM_{2.5}$ (discrete receptor), not to exceed

The background concentration for annual average $PM_{2.5}$ is not used since the criterion for this standard is based on incremental concentrations only, as described above. However, the *de minimis* criterion for 24-hour average $PM_{2.5}$ takes into account the background concentration.

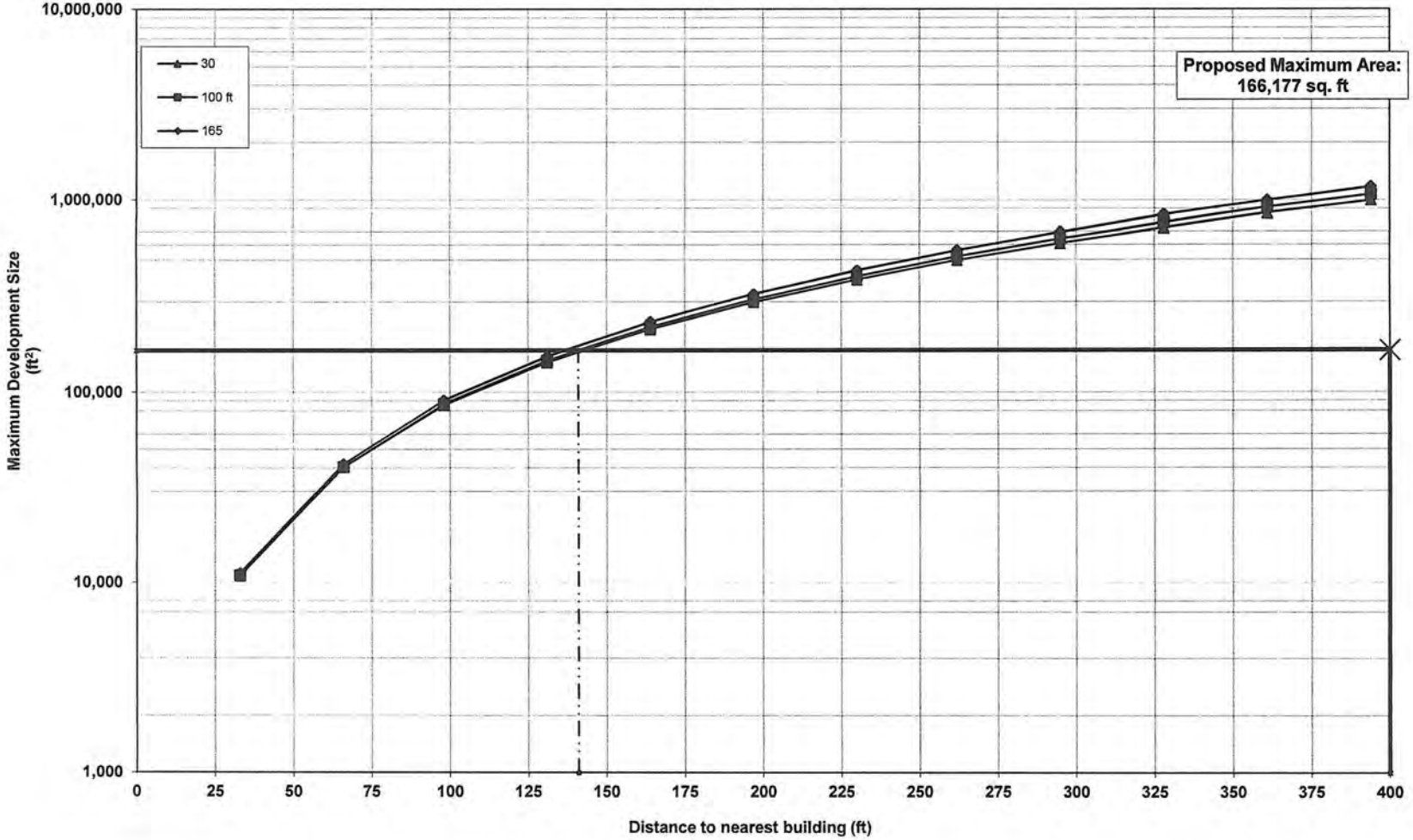
## PROBABLE IMPACTS OF THE PROPOSED PROJECT

*INITIAL SCREENING*

The results of the simplified screening analysis are presented in **Figure H-1**. The distance below which impacts might occur on buildings of similar height was determined to be approximately 141 feet. There would be no building of similar height within 400 feet of the project site. Therefore, a distance of 400 feet was chosen in accordance with the guidance provided in the *CEQR*

**HVAC Screening Analysis**
**Site:** 432 East 14th Street
**Date:** 2/29/2016
**Pass**

**FIG App 17-5**
**$SO_2$ BOILER SCREEN**
**RESIDENTIAL DEVELOPMENT - FUEL OIL #2**




**Stack Height:** 145 ft
**Distance to Nearest Building of Similar or Greater Height:** 400 ft
**Proposed Maximum SQFA:** 166,177 sq. ft
**Minimum Allowable Distance to Nearest Building:** 141 ft

*Technical Manual*. Since annual average $SO_2$ is the critical pollutant in this analysis, impacts would also not be expected for the annual average $NO_2$, $PM_{10}$, and CO standards.

*AERSCREEN ANALYSIS*

The results of the AERSCREEN analysis for 1-hour average $NO_2$, 1-hour average $SO_2$, and 24-hour and annual average $PM_{2.5}$ are presented in **Table H-3**. The projected potential impacts from the proposed project's heat and hot water system on all pollutant concentrations are less than their respective thresholds (NAAQS and *de minimis* criteria).

**Table H-3**
**Maximum Modeled Pollutant Concentrations (μg/m³)**

| Pollutant | Averaging Period | Maximum Modeled Increment | Background Concentration | Total / Incremental Concentration | Criterion |
|---|---|---|---|---|---|
| $NO_2$ | 1-hour | 25 | 109 | 134 | 188 |
| $SO_2$ | 1-hour | 1 | 37 | 38 | 196 |
| $PM_{2.5}$ | 24-hour | 1.8 | N/A | 4.1 | 4.7[1] |
| | Annual | 0.08 | N/A | 0.19 | 0.3[2] |

**Notes:**
N/A – Not Applicable
[1] $PM_{2.5}$ 24-hour average *de minimis* criteria —not to exceed more than half the difference between the background concentration and the 24-hour standard of 35 μg/m³.
[2] $PM_{2.5}$ annual average *de minimis* criteria for discrete receptors.

*CONCLUSION*

Based on the results of both screening analyses, the proposed project's heat and hot water systems would not result in any significant adverse air quality impacts. *

## A. INTRODUCTION

The proposed project at 432 East 14th Street would not generate sufficient traffic to have the potential to cause a significant noise impact (i.e., it would not result in a doubling of noise passenger car equivalents [Noise PCEs] which would be necessary to cause a 3 dBA increase in noise levels). However, the effects of ambient noise adjacent to the project site (including noise from vehicular traffic) are addressed in the following attachment. The analysis determines the level of building attenuation necessary to ensure that the proposed building's interior noise levels satisfy applicable City Environmental Quality Review (CEQR) interior noise criteria.

## B. ACOUSTICS FUNDAMENTALS

Sound is a fluctuation in air pressure. Sound pressure levels are measured in units called "decibels" ("dB"). The particular character of the sound that we hear (a whistle compared with a French horn, for example) is determined by the speed, or "frequency," at which the air pressure fluctuates, or "oscillates." Frequency defines the oscillation of sound pressure in terms of cycles per second. One cycle per second is known as 1 Hertz ("Hz"). People can hear over a relatively limited range of sound frequencies, generally between 20 Hz and 20,000 Hz, and the human ear does not perceive all frequencies equally well. High frequencies (e.g., a whistle) are more easily discernable and therefore more intrusive than many of the lower frequencies (e.g., the lower notes on the French horn).

### "A"-WEIGHTED SOUND LEVEL (DBA)

In order to establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted sound level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table I-1**, the threshold of human hearing is defined as 0 dBA; quiet conditions (as in a library, for example) are approximately 40 dBA; levels between 50 dBA and 70 dBA define the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

In considering these values, it is important to note that the dBA scale is logarithmic, meaning that each increase of 10 dBA describes a doubling of perceived loudness. Thus, the background noise in an office, at 50 dBA, is perceived as twice as loud as a library at 40 dBA. For most people to perceive an increase in noise, it must be at least 3 dBA. At 5 dBA, the change will be readily noticeable.

**Table I-1**
**Common Noise Levels**

| Sound Source | (dBA) |
|---|---|
| Military jet, air raid siren | 130 |
| Amplified rock music | 110 |
| Jet takeoff at 500 meters | 100 |
| Freight train at 30 meters | 95 |
| Train horn at 30 meters | 90 |
| Heavy truck at 15 meters | 80–90 |
| Busy city street, loud shout | 80 |
| Busy traffic intersection | 70–80 |
| Highway traffic at 15 meters, train | 70 |
| Predominantly industrial area | 60 |
| Light car traffic at 15 meters, city or commercial areas, or residential areas close to industry | 50–60 |
| Background noise in an office | 50 |
| Suburban areas with medium-density transportation | 40–50 |
| Public library | 40 |
| Soft whisper at 5 meters | 30 |
| Threshold of hearing | 0 |

**Note:** A 10 dBA increase in level appears to double the loudness, and a 10 dBA decrease halves the apparent loudness.
**Sources:** Cowan, James P. *Handbook of Environmental Acoustics,* Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

## SOUND LEVEL DESCRIPTORS

Because the sound pressure level unit of dBA describes a noise level at just one moment and few noises are constant, other ways of describing noise that fluctuates over extended periods have been developed. One way is to describe the fluctuating sound heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level," $L_{eq}$, can be computed. $L_{eq}$ is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours, denoted by $L_{eq(24)}$), conveys the same sound energy as the actual time-varying sound. Statistical sound level descriptors such as $L_1$, $L_{10}$, $L_{50}$, $L_{90}$, and $L_x$, are used to indicate noise levels that are exceeded 1, 10, 50, 90, and x percent of the time, respectively.

The relationship between $L_{eq}$ and levels of exceedance is worth noting. Because $L_{eq}$ is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates little, $L_{eq}$ will be approximately equal to the $L_{50}$ or the median value. If the noise fluctuates broadly, the $L_{eq}$ will be approximately equal to the $L_{10}$ value. If extreme fluctuations are present, the $L_{eq}$ will exceed $L_{90}$ or the background level by 10 or more decibels. Thus the relationship between $L_{eq}$ and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the $L_{eq}$ is generally between $L_{10}$ and $L_{50}$.

For purposes of the proposed project, the $L_{10}$ descriptor has been selected as the noise descriptor to be used in this noise impact evaluation. The 1-hour $L_{10}$ is the noise descriptor used in the *CEQR Technical Manual* noise exposure guidelines for CEQR classification.

## C. NOISE STANDARDS AND CRITERIA

### NEW YORK CEQR NOISE CRITERIA

The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise level (see **Table I-2**). Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential uses and interior noise levels of 50 dBA or lower for commercial uses and are determined based on exterior $L_{10(1)}$ noise levels.

**Table I-2**
**Required Attenuation Values to Achieve Acceptable Interior Noise Levels**

| | Marginally Unacceptable | | | | Clearly Unacceptable |
|---|---|---|---|---|---|
| Noise Level With Proposed Project | $70 < L_{10} \leq 73$ | $73 < L_{10} \leq 76$ | $76 < L_{10} \leq 78$ | $78 < L_{10} \leq 80$ | $80 < L_{10}$ |
| Attenuation[A] | (I) 28 dB(A) | (II) 31 dB(A) | (III) 33 dB(A) | (IV) 35 dB(A) | $36 + (L_{10} - 80)$[B] dB(A) |

**Notes:**
[A] The above composite window-wall attenuation requirements are for residential dwellings and community facility development. Commercial uses would require 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[B] Required attenuation values increase by 1 dB(A) increments for $L_{10}$ values greater than 80 dBA.
**Source:** New York City Department of Environmental Protection.

## D. EXISTING NOISE LEVELS

Existing noise levels at the project site were measured at two locations. Site 1 was located on East 14th Street between First Avenue and Avenue A, and Site 2 was located on East 13th Street between First Avenue and Avenue A (see **Figure I-1**).

At the receptor sites, the existing noise levels were measured for a 20-minute period during the three weekday peak periods—AM (7:00 AM to 9:00 AM), midday (MD) (12:00 PM to 2:00 PM), and PM (4:00 PM to 6:00 PM). Measurements were taken on February 11, 2016 and February 25, 2016.

### EQUIPMENT USED DURING NOISE MONITORING

Measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2260, a Brüel & Kjær ½-inch microphone Type 4189, and a Brüel & Kjær Sound Level Calibrator Type 4231. The SLM has a valid laboratory calibration within 1 year, as is standard practice. The Brüel & Kjær SLM is a Type 1 instrument according to ANSI Standard S1.4-1983 (R2006). The microphone was mounted at a height of approximately five feet above the ground surface on a tripod and at least approximately five feet away from any large reflecting surfaces. The SLM was calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included $L_{eq}$, $L_1$, $L_{10}$, $L_{50}$, $L_{90}$, and 1/3 octave band levels. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

The results of the existing noise level measurements are summarized in **Table I-3**.

At the receptor site, vehicular traffic was the dominant noise source. Measured levels are relatively low to moderate and reflect the level of vehicular activity on the adjacent roadways. In

terms of the CEQR criteria, the existing noise levels at Site 1 are in the "marginally unacceptable" category and the existing noise levels at Site 2 are in the "marginally acceptable" category.

**Table I-3**
**Existing Noise Levels in dBA**

| Site | Location | Time Period | $L_{eq}$ | $L_1$ | $L_{10}$ | $L_{50}$ | $L_{90}$ |
|---|---|---|---|---|---|---|---|
| 1 | East 14th Street between First Avenue and Avenue A | AM | 72.2 | 80.4 | 75.2 | 69.3 | 64.4 |
| | | MD | 70.9 | 79.6 | 74.0 | 67.5 | 62.1 |
| | | PM | 70.1 | 79.4 | 73.2 | 67.3 | 60.7 |
| 2 | East 13th Street between First Avenue and Avenue A | AM | 66.8 | 78.6 | 69.2 | 59.3 | 54.6 |
| | | MD | 68.1 | 80.9 | 68.2 | 60.7 | 57.6 |
| | | PM | 63.9 | 73.2 | 68.2 | 59.7 | 54.2 |

**Notes:** Noise measurements were performed on February 11, 2016 and February 25, 2016.

## E. NOISE ATTENUATION MEASURES

As shown in **Table I-2**, the *CEQR Technical Manual* has set noise attenuation quantities for buildings based on exterior $L_{10(1)}$ noise levels in order to maintain interior noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for commercial uses. The results of the building attenuation analysis are summarized in **Table I-4**.

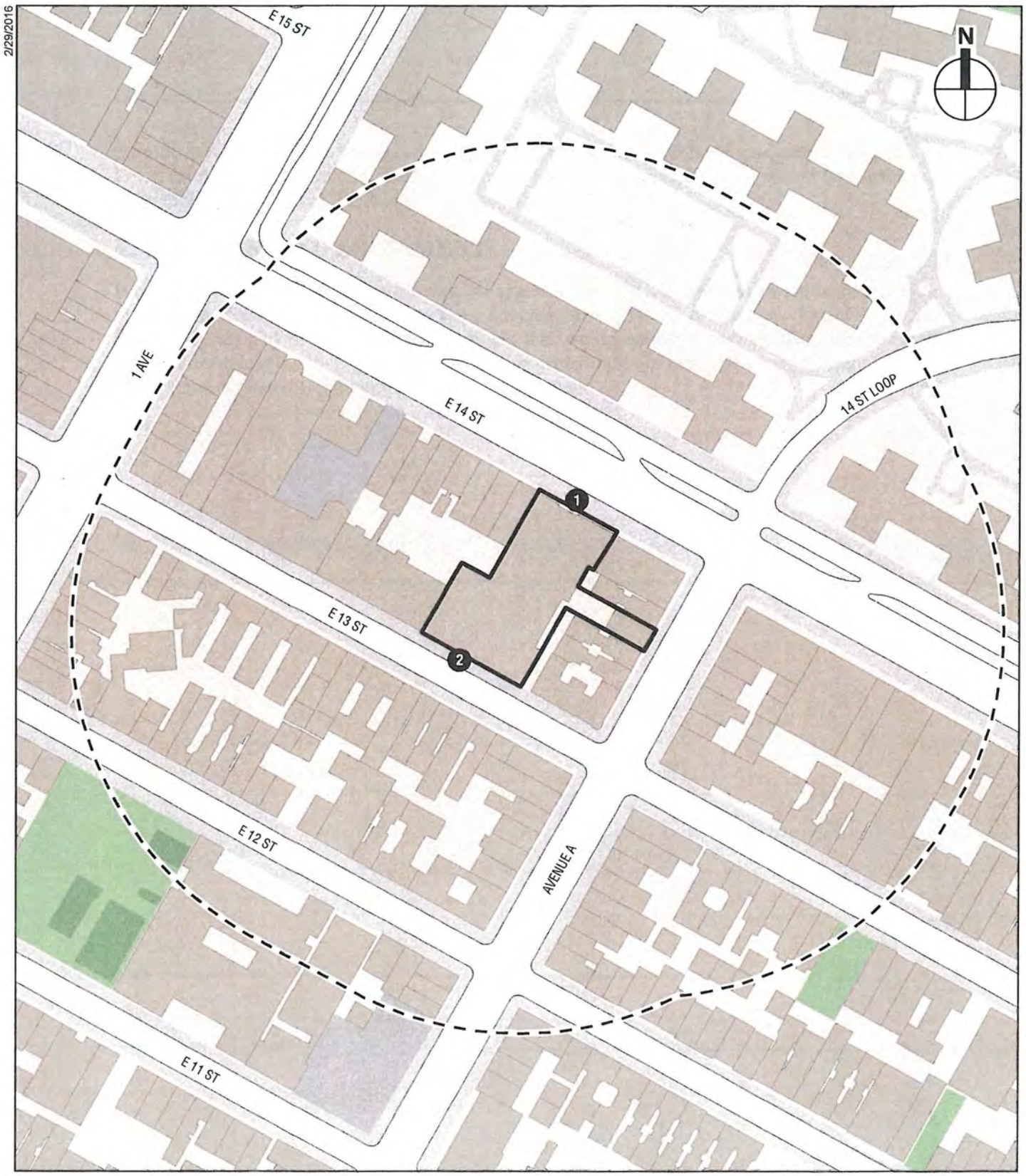
**Table I-4**
**CEQR Building Attenuation Requirements**

| Receptor Site | Façade | Maximum Measured $L_{10}$ (in dBA) | Attenuation Required[1] (in dBA) |
|---|---|---|---|
| 1 | North | 75.2 | 31 |
| 2 | South, East, West | 69.2 | N/A[2] |

**Notes:** [1] The CEQR attenuation requirements shown are for residential use; commercial uses would require 5 dBA less attenuation.
[2] "N/A" indicates that the $L_{10}$ value is less than 70 dB(A). The *CEQR Technical Manual* does not address noise levels this low, therefore there is no minimum attenuation guidance.

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Normally, a building façade consists of wall, glazing, and any vents or louvers associated with the building mechanical systems in various ratios of area. Currently, the proposed design for the building includes acoustically-rated windows and central air conditioning as an alternate means of ventilation. The proposed building's façades, including these elements, would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) rating[1] greater than or equal to those listed in above in **Table I-4**, along with an alternative means of ventilation in all habitable rooms of the residential units. By adhering to these design specifications, the proposed building will

[1] The OITC classification is defined by ASTM International (ASTM E1332) and provides a single-number rating that is used for designing a building façade including walls, doors, glazing, and combinations thereof. The OITC rating is designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation noise.




