

DISOUSA CONTRACTING CONSULTING, LLC

3 Highwood Terrace
Boonton, NJ 07005
(P) 908.577.0557
BuildDCC@gmail.com



Total project RSF-14,674

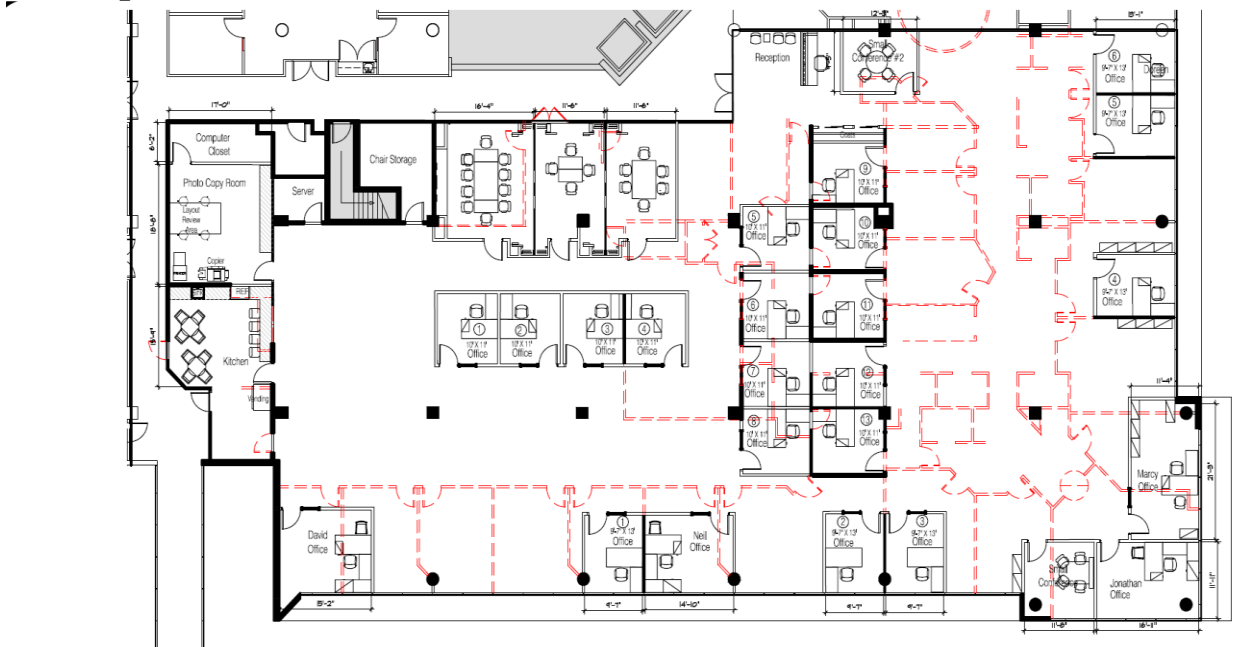
PROJECT SUMMARY

Project Design Goals and Narrative:

Construction Design Scope & Schedule will be as follows:

1. The tenant design team is responsible for supplying the following items in a timely matter in accordance with the lease agreement and schedule provided within:
 - a. Full list & specifications of all finishes.
 - b. Full list of locations of all finishes.
 - c. Details list & specifications of any equipment that may be required or needed by Architectural & Engineering team to complete designs.
 - d. Design and specifications of AV & Voice & Data will be the responsibility of tenant
2. DCC team will be responsible for the following design items:
 - a. Furnish complete CD from the information given to them by tenant or tenants design team.
 - b. Furnish complete Mechanical, Electrical & Plumbing Designs from the information given to them by tenant or tenants design team.

Final Space



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Interior finishes will be based on the following design criteria's:

1. Demolition (existing conditions)

- a. Remove walls.
- b. Remove ceilings in specific areas only an allowance of 4,000 SF figured.
- c. Remove flooring.
- d. Remove Millwork.
- e. Remove All MEP (except ductwork).

2. Steel Work

- a. F&I steel supports for folding partitions (2).

