

Pricing Notes

General Demolition: Remove partitions in their entirety, doors/frames and associated door stops, sidelights, millwork, plumbing, switches, power/communication, life safety devices, etc. as necessary to accommodate new partition layout. Salvage doors/frames for possible reuse and/or relocation. Salvage all life safety devices only if in proper working condition, code compliant, and meet building standard. Offer access to Property Manager. Remove any remains of previously demolished demising walls or any other pre-existing elements that have been abandoned within the plenum space.

Finish Removal: Remove finishes throughout.

Interior Partitions: Construct new interior partitions as indicated; floor to underside of ceiling, typical, unless otherwise noted. Verify existing partition thickness prior to submitting pricing.

Surface Preparation: Patch and prepare surfaces to receive new finishes at all areas affected by demolition/new construction. Visually inspect walls throughout for damage, patch/repair as necessary. "Hotpatch" interior partition(s) where switches and/or power/communication devices have been removed.

Doors: Reuse/Relocate/Provide and install new doors with **passage** hardware to match existing building standard throughout. Touch up existing/relocated doors to best possible condition. All doors/frames/hardware to match throughout; provide new as necessary. Provide new **lockset** hardware to match building standard throughout Offices and Exist. IT/Storage. Provide new **occupancy indicator lockset** hardware to match building standard throughout Phone rooms.

Existing Ceiling Components: Existing ceiling grid is to remain throughout, unless noted otherwise. Patch/Repair grid as necessary; verify ceiling grid alignment throughout. **Coordinate with Designer immediately if grids do not align.** Provide new ceiling tile throughout, unless noted otherwise. Paint existing ceiling grid and provide new HVAC grills.
Paint Specification: Benjamin Moore OC-130 Cloud White Two (2) coats eggshell.
Tile Specification: USG, Eclipse, 2' x 2' x 3/4" lay-in acoustical tile.

General Lighting: Provide and install new 2x4 LED fixtures throughout to accommodate min. (1) per 100 sq.ft. Provide new single pole switches within building standard motion sensors, unless noted otherwise. Provide and install new building standard occupancy/vacancy sensors throughout Area of Construction as required by code. Provide lighting control as required by code. Provide emergency fixtures as required by code. *Specification: Columbia Lighting, LCA124.*

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LED Downlights: Provide new building standard LED downlights @ Conference (Qty. 9), Exist. Huddle (Qty. 6), and Huddle (Qty. 6). Provide new dimming ballasts and switch.

Power/Communication: Existing power/communication outlets and tele/data outlets to remain throughout. Contractor to make general assumptions for new power/communication requirements based on typical furniture layout and proposed partition layout. Offices/Work Area/Reception to have a minimum of **two (2)** duplex outlets and **one (1)** voice/data outlet. Copies/appliances shall receive dedicated outlets; all outlets within 6'-0" of water source shall be GFI. Provide convenience outlets as necessary per new partition layout; common areas to have minimum building standard requirements. All switch cover plates shall be **white**, UNO; provide and install new as necessary. Contractor shall comply with 2017 National Electrical Code, 2018 International Building Code, 2018 NFPA 101 and all other applicable state and local codes.

Life Safety Devices: Verify existing/Reuse/relocate/provide new minimum life safety components (audio/visual fire alarm devices, emergency lights, exit signs, fire extinguishers, etc.) as required by code. All life safety devices to match building standard throughout, provide new as necessary.

Cable Feed: Provide FRT wood blocking and recessed clock-box outlet with **one (1)** duplex, **one (1)** data outlet and **one (1)** junction box for cable feed to TV (NIC) @ Break, Conference, and Exist. Huddle. Provide conduit from data outlet for TV to adjacent data outlet in same room.

Finishes: Provide and install new finishes throughout, unless otherwise noted:

- New carpet tiles throughout, unless otherwise noted. *Allowance: \$26.00 sq./yd installed.*
- New VCT flooring @ Exist. IT/Storage. *Specification: Armstrong Stonetex, 12" x 12".*
- New luxury vinyl tile (LVT) where indicated by **Key Shade #1**. *Allowance: \$6.00 sq./ft (materials only).*
- Two (2)** coats eggshell paint, latex finish on all walls; allow for **one (1)** accent in each room.
- Two (2)** coats semi-gloss finish on all h.m. frames
- New vinyl wallcovering @ Conference, Exist. Huddle, and Huddle; allow for **one (1)** accent in each room. *Allowance: \$20.00 linear/yd (materials only).*
- 4" straight rubber base throughout; cover rubber base at LVT/VCT locations.

Transitions: Provide minimal metal transition strip where carpet meets LVT/VCT flooring throughout, typ.

C1 - Provide new pair of 3'-0" W x full height x 1/2" TH clear tempered glass doors with brushed aluminum patch panels, pivot hinges, concealed closers, and back to back pull hardware where indicated. Thickness of glass to be confirmed by supplier. *Hardware Specification: Formis + Surfaces - Series 1200; 6" OAL x 1.25" dia. grip in US32 satin stainless steel with cylinder finish.*

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C2 - Provide and install new 5'-6" W (2 equal panels) clear tempered glazing unit in 2" top/1" bottom brushed aluminum continuous channels where indicated. Brace to structure above as necessary.