Project Site

Study Area (400-Foot Boundary)

1 Noise Receptor

0 200 FEET

**432 EAST 14TH STREET**

Noise Receptor Locations
**Figure I-1**

# Appendix A

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

# ENVIRONMENTAL REVIEW

**Project number:** BOARD OF STANDARDS AND APPEALS / LA-CEQR-M
**Project:**
**Address:** 432 EAST 14 STREET, **BBL:** 1004410023
**Date Received:** 5/3/2016

---

[X] **No archaeological significance**

**Comments:** ARCHAEOLOGY REVIEW ONLY.

Gina Santucci

5/10/2016

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 31420_FSO_DNP_05102016.doc

NEW YORK STATE OF OPPORTUNITY.

# Parks, Recreation, and Historic Preservation

**ANDREW M. CUOMO**
Governor

**ROSE HARVEY**
Commissioner

April 20, 2015

Mrs. Claudia Cooney
Vice President
AKRF, Inc.
440 Park Avenue South
7th floor
New York, NY 10016

Re: HFA
435 East 13th Street Residential Development
432 East 14th Street, New York, NY 10009
15PR01790

Dear Mrs. Cooney:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont

Deputy Commissioner for Historic Preservation

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

C of O PDF Listing for Property

Premises: 432 EAST 14 STREET MANHATTAN BIN: 1006018 Block: 441 Lot: 23

Download the Adobe Acrobat Reader if you are unable to open the PDF files

To report a problem with any of these images, please use the CO Image Problem Form

| | |
|---|---|
| CO 39156-TEMP: | M000039156.PDF |
| CO 39514-TEMP: | M000039514.PDF |
| CO 40455: | M000040455.PDF |
| CO 40888: | M000040888.PDF |
| JOB 121192342: | NO C/Os ISSUED OR NO IMAGE AVAILABLE |

Back

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Form 34-40M-701600(50) 114

# DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

No. 40888

Date March 4, 1953

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 40455

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~altered existing~~ building—premises located at

432-438 East 14th Street Block 441 Lot 23

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~New~~ Alt. No.—55-1950 Construction classification— Class 1 fireproof

Occupancy classification—Commercial Bldg. . Height 2 stories, 33 feet.

Date of completion March 3, 1953 . Located in Restricted Retail & Residence Use District.

B Area 1½ . Height Zone at time of issuance of permit 149-1951

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

Cal. 166-49-BZ

### PERMISSIBLE USE AND OCCUPANCY

| STORY | LIVE LOADS Lbs. per Sq. Ft. | PERSONS ACCOMMODATED MALE | FEMALE | TOTAL | USE |
|---|---|---|---|---|---|
| Cellar | on ground | | | | Storage for stores. |
| 1st story | 120 | 205 | 11 | 216 | Post Office and stores. |
| 2nd story | 100 | 100 | 10 | 210 | Post Office. |
| | | | | | Fuel Oil installation approved by Fire Department November 8, 1951. |
| | | | | | Standpipe system approved by Fire Department November 5, 1951. |

Borough Superintendent

(Page 1)

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, not shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

Buildings

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

C of O PDF Listing for Property

Premises: 219 AVENUE A MANHATTAN BIN: 1006021 Block: 441 Lot: 32

Download the Adobe Acrobat Reader if you are unable to open the PDF files

To report a problem with any of these images, please use the CO Image Problem Form

COFO 57065: M000057065.PDF

Back

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Form 54-1958M 7-65-77-1640 Page 114

# DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

No. 57065

Date January 21, 1963

# CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. - - - -

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~building~~ building—premises located at

219 Avenue A
front Building Block 441 Lot 32

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~New~~ Alt. No.—2052-1950 Construction classification— Class 3 Non fireproof

Occupancy classification— Old Law Tenement Class "A" Mult. Dwelling. Height 5 stories, 55 feet.

Date of completion— January 14, 1963. Located in Restricted Retail & Local Retail Use District.

B Area 1 1/2. Height Zone at time of issuance of permit 119-1962; 2840-1950

**This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:** (Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

| STORY | LIVE LOADS Lbs. per Sq. Ft. | PERSONS ACCOMMODATED MALE | FEMALE | TOTAL | USE |
|---|---|---|---|---|---|
| Cellar | | | | | Boiler room and storage. |
| 1st story | | | | | Stores. |
| 2nd to 4th story, incl. | | | | | Three (3) apartments on each story. |
| 5th story | | | | | Two (2) apartments. |
| | | | | | Fuel Oil Permit # C195409 approved by Fire Department. |
| | | | | NOTE: | Store use as permitted in use group #6. |
| | | | | NOTE: | Interior room affidavit filed April 24, 1961. |

[illegible] CERTIFICATE [illegible] BE CONSIDERED A CERTIFICATE OF COMPLIANCE OF OCCUPANCY UNDER SECTION 381 OF THE MULTIPLE DWELLING LAW.

Sec. 6.1.2.3 [illegible] Building Code, C26-972.0 Adm. Code "Prior to the [illegible] after January 1, 1938, the [illegible] structure as stated in the certificate of occupancy shall be permanently posted under glass and maintained in the main entrance hall of such structures."

Borough Superintendent

CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.

## NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## Property Profile Overview

| | | | | | |
|---|---|---|---|---|---|
| **432 EAST 14 STREET** | | **MANHATTAN 10009** | | **BIN# 1006018** | |
| EAST 13 STREET | 435 - 445 | **Health Area** | : 6200 | **Tax Block** | : 441 |
| EAST 14 STREET | 432 - 438 | **Census Tract** | : 34 | **Tax Lot** | : 23 |
| EAST 14 STREET | 438 E - 438 E | **Community Board** | : 103 | **Condo** | : NO |
| | | **Buildings on Lot** | : 1 | **Vacant** | : NO |

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupa

| | | | |
|---|---|---|---|
| **Cross Street(s):** | 1 AVENUE, AVENUE A | | |
| **DOB Special Place Name:** | | | |
| **DOB Building Remarks:** | | | |
| **Landmark Status:** | | **Special Status:** | N/A |
| **Local Law:** | NO | **Loft Law:** | NO |
| **SRO Restricted:** | NO | **TA Restricted:** | NO |
| **UB Restricted:** | NO | | |
| **Environmental Restrictions:** | N/A | **Grandfathered Sign:** | NO |
| **Legal Adult Use:** | NO | **City Owned:** | NO |
| **Affordable Housing:** | Yes | | |
| **Additional BINs for Building:** | NONE | | |

**Special District:** UNKNOWN

**This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion or Special Flood Hazard Area.** Click here for more information

**Department of Finance Building Classification:** Z3-MISCELLANEOUS

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as th the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

| | Total | Open |
|---|---|---|
| Complaints | 16 | 0 |
| Violations-DOB | 42 | 3 |
| Violations-ECB (DOB) | 8 | 1 |
| Jobs/Filings | 30 | |
| ARA / LAA Jobs | 1 | |
| **Total Jobs** | 31 | |
| Actions | 76 | |

**OR Enter Action Type:**

**OR Select from List:** Select...

**AND** Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## DOB Violation Display for 100115LBLVIO01628

Premises: 432 EAST 14 STREET MANHATTAN BIN: 1006018 Block: 441 Lot: 23

| | | | |
|---|---|---|---|
| **Issue Date:** | 10/01/2015 | **Violation Category:** | V - DOB VIOLATION - ACTIVE |
| **Violation Type:** | LBLVIO - LOW PRESSURE BOILER | | |
| **Violation Number:** | 01628 | **Device No.:** | 00078272 - 01-COMMERCIAL |
| **ECB No.:** | | | |
| **Infraction Codes:** | | | |
| **Description:** | VIOLATION ISSUED FOR FAILURE TO FILE ANNUAL BOILER 2014 INSPECTION REPORT | | |

Click here to view the Civil Penalty Chart.

**Disposition:**
**Code:** **Date:**
**Inspector:**
**Comments:**

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Buildings

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## DOB Violation Display for 090194LL629104103

**Premises:** 432 EAST 14 STREET MANHATTAN **BIN:** 1006018 **Block:** 441 **Lot:** 23

**Issue Date:** 09/01/1994 **Violation Category:** V - DOB VIOLATION - ACTIVE
**Violation Type:** LL6291 - LOCAL LAW 62/91 - BOILERS
**Violation Number:** 04103 **Device No.:** 00078272 - 01-COMMERCIAL
**ECB No.:**
**Infraction Codes:**
**Description:**
Click here to view the Civil Penalty Chart.

**Disposition:**
**Code:** **Date:**
**Inspector:**
**Comments:**

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## DOB Violation Display for 082995LL629105091

**Premises:** 432 EAST 14 STREET MANHATTAN **BIN:** 1006018 **Block:** 441 **Lot:** 23

**Issue Date:** 08/29/1995 **Violation Category:** V - DOB VIOLATION - ACTIVE
**Violation Type:** LL6291 - LOCAL LAW 62/91 - BOILERS
**Violation Number:** 05091 **Device No.:** 00078272 - 01-COMMERCIAL
**ECB No.:**
**Infraction Codes:**
**Description:**
Click here to view the Civil Penalty Chart.

**Disposition:**
**Code:** **Date:**
**Inspector:**
**Comments:**

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## ECB Violation Details

**Premises:** 432 EAST 14 STREET MANHATTAN **Filed At:** 432 EAST 14 STREET , MANHATTAN , NY 10009

**BIN:** 1006018 **Block:** 441 **Lot:** 23 **Community Board:** 103

### ECB Violation Summary

**VIOLATION OPEN**

ECB Violation Number: 35145612X

**Severity:** CLASS - 1 **Certification Status:** NO COMPLIANCE RECORDED

**Penalty Balance Due:** $800.00 **Hearing Status:** IN VIOLATION

### Respondent Information

**Name:** FORCE SERVICES LLC

**Mailing Address:** 28 JOHNSON DRIVE , STONY POINT , NY 10980

**License/Registration/Tracking Number:** GC611697

### Violation Details

**Violation Date:** 09/28/2015 **Violation Type:** CONSTRUCTION

**Served Date:** 09/28/2015 **Inspection Unit:** BEST SQUAD

| Infraction Codes | Section of Law | Standard Description |
|---|---|---|
| 106 | 27-/28-/BC-MISC | MISCELLANEOUS VIOLATIONS |
| 211 | BC 3307.7,27-1021(C) | JOB SITE FENCE NOT CONSTRUCTED PURSUANT TO SUBSECTION |

**Specific Violation Condition(s) and Remedy:**

BC3307.7 FAILURE TO PROVIDE JOB SITE FENCE WHEN REQUIRED BY THIS CODEAT THE TIME OF MY INSPECTION CONSTRUCTION/DEMOLITION WORK IN PROGRESS.I OBSERVED DEMOLITION WORK IN PROGRESS AND NO 9'HIGH CONSTRUCTION FENC

**Issuing Inspector ID:** 2365 **DOB Violation Number:** 092815BS03WR03

**Issued as Aggravated Level:** NO

### Dept. of Buildings Compliance History and Events

**Certification Status:** NO COMPLIANCE RECORDED **Compliance On:**

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

### ECB Hearing Information

**Scheduled Hearing Date/Time:** 11/19/2015 8:30 **Hearing Status:** IN VIOLATION

### ECB Penalty Information

**Penalty Imposed:** $800.00

**Adjustments:** $0.00 **Amount Paid:** $0.00

**Penalty Balance Due:** $800.00 **Court Docket Date:** 02/29/2016

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## Property Profile Overview

| | | | | | |
|---|---|---|---|---|---|
| **219 AVENUE A** | | **MANHATTAN 10009** | | **BIN# 1006021** | |
| AVENUE A | 219 - 219 | **Health Area** | : 6200 | **Tax Block** | : 441 |
| | | **Census Tract** | : 34 | **Tax Lot** | : 32 |
| | | **Community Board** | : 103 | **Condo** | : NO |
| | | **Buildings on Lot** | : 1 | **Vacant** | : NO |

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupa

| | | | |
|---|---|---|---|
| **Cross Street(s):** | EAST 13 STREET, EAST 14 STREET | | |
| **DOB Special Place Name:** | | | |
| **DOB Building Remarks:** | | | |
| **Landmark Status:** | | **Special Status:** | N/A |
| **Local Law:** | NO | **Loft Law:** | NO |
| **SRO Restricted:** | NO | **TA Restricted:** | NO |
| **UB Restricted:** | NO | | |
| **Environmental Restrictions:** | N/A | **Grandfathered Sign:** | NO |
| **Legal Adult Use:** | NO | **City Owned:** | NO |
| **Additional BINs for Building:** | NONE | | |

**Special District:** UNKNOWN

**This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion or Special Flood Hazard Area.** Click here for more information

**Department of Finance Building Classification:** C7-WALK-UP APARTMENT

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as th the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

| | Total | Open |
|---|---|---|
| Complaints | 12 | 1 |
| Violations-DOB | 5 | 2 |
| Violations-ECB (DOB) | 3 | 0 |

This property has 2 open DOB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit.

| | |
|---|---|
| Jobs/Filings | 4 |
| ARA / LAA Jobs | 1 |
| Total Jobs | 5 |
| Actions | 16 |

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## DOB Violation Display for 050202CSTF07YC

**Premises:** 219 AVENUE A MANHATTAN **BIN:** 1006021 **Block:** 441 **Lot:** 32

**Issue Date:** 05/02/2002 **Violation Category:** VW - VIOLATION WORK WITHOUT PERMIT - ACTIVE

**Violation Type:** C - CONSTRUCTION

**Violation Number:** STF07YC **Device No.:**

**ECB No.:**

**Infraction Codes:**

**Description:**

**Disposition:**

**Code:** **Date:**

**Inspector:**

**Comments:**

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Buildings

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

**NYC Department of Buildings**

## DOB Violation Display for 050202CZSTF08YC

**Premises:** 219 AVENUE A MANHATTAN **BIN:** 1006021 **Block:** 441 **Lot:** 32

**Issue Date:** 05/02/2002 **Violation Category:** VW - VIOLATION WORK WITHOUT PERMIT - ACTIVE

**Violation Type:** C - CONSTRUCTION

**Violation Number:** ZSTF08YC **Device No.:**

**ECB No.:**

**Infraction Codes:**

**Description:**

**Disposition:**

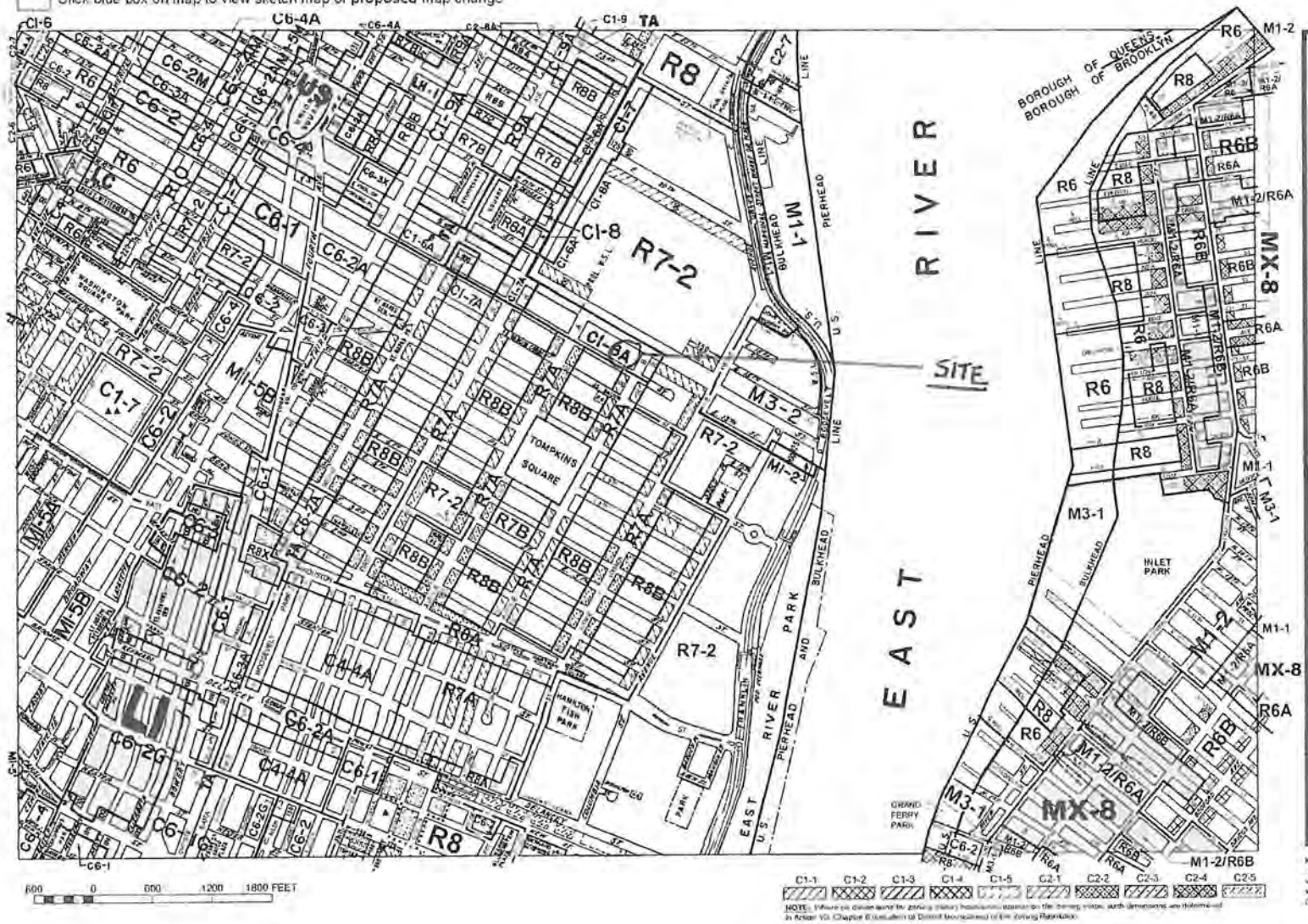
**Code:** **Date:**

**Inspector:**

**Comments:**

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Click blue box on map to view sketch map of **proposed** map change




# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT

**Effective Date(s) of Rezoning:**

**Special Requirements:**

For Housing Quality Special Purpose District, see Section 93-90 of the Zoning Resolution.

For Special Purpose District, see Section 105-00 of the Zoning Resolution.

For Special Purpose District, see Section 121-00 of the Zoning Resolution.

▲▲▲ For Inclusionary Housing Designated Area, see Section 23-154(d)(3) of the Zoning Resolution.

▲▲ For Mandatory Inclusionary Housing Area, see Section 23-154(d)(2) of the Zoning Resolution.

▲ For Inclusionary Housing Designated Area, see Section 23-154(d)(1) of the Zoning Resolution.

MAP KEY

| | | |
|---|---|---|
| 8b | 8d | 9b |
| 12a | **12c** | 13a |
| 12b | 12d | 13b |

Copyrighted by the City of New York

ZONING MAP **12c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map visit the Zoning section of the Department of City Planning website www.nyc.gov/planning, or contact the Zoning Information Desk at (212) 720-3291.

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

205 Third Avenue, Suite 2800
New York, NY 10017
TEL: (212) 767-0960
FAX: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1774 Broadway, Suite 606
New York, NY 10019
TEL: (212) 767-0960
FAX: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.971.8400
F. 212.971.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2014 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

ZONING MAP

SEAL & SIGNATURE:

DATE:
PROJECT NO. 2014-47
DRAWN BY:
CHECKED BY:
DRAWING NO:
BSA Z-101
CADD FILE No.

