



THEATER FOR THE NEW CITY

Proposal to

**COMMUNITY BOARD 3
CONSOLIDATED EDISON SETTLEMENT FUND**

To Support

**“GREEN” HVAC SYSTEM RENOVATION
(Supplemental Materials)**

Submitted May 26, 2011

SUMMARY OF SUPPLEMENTAL MATERIALS

This packet is to supplement THEATER FOR THE NEW CITY's (TNC's) previous request for \$110,000 to support the "Green" HVAC System Renovation. As requested, this packet includes a more thorough cost analysis, a brief explanation of the benefits of a white roof, and additional support materials to address the community impact of the project. An addendum will contain copies of the complete bids, plans and specs, and a pamphlet from NYC Cool Roofs that explains the benefits of a white roof to the entire community.

BENEFITS OF A WHITE "COOL" ROOF

"A Cool Roof is more than just a roof painted white. To be a Cool Roof, a roof must be treated with a specialized coating material that is lightly colored and has two unique properties: high solar reflectivity and high infrared emissivity...

A Cool Roof reduces the amount of energy absorbed by the roof which helps lower a building's temperature and cuts energy costs.

NYC CoolRoofs Program
<http://www.nyc.gov/html/coolroofs/html/how/how.shtml>

THEATER FOR THE NEW CITY's HVAC renovation includes a line item for the patching and installation of a white roof because this will allow for further efficiency in heating and cooling. A white roof reduces energy costs, and can lower the temperature of a building by 20 to 30 degrees. The NYC Cool Roofs annual report will provide additional benefits and is included in these materials.

EXPLANATION OF BID SUMMARY AND UPDATED BUDGET

Enclosed is a detailed breakdown of the costs of the HVAC renovation project as informed by the bids received. The original budget, which has not been increased, included contingencies in the individual line items. The following budget/bid summary provides total costs for the project using each of the four bids and a separate line for contingency calculated at approximately ten percent of the total cost. As in the past, TNC is committed to maintaining a fiscally responsible project and is prepared to closely monitor expenditures.

BID SUMMARY AND UPDATED BUDGET

	<u>R & L Heating and Air Conditioning</u>	<u>Airforce Mechanical</u>	<u>P&S Mechanical</u>	<u>Vanguard HVAC</u>
<u>Bid Expenses</u>	-	-	-	-
Johnson HVAC Renovation	\$ 54,000	\$ 69,964	\$ 91,500	\$ 82,159
*Cino HVAC Renovation	\$ 64,000	\$ 75,451	\$ 95,000	\$ 121,786
Community Heater Installation	\$ 6,000	\$ 8,862	\$ 15,000	\$ 8,833
Demolition and Cleanup	\$ 20,000	\$ 8,862	\$ -	\$ 25,410
*BID TOTAL	\$ 144,000	\$ 163,139	\$ 201,500	\$ 238,188
PROJECT TOTAL	\$ 80,000	\$ 87,688	\$ 106,500	\$ 116,402
<u>Other Direct Costs</u>				
Patching and Installation of White Roof	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
Phases 1A & 1B Drawings	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000
Phase 2 Construction Observation	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500
Administrative Costs	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Construction Management (Dallas Nolty)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Probes for Lead and Asbestos	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Filing fees with Department of Buildings	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Samples Testing	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300
Asbestos Inspection	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Superintendent	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Rigging and Equipment Delivery	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
¹ CONTINGENCY (~10%)	\$ 19,500	\$ 19,500	\$ 21,000	\$ 22,000
*TOTAL BID AND OTHER DIRECT COSTS	\$ 247,800	\$ 266,939	\$ 306,800	\$ 344,488
PROJECT TOTAL BID AND OTHER DIRECT COSTS	\$ 183,800	\$ 191,488	\$ 211,800	\$ 222,702
<u>Income</u>				
New York State Council on the Arts Dept. of Buildings "Cool Roofs" Sponsorship	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Goldman Foundation (Anticipated)	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Consolidated Edison Rebate	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Board Donations	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Goldman Foundation (In-Hand)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Individual Donations	\$ 500	\$ 500	\$ 500	\$ 500
Concessions	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
TOTAL INCOME	\$ 81,500	\$ 81,500	\$ 81,500	\$ 81,500
*BALANCE	\$ (166,300)	\$ (185,439)	\$ (225,300)	\$ (262,988)
PROJECT BALANCE	\$ (102,300)	\$ (109,988)	\$ (130,300)	\$ (141,202)
CON ED SETTLEMENT REQUEST	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
TOTAL BALANCE INCLUDING REQUEST	\$ 7,700	\$ 12	\$ (20,300)	\$ (31,202)

