
From: Richard Kahn [REDACTED]
Sent: Friday, May 27, 2016 8:07 PM
To: Jeffrey E.
Cc: Karina Shuliak
Subject: Bathroom Tile & GC - 9 e 71st
Attachments: ACS QUOTE - 9 E 71ST.docx; Untitled attachment 00068.htm; bottocino.png; Untitled attachment 00071.htm

Attached are emails from contractors:

- a) General Contractor - Mike Browne =hose quote covers protection / demo / electrical / plumbing / =arpentry
 - there was no amount bid as he =osed some questions and needs more direction
 - i =stimate his bid for this scope to be in 35-45k range which does not =nclude any new plumbing or electrical fixtures we would =upply

- b) Tile =endor - Peter bid was for all tile materials and labor - he quoted job =s rooms currently exist however you may decide to change =cope
 - bid was 65,500 - i think i =robably can negotiate down 10% or so

Depending on your answers to the =ollowing question below i believe cost for entire bathroom will be =00,000 +- 10%

Please provide guidance on the following questions:

- 1) please confirm =ocation of toilet / shower plumbing fixtures and vanity will remain in =ame spots
- 2) will we purchase a new vanity? =edicine cabinet? plumbing fixtures? toilet? lighting - sconces and =anity lights
- 3) will we source materials or have =C source?
- 4) shower area - will we keep mirrored =helves or build a niche? if so what size and location / new mirror on =hower wall?
- 5) doors - currently brass (i believe) =nd heavy - new style / color with lighter marble being used in =ooms
- 6) radiant heat - would you like us to add to =loor in entryway area (cost approximately 1,500)
- 7) =labs currently have a bullnose edge - keep this or different =dgine
- 8) crown molding - keep or replace with =nother style or design
- 9) extend entryway =here we currently have wood / molding in entryway arch
- 10) steam room - keep benches same as is?
- 11) will marble on corner of entryway be 2 cm vs 3 cm in =hickness
- 12) Timing to do work - both vendors =pppear hungry for work and that may impact negotiations..

Thank you

Richard Kahn
HBRK Associates Inc.
[REDACTED]

----- Forwarded message -----

From: Mike Browne [REDACTED]
Date: Tue, May 24, 2016 at 10:02 PM
Subject: Richard Kahn
To: Richard Kahn <[REDACTED]>
Cc: skuhn =lt;skuhn@tcbrowneco.com <[REDACTED]>

Hi Richard

Here's what I got from our visit today. Below is a list of =uestions.
Let me know if I missed anything. Thank you.

Richard Kahn
[REDACTED]

Scope of work:

Prep Work:

- Protecting of the entry way, stairs, elevator, hallway and work area =sing zip walls, ramboard, Masonite etc.
- Setting up of a negative air machine with HEPA filters to reduce the =ust.
- Removal of the vanity, medicine cabinet, toilet, light fixtures, and 3 =oors to save for possible reuse.

Demo:

- Removal and disposal of all stone surfaces including the shower, steam =oom, toilet area, walls and floor.
- Removal and disposal of the Durock and Sheetrock down to the studs.
- Removal and disposal of the lead bend.

Plumbing:

- Installation of the new shutoff valves.
- Supply and installation of a new Mr Steam steam unit.
- Installation of a new owner supplied shower body, volume controls, =andheld, sink and toilet.
- Fabrication and installation of 2 lead pans- 1 is 5 x 4, the other is =x6 with two bench seats wrapping 2 sides 12x12.
- Installation of the new owner supplied toilet, sink and vanity.

Framing:

- Reframing of the walls, ceiling, shower curbs and benches to restore =he integrity of the walls.
- Installation of blocking as required.

Electrical:

- Supply and installation of a warmly yours floor heating mat and =hermostat. Approx 100sq ft.
- Installation of a disconnect as necessary for the steam unit as well as =ocating and wiring the thermostat.
- Installation of the owner supplied sconces in existing locations.
- Installation of the owner supplied side lights for the medicine =abinet.
- Supply and installation of 4 new dimmers with screwless plates.
- Supply and installation of a new gfi outlet in a new location.

Durock/Greenboard:

- Supply and installation of 30 sheets of 5/8 Durock.
- Supply and installation of 12 sheets of 5/8 Greenboard.

Questions?

Who supplies lighting?

Are lighting fixtures in existing locations?

Who supplies plumbing fixtures?

Who supplies med cabinet? Vanity?

Do you want radiant heat?

New steam unit?

Regards,

Michael Browne

T.C. Browne Co

6.61 GB (44%) of 15 GB used

Manage

Terms - Privacy

Last account activity: 20 minutes ago

Details

Begin forwarded message:

From: peter strifas <[REDACTED]>

Subject: quotation for 9 e 71st

Date: May 25, 2016 at 9:57:42 PM EDT

To: Richard Kahn <[REDACTED]>

Rich

See attached quotation , quoting the beige marble I had sent you photos of a couple of days ago.

Let's chat tomorrow.

Thanks

Peter D. Strifas
Principal

ACS STONE WORKS =ORP.

[REDACTED]

=