Site  $\underline{1}$  of  $\underline{1}$ 

Site Address: 3349 Webster Avenue, Bronx, New York

# Level of Construction Work Required

Acquisition Only Substantial Rehabilitation Moderate Rehabilitation

# Project will be Constructed by:

General Contractor Selected via Bid; or

Preselected\* General Contractor (GC); or

Construction Manager\* Selected via Bid; or

Preselected Construction Manager\*\*(CM) with Subcontractors Selected via Bid; or

Other, specify:

If proposing a preselected construction manager or contractor, identify the individual or firm below and provide contact and other information as required in Exhibit A-6. In addition, please provide justification for utilizing the services of a preselected GC or CM and indicate whether the firm is a W/MBE.

Concern for Independent Living and B&B Supportive have preselected HLS Builders Corp. to act as the General Contractor for this project. As indicated in the attached Firm Profile, HLS has an impressive track record of completing projects of similar size and scope on time and within budget. The principals of HLS have over 45 years of combined experience and over \$270 million in successfully completed projects. The firm has particular expertise in building supportive and affordable housing and is attuned to the special needs and requirements presented by this project. They have submitted a competitive cost estimate based on the scope of work for this project that compares favorably with the costs of similar developments. HLS has an impressive history delivering competitively priced and high quality construction performance. Following please find the qualification statement for HLS Builders Corp. which further illustrates their experience

# SCOPE OF WORK AND COST ESTIMATE (Page 2 of 3)

Site <u>1</u> of <u>1</u>

Site Address: 3349 Webster Avenue, Bronx, New York

Scope of Work

Based on the current condition of the building as described in Exhibit E-1, provide a narrative scope of work describing in detail construction work to be performed. The scope of work for rehabilitation projects should be comprehensive and should address each significant building component and state whether it is to be repaired and/or replaced and to what extent. The scope should cover heating and ventilation; domestic hot water; electrical; gas; plumbing; elevators; sprinklers; kitchens and baths, including fixtures, cabinets, and appliances; windows and doors; interior finishes; public spaces; security systems; lead and asbestos; roof; building structure and building envelope. The narrative should address whether the capacity, age, and effectiveness of existing systems was considered. Be sure to address site conditions, such as soil, hazardous materials, and predictable subsurface conditions such as rock and groundwater, wetlands, etc. based on a due diligence review of available information, as appropriate. Identify any areas not accessible for inspection, provide an analysis of potential implications and an estimate of related additional costs.

In addition, provide a detailed estimate of the cost of construction by Construction Standards Institute (CSI) category (format provided following this page). Please note that while HHAP funding does not trigger prevailing wage requirements, some funding sources do. Indicate below whether the attached cost estimate is based on prevailing wages.

Please provide an explanation of how life-cycle costs were considered in developing the scope of work in terms of durability of materials and equipment, cost and ease of maintenance and operations.

Also, provide a brief narrative describing how the design in general is appropriate for the proposed population. If applicable, describe what aspects of the design or work proposed are beneficial to the population to be served, and how.

The construction cost estimate is  $\square$  is not  $\boxtimes$  based on prevailing wages.

An incomplete response to this section may result in the disqualification of the proposal.

# NORWOOD TERRACE Scope of Work

Norwood Terrace will be a newly constructed 8-story block and plank structure with 115 residences and 19,000 square feet of community support space. As designed, the building will have a roof garden and rear garden; with photovoltaic panel system on the roof that will deliver electricity to the common areas. The foundations will be spread footings on rock. Due to the high level of rock on the site, the building will have only a crawl space rather than a cellar. The ceilings throughout will be 8'8" high, with 10-foot ceilings on the first floor. The heating ventilation air conditioning system (HVAC) will include gas fired hydronic base board heating and individual air conditioning units set in louvered window sections. The 57 affordable units will have gas ranges and the 58 supportive units will have electric ranges in order to maximize safety.

The building will also include the following:

- Hardwood floors
- Ceramic tile on the hallway floors
- Concrete pavers and plantings in rear yard
- Rear yard seating area
- Roof top public area with pavers and benches
- Community rooms (: exercise room, recreation room), computer room
- Laundry room
- Floor lounge

• Secured office space for supportive services including a room for storing and dispensing medicines, a conference room, a residential management office, and private counseling offices.

Energy Efficiency & Sustainability:

The project has been accepted into the NYSERDA Multi-Performance Program and will comply with the requirements of Enterprise Green Communities (www.greencommunitiesonline.org). Water conserving fixtures will be used throughout with the Water Sense label. All appliances and lighting will be Energy Star certified. Rooftop solar photovoltaic panels will supply most of the electricity needs of the common areas. Hot and cold water lines will be insulated. The building will comply with the NYS Energy Code.

# Environmental Remediation:

The site has been accepted by the NYS DEC into the Brownfields Cleanup Program (BCP). An agreement with the NYS DEC has been executed. The site has been enrolled in the NYS Brownfield Cleanup Program and remediation of the area is set to begin in early June and be completed by August 2013. An Interim Remedial Measures Work Plan (IRM Work Plan) has been to submitted to the NYS DEC to permit demolition of the small building on the site and removal of underground tanks and hydraulic auto lifts during the summer. We will do this using our own funds. A Remedial Investigation Work Plan (RI Work Plan) has also been submitted to the DEC that will allow for concurrent site testing and soil characterization to occur simultaneously with the removal of the tanks. The end result will be a Remedial Work Plan that will delineate measures to be taken to remediate the site and provide ongoing mitigation actions. It is anticipated that a vapor barrier will be required in the crawl space and a depressurization system will be employed to provide a path to disburse any noxious vapors that may be present.

