



100 Front Street  
 W. Conshohocken, PA 19428  
 610-941-5500

**Checkers Café Stabilization**

2125 Ridge Ave  
 Philadelphia, PA  
 SCC Job #: 116100

Date: July 12, 2017

**Estimate per KSK Scope 07/11/2017**

Building Parameters	sf	perimeter
3rd	2,250	286
2nd	2,250	286
1st	2,250	286
Basement	2,250	286
<b>Total Area:</b>	<b>9,000</b> sf	<b>1,144</b>
<b>Construction duration:</b>	<b>5</b> wks	

	Qty		\$/Unit	Budget
<b>DESIGN SERVICES</b>				-
KSK - Scope of work	-	ls	excluded	NIC
Design, Engineering and Permitting Fees	-	ls	excluded	NIC
Develop/maintain monitoring and maintenance program	-	ls	excluded	NIC
Continual structural surveys	3	mo	excluded	NIC
<b>GENERAL CONDITIONS</b>				<b>31,900</b>
Project Staff				14,435
General Manager	-	wk	106.00	-
Project Manager	5	5 hr/wk	535.00	2,675
Project Engineer/On-Site Supervisor	5	20 hr/wk	1,800.00	9,000
Corporate Safety Director	5	2 hr/wk	160.00	800
Project Accountant/Administrator	5	8 hr/wk	392.00	1,960
Layout				-
Engineering & Layout	-	dy	by subs	-
Clean-Up				1,050
Dumpsters	-	ea	in demo	in demo
Remove tree from building exterior	-	ls	excluded	NIC
Exterminate/control pests	3	mo	350.00	1,050
Safety Protection/OSHA				6,320
Sleeve power lines - PECO	1	ls	5,000.00	5,000
Relocate power lines - PECO	-	ls	excluded	NIC
Temporary handrails at fire escape	1	ls	400.00	400
Miscellaneous Safety	1	ls	750.00	750
Fire Extinguishers	2	ea	85.00	170
Temporary Structures				-
Field Office - use PHA HQ trailer	5	wk	-	-
Relocate SEPTA bus stop	-	ls	excluded	NIC
Temporary Toilets - use PHA HQ facilities	5	wk	65.00	325
Utilities				3,000
Disconnect existing utilities	-	ls	excluded	NIC
Cell Phones	-	mo	included	-
Temporary Electric	1	ls	2,500.00	2,500
Temporary Water	1	ls	500.00	500
Testing & Inspections				2,000
Façade Inspections	-	ls	by KSK	NIC
Fire Escape Inspection	1	ls	1,500.00	1,500
Steel Inspection	-	ls	excluded	NIC
Misc Items				5,000
Submittal Exchange	-	ls	excluded	NIC
Textura	1	ls	2,700.00	2,700
Incidentals	1	ls	1,000.00	1,000

Mail/Federal Express	1	mo	200.00	231
As-Built Drawings	1	ls	800.00	800
Office Supplies	1	mo	175.00	202
Plan Grid	-	mo	excluded	NIC
Printing Costs	1	ls	300.00	300
<b>KSK NOTE "1"</b>				<b>42,400</b>
Carpentry bid (All Walls and Ceilings)	1	ls	42,382.00	42,382
Repair/brace deteriorated bay framing to sup't 1/2" PT sheathing	1	ls	-	incl
Install roofing felt at all bays	1	ls	-	incl
Install 1/2" PT sheathing at all window openings	1	ls	-	incl
<b>KSK NOTE "2"</b>				<b>63,000</b>
Carpentry bid (All Walls and Ceilings)	1	ls	14,000.00	14,000
Roofing bid (Palomino Roofing)	1	ls	49,000.00	49,000
Remove existing roof, replace 25% of sheathing	1	ls	-	incl
Install 90 lb. roll roofing	1	ls	-	incl
Reuse existing counter flashing	1	ls	-	incl
Use existing downspouts except at penthouse	1	ls	-	incl
Repair cornices to support plywood facings	1	ls	-	incl
Install 1/2" PT sheathing to cornice	1	ls	-	incl
<b>KSK NOTE "3"</b>				<b>14,400</b>
Remove debris ONLY at collapsed first floor ceiling area	1,900	sf	6.50	12,350
Test basement water	-	ls	excluded	NIC
Pump water out of basement	-	ls	excluded	NIC
Temporary shoring to protect workers from falling debris/fall protection	-	ls	excluded	NIC
Structural engineer to design temporary shoring	-	ls	excluded	NIC
Temporary stair treads - (roof access)	-	trds	excluded	NIC
Remove collapsed first floor ceiling, support framing	1	ls	2,000.00	2,000
Secure door openings (assuming 1/2" PT sheathing)	1	ls	-	incl
<b>STRUCTURAL NOTE "1"</b>				<b>1,300</b>
Temporary PT wood shoring at fire escapes	1	ls	1,300.00	1,300
<b>STRUCTURAL NOTE "2"</b>				<b>9,300</b>
Remove unsound, loose material at lintels and sills (Mara Restoration)	1	ls	7,060.00	7,060
Install fencing around building perimeter	440	lf	5.00	2,200
Structural engineer - reassess conditions	3	mo	excluded	NIC
<b>Environmental Allowance</b>				<b>30,000</b>
Roof flashing, plaster, AIR, etc.	1	alw	30,000.00	30,000
			<b>SUBTOTAL</b>	<b>192,200</b>
<b>MARKUPS</b>				<b>38,700</b>
Building Permit Fee (PHA to provide fee waiver)	-	%	excluded	NIC
Accelerated Review Fee / Filing Fee	1	ls	640.00	640
Sidewalk Closure Permit	1	ls	256.25	256
Bond	0.90	%		2,078
Gen't Liability Insurance	1.00	%		2,309
Bus Income & Receipts Tax (BIRT)	0.21	%		485
Builder's Risk Insurance	-	ls	excluded	NIC
Contingency	10.00	%		23,087
Fee	4.25	%		9,812
			<b>TOTAL</b>	<b>231,000</b>