C3 - Provide and install new +/- 6'-9" W (2 equal panels) clear tempered glazing unit in 2" top/1" bottom brushed aluminum continuous channels where indicated. Brace to structure above as necessary.

C4 - Provide and install new 4'-0" W clear tempered glazing unit in 2" top/1" bottom brushed aluminum continuous channels where indicated. Brace to structure above as necessary.

C5 - Provide and install new 18'-6" W x 2'-0" H clear tempered decorative glazing unit in 2" top/1" bottom brushed aluminum continuous channels where indicated. Brace to structure above as necessary.

C6 - Provide and install approximately 17'-0" of new plastic laminate base cabinets where indicated @ Break; construct of 3/4" water resistant MDF clad in plastic laminate with upgraded bar pulls; provide stainless steel sink with ADA compliant lever-type fixtures. Base cabinets to have **one (1)** adjustable shelf within and **one (1)** drawer above; provide openings for dishwasher (NIC) and microwave (NIC). Provide 2 CM quartz countertop and full height tile backsplash. Provide FRT wood blocking within partition as required.

Bar Sink Specification: Blanco, Blancoronda Drop-In Stainless Steel Bar Sink #500-336.
Faucet Specification: Chicago Faucet, Single Hole Gosseneck Faucet; 50-317XCP with 317-PR Wrist Blade Handles.

Quartz Allowance: \$45.00 sq./ft (materials only).
Tile Backsplash Allowance: \$15.00 sq./ft (materials only).
Pull Hardware Specification: Richeieu, Contemporary Stainless Steel Pull 527, #BPS27160195, 6" ct

C7 - Provide and install approximately 7'-6" wide x 3'-0" deep custom built-in island where indicated @ Break. Base to have approximately **six (6)** cabinets along one side for additional storage and 1'-0" deep countertop for bar seating; cabinets to be constructed of 3/4" MDF clad in plastic laminate with upgraded bar pulls, **one (1)** adjustable shelf within, and **one (1)** drawer above. Countertop to be quartz with waterfall edges. Provide additional support as required.
Quartz Allowance: \$45.00 sq./ft (materials only).
Pull Hardware Specification: Richeieu, Contemporary Stainless Steel Pull 527, #BPS27160195, 6" ct

C8 - Provide and install approximately 8'-6" W x 1'-0" D new plastic laminate floating shelves where indicated @ Break; construct of 3/4" MDF clad in plastic laminate; provide fire rated blocking within partition and additional hidden bracing as required.

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C9 - Provide and install approximately 8'-6" of new plastic laminate base cabinets where indicated @ Copy/Print; construct of 3/4" MDF clad in plastic laminate with upgraded bar pulls. Base cabinets to have **one (1)** adjustable shelf within. Provide plastic laminate countertop and 2" backsplash; provide fire rated blocking within partition as required.
Pull Hardware Specification: Richeieu, Contemporary Stainless Steel Pull 527, #BPS27160195, 6" ct

C10 - Extend hot and cold water lines as necessary to new plumbing location @ Break; include all necessary fittings, connections and accessories as needed; provide new as necessary. Provide and install new appropriately sized electric tankless water heater mounted under sink and floor stop sensor device for sink and dishwasher. Installation shall comply with all applicable parts of 2012 IPC Chapter 5 and Section 606.1.8. Locate tankless water heater so it does not interfere with ADA accessibility.

C11 - Provide necessary waterlines and/or drainlines @ Break for refrigerator with ice-maker (NIC), dishwasher (NIC), and coffee service (NIC); provide backflow prevention device in compliance with IPC 2012 IPC Section 608.

C12 - Provide and install two (2) new LED pendants on dimmer ballasts and corresponding switch @ Break over millwork island. *Allowance: \$500.00 dealer net each fixture.*

C13 - Area indicated by **Key Shade #1** is to be open ceiling concept. Remove ceiling grid, tiles, hanger, hanger wires, perimeter slot diffusers, etc. to create "clean" ceiling. Fog ceiling and paint all components. Sprinkler heads to be turned up at these locations per code requirements. All visible wiring/cabling to be bundled and installed as cleanly as possible in straight runs to achieve uniform look. Provide new insulated spiral ductwork. At open ceiling area bottom of all fixtures to be hung @ 9'-0" AFF on exposed splay wires/chairs or stems. All splay wires/stems to be installed in neat, orderly, and consistent fashion and all lighting to be level to slab below, align and be uniform throughout. Modify existing/new partitions adjacent to open ceiling to extend to deck above.
*Pendant Fixture Specification: Elite SCH6-LED SM 10 WH 1500L DIM10 *VOLT**
MD 35K 85 HH6 6501 SHZ SHZ; for Open Ceiling Conditions (Qty. 20).