*For accuracy and clarity, figures for the CINO HVAC UPGRADE are included only because they were included in the bidding process. As they are irrelevant to the current iteration of the project, the numbers are grayed out.

¹The original budget included contingency as part of the individual line items; those allocations have been moved to a separate CONTINGENCY line. The total cost of the project (\$191,500) remains unchanged.

AREA AND POPULATION SERVED BY THE HVAC PROJECT

This project will create extremely positive benefits for TNC and its fellow Community Board 3 neighbors. THEATER FOR THE NEW CITY's power is directly supplied by the plant located on 14th Street. Due to our size, a significant amount of energy is expended to heat and cool the THEATER FOR THE NEW CITY facilities. Through discussions with Frank Magnotti, an Energy Engineer, TNC has learned that replacing the HVAC unit in the Johnson theater will reduce carbon emissions by 46,139.32 to 72,504.64 lbs. annually. This is the carbon reduction equivalent of planting 140-220 trees. Those benefits directly affect the area immediately surrounding the plant, as the plant will be producing less carbon dioxide and carbon monoxide to heat and cool TNC. Outside of creating a more comfortable and enjoyable experience for the theater- or community festival-goer—primarily from the Community Board 3 service area—the “Green” HVAC renovation will greatly reduce the negative environmental impact of the plant on the community-at-large, particularly in its immediate vicinity.

ADDENDUMS AND ENCLOSURES

Enclosed are the following documents:

1. Letter from Frank Magnotti Stating Carbon Emission Information (1 Page)
2. Bids
 - a. R & L Heating and Air Conditioning (2 Pages)
 - b. Airforce Mechanical (2 Pages)
 - c. P & S Mechanical (3 Pages)
 - d. Vanguard HVAC (2 Pages)
3. Bid Package
 - a. Request for Proposal (30 Pages)
 - b. Bid Form (2 Pages)
 - c. Plans and Specs (16 Pages)
4. NYC CoolRoofs Annual Report (7 Pages – Attached Separately)

Subject: FW: Theater for the New City - Carbon Emission Reduction Estimate
From: Crystal Field <crystalfield@theaterforthenewcity.net>
Date: Tue, 24 May 2011 12:21:53 -0400
To: Courtney Harge <courtneyharge@theaterforthenewcity.net>

----- Forwarded Message

From: Frank Anthony Magnotti II <famagnotti@comverge.com>
Date: Tue, 24 May 2011 01:53:08 -0400
To: Crystal Field <crystalfield@theaterforthenewcity.net>
Subject: Theater for the New City - Carbon Emission Reduction Estimate

Hi Crystal,

The approximate carbon emission reduction for the 25-ton unit retrofit for the Johnson Theater is between 46,139.32 to 72,504.64 lbs CO2 annually. This provides the carbon emission reduction equivalent of planting 140 - 220 trees.

Best Regards,

Frank Magnotti
Energy Engineer
p: 973.434.7198 | f: 212.388.0760
www.comverge.com



----- End of Forwarded Message



R A N D

BID FORM
155 FIRST AVENUE
THEATER FOR THE NEW CITY
MECHANICAL SYSTEM UPGRADE
RAND MARCH 22, 2010 REQUEST FOR PROPOSAL

Page 1 of 2

The undersigned, having carefully reviewed the March 22, 2011 Request for Proposal, as well as Project Sketches M-SK-1, M-SK-2, M-SK-3 and M-SK-4, and having examined the existing conditions by on-site visit(s), hereby submits the following bid, covering all labor, materials, plant equipment, tools, machinery, insurance, taxes, fees and permits required to perform the specified work at the above-referenced site.