Geo-Physical Conditions:

Borings show that hard rock is found across the entire site at depths of 4 to 7 feet. Due to the high level of rock, the building will not have a basement or cellar but only a 3'6" crawl space. The foundations will be concrete spread footings resting on rock. Due to the high rock, no underpinning will be required at the adjacent one story building to the South. The site abuts a yard to the North. Due to the likely presence of contaminated soil from prior use as indicated by prior testing, all of the existing soil will be removed down to the level of rock and clean fill will be brought to the site for the rear yard.

Sitework:

The project will be providing for upgraded street amenities beyond that required by NYC DOT including provision for a double-wide bus shelter and wiring for a Metro Card Fare machine to serve a new Select Bus Service (SBS Bx41) stop at this location. See www.nyc.gov/brt for detailed information on the new Webster Avenue Select Bus Route.

The open space on the site (primarily the rear yard) will be landscaped with native vegetation and cast stone patios. The natural grade of the site is being embraced through raised seating areas and site lighting that highlights the natural stone outcroppings.

8 parking spaces (none are required) are being provided for staff and residents.

Structure:

The structure is precast concrete floor planks supported by Concrete Masonry Unit Bearing walls. The planks and bearing walls are designed to eliminate steel transfers at the required zoning setback levels so as to not impact ceiling heights within apartments. This is achieved thought varying the directions of the plank and bearing walls spans.

The floor to floor heights have been determined to allow for an 8'-4" height in the living areas of the apartments with a minimum of 10 foot ceilings on the first floor. The first floor structure will include some steel frames to allow for un-obstructed open common areas in the community room and lobby.

**Building Enclosure:** 

Brick Veneer: The facades of the building are primarily clay masonry units (Brick) with some use of metal panels. Three colors of brick are specified in a Norman brick size that most closely matches the aesthetic of standard size brick. The size and multiple color scheme, although higher in cost, has been selected to provide for a residential (non-institutional) scale to the building. In addition, a metal panel and precast concrete decorative banding is also incorporated into the design

Wall Construction: The enclosure of the building uses an extremely efficient system that incorporates two types of insulation to ensure the tightest possible envelope against the penetration of wind, moisture and temperature. The first layer of rigid insulation wraps the entire building behind the Veneer, and the second is a spray application behind this which adheres to the framing elements incasing them.

Windows: High efficiency thermally broken aluminum windows have been specified. These

windows exceed the standard with a "U" value to be no greater than .45 and a SHGC of .4. Low "e" argon filled double pane glass is specified.

Roof: An IRMA (inverted Roof Membrane Assembly) roof is specified (Kemper). This is the most effective roofing system on the market and should last well beyond the manufacturers warranty.

Finishes:

General Apartments: <sup>3</sup>/<sub>4</sub>" solid oak flooring thorough out the living spaces is to be provided. All joints in the precast concrete plank ceilings/floors will be treated with "Cover Crack" which creates a relatively smooth seamless ceiling. Energy star lighting fixtures are provided throughout.

Apartment Kitchens: Affordable units are to all receive solid wood cabinetry, Ceramic tile back splashes, dishwashers, and porcelain tile flooring. The Supportive units will receive solid surface counter tops, and microwave ovens, but no dishwashers. The Affordable units will have gas ranges and the Supportive units will have electric ranges. Provision has been made to allow for remote shutoff of the electric ranges in the supportive units.

Apartment Bathrooms: All bathrooms will receive porcelain tile flooring, full wainscot ceramic tile (full height in shower/tub area), water sense fixtures, and energy star lighting.

Common Areas: All areas will receive either commercial grade carpet tile or porcelain tile flooring, a full complement of millwork for common use kitchenettes, computer stations and entertainment areas.

HVAC: High efficiency condensing boilers will provide heating and domestic hot water. Air Conditioning for the common areas is provided via high efficiency split systems with roof top condenser units. The individual apartments are provided with thru-wall AC units set in louvered window sections. All kitchens and baths are individually ventilated horizontally through the exterior walls. This method prevents cross contamination of odors between units and eliminates the noise of a roof top fan serving a vertical duct. The Supportive units will served by a master meter so that individual tenants will not have the burden of paying for electric use. To control for overuse, AC units in the Supportive units will be connected to motion sensor outlets to turn off the AC if a resident is not present. The building will be fully sprinnkered.

Solar: The building will be equipped with a rooftop array of photovoltaic panels designed to provide over 80 KW of power at peak production. This system will feed all common area requirements as well as the power needs for the supportive housing units that will be served by a master meter. Any excess power generated will feed back to the Grid. Emergency Generator: the building is provided with a voluntary gas fired emergency generation system to provide power during Con ED failures. This system will power the emergency lighting, elevators, security systems and common area HVAC systems.

## Security:

A CCCTV system with cameras at critical locations connected to a central security station equipped with a DVR recording device.

## Elevators:

Two highly efficient Machine-Room-Less elevators are provided with one going to the rooftop terrace.

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# SCOPE OF WORK AND COST ESTIMATE (Page 3 of 3) (If more than one site, duplicate this page for each building in the proposed project and provide a summary page setting forth cumulative cost information.)

