BASEMENT APARTMENT PLANS

Objective: To make livable space to 80% of the footprint or more

Total: 52 x 20 = 1040sf  80%= 832sf Currently=600sf =60%

Areas to possibly take from—Square feet gained

A) Front Hall and Closet (20-90)  9%

B) Utility Room(40-60)  6%

C) Laundry Area(30-50)  5%

These will be split as followed:

1) All 3 combined = 50-90,000 + 20,400 = 70,400-110,400.00

2) Front hall closet and utility room(because work is required in both areas) =50-80,000.00

3) Laundry Area by itself =20,400 + optional 3600 =24,000.00
LAUNDRY AREA

1) Demo back and side wall in bedroom and flooring 600

2) Inspect for structural issue’s, fix as needed 1000

3) Move AC lines to proper location 1400

4) Inspect and level floor as necessary(frame/concrete) 1000

5) Frame in new walls and closet w/ door on bed side 2000

6) Reinstall or add electric plugs/switches on both sides as needed(dryer 220, 110 plugs x3, thermostat for electric heat on inside wall) 3900 for 6,7,8, and 12

7) Install New Drain and water lines for laundry room n/a

8) Plug old dryer vent and cut/install new one through brick n/a

9) Insulate all walls and ceilings 1000

10) Install/finish/paint sheetrock 3000

11) Install finished floor and any molding 2000

12) Reinstall electric heater n/a

13) Permits 500

16,400 + 4000 contingency = 20,400 + optional 3600

Optional

1) Insulate all outside brick walls 1000

2) Clean up loose wiring 400

3) Install new outside insulated door at Laundry entrance 1200

4) Install new wall and insulate around new door Laundry entrance 1000

3600
Utility and Front Hall Closet

1) Move/clean up wiring (electric 100 Amp sub panels x3)
2) Move/clean up Hvac (relocate options A and B)
3) Move Hot Water Tanks x3
4) Demo and fix any structural as needed
5) Inspect and level floor as necessary(frame/concrete)
6) Frame in new walls, closets w/ doors, and area for refrigerator
7) Reinstall or add electric plugs/switches
8) Insulate all walls and ceilings
9) Install/finish/paint sheetrock
10) Install finished floor and any molding
HVAC OPTION A and B = 50,000-90,000 (64,140)

HVAC= 26880, Electric 12900, Framing and structure 8000, Hot water tanks and gas lines 1360, cosmetics (sheetrock finished/painted, flooring, molding) 15000, contingency 20,000=84,140

Option A

1st Floor

1) Move unit back to opposite side next to window in utility room

2) Install new duct work through 1st floor. Part of the 1st floor kitchen will have to be removed for new hvac ductwork

3) Redesign (new kitchen possibly) and install kitchen cabinets and sink/drain first floor around ductwork

4) Build down ceilings 24 inches on entire 1st floor for hvac ductwork/ceiling vents and insulation

5) Sheetrock/finish/paint all ceilings 1st floor

6) Fix/patch all previous floor vents

   Basement

7) Take down wall separating utility room and walk in closet and move it over 7 feet into utility room

8) Take out back hall wall (structural?) and recessed area for refrigerator

9) Inspect and level floor as necessary (frame/concrete)

10) Rebuild recessed area and closet next to each other

11) Move walls and doors to fit to plan

12) Reinstall or add electric plugs/switches

13) Insulate all walls and ceilings

14) Install/finish/paint sheetrock

15) Install finished floor and any molding
Option B

1st Floor

1) Move unit to opposite side approximately 8-10 feet over in utility room

2) Demo pantry and built in located in bedroom 1/kitchen

3) Install new duct work through 1st floor built in section and then throughout apartment

4) Redesign shelves and room to replace pantry/ any patches needed

5) Build down ceilings 24 inches on entire 1st floor for hvac ductwork/ceiling vents and insulation

6) Sheetrock/finish/paint all ceilings 1st floor

7) Fix/patch all previous floor vents

   Basement

8) Take down wall separating utility room and walk in closet and move it over 7 feet into utility room

9) Take out back hall wall(structural?) and wall between front closet and walk in closet

10) Inspect and level floor as necessary(frame/concrete)

11) Build closet and HVAC room with louvered doors (airflow)

