72andSUNNY NYC

at 55 Water St. Brooklyn, NY 11201

Prepared By:

ESSLER INDUSTRIES

on December 2nd, 2019

Matthew Jarvis
CEO
72andSUNNY NYC
55 Water Street
Brooklyn, NY 11201

RE: 72andSUNNY NYC at 55 Water St. New York, New York 11201

Dear Mr. Jarvis:

Fessler Industries greatly appreciates the opportunity to submit a proposal for 72andSUNNY's NYC Office in the DUMBO neighborhood of Brooklyn. Our past experience with projects containing open office floor plans and iconic, multi-use staircases gives us the ability to comprehensively understand your vision and bring it to fruition.

Based on the scope as defined by the drawings and specifications provided to us, Fessler Industries will complete this project for 72andSUNNY for $2,702,261. In addition to the proposed cost, our proposed project schedule will be around 48 weeks with projected commencement on January 6th, 2020 and project completion 12 months later around December 17th.

Everyone here at Fessler Industries is confident in our abilities to provide the creative space that you desire and look forward to hearing from you in the upcoming weeks.

Very respectfully,

Eleanor Fessler

Principal of Fessler Industries

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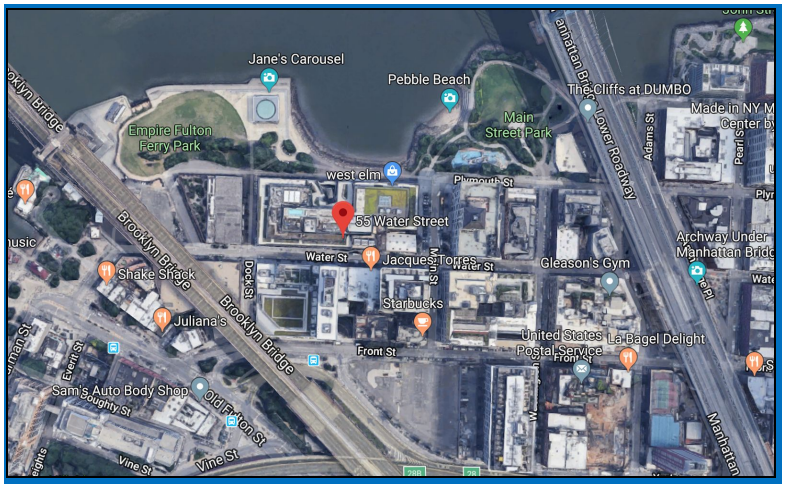
Project Understanding and Approach

Project Name: 72andSUNNY NYC

Project Address: 55 Water St. Brooklyn, NY 11201



Owner: 72andSUNNY

Architect: Frederick Fisher Partners Architects

Structural Engineer: Bluesky Design

MEP Engineer: Mottola Rini Engineers, P.C.

Fessler Industries understands that 72andSUNNY, an advertising and design firm, is looking to expand their ever-growing New York corporate office by relocating from Manhattan to Brooklyn. The site is located at 55 Water Street in DUMBO between the Brooklyn and Manhattan Bridges. The building 72andSUNNY is relocating to was previously a coffee warehouse and more recently has been renovated into a six-story, 400,000 square foot building for retail, restaurants, and a variety of office spaces. 72andSUNNY

will occupy a portion of the 5th and 6th floors of the building for a total of around 30,000 square feet.

Our understanding is that the scope of work includes the installation of a skylight and a convenience staircase as well as a fully fitted-out interior. This interior includes conference and meeting rooms with interior partitions, doors, finished floors, and various other office-place amenity spaces such as a fitted-out mailroom and kitchen. In addition, Fessler Industries is responsible for the MEP trades in these spaces.

Fessler Industries' former projects include work with featured staircases at the Pratt Institute Student Union in Brooklyn and at McCann's offices in Midtown Manhattan. In addition to similar staircases, both projects included "war room" style conference rooms with open office space in the center.

Potential challenges that Fessler Industries plans to mitigate as early and efficiently as possible by utilizing a phased schedule are the demolition of the roof/installation of the skylight and the demolition of the 6th floor slab/installation of the convenience stair. Our phasing will include demolition of the roof and the installation of the skylight. The demolition of the 6th floor slab and structural support to keep the interior of the building protected first. The convenience stair will be installed with the exception of the finished flooring. Once the skylight is installed, the building is fully enclosed, and the structural work has been completed, interior work will commence.

Firm Introduction

Fessler Industries' Quick Facts:

Firm Size: 60 Million Dollars Annually, 150 Employees

Firm Location: 512 5th Ave. New York, New York

Firm History: Founded by Alexandra Fessler in 2000

More About Fessler Industries:

Fessler Industries is proud to have been providing construction services in the Tri-State Area for almost twenty years. After 30 years in the industry, our founder, Alexandra Fessler, delved into the world of entrepreneurship. She worked hard to make Fessler Industries known for being collaborative, prompt, resourceful, and safe. When Alexandra retired in 2010, Eleanor, her niece, became a principal and continued Alexandra's mission.

As a certified Woman-Owned Business Enterprise, we have worked in both the public and the private sector. The majority of the work we have completed over the last 20 years has been in the field of building renovations. We are familiar with clients who are creatives and who seek spaces that are both practical and beautiful. We strive to not just meet those desires, but exceed them.

We are proud to have grown into a company that performs $60 million worth of work annually and employs 150 skilled professionals. We have developed a successful

summer internship program where we foster new talent. We hire about 80% of our interns at the end of the program. Our headquarters is located in Midtown Manhattan, yet we have performed work in all five boroughs, upstate New York, New Jersey, and Pennsylvania. Many of our employees attended university or began their careers outside of New York in places such as California and Texas, which has made for a beautiful blend of varying construction techniques and lifestyles that impact our company culture. We are a New York firm with a West Coast state of mind.

However, our 20 years of experience working in and around New York City means that we know the climate and the logistical issues. We have worked through many tough winters and devised logistics plans for work in areas that are highly congested or narrow. Rather than viewing weather and project location as challenges, we choose to view them as opportunities to problem-solve. Our employees are encouraged to think outside of the box and know that any idea could be worth investigating. A common logistics concern we deal with while renovating existing buildings are the current tenants. Through our previous projects, we have become well-versed in managing those relationships and protecting those spaces and people. Before projects begin, we develop a Tenant Protection Plan and distribute it to the building. In addition to explaining how we will mitigate disruption, this provides a description of the project, the duration of the project, and what they can expect to hear or see.

Through our work with Pratt Institute and McCann, we installed staircases that became the focal point of the constructed space. At the Brooklyn Army Terminal, we renovated the interiors of historic industrial buildings to office space. Our client on that project, the New York City Economic Development Corporation, was so pleased with our work that they hired us again for the installation of a 20,000 pound freight elevator. This project required us to cut through the roof slab and the interior floor slabs on each floor while tenants were occupying the building. We have also worked with Frederick Fisher and Partners on our project at Princeton, Sherrerd Hall, which included the installation of a skylight over a stairwell.

Fessler Industries takes pride in communicating with the client throughout the course of the project so that they are involved in the process and have accurate expectations. We understand that our clients hire us to relieve the pressures that construction projects can cause; our goal is to make the construction process accessible and digestible to our clients. We are committed to keeping projects on-time and on-budget, and most importantly, safe. We add value to our construction projects, and we take the time to make sure our clients can see that.

Relevant Projects

Brooklyn Army Terminal - 20k Freight Elevator

Location: 140 58th St.

Building A

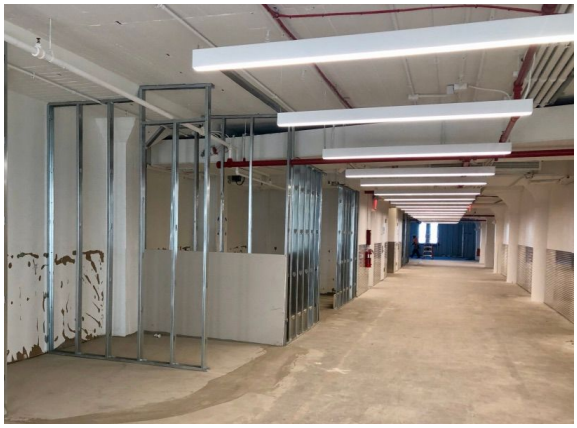
Brooklyn, NY 11220

Cost: $1.5 million

Size: 250 square foot opening through 9 floors

Description: Fessler Industries was responsible for the installation of a brand new 20,000 pound freight elevator. This included cutting through eight floor slabs and one roof slab for a new elevator shaft and structural steel supports/railings in the existing historic Brooklyn Army Terminal during tenant occupancy. This work was done at night and with the use of a chain fall rather than a crane.

Brooklyn Army Terminal - BAT Amenities Space



Location: 140 58th St.
Building A
Brooklyn, NY 11220

Cost: $1 million

Size: 16,000 square feet

Description: Fessler Industries is in the process of renovating the Brooklyn Army Terminal's 5th floor Amenity Space for current and future tenants. The Amenity Space includes high-level finish conference rooms, phone rooms, a computer lab, and kitchen space while keeping the building's original industrial atmosphere with exposed MEP equipment.

McCann Midtown Offices

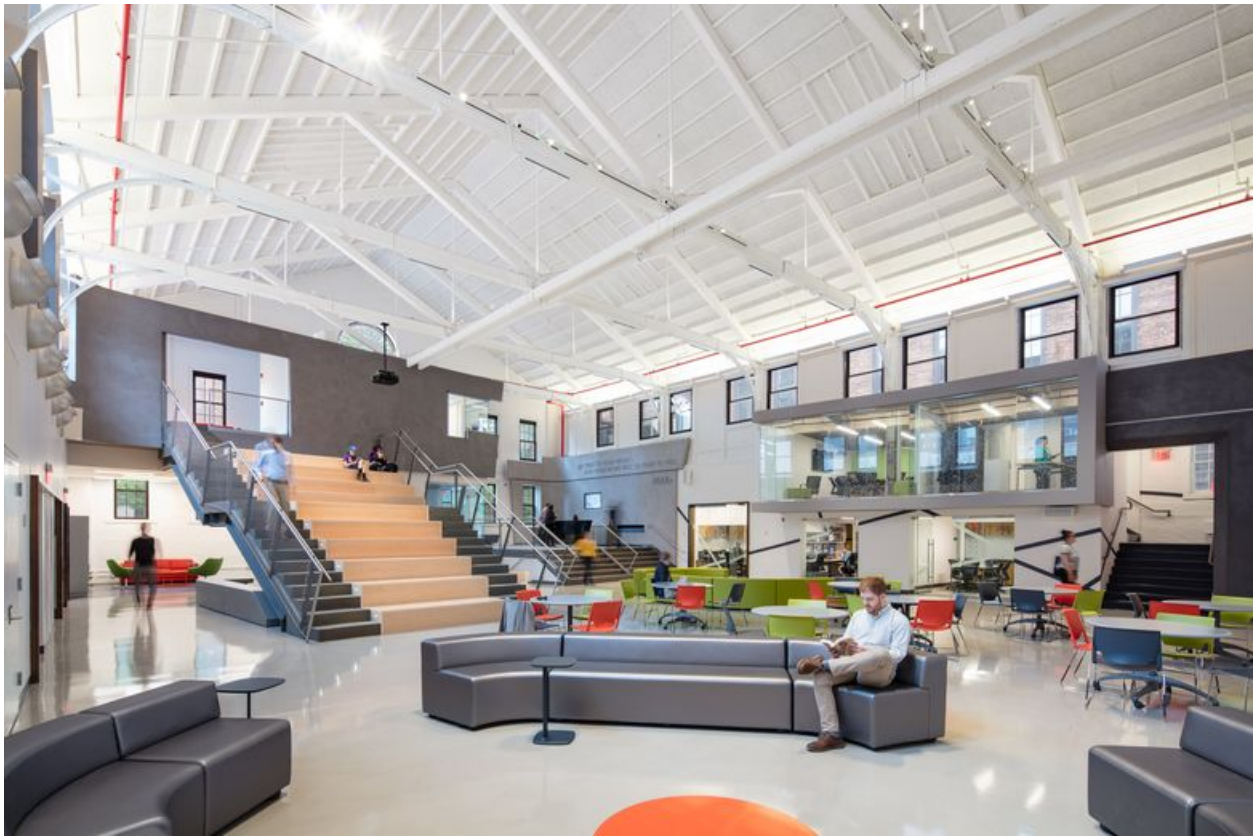
Location: 622 Third Avenue
New York City, NY 10017

Cost: $4 million

Size: 40,000 square feet

Description: At the McCann headquarters, Fessler Industries completed the installation of the iconic staircase and office space on the floors above and below the stair for the advertising agency who wanted a creative, yet professional space for both work and play.

Pratt Institute: Student Union Renovation



Location: 200 Willoughby Ave
Brooklyn, NY 11205

Cost: Proprietary Information

Size: 15,000 square feet

Description: Fessler Industries renovated the abandoned Student Union building at the Pratt Institute to create a space where art students can complete their creative work and socialize in conference rooms, comfortable seating areas, and on the featured staircase that doubles as bleacher-seating during lectures and film showings.

Princeton University: ORFE Building Sherrerd Hall

Location: 98 Charlton St
Princeton, NJ 08540

Cost: Proprietary Information

Size: 47,000 square feet

Description: Frederick Fisher and Partners designed Sherrerd Hall and Fessler Industries performed the construction. Fessler Industries completed the building for the social science and engineering schools with the inclusion of a glass facade and skylight over the stairwell.

Fessler Industries Organizational Chart

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Please see the following page for the Fessler Industries Organizational Chart.

