



**BASE BUILDING IMPROVEMENTS**

**RENOVATION PROJECT BASIS OF DESIGN INTENT**

**Project Summary**

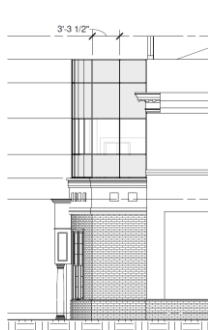
Disousa Contracting Consulting (DCC) will construct the below projects in accordance with this Basis of Design (BOD) for the below project:

The job will be done in 2 phases:

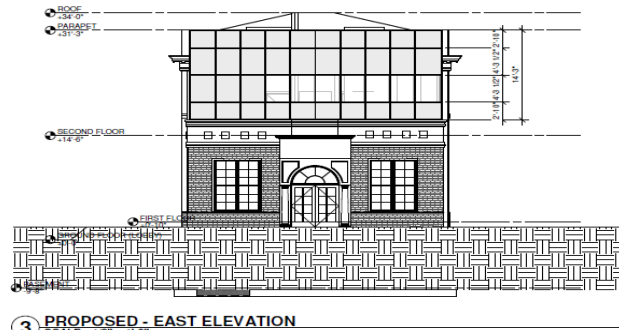
- 1. Will be 1<sup>st</sup> floor work for new tenant to move in.
- 2. Will be 2<sup>nd</sup> floor work, exterior reno and elevator/ stair install.

◆ **Exterior Work will consist of the following:**

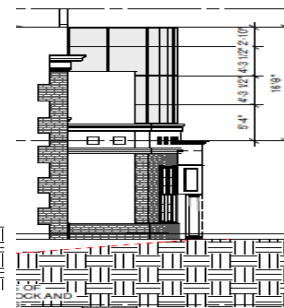
- Renovation of front façade by adding glass wall system from 2<sup>nd</sup> floor level to roof line
- Renovation to north & south side as show with glass wall returns



**North Elevation**



**East Elevation**



**South Elevation**

- Renovation consists of the following:
  - Removal of front façade to install new glass wall system as shown for east, north & south elevations
  - Patch in existing finishes as needed on exterior walls due to new construction

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## ◆ **Interior work will consist of the following:**

- Demolition of walls & ceilings on 1<sup>st</sup> floor (Excluding flooring already removed by others)
- Demolition of walls, flooring and misc. ceilings as shown on 2<sup>nd</sup> floor
- Demolition of misc. walls, flooring in basement for new staircase and elevator system
- Build out tenant space on 1<sup>st</sup> floor only consist of the following:
  - New walls
  - New ceilings
  - New wall & floor finishes
  - New acoustical ceiling system
  - New LED lighting system & controls
  - Renovation to existing HVVAC system and sprinkler system to be coordinated with new layout
- Build out tenant space on 2<sup>nd</sup> floor front area only (rest of walls in space remains in place).
  - New wall & floor finishes
  - New acoustical ceiling system
  - New LED lighting system & controls
  - Renovation to existing HVVAC system and sprinkler system to be coordinated with new layout

## ◆ **Elevator system & new egress stair scope**

- F&I specified elevator system (LULA by Savaria)
- F&I elevator machine room on back side of new stairs in basement (with in 20' of elevator shaft)
- F&I new sub panel for elevator system and associated equipment
- F&I new wood stairs system from 1<sup>st</sup> floor to 2<sup>nd</sup> floor
- F&I new 8" masonry shaft walls for elevator shaft
- Provide all excavation, shoring and concrete work for new elevator shaft system at basement level
- F&I finishes as needed with in front (only) stairwell and around elevator shaft walls

This Basis of Design and Estimate is based on Pre liminary Construction Drawings issued by JZA&D DATED 2-24-2020 DRAWINGS T1-0, T1-1, D1-1, A0-1, A1-1, A3-1, A3-2, A10-1

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## PROJECT BASIS OF DESIGN & COST BREAK DOWN

