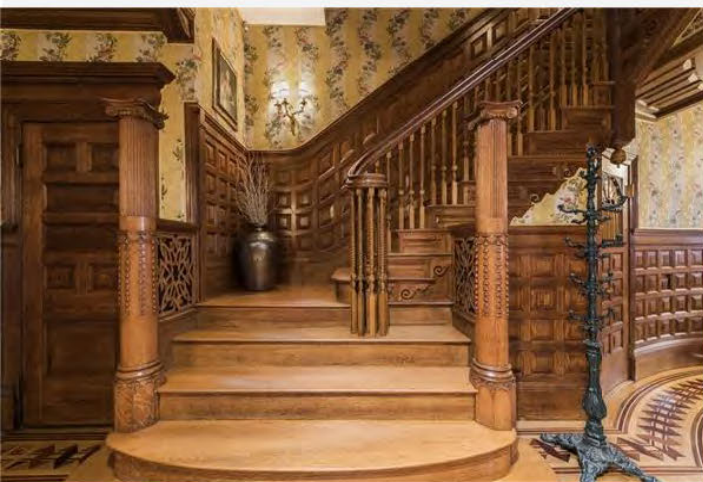

24 WEST 71st STREET

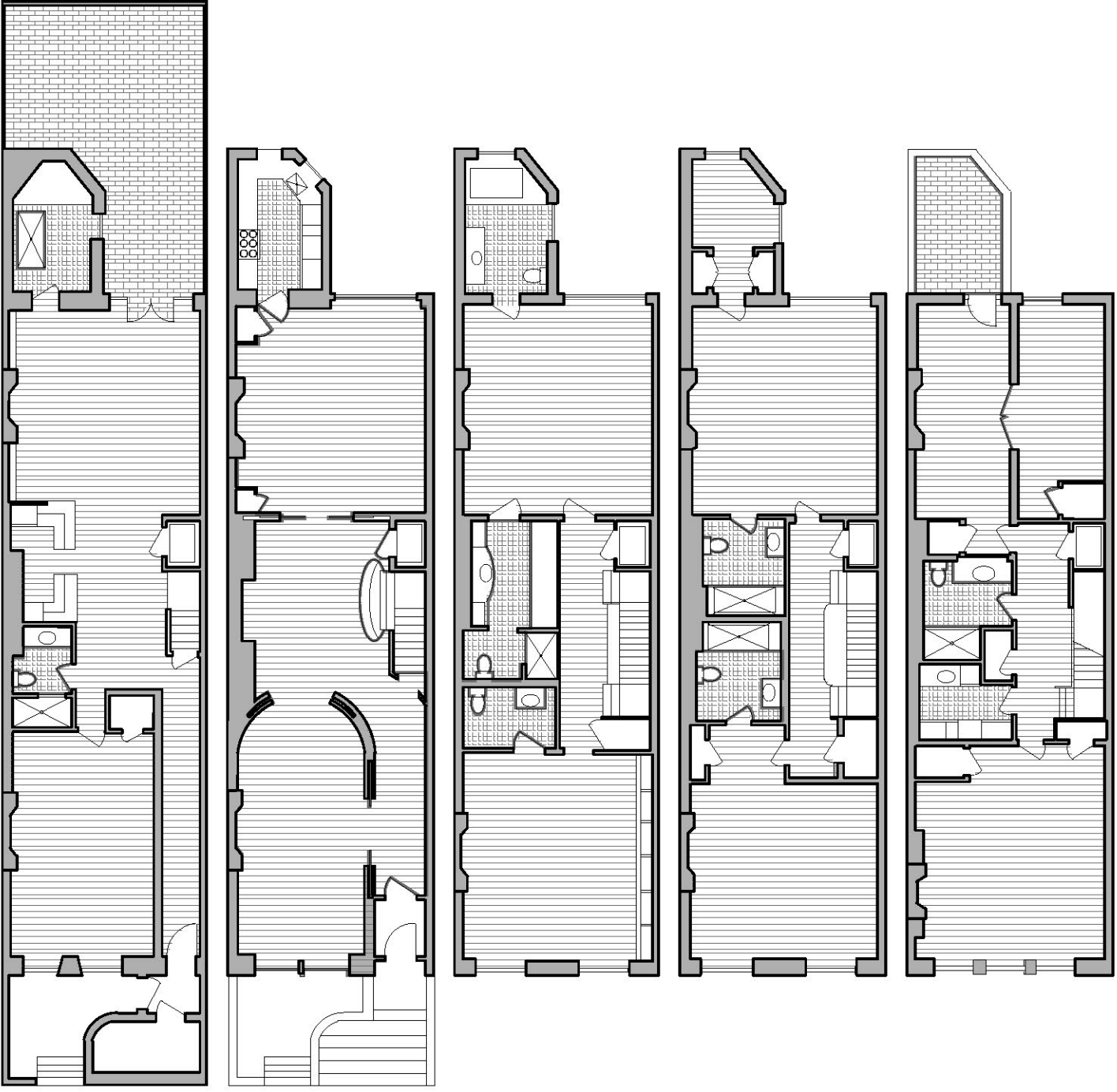


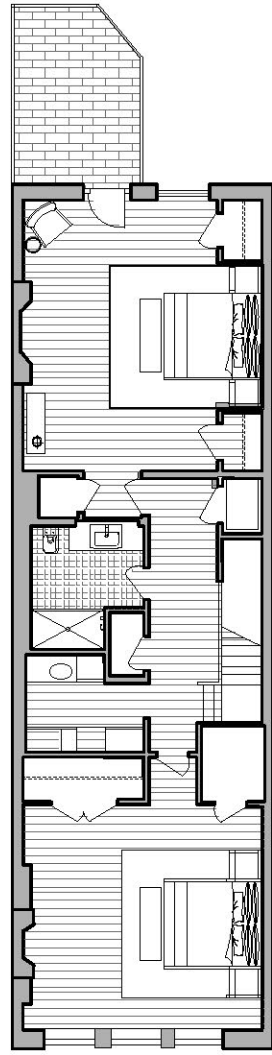
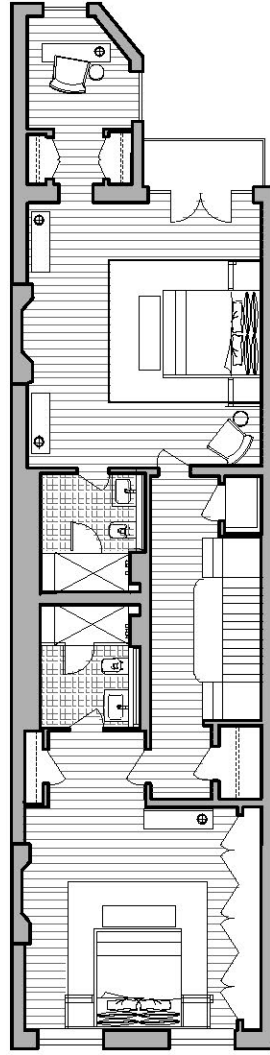
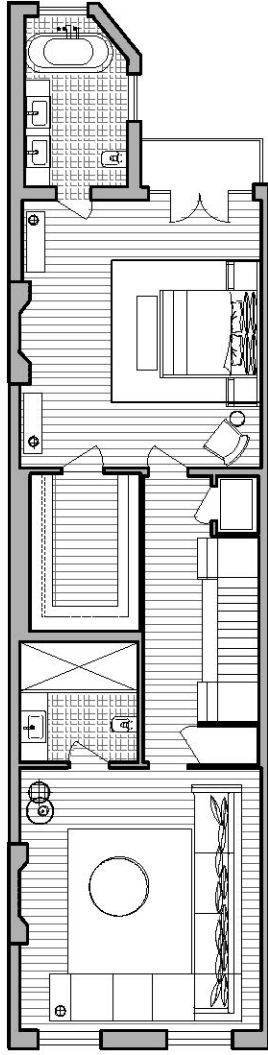