72andSunny

Frederick Fisher and Partners

BlueSky Designs
designing beyond limits

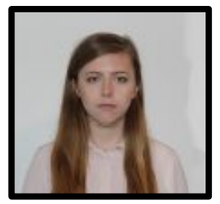
MR

Eleanor Fessler
Principal

Amanda Goodman
Project Executive

Diane Burke
Project Manager

Josette Marcario
BIM Coordinator



Morgan Hauck
Senior Estimator

Samantha Angelillo
Site Safety Manager

Sofia Mirante
Senior Superintendent

Annie Planker
Project Engineer

Joseph Kelly
Intern

Chelsea Hildago
Assistant Superintendent

Fessler Industries Team Biographies

Eleanor Fessler, Principal of Fessler Industries

Eleanor has been Principal of Fessler Industries since her aunt, Alexandra, retired in 2010. After graduating from the University of Southern California, Eleanor started her construction management career on the West Coast. After fifteen years in the construction industry, Eleanor decided it was time for a change and moved to the East Coast. This coincided with her aunt, Alexandra Fessler, starting Fessler Industries, and Eleanor was on board. Starting as a Senior Project Manager, Eleanor was promoted to Project Executive, and then a Principal when Alexandra retired. Since Eleanor has been a Principal, Fessler Industries has doubled the amount of work performed annually.

Amanda Goodman, Project Executive

Amanda Goodman grew up on the West Coast but moved to New York for college at New York University and never left. After a successful career as a project manager, Amanda came to Fessler Industries and was quickly promoted to Project Executive. Her familiarity with the New York construction industry has allowed her to stay in contact with clients from the entire duration of her career. She has worked on projects all over the tri-state area, including Sherrerd Hall at Princeton, designed by Frederick Fisher and Partners.

Diane Burke, Project Manager

Diane Burke initially started her career after graduating from St. John's University with a B.S. in Marketing as an art director for a New-York based advertising company, Designing4U. At Designing4U, Diane became an Art Director and Project Manager. One of the accounts Diane managed was for a construction company and she was enthralled by the work that they did. She saw that her management skills would translate into the construction industry and began taking night classes on construction materials and methods. Finally, she took the leap and was hired at Fessler Industries as a Project Manager where she has successfully managed interior renovation work. Diane's first project with Fessler Industries was the McCann office renovation which was the perfect blend of her prior career and current career.

Sofia Mirante, Senior Superintendent

Sofia Mirante's parents were an electrician and a carpenter, and her grandfather was a plumber before them. Rather than attending a traditional university, Sofia went to trade school. After trade school, she joined the labor force for five years before going back to school for a degree in structural engineering at Syracuse University. Upon graduation, Sofia was hired at Fessler Industries. Sofia has worked on projects with slab demolition, skylights, and stairs with no safety issues and no faulty inspections.

Samantha Angellilo, Site Safety Supervisor

Samantha Angellilo has a Masters degree in Public Health from the University of Texas, Houston. After completing her masters degree, she continued to educate herself in safety. She has the new New York City Local Law 196 required Site Safety Training card and her OSHA 500 certification. She certifies every employee at Fessler Industries with their OSHA 30, and has managed the site safety of construction sites in occupied buildings. She has experience writing Tenant Protection Plans and Site Specific Safety Plans for other Fessler Industries construction jobs.

Chelsea Hildago, Assistant Superintendent

Chelsea Hildago studied material science at the University of Texas, Austin prior to moving to New York to pursue a career as a Superintendent. Chelsea has an in-depth knowledge of glass, wood, waterproofing, and thermal protection from her studies in school. She used this knowledge on projects for clients such as Pratt Institute and the New York City Economic Development Corporation (owner of the Brooklyn Army Terminal).

Morgan Hauck, Senior Estimator

Morgan Hauck completed her degree in Construction Management at the University of California, Los Angeles. She worked for an LA-based construction firm right out of college where each new hire was rotated through each department (scheduling, field engineering, estimating, and purchasing) during their first year. After trying each department, Morgan and her company decided she worked best in estimating. As the LA company grew and became national, Morgan was promoted moved to the New York Office as Senior Estimator where she estimated many interior jobs. Morgan was hired at Fessler Industries to continue that trajectory, and has accurately determined the GMP for Fessler Industries' interior contracts.

Josette Marcario, BIM Coordinator

Josette Marcario graduated with a Bachelor of Architecture from the University of Southern California prior to beginning work as an architect at a nation-wide company. She was quickly relocated to New York where she discovered the exciting challenge of coordinating the MEP trades into significantly smaller spaces than were available on the west coast. When Josette began working at Fessler Industries, she switched from designing MEPs systems to coordinating them. Most notably, she used BIM to mitigate conflicts at the Brooklyn Army Terminal Amenities Space so current tenants were not affected by unexpected or inconvenient shutdowns.

Annie Planker, Project Engineer

Annie Planker was born and raised in Long Island, NY, but attended the University of Oregon on the other side of the country. During her summers at UofO, Annie interned for Fessler Industries. During her internship, she worked on the McCann office renovation with Diane Burke. Her first job as a new hire was the 20,000 pound freight elevator at the Brooklyn Army Terminal where she spent most of her time working with Chelsea Hildago processing shop drawings and submittals for the proper opening and then enclosure of the building.

Joseph Kelly, Intern

Joseph Kelly worked last summer as an intern at Fessler Industries, and will return during the summer of 2020. He is pursuing a degree in construction management at the Pratt Institute and assisted with the Pratt Institute Student Union project Fessler Industries recently completed. During his time on that project, Joseph focused his efforts mainly on processing shop drawings and submittals for the collaborative staircase. After graduation, Joseph Kelly hopes to continue his career with Fessler Industries as a Project Engineer.

Project Schedule

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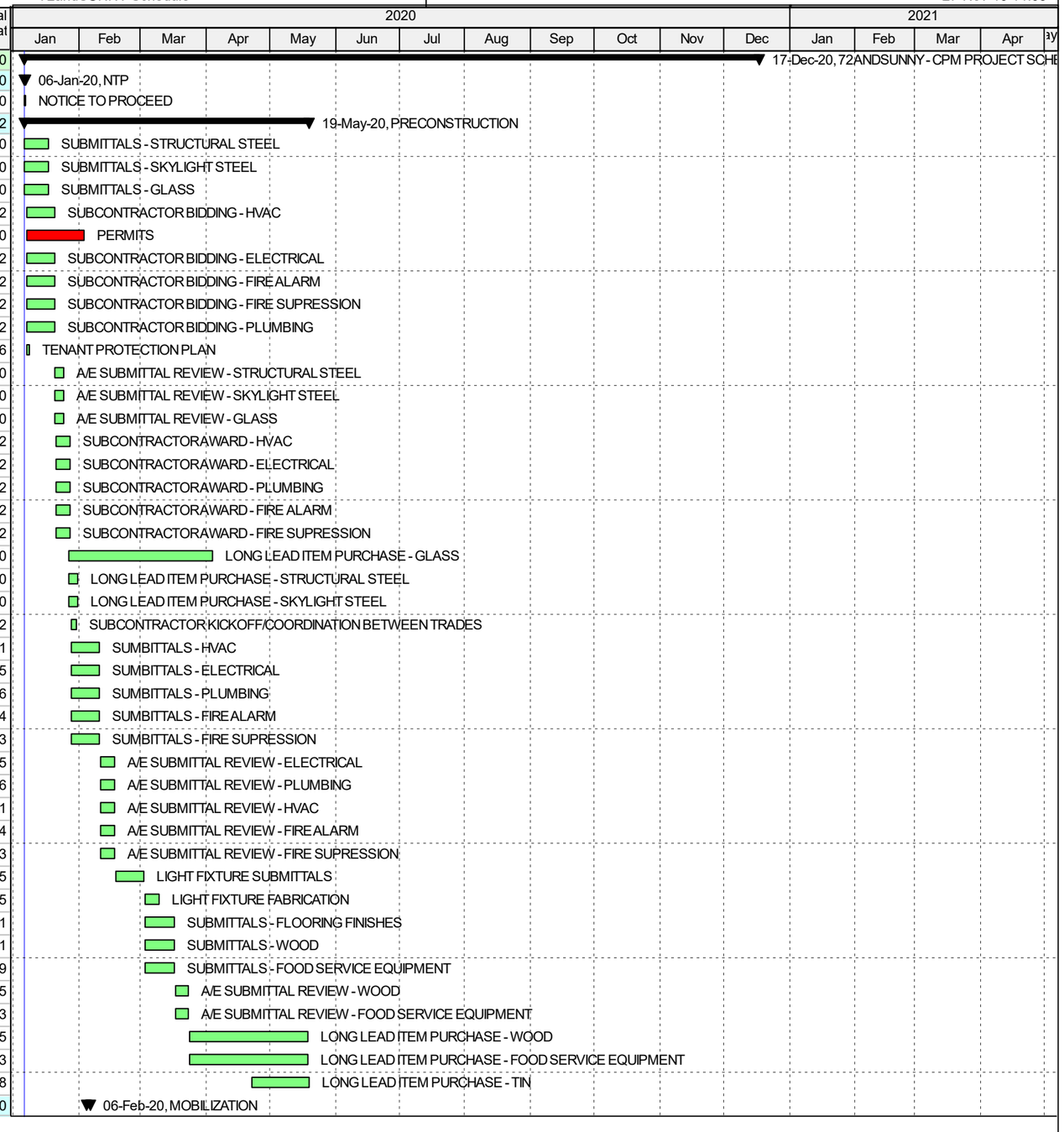
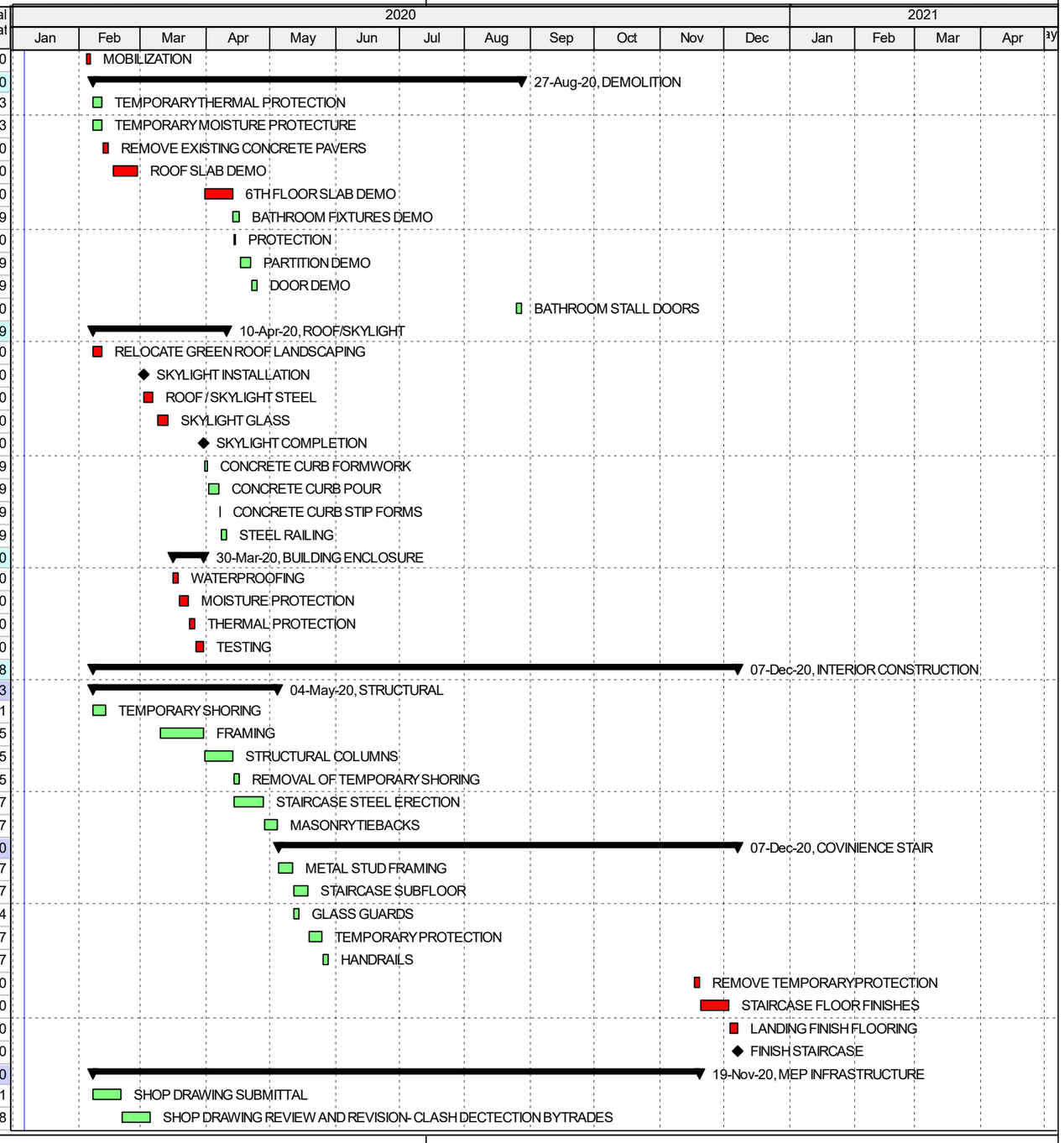
Please see the following page for the Project Schedule.