### **1. Project General Requirements**

- a. On site office set up (2<sup>nd</sup> floor)
- b. (1) on site Pod for material and equipment storage set in loading dock driveway.
- c. An estimate of (5 total) 30-yard containers for all trade's debris throughout project
- d. We will utilize 2<sup>nd</sup> floor bathrooms for workers
  - i. Protection will be installed as needed
  - ii. Daily cleaning will occur through out duration of project**
- e. **Permit cost will be paid direct by landlord (LL)**
- f. Permit coordination and inspection coordination will be by DCC
- g. Site protection and misc. work
  - i. Temp doors (1) for each floor
  - ii. Temp lighting as needed
  - iii. Temp power as needed
  - iv. Misc. hand tools allowance of \$1,000
  - v. We have included a \$2,000 allowance for street/ parking sweeping (by machine) due to excavation needed for elevator shaft.
  - vi. Site survey for building layout and elevations of new building will be coordinated by DCC.
  - vii. F&I scaffolding for duration of exterior work and to protect walkway below, with in town ordinance approval**
- viii. Field testing & documentation of materials (\$3,000 allowance for items below)
  1. Concrete testing
  2. Steel / weld testing
  3. Rebar independent testing and certification
  4. Soil compaction testing
  5. Water proofing certification by independent company
  6. All other testing by LL

### **2. General Conditions**

- a. Full time supervision Mon- thru Fri. 7am to 4pm
  - i. Coordination of on-site trades
  - ii. Coordination of township municipalities (IE building / zoning department inspections)



- b. Part time laborer 20 to 30 hrs. per week for a total of 32 weeks for the following
  - i. Weekly clean ups
  - ii. Job site protection
  - iii. Misc. hand tool work not covered by trades (\$1,000 labor allowance)
- c. Road super weekly visits- once a week or 4 hrs. per week
- d. We included on-site safety visits by independent safety consultant complete with monthly reports once a month

## Detailed Construction Scope of Work

### **1. Excavation, Back Fill & Concrete/ Masonry Work**

- a. Excavate for footings, foundation walls for the following:
  - i. Elevator shaft
  - ii. Elevator pit
- b. Excavate for floor slab
- c. F&I all footings as shown for building:
  - i. Elevator shaft walls
  - ii. Elevator pit
  - iii. Interior columns needed for supporting stair opening
- d. F&I foundation block wall construction as needed for:
  - i. Elevator shaft walls out of 8" CMU (not filled solid)
  - ii. Elevator pit
- e. F&I elevator pit slab
- f. F&I vapor barrier as needed with ridged insulation
- g. F&I all rebar as needed

### **2. Demolition Work**

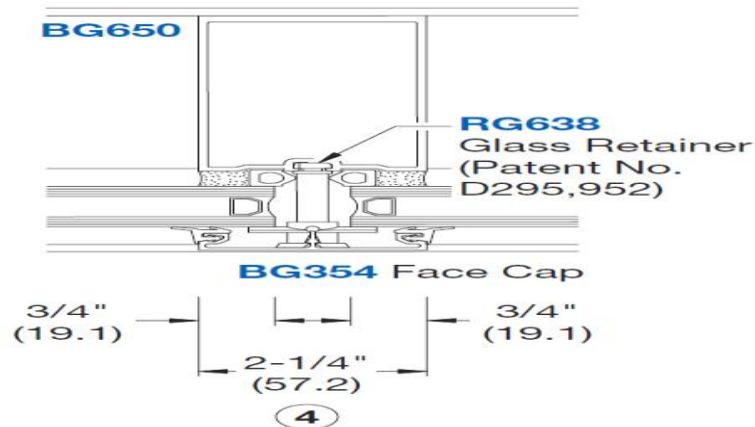
- a. Remove all walls shown as stated below:
  - i. Basement as needed for new elevator shaft
  - ii. 1<sup>st</sup> floor office walls and ceiling system as shown
  - iii. 2<sup>nd</sup> floor (2) front offices only (**all other areas NIC**)
- b. Demo floor openings for new elevator shaft and stairwell openings
- c. Remove exterior wall on 2<sup>nd</sup> floor only to roof line.
- d. Remove parapet wall and trim work where new roof meets old
- e. Cut and expose opening in floor for new stairwell and elevator shaft