3. Wood Blocking

- a. We will F&I all fire rated in wall wood blocking for the following items:
 - i. All millwork upper cabinets
 - ii. All shelving locations
 - iii. At all head locations for new glass wall system (22 Locations)
 - iv. All TV locations that have a monitor over 65" in size

4. Wood Doors / HM Frames

- a. We will install 3'0" x 8'0" solid wood stain grade doors with hollow metal knock down frames with all necessary hardware to complete the following openings:
 - i. All storage & mail rooms (5)
 - ii. All IT / MDF rooms (1)
 - iii. Copy room / egress door (3)
 - iv. Closet doors (1) double
- b. We will relocate from existing office on 2nd floor to new space frames, doors, and hardware (12 total).
- c. We will F&I new wood doors matching existing for added offices (5).

5. Glazing

- a. F&I glass office fronts In GWB openings with 1" C channel all around opening at all office 24" wide & from floor to 8' tall with glass doors for the following rooms:
 - i. (22) office
- b. Relocate existing glass double door (1).

6. Millwork will be based on the following:

- a. We will furnish & install plastic laminate cabinets:
 - i. Café upper & lowers with solid surface tops.
 - ii. (1) copy area base cabinet only with plastic laminate top.
 - iii. We relocate existing credenza for conference room (1).
- b. There will be shelving in the following rooms:
 - i. (2) Copy rooms only consist of 5 rows of 12" wide deep melamine shelving
- c. 3/4" plywood base wall construction.
- d. Plastic laminate materials for all cabinet vertical faces.
- e. White melamine interiors.
- f. Standard brushed 4" wire pull hardware.
- g. Reception desk by tenant.
- h. Lay out review table in copy room by tenant.

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7. Wall Type Construction is as follows:

- a. All walls will be framed with 20 gage 3 5/8" metal stud and track and will have 3" unfaced thermo fiber insulation from floor to the extent of sheet rock on that wall.
- b. All walls for office & conference rooms will be framed to deck sheet rocked both sides with 5/8" sheet rock (1) layer each side and extend 6" above grid only, except for the following rooms which will receive 5/8" GWB to deck above:
 - i. Mail room
 - ii. Copy rooms
 - iii. Tenant separation walls (demising)
 - iv. Storage rooms
- c. All office, meeting & conference room front walls will be framed from floor to finished ceiling only.

8. All Ceiling Construction

- a. All patching of ceilings will match existing, we included an allowance of 8,000 SF.
- b. No specialty ceilings are contemplated at this time.

9. All New Wall Finishes throughout will consist of the following:

- a. All walls will be painted 3 coats (1 primer and 2 finish coats) paint color to be selected by tenant where specified.
- b. All HM frames will be painted semi-gloss.
- c. All wood doors will be stained grade.
- d. All paint is based on standard Benjamin Moore or Sherwin Williams paint colors.
- e. No wall covering has been considered at this time.
- f. Full porcelain tile back splash (material allowance \$5 per SF) at café only.

10. All New Floor Finishes through will consist of the following:

- a. All flooring will have carpet tile (\$22 per yard material allowance) by Tandus only.
- b. The following rooms will receive Standard VCT by Armstrong or equal & will receive 4" vinyl cove base in these areas:
 - i. Mail room
 - ii. Storage rooms
 - iii. IT room (static dissipative tile)
 - iv. Copy areas
- c. All wall base will be a standard color vinyl 4" cove base
- d. Café / reception area to receive LVT floor tile (material allowance \$2.50 per SF) with 4" high wall base

11. Lighting & Controls (all new LED lighting)

All Lighting cost are based on the following specifications:

- a. At all office's interiors and meeting / small conference rooms. there will be 2" x 4' indirect building standard lights for a total of (134) lights.
- b. All amenity spaces (storage, IT, mail room and copy areas will get 2x2 indirect fixtures for a total of (18).
- c. The following specialty lighting is included with an allowance spelled out in scope below:
 - i. Reception area (5) 4" recessed type fixtures
 - ii. Café area (6) pendant lights
 - iii. Conference rooms / meeting rooms (40) square downlights (allowance)