12) Move other walls and doors to fit to plan

13) Reinstall or add electric plugs/switches

14) Insulate all walls and ceilings

15) Install/finish/paint sheetrock

16) Install finished floor and any molding
ELECTRICAL SUB PANELS

1) Install three 100 Amp Sub Panels in Utility Room

2) Install service for all 3 panels from Main(3-3-3-5) @5.38 lin foot =1100

3) Install three 100 amp breakers in main

4) Reroute all wiring to new sub panels neatly, rewire if necessary

5) Correct any out of code wiring/breakers as needed

6) Add any new lines as needed

7) Install new breakers as needed in new sub panels

8) Make final connections and test everything

9) Repair any cosmetics from running wire

COSTS

Wire 3-3-3-5 =@5.38 per linear ft  200 feet=1100

Panels = 300

Breakers = 500-2000

Rewiring Wire= 800

Staples and clamps= 200

Repairs from wiring=1000

Contingency= 2000

Permits = 500-1500

Labor @ average rate of 100 per hour Minimum 40 hours = 4,000

Total = 6900 materials + 2000 contingency + 4000 Labor =12,900
Laundry Room Plumbing and Electrical

1) Rebuild new laundry setup that includes: drain with P trap, hot/cold lines with shutoff, AAV

2) Connect into existing plumbing stack lower to improve drainage/ Add PVC parts

3) Move 110 and 220 outlets for both washer and dryer.

4) Repair old dryer vent (concrete/brick) Drill and install in new location.

5) Install Electric heater and thermostat on opposite inside wall

6) Clean up any loose wires

7) Permits

   Labor @100 per hour (20=2000)

   Materials 1400

   Permits 100-500

   Total = 3900
Mud/compound/sandpapers - $110
Fasteners - various sizes types - $320
Corner bead, tape– various wall forms - $175
Sheetrock - $480
Framing timbers, braces, inner structures - $2700
Plumbing, drain, feedlines, pex lines, pex fittings, adaptors, shutoffs, adaptors to existing plumbing, pipe insulation, copper lines, copper fittings, cast fittings, cast lines (estimated types needed) - $4280
Propane, solder, flux, torch tips - $150
Paint - $450
Doors, door hardware - $780
Trim, door, flooring, ceiling, windows - $1400
Pass-load nails- $100
Wire 110, 220 - $350
electrical receptacles, boxes, connectors, junctions 110, 220volt types - $890
lights, light bulbs - $550
concrete, forms for concrete - $175
thermostats, heaters, mounts - $790
dumpster, bags, tarps, plastics - $900
safety equipment, masks, gloves, respirators, eye wear - $225
flooring, transitions, underlayment - $3900
heating ducts, vents, piping - $780

estimated cost 17,075

tax not included
Diagram of a building layout labeled "Basement" and "1st Floor". The diagram includes labeled rooms such as Living, Bath, Kitchen, Bed, and Closet. Colored labels indicate different utilities: Gas = Yellow, Water Main = Orange, Drain Stacky = Orange, Sewage Cleanout = Orange, Electric = Green, HVAC = Pink, Hot Water = Red. The scale is 1 square = 2 feet.
To: George Nachum  
341 Madison Avenue, Albany, NY

<table>
<thead>
<tr>
<th>Salesperson</th>
<th>Job</th>
<th>Payment Terms</th>
<th>Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Estimate</td>
<td>Due upon receipt</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Unit Price</th>
<th>Line Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1440.00</td>
<td>Option A - Renovation of basement apartment. Please see attached Option A plan for renovation details</td>
<td>$ 40.00</td>
<td>$ 57,600.00</td>
</tr>
<tr>
<td>1.00</td>
<td>Materials required: compound, sandpaper, fasteners, corner bead, tape, drywall, framing timbers, braces, drains, feedlines, pex lines, pex fittings, adapters, shutoffs, insulation, copper lines, copper fittings, cast fittings, cast lines, paint, doors, hardward, trim, windows, nails, wire, receptacles, boxes, connectors, junctions, lights, bulbs, concrete, thermostats, heaters, mounts, dumpster (rental), bags, tarp, plastics, masks, gloves, respirators, flooring, transitions, underlayment, heating ducts, vents, piping</td>
<td>17,075.00</td>
<td>17,075.00</td>
</tr>
</tbody>
</table>

Subtotal $ 74,675.00  
Sales Tax Rate 0.08  
Sales Tax 5,974.00  
Total $ 80,649.00

Thank you for your business!