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3. Steel work & Light gage roof framing
  - a. F&I the following steel items:
    - i. F&I steel hoist beam for elevator shaft
    - ii. Steel tube columns as needed (2) interior for new stair well floor openings at basement level
    - iii. Steel tube columns as needed (1) interior to carry roof line framing
4. Roofing
  - a. F&I Carlisle roof system on new addition only with 20-year warranty
  - b. F&I 4" down spouts to extend to existing storm line at existing roof- tie into storm system considered to be existing with in building
  - c. F&I New coping on addition only
5. Water Proofing
  - a. Exterior joint sealant's (paintable silicone) at store front glazing systems (storefronts) only
  - b. F&I water proofing (trowel on Tar) below grade at Footings / foundation walls (inside building only)
6. **Glazing Work**
  - a. F&I the store front elevation as described below:
    - i. 6" mullion concealed mullion system with front 2" snap on cap at all joint lines based on CR Lawrence system BG650 see link below
    - ii. [http://www.crlawrence.com/techdocs/usalum/adms/Window\\_Wall-bq-bt.pdf](http://www.crlawrence.com/techdocs/usalum/adms/Window_Wall-bq-bt.pdf)



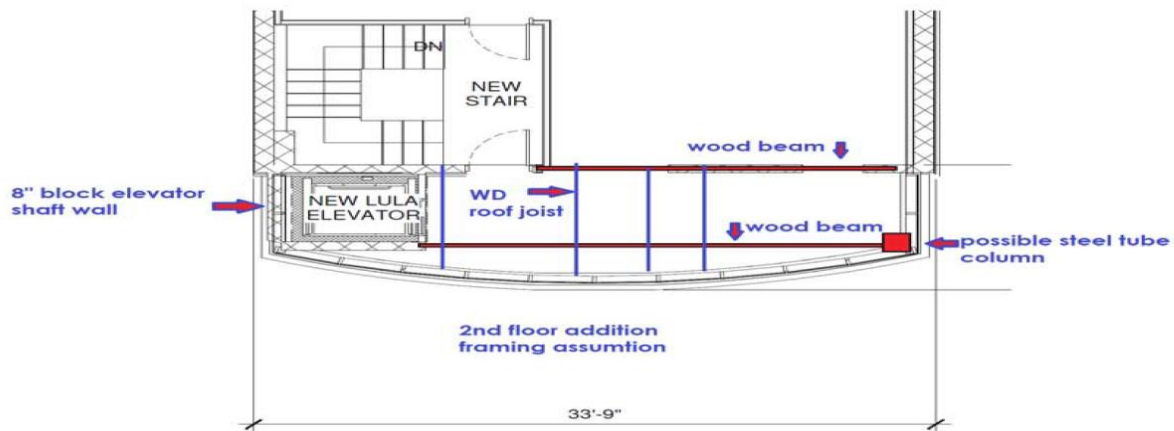
## 7. **Interior Glazing Work**

- a. F&I new glass office front panels in GWB openings (5 locations)
- b. Relocate existing wood/ glass front door on 1<sup>st</sup> floor only



**8. Wood Blocking & Wood Framing**

- a. F&I all wood blocking at new parapet wall behind new glass wall system
- b. F&I all wood blocking at elevator shaft and stairwell opening
- c. F&I all wood framing for new 2<sup>nd</sup> floor addition aligning with existing floor
- d. F&I wood blocking in walls for the exterior glazing system
- e. F&I all wood framing for new roof line (see sketch attached below)