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- iv. All open areas & office area (1) 2x4 indirect light over seating area for every 90 SF
- v. F&I new lighting controls for the above consisting of ceiling mounted and wall mounted OC sensors.
- vi. Control system will be by Acuity wireless for all open areas and private offices and conference rooms
- vii. We have agreed to relocate approx. 12 existing decorative fixtures from old space (reception area & conference room lights)

12. HVAC Work

- a. HVAC duct work is based on new (Flex) low-pressure ductwork (high pressure ducts to remain) & medium duct to be re-worked as needed.
- b. All existing exterior window wall ceiling / soffit mounted supply linear will remain in place.
- c. All existing VAV boxes will remain but we have included an allowance of (3) new VAV boxes with controls.
- d. F&I new enviro tech VAV boxes with compatible BMS controls for the following rooms:
 - i. All Conference rooms 1 each for a total of (5)
- e. Relocate existing 2x2 Supply grills in all ACT ceilings throughout.
- f. F&I (1) 2-ton supplemental unit for IT room only (see break out cost).

13. Electrical & Fire Alarm Work

- a. F&I all demolition and safe off existing conditions.
- b. F&I new sub panels for power (2) and 1 for lighting with (1) transformer.
- c. F&I 2 standard 110V outlets for the following rooms:
 - i. All offices (88)
 - ii. All conference rooms (10)
 - iii. TV locations (4)
 - iv. Café area (4)
 - v. Café area GFI (4)
- d. F&I new 20 Amp dedicated outlets for the following rooms:
 - i. Copy room (4 total)
 - ii. IT room (2 total)
 - iii. Mail copy room (2 total)
- e. F&I new floor outlets with 1 circuit each for the following rooms:
 - i. Conference rooms (6)
- f. F&I floor furniture feeds (2 circuits each location (6 total).
- g. F&I furniture feeds off walls or columns with 2 circuits each (6).
- h. F&I power to new VAV boxes (3).
- i. Relocate power for existing VAV boxes (1.)
- j. F&I exit signs (edge lite) (9).
- k. F&I all new fire alarm devices as follows:
 - i. Horns / strobes (6)
 - ii. Strobes (3)
 - iii. New fire alarm booster panel for space tied into building fire panel

14. Voice Data work IS EXCLUDED and the responsibility of tenant

15. Security work IS EXCLUDED and the responsibility of tenant

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Miscellaneous general notes & items are as follows:

1. F&I (2) new folding partition Rev #3 11-11-13.
2. Relocate 1 existing folding partition not Included now dated rev #3 11-11-19.
3. Relocate existing Tenant signage.
4. All lighting counts are based on 1 fixture per 90 SF of space.
5. Removal of all systems furniture will be performed by others. (Inc. Tenants Reception desk).
6. All controls will be building standard and tie into existing BMS system.
7. All lighting controls will be per 2015 new code requirements.
8. Project is based on 1 sprinkler head needed for every 140 SF, anything over this is at landlords' additional cost.
9. Pantry will have single lever faucets with ADA compliant SS under mount sink basin.
10. All sink locations will have building standard Insta-hot water heaters located in cabinets below sink countertop.
11. All printer locations will get (1) 20-amp dedicated outlet & (2) in corner offices.
12. All offices will get (2) duplex 110 standard outlets.
13. All voice and data locations will have pull string and ring by electrical vendor.
14. Window blinds will remain as is.
15. No GWB ceilings are figured at this time.
16. All voice & data servers, infrastructure will be by tenant.

Items not included at this time:

1. All furniture work stations and standalone furniture (other than the Metro Wall System described above).
2. AV work or designs along with the following:
 - a. All low voltage wiring needed for these items.
 - b. TV of any size.
 - c. Drop down screens.
 - d. Projectors.
 - e. Any electric needed (besides the TV outlets).
3. All Voice & Data work and designs related to the below:
 - a. Servers.
 - b. Hard drives.
 - c. Testing & certifications of the above.
4. Prevailing / Union wages unless noted (Electrical & HVAC will be Union).
5. Relocated furniture.
6. Appliances.
7. Moving of any personal items and IT / computer equipment.
8. Supplemental fire suppression systems not included.