NYS RA / PE SEAL AND SIGN

# BSA ZONING ANALYSIS

REVISED APRIL 2005

BSA CALENDAR NO. _____ BLOCK 441 LOT 23 & 32

SUBJECT SITE ADDRESS 432 East 14th Street, Manhattan

APPLICANT Stroock & Stroock & Lavan LLP

ZONING DISTRICT C1-6A PRIOR BSA # _____

SPECIAL/HISTORIC DISTRICT _____

COMMUNITY BOARD 3

| | * APPLICABLE ZR SECTION | MAXIMUM PERMITTED | MINIMUM REQUIRED | LEGAL PER C of O or BSA | EXISTING | PROPOSED | COMPLIANT: "Y" IF NOT: "N" and INDICATE AMT OVER/UNDER |
|---|---|---|---|---|---|---|---|
| LOT AREA | 23-32 | | 1,700 | N/A | 25,950 | 25,950 | Y |
| LOT WIDTH | 23-32 | | 18 | N/A | 129.92 | 129.92 | Y |
| USE GROUP (S) | 32-11 & 32-15 | N/A | | 6 | 6 | 2 & 6 | Y |
| FA RESIDENTIAL | 23-153 | 103,800 | | N/A | 5,674 | 115,126.8 | N |
| FA COMMUNITY FACILITY | 33-121 | 103,800 | | N/A | N/A | 0 | Y |
| FA COMMERCIAL/INDUST. | 33-121 | 51,900 | | 40,000 | 1,418 | 9,131 | Y |
| FLOOR AREA TOTAL | | 103,800 | | 40,000 | 7,092 | 124,257.8 | N |
| FAR RESIDENTIAL | 23-153 | 4.0 | | N/A | N/A | 4.65 | N |
| FAR COMMUNITY FACILITY | 33-121 | 2.0 | | N/A | N/A | 0 | Y |
| FAR COMMERCIAL/INDUST. | 33-121 | 2.0 | | 1.54 | 0 | 0.40 | Y |
| FAR TOTAL | | 4.0 | | 1.54 | 0 | 5.06 | N |
| OPEN SPACE | N/A | | - | - | - | - | - |
| OPEN SPACE RATIO | N/A | | - | - | - | - | - |
| LOT COVERAGE (%) | 23-153 | 65 | | 100 | 0 | | Y |
| NO. DWELLING UNITS | 23-22 | 178 | | 0 | 0 | 155 | Y |
| WALL HEIGHT | 23-662 | 65'-0" | | 33'-0" | 0 | 124'-0" | N |
| TOTAL HEIGHT | 23-622 | 80-0" | | 33'-0" | 0 | 124'-0" | N |
| NUMBER OF STORIES | | | | 2 | 0 | 12 | Y |
| FRONT YARD | 23-45 | | 0 | | 0 | 0 | Y |
| SIDE YARD | 23-46 | | 0 | 0 | 0 | 0 | Y |
| SIDE YARD | 23-46 | | 0 | 0 | 0 | 0 | Y |
| REAR YARD | 23-532 (RYE) | | 60'-0" | 0 | 0 | 81'-4" | Y |
| SETBACK (S) | 23-662 | | 10 & 15 | 0 | 0 | 0 | N |
| SKY EXP. PLANE (SLOPE) | N/A | - | | - | - | - | Y |
| NO. PARKING SPACES | 13-10 | 0 | 0 | 0 | 0 | 0 | Y |
| LOADING BERTH (S) | 36-63 | - | 0 | 0 | 0 | 0 | Y |
| OTHER: _____ | | | | | | | |

REGISTERED ARCHITECT ROBERT J. LAUDENSCHLAGER 022227 STATE OF NEW YORK

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.,g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included.

NOTES: Height and setback waivers are requested for the14th Street frontage only.

432 E. 14th Street, M - Digital Tax Map - New York City Dept. of Finance (5/5/2016)

| | | | |
|---|---|---|---|
| | Tax Block Boundary | A50 | Air Right Flag/Lot Number |
| | Tax Block Number | S50 | Subterranean Right Flag/Lot Number |
| | Tax Lot Boundary | R | REUC Flag |
| 50 | Tax Lot Number | | Under Water Tax Lot Boundary |
| ~~50~~ | Condo FKA Tax Lot Number | | Other Boundary |
| 50.5 | Tax Lot Dimension | | Possession Hook |
| +/-5.5 | Approximate Tax Lot Dimension | Misc | Miscelaneous Text |
| 1000 - 1350 | Condo Units Range Label | | Small Tax Lot Dimension |
| | Building Footprint | | Surface Water |

Borough Boundary

C50 Condo Flag/Condo Nunber

Project Site

Study Area Boundary (400' from Project Site Center)

Zoning District Boundary

R7-2 Zoning District

1222 Block Number

40 Lot Number

110 Street Address

110 Lot Frontage/Depth

110 Building Height/Number of Stories

5 Photograph View Direction and Reference Number

**BUILDING TYPE**

**MD** Multiple Dwelling

**R** Retail

**LAND USE**

Residential

Commercial

Residential/Commercial

Institutional/Community

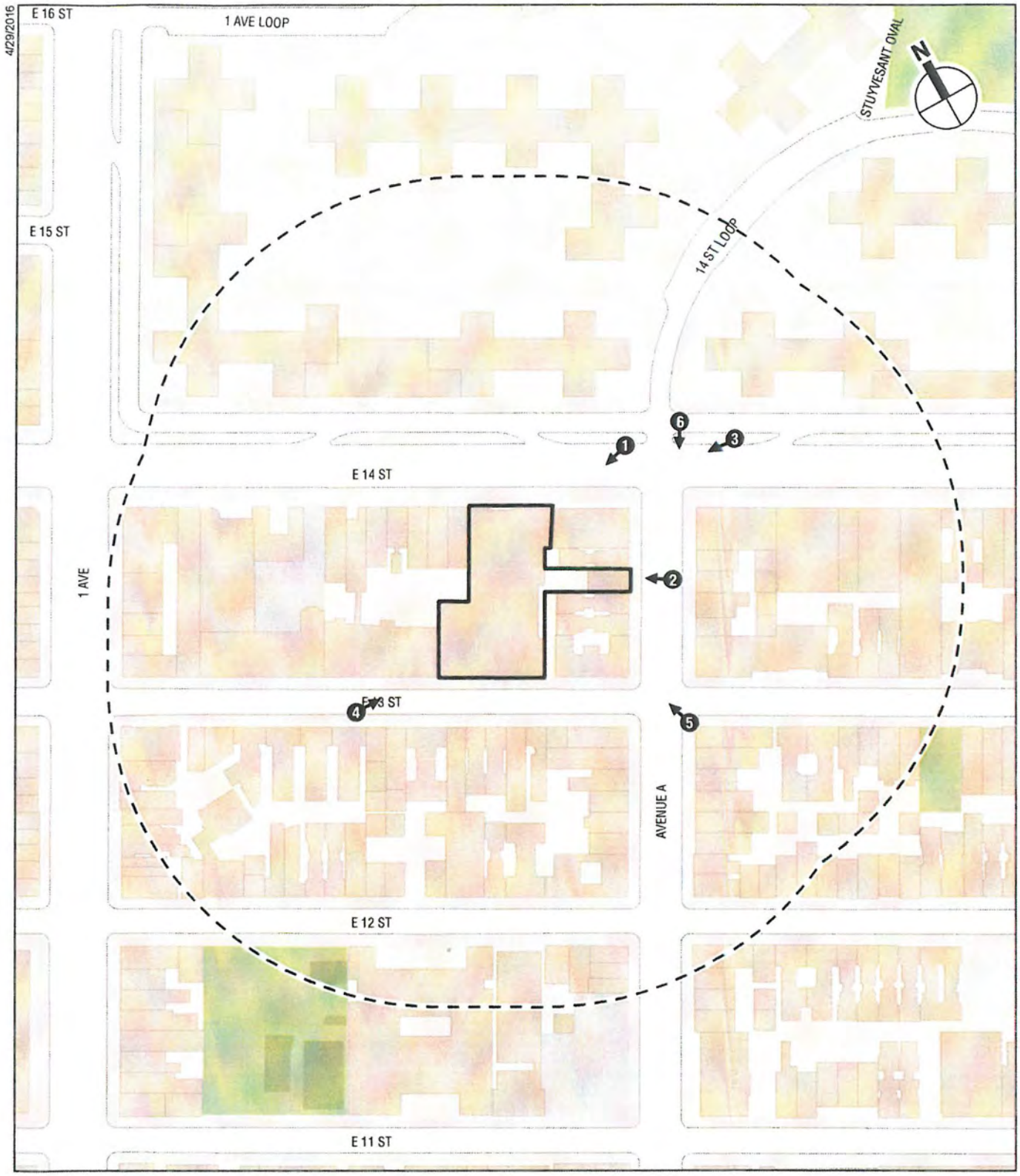
Open Space/Park Land

Parking

Radius Diagram/Land Use Map

**435 E 13TH - 432 E 14TH ST**

SCALE 0 200 FEET 1 inch = 100 feet




Project Site

Study Area (400-Foot Boundary)

Photograph View Direction and Reference Number

0 200 FEET

**432 EAST 14TH STREET**

Key to Photographs
**Figure 1**

432 E. 14th St./435 E. 13th St.

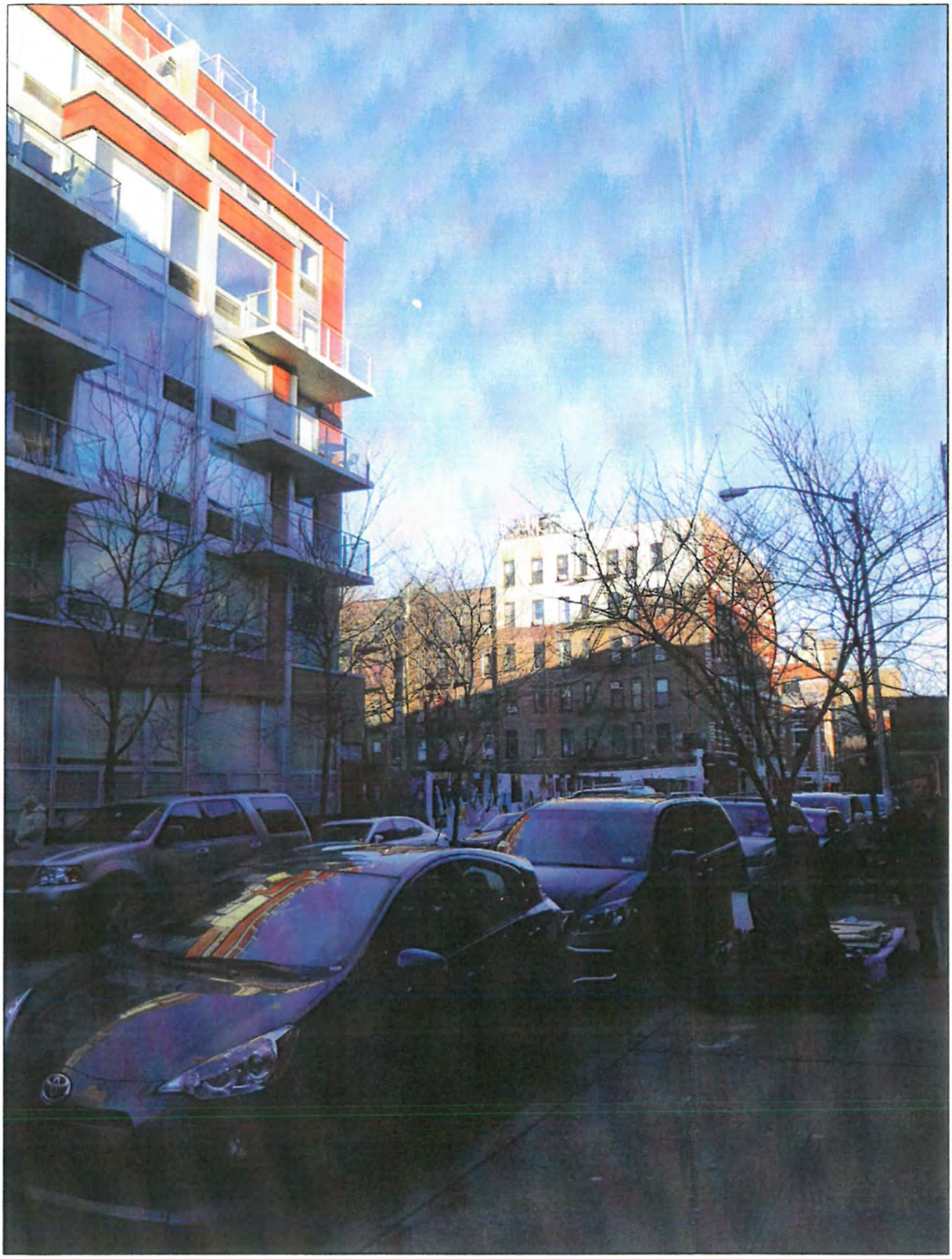
AKRF, Inc.
440 Park Avenue South
New York, NY 10016
April 29,2016

BARBERS
219 Ave A
SMOKE&BEER
ATM
AVENUE A

AKRF, Inc.
440 Park Avenue South
New York, NY 10016
April 29,2016

FROM
MAIN
ROAD
E 14TH STREET
AVENUE A

AKRF, Inc.
440 Park Avenue South
New York, NY 10016
April 29,2016



432 E. 14th St./435 E. 13th St.

AKRF, Inc.
440 Park Avenue South
New York, NY 10016
April 29,2016

432 E. 14th St./435 E. 13th St.

AKRF, Inc.
440 Park Avenue South
New York, NY 10016
April 29,2016

AVENUE A
E 14 STREET
PRO LAND
COKKER SHOP

AKRF, Inc.
440 Park Avenue South
New York, NY 10016
April 29,2016

NYC Buildings

# Work Permit Department of Buildings

Permit Number: *122119233-01-DM*

Issued: *08/24/2015* Expires: *06/08/2016*

Address: *MANHATTAN 432 EAST 14TH STREET*

*Issued to: CHARLES SPINELLA*
*Business: FORCE SERVICES LLC*
*Contractor No: GC-611697*

Description of Work:
*FULL DEMOLITION - FULL DEMOLITION OF TWO STORY STRUCTURE, USING MECHANICAL MEANS.*

*Review is requested under Building Code: 2008* *SITE FILL: ON-SITE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner: Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

*01 05/05/2016*

OP-35A (5/10)

# 435 East 13th Street
# New York, N.Y.


BSA GN-001 COVER-DRAWING LIST
BSA Z-101 ZONING MAP
BSA Z-102 PLOT PLAN
BSA Z-103 SITE PLAN
BSA Z-104 ZONING CALCULATIONS (PROPOSED CONDITIONS)
BSA Z-105 FLOOR AREA SCHEDULE
BSA Z-106 DWELLING UNIT COUNT
BSA Z-107 BUILDING SECTIONS
BSA A-001 STREET VIEW CONFORMING (AS OF RIGHT) CONDITION
BSA A-002 STREET VIEW PROPOSED CONDITION
BSA A-003 STREET CONTEXT CONFORMING (AS OF RIGHT) CONDITION
BSA A-004 SITE DIAGRAM CONFORMING (AS OF RIGHT) CONDITION
BSA A-005 SITE DIAGRAM PROPOSED CONDITION
BSA A-100 CELLAR CONFORMING/PROPOSED CONDITION
BSA A-110 1ST FLOOR CONFORMING/PROPOSED CONDITION
BSA A-120 2ND FLOOR CONFORMING/PROPOSED CONDITION
BSA A-130 3RD FLOOR CONFORMING/PROPOSED CONDITION
BSA A-170 7TH-12TH FLOOR (PARTIAL NORTH) PROPOSED CONDITION
BSA A-190 MAIN ROOF SOUTH BUILDING CONFORMING/PROPOSED CONDITION
BSA A-191 MAIN ROOF NORTH BUILDING
BSA A-200 NORTH ELEVATION 14TH STREET CONFORMING (AS OF RIGHT)
BSA A-201 NORTH ELEVATION 14TH STREET PROPOSED CONDITION
BSA A-202 SOUTH ELEVATION 13TH STREET CONFORMING/PROPOSED CONDITION


435 EAST 13TH STREET
NEW YORK, NY


OWNER:
East 14th Street Owner LLC
708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:
435 EAST 13TH STREET

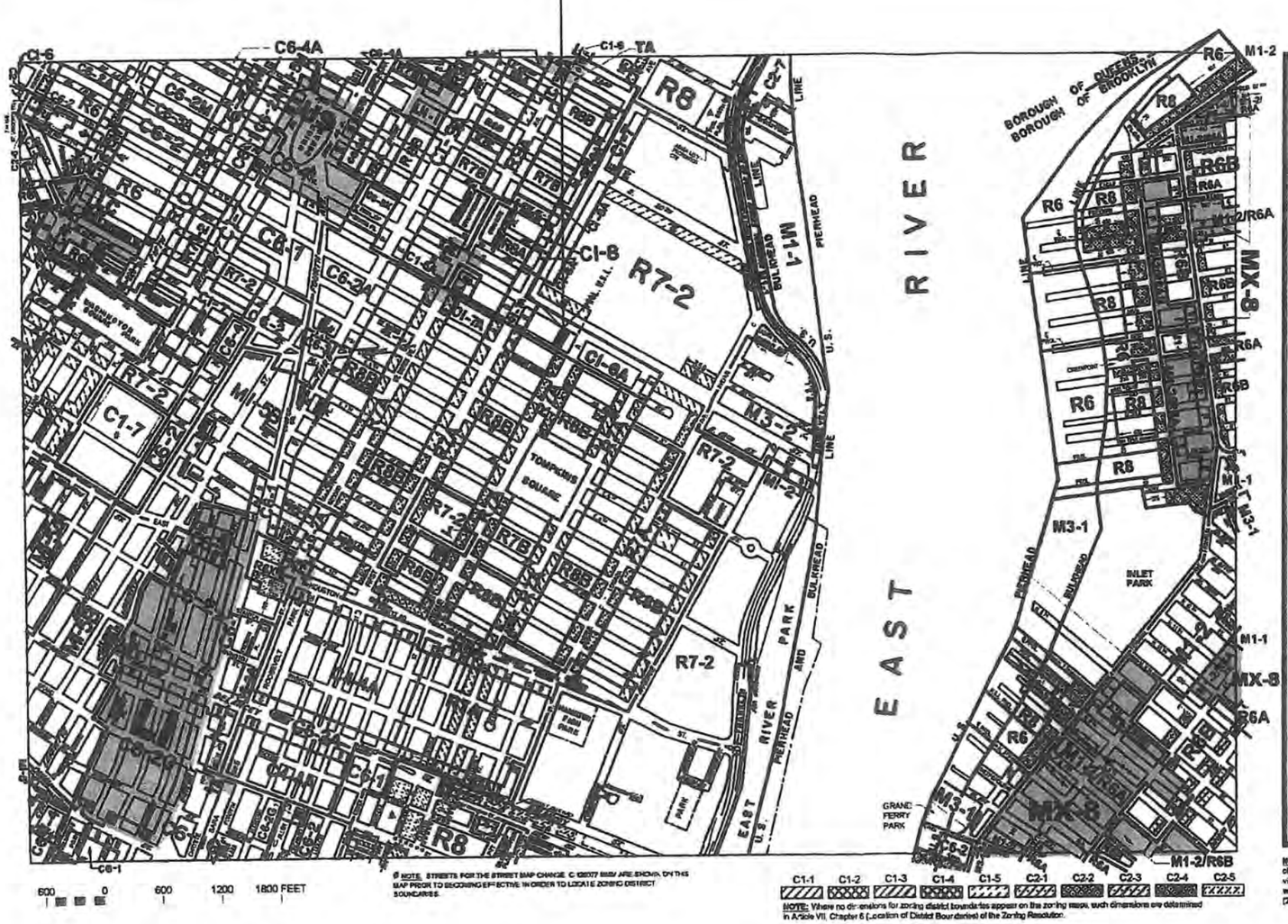
DRAWING TITLE:
COVER-DRAWING LIST

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT LAUDERDALE
No. 022027
STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA GN-001
CADD FILE No:

SITE LOCATION




NOTE: STREETS FOR THE STREET MAP CHANGE C 120077 MMV ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

The number(s) and/or letter(s) that follow an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

**Effective Date(s) of Rezoning:**

10-11-2012 C 120266 ZMM

**Special Requirements:**

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):
A 6-01-2013 C 170186 MMV

MAP KEY

| | | |
|---|---|---|
| 8b | 8d | 9b |
| 12a | 12c | 13a |
| 12b | 12d | 13b |

ZONING MAP 12c

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

ZONING MAP

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No: BSA Z-101
CADD FILE No:

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

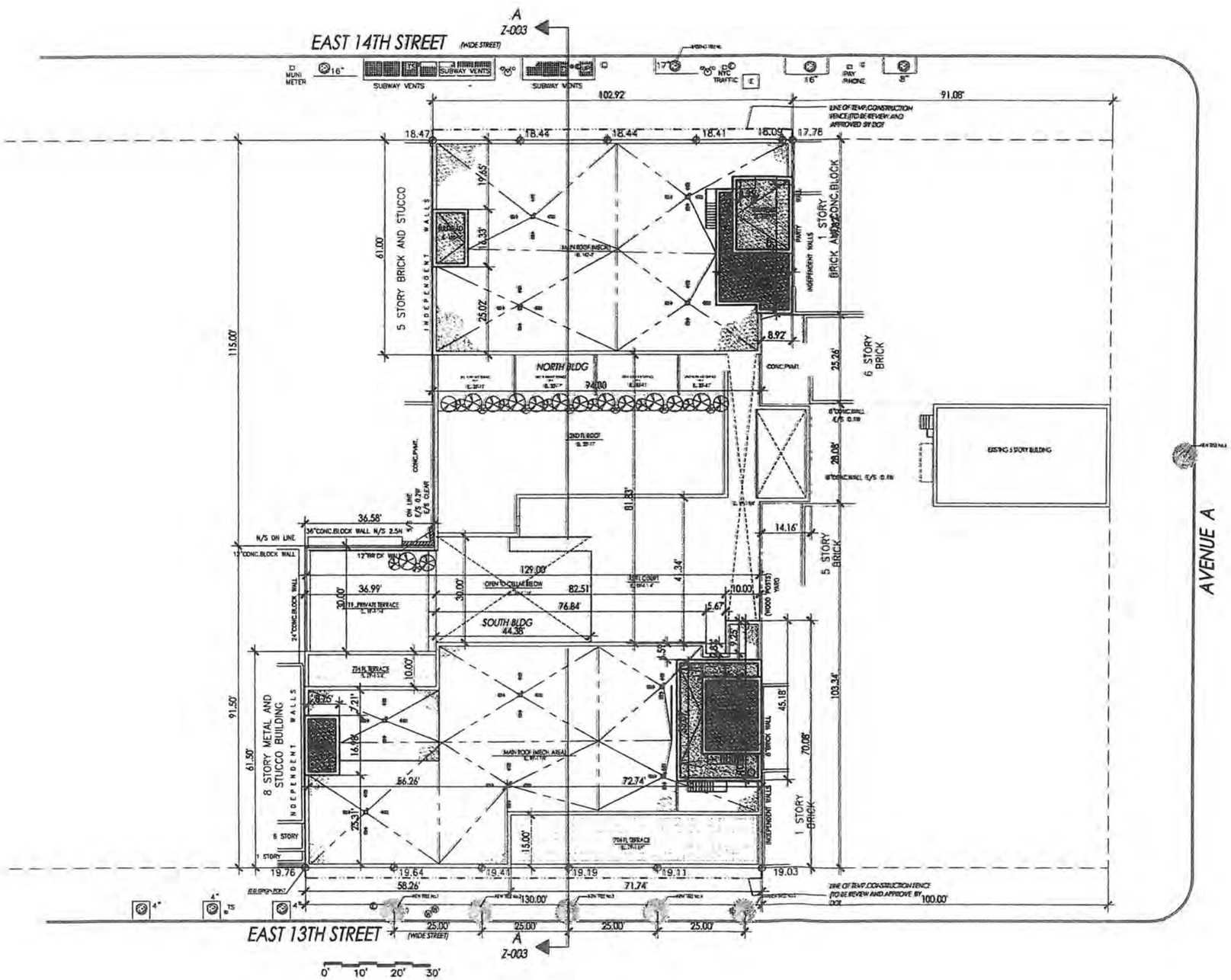
PLOT PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:

BSA Z-102

CADD FILE No:




# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale: $\frac{1}{32}$"-1'-0"

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

SITE PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA Z-103
CADD FILE No:

# ZONING CALCULATIONS & NOTES

| | | |
|---|---|---|
| APPLICABLE SECTION | BLOCK: 441<br>LOT: 23 = 23,539.5 SF.<br>LOT: 32 = 2,410.5 SF<br>TOTAL = 25,950.0 SF | |
| MAP 12c | 1. ZONING DISTRICT<br>C1-6A<br>R7-A EQUIVALENT | |
| | 2. LOT AREA : 25,950 SF (LOT 23 & LOT 32) | |
| 22-00 | 3. USED PERMITTED<br>USE GROUP 1-14,16,17 | |
| | 4. USES PROVIDED<br>USE GROUP 6 - COMMERCIAL<br>USE GROUP 2 - RESIDENTIAL (QUALITY HOUSING) | |
| | 5. EXISTING USES<br>USE GROUP 6 - COMMERCIAL USE<br>USE GROUP 2 - RESIDENTIAL USE | |
| 23-145 | 6. FLOOR AREA PERMITTED<br>A. FAR PERMITTED<br>4 FAR<br>B. FLOOR AREA PERMITTED AS OF RIGHT<br>TOTAL LOT AREA x (4)<br>25,950 SF x (4) = 103,800 SF<br>EXISTING BUILDING = 5,672 SF (1,418.4 SF x 4FL) - RESIDENTIAL<br>EXISTING BUILDING = 1,418SF (1,418.4 SF x 1FL) - COMMERCIAL<br>103,800 SF - 7,092 SF (EXISTING BLDG) = 96,708 SF<br>PERMITTED FAR = 96,708 SF | |
| | 7. FLOOR AREA PROPOSED (NEW BUILDING)<br>RESIDENTIAL: 115,126.81 SF<br>COMMERCIAL: 9,131.00 SF<br>TOTAL : 124,257.81 ( F.A.R. 4.78 NEW DEVELOPMENT)<br>** TOTAL PROPOSED 124,257.81 SF + 7,092 SF = 131,349.81 SF F.A.R. 5.06 | |
| 23-22<br>23-153 | 8. DENSITY<br>A. DWELLING UNIT FACTOR R7A EQUIVALENT: 680<br>B. MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED IN R7A EQUIVALENT ZONE (SITE SPECIFIC)<br>1. MAX FA R7A ZONE:<br>115,127 S.F. + 5,641 EXISTING= 120,801 S.F.<br>C. MAXIMUM DWELLING UNITS PERMITTED:<br>120,801 SF / 680 = 178 DU'S<br>D. DWELLING UNITS PROPOSED:<br>155 UNITS+ 11 EXISTING (LOT 32)= 166 < 178 = COMPLIES | |
| 23-40 | 9. YARD REGULATIONS<br>REQUIRED REAR YARD FOR RESIDENTIAL BEGINS AT HEIGHT OF DWELLING UNITS WITH LEGAL WINDOWS FACING THE REAR YARD. | COMPLIES<br>SEE SHEET Z-103 |
| 23-532<br>23-543 | REQUIRED REAR YARD EQUIVALENT: THROUGH LOT: AN OPEN AREA WITH MIN. 60'.<br>REAR YARD FOR ZONING LOTS WITH MULTIPLE REAR YARD LINES: ADDITIONAL 30' WHERE REAR LOT LINE COINCIDES WITH REAR LOT LINE OF ADJOINING ZONING LOT. | COMPLIES<br>SEE SHEET Z-103<br>SITE PLAN |
| 23-621 (C)(1)<br>23-711 | DORMERS: : DORMER WIDTH NOT TO EXCEED 60% OF STREET WALL.<br>(NO DORMER PROPOSED )<br>MIN DISTANCE BETWEEN BLDGS: WALL TO WALL: 40' FOR HEIGHT GREATER THAN 55' | |
| 23-145 | 12. LOT COVERAGE<br>65% LOT COVERAGE. | COMPLIES<br>SEE SHEET Z-103 |
| 23-145 | 12. LOT COVERAGE<br>65% LOT COVERAGE.. | COMPLIES<br>SEE SHEET Z-103 |
| 35-23<br>35-24<br>35-65<br><br><br><br>35-65 | 13. HEIGHT AND SETBACKS REGULATIONS<br>R7A EQUIVALENT, HEIGHT AND SETBACK TO COMPLY AS PER ZR 35-24.<br>MIN. BASE HEIGHT: 40'. MAX. BASE HEIGHT: 65'. MAX. BUILDING HEIGHT: 80'<br>(A)PERMITTED OBSTRUCTION AS PER ZR 33-42. DORMERS AS PER ZR 23-621 (C) (1). ** VARIANCE REQUESTED FOR 14TH STREET ( WIDE STREET)<br>(B) STREET WALL: MIN. 70% NOT LESS THAN 8' FROM STREET LINE, WITH HEIGHT OF MIN. BASE HEIGHT.<br>(C) SETBACK: AT A HEIGHT BETWEEN MIN. & MAX BASE HEIGHT: 10' FRONTING WIDE STREET, 15' FRONTING NARROW STREET.<br>~~HEIGHT: MAX. BLDG. HEIGHT: 80'~~ ** VARIANCE REQUESTED FOR 14TH STREET | SEE SHEET Z-107 |
| 13-10 | 14. ACCESSORY OFF STREET PARKING REGULATIONS NO ACCESSORY OFF-STREET PARKING REQUIRED FOR MANHATTAN CORE. A NONE REQUIRED | COMPLIES |
| 25-811<br><br><br>25-85<br>36-711<br>36-62 | 15. BICYCLE PARKING-ALL BICYCLE PARKING SPACES ARE ENCLOSED WITH SIGNAGE AS REQUIRED - 1 SPACE PER EVERY 2 D.U.<br>**131 / 2 = 66 REQ<br>60 BICYCLES PARKING SPACES PROVIDED<br>REFER TO APPROVED ZRD1 CONTROL No. 39373 DATED 4/21/15<br>FLOOR AREA EXEMPTION: 15 SF OF ZFA FOR EACH BICY. PARKING - N/A STORAGE @ CELLAR<br>BICYCLE PARKING FOR GENERAL RETAIL: 1 PER 10,000 SF. - N/A RETAIL TOTAL 8,655 SF<br>~~16. LOADING REQUIREMENTS~~<br>A. REQUIRED LOADING<br>NONE REQUIRED: NEW COMMERCIAL USE LESS THAN 25,000 SF<br>COMPLIES. | |
| 26-41 | 17. STREET TREE PLANTING REGULATIONS<br>ONE (1) TREE, NEW OR EXISTING, PER EVERY 25 FEET OF STREET FRONTAGE<br>13TH STREET = 130.00'/25 = 5 TREES — 5 NEW TREES PROPOSED<br>14TH STREET = 102.92'/25 = 4 TREES — 1 EXISTING TREE 3 RESTITUTION<br>AVENUE A = 28.08'/25 = 1 TREE — 1 NEW TREE PROPOSED<br>STREET TREES REQUIRED 10 TREES<br>TO BE DETERMINED BY NEW YORK DEPARTMENT OF PARKS AND RECREATION | COMPLIES-SEE Z-101 |
| | 18. ENVIRONMENTAL CONDITIONS<br>ALL WINDOWS ARE TO BE DOUBLE-GLAZED WITH dBA (STC) RATINGS AS FOLLOWS: | |
| 35-011<br>35-10<br><br><br>35-31<br><br>35-33<br><br>35-34 | **ZONING RESOLUTION FOR MIX BUILDINGS IN COMMERCIAL DISTRICTS.**<br>C1-6A RESIDENTIAL PORTION SHALL COMPLY WITH QUALITY HOUSING.<br>RESIDENTIAL PORTION SHALL COMPLY WITH ART. 2. COMMERCIAL PORTION WITH ART. 3, EXCEPT AS OTHERWISE PROVIDED UNDER ART. 3. CHAPTER 5 FOR MIXED BUILDING IN COMMERCIAL ZONE.<br>FAR: COMMERCIAL AS PER ART. 3 -C3. RESIDENTIAL AS PER ART. 2 -C3. TOTAL NOT TO EXCEED THE GREATEST.<br>FA AND LOT COVERAGE TO BE THE RESIDENTIAL PORTION ONLY.<br>OS LOCATION: UPON ROOF OF NON-RESIDENTIAL PORTION. ZR 35-40 DENSITY FACTOR FOR RESIDENTIAL FA ONLY. | |
| 28-12<br>28-22<br>28-23<br><br><br>28-31<br><br><br>26-41 | **QUALITY HOUSING**<br>SIZE OF DU: MIN. 400 SF. (REQUIRED) - 452 SF (PROVIDED) SMALLEST UNIT<br>WINDOWS TO BE DOUBLE GLAZED.<br>REFUSE STORAGE: FOR BLDG WITH MORE THAN 9 DU: MIN. 12 SF DEDUCTIBLE FA 12 SF DEDUCTED)<br>REFUSE ROOM AT EACH FLOOR WITH MIN 3' DIMENSION. (REQUIRED) 6.41' (PROVIDED)<br>RECREATION SPACE: MIN. 3.3% OF ZFA.<br>**115,126 SF x 3.3% = 3,800SF (REQUIRED)<br>**3,800 SF (PROVIDED)<br>CORRIDOR DENSITY: 50% OF CORRIDOR ZFA DEDUCTIBLE IF # OF DU LESS THAN 11 EACH FL.<br>MAXIMUM No. OF UNITS 10 (PROVIDED) 2ND-6TH FL. | |

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT :

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

ZONING CALCULATIONS
(PROPOSED CONDITION)

SEAL & SIGNATURE:

REGISTERED ARCHITECT — JOSEPH LAUDENBACH — No. 022227 — STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:

BSA Z-104

CADD FILE No:

# ZONING FLOOR AREA CALCULATIONS

## Floor Area Schedule

C1-6A

| Floor | Use | Gross FA (SF) | Mech.Deduc. (SF) | Open to below (SF) | Quality Housing (SF) | Zoning FA (SF) |
|---|---|---|---|---|---|---|
| CELLAR | ACC.RES/MECH | 22,881.00 | 0.00 | | 0.00 | |
| 1ST FLOOR | COMMERCIAL | 9,131.00 | | | | 9,131.00 |
| | RESIDENTIAL | 9,549.00 | 271.20 | 389.58 | 1,724.00 | 7,164.22 |
| | TOTAL | 18,680.00 | | | | 16,295.22 |
| 2ND FLOOR | RESIDENTIAL | 14,271.00 | 265.00 | | 1,443.21 | 12,562.79 |
| 3RD FLOOR | RESIDENTIAL | 14,271.00 | 265.00 | | 1,443.21 | 12,562.79 |
| 4TH FLOOR | RESIDENTIAL | 14,271.00 | 265.00 | | 1,443.21 | 12,562.79 |
| 5TH FLOOR | RESIDENTIAL | 14,271.00 | 265.00 | | 1,443.21 | 12,562.79 |
| 6TH FLOOR | RESIDENTIAL | 14,271.00 | 265.00 | | 1,443.21 | 12,562.79 |
| 7TH FLOOR | RESIDENTIAL | 12,891.00 | 187.00 | | 1,357.35 | 11,346.65 |
| 8TH FLOOR | RESIDENTIAL | 12,891.00 | 94.00 | | 1,357.35 | 11,439.65 |
| 9TH FLOOR | RESIDENTIAL | 6,134.00 | 93.46 | | 602.08 | 5,438.46 |
| 10th FLOOR | RESIDENTIAL | 6,134.00 | 93.46 | | 602.08 | 5,438.46 |
| 11th FLOOR | RESIDENTIAL | 6,134.00 | 93.46 | | 602.08 | 5,438.46 |
| 12th FLOOR | RESIDENTIAL | 6,134.00 | 93.46 | | 602.08 | 5,438.46 |
| MAIN ROOF/SOUTH BUILDING | MECHANICAL | 2,243.00 | 1,634.50 | | 0.00 | 608.50 |
| ROOF /BLKHD/EMR | MECHANICAL | 700.00 | 700.00 | | 0.00 | 0.00 |
| TOTAL | COMMERCIAL | | | | | 9,131.00 |
| TOTAL | RESIDENTIAL | | | | | 115,126.81 |
| BUILDING TOTAL | | 166,177.00 | 4,585.54 | 0.00 | 12,339.07 | 124,257.81 |

| | |
|---|---|
| TOTAL NEW BUILDING GROSS (INCLUDING CELLAR) | 166,177 |

435 EAST 13TH STREET
NEW YORK, NY


OWNER:
East 14th Street Owner LLC
708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:
Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:
435 EAST 13TH STREET

DRAWING TITLE:
FLOOR AREA SCHEDULE

SEAL & SIGNATURE:

REGISTERED ARCHITECT SCOTT LAUDENBACH No. 022221 STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA Z-105
CADD FILE No:

## AND QUALITY HOUSING DEDUCTION SCHEDULE

| FLOOR | No. OF D.U.'s | | REFUSE ROOM SF. | STAIR Sec. 28-24 | RECREATION SF. Sec 28-31 | CORRIDOR SF. DEDUCTIBLE Sec. 28-41 | TOTAL SF DEDUCTIBLE |
|---|---|---|---|---|---|---|---|
| | SOUTH BUILDING | NORTH BUILDING | M1-6/R10 SOUTH/NORTH | SOUTH NORTH | SOUTH | M1-6/R10 SOUTH-NORTH | Wing A-B Zone |
| CELLAR | - | - | - | 0 | | - | - |
| 1 | 5 | - | 12 | 0 | 1,352.00 | 360.00 | 1,724.00 |
| 2 | 10 | 8 | 24 | 0 | - | 1,419.21 | 1,443.21 |
| 3 | 10 | 8 | 24 | 0 | - | 1,419.21 | 1,443.21 |
| 4 | 10 | 8 | 24 | 0 | | 1,419.21 | 1,443.21 |
| 5 | 10 | 8 | 24 | 0 | | 1,419.21 | 1,443.21 |
| 6 | 10 | 8 | 24 | 0 | | 1,419.21 | 1,443.21 |
| 7 | 6 | 8 | 24 | 0 | | 1,333.35 | 1,357.35 |
| 8 | 6 | 8 | 24 | 0 | - | 1,333.35 | 1,357.35 |
| 9 | - | 8 | 12 | 0 | | 1,333.35 | 1,345.35 |
| 10 | - | 8 | 12 | 0 | | 1,333.35 | 1,345.35 |
| 11 | - | 8 | 12 | 0 | | 1,333.35 | 1,345.35 |
| 12 | - | 8 | 12 | 0 | | 1,333.35 | 1,345.35 |
| MECH/Roof | - | - | - | 0 | - | - | - |
| EMR/Roof | - | - | - | - | - | - | - |
| ROOF | - | - | - | - | - | - | - |
| TOTALS | 67 | 88 | | | | | |
| | 155 | | 228 | | | 15,456.15 | 17,036.15 |