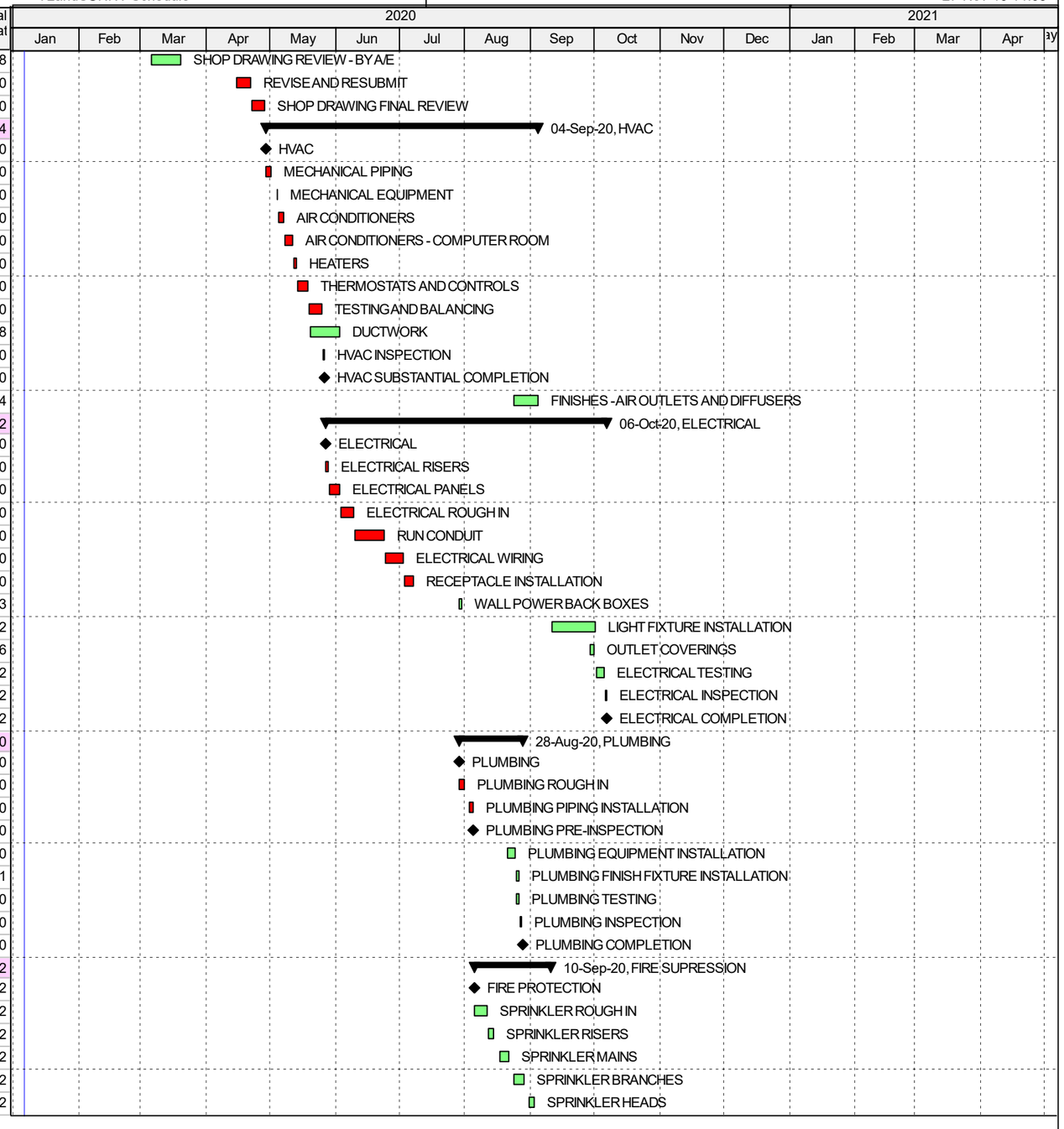
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
72ANDSUNNY - CPM PROJECT SCHEDULE		249	06-Jan-20	17-Dec-20	0
NTP		1	06-Jan-20	06-Jan-20	0
A1870	NOTICE TO PROCEED	1	06-Jan-20	06-Jan-20	0
PRECONSTRUCTION		97	06-Jan-20	19-May-20	152
A2750	SUBMITTALS - STRUCTURAL STEEL	10	06-Jan-20	17-Jan-20	20
A2760	SUBMITTALS - SKYLIGHT STEEL	10	06-Jan-20	17-Jan-20	20
A2630	SUBMITTALS - GLASS	10	06-Jan-20	17-Jan-20	10
A1000	SUBCONTRACTOR BIDDING - HVAC	10	07-Jan-20	20-Jan-20	2
A1920	PERMITS	20	07-Jan-20	03-Feb-20	0
A1040	SUBCONTRACTOR BIDDING - ELECTRICAL	10	07-Jan-20	20-Jan-20	2
A2000	SUBCONTRACTOR BIDDING - FIRE ALARM	10	07-Jan-20	20-Jan-20	2
A2010	SUBCONTRACTOR BIDDING - FIRE SUPRESSION	10	07-Jan-20	20-Jan-20	2
A2060	SUBCONTRACTOR BIDDING - PLUMBING	10	07-Jan-20	20-Jan-20	2
A2100	TENANT PROTECTION PLAN	2	07-Jan-20	08-Jan-20	246
A2810	A/E SUBMITTAL REVIEW - STRUCTURAL STEEL	5	20-Jan-20	24-Jan-20	20
A2820	A/E SUBMITTAL REVIEW - SKYLIGHT STEEL	5	20-Jan-20	24-Jan-20	20
A2490	A/E SUBMITTAL REVIEW - GLASS	5	20-Jan-20	24-Jan-20	10
A1010	SUBCONTRACTOR AWARD - HVAC	5	21-Jan-20	27-Jan-20	2
A2020	SUBCONTRACTOR AWARD - ELECTRICAL	5	21-Jan-20	27-Jan-20	2
A2030	SUBCONTRACTOR AWARD - PLUMBING	5	21-Jan-20	27-Jan-20	2
A2040	SUBCONTRACTOR AWARD - FIRE ALARM	5	21-Jan-20	27-Jan-20	2
A2050	SUBCONTRACTOR AWARD - FIRE SUPRESSION	5	21-Jan-20	27-Jan-20	2
A2070	LONG LEAD ITEM PURCHASE - GLASS	50	27-Jan-20	03-Apr-20	10
A2770	LONG LEAD ITEM PURCHASE - STRUCTURAL STEEL	5	27-Jan-20	31-Jan-20	20
A2780	LONG LEAD ITEM PURCHASE - SKYLIGHT STEEL	5	27-Jan-20	31-Jan-20	20
A1290	SUBCONTRACTOR KICKOFF/COORDINATION BETWEEN TRADE	3	28-Jan-20	30-Jan-20	2
A2480	SUMBITTALS - HVAC	10	28-Jan-20	10-Feb-20	51
A2640	SUMBITTALS - ELECTRICAL	10	28-Jan-20	10-Feb-20	95
A2650	SUMBITTALS - PLUMBING	10	28-Jan-20	10-Feb-20	116
A2660	SUMBITTALS - FIRE ALARM	10	28-Jan-20	10-Feb-20	144
A2670	SUMBITTALS - FIRE SUPRESSION	10	28-Jan-20	10-Feb-20	143
A2680	A/E SUBMITTAL REVIEW - ELECTRICAL	5	11-Feb-20	17-Feb-20	95
A2690	A/E SUBMITTAL REVIEW - PLUMBING	5	11-Feb-20	17-Feb-20	116
A2700	A/E SUBMITTAL REVIEW - HVAC	5	11-Feb-20	17-Feb-20	51
A2710	A/E SUBMITTAL REVIEW - FIRE ALARM	5	11-Feb-20	17-Feb-20	144
A2720	A/E SUBMITTAL REVIEW - FIRE SUPRESSION	5	11-Feb-20	17-Feb-20	143
A2500	LIGHT FIXTURE SUBMITTALS	10	18-Feb-20	02-Mar-20	95
A2510	LIGHT FIXTURE FABRICATION	5	03-Mar-20	09-Mar-20	155
A2150	SUBMITTALS - FLOORING FINISHES	10	03-Mar-20	16-Mar-20	131
A2730	SUBMITTALS - WOOD	10	03-Mar-20	16-Mar-20	131
A2740	SUBMITTALS - FOOD SERVICE EQUIPMENT	10	03-Mar-20	16-Mar-20	159
A2790	A/E SUBMITTAL REVIEW - WOOD	5	17-Mar-20	23-Mar-20	95
A2800	A/E SUBMITTAL REVIEW - FOOD SERVICE EQUIPMENT	5	17-Mar-20	23-Mar-20	123
A2080	LONG LEAD ITEM PURCHASE - WOOD	40	24-Mar-20	18-May-20	95
A2090	LONG LEAD ITEM PURCHASE - FOOD SERVICE EQUIPMENT	40	24-Mar-20	18-May-20	123
A1080	LONG LEAD ITEM PURCHASE - TIN	20	22-Apr-20	19-May-20	58
MOBILIZATION		3	04-Feb-20	06-Feb-20	0



Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A2280	MOBILIZATION	3	04-Feb-20	06-Feb-20	0
DEMOLITION		145	07-Feb-20	27-Aug-20	80
A1150	TEMPORARYTHERMAL PROTECTION	3	07-Feb-20	11-Feb-20	3
A2370	TEMPORARY MOISTURE PROTECTURE	3	07-Feb-20	11-Feb-20	3
A2320	REMOVE EXISTING CONCRETE PAVERS	3	12-Feb-20	14-Feb-20	0
A1050	ROOF SLAB DEMO	10	17-Feb-20	28-Feb-20	0
A1940	6TH FLOOR SLAB DEMO	10	31-Mar-20	13-Apr-20	0
A2310	BATHROOM FIXTURES DEMO	3	13-Apr-20	16-Apr-20	169
A2460	PROTECTION	1	14-Apr-20	14-Apr-20	0
A2330	PARTITION DEMO	3	17-Apr-20	21-Apr-20	169
A2340	DOOR DEMO	3	22-Apr-20	24-Apr-20	169
A2160	BATHROOM STALL DOORS	3	25-Aug-20	27-Aug-20	80
ROOF/SKYLIGHT		46	07-Feb-20	10-Apr-20	179
A1660	RELOCATE GREEN ROOF LANDSCAPING	3	07-Feb-20	11-Feb-20	0
A1060	SKYLIGHT INSTALLATION	0	02-Mar-20		0
A1530	ROOF / SKYLIGHT STEEL	5	02-Mar-20	06-Mar-20	0
A1710	SKYLIGHT GLASS	5	09-Mar-20	13-Mar-20	0
A1890	SKYLIGHT COMPLETION	0		30-Mar-20	0
A1650	CONCRETE CURB FORMWORK	2	31-Mar-20	01-Apr-20	179
A1690	CONCRETE CURB POUR	3	02-Apr-20	06-Apr-20	179
A1700	CONCRETE CURB STIP FORMS	1	07-Apr-20	07-Apr-20	179
A1880	STEEL RAILING	3	08-Apr-20	10-Apr-20	179
BUILDING ENCLOSURE		11	16-Mar-20	30-Mar-20	0
A1070	WATERPROOFING	3	16-Mar-20	18-Mar-20	0
A1270	MOISTURE PROTECTION	3	19-Mar-20	23-Mar-20	0
A1640	THERMAL PROTECTION	3	24-Mar-20	26-Mar-20	0
A1910	TESTING	2	27-Mar-20	30-Mar-20	0
INTERIOR CONSTRUCTION		217	07-Feb-20	07-Dec-20	8
STRUCTURAL		62	07-Feb-20	04-May-20	163
A1030	TEMPORARY SHORING	5	07-Feb-20	13-Feb-20	1
A2610	FRAMING	15	10-Mar-20	30-Mar-20	175
A1900	STRUCTURAL COLUMNS	10	31-Mar-20	13-Apr-20	175
A1300	REMOVAL OF TEMPORARY SHORING	3	14-Apr-20	16-Apr-20	175
A1310	STAIRCASE STEEL ERECTION	10	14-Apr-20	27-Apr-20	137
A2200	MASONRYTIEBACKS	5	28-Apr-20	04-May-20	137
COVINIENCE STAIR		155	05-May-20	07-Dec-20	0
A2470	METAL STUD FRAMING	5	05-May-20	11-May-20	137
A1930	STAIRCASE SUBFLOOR	5	12-May-20	18-May-20	137
A1990	GLASS GUARDS	3	12-May-20	14-May-20	144
A1950	TEMPORARY PROTECTION	5	19-May-20	25-May-20	137
A1980	HANDRAILS	3	26-May-20	28-May-20	137
A1960	REMOVE TEMPORARYPROTECTION	3	17-Nov-20	19-Nov-20	0
A1670	STAIRCASE FLOOR FINISHES	10	20-Nov-20	03-Dec-20	0
A1970	LANDING FINISH FLOORING	2	04-Dec-20	07-Dec-20	0
A1090	FINISH STAIRCASE	0		07-Dec-20	0
MEP INFRASTRUCTURE		205	07-Feb-20	19-Nov-20	20
A2110	SHOP DRAWING SUBMITTAL	10	07-Feb-20	20-Feb-20	41
A2570	SHOP DRAWING REVIEW AND REVISION- CLASH DECTECTION	10	21-Feb-20	05-Mar-20	18