Site 1 of 1

Site Address: 3349 Webster Avenue, Bronx, New York

| Division 1   | General Requirements   | \$ <u>3,281,116.73</u>  |
|--|--|-------------------------|
| Division 2   | Demolition and Site Work   | \$ <u>561,441.95</u>    |
| Division 3   | Concrete   | \$ <u>2,228,439.54</u>  |
| Division 4   | Masonry  | \$ <u>1.894,659.06</u>  |
| Division 5   | Metals   | \$ <u>784,360.07</u>    |
| Division 6   | Wood & Plastic   | \$287,013.05            |
| Division 7   | Thermal & Moisture Protection  | \$ <u>729,544.49</u>    |
| Division 8   | Doors & Windows  | \$ <u>1,307,523.35</u>  |
| Division 9   | Finishes   | \$ <u>2,302,170.34</u>  |
| Division 10  | Specialties  | \$ <u>165,152.69</u>    |
| Division 11  | Equipment  | \$ <u>496,940,78</u>    |
| Division 12  | Furnishings  | \$ <u>372,341.25</u>    |
| Division 13  | Special Construction   | \$ <u>0</u>             |
| Division 14  | Conveying systems  | \$ <u>293,949.82</u>    |
| Division 15  | Mechanical   | \$ <u>3,373,383.13</u>  |
| Division 16  | Electrical   | \$ <u>1,972,278,91</u>  |
| Total Buildin<br>(this figure shou                     | <b>ng Construction Cost (without contingency)</b><br>Id be transferred to Exhibit B-1, Line C.1) | \$ <u>20,500,315.76</u> |
| (Includes <u>6</u> %                                   | General Conditions, <u>5</u> % Overhead, <u>5</u> % Profit)                                      |                         |
| <b>Construction</b> (10% for Reh                       | <b>Change Order Contingency</b><br>abilitation; 5% for New Construction)                         | \$ <u>1.025.015.76</u>  |
| Total Constr   | uction Cost  | \$ <u>21,525,015.76</u> |
| Building Gros<br>(this figure shou                     | ss Square Footage (GSF)<br>Id be the same as Exhibit E-2, line 2)                                | <u>92,169</u>           |
| Construction Cost (without contingency) divided by GSF |  | \$ <u>222.42</u> /C     |

2<u>22.42</u>/GSF 96 CFIL

| Development: |                 | Norwood Terrace 3349 Webster Avenue, Bronx   |  | Gross SF:<br>Number of Units:   | 90,038<br>115                          |
|--------------|-----------------|--|--|---|--|
|              |                 | GC Summary Trade Daymont Broakdaum   |  | Date:   | 24-Dec-12                              |
| 1            | a de cara de la | de Summary Hade Payment Dieakdown  |  | BOILDING ADDRESS:   | 3349 Webster Avenue                    |
|              | DRUGUN          | SECONE OF MORE   | SCHEDULED                              | Per Unit  | Per Square Foot                        |
| 1            | 01000           | Controlled Inspections   | Paid By Owner                          |   |  |
| 2            | 02000           | Demolition, Environmental, Soil Remediation + State<br>Soil Remediation                        | \$ 450,000.00                          | \$3,913   | \$5.00                                 |
|              |                 | NYS Disposal Fees<br>Demolition of Small Building  |  |   |  |
|              |                 | Sub-slab Methane Remediation, Probes &<br>Mechanical Exhaust Fans                              | ······                                 |   |  |
| 3            | 02000           | Asphaltic Roadway & Parking Paving   | \$ 81,000.00                           | \$704   | \$0.90                                 |
|              |                 | Milling existing roadway<br>Asphaltic Roadway & Parking Paving<br>Striping and Marking         |  |   |  |
|              |                 | Cor wheel stops / bollards   |  |   | *** *****                              |
|              |                 | Concrete on new roadways @ Schroeder Street  |  |   | ······································ |
| 4            | 02000           | Landscaping<br>Top soil backfilling  | \$ 75,000.00                           | \$652   | \$0.83                                 |
|              |                 | Shrubs and ground covers<br>Sidewalk street trees  |  |   |  |
|              |                 | Tree pit granite blocks / edges  | · · · · · · · · · · · · · · · · · · ·  | <b>A.</b> Manthum <i>Philosomal</i> and challen al <sup>4</sup> and march as a fact to some an annual and an annual some and the source |  |
| 5            | 02000           |  | ······································ | **************************************  |  |
| 6            | 02000           | ·····  |  |   | • • • • • • • • • • • • • • • • • • •  |
| 7            | 15000           | Site Drainage  | \$ 25,195.70                           | \$219   | \$0.28                                 |
|              |                 | Underground Tanks<br>Piping and for tanks and Parking drains<br>Catch Basins                   | · · · · · · · · · · · · · · · · · · ·  |   |  |
|              |                 |  | · · · · · · · · · · · · · · · · · · ·  | nn Mille aife Alle Alle Mille a 15 17 Ann an Allen Santan an Anna Anna Anna Anna Anna Anna A  |  |
| 8            | 02000           | Bulk Excavations - Foundations,<br>Bulk Excavations - Foundations,                             | \$ 209,441.95                          | \$1,821   | \$2.33                                 |
|              |                 | Shoring and Fall protections<br>Backfilling  |  |   |  |
| 9            | 02000           | Site Slabs, Curbs  | \$ 105,000.00                          | \$913   | \$1.17                                 |
|              |                 | Street Curbs   |  |   |  |
|              |                 | Concrete sidewalks   |  | 181.5799 1979 97 97 97 97 97 97 97 97 97 97 97 97   |  |
| 10           | 02000           | Site Decorative / Permeable Pavers   | \$ 24,000.00                           | \$209   | \$0.27                                 |
| 11           | 02000           | Site Safety Surfacing @ Playgrounds  | \$ 22,000.00                           | \$191   | \$0.24                                 |
| 12           | 02000           | Site Furnishings & Playground Equipment Playground Equipment                                   | \$ 45,000.00                           | \$391   | \$0.50                                 |
|              |                 | Benches<br>Permanent Chain link fences with vinyl<br>Steel Fencina                             | · · · · · · · · · · · · · · · · · · ·  |   |  |
| 13           | 03000           | Reinforced Concrete Foundations  | \$ 879,139.06                          | \$7,645   | \$9.76                                 |
|              |                 | Pile caps and Grade beams<br>Foundation walls<br>9" Thick reinforced slab on grade @ 1st floor | · · · · · · · · · · · · · · · · · · ·  |   |  |
|              |                 | s mexicondece sous on grade er ast poor  | · · · · · · · · · · · · · · · · · · ·  | a a a den 1979 a 2019 de la constante en la constante de la constante de la constante de la constante de la constante                   |  |
| 14           | 03000           |  |  | 1 1 1 1 Milli Manada a falfana an ala cata A fandan ata a ta casa an 1 Afrita 1 ana a ta casa A   | ······                                 |