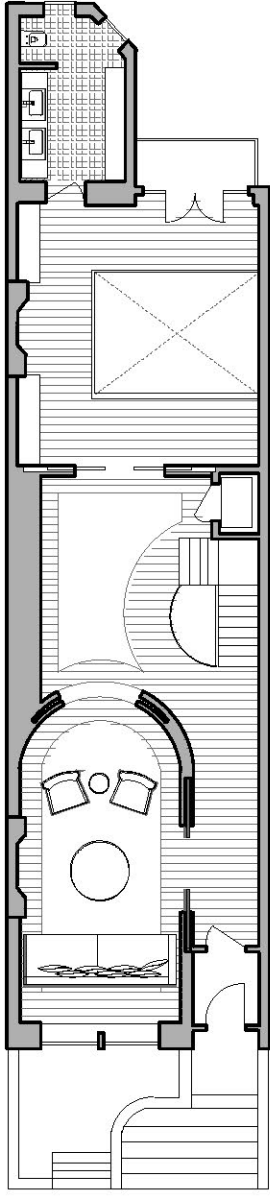
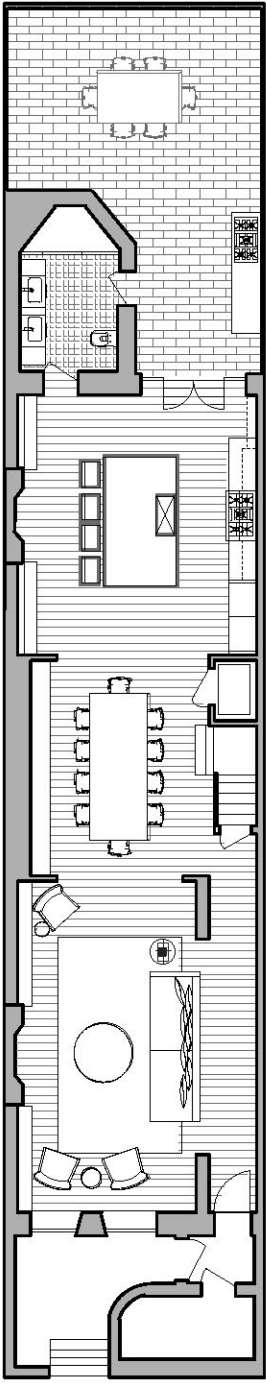
THIS PROPOSAL IS AN ALLIANCE GROUP DESIGN ,DEVELOPED EXCLUSIVELY FOR THE USE OF RUTENBERG
ALL CONTENT AND INFORMATION IS TO BE CONSIDERED A GUIDELINE FOR A POTENTIAL RENOVATION