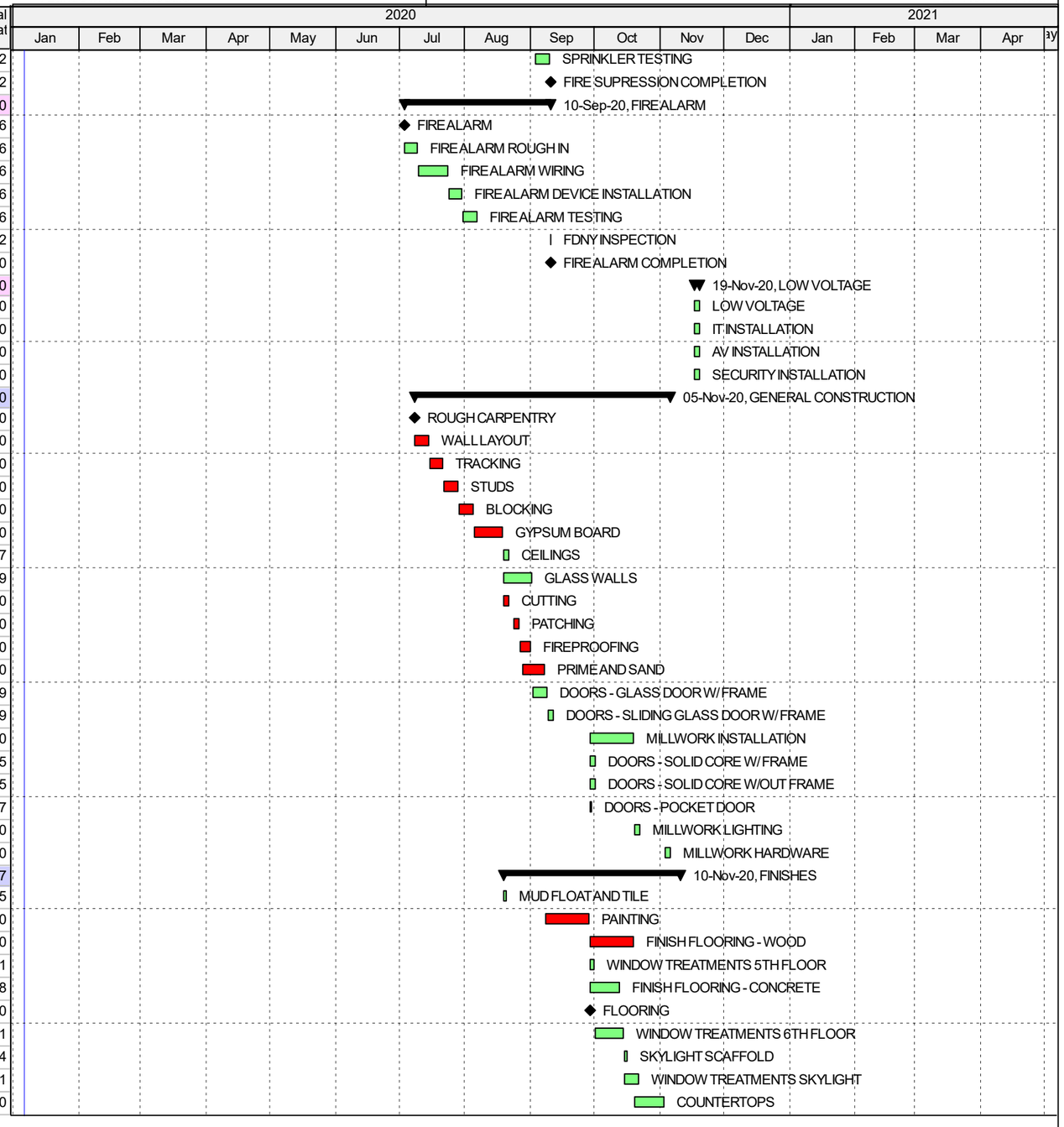
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A2560	SHOP DRAWING REVIEW - BY A/E	10	06-Mar-20	19-Mar-20	18
A2580	REVISE AND RESUBMIT	5	15-Apr-20	21-Apr-20	0
A1590	SHOP DRAWING FINAL REVIEW	5	22-Apr-20	28-Apr-20	0
HVAC		93	29-Apr-20	04-Sep-20	74
A1220	HVAC	0	29-Apr-20		0
A1360	MECHANICAL PIPING	3	29-Apr-20	01-May-20	0
A1350	MECHANICAL EQUIPMENT	1	04-May-20	04-May-20	0
A1330	AIR CONDITIONERS	3	05-May-20	07-May-20	0
A1400	AIR CONDITIONERS - COMPUTER ROOM	2	08-May-20	11-May-20	0
A1340	HEATERS	2	12-May-20	13-May-20	0
A1380	THERMOSTATS AND CONTROLS	3	14-May-20	18-May-20	0
A1680	TESTING AND BALANCING	5	19-May-20	25-May-20	0
A1320	DUCTWORK	10	20-May-20	02-Jun-20	58
A2430	HVAC INSPECTION	1	26-May-20	26-May-20	0
A1820	HVAC SUBSTANTIAL COMPLETION	0		26-May-20	0
A1370	FINISHES -AIR OUTLETS AND DIFFUSERS	10	24-Aug-20	04-Sep-20	74
ELECTRICAL		95	27-May-20	06-Oct-20	52
A1230	ELECTRICAL	0	27-May-20		0
A2520	ELECTRICAL RISERS	2	27-May-20	28-May-20	0
A2530	ELECTRICAL PANELS	3	29-May-20	02-Jun-20	0
A1410	ELECTRICAL ROUGH IN	5	03-Jun-20	09-Jun-20	0
A2540	RUN CONDUIT	10	10-Jun-20	23-Jun-20	0
A1420	ELECTRICAL WIRING	7	24-Jun-20	02-Jul-20	0
A1430	RECEPTACLE INSTALLATION	3	03-Jul-20	07-Jul-20	0
A2550	WALL POWER BACK BOXES	2	29-Jul-20	30-Jul-20	3
A1390	LIGHT FIXTURE INSTALLATION	15	11-Sep-20	01-Oct-20	22
A2390	OUTLET COVERINGS	2	29-Sep-20	30-Sep-20	56
A1440	ELECTRICAL TESTING	2	02-Oct-20	05-Oct-20	22
A2450	ELECTRICAL INSPECTION	1	06-Oct-20	06-Oct-20	22
A1830	ELECTRICAL COMPLETION	0		06-Oct-20	22
PLUMBING		22	29-Jul-20	28-Aug-20	50
A1250	PLUMBING	0	29-Jul-20		0
A1490	PLUMBING ROUGH IN	3	29-Jul-20	31-Jul-20	0
A1500	PLUMBING PIPING INSTALLATION	2	03-Aug-20	04-Aug-20	0
A2830	PLUMBING PRE-INSPECTION	0		04-Aug-20	0
A1510	PLUMBING EQUIPMENT INSTALLATION	2	21-Aug-20	24-Aug-20	50
A1520	PLUMBING FINISH FIXTURE INSTALLATION	2	25-Aug-20	26-Aug-20	51
A2410	PLUMBING TESTING	2	25-Aug-20	26-Aug-20	50
A2420	PLUMBING INSPECTION	1	27-Aug-20	27-Aug-20	50
A1850	PLUMBING COMPLETION	0	28-Aug-20		50
FIRE SUPRESSION		27	05-Aug-20	10-Sep-20	22
A1260	FIRE PROTECTION	0	05-Aug-20		22
A1540	SPRINKLER ROUGH IN	5	05-Aug-20	11-Aug-20	22
A1550	SPRINKLER RISERS	3	12-Aug-20	14-Aug-20	22
A1560	SPRINKLER MAINS	5	17-Aug-20	21-Aug-20	22
A2600	SPRINKLER BRANCHES	5	24-Aug-20	28-Aug-20	22
A1570	SPRINKLER HEADS	3	31-Aug-20	02-Sep-20	22



Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

TASK filter: All Activities

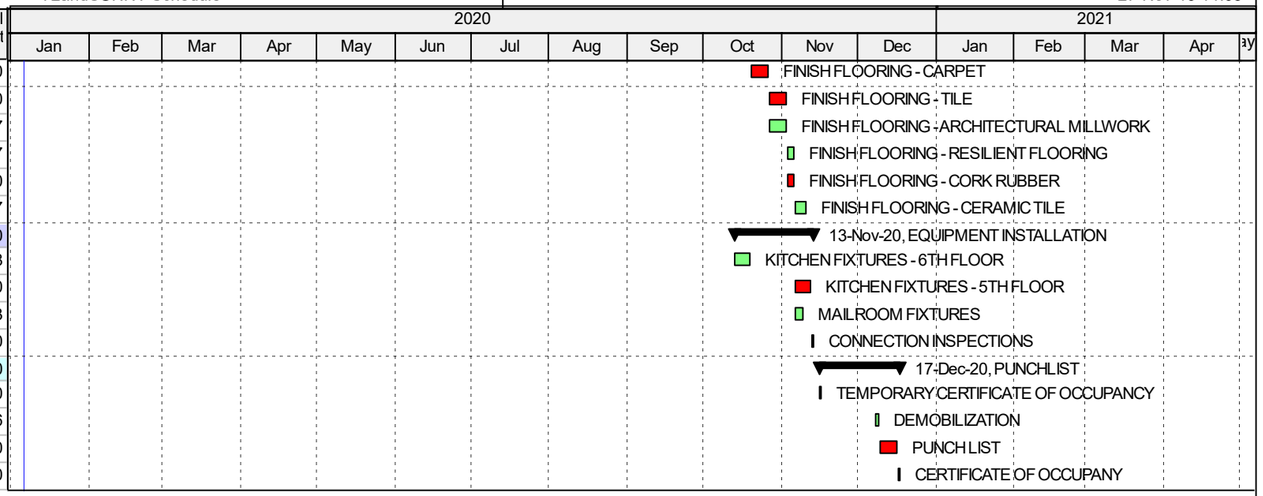
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A1580	SPRINKLER TESTING	5	03-Sep-20	09-Sep-20	22
A1860	FIRE SUPRESSION COMPLETION	0		10-Sep-20	22
FIRE ALARM		50	03-Jul-20	10-Sep-20	70
A1240	FIRE ALARM	0	03-Jul-20		46
A1450	FIRE ALARM ROUGH IN	5	03-Jul-20	09-Jul-20	46
A1460	FIRE ALARM WIRING	10	10-Jul-20	23-Jul-20	46
A1470	FIRE ALARM DEVICE INSTALLATION	5	24-Jul-20	30-Jul-20	46
A1480	FIRE ALARM TESTING	5	31-Jul-20	06-Aug-20	46
A2440	FDNY INSPECTION	1	10-Sep-20	10-Sep-20	22
A1840	FIRE ALARM COMPLETION	0		10-Sep-20	70
LOW VOLTAGE		3	17-Nov-20	19-Nov-20	20
A1600	LOW VOLTAGE	3	17-Nov-20	19-Nov-20	20
A1610	IT INSTALLATION	3	17-Nov-20	19-Nov-20	20
A1620	AV INSTALLATION	3	17-Nov-20	19-Nov-20	20
A1630	SECURITY INSTALLATION	3	17-Nov-20	19-Nov-20	20
GENERAL CONSTRUCTION		87	08-Jul-20	05-Nov-20	30
A1120	ROUGH CARPENTRY	0	08-Jul-20		0
A1770	WALL LAYOUT	5	08-Jul-20	14-Jul-20	0
A1780	TRACKING	5	15-Jul-20	21-Jul-20	0
A1790	STUDS	5	22-Jul-20	28-Jul-20	0
A2590	BLOCKING	5	29-Jul-20	04-Aug-20	0
A1140	GYPSUM BOARD	10	05-Aug-20	18-Aug-20	0
A1130	CEILINGS	3	19-Aug-20	21-Aug-20	27
A1141	GLASS WALLS	10	19-Aug-20	01-Sep-20	69
A2140	CUTTING	3	19-Aug-20	21-Aug-20	0
A1800	PATCHING	3	24-Aug-20	26-Aug-20	0
A1810	FIREPROOFING	3	27-Aug-20	31-Aug-20	0
A2120	PRIME AND SAND	7	28-Aug-20	07-Sep-20	0
A2220	DOORS - GLASS DOOR W/ FRAME	5	02-Sep-20	08-Sep-20	69
A2230	DOORS - SLIDING GLASS DOOR W/ FRAME	3	09-Sep-20	11-Sep-20	69
A1160	MILLWORK INSTALLATION	15	29-Sep-20	19-Oct-20	30
A2210	DOORS - SOLID CORE W/ FRAME	3	29-Sep-20	01-Oct-20	55
A2240	DOORS - SOLID CORE W/OUT FRAME	3	29-Sep-20	01-Oct-20	55
A2250	DOORS - POCKET DOOR	1	29-Sep-20	29-Sep-20	57
A1750	MILLWORK LIGHTING	3	20-Oct-20	22-Oct-20	40
A2380	MILLWORK HARDWARE	3	03-Nov-20	05-Nov-20	30
FINISHES		60	19-Aug-20	10-Nov-20	27
A2130	MUD FLOAT AND TILE	2	19-Aug-20	20-Aug-20	35
A1190	PAINTING	15	08-Sep-20	28-Sep-20	0
A1170	FINISH FLOORING - WOOD	15	29-Sep-20	19-Oct-20	0
A1200	WINDOW TREATMENTS 5TH FLOOR	2	29-Sep-20	30-Sep-20	41
A2170	FINISH FLOORING - CONCRETE	10	29-Sep-20	12-Oct-20	18
A103	FLOORING	0	29-Sep-20		0
A1740	WINDOW TREATMENTS 6TH FLOOR	10	01-Oct-20	14-Oct-20	41
A1720	SKYLIGHT SCAFFOLD	2	15-Oct-20	16-Oct-20	44
A2300	WINDOW TREATMENTS SKYLIGHT	5	15-Oct-20	21-Oct-20	41
A1760	COUNTERTOPS	10	20-Oct-20	02-Nov-20	30



Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

TASK filter: All Activities

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A1180	FINISH FLOORING - CARPET	5	20-Oct-20	26-Oct-20	0
A2180	FINISH FLOORING - TILE	5	27-Oct-20	02-Nov-20	0
A2190	FINISH FLOORING - ARCHITECTURAL MILLWORK	5	27-Oct-20	02-Nov-20	27
A2260	FINISH FLOORING - RESILIENT FLOORING	3	03-Nov-20	05-Nov-20	27
A2620	FINISH FLOORING - CORK RUBBER	3	03-Nov-20	05-Nov-20	0
A2270	FINISH FLOORING - CERAMIC TILE	3	06-Nov-20	10-Nov-20	27
EQUIPMENT INSTALLATION		24	13-Oct-20	13-Nov-20	0
A1730	KITCHEN FIXTURES - 6TH FLOOR	5	13-Oct-20	19-Oct-20	18
A1100	KITCHEN FIXTURES - 5TH FLOOR	5	06-Nov-20	12-Nov-20	0
A1110	MAILROOM FIXTURES	2	06-Nov-20	09-Nov-20	3
A2400	CONNECTION INSPECTIONS	1	13-Nov-20	13-Nov-20	0
PUNCHLIST		24	16-Nov-20	17-Dec-20	0
A2360	TEMPORARY CERTIFICATE OF OCCUPANCY	1	16-Nov-20	16-Nov-20	0
A2290	DEMOBILIZATION	2	08-Dec-20	09-Dec-20	6
A1280	PUNCH LIST	5	10-Dec-20	16-Dec-20	0
A2350	CERTIFICATE OF OCCUPANY	1	17-Dec-20	17-Dec-20	0



Staffing Chart

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Please see the following page for the Staffing Chart.