C14 - Utilize existing/Provide and install one (1) flush floor mounted outlet for electrical and voice/data connections (one [1] duplex outlet and one [1] voice/data outlet) where indicated by symbol; provide conduit from core to TV. Contractor is to X-Ray the floor and coordinate directly with the Property Manager and Building Engineer prior to coring the floor. **Coordinate exact location power/communication requirements with Tenant's Furniture Vendor prior to installation.**

Alternates

PA1 - Contractor to provide and install the following appliances:

- Side-by-Side Refrigerator:** GE Profile Energy Star 25.4 Cu. Ft. Side-by-Side Refrigerator, Stainless Steel. Model #PSE25KSHSS. (Qty. 1)
- Microwave:** GE Profile 2.2 Cu. Ft. Countertop Microwave Oven, Stainless Steel. Model #PEB7226SFS (Qty. 1)
- ADA Height Dishwasher:** GE Built-In Stainless Steel Dishwasher. Model #GDT694DSS (Qty. 1)

PA2 - In lieu of LVT flooring, provide and install polished/sealed concrete flooring. Sand and grind off excess glue/residue, prep concrete floor as required to receive glass finish with 800 grit. Include floor prep, natural/clear stain and sealer in pricing. *Each area is to be priced as a separate line item. Notify Designer immediately if concrete is in poor condition.*

PA3 - Provide pair of wall mounted junction boxes for Tenant's workstations (NIC) where indicated, **one (1)** J-box to accommodate electrical requirements and **one (1)** J-box to accommodate data/telephone connection; each workstation to receive minimum of **two (2)** duplex outlets and **one (1)** data/telephone outlet. **Coordinate exact location and power/communication requirements with Tenant and Tenant's Furniture Vendor prior to installation.**

PA4 - Provide pair of flush mounted floor core junction boxes to accommodate Tenant's workstations (NIC) where indicated; **one (1)** J-box to accommodate electrical requirements and **one (1)** J-box to accommodate data/telephone connection; each workstation to receive minimum of **two (2)** duplex outlets and **one (1)** data/telephone outlet. **Coordinate exact location and power/communication requirements with Tenant and Tenant's Furniture Vendor prior to installation.**

PA5 - Provide and install decorative reclaimed wood panels where indicated. *Specification: Sustainable Lumber Co, Reclaimed Distillery Wood Wall Planks, Color: TBD.*

PA6 - In lieu of 5'-6" wide sidelite (2 equal panels) in top/bottom metal channels, provide and install new 5'-6" wide sidelite in 2" aluminum frame with one (1) 2" vertical mullion (centered) and two (2) 2" horizontal mullions to create six (6) equal glass panels.

PA7 - In lieu of 6'-9" wide sidelite (2 equal panels) in top/bottom metal channels, provide and install new 6'-9" wide sidelite in 2" aluminum frame with one (1) 2" vertical mullion (centered) and two (2) 2" horizontal mullions to create six (6) equal glass panels.

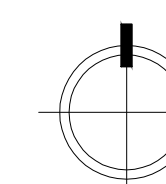
PA8 - In lieu of 4'-0" wide sidelite in top/bottom metal channels, provide and install new 4'-0" wide sidelite in 2" aluminum frame with two (2) 2" horizontal mullions to create three (3) equal glass panels. Adjacent stain grade wood door to receive 2" aluminum frame to match sidelite frame if alternate is approved.

Alternates

PA9 - In lieu of ceiling grid/tile and 2x4 LED fixtures, area indicated by **Key Hatch #1** is to be open ceiling concept. Remove ceiling grid, tiles, hanger, hanger wires, perimeter slot diffusers, etc. to create "clean" ceiling. Fog ceiling and paint all components. Sprinkler heads to be turned up at these locations per code requirements. All visible wiring/cabling to be bundled and installed as cleanly as possible in straight runs to achieve uniform look. Provide new insulated spiral ductwork. At open ceiling area bottom of all fixtures to be hung @ 9'-0" AFF on exposed splay wires/chairs or stems. All splay wires/stems to be installed in neat, orderly, and consistent fashion and all lighting to be level to slab below, align and be uniform throughout. Modify existing/new partitions adjacent to open ceiling to extend to deck above. *Pendant Fixture Specification: Elite SCH6-LED SM 10 WH 1500L DIM10 *VOLT* MD 35K 85 HH6 6501 SHZ SHZ; for Open Ceiling Conditions (Qty. 40).*

Symbol Legend

- Partition - Existing to Remain
- Partition - New Construction
- Door - Existing/Relocated/New
- Key - Extent of Demolition/Floor Finish Transition
- Key - Note
- Key Shade #1 - Open Ceiling Concept/LVT Flooring
- Key Hatch #1 - Alternate PA9



PLAN NORTH
SCALE: 1/8" = 1'-0"
(WHEN PRINTED ON 24X26 PAPER)



SPECULATIVE SUITE 1515 • SCHEMATIC PLAN #2 • 7000 CENTRAL PARK • 7,847 RSF