**3 SECOND FLOOR PLAN**  
SCALE : 1/8" = 1'-0"

**9. Elevator System**

- a. One ORION 48X54 TYPE 1 LULA Elevator BY Savaria, including the following features:
  - i. 1400 lb lifting capacity
  - ii. 3-stop operation
  - iii. In-line door openings
  - iv. 48"x54" cab
  - v. 2-speed horizontal sliding landing doors (prime finish)
  - vi. 2-speed horizontal sliding car door (painted to match cab shell)
  - vii. Emergency lowering and lighting with battery back up
  - viii. Emergency stop and alarm

**10. Finished Woodwork & Millwork (interior only)**

- a. F&I new wood stair runs from basement to 1<sup>st</sup> floor total of 3 new runs
- b. F&I new paint grade wood base on all walls on 1<sup>st</sup> floor matching existing
- c. F&I new upper & lower plastic laminate cabinets with solid surface top at 1<sup>st</sup> floor new pantry area

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## **11. Doors, Frames and Hardware**

- a. F&I (6) panel wood door & wood frames with hardware all matching existing a total of (2)
- b. Re install doors, frames and hardware removed from 1<sup>st</sup> floor demo (10)
- c. F&I new door casing as needed (for what can't be saved an allowance of 100LF)

## **12. Gypsum, Framing & Sheathing**

- a. Build new parapet walls on roof at front elevation only
- b. Build false overhang as shown on detail #3 drawings A-7
- c. Frame & sheetrock walls undergird for all 1<sup>st</sup> floor offices as shown

## **13. Acoustical Work (Ceiling tile material allowance of \$1.25 per SF)**

- a. F&I new acoustical system on 1<sup>st</sup> floor
- b. F&I new acoustical system on 2<sup>nd</sup> floor addition & inside stairwell at front area only

## **14. Exterior Finish Work**

- a. Patch (paint & STO) existing finishes on façade at location of new tying into old

## **15. Painting and Wall Finish**

- a. 1st floor items as follows:
  - i. Paint all door frames & doors
  - ii. Paint all walls
  - iii. Repaint vestibule entry area
- b. Basement
  - i. Paint all walls in elevator lobby
  - ii. Touch up walls affected by elevator
- c. 2nd Floor
  - i. Paint walls in new addition
  - ii. Touch up walls in front portion of existing 2nd floor only
  - iii. Paint wood trim in new addition
  - iv. Touch up existing ceiling in front of addition only that are affected by new construction
- d. Existing stairwells & bathroom
  - i. Repaint walls only

## **16. Floor Finishes as follows:**

- a. Basement floor items as follows
  - i. F&I VCT flooring in elevator lobby area
  - ii. F&I vinyl cove base in affected areas

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- b. 1st floor items as follows
  - i. F&I porcelain floor tile & wall base (\$8.00 per sf material allowance) in new elevator lobby
  - ii. F&I new carpet (\$20.00 per Sq-yard material allowance) at open area & offices
  - iii. F&I new LVT flooring at pantry area (\$7.00 per SF material allowance)
- c. 2nd Floor items as follows
  - i. F&I porcelain floor tile & wall base (\$8.00 per Sf material allowance) in new elevator lobby
  - ii. No other floor finishes considered at this time
- d. Existing stairwells & Bathroom
  - iii. Re carpet front stairwell from Basement to 2nd floor landing
  - iv. Back stairwell to remain as is
  - v. Bathroom flooring to remain as is
  - vi. 2nd floor offices and back area to remain as is

## **17. Sprinkler Work**

- a. Relocate existing heads as needed (22)
- b. F&I new sprinkler heads off existing system in elevator shaft & extended stairwell
- c. Provide shop drawings and calculations required by township for permits

## **18. Plumbing Work**

- a. Run [1] new storm drain-piping from roof drains tied into existing storm line inside building
- b. Newly installed water piping to be insulated
- c. F&I new SS sink with single lever Faucet
- d. F&I new 20-gallon hot water heater for new pantry sink
- e. F&I new water lines for new pantry sink (1)
- f. Tie in water lines for owner supplied appliances
- g. Water meters by LL and utility company