NAME	ROLE	2020												AVG HOURS PER MONTH	TOTAL HOURS	% OF TIME
		January	February	March	April	May	June	July	August	September	October	November	December			
ELEANOR FESSLER	PRINCIPAL	16	8	4	4	4	4	4	4	4	4	5	5	6	66	3%
AMANDA GOODMAN	PROJECT EXECUTIVE	20	15	15	15	15	15	15	15	15	15	20	20	16	195	10%
DIANE BURKE	PROJECT MANAGER	70	70	70	70	70	70	70	70	70	70	70	70	70	840	44%
MORGAN HAUCK	SENIOR ESTIMATOR	56	56	40	32	16	16	16	16	16	16	16	16	26	312	16%
SOFIA MIRANTE	SENIOR SUPERINTENDENT	160	160	160	160	160	160	160	160	160	160	160	160	160	1,920	100%
CHELSEA HILDAGO	ASSISTANT SUPERINTENDENT	160	160	160	160	160	160	160	160	160	160	160	160	160	1,920	100%
ANNIE PLANKER	PROJECT ENGINEER	160	160	160	120	120	120	120	120	120	112	80	72	122	1,464	76%
SAMANTHA ANGELLILO	SITE SAFETY SUPERVISOR	80	160	160	160	160	160	160	160	160	160	160	160	153	1,840	96%
JOSETTE MARCARIO	BIM MANAGER	16	40	35	35	30	16	8	8	8	8	8	8	18	220	11%
JOSEPH KELLY	INTERN	-	-	-	-	40	160	160	40	-	-	-	-	100	400	21%*
															9,177	

*100% of time available during Fessler Industries' Internship Program

Summary Estimate

Project: 72andSUNNY NYC Location: 55 Water Street Brooklyn, NY 11201 Firm: Fessler Industries Date: December 2nd, 2019	COST	COST/SF	%
DIVISION 1 GENERAL REQUIREMENTS - SAFETY AND PROTECTION	$23,900.00	$0.88	1.26%
DIVISION 2 EXISTING CONDITIONS - DEMOLITION	$425,000.00	$14.21	20.36%
DIVISION 3 CONCRETE	$80,000.00	$2.68	3.83%
DIVISION 4 MASONRY	$1,000.00	$0.03	0.05%
DIVISION 5 METALS	$69,000.00	$2.31	3.31%
DIVISION 6 WOODS, PLASTICS, AND COMPOSITES	$115,000.00	$3.85	5.51%
DIVISION 7 THERMAL AND MOISTURE PROTECTION	$90,000.00	$3.01	4.31%
DIVISION 8 OPENINGS - DOORS/WINDOWS	$92,500.00	$3.09	4.43%
DIVISION 8 OPENINGS - SKYLIGHT	$70,000.00	$2.34	3.35%
DIVISION 9 FINISHES - FLOORING	$90,000.00	$3.01	4.31%
DIVISION 9 FINISHES - WALLS	$276,000.00	$9.23	13.22%
DIVISION 11 EQUIPMENT	$78,000.00	$2.61	3.74%
DIVISION 12 FURNISHINGS	$70,000.00	$2.34	3.35%
DIVISION 21 FIRE SUPPRESSION	$120,000.00	$4.01	5.75%
DIVISION 22 PLUMBING	$11,000.00	$0.37	0.53%
DIVISION 23 HEATING, VENTILATING, AND AIR-CONDITIONING	$264,623.61	$8.85	12.68%
DIVISION 26 ELECTRICAL	$200,000.00	$6.69	9.58%
DIVISION 27 COMMUNICATIONS	$11,000.00	$0.37	0.53%
TRADE SUBTOTAL	**$2,087,023.61**	**$69.57**	**100%**
BUILDING PERMIT FEES	$10,000.00		FIXED
GENERAL CONDITIONS - REIMBURSABLES	$62,610.71		3%
CM STAFF	$208,702.36		10%
OVERHEAD AND PROFIT	$208,702.36		10%
INSURANCE	$83,480.94		4%
PAYMENT AND PERFORMANCE BOND	$41,740.47		2%
TOTAL	**$2,702,260.46**	**$90.08**	

Detailed Trade Take-Off - HVAC

Project: 72andSUNNY NYC Location: 55 Water Street Brooklyn, NY 112201 Firm: Fessler Industries Date: December 2nd, 2019	QTY	UNIT	COST / UNIT	TOTAL COST	COST/SF	%
ELECTRIC HEATER	8	EA.	$400.00	$3,200.00	$0.11	1.21%
SPLIT SYSTEM AIR COOLED AC UNITS - ELECTRIC AIR CUTRAIN CLIMATE CONTROL	3	EA.	$900.00	$2,700.00	$0.09	1.02%
SPLIT SYSTEM AIR COOLED COMPUTER ROOM AC UNITS - CP W/1" DRAIN	2	EA.	$1,000.00	$2,000.00	$0.07	0.76%
CELIING DIFFUSER	64	EA.	$308.00	$19,712.00	$0.66	7.45%
DUCTWORK - BROKEN OUT BELOW	-	LBS	-	-	-	-%
OVAL DUCT 30X12	1,142	LBS	$6.00	$6,852.78	$0.23	2.59%
OVAL DUCT 30X16	3,359	LBS	$6.00	$20,154.79	$0.67	7.62%
OVAL DUCT 30X14	1,229	LBS	$6.00	$7,372.48	$0.25	2.79%
OVAL DUCT 32X12	848	LBS	$6.00	$5,087.77	$0.17	1.92%
OVAL DUCT 32X14	572	LBS	$6.00	$3,432.78	$0.11	1.30%
OVAL DUCT 20X16	643	LBS	$6.00	$3,857.69	$0.13	1.46%
OVAL DUCT 20X10	476	LBS	$6.00	$2,857.25	$0.10	1.08%
12X8	1,002	LBS	$4.00	$4,006.61	$0.13	1.51%
14X8	589	LBS	$4.00	$2,356.48	$0.08	0.89%
16X8	1,240	LBS	$4.00	$4,960.18	$0.17	1.87%
14X10	1,101	LBS	$4.00	$4,404.13	$0.15	1.66%
18X8	481	LBS	$4.00	$1,922.59	$0.06	0.73%
32X14	1,063	LBS	$4.00	$4,253.28	$0.14	1.61%
10X6	661	LBS	$4.00	$2,642.24	$0.09	1.00%
20X12	607	LBS	$4.00	$2,426.20	$0.08	0.92%
20X10	715	LBS	$4.00	$2,859.06	$0.10	1.08%
22X12	755	LBS	$4.00	$3,018.43	$0.10	1.14%
20x12	432	LBS	$4.00	$1,728.30	$0.06	0.65%
30X16	542	LBS	$4.00	$2,169.02	$0.07	0.82%
20X16	555	LBS	$4.00	$2,221.64	$0.07	0.84%
28X18	425	LBS	$4.00	$1,700.76	$0.06	0.64%
18X10	243	LBS	$4.00	$971.81	$0.03	0.37%
20X8	518	LBS	$4.00	$2,073.02	$0.07	0.78%
14X6	144	LBS	$4.00	$575.74	$0.02	0.22%
28X12	845	LBS	$4.00	$3,378.31	$0.11	1.28%
10X12	112	LBS	$4.00	$449.23	$0.01	0.17%
12x12	668	LBS	$4.00	$2,671.48	$0.09	1.01%
18x14	459	LBS	$4.00	$1,834.63	$0.06	0.69%
18x18	528	LBS	$4.00	$2,111.81	$0.07	0.80%
28x20	2,006	LBS	$4.00	$8,025.31	$0.27	3.03%
22x20	634	LBS	$4.00	$2,537.36	$0.08	0.96%
18x8	928	LBS	$4.00	$3,710.10	$0.12	1.40%
24x16	697	LBS	$4.00	$2,786.26	$0.09	1.05%
56x20	363	LBS	$4.00	$1,450.89	$0.05	0.55%
24x18	654	LBS	$4.00	$2,616.02	$0.09	0.99%
58x20	526	LBS	$4.00	$2,104.02	$0.07	0.80%
38x20	2,059	LBS	$4.00	$8,234.34	$0.27	3.11%
58x16	892	LBS	$4.00	$3,567.53	$0.12	1.35%
58x14	652	LBS	$4.00	$2,609.86	$0.09	0.99%
38x14	1,707	LBS	$4.00	$6,829.61	$0.23	2.58%

Detailed Trade Take-Off - HVAC, Continued

Project: 72andSUNNY NYC Location: 55 Water Street Brooklyn, NY 112201 Firm: Fessler Industries Date: December 2nd, 2019	QTY	UNIT	COST / UNIT	TOTAL COST	COST/SF	%
20x14	494	LBS	$4.00	$1,976.00	$0.07	0.75%
30x14	653	LBS	$4.00	$2,611.67	$0.09	0.99%
12x6	372	LBS	$4.00	$1,488.16	$0.05	0.56%
DUCTWORK ACCESSORIES - LOUVERS	1	EA.	$190.00	$190.00	$0.01	0.07%
DUCTWORK ACCESSORIES - ACCESS DOORS	9	EA.	$90.00	$810.00	$0.03	0.31%
PIPING	256	L FT.	$76.96	$19,702.00	$0.66	7.45%
HANGERS AND SUPPORTS	211	EA.	$10.00	$2,110.00	$0.07	0.80%
VIBRATION ISOLATION	7,600	SQ FT	$4.50	$34,200.00	$1.14	12.92%
CUTTING AND PATCHING	BY OTHERS	-	-	-	-	-%
DRAINAGE	256	L FT.	$76.96	$19,702.00	$0.66	7.45%
SYSTEM CONTROLS	27	EA	$200.00	$5,400.00	$0.18	2.04%
TRADE SUBTOTAL				**$264,623.61**		
DEDUCT ALTERNATE: USE RECTANGULAR DUCT INSTEAD OF OVAL DUCT	8,270	LBS	$4.00	$33,080.00		
DEDUCT SUBTOTAL				**$231,543.61**		

Value Engineering Proposal

Option 1: Replace Solid Hardwood Floors with Engineered Hardwood Floors

By replacing the specified solid hardwood American Oak flooring with engineered American Oak hardwood floor, Fessler Industries has calculated an estimated total savings of $11,000. Both flooring systems have a lifetime warranty, are available in 5" planks, and are available in the same specified finish. Solid hardwood flooring must be nailed in whereas engineered lumber can be stapled, glued, or floated. Engineered lumber installation can be much quieter, which will result in less disruption for the tenants below the finished floor and save additional costs by performing installation during normal work hours.

	Cost Per Square Foot	**Total Cost for Project**
Solid Hardwood American Oak	$4.99	$55,000
Engineered American Oak	$4.00	$44,000

Option 2: Replace Back-Painted Glass Walls with High-Gloss Acrylic Wall Panels

Back-painted glass walls are costly and have a long lead time. By switching to High-gloss acrylic wall panels, there is an estimated cost savings of $117,800 and the

duration of the long lead item purchase activity could be shortened by at least 20 days. High-gloss acrylic panels are an alternative wall system to back-painted glass walls, providing a similar finish at a fraction of the cost. The center of the panels is MDF rather than solid glass. They can be furnished in the same colors and require the same type of cleaning as back-painted glass walls.

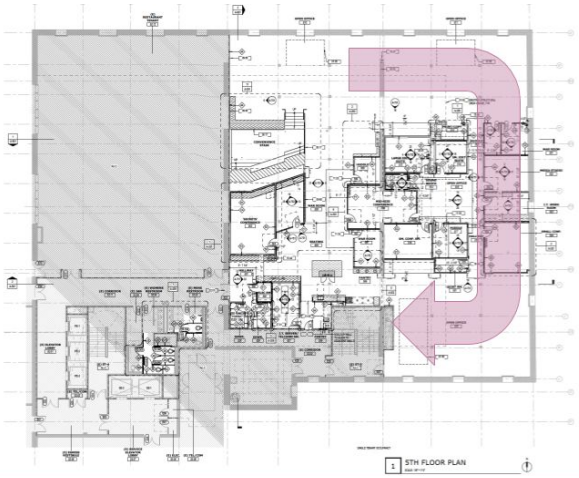
Some of the back-painted glass walls specified by the architect are in place so that they can be used not only as a partition but as a whiteboard or magnet board. A drawback to high-gloss acrylic walls is that they do not allow either feature. However, the cost savings of $43.00 per square foot is so great, that Fessler Industries is recommending that panels that do not require those features be value engineered to the more cost-effective product, high-gloss acrylic panels.

