

DISOUSA CONTRACTING CONSULTING, LLC

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



PRICING & SPECIFICATIONS FOR:

Total project USF: 28,976 & RSF 35,335

PROJECT SUMMARY

Project Design Goals and Narrative:

DCC will build out office space in accordance with the below requirements.

OVERVIEW:

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.

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

1. **Demolition (existing conditions)**
 - a. Remove walls
 - b. Remove ceilings
 - c. Remove flooring
2. **Steel Work (for (2) Jewel Box conference rooms)**
 - a. F&I new steel vertical I beams (not tube steel) with horizontal I beams to 16' max . height on 3 sides only and associated steel post
 - b. F&I install intermediate horizontal I beam at 8' high on 3 sides only for each box, all bolted connections exposed
 - c. F&I steel supports for free standing counter in café
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
 - iv. All TV locations that have a monitor over 65" in size

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4. Wood Doors / HM Frames

- a. We will install 3'0" x 8'0" solid wood paint grade doors with hollow metal knock down frames with all necessary hardware to complete the following openings:
 - i. All storage rooms (5)
 - ii. All IT / MDF rooms (1)
 - iii. Copy room / egress door (1)
 - iv. Reception closets (2) double door sets 5' wide
 - v. Mail room (1) double 3'0" door

5. Glazing

- a. F&I glass office fronts system (based on Metro Wall Systems, see image below) at all perimeter office from floor to 8' tall with glass doors for the following rooms:
 - i. (61) office
 - ii. (6) meeting & conference rooms
- b. We will F&I (Metro Wall System) 1 double glass door & wall system at entry to reception area.
- c. At (2) jewel box conference rooms F&I 1/2" tempered glass panel walls in 1" U channel top and bottom only (sides will be butt glazed).
- d. F&I single glass doors for jewel box conference rooms

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. Café Island base cabinets with solid surface tops
 - iii. Café bar solid surface top along window
 - iv. (3) copy area base cabinet only with plastic laminate top
 - v. Mothers room base cabinets with solid surface tops
- b. There will be shelving in the following rooms:
 - i. (2) storage 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 is based on a F&I **\$40,000 allowance**

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 QuietRock (1) layer each side and extend 6" above grid only, except for the following rooms which will receive standard 5/8" GWB:
 - i. Mail room
 - ii. Copy rooms
 - iii. Tenant separation walls (demising)
 - iv. Storage rooms

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- c. All office, meeting & conference room front walls will be framed from top of Metro Wall System to deck above & regular 5/8" GWB will extend to deck on open office side only. The other side (inside office) to extend 6" above grid
- d. All storage rooms and mail rooms will be framed to deck and have 1 layer of regular 5/8" GWB on each side to deck above

8. All Ceiling Construction

- a. All ceilings in the following rooms will be 2x2 tile by USG (Mars) and will have 9/16 bolt slot (fine line) grid:
 - i. Offices (61)
 - ii. Conference rooms (5)
 - iii. Storage rooms (4)
 - iv. Copy rooms (2)
 - v. IT room (1)
- b. All ceilings in the following rooms will be 2x2 tile by USG (Mars) and will have 9/16 bolt slot (fine line) grid
 - i. Open office areas (5)
 - ii. **Café area (2)**

9. Reception, collaborative & jewel box room areas will remain as is and just be painted.

10. 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 paint grade
- d. All open exposed ceilings and ductwork above to be painted (white or black only)
- e. All paint is based on standard Benjamin Moore or Sherwin Williams paint colors
- f. No wall covering has been considered at this time
- g. Full porcelain tile back splash (material allowance \$10 per SF) at café only

11. All New Floor Finishes throughout 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. 5 storage rooms
 - iii. IT room (static dissipative tile)
 - iv. 2 copy areas
- c. All wall base will be a standard color vinyl 4" cove base
- d. Café / reception area to receive porcelain floor tile (material allowance \$10 per SF) with 4" high wall base

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12. Specialty Wall & Ceiling Sound Soak Panels (green wall locations on drawings)