Building Standard Links

Lighting Link

https://noralighting.com/wp-content/uploads/2018/11/NPTCB-E_spec.pdf

<https://www.acuitybrands.com/products/detail/594773/mark-architectural-lighting/whspr-troffer/whisper-led-architectural-troffer>

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Carpet Links

- <https://www.tandus-centiva.com/products/City-Walk-03974>
- <https://www.tandus-centiva.com/products/Aftermath-II-03026>
- <https://www.tandus-centiva.com/products/Street-Life-03973>

VCT Tile Link

<https://www.armstrongflooring.com/commercial/en-us/products/vinyl-composition-tile/browse.html>

Vinyl Cove Base Link

https://commercial.tarkett.com/en_US/collection-C001190-traditional-vinyl-080-type-tv

Cost and Construction Schedule

PER RSF	project	Base Job
\$ 32.31	Subtotal	\$ 515,443.35
\$ 2.26	General Conditions	\$ 36,081.03
\$ 1.38	Mark Ups	\$ 22,060.98
\$ 0.50	Insurance	\$ 8,030.19
\$ 35.95	Subtotal Hard Cost	\$ 573,585.35
\$ 0.75	Permit Allowance	\$ 12,000.00
\$ 4.00	Soft Cost	\$ 63,816.00
	Grand Total	\$ 649,401.35
RSF	15954	\$ 40.70

Construction Phase		Phase total
Demolition		\$ 14,027.40
	Remove walls	265
	Remove ceilings	14454
	Remove doors/ frames	17
	Remove flooring	14454
	Remove millwork & furniture	70
Steel Work		\$ 7,000.00
	F&I steel supports for folding partitions	
Rough Carpentry		\$ 4,000.00
	F&I wood blocking for glazing	120
	F&I wood blocking for telephone & TV	64
	F&I wood blocking for millwork	120
Doors		\$ 20,100.00
	F&I single 3'0" x 8' new wood doors / frames and hardware	11
	F&I dbl 3'0 x 8' new wood doors / frames and hardware	1
	Relocate existing doors frames & hardware	12
Millwork		\$ 30,470.00
Furnish & Install	Pantry upper & lower cabinets	28
	Copy area base cabinets and upper with P lam top	18
	Shelf & closet pole	2
Glazing		\$ 15,630.00
	F&I glass wall side lights	22
	Relocate existing front glass door	1
Gypsum & Acoustical Work		\$ 52,130.00
	Build walls to deck with rock 6" above grid	421
	Build full height walls (demising)	128
	Scar patch walls	3
	F&I new ceiling through out	4000
		\$ 20,200.00

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Painting / Wall Covering			\$ 19,888.70
Paint walls	9882	8399.7	
Paint open decks and duct work	12340	10489	
Paint door frames	10	1000	
Stone Tops Porcelain Tile Work			\$ 13,280.00
F&I solid surface tops at café area cabinets	48		
F&I porcelain wll back splash tile at café	136		
Carpet and VCT Flooring			\$ 89,507.50
F&I new carpet	1772.67		
F&I vinyl cove base	1684.00		
F&I LVT & VCT flooring	1320		
Plumbing			\$ 10,700.00
F&I new sink, faucet and HW heater with all roughing	1		
F&I all demo of existing piping as needed			
Sprinkler Work			\$ 22,434.55
Relocate existing sprinkler heads	109.09		
Sprinkler drawings and designs			
HVAC Work			\$ 37,565.00
Enviro-Tec VAV model SDR	3		
Greenheck inline exhaust fan model SQ	2		
Demolition of ductwork	1		
Galvanizes steel ductwork	1		
Insulation of ductwork	1		
Registers and grills	1		
BMS controls, wiring, programming and training	3	\$ 4,800.00	
Fire dampers	12		
Start, test and balance systems	1		
2 ton supplemental unit	1	\$ 9,880.00	
Electrical			\$ 62,150.20
F&I power as needed (floor boxes , feeds & outlets)	1		
Outlets	120		
GFI outlets	6		
Copiers	6		
F&I dedicate outlets	6		
F&I furniture feed	7		
F&I power for new VAV boxes	3.00		
F&I new lighting & control system	189.00	\$ 51,030.00	
F&I floor boxes	8		
Fire alarm - all new devices	36		
F&I fire alarm booster panel	1		
Misc Items			
F&I fire extinguisher / cabinets	8	\$ 2,000.00	
Roofing	Allow	\$ 2,000.00	
Folding partition relocation	1	\$ 7,890.00	
New folding partition	1	\$ 18,760.00	