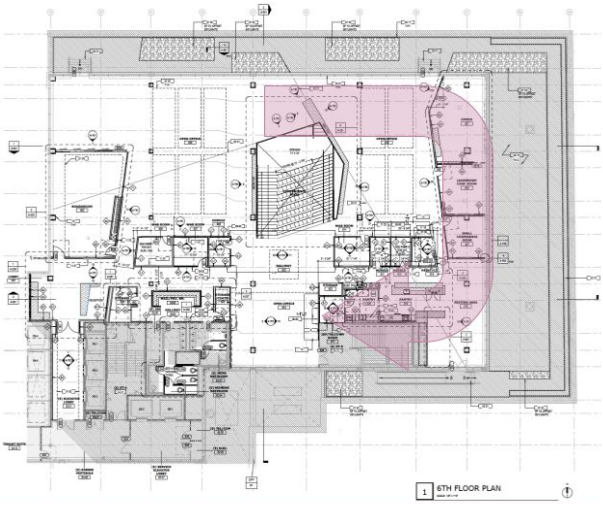
	Cost Per Square Foot	**Total Cost for Project**
Back Painted Glass Walls	$73.00	$200,800
High-Gloss Acrylic Wall Panels	$30.00	$83,000

Construction Site Logistics Plan

Fessler Industries is aware that a good site logistics plan is critical to the success of any project. With the 72andSUNNY NYC renovation, site logistics are especially critical due to the nature of the existing tenants in the building. Fessler Industries will limit disruptions and shutdowns by performing disruptive work such as coring through the building at night and non-business hours. The three phases of the work are:

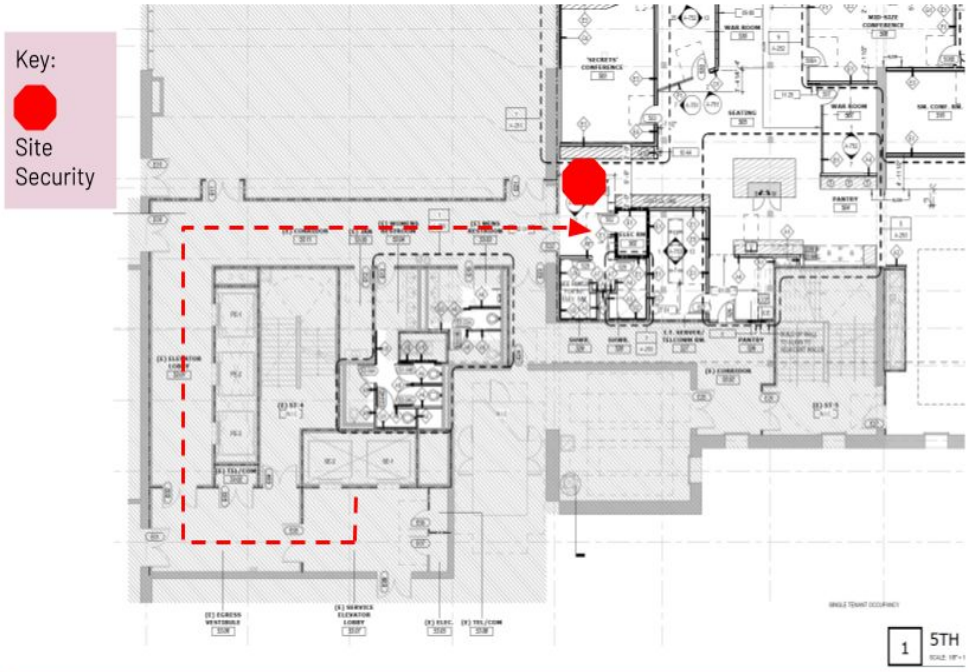
1. Demolition of the roof slab and installation of the skylight
2. Demolition of the 6th floor slab and installation of the staircase
3. Interior GC and MEP work and finishes on staircase

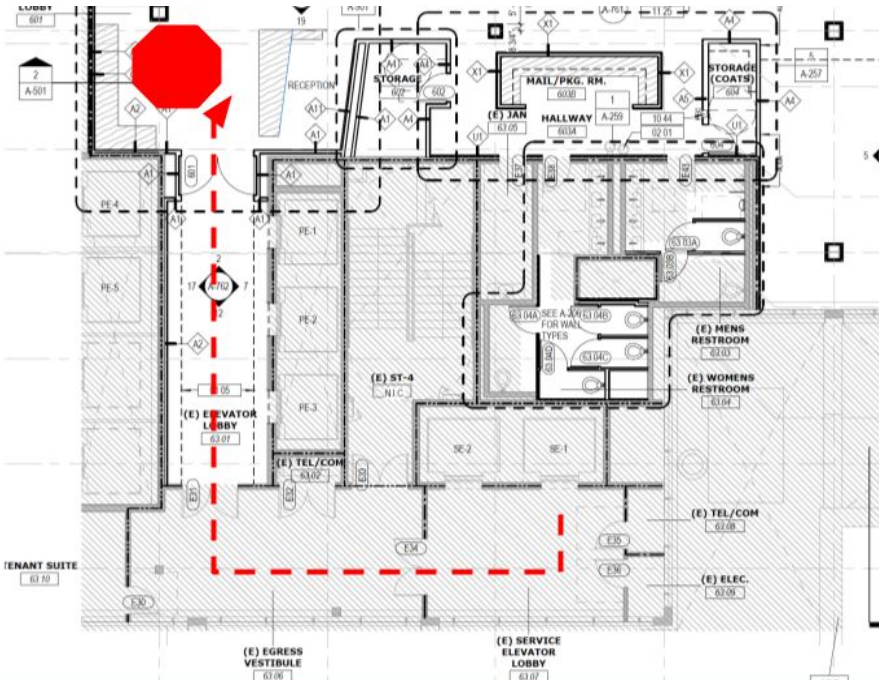




The interior work will flow clockwise starting on the north side of the 6th floor, working around the opening in the floor and occur in the same fashion, nearly simultaneously, on the 5th floor.

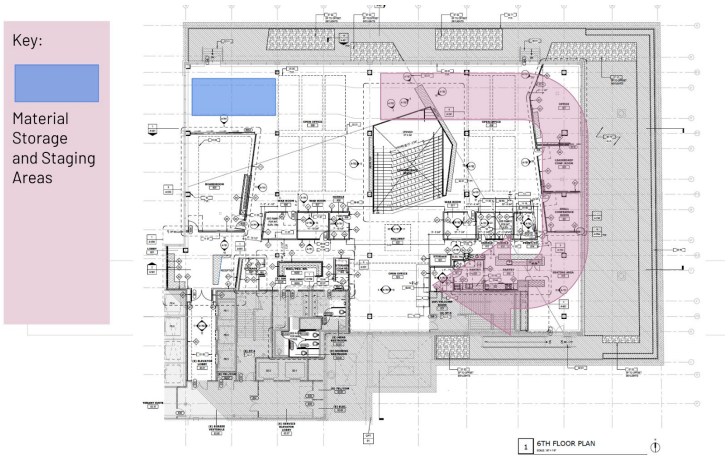
Tenants will be notified of shutdowns via email from the Empire Stores' Facilities Management department and will be posted on construction barriers and service walkways. As most of the tenants of 55 Water Street are retail or restaurants, shutdowns will occur around 7AM and be completed prior to typical business hours. The tenant on the 5th floor, Time Out Market, does not open until 11AM which allows for four hours of disruptive work or unsightly deliveries each morning. The existing conditions of the building also allows for the exclusion of temporary utilities or facilities; construction personnel will use the existing facilities. The demolition of partitions and fixtures in the restrooms will occur one floor at a time, leaving a working restroom available for personnel to use. Bathroom finishes such as tile will be installed at the end of construction to prevent damage.



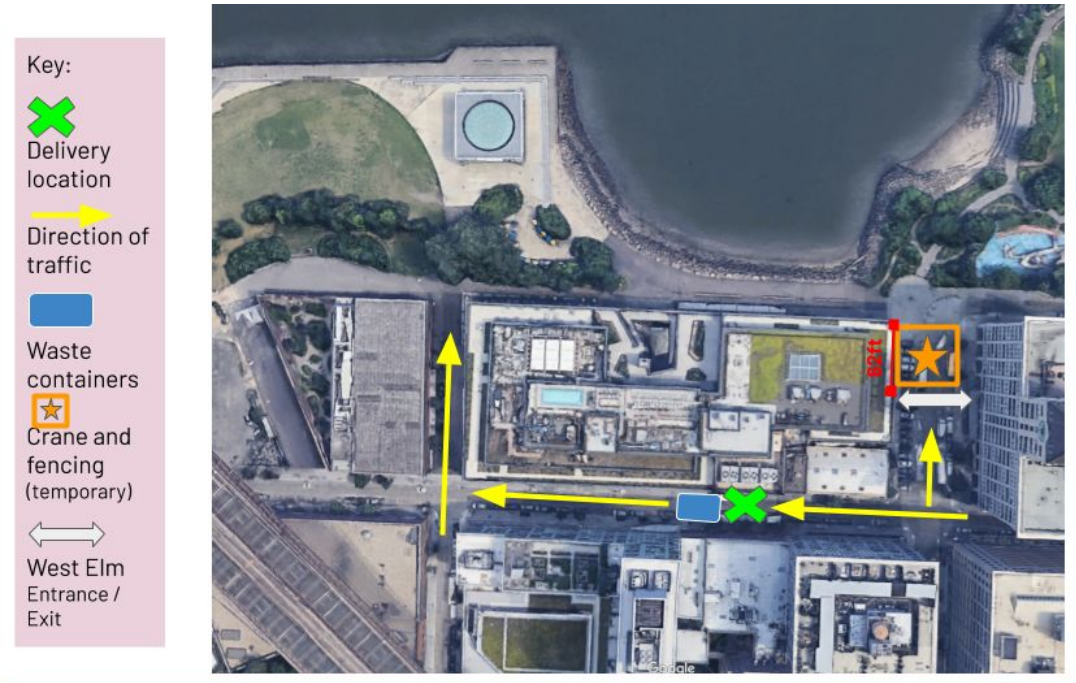


Laborers and materials will come up to the floors via use of the service elevator on the south side of the building. Deliveries will be made prior to business hours. Access to the site on the 5th and 6th floor requires passing through the passenger elevator lobby, however, no other tenants use those elevators. Temporary protection will be placed on the floors and walls of the lobbies during construction to protect the existing conditions. People entering the construction zone will access the site via the service elevator and then pass through the passenger elevator lobby. Once the convenience stair structure is complete and protected, it will be available for use within the site, and people will enter from the 5th floor service elevator corridor. Waste will be carted out from each floor and brought down in the service elevator to the dumpsters which are placed on Water Street near the delivery dropoff point.

Site Security offices will be located at the points of site access. The field office and site safety office will share a location in the southwestern "Open Office" on the 5th floor. Since interior work will not begin until the staircase is accessible for use, material storage will be located on the 5th floor. Heavier materials that cannot be carried up the staircase will be brought up via the service elevator and stored in the same location but on the 6th floor.



Construction vehicles will travel East on Front Street, turn left onto Main Street, and then turn left again onto Water Street where they will unload their materials and follow the aforementioned plan. Emergency vehicles will be able to follow this same route. Fessler Industries' muster point is north of 55 Water Street next to Jane's Carousel.



Fessler Industries plans to perform this work without the use of a hoist. A crane will only be present when steel is delivered to the roof for the skylight and structural additions inside the building. It will be located at the northeast corner of the building, but it will not block the West Elm entrance as to the north of the entrance there is a 62 ft area for the crane and construction fencing. There is no need for sidewalk bridging or scaffolding; the only work that is not within the building is demolition of the roof. The 5th floor roof protrudes out further than the 6th floor roof, therefore creating a setback where outdoor

work will occur. In addition, the skylight is 30 ft away from the edge of the 6th floor roof that has a parapet around it.

Construction Site Safety Plan

Fessler Industries strives to have all of our personnel leave our construction sites in the same state that they arrived. We are proud to have an EMR (Experience Modification Rate) of 0.75. Not only does our EMR show our commitment to safety, but it means our insurance rates are lower, giving 72andSUNNY a better price.

Some years ago, safety policies were rare and injuries were common industry-wide. The construction industry has improved by adapting with new safety regulations every year. Fessler Industries enthusiastically complies with every update. As of now, we require that every person performing work on our sites holds an OSHA 30 hour safety training card. This will apply to the 72andSUNNY NYC project. Each new worker on the site must attend a Site Specific Safety Orientation where we will discuss general safety concerns in addition to those specific to the 72andSUNNY NYC site. This includes falls and unauthorized personnel as there will be two slab openings in the building, and building tenants around the site as well as the brief use of a crane. They will also be briefed on the required PPE (hard hat, high visibility vest, cut resistant gloves, and safety glasses) and appropriate attire (boots and full-length pants).