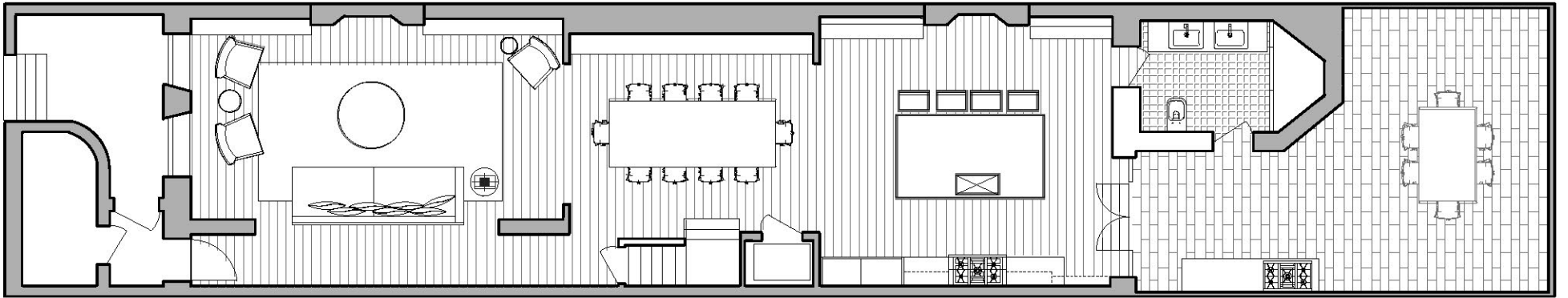


REDESIGN PROPOSAL

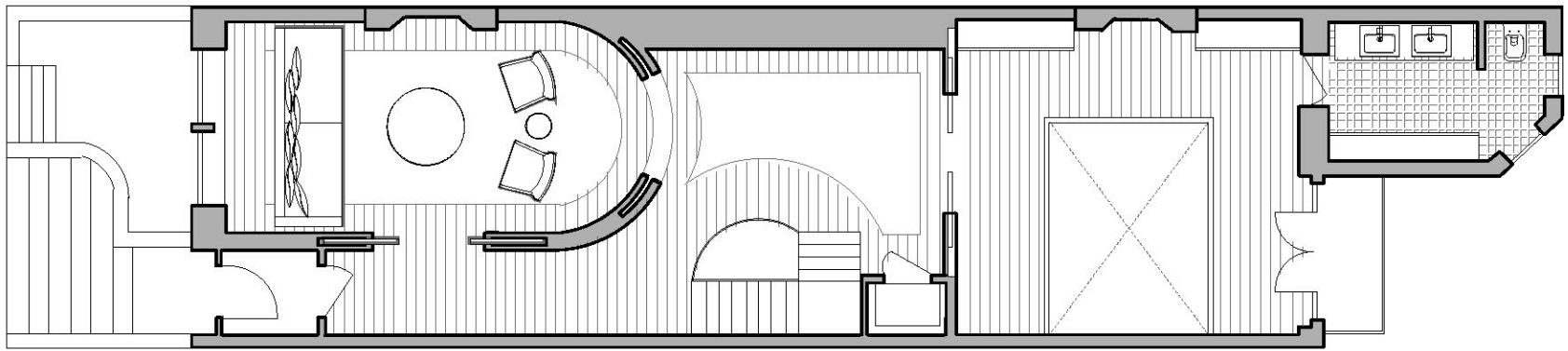




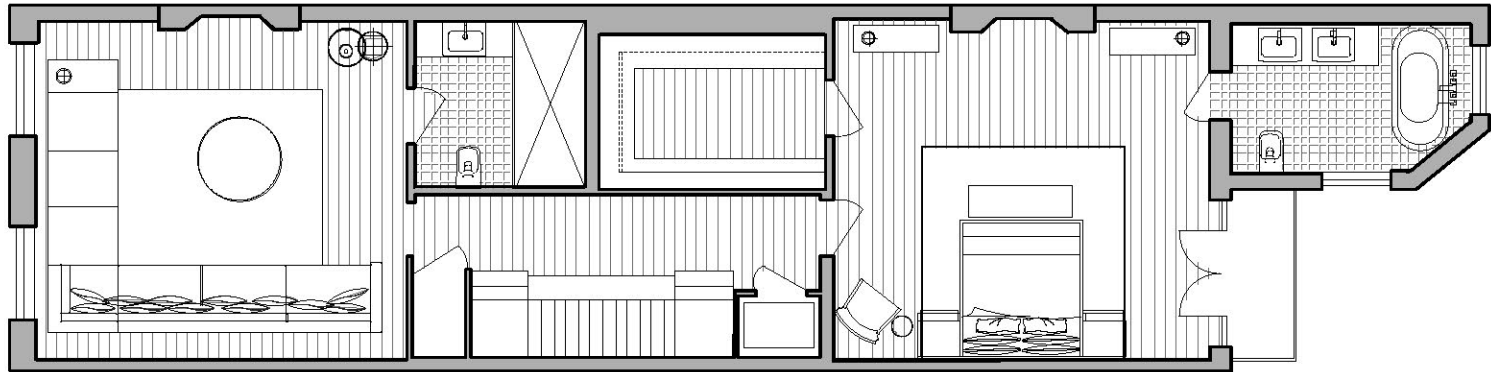




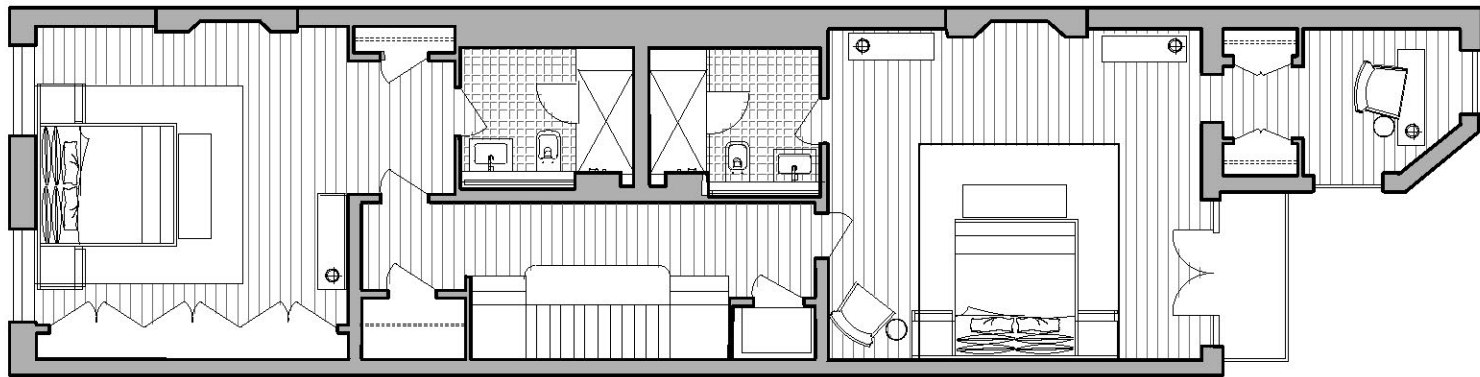