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| 15 | 03000  | Precast Concrete Planks Floors & Stairs                    | \$ 1,266,994.53                         | \$11,017   | \$14.07    |
|----|--------|--|---|--|------------|
|    |        | Precast Concrete Planks Floors                             |   |  |            |
|    |        | Precast Stairs with landings (by Sections)                 |   |  |            |
| 16 | 03000  | Cementitious Underlayment                                  | \$ 82,305,95                            | Ś716   | ¢n 01      |
|    |        |  |   | · · · · · · · · · · · · · · · · · · ·  | . در دعه پ |
| 17 | 04000  | Masonry CMU Walls  | \$ 413,712.50                           | \$3,598  | \$4.59     |
|    |        | Reinforced CMU walls average thickness                     |   |  |            |
|    |        | Precast lintels @ CMU openings                             | .]                                      | anna a sanna a   |            |
|    |        | Labor to Install Tube steel lintels @ CMU opngs            |   |  |            |
| 18 | 04000  | Masonny Brick Walls  | \$ 1357 377 73                          | ¢11 750  | ¢15 03     |
| ~~ | 0-1000 | Brick walls  | <i>v</i> 1,332,322.73                   | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,   | \$13.02    |
|    |        | Expansion Joints and Cualking                              | • | ************   |            |
|    |        | Cleaning and Washdowns                                     |   |  |            |
|    |        | ·····  |   |  |            |
| 19 | 04000  | Masonry Cast Stone Trims & Sills                           | \$ 103,428.13                           | \$899  | \$1.15     |
|    |        | Cast Stone Coping  |   |  |            |
|    |        |  |   |  |            |
| 20 | 04000  | Miscleaneous Cladding                                      | \$ 25,195,70                            | \$219  | \$0.28     |
|    |        | · · · · · · · · · · · · · · · · · · ·                      |   |  |            |
| 21 | 05000  | Structural Steel - Building                                | \$ 419,928.31                           | \$3,652  | \$4.66     |
|    |        | Steel Columns  |   |  |            |
|    |        | Steel Beams  |   |  |            |
|    |        | Misc. connections, base plates, relieving angles and i     | others                                  |  |            |
|    |        | Tube steel lintels @ CMU openings                          |   |  |            |
| 22 | 05000  | Structural Steel - Solar Framing                           | \$ 50,000,00                            | \$5.27   | <u> </u>   |
| ~~ | 00000  | Steel Columns  | ÷ 50,000.00                             | י אלי אלי ליך ער איינגע איי<br>איינגע איינגע |            |
|    |        | Steel Beams  |   | haf an bail bail baile an ann an an ann an ann an ann an an an   |            |
|    |        | Misc. connections, base plates and others                  |   | "An CONTRACTOR AND MANDER & BETTE AND CONTRACTOR AND AN AND A CONTRACTOR AND A CONTRACTOR AND AND A CONTRACTOR A   |            |
|    |        |  |   |  |            |
|    |        |  |   |  |            |
| 23 | 05000  | Urnamental Steel & Misc. Metals                            | \$ 170,656.41                           | \$1,484  | \$1,90     |
|    |        | Metal deck @ Bulkhend mof                                  |   |  |            |
|    |        | Ladders @ Bulkheads + Elevator pit                         |   |  |            |
|    |        | Pit frame and covers                                       |   |  |            |
|    |        | Child guards @ Windows                                     |   |  |            |
|    |        | Aluminum louvers   |   |  |            |
|    |        | Pipe Rails at public hall stairs                           |   |  |            |
|    |        | Stair - C @ bulkhead open risers complete with rails       |   |  |            |
|    |        | nooj rails as snown<br>Soletu relegatable posts for Masons |   |  |            |
|    |        | Sujery relocatione posts for musoris                       |   |  |            |
| 24 | 05000  | Building Storage Cages                                     | \$ -                                    | 999 99 - 59 - 99 - 99 - 99 - 99 - 99 -   |            |
|    |        |  |   |  |            |
| 25 | 05000  | Bicycle Racks  | \$ 10,342.81                            | \$90   | \$0.11     |
|    | 45.000 | At. 0 - 1111 - 0t  |   | Arra   |            |
| 25 | 05000  | Air Conditioner Sieeves                                    | \$ 64,642.58                            | \$262  | \$0.72     |
| 27 | 05000  | Steel Fencing  | \$ 58,789,96                            | \$511  | \$0.65     |
|    |        |  |   |  |            |
| 28 | 06000  | Carpentry Rough  | \$ 116,356.64                           | \$1,012  | \$1.29     |
| 1  |        | Temporary Protections (Materials)                          |   |  |            |
| 1  |        | Grounds and Blocking                                       |   |  |            |
|    |        | Misc. Crapentry for General Conditions (Moterials)         |   |  | ······     |
| 20 | 06000  | Camentry - Millwork and Other Cabinets                     | \$ 170 656 A1                           | ¢1 <i>лол</i>  | ¢1 an      |
| 43 | 00000  | 1) Apt closets, bases and window wood trims                | - x,0,000,4X                            | +0+,+0+  | \$1.5U     |
|    |        | furnished and installed.                                   | h                                       |  |            |
|    |        | 2) Install HM, Wood trims, Kitch cabinets, bath            |   |  |            |
|    |        | accessories, Finish hdwre furnished by other               |   |  |            |
|    |        | 3) Laminated Custom Countertops @ Study Areas              |   |  |            |
|    |        | 4) Labby Concession Cabinetry                              |   |  |            |