- a. F&I ceiling hung baffles in reception area based on 500SF total
- b. F&I wall hung baffles in cafe area based on 300SF total
- c. F&I wall hung baffles in collaborative area based on 500SF total
- d. F&I wall hung baffles in 2 open office area based on 300SF total
- e. F&I ceiling hung baffles in Reception area based on 500SF total
- f. F&I ceiling hung baffles in the 2 jewel box conference rooms area based on 300SF total
- g. F&I Fabric wall panels on 1 wall in 5 conference rooms only based on 625 SF

13. Lighting & Controls (all 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 6" x 4' long linear lights for a total of (136) 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) pendant type fixtures
 - ii. Café area (8) pendant lights
 - iii. Café area (6) linear 8' long over seating area
 - iv. Café area (8) square downlights at pantry cabinet area
 - v. All open office area (1) linear 6" by 8' long linear ceiling mounted light over seating area for every 125 SF (74 total)
 - vi. All open office area (1) 4" square down light / ceiling mounted over seating area for every 225 SF (55 total allowance)
 - vii. All corridors (between office fronts and ceiling clouds) will receive 12" round pendant lights through out for a total of 1 per every 8' (70 fixtures allowance)
 - viii. At all collaborative areas in open areas we will install 12" decorative pendant fixture (10 total fixtures)
 - ix. At the 2 jewel box conference rooms there will be a total of (6) 24" round pendant lights
 - x. F&I new lighting controls for the above consisting of ceiling mounted and wall mounted OC sensors.
 - xi. Control system will be by acuity wireless for all open areas and private offices and conference rooms

14. HVAC Work

- a. HVAC duct work is based on new low-pressure ductwork (high pressure ducts to remain) & medium duct to be reworked as needed
- b. All existing exterior window wall ceiling / soffit mounted supply linear will remain in place
- c. All existing VAV boxes will be remain and be relocated as needed an allowance of 10 relocates is included.
- d. F&I new enviro tech VAV boxes with compatible BMS controls for the following rooms
 - i. Jewel box conference rooms 1 each for a total of (2)

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- ii. An allowance of 6 new VAV boxes has been included for new medium size conference rooms only with new controls to be building Compatible.
- e. F&I all new 2x2 supply grills in all ACT ceilings in offices, conference rooms, meeting rooms and amenity rooms
- f. F&I 4' lone linear supply grills in all open office area (4x4) ceilings
- g. F&I spiral duct over collaborative areas with side vented supply grills
- h. F&I (1) 2-ton supplemental unit for IT room only

15. 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 (122)
 - ii. All conference rooms (10)
 - iii. TV locations (10)
 - iv. Café area (8)
 - 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 (3 total)
 - iii. Mail copy room (4 total)
- e. F&I new floor outlets with 1 circuit each for the following rooms:
 - i. Conference rooms (5)
 - ii. Jewel Box rooms (3)
 - iii. Collaborative areas (8)
- f. F&I floor furniture feeds (2 circuits each location (18 total)
- g. F&I furniture feeds off walls or columns with 2 circuits each (4)
- h. F&I power to new VAV boxes (6)
- i. Relocate power for existing VAV boxes (10)
- j. F&I exit signs (edge lite) (28)
- k. F&I all new fire alarm devices as follows
 - i. Horns / strobes (25)
 - ii. Strobes (5)
 - iii. New fire alarm booster panel for space tied into building fire panel

16. Voice Data Work

- a. F&I (2) 24" wide Racks Total
- b. F&I (4) 48 port Patch panels
- c. All wire management between racks and Patch panels
- d. F&I (2) CAT 6 wires per seat/ location for 121 LOCATIONS (for a total of 242 total wire pulls)

17. Security work

- a. F&I security panel (1)
- b. F&I mag locks at the following locations

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- i. Reception glass double doors
- ii. Mail room double doors
- c. F&I electric strikes
 - i. (4) storage rooms
 - ii. (2) single egress wood doors
 - iii. (1) IT room
- d. F&I card access pads (9) total
- e. F&I (1) motion sensor at reception area
- f. F&I 75 access cards
- g. Testing and certification