The Owner reserves the right to waive any minor irregularities or to reject any and all bids. If awarded the Contract, the undersigned agrees to entirely complete all work within four (4) weeks of receipt of a signed contract.

By submitting a bid, the undersigned confirms that the insurance coverage of their company encompasses all specified work items.

This bid shall remain in effect for a period of at least sixty (60) days from the date noted below.

Company Name and Address of Bidder:

R&L Heating and Air Conditioning, Inc.

63 Flushing Ave, Unit 323, Brooklyn Navy Yard Bldg 275, Suite 406

Brooklyn, NY 11205

Signature of Bidder

Date 4/4/2011

Printed Name and Title Rawle Lewis, President

Total Base Bid Price: \$ 144,000.00

BID FORM
155 FIRST AVENUE
THEATER FOR THE NEW CITY
MECHANICAL SYSTEM UPGRADE
RAND MARCH 22, 2010 REQUEST FOR PROPOSAL

Page 2 of 2

Company Name of Bidder R&L Heating and Air Conditioning, Inc.

BREAKDOWN OF BASE BID (must equal Total Base Bid Price)

A	Removal of existing Carrier rooftop packaged unit and legally discard offsite. (Existing curb to be reused for new unit via the installation of a new curb adapter.)	\$ 10,000
B.	Furnish and install new packaged rooftop unit with gas heating atop new curb adapter for the Johnson Theater.	\$ 54,000
C.	Furnish and install one new packaged rooftop unit with gas heating to serve the Cino theater space. Work shall include new electrical and gas connections as required for the new unit as well as the protection of all new penetrations made in the existing roof. Provide fire dampers where required at ductwork penetrations.	\$ 64,000
D.	Furnish and install a new electric duct heater for HVAC unit serving the community room; work shall include all electrical wiring, conduit, disconnect switch, and controls associated with the installation. The Contractor is to seal duct connection from the main lobby into the Community Theater.	\$ 6,000
E.	Restoration of all walls, ceilings, roofing and interior surfaces affected by the installation of the new units.	\$ 10,000

- End of Base Bid Breakdown-

AIR FORCE MECHANICAL, CORP.

Date: March 31st, 2011

Re: Mechanical System Upgrade – Rand March 22, 2010

Rand Engineering & Architecture
159 West 25th Street 12th Floor
New York, NY 10001
Attn. Crystal
T 212-675-8844 F 212-691-7972

Crystal,

Pursuant to your recent request, we submit the following proposal for your consideration and review.

Scope of Project:

Installation of new air conditioning and heating system to serve the new Men's and Ladies Locker Rooms.

Therefore in consideration of the above we propose the following:

Installation of all HVAC related labor, materials, plant equipment, tools, machinery, insurance, taxes required to perform the specified work at the above referenced site by the Rand Engineering & Architecture drawings and specifications: M-SK-1, M-SK-2, M-SK-3 and M-SK-4

A.	Removal of existing Carrier rooftop package unit and legally discard offsite. (Exiting curb to be reused for new unit via the installation of a new curb adapter.	\$ 8,861.74
B.	Furnish and install a new packages rooftop unit with gas heating atop new curb adapter for Johnston Theater.	\$ 69,964.24
C.	Furnish and install one new package rooftop unit with gas heating to serve the Cino Theater space. Provide protection of all new penetrations made in the existing roof. Provide fire dampers where required at ductwork penetrations. (Work not included: Electrical and gas connections)	\$ 75,451.38
D.	Furnish and install a new electric duct heater for HVAC unit serving the community room; work shall include all electrical wiring, conduit, disconnect switch, and controls associated with the installation. Seal duct connection from the main lobby into the Community Theater.	\$ 8,861.74
E.	Restoration of all walls, ceilings, roofing, and interior surfaces affected by the installation of the new units. (Not Included)	N/A

Note: The cost of the Rigging \$ 10,872.22 is included and divided between the three sections, provided all sections of work are approved at once, if not the cost of \$ 10,872.22 will be repeated for each time rigging is required.