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| 30 | 07000 | Roofing  | \$ 403,131.18                         | \$3.505  | \$4.48  |
|----|-------|--|---------------------------------------|--|---|
|    |       | IRMA roof (includes rigid insulation)                                    |                                       |  |   |
|    |       | Metal coping   |                                       |  |   |
|    |       | Pritch pockets @ roof penetrations                                       |                                       |  |   |
|    |       | Roof accessories- Splash blk, autters, arovel stops, lec                 | )<br>aders                            | a a parameter a manage para mang ang pang ang pang ang pang ang pang ang pang ang pang bang bang bang pang pang  |   |
|    |       |  |                                       | · · · · · · · · · · · · · · · · · · ·  | and 19  |
| 31 | 07000 |  | \$-                                   |  |   |
| 32 | 07000 | Waterproofing (CMU Walls tetro flash)                                    | \$ 54,299.77                          | \$472  | \$0.60  |
|    |       |  |                                       |  |   |
| 33 | 07000 | Firestopping   | \$ 53,750.82                          | \$467  | \$0.60  |
|    |       | First Floor general  | ····· ·····                           | · · · · · · · · · · · · · · · · · · ·  |   |
|    |       |  | · · · · · · · · · · · · · · · · · · · |  |   |
| 34 | 07000 | Spray Fireproofing   | \$ 67,188.53                          | \$584  | \$0.75  |
|    | ÷     | Columns  |                                       |  |   |
|    |       | Deguis   |                                       |  |   |
| 35 | 07000 | Rigid and Spray Insulation   | \$ 151,174.19                         | \$1,315  | \$1.68  |
|    |       | Interior Batt Insulation for Sound                                       |                                       | Pr./17-760-1.000-1.000-1.000-0.000-0.000-0.000-0.000-0.000-0.000-0.000-0.000-0.000-0.000-0.000-0.000-0.000-0.00  |   |
|    |       | Rigid Insulation @ CMU Bearing Walls                                     |                                       |  |   |
| 36 | 08000 | Hollow Metal Frames and Doors  | \$ 139,627,97                         | \$1 214  | ¢1 55   |
|    |       | Apartment Entry  |                                       | ······································   | ري  |
|    |       | Public Spaces, Stair & Support spaces                                    |                                       | 1997 Para 2019 Mark Anton San Anton San Anton and Anton and a san an and a san an and an and an and a san a sa<br>1996 Para 2019 Anton 2019 Anton 2019 Anton 2019 Para 2019 Para 2019 Anton 2019 Para 2019 Para 2019 Para 2019 Par   |   |
|    |       | Double Doors with welded Frames  |                                       | - Open and the system of the s |   |
| 37 | 08000 | Wood Doors and KD Frames   | \$ 118,942,34                         | \$1.034  | ¢1 72   |
|    |       | Double Doors   | ÷                                     | ана стана стана<br>Стана стана стан  | аннолукиуу жала бала таларын каларын каларын каларын калары калары каларын калары калары калары калары калары к |
|    |       | Single Doors   |                                       |  |   |
|    |       | Sliders  |                                       | an a   |   |
| 38 | 08000 |  | \$ -                                  | adalah Managa Managa ang kanang sakan kanang sakan   |   |
|    |       | · · · · · · · · · · · · · · · · · · ·                                    | ·                                     |  | Antoine Anno 100 Anno 200 Anno |
| 39 | 08000 | Aluminum Storefronts   | \$ 100,000.00                         | \$870  | \$1.11  |
|    |       | Spandrei Frames and glass  |                                       | he has a block of a characterization of a frame of the constraints on a constraint on a constraint of a constraint of a  |   |
|    |       | Entry Doors (singles)<br>Finish Hardware @ Retail Storefronts (Standard) |                                       |  |   |
|    |       | Building Main entry + Vestibule Complete (Rear + Fro                     | nt)                                   | and a star with a start of a start of a start of a start of a start and the start of the start of a start of a   |   |
|    |       | Buildings Entry Canopy - Standing Seams                                  | · · · · · · · · · · · · · · · · · · · | a mana mana mana na kaonina na kaominina mandri na mina mandri na kaonina mandri na kaodiminina amin' na minina<br>Mana mandri na minina mangrafia amin' na minina mangrafia amin' na mangrafia amin' na mandri na minina mana man   |   |
|    | 00000 | A franciscum a D. Frank and a  | 6 014 40C 40                          | 67 000   | 60.05   |
| 40 | 06000 | Ardinindin windows   | \$ 814,490,48                         | \$7,083  | \$9.05  |
| 41 | 08000 | Finish Hardware  | \$ 134,456.56                         | \$1,169  | \$1.49  |
|    |       | Apt units  |                                       |  | · · · · · · · · · · · · · · · · · · ·   |
|    |       | Lommon Areas and support spaces  |                                       |  |   |
| 42 | 09000 | Drywalls + Cellings (framing and boards)                                 | \$ 900,000.00                         | \$7,826  | \$10.00   |
|    |       | Framing Materials (includes waste)                                       |                                       |  |   |
|    |       | Dyrwall Materials (includes Waste)                                       |                                       |  |   |
|    |       | Installation Labor for above   |                                       |  |   |
| 43 | 09000 | Acoustical Cellings (framing and Tiles)                                  | \$ 95,000.00                          | \$826  | \$1.06  |
|    |       | (Service Offices, Recreation rm, Pub Toilets, Mgt Office                 | e, laundry, Exercise                  | 2 Rm)  | • • • • • • • • • • • • • • • • • • •   |
|    |       | Framing Materials (includes waste)                                       |                                       |  |   |
|    |       | ine Materials (includes Waste)   |                                       |  |   |
|    |       |  |                                       | nadirā Addiennad Armani kraškamanimus taramit na daša karā Vers Vers Amerikana atrik atri atri   | 99994999999999999999999999999999999999  |
| 44 | 09000 | Ceramic Tiles  | \$ 581,783.20                         | \$5,059  | \$6.46  |
|    |       | Public Bathrooms (Floors and base)                                       |                                       |  |   |
|    |       | Residential Bathrooms (walls and Floors)                                 |                                       |  | 1993 99 (Paul Constants States Sector Academic Constants States and Sector States                               |
|    |       | Public Halls and Lobbies   |                                       |  | 10894-14-4  |
|    |       | Janitor closets, laundry rooms, Trash Rooms                              |                                       |  |   |