Ground Floor



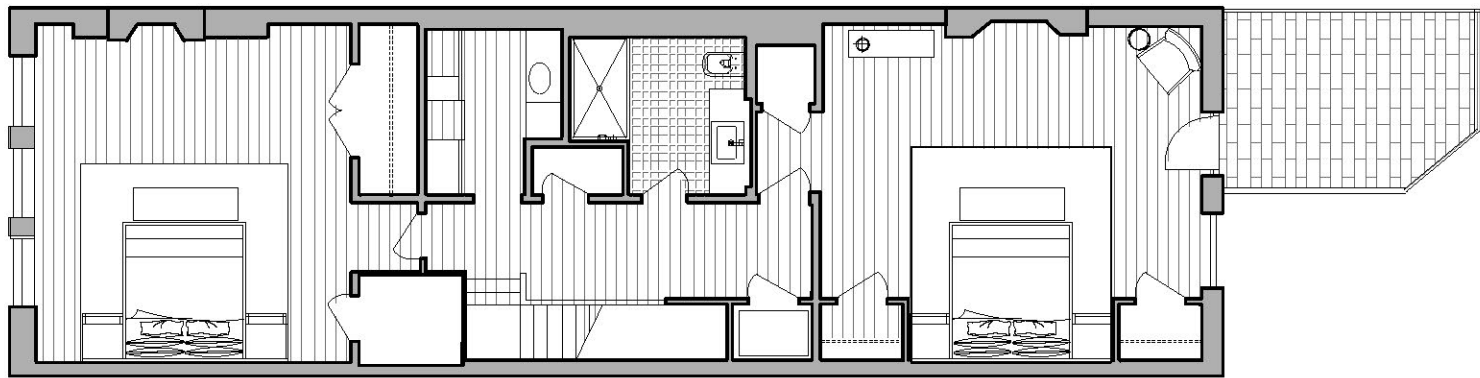
First Floor



Second Floor



Third Floor



Fourth Floor

—— SAMPLE INTERIOR ——













SUGGESTED LEVEL OF FINISH