## **19. HVAC Work**

- a. F&I new return and supply grills off existing ductwork as needed
- b. F&I air transfer as needed (4)
- c. F&I fire dampers as needed an allowance of 6 only
- d. F&I new duct supply duct for 2d floor addition only
- e. **No ductwork inside spaces**



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## **20. Electrical Work**

- a. F&I outlets as needed for a total of 24
- b. F&I GFI outlets as needed for a total of 2
- a. F&I dedicated 20-amp outlets as needed for a total of 8
- b. Provide power to water heaters (1)
- c. Furnish & install (8) duplex receptacles for bathrooms.
- d. F&I switches 16 totals (2 in each space and 1 in each bathroom)

## **21. Lighting & Controls (By Acuity see link below)**

- h. F&I new 2x2 indirect LED light fixtures as needed 38 total fixtures
- i. F&I specialty lighting (an allowance of \$8,000 has been included in cost)
- j. Furnish & install OC sensors (14)
- k. F&I new Edge-Lite exit signs (12)

### **l. Lighting spec-**

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

## **22. Fire Alarm Work**

- e. F&I the following items (based on existing system in place)
  - i. Smoke detectors (6)
  - ii. CO detectors (6)
  - iii. Horns & strobes (5)

## **Items Not Included**

1. Prevailing wages/ union wages
2. Overtime work
3. Spray on fire proofing
4. Appliances
5. Floor & wall finishes in bathrooms, back stairwell & 2<sup>nd</sup> floor offices
6. Municipality cost
7. Utility cost & set up
8. Permit cost
9. Specialty testing other than what is spelled out in BOD
10. Dewatering and rock excavation
11. Electrical, water & gas meters
12. All paving work
13. All curbing work
14. All interior & exterior signage
15. All cost associated with performance Bonds

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## Final Price Break Down

Phase Category		all Non union	
		Totals	6185 Per Sf
#1	General requirements	\$ 13,038.00	\$ 2.11
#2	General conditions	\$ 43,800.00	\$ 7.08
#3	Scaffolding cost	\$ 16,450.00	\$ 2.66
<b>EXTERIOR WORK - ELEVATOR /STAIRWELL</b>			
#1	Sitework/ concrete work / shoring / masonry	\$ 47,430.00	\$ 7.67
#2	Demolition& saw cutting	\$ 11,118.00	\$ 1.80
#3	Steel work	\$ 4,977.60	\$ 0.80
#4	Roofing	\$ 6,681.00	\$ 1.08
#5	Water proofing	\$ 4,416.60	\$ 0.71
#6	Glazing work	\$ 39,015.00	\$ 6.31
#7	Elevator sysytem	\$ 49,980.00	\$ 8.08
#8	Wood framing, blocking & stairs	\$ 29,335.20	\$ 4.74
<b>INTERIOR WORK</b>			
#1	Millwork & trim work	\$ 13,750.50	\$ 2.22
#2	Interior glazing - sidelights	\$ 12,360.00	\$ 2.00
#3	Doors	\$ 7,220.30	\$ 1.17
#4	Gypsum	\$ 30,498.30	\$ 4.93
#5	Acoustical	\$ 16,809.60	\$ 2.72
#6	Exterior finishes	\$ 10,639.90	\$ 1.72
#7	Painting	\$ 10,176.40	\$ 1.65
#8	Flooring	\$ 20,508.44	\$ 3.32
#9	Porcelain tile work	\$ 16,480.00	\$ 2.66
#10	Sprinkler work	\$ 6,566.25	\$ 1.06
#11	Sprinkler designs	\$ 2,000.00	\$ 0.32
#12	Plumbing	\$ 11,412.40	\$ 1.85
#13	HVAC work	\$ 8,116.40	\$ 1.31
#14	Electrical	\$ 12,761.70	\$ 2.06
#15	Fire alarm system	\$ 12,746.25	\$ 2.06
#16	Lighting & controls materials allowance	\$ 19,364.00	\$ 3.13
#17	Contingency on hard cost only 3%	\$ 12,130.92	\$ 1.96
		<b>Material &amp; Labor Total</b>	
		\$ 489,782.76	\$ 79.19
#1	Permit Pick Up	<i>By Landlord</i>	
#2	Overhead	4.00%	\$ 19,591.31 \$ 3.17
#3	Fee	3.00%	\$ 15,281.22 \$ 2.47
#4	Insurance	1.45%	\$ 7,101.85 \$ 1.15
<b>SUBTOTAL</b>		<b>\$41,974.38</b>	<b>\$ 6.79</b>
<b>TOTAL</b>		<b>\$531,757.14</b>	<b>\$ 85.98</b>