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|    |       | T   |                 |          | ·····   |
|----|-------|---|-----------------|----------|---------|
| 45 | 09000 | Wood Flooring<br>Aportments   | \$ 319,145.52   | \$2,775  | \$3.54  |
| 46 | 09000 | Carpet Flooring<br>Service Offices  | \$ 50,000.00    | \$435    | \$0.56  |
| 47 | 09000 | Entry Mats and Frames @ Vestibule   | \$ 3,501.83     | \$30     | \$0.04  |
| 48 | 09000 | Vinyi Wall Covering @ First Floor Lobby   | \$ 33,594.27    | \$292    | \$0.37  |
| 49 | 09000 | Plate Mirror @ Exercise room  | \$ 8,398.57     | \$73     | \$0.09  |
| 50 | 09000 | Taping and Painting           Apartment units & Public Halls           Retail Spaces           Exterior Metals and Pub Hall Stair Railings           Support spaces and Community Rooms | \$ 310,746.95   | \$2,702  | \$3.45  |
| 51 | 10000 | SS Trash Chutes Complete per design   | \$ 58,789.96    | \$511    | \$0.65  |
| 52 | 10000 | Compactors  | \$ 21,562.50    | \$188    | \$0.24  |
| 53 | 10000 | Mailboxes   | \$ 17,968.75    | \$156    | \$0.20  |
| 54 | 10000 | Signage   | \$ 15,117.42    | \$131    | \$0.17  |
| 55 | 10000 | Toilet Accessories  | \$ 51,714.06    | \$450    | \$0.57  |
| 56 | 11000 | Kitchen Appliances<br>Ranges<br>Range Hoods<br>Refrigerators<br>Dishwashers<br>Microwave ovens  | \$ 193,927.73   | \$1,686  | \$2.15  |
| 57 | 11000 | Laundry Room Appliances & Equipment   | \$ 16,000.00    | \$139    | \$0.18  |
| 58 | 11000 | Window Air Conditioners<br>8000 & 10000 BTU Units @ Residential<br>2-Tons Units @ Telecom Room @ Bulkhead   | \$ 287,013.05   | \$2,496  | \$3.19  |
| 59 | 12000 | Window Treatments   | \$ 139,627.97   | \$1,214  | \$1.55  |
| 60 | 12000 | Kitchen Cabinets and Pantries<br>Kitchen cabinets and countertops<br>Pantries of Community Rooms  | \$ 206,856.25   | \$1,799  | \$2.30  |
| 61 | 12000 | Bathroom Vanities   | \$ 25,857.03    | \$225    | \$0.29  |
| 62 | 14000 | Elevators   | \$ 293,949.82   | \$2,556  | \$3.26  |
| 63 | 15000 | Plumbing  | \$ 1,344,565.63 | \$11,692 | \$14.93 |
| 64 | 15000 | Hydronic Heating  | \$ 956,710.16   | \$8,319  | \$10.63 |
| 65 | 15000 | Sprinklers  | \$ 542,997.66   | \$4,722  | \$6.03  |
| 66 | 15000 | HVAC<br>General Residential Ventilation<br>First Floor General Heating + Vents  | \$ 503,913.98   | \$4,382  | \$5.60  |
| 67 | 16000 | Electrical and Communications<br>General Residential Power, Light, Comm & F/A<br>1st Fir + Exterior General Power, Light, Comm & F/A  | \$ 1,577,278.91 | \$13,715 | \$17.52 |