Miscellaneous General Notes & Items are as follows:

1. All lighting counts are based on 1 fixture per 90 SF of space
2. Fire proofing (an allowance of \$5,000 has been included for patching)
3. Fire alarm is based on all new devices but with one booster panel
4. Removal of all systems furniture will be performed by others
5. All controls will be building standard and tie into existing BMS system
6. All lighting controls will be per 2015 new code requirements
7. Project is based on 1 sprinkler head needed for every 140 SF, anything over this is at landlords additional cost
8. Pantry will have single lever faucets with ADA compliant SS under mount sink basin
9. All sink locations will have building standard Insta-hot water heaters located in cabinets below sink countertop.
10. All printer locations will get (1) 20-amp dedicated outlet & (2) in corner offices
11. All offices will get (2) duplex 110 standard outlets
12. All voice and data locations will have pull string and ring by electrical vendor.
13. Window blinds will remain as is
14. No GWB ceilings are figured at this time
15. All voice & data servers, infrastructure are 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

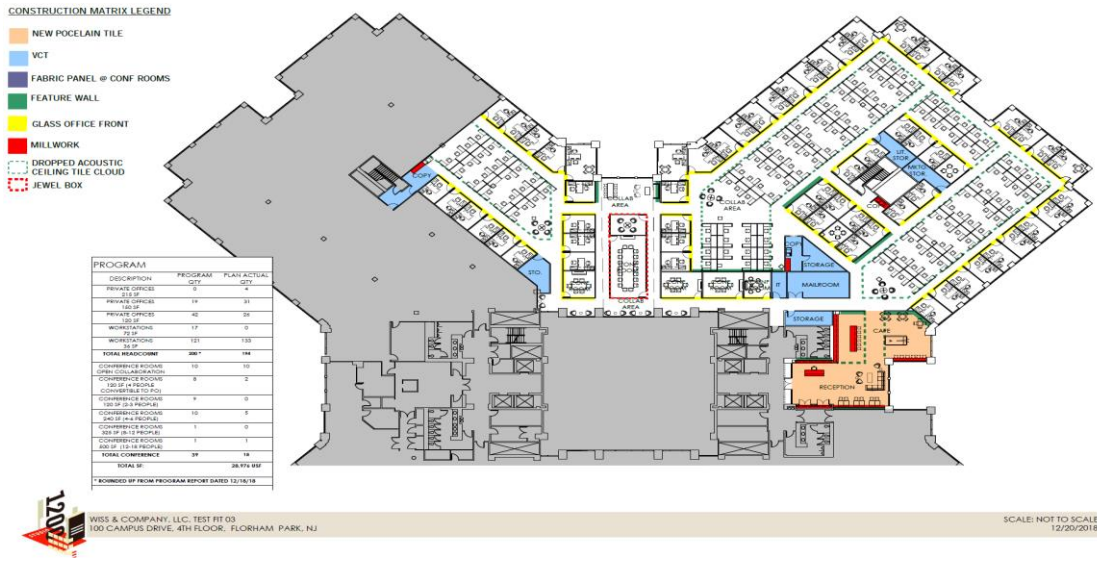
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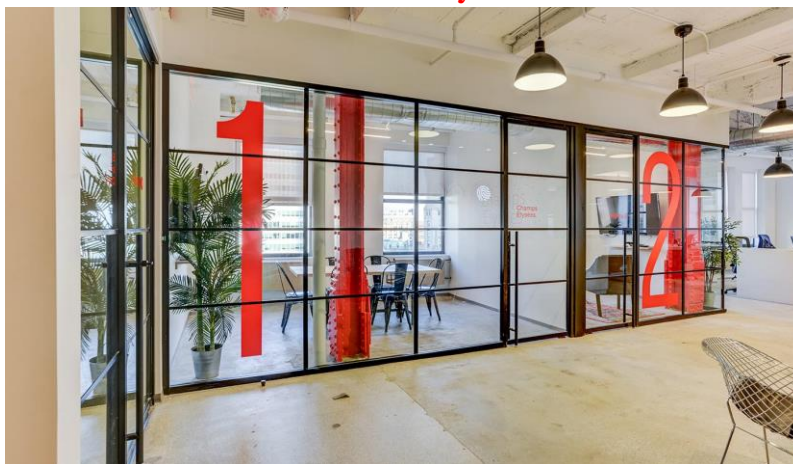


