

**NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY**

PROJECT: Flood Elimination  
 SCHOOL: PS 205 Brooklyn  
 BUILDING ID: K205

**EXHIBIT 1**

JOB NO: D013254  
 DATE: 9/16/2009  
 REV: 11/10/2009

**CIP SCOPE ESTIMATE**

**CIP SUMMARY**

1.1 LLW #060108 - Flood Elimination	\$1,029,825	Percentage 100.00%
<b>SUBTOTAL CONSTRUCTION COST W/O ASBESTOS</b>	<b>\$1,029,825</b>	<b>100.00% **</b>
<b>Asbestos abatement</b>	<b>\$102,983</b>	
<b>SUBTOTAL CONSTRUCTION COST W/ ASBESTOS</b>	<b>\$1,132,808</b>	
PHASING ITEMS Based on 8 Months Duration:		
1. 5% PLA on Labor for proj.> \$1 Mil., 30% for proj.< \$1 Mil.	\$308,948	
2. Custodial Fees for project duration x \$336/day (\$42/hr)	\$97,574	
3. Site Security for project duration x required hrs/day x \$15/hr.	\$69,696	
<b>TOTAL PROJECT COST</b>	<b>\$1,609,025</b>	

<b>BREAKDOWN BY LLW # W/PHASING &amp; ASBESTOS</b>	*	*	*	*
	Asbestos	PLA/Mentor 5%/50%	Custodial Security	Total
1.1 LLW #060108 - Flood Elimination	\$1,029,825	\$102,983	\$308,948	\$1,609,025
<b>SUBTOTAL</b>	<b>\$1,029,825</b>	<b>\$102,983</b>	<b>\$308,948</b>	<b>\$1,609,025</b>
<b>TOTAL PROJECT COST W/ADDL. ITEMS</b>	<b>\$1,029,825</b>	<b>\$102,983</b>	<b>\$308,948</b>	<b>\$1,609,025</b>

\* All items subject to change by design completion

\*\*Percentages may change if SCA Recommendations are added to Scope.

NOTE: ESTIMATE DOES NOT INCLUDE FURNITURE; EQUIPMENT, (OTHER THAN NOTED)  
 LAND COSTS; FINANCING; AND OWNER'S CONSTRUCTION

# NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

PROJECT: Flood Elimination  
 SCHOOL: PS 205 Brooklyn  
 BUILDING ID: K205

JOB NO: D013254  
 DATE: 09/16/09  
 REV: 11/10/2009

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b><u>1. LLW #060108 - Flood Elimination</u></b>				
<b>Architectural</b>				
<b>1.1</b>	<b>ARCHITECTURAL INTERIOR. Structural Foundation Walls</b>			
1.1.1	<u>Electrical Room (B10):</u>			
1.1.1.1	Provide exterior waterproofing membrane / drainage system (Grace Bithutane & Hydroduct 220) at foundation wall exterior, between concrete pavement slab down to existing footing. (55 feet long x 20 feet height)	1,100	SF 48.00	52,800
1.1.1.2	Remove existing exterior concrete paving around perimeter foundation wall. Provide trenching down to footing (20 feet deep), infill and new concrete paving	220	SF 21.48	4,726
1.1.1.3	Remove damaged wall plaster. Provide new plaster wall patch.	810	SF 18.00	14,580
1.1.1.4	Provide concrete patch to repair spalling masonry wall.	80	SF 28.81	2,305
1.1.1.5	Scrape peeling paint and water stained areas, patch as required and paint the entire room.	1,060	SF 3.85	4,081
1.1.1.6	Disconnect and relocate 6 existing panels, Including temporary power (\$1500 EA)	1	LS 9,000.00	9,000
1.1.1.7	Provide fire stopping at penetrations in the ceiling of the electrical room.	2	EA 145.00	290
1.1.1.8	Provide CMU block wall to close opening to condemned areaway above the electrical room.	15	SF 23.21	348
1.1.1.9	Scrape peeling paint and water stained areas, patch as required and paint the entire area above the electrical room.	585	SF 3.85	2,252
1.1.2	<u>Emergency Generator Room (B15):</u>			
1.1.2.1	Provide exterior waterproofing membrane / drainage system (Grace Bithutane & Hydroduct 220) at foundation wall exterior, between concrete pavement slab down to existing footing. (34 feet long x 20 feet height)	680	SF 48.00	32,640
1.1.2.2	Provide trenching down to footing (20 feet deep), infill and replace landscaping	136	SF 15.48	2,105
1.1.2.3	Remove damaged plaster at exterior walls. Provide new plaster wall patch.	110	SF 18.00	1,980
1.1.2.4	Provide concrete patch to repair spalling exterior masonry wall.	10	SF 16.25	163
1.1.2.5	Scrape peeling paint and water stained areas, patch as required and paint areas to match existing.	650	SF 3.85	2,503
1.1.3	<u>Gas Meter Room (B16):</u>			
1.1.3.1	Provide exterior waterproofing membrane / drainage system (Grace Bithutane & Hydroduct 220) at foundation wall exterior, between concrete pavement slab down to existing footing. (34 feet long x 20 feet height)	400	SF 48.00	19,200
1.1.3.2	Provide trenching down to footing (20 feet deep), infill and replace landscaping	84	SF 15.48	1,300
1.1.3.3	Scrape peeling paint and water stained areas, patch as required and paint areas to match existing.	350	SF 3.85	1,348
1.1.4	<u>Boiler Room (B06):</u>			
1.1.4.1	Remove & replace bronze door saddle	4	EA 435.34	1,741
1.1.4.2	Remove & reset bluestone landing @ front entrance doorway (4 doors total). Provide pitched slope away from building. Provide metal pan flashing under bluestone landing	20	LF 250.00	5,000
1.1.4.3	Scrape peeling paint and water stained areas, patch as required and paint areas to match existing.	3,350	SF 3.85	12,898
1.1.4.4	Remove previously failed plaster wall patch and provide new wall plaster patch and paint areas to match existing	1,230	SF 18.00	22,140
1.1.4.5	Remove effloresce, scrape and patch walls as required and paint to match existing.	2,145	SF 4.20	9,009

# NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

PROJECT: Flood Elimination  
 SCHOOL: PS 205 Brooklyn  
 BUILDING ID: K205

JOB NO: D013254  
 DATE: 09/16/09  
 REV: 11/10/2009

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.1.4.6	Disconnect and relocate 1 existing panel, Including temporary power (\$1500 EA)	1	LS	1,500.00	1,500
1.1.4.7	Organize wiring in back of panel in Boiler Room and provide a panel back cover	1	LS	1,800.00	1,800
1.1.4.8	Cover exposed electrical conduit wiring in Electrical Room	1	LS	350.00	350
1.1.5	<u>Boiler Room Storage Area (B07):</u>				
1.1.5.1	Scrape peeling paint and water stained areas, patch upper walls as required and paint areas to match existing.	620	SF	3.85	2,387
1.1.5.2	Remove previously failed plaster wall patch from lower sections and provide new wall plaster patch and paint areas to match existing.	240	SF	18.00	4,320
1.1.5.3	Scrape and paint steel beam at steel deck under the courtyard.	40	LF	14.75	590
1.1.5.4	Provide exterior waterproofing membrane / drainage system (Grace Bithutane & Hydroduct 220) at foundation wall exterior, between concrete pavement slab down to existing footing. (86 feet long x 20 feet height)	1,720	SF	48.00	82,560
1.1.5.5	Remove existing exterior concrete paving around perimeter foundation wall. Provide trenching down to footing (20 feet deep), infill and new concrete paving	344	SF	21.48	7,389
1.1.6	<u>Duct Crawl Space (B02):</u>				
1.1.6.1	Remove effloresce and water stains from exterior walls, scrape and paint the entire area.	3,310	SF	4.20	13,902
1.1.6.2	Remove damage concrete and deteriorated materials from floor, and patch the damaged concrete floor slab areas.	2,500	SF	21.09	52,725
1.1.6.3	Remove spalling concrete and effloresce from ceiling slab patch concrete and paint the entire area.	1,500	SF	28.81	43,215
1.1.6.4	Provide or replace expansion joint around perimeter pavement. Saw cut & install new backer rod and sealant caulked joints at perimeter of building	203	LF	7.50	1,523
1.1.7	<u>Storage Room (B05):</u>				
1.1.7.1	Remove existing damaged paint on masonry wall	540	SF	1.85	999
1.1.7.2	Patch and repair damaged concrete masonry walls.	110	SF	17.50	1,925
1.1.7.3	Patch and repair hair line crack in column and beam.	60	SF	23.85	1,431
1.1.7.4	Remove effloresce, water and rust stains from the walls and ceiling, scrape and paint the entire room.	1,750	SF	4.20	7,350
1.1.7.5	Scrape and paint existing door frame.	1	LS	175.00	175
1.1.7.6	Provide exterior waterproofing membrane / drainage system (Grace Bithutane & Hydroduct 220) at foundation wall exterior, between concrete pavement slab down to existing footing. (36 feet long x 20 feet height)	720	SF	48.00	34,560
1.1.7.7	Remove existing exterior concrete paving around perimeter foundation wall. Provide trenching down to footing (20 feet deep), infill and new concrete paving	144	SF	21.48	3,093
1.1.8	<u>North Fan Room (B01):</u>				
1.1.8.1	Remove previously failed concrete wall patch from lower sections of passageway and provide new wall concrete patch.	252	SF	38.75	9,765
1.1.8.2	Remove effloresce from block off areaway window and patch concrete.	16	SF	17.50	280
1.1.8.3	Scrape and paint passageway walls.	2,520	SF	2.50	6,300
1.1.8.4	Patch and repair hair line crack at crawl space access.	20	SF	23.85	477
1.1.8.5	Remove damaged wall plaster. Provide new plaster wall patch.	220	SF	18.00	3,960
1.1.8.6	Remove spalling concrete on exterior wall at exposed rebar and provide concrete wall patch.	15	SF	28.81	432
1.1.8.7	Provide or replace expansion joint around perimeter pavement. Saw cut & install new backer rod and sealant caulked joints at perimeter of building	200	LF	7.50	1,500
1.1.8.8	Scrap, patch, prime and paint walls to match existing	1,000	SF	4.20	4,200
1.1.9	<u>Boiler Feed Tank &amp; Vacuum Pump Area :</u>				
1.1.9.1	Patch and repair the affected areas of the exterior wall concrete.	96	SF	16.25	1,560
1.1.9.2	Patch and repair spalling concrete at ceiling slab.	20	SF	28.81	576
1.1.9.3	Remove damaged wall plaster. Provide new plaster wall patch.	45	SF	18.00	810

# NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

PROJECT: Flood Elimination  
 SCHOOL: PS 205 Brooklyn  
 BUILDING ID: K205

JOB NO: D013254  
 DATE: 09/16/09  
 REV: 11/10/2009

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.1.9.4	Remove effloresce and water stains from exterior walls and ceiling slab, scrape and paint the entire area.	1,472	SF	4.20	6,182
1.1.9.5	Provide exterior waterproofing membrane / drainage system (Grace Bithutane & Hydroduct 220) at foundation wall exterior, between concrete pavement slab down to existing footing. (48 feet long x 20 feet height)	960	SF	48.00	46,080
1.1.9.6	Remove existing exterior concrete paving around perimeter foundation wall. Provide trenching down to footing (20 feet deep), infill and new concrete paving	192	SF	21.48	4,124
1.1.9.7	Remove and replace the existing fluorescent lighting fixtures with new fluorescent lighting fixtures including wiring and conduit (\$500 EA)	1	LS	1,500.00	1,500
1.1.10	<u>South Fan Room (B12):</u>				
1.1.10.1	Remove deteriorating parging and patch the passageway exterior walls.	775	SF	18.00	13,950
1.1.10.2	Scrape and paint the passageway walls.	1,685	SF	2.50	4,213
1.1.10.3	Remove damaged concrete and patch crack in wall at the corner of the fan room and the storage room.	35	SF	23.85	835
1.1.10.4	Patch and repair concrete at ceiling slab near exterior wall and upper sections of exterior wall.	185	SF	18.25	3,376
1.1.10.5	Remove previously failed plaster wall patch from lower sections and provide new wall plaster patch.	544	SF	18.00	9,792
1.1.10.6	Remove peeling paint, scrape and paint the walls in the entire room.	7,580	SF	4.20	31,836
1.1.10.7	Provide or replace expansion joint around perimeter pavement. Saw cut & install new backer rod and sealant caulked joints at perimeter of building	286	LF	7.50	2,145
1.1.10.8	Relocate 15 feet of 4" pipe (unit price \$50.00/ft) = \$750.00 Reinstall 15 feet of 4" pipe (unit price \$40.00/ft) = \$600.00	1	LS	1,300.00	1,300
1.1.11	<u>Oil Tank Room (B11):</u>				
1.1.11.1	Remove deteriorating parging and patch the lower section exterior walls.	120	SF	18.00	2,160
1.1.11.2	Remove damaged concrete and patch crack in wall.	20	SF	23.85	477
1.1.11.3	Remove peeling paint, scrape and paint the walls to match existing.	1,600	SF	4.20	6,720
1.1.11.4	Provide or replace expansion joint around perimeter pavement. Saw cut & install new backer rod and sealant caulked joints at perimeter of building	40	LF	7.50	300
1.2	<b>MECHANICAL. DRAIN/WASTE/VENT AND STORM SYSTEM. Sump Pump</b>				
1.2.1	<u>Duct Crawl Space (B02):</u>				
1.2.1.1	Remove deteriorating insulation.	80	LF	1.75	140
1.2.1.2	Clean and paint pipes.	80	LF	2.95	236
1.2.1.3	Provide new pipe insulation.	80	LF	12.25	980
1.2.2	<u>First Floor Entrance # 4 Vestibule:</u>				
1.2.2.1	Remove and reset dome; clean clogged roof drains.	1	EA	750.00	750
1.2.2.2	Provide new cap flashing in areas where flashing is missing or damaged.	15	LF	12.75	191
1.2.2.3	Provide new 3" drain pipe and cleanout for roof drain below in storage room (B05).	20	LF	65.00	1,300
1.2.2.4	Provide pipe insulation for roof drain piping in storage room below.	25	LF	15.25	381
1.2.3	<u>Exterior Areaway Drains:</u>				
1.2.3.1	Clean all areaway drains.	10	EA	425.00	4,250
1.2.3.2	Provide strainer domes for all areaway drains.	10	EA	150.00	1,500
1.2.3.3	Provide concrete to pitch areaways towards existing drains.	525	SF	18.75	9,844
1.2.3.4	Provide access in grating to areaways.	3	EA	1,200.00	3,600
1.2.3.5	Provide access ladders in all areaways as required.	6	EA	2,350.00	14,100
1.2.3.6	Provide grating at areaways on 68th Street.	240	SF	30.00	7,200
1.2.3.7	patch and repair masonry walls in all areaways	960	SF	23.85	22,896

# NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

PROJECT: Flood Elimination  
 SCHOOL: PS 205 Brooklyn  
 BUILDING ID: K205

JOB NO: D013254  
 DATE: 09/16/09  
 REV: 11/10/2009

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
-------------	----------	------	------------	------------

	SUBTOTAL		696,420	
	GENERAL CONDITIONS - 10%		69,642	
	SUBTOTAL		766,062	
	OVERHEAD & PROFIT - 21%		160,873	
	SUBTOTAL		926,935	
	DESIGN CONTINGENCY - 10%		92,694	
	SUBTOTAL		1,019,629	
	ESCALATION TO THE MID-POINT (4%/year)- 1%		10,196	
	<b>TOTAL 1. LLW #060108 - Flood Elimination</b>		<b>\$ 1,029,825</b>	