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| 68 | 16000        | SOLAR Energy                                     | \$ 395,000.00                         | \$3,435                                | \$4.3                                  |
|----|--------------|--|---------------------------------------|--|--|
| 69 | 01000        | Materials Purchased by CHB for install by others | \$ 41,992.83                          | \$365                                  | \$0.4                                  |
|    |              | Access Doors in Drywalls                         |                                       |  | ······································ |
|    |              | Firestooping Materials                           |                                       |  |  |
| 70 | 01000        | Core Drilling and Saw Cutting Plank Openings     | \$ 82,305.95                          | \$716                                  | \$0,9                                  |
|    |              | Apartment Units                                  | · · · · · · · · · · · · · · · · · · · |  |  |
|    |              | Common Areas                                     |                                       |  |  |
| 71 | 01000        | Temporary Services                               | \$ 25,195.70                          | \$219                                  | \$0.2                                  |
|    |              | Temporary Electric service                       |                                       | 1                                      |  |
|    |              | Temporary Water permits and usage Fees           |                                       |  |  |
| 72 | 01000        | EQUIPMENT COMMISSIONING + DOCUMENTATION          | \$ 11,757.99                          | \$102                                  | \$0.1                                  |
|    |              | Hydranic Heating - Boiler and Pumps              |                                       |  |  |
| 1  |              | HVAC - Air Handlers and Exhausts                 |                                       |  |  |
|    | ·            | Sprinklers                                       |                                       |  | / = =                                  |
|    |              | Fire Alarm Systems                               |                                       |  |  |
|    |              | Solar Energy Systems                             |                                       |  |  |
|    |              | Campactors and Misc. Demonstrations              |                                       |  | *****                                  |
| 73 | 01000        | Insurances                                       | \$ 277,000.00                         | \$2,409                                | \$3.0                                  |
|    |              | BASE BUILDING SUB-TOTAL                          | \$ 17,207,450.91                      | \$149,630                              | \$191.1                                |
| 74 | 01000        | General Conditions and Requirements              | \$ 1,092,866.50                       | \$9,503                                | \$12.1                                 |
|    |              | Project Manager                                  | · · · · · · · · · · · · · · · · · · · |  |  |
|    |              | General Superintendence                          |                                       |  | d=======                               |
|    |              | Assistant Super / Foreman                        |                                       |  |  |
|    |              | Hudson Office Personnel (Partial)                |                                       |  |  |
|    |              | General Laborers                                 |                                       |  |  |
|    |              | Security Guard Services                          |                                       |  |  |
|    |              | Waste Removals                                   |                                       |  | ·····                                  |
|    |              | Misc. Rough Carpentry Materials and Labor        |                                       |  |  |
|    |              | Partable Power Taois                             |                                       |  |  |
|    |              | Field Office Rentals, Furnishing and Equipment   |                                       |  | WAT 07                                 |
|    |              | Blueprinting / Construction Docs Reproductions   |                                       |  |  |
|    |              | Temporary Utilities Permits and Charges          |                                       |  |  |
|    |              | Storage Containers                               |                                       |  |  |
|    |              | Temporary Construction Fences, Barricades        |                                       | · · · · · · · · · · · · · · · · · · ·  |  |
|    |              | Site Logistics Walkways and Barriers             |                                       |  |  |
|    |              | Temporary Toilets / Sanitary Facilities          |                                       |  |  |
|    |              | Exterminating Services                           |                                       |  |  |
| 1  | • •          | Surveys (Stake-out ond Finals)                   |                                       | ************************************** |  |
|    |              | Site Safety Inspections and Quality Controls     |                                       |  |  |
|    |              | Temporary Heat / Weather Protections             |                                       |  |  |
|    |              | DOB Expediter Services and Fees                  |                                       |  |  |
|    |              | DOB, DOT, ECB Violations                         |                                       |  |  |
|    |              | Sub-slab Methane Remediation Program and Probes  |                                       |  |  |
|    |              | Environmental Dust Constrolsand Debris Program   | · · · · · · · · · · · · · · · · · · · |  |  |
| 75 | 01000        | GC Overhead                                      | \$ 874,998.88                         | \$7,609                                | \$9.7                                  |
| 76 | 01000        | GC Drofit  | ¢ 074 000 00                          | ¢7.600                                 |  |
| 10 | 01000        |  | 2 0/4;330.00                          | دەر، د                                 | , , , , , , , , , , , , , , , , , , ,  |
|    |              |  |                                       | CATE 274                               | ·····                                  |
|    | Colorest and | GIC LONIRACI AMOUNT                              |                                       | \$178,264                              | \$227.6                                |
|    |              | OWNER CONTINGENCY                                | \$ 1,025,015,76                       | 5 በ.0%                                 |  |

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# **HLS BUILDERS CORPORATION**

# FIRM PROFILE

In 1996, Henry Landsman and Steven Wecker — construction professionals with combined experience of over 45 years and over \$270 million in successfully completed projects — joined together to establish HLS BUILDERS CORP. Our goal is to provide general contracting and construction management services of the highest professional caliber.

HLS's formation is a logical evolution of Steven's lifetime experience with his family's carpentry and drywall company with an annualized volume in excess of \$15 million dollars. By combining Henry's general contracting and project management expertise with Steven's vast field supervision experience, HLS provides its clients with a unique perspective on all construction-related issues. Our ability to utilize our own labor forces for carpentry, drywall, and framing furthers the company's "hands on" approach to project management.

In order to address each client's individual needs, we hold a minimum of one in house meeting per week, or more as required, from project inception through completion. This serves to provide a forum for sharing information on all project and construction issues with particular emphasis on both budget and schedule review. Utilizing proven systems and methods we are proficient in maintaining rigorous control over all aspects of the project.

Successful project management depends on a truly collaborative process among all team members. Special emphasis is placed on value engineering, planning and cost control. Quantitative analyses of all trade items are priced against historical cost data. Quality standards are clearly established and articulated to all subcontractors. Setting high standards and expectations from the outset is a crucial element in obtaining desired goals.

# HLS BUILDERS CORPORATION

## **PRINCIPALS**

#### HENRY LANDSMAN - President

Henry has more than 25 years experience in the construction business. Prior to founding HLS Builders Corp. he served as Senior Project Manager at Sparrow Construction Corp., leading the firm in both rehabilitative adaptive reuse projects and new masonry bearing wall concrete plank construction. Henry began his career at Kenneth O. Wille Associates, an engineering construction loan-consulting firm. Henry is a licensed Florida building contractor and holds an MS in Real Estate Development from New York University.

#### **STEVEN WECKER – Vice President**

Mr. Wecker has been exposed to construction his entire life through his father's business. Steven's practical field experience ranges from new hi-rise construction to full gut rehabilitation projects, where he has worked as both foreman and superintendent. Steven's specialty is running the day-to-day operations of multiple site gut rehab projects that demand superior skills in construction scheduling, coordination, site safety and new masonry bearing wall concrete plank construction.