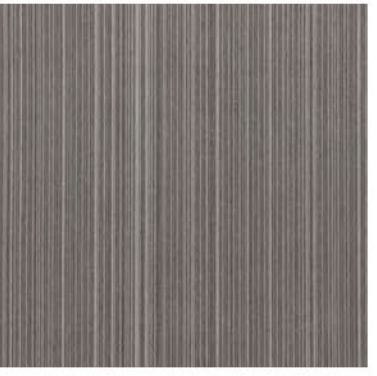
STONE VARIATIONS



FLOOR VARIATIONS



WALL VARIATIONS



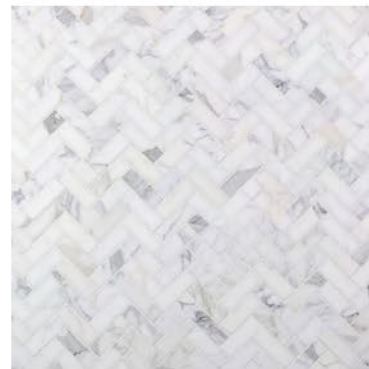
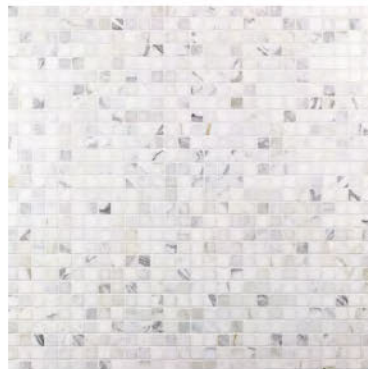
WINDOW VARIATIONS