Make all checks payable to NGB Property Management

NGB Property Management  
421 New Karner Road, Suite 10, Albany, NY 12205
February 15, 2019

Josh Harrington
C/O: 341 Madison Ave.
   Albany, NY 12210

Proposal for Mechanicals Relocation:

Scope 1:

Re-route refrigerant line-set for 1st floor Air Conditioner from current location running through Laundry Room, to run through Back Hallway into Utility Room instead. Project will require drain-down of refrigerant into Recovery Tanks, replacement of refrigerant line-set, etc.

Parts:

(1) tank Nitrogen
(1) tank Oxyacetylene
(Misc) Brazing Rod
(Misc) ACR Copper Fittings for 3/8in. x 3/4in. Line-set
(Misc) Mounting Brackets/Clamps

Labor:

Quoted price includes drain-down of refrigerant into recovery tanks, removal of old refrigerant line-set, installation of new refrigerant line-set, pressure-testing for leaks with nitrogen, pulling line-set into vacuum, and refilling line-set with refrigerant. Labor estimated at minimum of 4 hours.
Scope 2:

Reroute 12 feet of 1-1/2in. black iron piping for Gas Main from current location ABOVE floor in Basement Living Room, to BELOW floor in Basement Living Room.

Parts:

- (12) feet of 1-1/2in. Black Iron Pipe
- (1) 1-1/2in. Gas Shut-off Valve
- (6) 1-1/2in. Black Iron 90deg. Elbows

Labor:

Quoted price includes removal of old gas line from above floor grade and re-installation below floor grade using new piping, fittings, and shut-off, as well as pressure testing for leaks. Labor is estimated at 4 hours.

Scope 3:

Relocating Hot Water Heaters from current location on left side of chimney as you face the chimney, to right side of chimney as you face the chimney. Relocation would require Hot Water Heaters to be moved a total of 5 feet and 8 feet, respectively.

Parts:

- (13) feet of 1/2in. Black Iron Piping
- (2) 1/2in. Couplings
- (26) feet of 1/2in. PEX Tubing, 13 feet in Red & 13 feet in Blue
- (4) 1/2in. PEX Couplings
Prime Natural Gas Service

7 Margaret Drive
Loudonville, NY 12211
(518) 449-2928

Labor:

Quoted price includes the draining of both Hot Water Heaters, relocation to opposite side of chimney, leveling off, reinstallation of gas piping with new extensions, reinstallation of water lines with new extensions, reinstallation of current venting, refilling tanks and checking for leaks. Labor is estimated at 4 hours.

Scope 4:

Relocating of 1st floor Furnace from current location in Utility Room, to wall adjoining Back Stairwell of Utility Room. Note: that this relocation will require removal of old ductwork run throughout Basement apartment, sealing off of window located on Utility Room wall adjoining Back Stairwell, sealing off of window in 1st floor Kitchen wall adjoining Back Stairwell, removal of cabinets and countertops along said wall in 1st floor Kitchen as well as corresponding penetrations through floor for new Supply and Return Air Main Trunks.

Parts:

(30) feet of 20in x 10in trunks (Return Air)
(15) feet of 12in. x 8in. trunks (Supply Air)
(35) feet of 16in. x 8in. trunks (Supply Air)
(1) 20in. x 16in. x 72in. Cold Air Return Duct Package
(1) 24in. x 24in. X 1in. Ceiling-mounted Air Filter Rack
(1) 24in. x 24in. x 36in. Plenum
(1) 16X8 to 12X8 reducing transition
(8) Take-offs for various sized branch ducts (4-6in.)
(75) feet of 6in. Duct Piping
(15) feet of 4in. Duct Piping
(8) Transitions for vents
(8) Ceiling-mounted vents
(13) feet of 1/2in. OD Vinyl tubing with Coupling for extension of Condensate Drain Pump
Prime Natural Gas Service

7 Margaret Drive
Loudonville, NY 12211
(518) 449-2928

Labor:

Quoted price includes removal of old ductwork throughout Basement apartment, relocation of Furnace to back wall of Utility Room, cut out through floor in 1st floor Kitchen for Supply and Return Air ductwork after removal of kitchen cabinets and countertops in required location, and installation of new Supply and Return air ductwork in ceiling of 1st floor apartment. Labor is estimated at 7 days for 2 workers.