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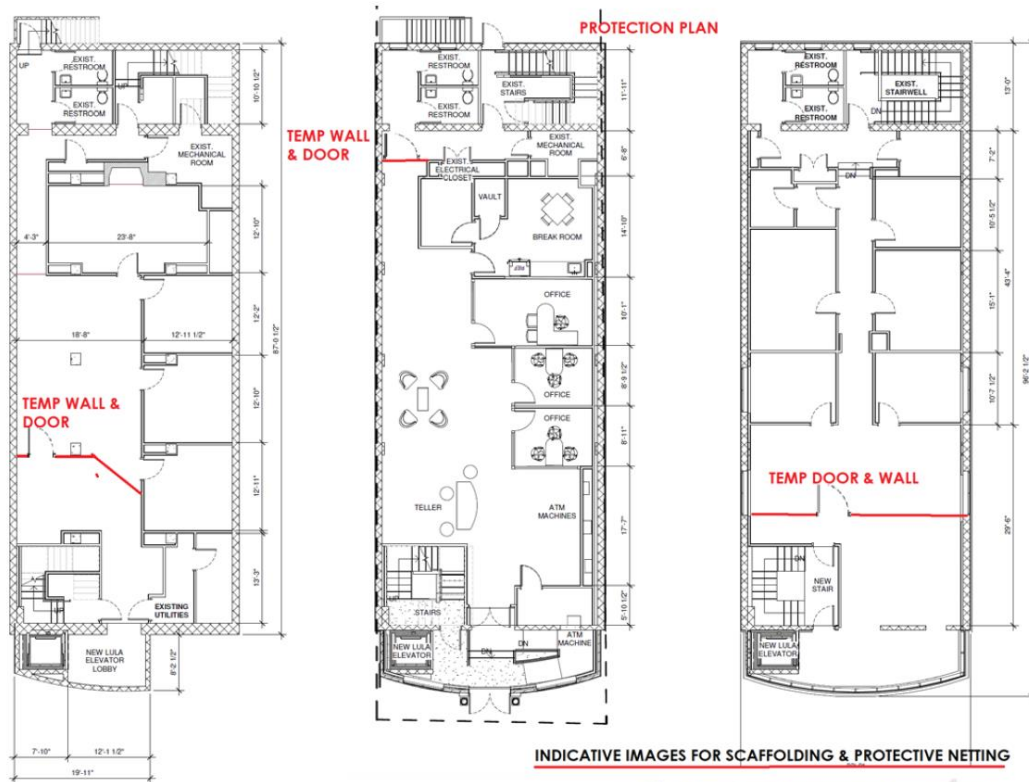