LIGHT VARIATIONS



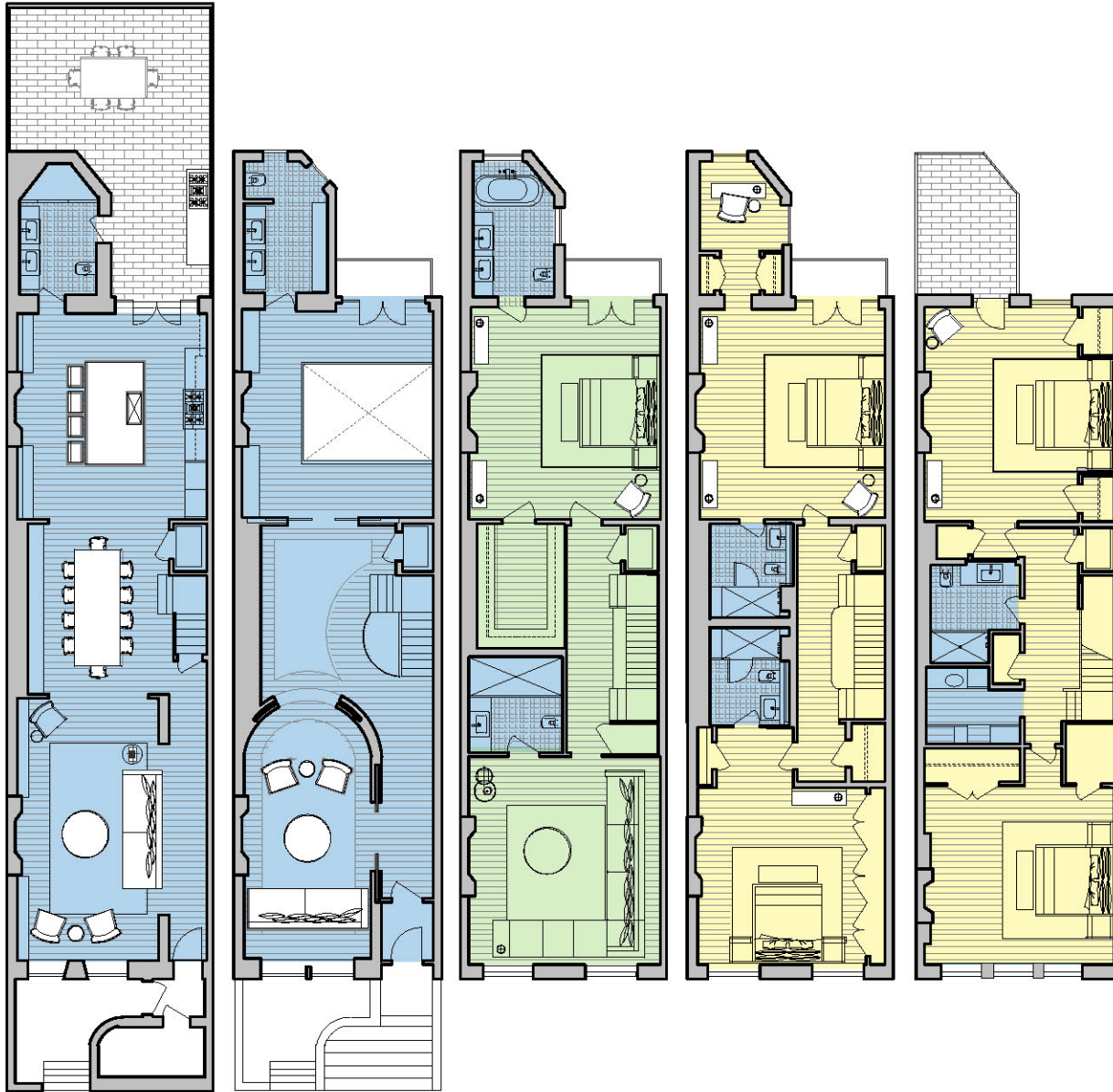
TILE VARIATIONS



SUGGESTED APPLIANCE PACKAGE



BUDGETARY GUIDANCE



PRIMARY SPACES
\$400.00 SqFt



SECONDARY SPACES
\$300.00 SqFt



TERTIARY SPACES
\$200.00 SqFt

TRADESPEOPLE / CONTRACTORS

ESTIMATED COST

Site Safety, Protection, Site Management	\$25,940.25
Demolition	\$62,256.60
Carting, Debris, & Site Removals throughout the project	\$51,111.90
Hoist & Crane	\$0.00
Concrete / Masonry (Slabs & Formwork)	\$0.00
Elevator Package and Associated Work	\$0.00
Front Façade	\$0.00
Rough & Trim Electrical	\$160,445.25
Lighting Package	\$32,622.15
Fireproofing	\$0.00
Plumbing	\$143,920.35
Sprinklers	\$0.00
Metal Joists	\$0.00
Exterior Components	\$0.00
Roofing, Scuppers, & Gutters	\$0.00
Wood Flooring / Stairs / Soundproofing / Underlayment	\$91,271.25
HVAC and all associated to this line item	\$147,379.05
Wood Doors, Jambs, Casings & Installation	\$69,750.45
Architectural Millwork, Trim and Installation throughout	\$84,930.30
Rough Carpentry, Trim Carpentry & all associated trades	\$145,649.70
Building Materials/ Deliveries	\$47,845.35
Custom Kitchen Cabinets, Bathroom Millwork, & Installation	\$168,515.55
Painting, Coating, Finishing, Plaster, & Skim Coating	\$141,230.25
Closet Interiors	\$46,116.00
Stone, Marble, & Tile Installation	\$130,277.70
Project & Site Setup	\$7,101.35
Project Administration Reimbursable	\$3074.40

VENDORS / CLIENT PAYS DIRECT

ESTIMATED COST

Plumbing Fixtures, Fittings, Accessories	\$59,182.20
Mirrors, Glass, & Glazing	\$27,861.75
Appliances (Allowance)	\$48,806.10
Windows & Exterior Doors	\$0.00
Hardware & Decorative	\$38,814.30
Stone, Marble, & Tile Material throughout project	\$149,108.40
Fireplaces	\$22,289.40
Audio & Video Systems, Motorized Shades, & Security Systems	\$0.00
Total Tradespeople / Vendors	
Total Square Footage of Renovation	6,087 SqFt
Per Square Foot Value of Renovation	VARIES
Total Construction Costs	\$1,905,500.00
<hr/>	
Architectural (which includes): drafting, design, architecture, permitting	\$190,550.00
Construction / General Conditions	\$285,825.00
Insurance	\$23,818.75
Total Renovation Cost	\$2,405,693.75