Quoted Prices:

Scope 1: $680
Scope 2: $780
Scope 3: $580
Scope 4: $26,880

-------------------------

TOTAL: $28,920

NOTE: The above listed quoted price is an estimated figure, subject to change, and conditional upon straight-forward installations. Any costs in the form of labor, parts, materials, or incidentals that may be incurred as part of delays or change in scope of work due to unforeseen circumstances during construction are ADDITIONAL to above quoted price.
Armao Brothers Construction
40 West Van Vechten St
Albany, Ny 12209
Phone: (518) 376-9593
Email: timarmao@gmail.com

Estimate # 000431
Date 03/11/2019
Business / Tax # 5183769593

Description

Electrical: Three 100 amp sub panels
$5,000.00
Install 3 sub panels from main with (3-3-3-5) gauge wire @5.99 linear foot. Install and or make room in electrical main for 100 amp breakers. Inspect all current electrical and bring any if all up to code. Rewire any or all electrical lines going through hallway and closet (may require demo). Add any required or requested lines for lights/switches or outlets. Install all new breakers and secure all wire in new sub panels. Connect all breakers to wires and test all circuits. Repair anything disturbed during wiring and finish/paint.

Materials
$6,000.00

MISC
$2,000.00
Random materials brought to work site and or permits/fees

Subtotal
$13,000.00

Sales Tax
$400.00

Total
$13,400.00
By signing this document, the customer agrees to the services and conditions outlined in this document.

341 Madison Ave
## Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washer and dryer utility setup</td>
<td>$1,800.00</td>
</tr>
<tr>
<td>Install new pex water lines and pvc drains to a secure wall mounted box. Repipe into the main stack on opposite side</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>Moving washer and dryer outlets to new location, rewiring if needed. Installing outlets in new wall and removing/reinstalling electric heat to new location. Move thermostat/rewire to inside wall.</td>
<td></td>
</tr>
<tr>
<td>Dryer vent install</td>
<td>$400.00</td>
</tr>
<tr>
<td>Repair old vent hole with brick and mortar. Drill new hole through brick wall and install new vent in new location with backdraft guard.</td>
<td></td>
</tr>
<tr>
<td>Materials</td>
<td>$800.00</td>
</tr>
</tbody>
</table>

### Subtotal

<table>
<thead>
<tr>
<th>Subtotal</th>
<th>$4,200.00</th>
</tr>
</thead>
</table>

### Sales Tax

<table>
<thead>
<tr>
<th>Sales Tax</th>
<th>$272.00</th>
</tr>
</thead>
</table>

### Total

<table>
<thead>
<tr>
<th>Total</th>
<th>$4,472.00</th>
</tr>
</thead>
</table>
By signing this document, the customer agrees to the services and conditions outlined in this
document.

341 Madison Ave Basement
To: George Nachum  
341 Madison Avenue, Albany, NY

<table>
<thead>
<tr>
<th>Salesperson</th>
<th>Job Description</th>
<th>Payment Terms</th>
<th>Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Estimate</td>
<td>Due upon receipt</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Unit Price</th>
<th>Line Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1560.00</td>
<td>Option B - Renovation of basement apartment. Please see attached Option B plan for renovation details</td>
<td>$40.00</td>
<td>$62,400.00</td>
</tr>
<tr>
<td>1.00</td>
<td>Materials required: compound, sandpaper, fasteners, corner bead, tape, drywall, framing timbers, braces, drains, feedlines, pex lines, pex fittings, adapters, shutoffs, insulation, copper lines, copper fittings, cast fittings, cast lines, paint, doors, hardware, trim, windows, nails, wire, receptacles, boxes, connectors, junctions, lights, bulbs, concrete, thermostats, heaters, mounts, dumpster (rental), bags, tarp, plastics, masks, gloves, respirators, flooring, transitions, underlayment, heating ducts, vents, piping</td>
<td>20,075.00</td>
<td>20,075.00</td>
</tr>
</tbody>
</table>

Subtotal $82,475.00  
Sales Tax Rate 0.08  
Sales Tax $6,598.00  
Total $89,073.00

Thank you for your business!

421 New Karner Road, Suite 10, Albany, NY 12205