4. Prevailing / Union wages unless noted (electrical & HVAC will be union)
5. Relocated furniture
6. Appliances
7. Moving of any personal items and IT / computer equipment
8. Supplemental fire suppression systems not included

Design and Construction Schedule



Metro Wall System



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PROJECT COST BREAK DOWN

PER RSF	Project	cost totals
\$ 69.04	Sub Total	\$ 2,439,443.92
\$ 4.83	General Conditions	\$ 170,761.07
\$ 3.69	Mark Ups	\$ 130,510.25
\$ 1.09	Insurance	\$ 38,370.01
\$77.56	Sub total Hard cost	\$ 2,740,715.24
\$ 0.85	Permit Allowance	\$ 30,000.00
\$ 3.28	Soft cost Allowance	\$ 115,904.00
	Grand Total	\$ 2,886,619.24
RSF	35335	\$ 81.69
		phase sub total
Demolition		\$ 18,089.00
	Remove walls	265
	Remove ceilings	7650
	Remove doors/ frames	17
	Remove flooring	8560
	Remove millwork & furniture	120
Steel Work		\$ 16,580.00
	F&I steel work for Jewel box confernce rooms	
Rough Carpentry		\$ 10,528.00
	F&I wood blocking for glazing	936
	F&I wood blocking for telephone & TV	64
	F&I wood blocking for millwork	120
Doors		\$ 11,550.00
	F&I single 3'0" x 8' new wood doors / frames and hardware	8
	F&I dbl 3'0 x 8' new wood doors / frames and hardware	1
Millwork		\$ 55,120.00
Furnish & install	Pantry upper & lower cabinets with P lam top and island P lam top	48
	Copy area base cabinets and upper with P lam top	18
	Reception area desk allowance	allowance \$ 40,000.00
	Shelf & closet pole	4
Glazing		\$ 513,950.00
	Based on Metro Wall System	880
	F&I glass walls only in steel framing at Jewel box conference rooms	1920
	F&I glass doors 8' tall as discribed in BOD	3
Gypsum & Acoustical work		\$ 311,494.50
	Build walls to deck with QuietRock 6" above grid	990
	Build GWB drop header above Metro Wall	880
	Build full height walls (demising)	432
	Scar patch walls	6
	F&I new ceiling through out	21290

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Painting / Wall Covering		\$ 160,492.60
Paint walls	41436	
Paint open decks and duct work	12340	
Paint GWB ceilings	4980	
Paint door frames	10	
F&I fabric wall panels	1750	Feature walls & conference rm (1) wall
F&I ceiling baffels	1300	
Stone Tops Porcelain Tile Work		\$ 70,680.00
F&I solid surface tops at café area cabinets	48	
F&I porcelain tile with base in reception area and café floors	2870	
F&I porcelain wll back splash tile at café	136	
Carpet and VCT flooring		\$ 201,772.50
F&I new carpet	3222.22	
F&I vinyl cove base	3960.00	
F&I VCT flooring	27476	
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		\$ 47,161.82
Relocate existing sprinkler heads	263.64	
Sprinkler drawings and designs		
HVAC Work		\$ 356,235.50
Enviro-Tec VAV model SDR	6	
Relocate existing VAV boxes	11	
Greenheck inline exhaust fan model SQ	2	
Demolition of ductwork	1	
Galvanized steel ductwork	1	
Insulation of ductwork	1	
Registers and grills	1	
BMS controls, wiring, programming and training	6	
Fire dampers	12	
Start, test and balance systems	1	
2 ton supplemental unit	1	
Electrical		\$ 349,110.00
F&I power as needed (floor boxes , feeds & outlets)		
Outlets	240	
GFI outlets	6	
Copiers	4	
F&I dedicate outlets	11	
F&I furniture feed	18	
F&I power for new VAV boxes	27.00	