**Pier 60 Suite 6013, New York, NY 10011
Phone: 212-336-7777 Fax: 212-336-7779**

Date: March 31st, 2011

Re: Mechanical System Upgrade – Rand March 22, 2010

Exclusions:

1. Power feeds and disconnects.
2. Gas piping and new gas service.
3. Carpentry work.
4. Sheetrock fire enclosures.
5. Penetrations fireproofing sealing.
6. Sheetrock access doors.
7. Concrete work including concrete cutting.
8. Union laborers or prevailing wages.
9. Building permits, filing, (We have engineers signoffs).

Price of above Project:

\$ 161,170.90

Since the installation described above is permanently affixed to the building and constitutes a Capital Improvement, which is an integral part of real property, we have included in our quotation the Sales Tax on the material costs. There will be no additional charge for Sales Tax if the enclosed Certificate of Capital Improvement is executed and returned.

Air Force Mechanical Corp.

All material is guaranteed to be as specified. All work to be completed in professional manner according to New York City Building & Fire Code as well as standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Purchaser to carry fire and other necessary insurance. Our workers are fully covered by Workers Compensation insurance.

Authorized By:  President 3-31-11
 Kevin Kossi Title Date

The price of this proposal shall be effective for 60 days from date on proposal.

Purchaser

Acceptance of proposal, the above prices, specifications and conditions are satisfactory and are hereby accepted. I hereby authorize the purchasing and installation of the above materials, labor and services.

Authorized By: _____
 Purchaser Signature Please Print Name Title Date

I have the authority to order the work as outlined above and payment will be made as outlines above.

**FAX COVER
WE GOT THE POWER**

**P AND S MECHANICAL
193 E. 52ND STREET # 2F
BROOKLYN, NY 11203
347-307-1996 TEL
718-277-2922 FAX
P2SMECHANICAL@AOL.COM: EMAIL**

TO..... *Theatre for the New City* DATE..... *3/31/2011*
FAX#..... *212-979-6570* PAGES..... *03*
ATTN..... *Kingston* FROM..... *Palmer*

REMARKS:.....
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SALES* SERVICE* INSTALLATION* HVAC*

P & S Mechanical
93 E. 52nd Street # 2F
Brooklyn, NY 11203
Tel# 917-696-1004*646-932-7882-
347-307-1996
Fax 718-277-2922
email P2SMechanical@aol.com

THEATRE FOR THE NEW CITY
155 FIRST AVE
NEW YORK, NY .
MARCH 31ST, 2011

JOHNSON THEATRE

1. Supply and Install (1) 30 ton A/C Unit
2. Necessary Rigging Of Unit
3. Supply and Install Necessary Sheetmetal Ductwork
4. Necessary Pipe and Fitting to Connect New Unit to Existing Pipe and Fittings
5. Necessary Electrical Control Wiring to Connect New Unit to Existing Control Wiring
6. Supply and Install (1) Thermostat To Control A/C Unit
7. Start Up and Test Unit
8. (1) Year Warranty On Labor
9. (5) Years Manufacturer Warranty On Compressors
10. Filing Of Job For Equipment Used Permit

**** COST TO DO THE ABOVE LISTED WORK IS (\$91,500.00) NINETY-ONE THOUSAND EIGHT HUNDRED DOLLARS BASED ON NON-UNION LABOR**