Fall Prevention:

In order to protect those on site from falls through the openings in both the roof and the 6th floor slab, we will require laborers working near them to wear fall protection. This includes, but is not limited to, wearing a harness with a standard or retractable

lanyard that is secured to a fixed point above the space in which they are working. Laborers performing work that could include a potential fall hazard (i.e. on the demolition of the slabs, or around the opening) will wear hard hats with chin straps. This will prevent their hard hats from falling off and injuring other parties in the case of a fall incident.

Both openings will be surrounded by barricades until they are fully finished with the skylight on the roof or the staircase structure on the 5th floor. This method was used on all 9 floors at the Brooklyn Army Terminal and was 100% effective at preventing construction and non-construction personnel from entering into the fall-hazard zones without proper protection.

Fessler Industries is also aware that trips and slips can occur while moving up and down stairs. The convenience stair creates the possibility of these kinds of hazards. After the stair is constructed and protected, yellow anti-slip tape will be placed on each tread. We successfully used this method on our Pratt Institute Student Union renovation.

Unauthorized Personnel:

All entry points to the 72andSUNNY NYC site will have either a card-reader or will be locked for entry. The two points of entry are indicated on our site logistics plan. Our card-readers are compatible with the badge each authorized person will receive upon completion of the site-specific safety orientation. The only other entrances to the site are via fire stairs. These egress pathways will allow for exit from our site, but no re-entry.

We will work closely with the Empire Stores' Facilities Management team to keep them aware of the activity on our site. In order to collaborate with their team, we will have "Caution: Construction Zone" and "Authorized Personnel Only" signs posted near entries and in hallways that lead to our site. Emergency contact information for both Fessler Industries and Empire Stores personnel will also be posted.

Crane Activity:

A crane is projected to be on the 72andSUNNY NYC site only for three days throughout the course of the entire project. Limiting the time of a crane on site already lowers risk. Prior to any picks, the area with the crane will be protected with fencing to keep the public out and the crane will be inspected by a third party - the inspection agency we will have on the 72andSUNNY NYC site will be D. Krane and Sons Inspection Agency. As the site is located near the water, resulting in high winds, no picks will be made if the NYC Department of Buildings has issued a Wind Advisory. Any delay due to weather will be well worth it as opposed to the time that could be lost if an accident were to occur.

Every day, each subcontractor will fill out a pre-work plan that identifies the tasks they will be performing and note any potential safety issues related to those tasks. The foreman will review this plan with their team and properly mitigate the potential risks. These forms will be submitted to our superintendent on site and reviewed before work can begin. Once a week, our superintendent will hold a Foreman's Meeting where safety and coordination topics will be discussed.

Other safety forms will be required depending on the days' activities. We expect our most commonly used additional forms for this project to be for hot work, silica debris, and for the use of a lift. For the 72andSUNNY NYC project, lifts or baker scaffolds will be used instead of ladders. With the staircase in the middle of the site, Fessler Industries sees that it would be more prudent to avoid the risk of ladder-work as there is no way to tie off on a ladder.

All of the safety paperwork will be stored in our Site Safety Office as well as scanned into our digital archives. Safety Data Sheets (SDS) will be kept in the same manner. Any potentially hazardous materials used on our sites (i.e. bonding agents, sealers, silica products) will not be used before the SDS is approved. We will have first-aid kits located in our SIte Safety Office. Fire extinguishers will be placed where necessary.

Fessler Industries' staff will periodically walk the site and observe safe or unsafe work. We have started to use a digital safety tracking software called Predictive Solutions. Through this app, our staff logs their observations on each subcontractor. A report is made and it is sent out to our office and the subcontractor's office. Each of our team members are required to randomly observe a subcontractor at least twice a week. This system keeps our subcontractors working safe as they do not know when they will be inspected.

Our first priority when it comes to safety is the health and wellness of those involved in our projects. However, we cannot neglect that fact that a safe site leads to a

project that is completed on time and within budget. When we do our part and prevent incidents, our EMR remains low which in turn keeps insurance premiums low and lawsuits at a minimum. Safety is the key to any successful construction project.

Quality Assurance/Quality Control Plan

Fessler Industries is committed to presenting 72andSUNNY with a completed office space that meets the expectations based on the architect's design. We will achieve this by implementing a thorough quality assurance and quality control (QA/QC) plan. Our QA/QC plan includes close collaboration with the architect to ensure the materials and methods used on site are correct. This will keep the project running smoothly as we avoid delays due to the need to redo work that has already been done.

Quality Assurance:

Our main form of quality assurance for this project will be through the submittal process. Our submittal log will incorporate the date that each product is required on the job so that we know how to prioritize the approval process. In addition, we have ample time built in for our schedule for the Fessler Industries team on site to review products against the specifications prior to sending them to the architect. The architect will then also have plenty of time built in for review and to give feedback if a revise and resubmit is necessary. Submittals will be sent through the internet based software called Procore, where we can keep everything filed by CSI division and track its status.

Once the approved submittal products are brought to the job, the Fessler Industries team will perform another quality assurance check: we will inspect the products actually delivered against the approved submittal to ensure that they are the exact same product.

Quality Control:

Regular inspections ensure better quality control. The superintendent on site will work to observe our foremen and their laborers as they install their work. This will ensure the proper construction means and methods are used. The Frederick Fisher and Partners' representative will be welcome on site at all times, but we specifically request that they come at least once a week to ensure the work is progressing per their vision. This holds true for the engineering teams as well. At these weekly visits, the architect and engineers will give our Fessler Industries' team punch list items that need to be corrected before either their next visit or the project completion. Our punch list items will be tracked by Procore, giving both our team and the A/E team access to what needs to be done and what has been completed for their review.

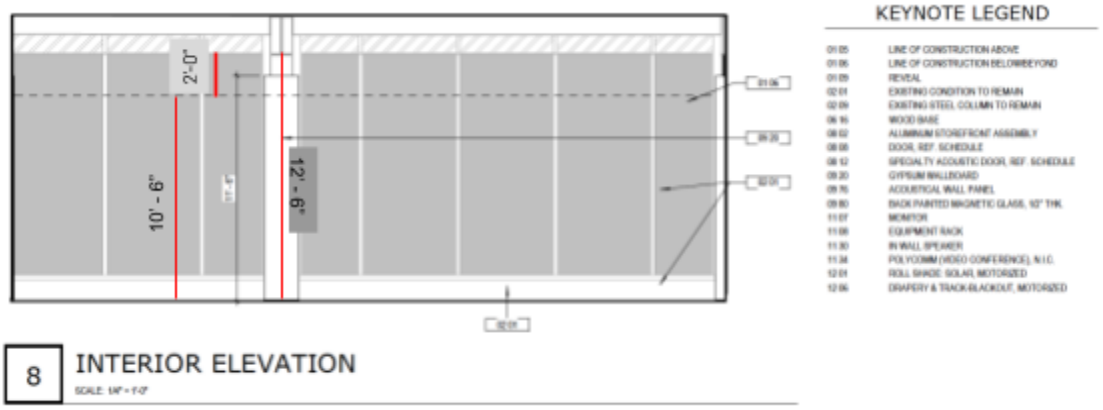
Prior to any official inspections held on site, our superintendent, relevant engineer, and contractor will walk the area and perform an unofficial inspection. Inspections include, but are not limited to, special inspections, FDNY inspections, Temporary Certificate of Occupancy, and Certificate of Occupancy inspections. The team will put themselves in the role of the inspector and look for any deficiencies in the work. We plan to use the official inspection form as a checklist, i.e a TR-1 form will be printed and completed on a pre-special inspection walkthrough. This will allow our team to correct anything before an inspector arrives and avoid Letters of Defect or the need for a second inspection that could put the project behind schedule.

Constructability Review

Fessler Industries provides an analysis of the drawings and specifications provided to ensure that what is designed does not include any conflicts. While the architects and engineers are responsible for the design, we have found that coordination issues are not always caught in the design phase. Lessons learned from previous projects have shown that by performing this constructability review before the construction process starts saves time and money.

In our review of the drawings, we believe there will be a conflict in Boardroom 605. There is an existing structural beam that runs horizontally across the room (see Figure 1 below). The Below Construction Line falls at 10' 6", and the existing structural column runs up to 11" 6". The total available height under the existing, horizontal structural beam is 12' 6". This leaves 2 feet, or 24 inches, between the existing steel beam and the ceiling for mechanical, fire suppression, and lighting systems.

Figure 1



There is a 20x8 duct that must run in this space, two light fixtures, and a sprinkler head/pipe (see below figures 1.1-4). With the 24 inches, the duct fills 8 of them, leaving 16 for the other trades. The lights and sprinkler are to be embedded in the ceiling and have a range of fixture heights from 3" to over 7". That leaves about 8 inches for the piping, hangers, wiring, and all other accessories for all MEP systems in this area.

As can be seen in Figure 4.1, the sprinkler line and lights are layed practically on top of each other. This means piping or wiring will have to be maneuvered over and around each other, adding even additional height. In the remaining space, this would be increasingly difficult and labor intensive. Additionally, it is difficult to be as precise in the field, so there is a good chance work would have to be re-done due to minute errors that otherwise would not have an impact on the system.

Figure 1.1

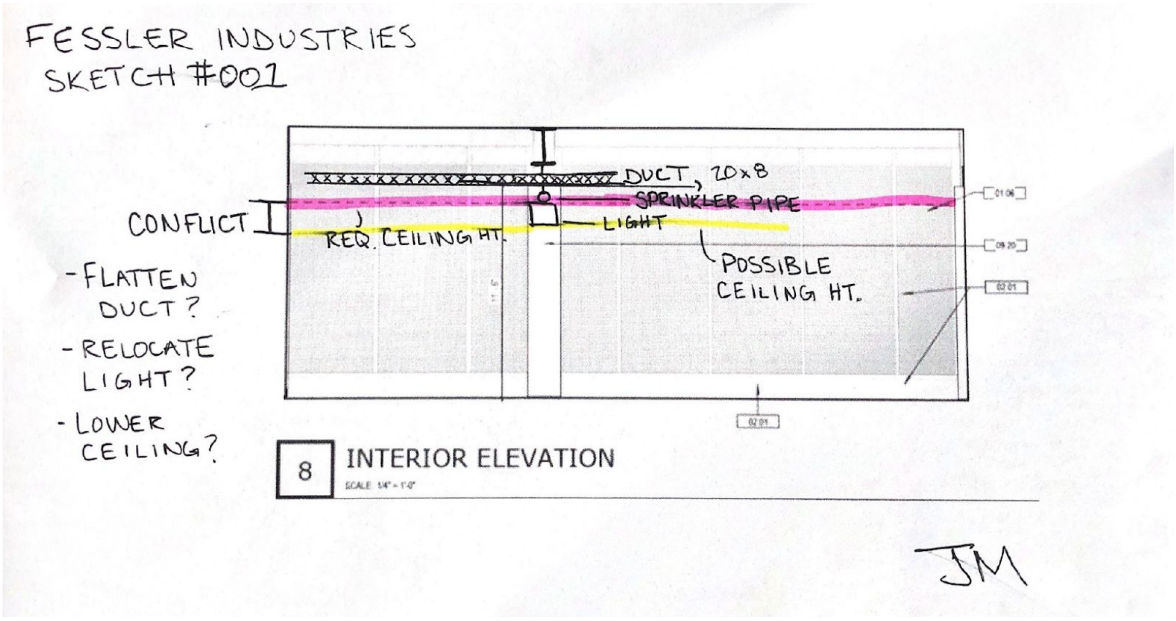


Figure 2

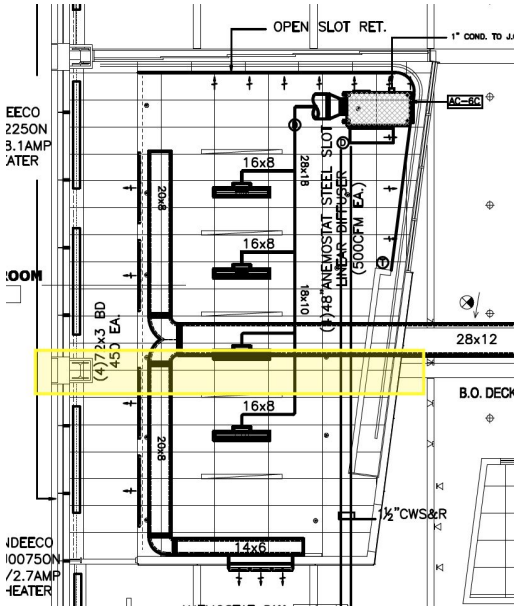
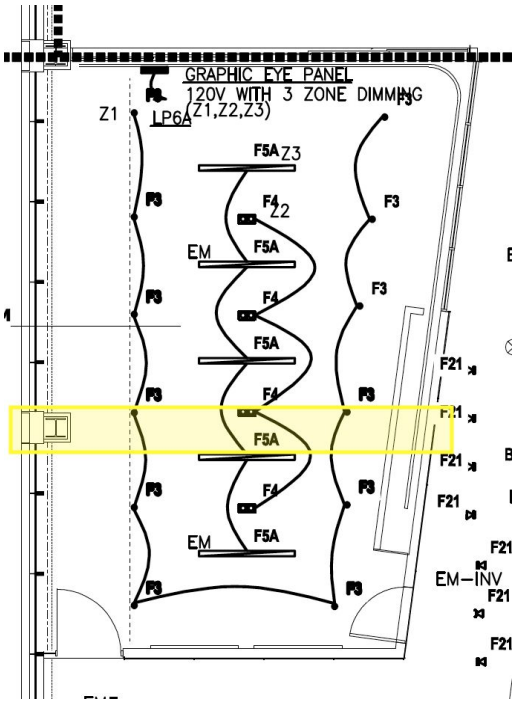