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# **HLS BUILDERS CORPORATION**

**REPRESENTATIVE PROJECTS** 

Highbridge Overlook-Started –Started March 2012 SHARS#2011-6032 240 West 167 Street, Bronx, NY 11 story-155 Unit Apt House Amount-\$29,430,000.00

Dewitt Supportive Housing - Started January 2011 SHARS#2009-6119 437 Dewitt Avenue, Brooklyn, NY 4 story- 33 units -Amount - \$6,205,462.00

Highbridge Terrace-Started January 2011 SHARS #2009-6014 220 West 167<sup>th</sup> Street, Bronx, NY 7 story- 65 Unit Apt House Amount- 12,600,000.00

Cedar Avenue Apartments – Started 5/09 SHARS #2008-0352 1854 Cedar Avenue, Bronx, NY 10453 6 story – 106 Unit Amount - \$19,684,271.00

Rockaway Avenue Apartments – Started 7/07 SHARS #2006-0067 & 2006-0601 730 Rockaway Avenue, Brooklyn, NY 11215 7 story – 64 Unit plank apartment house Amount - \$12,715,000.00

Atlantic Avenue Apartments – Started 7/07 SHARS #2006-0632 1825 Atlantic Avenue, Brooklyn, NY 11233 7 story – 150 Unit plank apartment house and Day Care Amount - \$27,457,400.00

Washington Avenue Apartments – Started 7/1/06 SHARS #2005-0336 1138-40 Washington Avenue, Bronx, NY 10456 6 Story – 51 Unit plank apartment house Amount - \$8,162,528.00

Salem House Apartments – Started 4/1/06 2185 Adam Clayton Powell Jr. Blvd. New York, NY 10027 7 Story – 48 Unit plank apartment house Amount - \$9,693,587.00

### Myrtle Ave Apartments – Started December 2005 SHARS #20040446 854 Myrtle Avenue, Brooklyn NY 11206 6 Story - 33 Unit plank apartment house Amount - \$6,285,454.00

## Martin Luther King Apartments - Started January 2005 SHARS # 20040539 1212 University Avenue Bronx NY 10474

6 story 54 unit plank apartment house Amount - \$7,621,851.00

## Bergstol Apartments- Started November 2004 SHARS# 20030348 810 East 152<sup>nd</sup> Street Bronx, NY 10455

8 story, 120 unit plank masonry bearing wall apartment house. Amount -\$15,944,982.00

## Franklin Avenue Apartments – Started June 2003 SHARS# 20020559 1363 Franklin Avenue Bronx, NY 10474

8 story, 66 unit Precast concrete plank masonry bearing wall apartment house. Amount - \$8,235,000

# Dekalb Avenue Apartments – Started September 2002SHARS # 20010799910 Dekalb Avenue Brooklyn, New York

5 story, 64 unit Precast concrete plank masonry bearing wall apartment house. Awarded "Project of the Year" by the New York State Association for Affordable Housing in May 2004.

Amount - \$7,489,000

#### Criscuolo Plaza - Started June 2002 SHARS # 2000139

1945 Vyse Avenue Bronx, New York

6 story, 46 unit Precast concrete plank masonry bearing wall apartment house. Amount - \$6,839,000

# Wavecrest Extension - Completed April 2001

Far Rockaway, New York

6 story, 122 unit Precast concrete plank masonry bearing wall apartment house. Amount - \$10,884,000

United Mutual Houses –Completed January 2000 SHARS # 98000085 535 East Fifth Street, NY, NY 6 story, 30 unit Precast plank masonry bearing wall apartment house with first floor medical office space. Amount - \$4,120,000

#### 325 Hudson Street – 1999 New York, New York

10-story 200,000SF storage building converted to telecom center. Works include demolition and masonry restoration. Amount - \$212,000

80 John Street - 1998 New York, New York

Commercial entrance formation, extensive structural and mechanical relocation work. Amount \$250,000

80 John Street Apartments -- 1997 New York, New York

> 26-story office building rehabilitated into 147-unit rental apartment building. Society of American Registered Architects "Award of Honor" 10/24/98 Amount -- \$10,477,355

School Construction Finance Authority – 1997 Long Island City, New York

Conversion of lunchroom to office space. Contract Amount -- \$44,000

#### Henry Landsman -- Project Manager -- Sparrow Construction Corp.

Throop Avenue Residence -- 1996 Brooklyn, New York

6 story, 51-unit concrete plank masonry bearing wall apartment house. Contract Amount -- \$5,600,000

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Harman Street Apartments -- 1995

#### **Brooklyn New York**

Three 4-story concrete plank masonry bearing wall apartment houses. Total units 42. Contract Amount -- \$4,300,000

## Euclid Hall -- 1995 New York, New York

Rehabilitation of occupied 9 story, 250 unit SRO with commercial space. All new M/E/P systems and structural elements. Contract Amount -- \$10,700,000

#### Govener Court -- 1993 New York, New York

Rehabilitation of vacant 100-year-old hospital into 125 residential units and 10,000 SF of program space. Contract Amount -- \$7,100,000

### Fannie Lou Hammer Apartments -- 1992 Bronx, New York

7 story, 75-unit apartment building. Contract Amount -- \$5,600,000

258 East Fourth Street -- 1991 New York, New York

6 story, 51-unit apartment building. Contract Amount -- \$4,600,000

#### Henry Landsman --- Project Manager - Anchorage Woods Construction

Carlyle Towers -- 1989 Cliffside Park, New Jersey

367-unit twin 17 story hi - rise condominiums. Contract Amount -- \$93,000,000

#### Garden State Convention Center -- 1989 Somerset, New Jersey

Rehabilitation of concrete tilt-up warehouse building into state of the art 82,000 SF exhibit hall. Contract Amount -- \$5,000,000

Atrium at Somerset -- 1989 Somerset, New Jersey

181,000 SF tenant fit up for Merck Corp. Contract Amount -- \$3,600,000