**Clarifications:**

<sup>1</sup> This estimate EXCLUDES any modifications to the scope of work described herein based on a review with L&I Contractual Services Unit. SSJV makes no assumptions on the completeness of the scope of work that was provided.

2 KSK Structural Note 2 calls for the site to be reassessed by a Structural Engineer for a period of 3 months. This work is excluded.

3 Estimate is based on the scope of work being completed in its entirety. Modifications to the scope of work will require adjustments in pricing.

4 Structural reinforcing of framing throughout is excluded.



Proposal Submitted To:  
Shoemaker Construction  
One Tower Bridge  
100 Front Street, Suite 365  
West Conshohocken, PA 19428  
Attn: Scott March  
610-842-9772 cell  
scott.march@shoemakerco.com

Proposal Number: **17-MGC-211**  
Date: June 21, 2017  
Project / Property: Preservation Stabilization  
Address: 2125 Ridge Avenue  
Philadelphia, PA  
Architect: N/A  
Engineer: N/A

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**Work Request:**

Based on the information provided by the client and the existing conditions observed at the time of our site visit, Mara Restoration proudly presents the following scope of work.

**Location:** front and (one) side location of building

**Scope of work:**

1. Mobilize equipment and materials to work area.
2. Using a mason's hammer sound out all window lintel heads and sills to determined deteriorated portions of brownstone.
3. Remove loose areas of brownstone from window head and sill locations.
4. Demobilize equipment from project.

**Unit Price:**

- |  |                       |
|--|-----------------------|
| 1. Remove and replace window head lintel with brownstone.  | Cost: \$3,613.00 Each |
| 2. Remove and replace window head lintel with CMU precast. | Cost: \$2,977.00 Each |

We propose hereby to furnish labor, material, and/or equipment necessary to complete the work in accordance with the above specifications, for the lump sum price of:

**PRICE: \$7,060.00**

**Clarification:** *General Contractor to Install Protection Covers on Overhead Power Lines*

Payment to be made as follows:

**PAYMENT DUE IN FULL UPON COMPLETION; NET 30 DAYS**

Payments due and unpaid under this contract shall bear interest from the date payment is due at the legal rate prevailing from time to time at the place where the project is located. Additionally, the owner will be charged with any legal fees incurred with respect to the collection of unpaid balances, and interest, for this contract.

The information in this proposal and quotation is privileged and confidential and intended for the use of the individual(s) and/or entity(ies) named above. You are hereby notified that any unauthorized disclosure, copying, or distribution of this proposal is strictly prohibited.

This proposal may be withdrawn by us if not accepted within sixty (60) days.

We thank you for the opportunity to serve your organization and submit the following proposal for your consideration.

A handwritten signature in blue ink, appearing to read 'SL', is positioned above a horizontal line.

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Steven Lykens, Sales & Estimating

## March, Scott

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**From:** Steve Ruggieri <steveruggieri@comcast.net>  
**Sent:** Wednesday, June 28, 2017 10:01 AM  
**To:** March, Scott  
**Subject:** RE: Checkers Jazz Club: Proposal lump sums: ERPLY

### KSK NOTES:

**NOTE: These breakout prices are based on completing the entire scope of work and not just a small piece of one of the breakout prices.**

1. **\$42,382.00.** Repair window bay framing OR provide temporary bracing to support plywood sheathing at all bays. Install layer of roofing felt at all bays. Install ½" PT sheathing at all window openings.
2. **\$14,000.00.** Replace 25% of roof sheathing. Repair top and lower cornice to minimum extent necessary to support ½" PT sheathing enclosure.
3. **\$2,000.00.** Support framing in first floor bar area. Secure all door openings (apply layer of ½" PT sheathing?).

**TOTAL: \$58,382.00.**

### STRUCTURAL NOTES:

1. **\$1,300.00.** Provide temporary support for fire escape landings using PT wood shoring from ground level
2. Not applicable.

**Scott D. March**  
*Estimator*

### **Shoemaker Construction Co.**

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West Conshohocken, PA 19428  
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