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Project Schedule

Task Name	Duration	Start	Finish
APPROVED SPACE PLAN SIGN OFF	6 days	Fri 11/8/19	Fri 11/15/19
DD DRAWING PHASE	10 days	Mon 11/18/19	Fri 11/29/19
CONSTRUCTION & MEP DRAWINGS DESIGN PHASE	15 days	Mon 12/2/19	Fri 12/20/19
SIGN OFF ON CONSTRUCTION & FINAL DRAWINGS	3 days	Mon 12/23/19	Wed 12/25/19
SUBMIT DRAWINGS FOR PERMITS	2 days	Thu 12/26/19	Fri 12/27/19
PERMIT DURATION	20 days	Mon 12/30/19	Fri 1/24/20
CONSTRUCTION PHASE #1	68 days	Mon 12/23/19	Wed 3/25/20
DEMOLITION WORK	4 days	Mon 12/23/19	Thu 12/26/19
WALL LAYOUT	2 days	Fri 12/27/19	Mon 12/30/19
WALL LAYOUT APPROVALS	2 days	Tue 12/31/19	Wed 1/1/20
FRAME WALLS	10 days	Thu 1/2/20	Wed 1/15/20
ELECTRICAL ROUGHING	12 days	Fri 12/27/19	Mon 1/13/20
SHEETROCK 1 SIDE	7 days	Thu 1/16/20	Fri 1/24/20
VOICE DATA ROUGHING	11 days	Thu 1/2/20	Thu 1/16/20
ACOUSTICAL GRID WORK	4 days	Mon 1/27/20	Thu 1/30/20
ROUGHWALL INSPECTIONS	3 days	Mon 1/27/20	Wed 1/29/20
SHEETROCK 2ND SIDE	8 days	Thu 1/30/20	Mon 2/10/20
FIRE ALARM ROUGHING	4 days	Thu 1/16/20	Tue 1/21/20
INSTALLING LIGHTS	4 days	Fri 1/31/20	Wed 2/5/20
INSTALL SUPPLY & RETURN GRILLS	4 days	Fri 1/31/20	Wed 2/5/20
INSTALL GLASS WALLS & DOORS	4 days	Tue 2/11/20	Fri 2/14/20
INSTALL MILLWORK	4 days	Tue 2/11/20	Fri 2/14/20
RELOCATE SPRINKLER HEADS	4 days	Fri 1/31/20	Wed 2/5/20
ABOVE GRID INSPECTIONS	3 days	Thu 2/6/20	Mon 2/10/20
INSTALL CEILING TILE	2 days	Tue 2/11/20	Wed 2/12/20
INSTALL GLASS WALLS & DOORS	4 days	Tue 2/11/20	Fri 2/14/20
PAINTING NEW WALLS	5 days	Tue 2/11/20	Mon 2/17/20
FLOORING	5 days	Tue 2/11/20	Mon 2/17/20
INSTALL MILLWORK	3 days	Tue 2/11/20	Thu 2/13/20
ELECTRICAL FINISHES	3 days	Tue 2/18/20	Thu 2/20/20
VOICE & DATA FINISHES	3 days	Thu 2/13/20	Mon 2/17/20
SYSTEMS FURNITURE INSTALL	5 days	Tue 2/18/20	Mon 2/24/20
FINAL INSPECTIONS	3 days	Tue 2/25/20	Thu 2/27/20