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

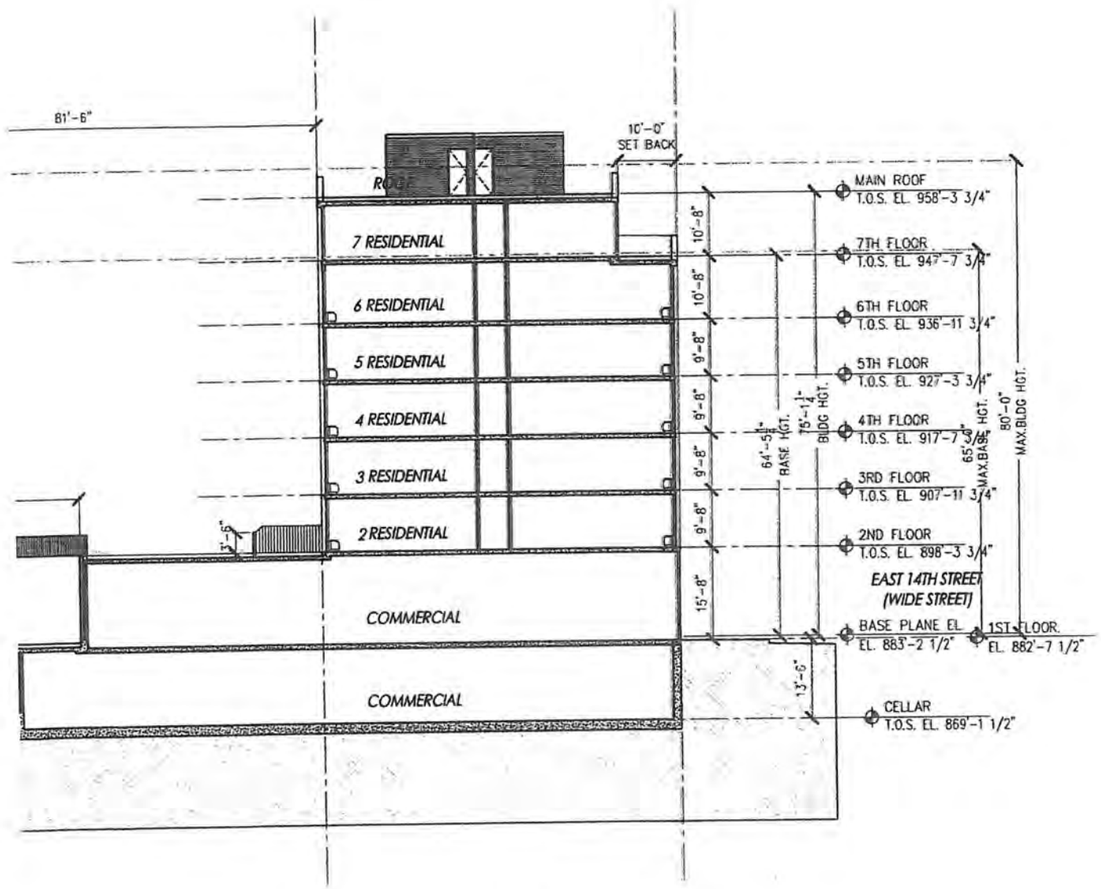
DRAWING TITLE:

DWELLING UNIT COUNT

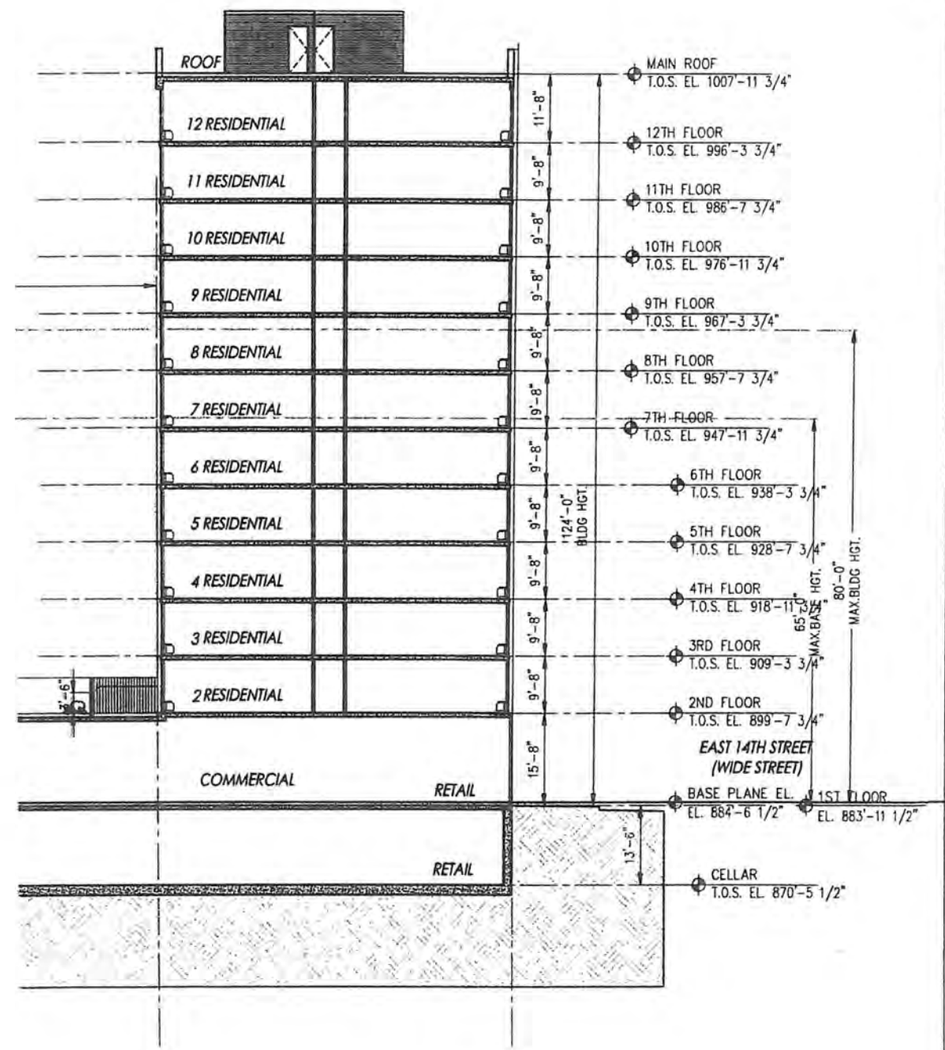
SEAL & SIGNATURE:

REGISTERED ARCHITECT LAUDERDALE No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA Z-106
CADD FILE No:




NORTH BUILDING
COMPLIANT (AS OF RIGHT)
CONDITION




NORTH BUILDING
PROPOSED CONDITION

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

BUILDING SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT JEFFREY LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No: BSA Z-107
CADD FILE No:

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

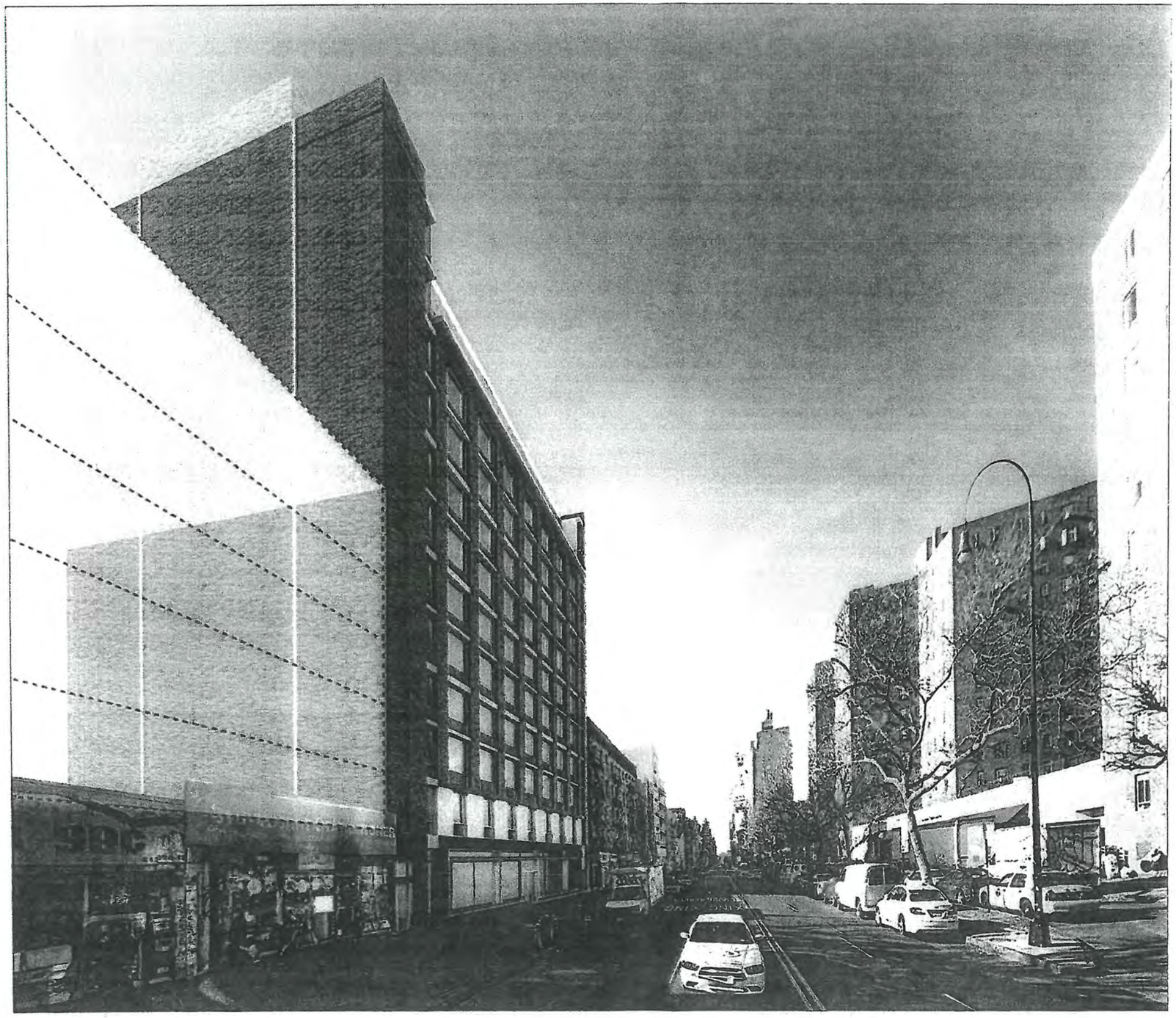
435 EAST 13TH STREET

DRAWING TITLE:

STREET VIEW
CONFORMING (AS OF RIGHT) CONDITIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-001
CADD FILE No:



# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

STREET VIEW
PROPOSED CONDITION

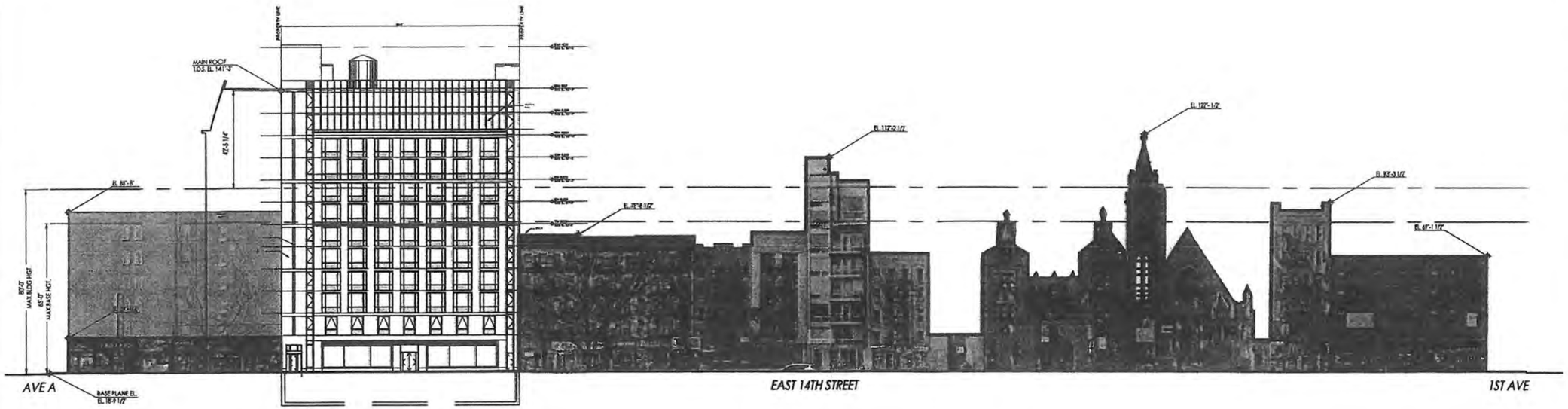
SEAL & SIGNATURE:

REGISTERED ARCHITECT
Robert Laudenbach
No. 022021
STATE OF NEW YORK

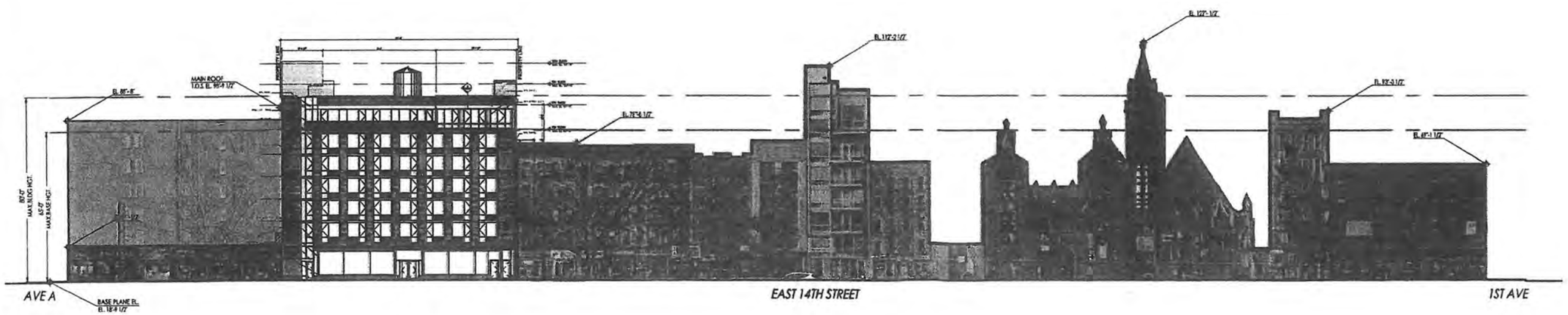
DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:

BSA A-002

CADD FILE No:




STREET CONTEXT
PROPOSED CONDITIONS




STREET CONTEXT
CONFORMING (AS OF RIGHT) CONDITION

# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

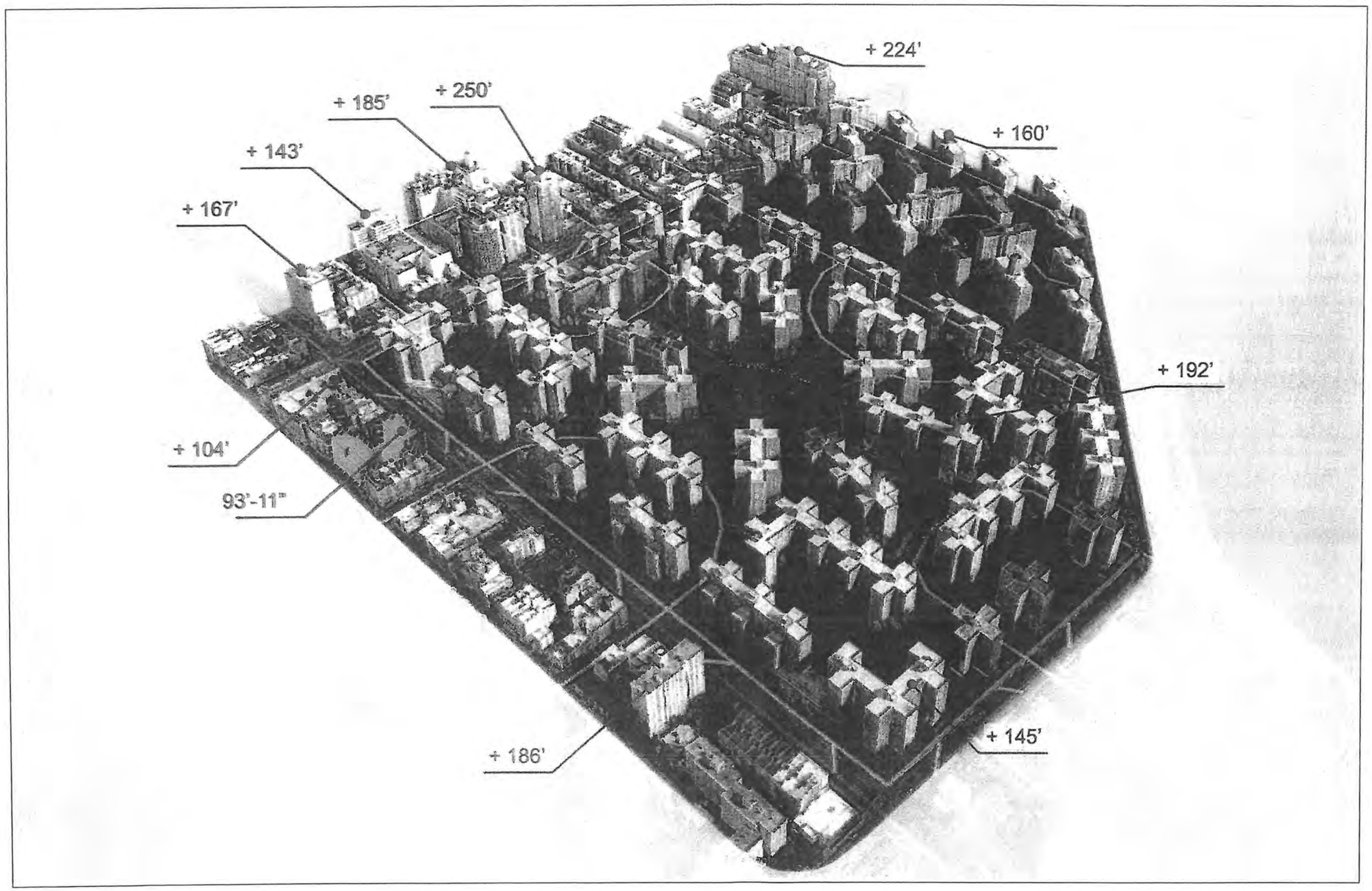
DRAWING TITLE:

STREET CONTEXT
CONFORMING (AS OF RIGHT) CONDITIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSEPH LAUDERMILCH
No. 022097
STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-003
CADD FILE No:




# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

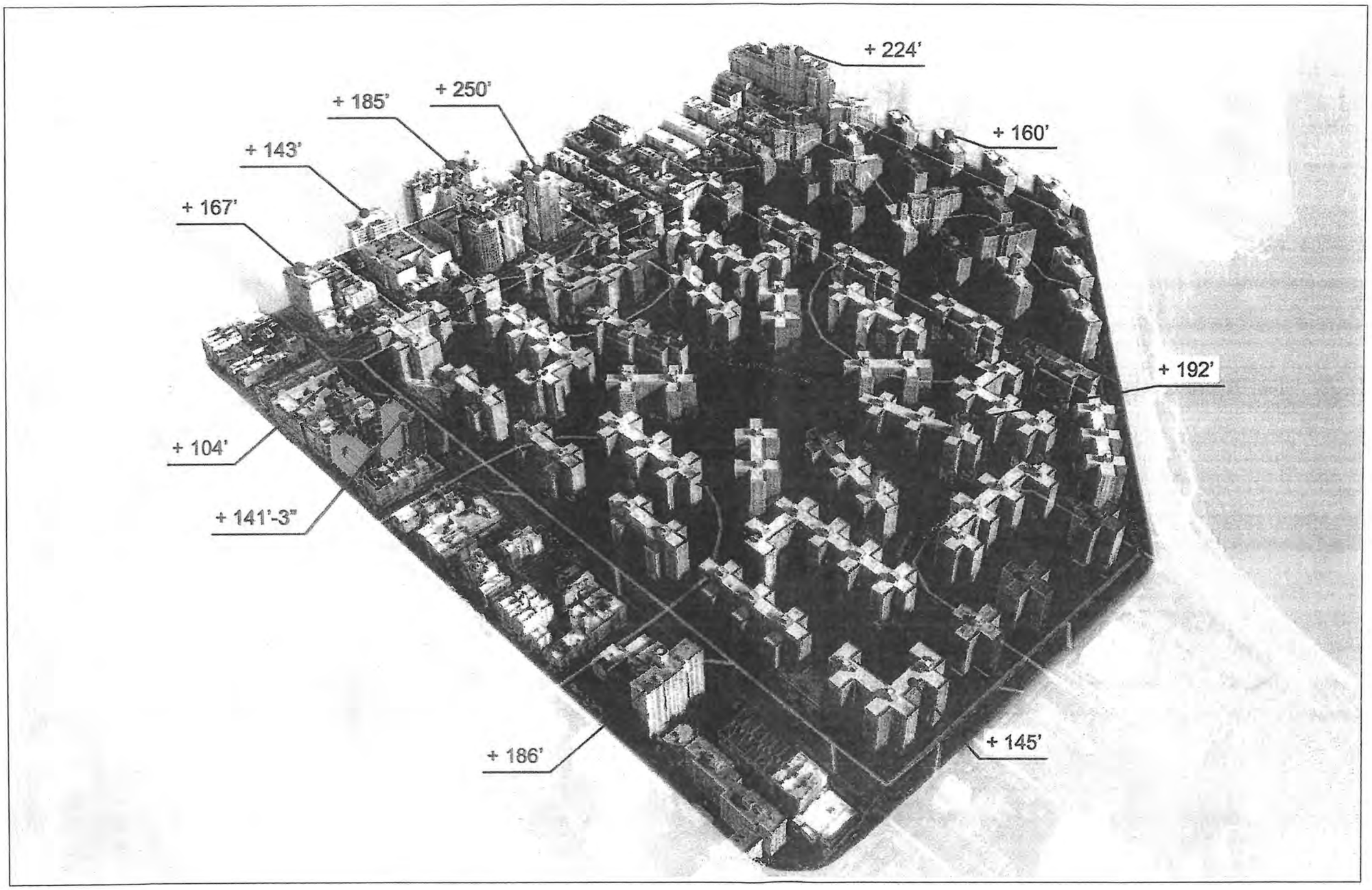
DRAWING TITLE:

SITE DIAGRAM
CONFORMING (AS OF RIGHT) CONDITIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT LANDENBERGER
No. 022207
STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-004
CADD FILE No:




# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

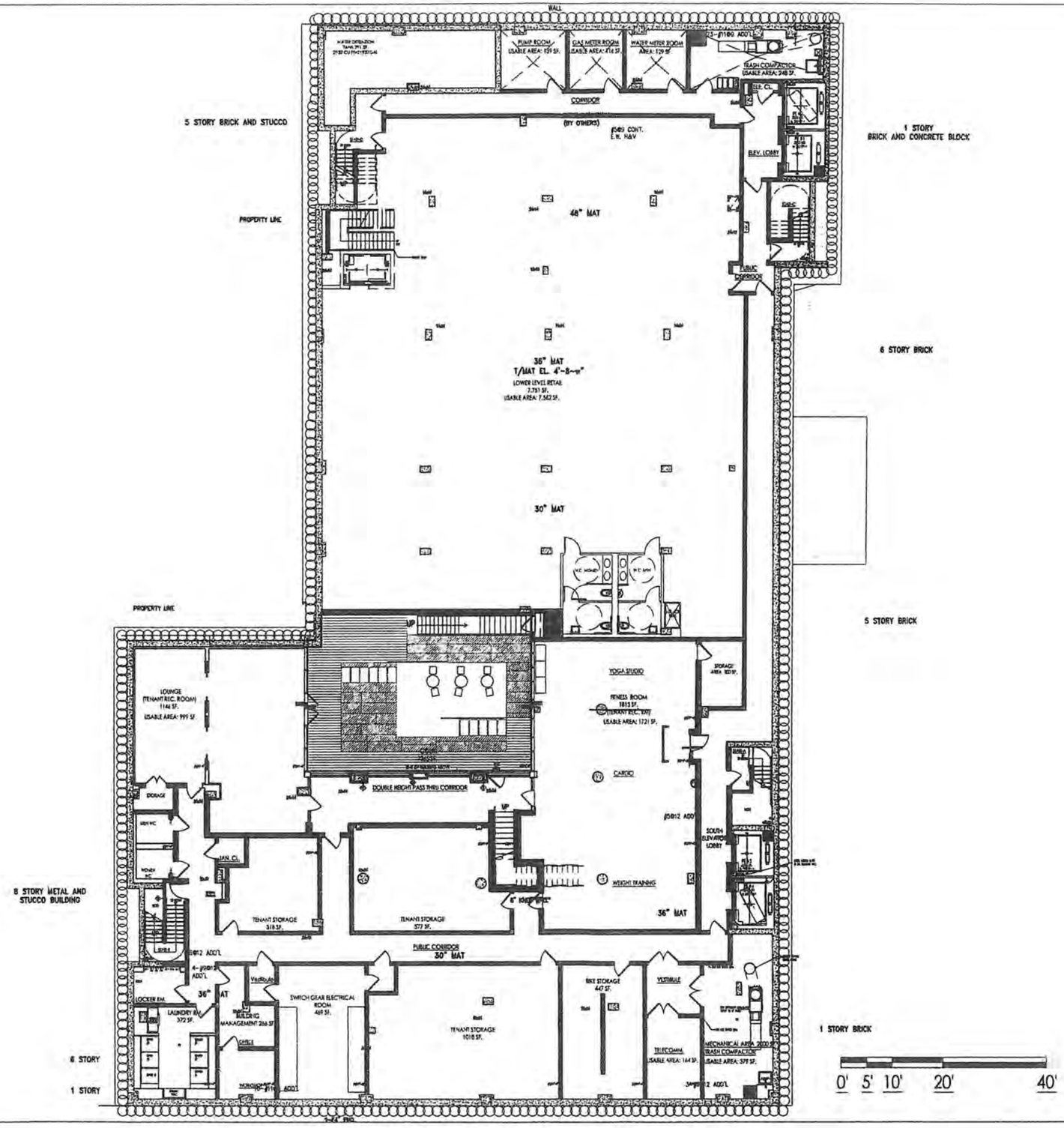
435 EAST 13TH STREET

DRAWING TITLE:

SITE DIAGRAM
PROPOSED CONDITIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-005
CADD FILE No:




# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

CELLAR
CONFORMING /PROPOSED CONDITIONS

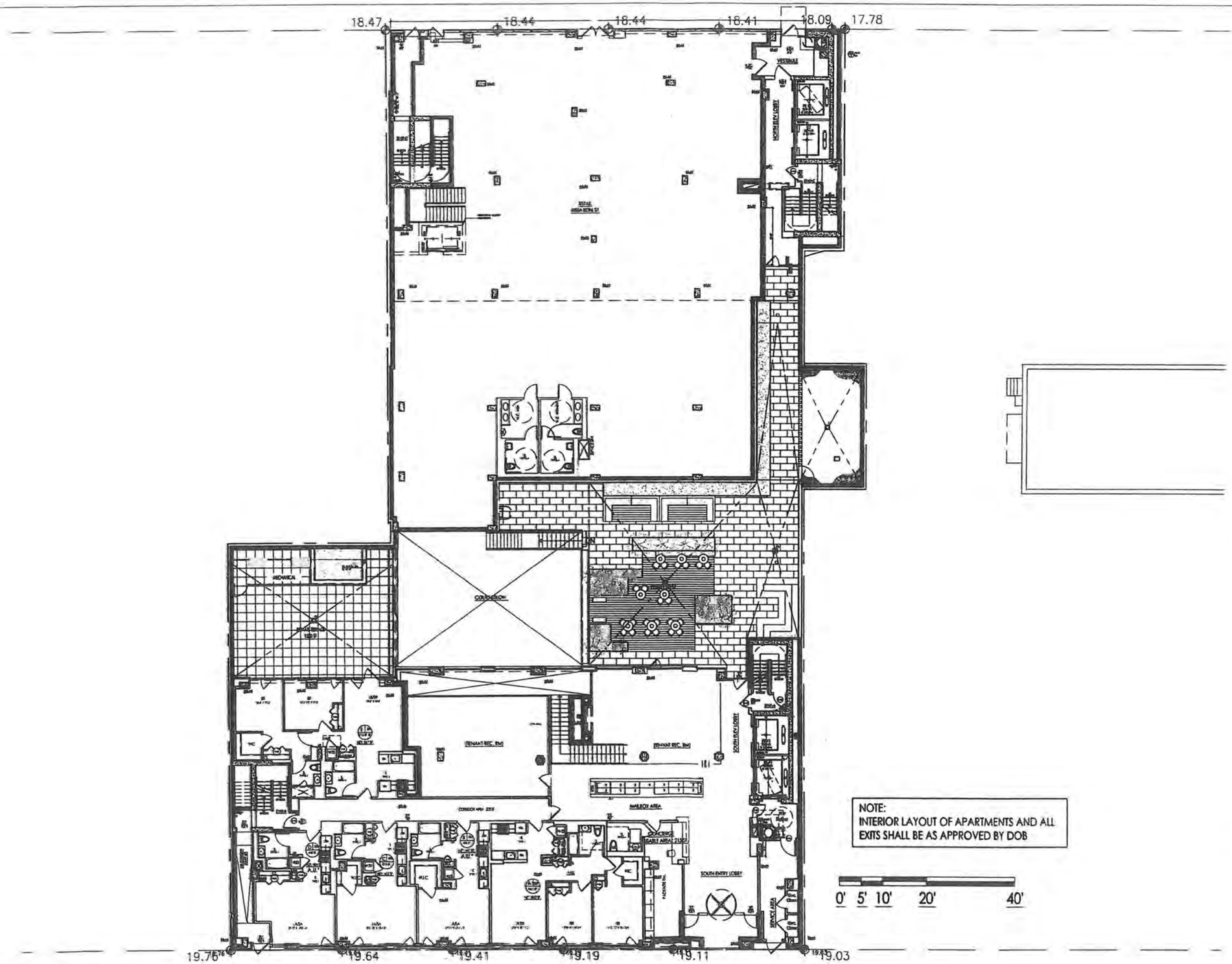
SEAL & SIGNATURE:

REGISTERED ARCHITECT
STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:

BSA A-100

CADD FILE No:




NOTE:
INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE AS APPROVED BY DOB

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2600
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

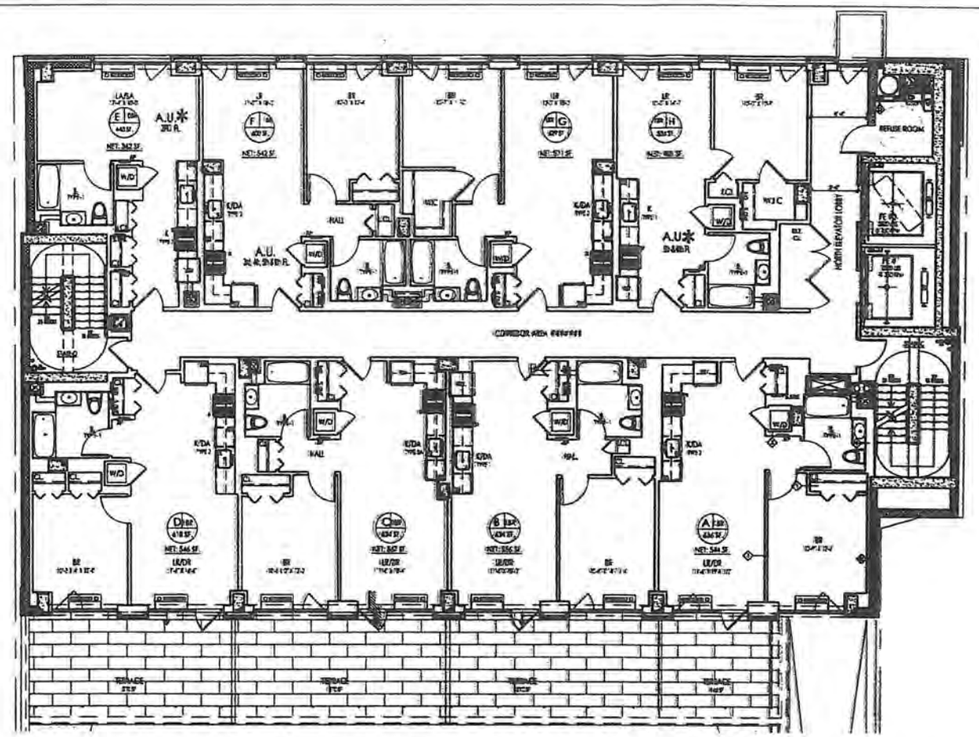
1ST FLOOR
CONFORMING /PROPOSED CONDITIONS

SEAL & SIGNATURE:

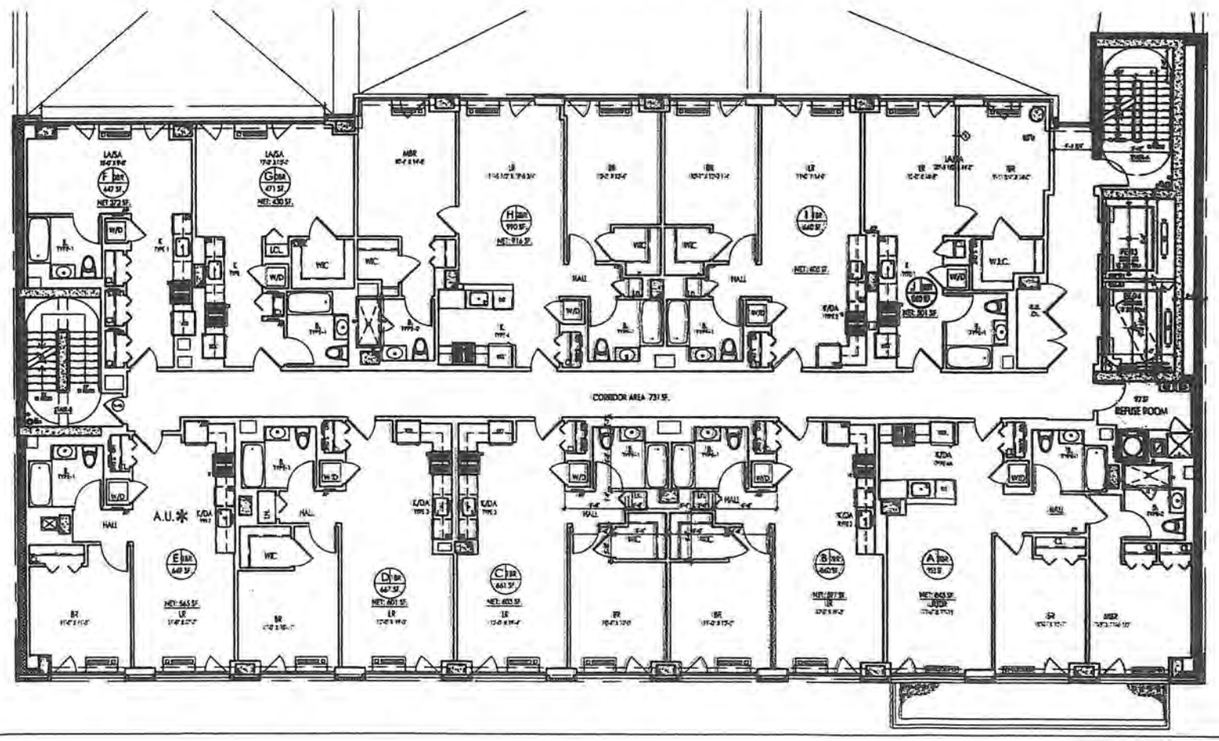
DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:

BSA A-110

CADD FILE No:



NORTH BUILDING



SOUTH BUILDING

NOTE:
INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE AS APPROVED BY DOB

0' 5' 10' 20' 40'

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale: $\frac{1}{16}$" = 1'-0"

PROJECT:

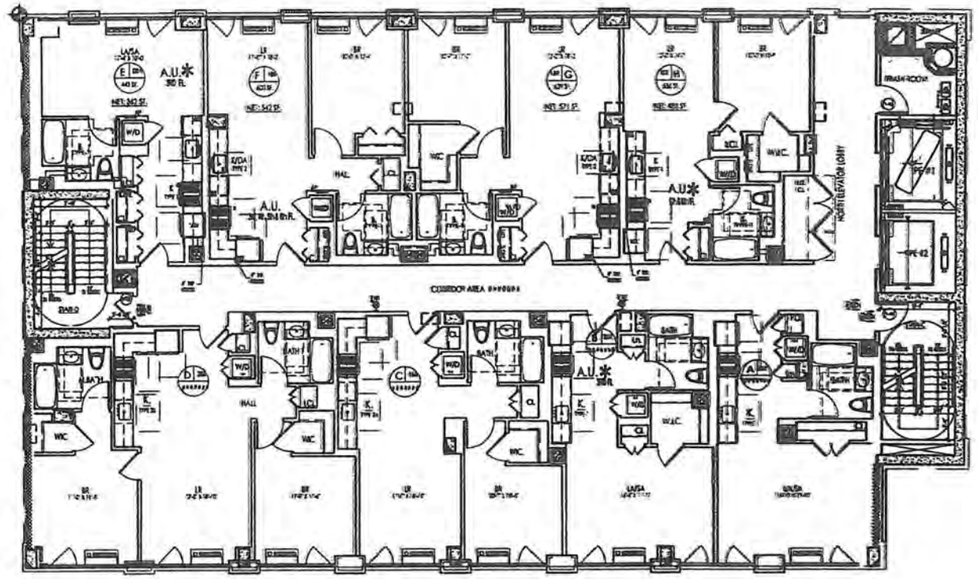
435 EAST 13TH STREET

DRAWING TITLE:

SECOND FLOOR
CONFORMING /PROPOSED CONDITIONS

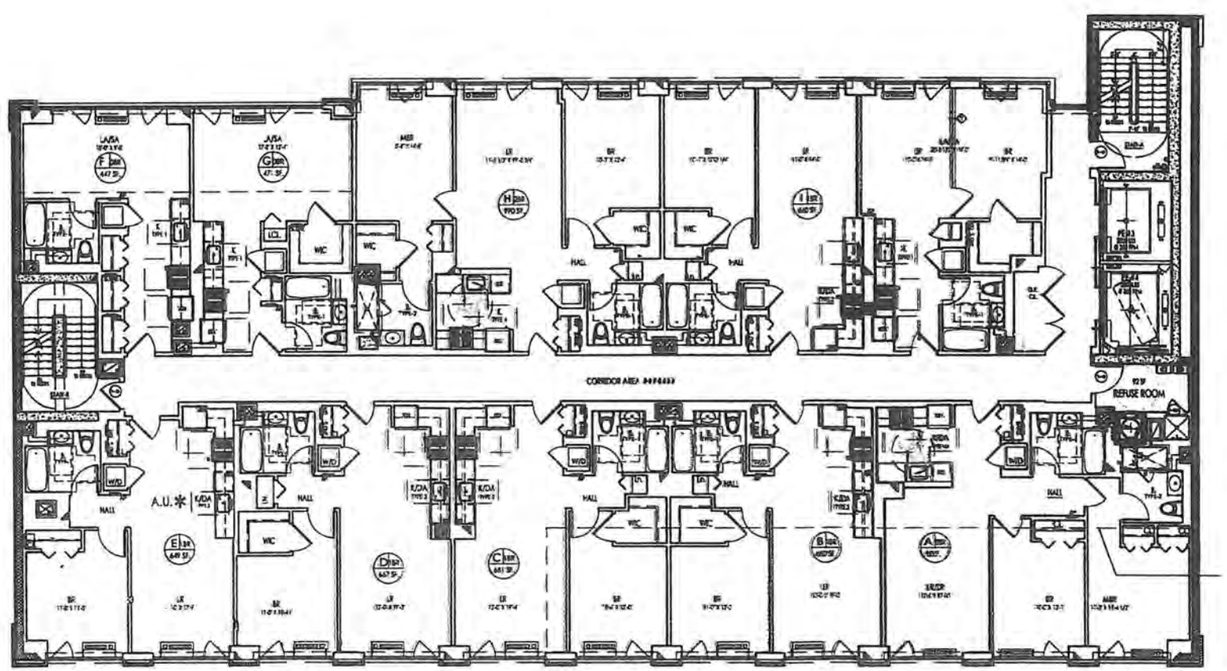
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-120
CADD FILE No:



NORTH BUILDING

COURTYARD NOT SHOWN FOR CLARITY



SOUTH BUILDING

NOTE:
INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE AS APPROVED BY DOB

0' 5' 10' 20' 40'

# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slceorch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale: $\frac{1}{16}$" = 1'-0"

PROJECT:

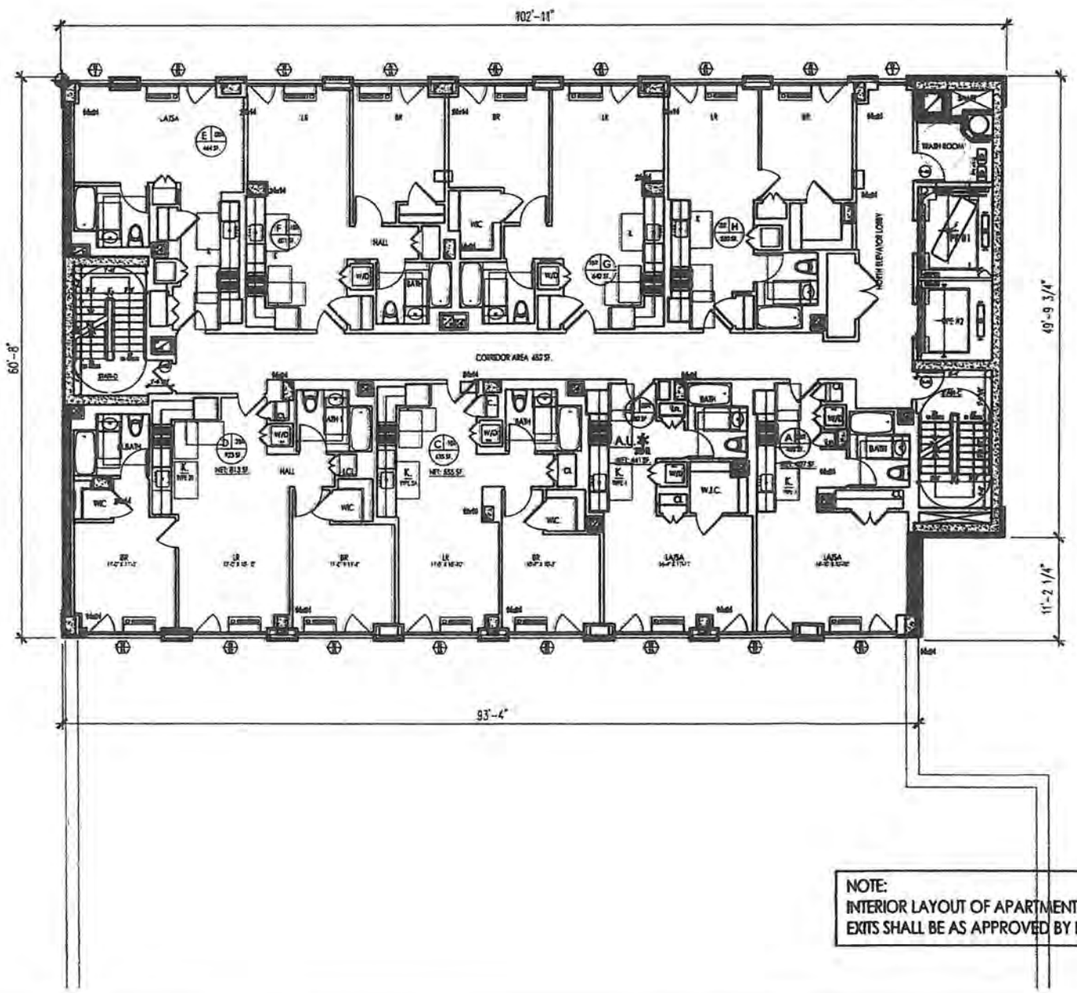
435 EAST 13TH STREET

DRAWING TITLE:

THIRD THRU SIXTH FLOORS
CONFORMING /PROPOSED CONDITIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-130
CADD FILE No:




NOTE:
INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE AS APPROVED BY DOB

# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale: $\frac{1}{16}$" = 1'-0"

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

7TH-12TH FL (PARTIAL-NORTH)
PROPOSED CONDITIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN LAUDENBACH
No. 022027
STATE OF NEW YORK

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-170
CADD FILE No:

# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

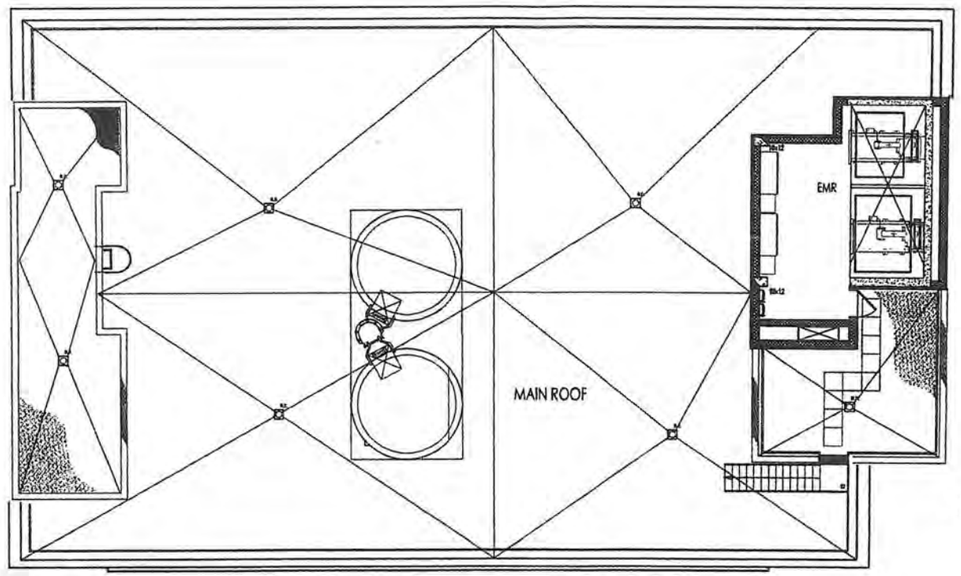
435 EAST 13TH STREET

DRAWING TITLE:

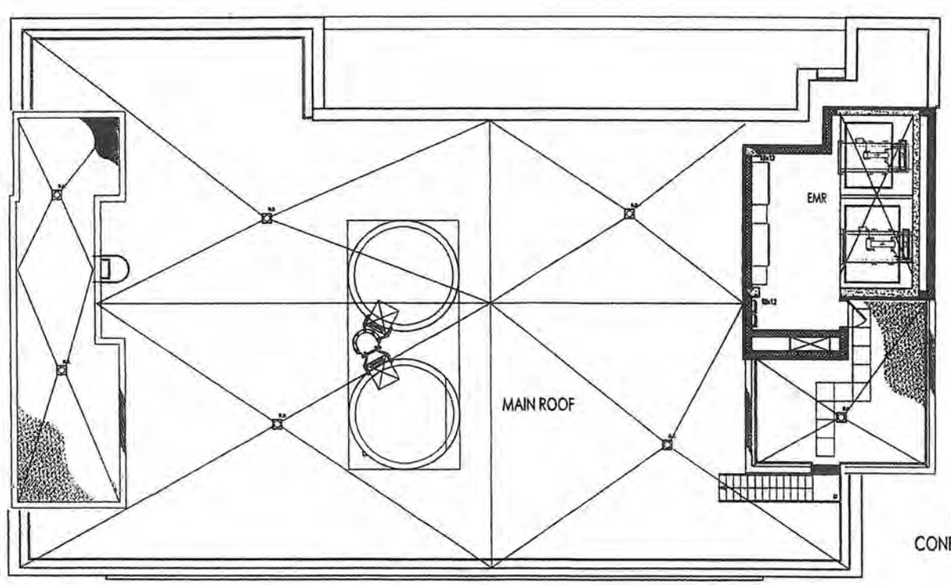
MAIN ROOF-SOUTH BUILDING
CONFORMING /PROPOSED CONDITIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-190
CADD FILE No:




MAIN ROOF-NORTH BUILDING
PROPOSED CONDITION




MAIN ROOF-NORTH BUILDING
CONFORMING (AS OF RIGHT) CONDITION

# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale: $\frac{1}{16}$"= 1'-0"

PROJECT:

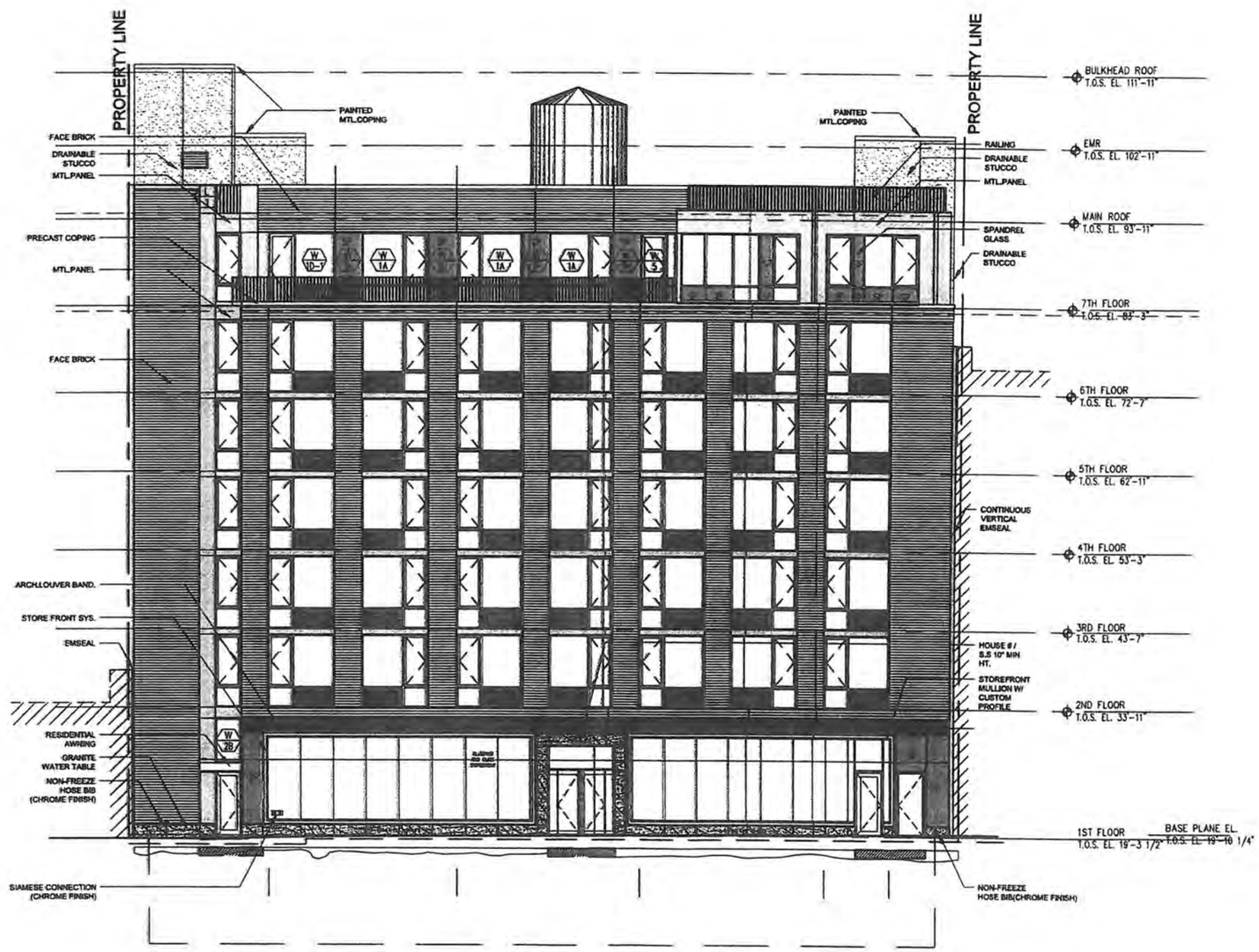
435 EAST 13TH STREET

DRAWING TITLE:

MAIN ROOF-NORTH BUILDING

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-191
CADD FILE No:




# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

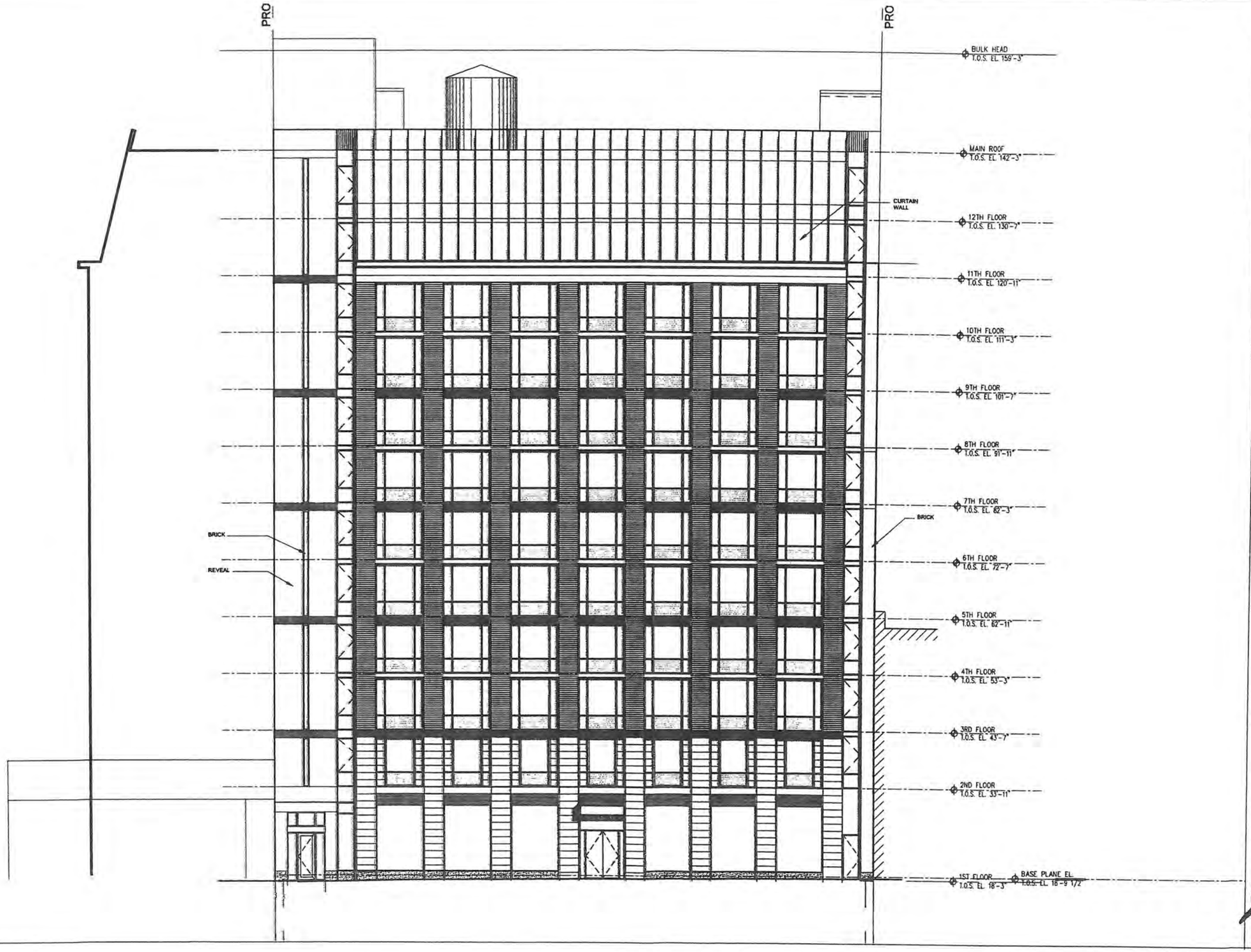
435 EAST 13TH STREET

DRAWING TITLE:

NORTH ELEVATION 14TH STREET CONFORMING (AS OF RIGHT)

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-200
CADD FILE No:




# 435 EAST 13TH STREET

NEW YORK, NY

OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0980
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com

| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

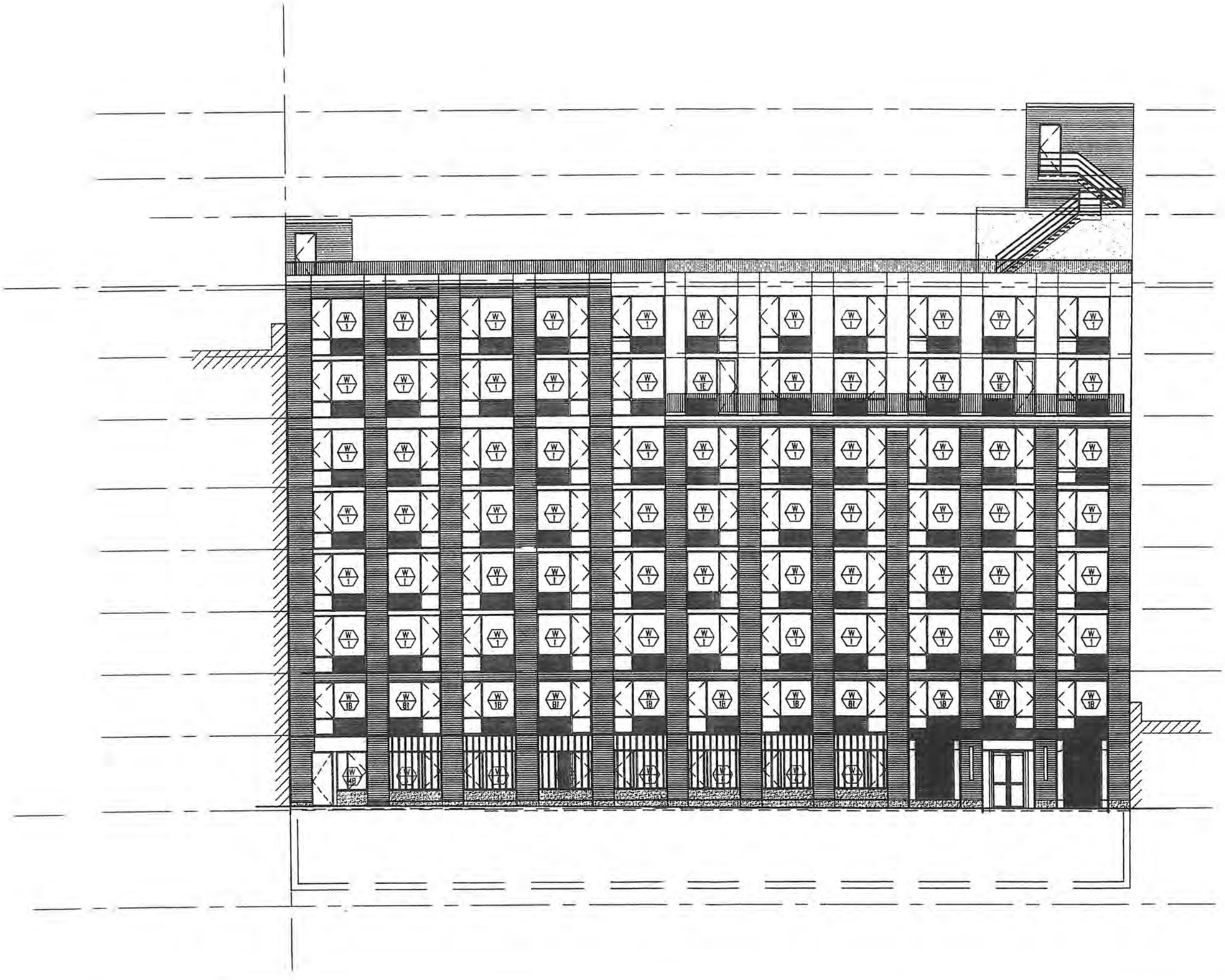
435 EAST 13TH STREET

DRAWING TITLE:

NORTH ELEVATION 14TH STREET
PROPOSED CONDITION

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-201
CADD FILE No:



# 435 EAST 13TH STREET

NEW YORK, NY


OWNER:

East 14th Street Owner LLC

708 Third Avenue, Suite 2800
New York, NY 10017
TEL.: (212) 767-0960
FAX.: (212) 767-0963

DEVELOPER:

Mack RE Group
Urban Developers Partners
1776 Broadway, Suite 606
New York, NY 10019
TEL.: (212) 767-0960
FAX.: (212) 767-0963

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, NY 10018
T. 212.979.8400
F. 212.979.8387
www.slcearch.com


| No: | Date: | Revision: |
|---|---|---|
| | 05-05-2016 | BSA FILING |

D.O.B. N.B. APPLICATION #121192342

NORTH ARROW

Scale:

PROJECT:

435 EAST 13TH STREET

DRAWING TITLE:

SOUTH ELEVATION 13TH STREET
CONFORMING/PROPOSED CONDITION

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014.47
DRAWN BY:
CHECKED BY:
DRAWING No:
BSA A-202
CADD FILE No:

432 East 14th Street
LIST OF AFFECTED PROPERTY OWNERS

**BLOCK 405**

| | |
|---|---|
| Lot 7 | Tri-Luck Realty Corp.<br>Tri-Luck Realty Corp.<br>128 E. Broadway<br>Unit 1132<br>New York, NY 10002-9025 |
| Lot 8 | Lucky Jab Realty Corp.<br>P.O. Box 1132<br>New York, NY 10002-0914 |
| Lot 9 | Herrick Norma<br>502 East 12 Street<br>New York, NY 10009<br>and<br>P.O. Box 711<br>Chappaqua, NY 10514-0711 |

**BLOCK 406**

| | |
|---|---|
| Lot 1 | Avenue A. Corner Owner LLC<br>c/o Dalan Management Associate<br>134 W. 25th Street, Fl 2<br>New York, NY 10001-7409 |
| Lot 2 | Avenue A. Corner Owner LLC<br>c/o Dalan Management Associate<br>134 W. 25th Street, Fl 2<br>New York, NY 10001-7409 |
| Lot 3 | 198 Ave. A MGMNT Corp.<br>198 Avenue A<br>New York, NY 10009-3401 |
| Lot 4 | 200 Ave. A LLC<br>JKNY Realty, LLC<br>200 Park Avenue S., Ste 914<br>New York, NY 10003-1509 |

| | |
|---|---|
| Lot 5 | Sweeters, Christine<br>202 Avenue A<br>New York, NY 10009-3403 |
| Lot 6 | Housing Preservation & Development<br>100 Gold St. Lbby 3<br>New York, NY 10038<br>and<br>204 Avenue A<br>New York, NY 10009 |
| Lot 7 | 206 Ave. A Assocs.<br>44 E. 32nd St. Rm 900<br>New York, NY 10016-5505 |
| Lot 8 | 208 Avenue A. Assocs<br>44 E. 32nd Street, Rm 900<br>New York, NY 10016-5505 |
| Lot 9 | 506 East 13 LLC<br>c/o Abraham Greenberg<br>506 E. 13th St.<br>New York, NY 10009-3537 |
| Lot 11 | Bru-Sal Realty Inc.<br>78 Belfield Avenue<br>Staten Island, NY 10312 |
| Lot 12 | Crisari Realty Inc.<br>9720 156th Avenue<br>Howard Beach, NY 11414-2831 |
| Lot 13 | 514 East 13 Street HO.<br>514F East 13 Street<br>New York, NY 10009 |
| Lot 14 | Vilage KF 516 East 13th LLC<br>The Kushner Companies, Apt.<br>666 Fifth Avenue, 15<br>New York, NY 10103 |
| Lot 15 | Vilage KF 516 East 13th LLC<br>The Kushner Companies, Apt.<br>666 Fifth Avenue, 15<br>New York, NY 10103 |

| | |
|---|---|
| Lot 16 | Parks and Recreation (General)<br>Arsenal West<br>16 W. 61st Street<br>New York, NY 10023 |
| Lot 17 | Parks and Recreation (General)<br>Arsenal West<br>16 W. 61st Street<br>New York, NY 10023 |
| Lot 56 | James Oymin Tom<br>218 Avenue B. Apt 1<br>New York, NY 10009-3397 |
| Lot 57 | 515E12, LLC<br>515 E. 12th Street<br>New York, NY 10009-3827 |
| Lot 58 | Housing Preservation & Development<br>100 Gold St. Lbby 3<br>New York, NY 10038 |
| Lot 59 | Mensil Realty<br>Cooper Square Realty<br>622 3rd Avenue<br>New York, NY 10017-6707 |
| Lot 60 | Titan Enterprises, LLC<br>7847 67th Rd.<br>Middle Village, NY 11379-2842 |
| Lot 61 | 507 East Twelfth Owners Corp.<br>829 Midland Avenue<br>Yonkers, NY 10704-1010 |
| Lot 62 | Avenue A. Corner Owner LLC<br>c/o Dalan Management Associate<br>134 W. 25th Street, Fl 2<br>New York, NY 10001-7409 |
| Lot 63 | Avenue A. Corner Owner LLC<br>c/o Dalan Management Associate<br>134 W. 25th Street, Fl 2<br>New York, NY 10001-7409 |

**BLOCK 407**

| | |
|---|---|
| Lot 1 (N/K/A Lots 1001-1019) | Del Estes Village I Condominium<br>503-509 East 13th Street a/k/a 210 Avenue A<br>New York, NY 10009<br>ATTN: MANAGING AGENT |
| Lot 3 (N/K/A Lots 1001-1003) | 214-216 Avenue A Condominium<br>214-216 Avenue A<br>New York, NY 10009<br>ATTN: MANAGING AGENT |
| Lot 5 | 218 A. LLC<br>218 Avenue A<br>New York, NY 10009-3410 |
| Lot 6 | 220 Ave. A Partners, A. Limited Liability Company<br>220 W. 14th Street, Apt.1B<br>New York, NY 10011-7222 |
| Lot 8 | 500 East 14th Street LLC<br>400 East 14th Street Pizzeria Inc.<br>1185 Avenue of the Americas, Fl. 10<br>New York, NY 10036-2604 |
| Lot 18 | 520 East 14 LLC<br>520 East 14 LLC<br>350 E. 13th street<br>New York, NY 10003-5804 |
| Lot 52 | NAR Apartments<br>Alan E. Rabunski<br>630 3rd Ave., Fl 23<br>New York, NY 10017-6731 |
| Lot 53 | Rivpin HDFC<br>515 E. 13th St., Apt 7<br>New York, NY 10009 |
| Lot 54 | 513 East 13th Street Realty<br>513 East 13th St.<br>New York, NY 10009-3502 |

**Block 439**

| | |
|---|---|
| Lot 10 | DCAS/Department of Education<br>52 Chambers St. Lbby 1<br>New York, NY 10007 |
| Lot 17 | DCAS/Department of Education<br>52 Chambers St. Lbby 1<br>New York, NY 10007 |
| Lot 26 | 181 Avenue A, LLC<br>c/o Steiner NYC, LLC<br>15 Washington Avenue<br>Brooklyn, NY 11205 |
| Lot 28 | Village JV 191-193 Avenue A LLC<br>c/o The Kushner Companies<br>666 Fifth Avenue Apt. 15th Floor<br>New York, NY 10103 |
| Lot 30 | 189 Avenue A LLC<br>53 18 New Utrecht Avenue<br>Brooklyn, NY 11219-4139 |

**BLOCK 440**

| | |
|---|---|
| Lot 1 | 200 First Avenue Associates,<br>Jakobson Properties, LLC<br>11 Waverly Pl.<br>New York, NY 10003-6722 |
| Lot 3 | PERSAM 202 LLC<br>96 Knickbocker Avenue<br>Brooklyn, NY 11237 |
| Lot 4 | 407 Condominium C/O K.<br>c/o Andrews Building Corp.<br>666 Broadway Fl 12<br>New York, NY 10012-2317 |
| Lot 5<br>(N/K/A Lots<br>1001-1006) | The 206 Condominium<br>206 First Avenue<br>New York, NY 10009<br>ATTN: MANAGING AGENT |

| | |
|---|---|
| Lot 6 | 208 First Ave. LLC<br>208 1st Ave.<br>New York, NY 10009-3705 |
| Lot 7 | Subotic LLC<br>8662 Midland Parkway<br>Jamaica, NY 11432-3042 |
| Lot 8 | 214 First Realty Corp.<br>377 Park Ave. S. Fl 3<br>New York, NY 10016-8807 |
| Lot 11 | 406 Properties LLC<br>406 E. 13th Street<br>New York, NY 10009-3735 |
| Lot 12 | Ruth Lakofski<br>Robin Middleton,<br>408 E. 13th Street<br>New York, NY 10009-3735 |
| Lot 14 | M & E 410 East 13th St.<br>410 E. 13th Street<br>New York, NY 10009-3704 |
| Lot 18 | M & E 410 E. 13 St. LLC<br>416 E. 13th Street<br>New York, NY 10009-3713 |
| Lot 19 | Isidoros, Michalos<br>3406 Broadway<br>Long Island City, NY 11106-1196 |
| Lot 21 | 424 East Assets, Inc.<br>424 E. 13th St.<br>New York, NY 10009-3715 |
| Lot 22 | Lafontaine, Clifford<br>Lafontaine, Barbara<br>428 E. 13th St.<br>New York, NY 10009-3735 |
| Lot 23 | Harris Steven<br>Harris Bernice<br>3725 Henry Hudson Parkway<br>Bronx, NY 10463-1527 |

| | |
|---|---|
| Lot 24 | M & E 432 E. 13th<br>432 E. 13th St.<br>New York, NY 10009-3716 |
| Lot 26 | Bridgeton Amirian 436 LLC<br>220 5th Avenue, Rm 1301<br>New York, NY 10001-7708 |
| Lot 27 | KC3-438-440 East 13th Street, LLC<br>438 East 13th St.<br>New York, NY 10009-3757 |
| Lot 28 | KC3-438-440 East 13th Street, LLC<br>666 5th Avenue<br>New York, NY 10103-0001 |
| Lot 29 | Bridgeton Amirian 442 LLC<br>220 5th Avenue, Rm 1301<br>New York, NY 10001-7708 |
| Lot 30 | 444 East 13 LLC<br>Goldmark Property Management<br>215 Park Avenue S., Fl 6<br>New York, NY 10003-1624 |
| Lot 31 | 446-48 East 13 Street<br>P. O Box 1561<br>New York, NY 10009-8906 |
| Lot 32 | H.S.A. Properties Inc.<br>207 Avenue A<br>New York, NY 10009-3474 |
| Lot 33 | 205 Avenue A. Realty LLC<br>ICON Realty MGMT<br>419 Lafayette St. Fl 5<br>New York, NY 10003-7033 |
| Lot 34 | New York Equity Fund 2004 LLC<br>New York Equity Fund 2006 LLC<br>LESPMHA, Inc.<br>228 E. 3rd St.<br>New York, NY 10009-7584 |

| | |
|---|---|
| Lot 35 | 201 Ave. A Corp<br>145 E. Houston St. Apt 5A<br>New York, NY 10002-1048 |
| Lot 36 | 199 Ave. A. LLC<br>199 Ave. A. LLC<br>350 E. 13th St.<br>New York, NY 10003-5804 |
| Lot 38 | 441 East 12 LLC<br>350 E. 13th St.<br>New York, NY 10003-5804 |
| Lot 40 | 12th Street Realty<br>Richard Albert<br>233 E. 32nd St.<br>New York, NY 10016-6336 |
| Lot 42 | Village JV 435 East 12th LLC<br>c/o The Kushner Companies<br>666 Fifth Avenue, Apt 15th Fl.<br>New York, NY 10103 |
| Lot 43<br>(N/K/A<br>Lots 1201-<br>1213) | The Alphanumerical Dwellings Condominium<br>431-433 East 12th Street<br>New York, NY 10009<br>ATTN: MANAGING AGENT |
| Lot 44 | Owner/Agent<br>429 East 12th Street<br>New York, NY 10009-4024 |
| Lot 46<br>(N/K/A Lots<br>1301-1310) | 427 East 12th Street Condominium<br>427 East 12th Street<br>New York, NY 10009<br>ATTN: MANAGING AGENT |
| Lot 47 | 425 East LLC<br>12417 Metropolitan Ave.<br>Kew Gardens, NY 11415-2711 |

| | |
|---|---|
| Lot 48 | 423 East 12th Street<br>423 E. 12th St.<br>New York, NY 10009-4037 |
| Lot 49 | Cherney Realty Inc.<br>421 E. 12th St.<br>New York, NY 10009-4085 |
| Lot 50 | LESPMHA Housing Development Fund Corporation<br>228 E. 3rd St.<br>New York, NY 10009-7584 |
| Lot 51 | Adeia Associates<br>3 W. 102nd St. Apt. B<br>New York, NY 10025-4786 |
| Lot 52 | 415 E. 12 Housing Development Fund Corporation<br>415 E. 12th St.<br>New York, NY 10009-4073 |
| Lot 53 | 413 East 12 LLC<br>413 East 12 LLC<br>350 E. 13th St.<br>New York, NY 10003-5804 |
| Lot 54 | 411 E. 12th St.<br>411 E. 12th St.<br>New York, NY 10009-4027 |
| **Lot 55**<br>(N/K/A Lots 1101-1127) | The 407 Condominium<br>407 East 12th Street<br>New York, NY 10009<br><br>ATTN: MANAGING AGENT |

**BLOCK 441**

| | |
|---|---|
| Lot 1 | 218 First Avenue Associates, LLC<br>98 Cuttermill Rd., Ste 390<br>Great Neck, NY 11021-3008 |
| Lot 2 | 220 First Avenue Realty Corp.<br>220 1st Ave., Apt. OFC A<br>New York, NY 10009-3476 |

| | |
|---|---|
| Lot 3 | SEYS GROUP, LLC<br>1050 2 Ave., Apt. S. 75<br>New York, NY 10022 |
| Lot 4 & 106<br>(Lots 1001-<br>1042) | The Crossings (Condominium)<br>224 First Avenue<br>New York, NY 10009<br>and<br>228 First Avenue<br>New York, NY 10009<br>and<br>232 First Avenue<br>New York, NY 10009<br>ATTN: MANAGING AGENT |
| Lot 9<br>(N/K/A Lots<br>1101-1110) | 404 Condominium<br>404 East 14th Street a/k/a 405 East 13th Street<br>New York, NY 10009<br>ATTN: MANAGING AGENT |
| Lot 10 | Ch. Of Immaculate Cnce<br>414 E. 14th St.<br>New York, NY 10009-3443 |
| Lot 12 | Ch. Of Immaculate Cnce<br>406 E. 14th St.<br>New York, NY 10009 |
| Lot 16 | Sampol, LLC<br>2537 160th St.<br>Flushing, NY 11358-1028 |
| Lot 17<br>(N/K/A Lots<br>1201-1297) | A Building Condominium<br>425 East 13th Street<br>New York, NY 10009<br>ATTN: MANAGING AGENT |
| Lot 18 | 422 East 14 Street Association LLC<br>Jakobson Properties, LLC<br>11 Waverly Pl.<br>New York, NY 10003-6722 |
| Lot 19 | EV Dynasty LLC<br>220 W. 14th St.<br>New York, NY 10011-7222 |

| | |
|---|---|
| Lot 20 | D/B/A P. Associates<br>c/o Edward M. Teitelbaum, P.C.<br>66 Route 17 North Suite 500<br>Paramus, NJ 07652 |
| Lot 23<br>**(SITE)** | East 14th Street Owners LLC<br>c/o Beneson Capital Partners<br>708 3rd Ave,<br>New York, NY 10017-4201 |
| Lot 29 | Pattwin East Realty Corp.<br>Knickerbocker Stat<br>P.O. Box 485<br>New York, NY 10002-0485 |
| Lot 31 | 221 Avenue A, LLC<br>Martin Baumrind<br>201 Clinton St.<br>Brooklyn, NY 11201-6767 |
| Lot 32<br>**(SITE)** | 219 Ave. A NYC LLC<br>1 Sinclair Dr.<br>Great Neck, NY 11024-1621 |
| Lot 33 | 215-217 Avenue A. LLC<br>31 Fishermans Dr.<br>Port Washington, NY 11050-1733 |
| Lot 35 | Village JV 211 Avenue A. LLC<br>211 Avenue A.<br>New York, NY 10009-3413 |

Susan Shaw, Being Duly Sworn, Deposes and Says: That the Foregoing Names and Addresses Were Obtained from The New York City Department of Finance, Office of the City Register dated May 2, May 3, and May 4, 2016.

Susan Shaw

STATE OF NEW YORK )
) ss.:
COUNTY OF NEW YORK )

On the 6th day of May 2014, before me, the undersigned, personally appeared Susan Shaw, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

MICHAEL J. GIAQUINTO
Notary Public, State of New York
No. 01GI4665265
Qualified in Kings County
Commission Expires 9/30/2018



NY 76177987v1