CINO THEATRE

1. Supply and Install (1) 20 Ton A/C Unit.
2. Necessary Rigging Of Unit
3. Necessary Sheetmetal Ductwork
4. Necessary Pipe and Fittings to Connect New Unit to Existing Pipe and Fittings
5. Necessary Electrical Control Wiring to Connect New Unit to Existing Control Wiring
6. Supply and Install (1) Thermostat to Control A/C Unit
7. Start Up and Test Unit
8. (1) Year Warranty On Labor
9. (5) Years Manufacturer Warranty
10. Filing For Equipment Used Permit

***** COST TO DO THE ABOVE LISTED WORK IS (\$95,000.00) NINETY-FIVE THOUSAND DOLLARS BASED ON NON-UNION LABOR.**

COMMUNITY THEATRE

1. Supply and Install (1) Electric Heater
2. Necessary Pipe and Fitting to Connect New Heater To existing Piping
3. Necessary Electrical Control Wiring to Connect New Heater to Existing Control Wiring
4. Test and Run Reater
5. Manufacturer Warranty

**** COST TO DO THE ABOVE LISTED WORK IS (\$15,000.00) FIFTEEN THOUSAND DOLALRS BASED ON NONUNION LABOR**

Exclusions: Cutting, Patching, Painting Demollition, Work Permits.

Accepted By Theatre For the New City:.....

P and S Mechanical: *Patricia S. Blackett*.....



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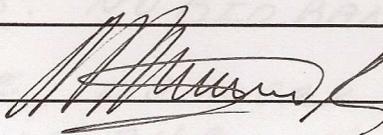
The Owner reserves the right to waive any minor irregularities or to reject any and all bids. If awarded the Contract, the undersigned agrees to entirely complete all work within four (4) weeks of receipt of a signed contract.

By submitting a bid, the undersigned confirms that the insurance coverage of their company encompasses all specified work items.

This bid shall remain in effect for a period of at least sixty (60) days from the date noted below.

Company Name and Address of Bidder:

VANGUARD HVAC TECHNOLOGIES INC
2901 QUENTIN RD, BROOKLYN, NY 11229

Signature of Bidder  Date 03.30.2011

Printed Name and Title MARGARITA LEDNYAK, PRESIDENT

Total Base Bid Price: \$ 238,188.00

TWO HUNDRED THIRTY EIGHT THOUSAND ONE HUNDRED
EIGHTY EIGHT \$.00¢

BID FORM
155 FIRST AVENUE
THEATER FOR THE NEW CITY
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RAND MARCH 22, 2010 REQUEST FOR PROPOSAL

Page 2 of 2

Company Name of Bidder VANGUARD HVAC TECHNOLOGIES INC.

BREAKDOWN OF BASE BID (must equal Total Base Bid Price)

A	Removal of existing Carrier rooftop packaged unit and legally discard offsite. (Existing curb to be reused for new unit via the installation of a new curb adapter.)	\$ 9680
B.	Furnish and install new packaged rooftop unit with gas heating atop new curb adapter for the Johnson Theater.	\$ 82159
C.	Furnish and install one new packaged rooftop unit with gas heating to serve the Cino theater space. Work shall include new electrical and gas connections as required for the new unit as well as the protection of all new penetrations made in the existing roof. Provide fire dampers where required at ductwork penetrations.	\$ 121786
D.	Furnish and install a new electric duct heater for HVAC unit serving the community room; work shall include all electrical wiring, conduit, disconnect switch, and controls associated with the installation. The Contractor is to seal duct connection from the main lobby into the Community Theater.	\$ 8833
E.	Restoration of all walls, ceilings, roofing and interior surfaces affected by the installation of the new units.	\$ 15730

- End of Base Bid Breakdown -

EXCLUSIONS: NO BID BAND; NO NEW GAS METER,
 NO OVERTIME; NO WORK NOT SHOWN ON THE
 DRAWINGS; NO BMS, NOTICE TO FIRE ALARM
 SYSTEM, WE ARE NOT RESPONSIBLE FOR ANY
 LOW VOLTAGE TERMINATIONS, NO PAGING, QUOTE
 BASE UPON 1/4" SCALE, GC PRICE IS BUDGET,