

THE DFA STUDIO PROGRAM

COST & SAVINGS CALCULATOR*

610 West 110th Street, 7A

Offered by Jennifer Bowden, Stribling for COMPASS

Project parameters:

Building Type	Pre-War
Square Footage	1,400
Landmarks Area?	No
Apartment Type	Simplex

¹ADD-ON Estimates:

² Window Package?	No
³ AC Package?	Yes
Type	Central Air
⁴ Premium Appliances?	Yes
⁵ Motorized Shades?	Yes
# of Shades	6

***CONTINGENCY

A 10% construction budget contingency has been added to the calculator to anticipate market price increases between the time of design commencement and construction contract, as well as unique building requirements and conditions.

SCHEDULE EFFICIENCY

The DFA STUDIO PROGRAM seeks to streamline the design, approval, and construction process. A project schedule will be prepared for each STUDIO PROGRAM project.

	UN-PROGRAMMED expected costs	DFA STUDIO PROGRAM
Cost/Sq.Ft.	\$490	\$398
Construction	\$686,000	\$557,200
AV Pre-Wiring	\$7,700	included
Base Construction Cost* (Cost/Sq.Ft.)	\$693,700 (\$496/Sq.Ft.)	\$557,200 (\$398/Sq.Ft.)
ADD-ON Allowances:		
Air Conditioning / HVAC³	\$77,000	\$77,000
Premium Appliance Choice⁴	\$16,500	\$16,500
Motorized Shades⁵	\$13,200	\$13,200
Contingency**		\$66,390 (10% Contingency)
Change Orders	\$112,056 (Avg. 14%)	\$14,606 (Avg. 2%)
Construction Budget (Cost/Sq.Ft.)	\$912,456 (\$652/Sq.Ft.)	\$744,896 (\$532/Sq.Ft.)
Architect's Fee (20%)	\$182,491	\$148,979
Fees (DOB & Expediting)	\$7,700	included
TOTAL RENOVATION: (Hard and Soft Costs)	\$1,114,647	\$893,875
REALIZED SAVINGS*		\$220,772

Explore our Calculator and learn more about the DFA STUDIO Program at:

DFASTUDIOPROGRAM.COM/CALCULATOR

*The website, brochure, and associated marketing materials for the DFA STUDIO PROGRAM are for illustration purposes only. Numbers are current estimations of Program and project costs at the time of design commencement. All projects are subject to review, adjustment, and acceptance by Daniel Frisch Architect, PC. All construction costs are subject to review, approval and executed contract by and with the assigned general contractor. Please note: the construction contract price will be adjusted as per the STUDIO Calculator pricing at the time of construction commencement.

**Realtor's estimated square footage, not based on architect's measurements.

¹ADD-ON Estimates:

²WINDOWS: Wood windows are estimated at a cost of \$4,400 per window; window sizes, materials and installation requirements vary. Contractor pricing will be submitted for client approval based on project specifics.

³AC/HVAC: Central AC for pre-war apartments is estimated here at \$55 per sq.ft. (minimum system estimate of \$36,000), inclusive of engineering, contracting and fees. PTAC systems are estimated at \$7,150 per room unit, and through-wall ACs estimated at \$4,950 per unit, both inclusive of engineering, contracting and fees. Contractor pricing will be submitted for client approval based on system specifics.

⁴APPLIANCES: Two appliance packages are available within the STUDIO PROGRAM, Standard and Premium. The appliances in the Standard Package are our selections for high quality and value. The Premium Package Choice allows clients to select and pay for higher-end models of their choosing. \$16,500 is an estimated upgrade allowance cost, actual costs to be priced by contractor.

⁵MOTORIZED SHADES: Motorized shades are estimated at \$2,200 per 36" wide window shade; shade sizes, materials and installation requirements vary. Contractor pricing will be submitted for client approval based on project specifics.

DANIEL FRISCH ARCHITECTURE

Daniel Frisch Architecture has over twenty-five years of experience creating luxury homes in premier, pre-war co-op buildings.



Recently completed renovations in landmarked co-op buildings.

THE DFA STUDIO PROGRAM

A custom, streamlined design & construction program for high-end, Manhattan apartment renovations.

Based on DFA's decades of experience and ongoing project data, the DFA STUDIO Program offers timeless style and quality construction at clearly defined costs, giving buyers the tools and confidence to undertake their perfect home renovation.



Recently completed DFA STUDIO Program renovations.

Whether you choose DANIEL FRISCH ARCHITECTURE to design your ultimate dream home, or the DFA STUDIO Program for optimal value in high-quality, custom renovations, DFA has the experience and expertise to make the most of your purchase and investment.

Visit DANIELFRISCH.COM or call us at 212.489.8941 to learn more and begin your renovation project!