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F&I new lighting & control system		362.50	\$ 199,375.00
F&I floor boxes		16	
F&I 3 new panels		3	
F&I new exit signs		28	
Remove and relocate 1 transformer		1	
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		\$ 5,000.00
Security work allowance		9	\$ 11,205.00
Voice & Data allowance		242	\$ 48,400.00

PROJECT SCHEDULE

Task Name	Duration	Start	Finish
SPACE PLAN SIGN OFF	1 day	Mon 4/1/19	Mon 4/1/19
LEASE SIGNING	20 days	Tue 4/2/19	Mon 4/29/19
DD DRAWING PHASE	10 days	Tue 4/30/19	Mon 5/13/19
CONSTRUCTION & MEP DRAWINGS DESIGN PHASE	20 days	Tue 5/14/19	Mon 6/10/19
SIGN OFF ON CONSTRUCTION & FINAL DRAWINGS	5 days	Tue 6/11/19	Mon 6/17/19
SUBMIT DRAWINGS FOR PERMITS	2 days	Tue 6/18/19	Wed 6/19/19
PERMIT DURATION	30 days	Thu 6/20/19	Wed 7/31/19
CONSTRUCTION PHASE #1	87 days	Thu 8/1/19	Fri 11/29/19
DEMOLITION WORK	8 days	Thu 8/1/19	Mon 8/12/19
WALL LAYOUT	2 days	Tue 8/13/19	Wed 8/14/19
WALL LAYOUT APPROVALS	2 days	Thu 8/15/19	Fri 8/16/19
FRAME WALLS	15 days	Mon 8/19/19	Fri 9/6/19
ELECTRICAL ROUGHING	24 days	Tue 8/13/19	Fri 9/13/19
SHEETROCK 1 SIDE	15 days	Mon 9/9/19	Fri 9/27/19
VOICE DATA ROUGHING	11 days	Mon 8/19/19	Mon 9/2/19
ACOUSTICAL GRID WORK	6 days	Mon 9/30/19	Mon 10/7/19
ROUGHWALL INSPECTIONS	3 days	Thu 8/1/19	Mon 8/5/19
SHEETROCK 2ND SIDE	10 days	Tue 8/6/19	Mon 8/19/19
FIRE ALARM ROUGHING	4 days	Mon 9/9/19	Thu 9/12/19
INSTALLING LIGHTS	18 days	Tue 10/8/19	Thu 10/31/19
INSTALL SUPPLY & RETURN GRILLS	4 days	Tue 10/8/19	Fri 10/11/19
INSTALL GLASS WALLS & DOORS	5 days	Tue 8/20/19	Mon 8/26/19
INSTALL MILLWORK	5 days	Tue 8/20/19	Mon 8/26/19
RELOCATE SPRINKLER HEADS	8 days	Tue 10/8/19	Thu 10/17/19
ABOVE GRID INSPECTIONS	3 days	Fri 11/1/19	Tue 11/5/19
INSTALL CEILING TILE	2 days	Wed 11/6/19	Thu 11/7/19

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INSTALL GLASS WALLS & DOORS	25 days	Wed 11/6/19	Tue 12/10/19
PAINTING NEW WALLS	15 days	Tue 8/20/19	Mon 9/9/19
FLOORING	10 days	Wed 11/6/19	Tue 11/19/19
INSTALL SS FLOORING & WALL TILE	7 days	Wed 11/20/19	Thu 11/28/19
FINSIH PLUMBING	5 days	Wed 11/6/19	Tue 11/12/19
INSTALL SYSTEMS FURNITURE	3 days	Wed 11/20/19	Fri 11/22/19
VOICE & DATA FINISHES	3 days	Fri 11/8/19	Tue 11/12/19
ELECTRICAL FINISHES	5 days	Wed 11/20/19	Tue 11/26/19
FINAL INSPECTIONS	3 days	Wed 11/27/19	Fri 11/29/19