ALL BUDGETARY GUIDELINES SUPPORT A FULL HOME RENOVATION WITH HIGH END FINISH LEVEL OF DETAIL

- **PRE-CONSTRUCTION & PLANNING 12 WEEKS**
The planning phase would include site surveys, design of existing & proposed plans, detailed plans, product specifications, alteration agreements, and filing with the Department of Buildings. Note: This timeframe is not included within the proposed 8-month schedule.

- **DEMOLITION 2 WEEKS**
This phase would include the initial delivery of materials, protection, plumbing and electrical disconnections, full interior demolition to accommodate proposed plans and carting of all debris.
- **ROUGH IN WORK 6 WEEKS**
The rough work stage includes all rough in work related to framing, sub-floor leveling, plumbing, and electrical work. Other elements in this time frame would include HVAC and mechanical work.
- **SHEETROCKING 3 WEEKS**
Once all rough work has been inspected and approved, all walls will be insulated and closed with sheetrock as needed (and cement board in wet areas) to start re-building the apartment.
- **FLOORING 2 WEEKS**
The flooring stage includes the installation of soundproofing, application of waterproofing, and installation of new custom wood floors throughout the residence as per plans.
- **TRIM WORK & DETAILS 7 WEEKS**
This phase would include decorative details throughout including wood molding and detail work throughout, installation of custom doors, stone and tile work bathrooms, and custom millwork.
- **PREP WORK & PAINTING 4 WEEKS**
Although painters are truly working from the sheet-rocking stage forward, the stage is solely theirs for this portion of the project as final prep work is completed & finish painting commences.
- **COMPLETION WORK 4 WEEKS**
Completion work would entail the final application of stain to custom wood floors throughout, final paint work, installation of kitchen counter tops, shower enclosures, and final trim installations related to electrical fixtures, plumbing elements, and decorative hardware throughout.

NOTE : THE DESIGN AND ESTIMATE FEATURED IN THIS PRESALE PROPOSAL WAS
CREATED IN ABSENCE OF A PRESENT CLIENT AND IS LIKELY TO CHANGE.