## PROJECT PRELIMINARY SCHEDULE

Task Name	Duration	Start	Finish
<b>CONSTRUCTION ITEMS</b>	<b>452 days</b>	<b>Thu 9/6/18 8:00 AM</b>	<b>Fri 5/29/20 5:00 PM</b>
Project Pre-lim schedule	192 days	Mon 3/2/20 8:00 AM	Tue 11/24/20 5:00 PM
Permit file phase	5 days	Mon 8/3/20 8:00 AM	Fri 8/7/20 5:00 PM
Permit review phase	20 days	Mon 8/10/20 8:00 AM	Fri 9/4/20 5:00 PM
Site survey building stake out	2 days	Mon 9/7/20 8:00 AM	Tue 9/8/20 5:00 PM
Excavation for footings	10 days	Mon 9/7/20 8:00 AM	Fri 9/18/20 5:00 PM
Building footing forming phase	3 days	Mon 9/21/20 8:00 AM	Wed 9/23/20 5:00 PM
Footing inspections	2 days	Thu 9/24/20 8:00 AM	Fri 9/25/20 5:00 PM
Pour footings	2 days	Thu 9/24/20 8:00 AM	Fri 9/25/20 5:00 PM
Foundation work block walls	20 days	Mon 9/28/20 8:00 AM	Fri 10/23/20 5:00 PM
Underground MEP work	1 day	Mon 9/28/20 8:00 AM	Mon 9/28/20 5:00 PM
Slab prep	2 days	Tue 9/29/20 8:00 AM	Wed 9/30/20 5:00 PM
Slab inspection	2 days	Thu 10/1/20 8:00 AM	Fri 10/2/20 5:00 PM
Pour slab	2 days	Mon 10/5/20 8:00 AM	Tue 10/6/20 5:00 PM
Steel work	2 days	Thu 10/1/20 8:00 AM	Fri 10/2/20 5:00 PM
Framing & sheathing	20 days	Mon 10/5/20 8:00 AM	Fri 10/30/20 5:00 PM
Roof framing	5 days	Mon 11/2/20 8:00 AM	Fri 11/6/20 5:00 PM
Roofing	3 days	Mon 11/9/20 8:00 AM	Wed 11/11/20 5:00 PM
Exterior wood blocking	3 days	Mon 11/2/20 8:00 AM	Wed 11/4/20 5:00 PM
Exterior patch work	4 days	Thu 11/5/20 8:00 AM	Tue 11/10/20 5:00 PM
Metal roof coping work	2 days	Wed 11/11/20 8:00 AM	Thu 11/12/20 5:00 PM
Exterior finishes (stone & siding)	4 days	Thu 11/5/20 8:00 AM	Tue 11/10/20 5:00 PM
Glazing systems installed	10 days	Thu 11/5/20 8:00 AM	Wed 11/18/20 5:00 PM
Elevator install	12 days	Mon 10/26/20 8:00 AM	Tue 11/10/20 5:00 PM
Electrical roughing	15 days	Mon 10/26/20 8:00 AM	Fri 11/13/20 5:00 PM
HVAC work	6 days	Thu 11/12/20 8:00 AM	Thu 11/19/20 5:00 PM
Interior framing (tenant walls)	12 days	Thu 11/12/20 8:00 AM	Fri 11/27/20 5:00 PM
Interior inspections	2 days	Mon 11/16/20 8:00 AM	Tue 11/17/20 5:00 PM
Plumbing roughing for bathrooms	2 days	Thu 11/12/20 8:00 AM	Fri 11/13/20 5:00 PM
Close walls paint	12 days	Fri 11/13/20 8:00 AM	Mon 11/30/20 5:00 PM
Interior finishes (flooring)	8 days	Mon 11/16/20 8:00 AM	Wed 11/25/20 5:00 PM
Electrical finishes	8 days	Fri 11/20/20 8:00 AM	Tue 12/1/20 5:00 PM
Final inspections	5 days	Wed 12/2/20 8:00 AM	Tue 12/8/20 5:00 PM
Punch list work	15 days	Wed 12/2/20 8:00 AM	Tue 12/22/20 5:00 PM



## PROTECTION PLAN



INDICATIVE IMAGES FOR SCAFFOLDING & PROTECTIVE NETTING