Figure 3.1



Figures 3.2 and 3.3

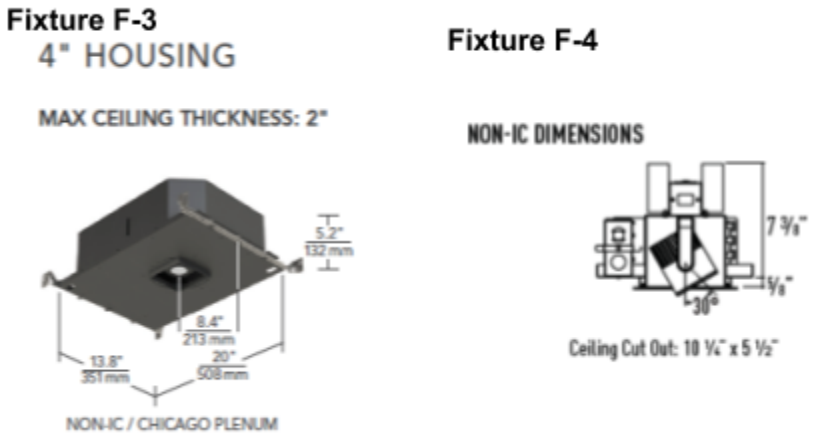


Figure 4.1

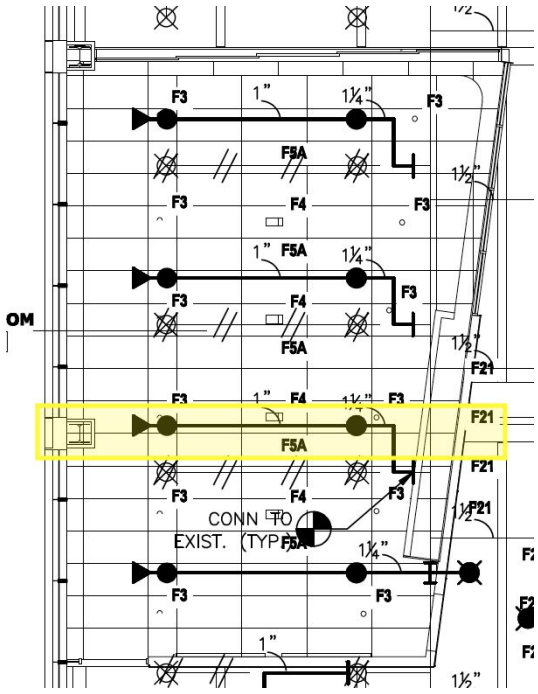
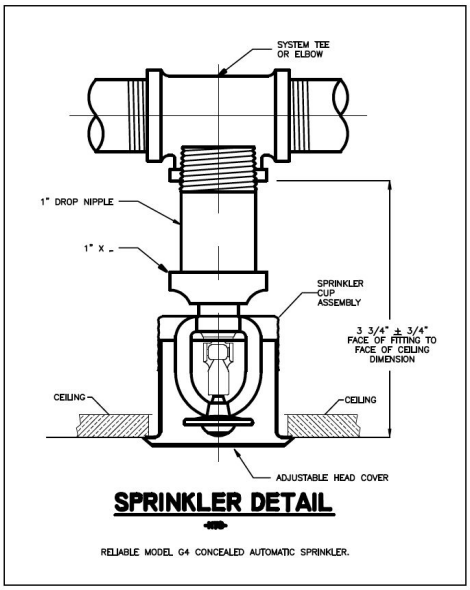


Figure 4.2

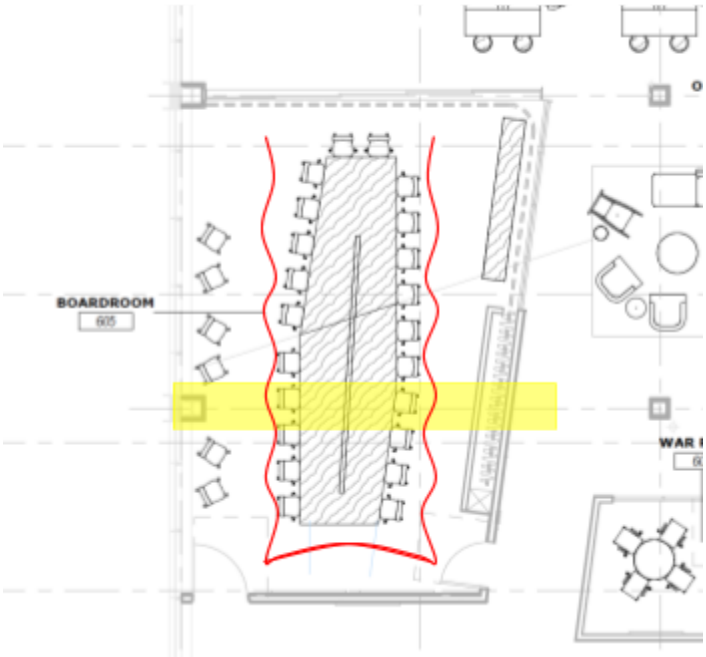


By resolving this issue now, prior to construction, with a slight redesign, the intense labor required in the field to install these systems will be reduced, resulting in a time savings. Fessler Industries has two potential solutions to this conflict and implementing only one would be necessary in order to come to a resolution. First, the 20x8 ductwork could be flattened slightly (from 8" to 6", similar to the duct at the end of the run) and sound insulation added to prevent any additional noise in Boardroom 605.

Second, the light fixtures could be relocated, only slightly, so that the sprinkler line does not overlap. As seen in Figure 5, the F3 lights fall *around* the planned conference table. The F4 lights, not in as much conflict with the sprinkler, are what provide consistent

lighting for the table. By adjusting the location of the two F3 lights in conflict with the sprinkler while keeping the practical lighting for the boardroom table the same.

Figure 5



Neither of these solutions would have a significant cost implication; the first only requires the additional purchase of a few feet of insulation and the second would only include a few inches of wiring. These solutions also pose absolutely no time implications, especially if solved now.

In addition to this constructability review, Fessler Industries would appreciate the 72andSUNNY and their A/E team review our RFIs generated from this process.

Request for Interpretation:

Project: 72 AND SUNNY NYC

To: FREDERICK FISHER PARTNERS ARCHITECTS

From: FESSLER INDUSTRIES

Date: 2 DECEMBER 2019

RFI Number: RFI # 001

Request: Please confirm the Service Elevators' dimensions and capacity. The requested information will confirm the current plan of utilizing the Service Elevators for all deliveries and could impact the project cost and schedule if not possible.

Attachments:

Specification Section: n/a

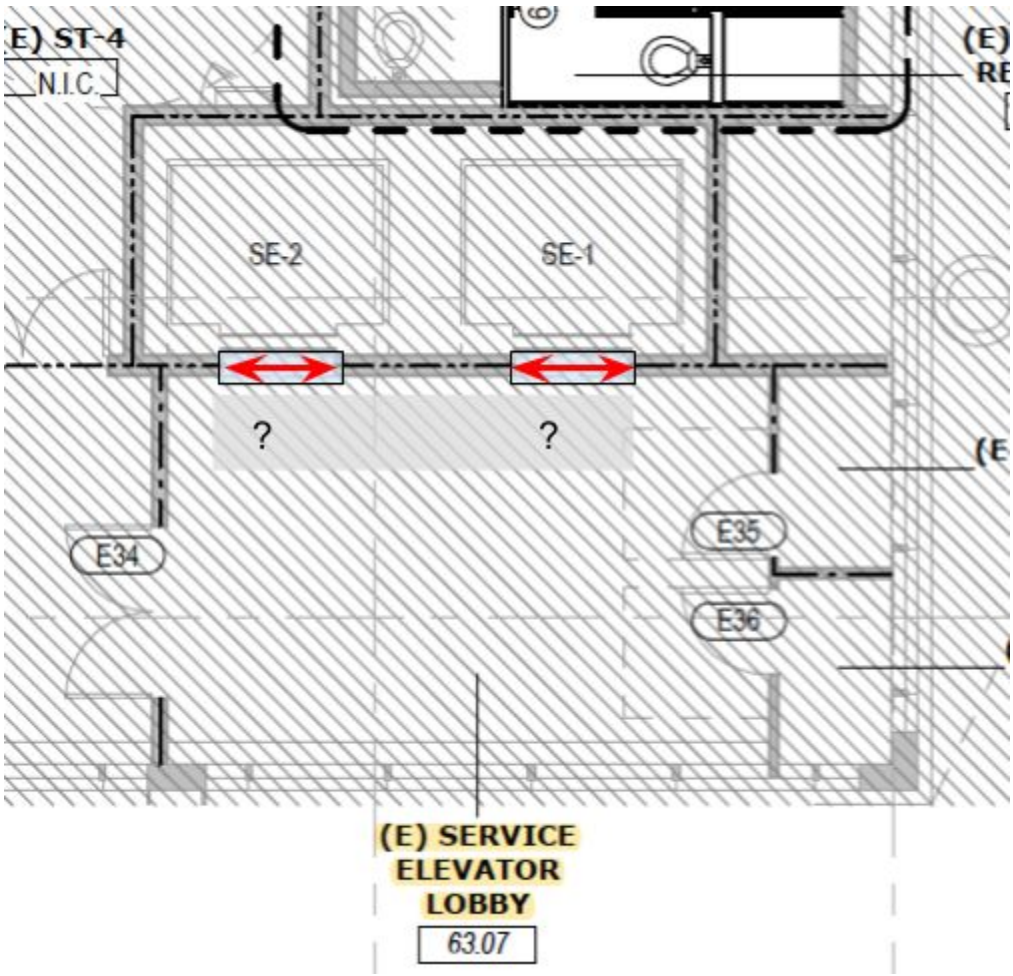
Specification Paragraph: n/a

Drawing Numbers and Details: Section of Drawing A-206

Response Requested By: 6 January 2020

Response:

RFI #001 Attachment 1, Section of Drawing A-206



Request for Interpretation:

Project: 72 AND SUNNY NYC

To: FREDERICK FISHER PARTNERS ARCHITECTS, KAPLAN GEHRING MCCARROLL, MOTTOLA RINI ENGINEERS, P.C.

From: FESSLER INDUSTRIES

Date: 2 DECEMBER 2019

RFI Number: RFI # 002

Request: Please review the potential MEP conflict in Boardroom 605. The two feet between the existing steel beam and the ceiling must fit mechanical, fire suppression, and lighting systems which appear to be in conflict.

Attachments:

Specification Section: n/a

Specification Paragraph: n/a

Drawing Numbers and Details: A-255, detail 8, S-103, M-102, E-004, E-104, Lighting Cut Sheet pages 26-36, SP-002, SP-102, Fessler Industries Sketch #001

Response Requested By: 6 January 2020

Response:

Sustainable Construction Plan

Fessler Industries takes sustainability very seriously. We understand that our actions directly impact the built environment which, according to the LEED website, is responsible for 38% of carbon dioxide emissions in the United States. We do all that we can to reduce our impact so that the earth and our climate will remain intact for generations to come.

Part of our commitment to sustainability is the way we as a company operate. We try to reduce the amount of office supplies used, materials used, and other wasteful habits. What we cannot eliminate, we are sure to source responsibly and dispose of properly. For example, instead of keeping physical construction drawings on site, we use a Microsoft Surface Hub. This reduces the need to keep printed drawings on your site. For perspective, this already eliminates the paper for a 24x36 size, 282 page drawing set for 72andSUNNY NYC. The Surface Hub still gives us the ability to see the drawings at a larger scale, draw on them, and conform them as new bulletins are released. Otherwise, we would have to have a new drawing set printed with every change.

On an actual construction level, our larger concern when it comes to sustainability is demolition waste. The US Green Building Council predicts that LEED projects keep over 80 million tons of waste from landfills. For this reason, Fessler Industries does our best to follow the LEED standards for waste handling even on our non-LEED projects. We have experience working on buildings with potential for LEED certification, such as Sherred

Hall, and we have taken those methods and applied them to all of our jobs. All demolition waste will be sorted to ensure any materials that could be reused or recycled are removed from what is going into the landfill.

Also as a result of demolition, particularly in removing the slabs on the roof and 6th floor, dust and other particles will enter into the air. In order to prevent a negative impact to the indoor air quality of our site, our workers will be required to use tools that have built-in vacuums. When demolishing the 6th floor and roof slabs, we will use a wet saw cut so that dust will not protrude into the air. We are also prepared to create a negative air pressure zone with HEPA filters around the demolition area, however, we believe that will not be necessary with the wet cuts. This will only be implemented if the indoor air quality drops even with the wet cutting. Additionally, we will have sticky mats to collect dust from boots in places such as the entry to demolition areas and our site offices. These will keep workers from tracking dust into other cleaner parts of the site. As always, the newly installed HVAC equipment will remain covered and sealed until it is time for testing and balancing. This will prevent debris from construction coming out of your vents once the space has been turned over and furnished.

Construction Technology Initiatives

Fessler Industries has seen great increases in efficiency (lower costs and time savings) with the technology initiatives we have introduced over the course of being in the construction industry. We pride ourselves in adapting quickly with the industry as new technologies are released and transformed into the standard. Our IT department strives to evaluate cutting edge technologies and determine if they are advantageous to our needs. They communicate with other industry professionals to gain feedback from those that have already tested the new technologies.

Our use of appropriate construction technology starts before we have even been hired to construct your project. Our initial estimate was conducted with the use of PlanSwift, a software which allows us to perform quantity take-offs, assign unit costs, and calculate the hard costs of your project. Then, we use Primavera P6 to create our schedule for your project.

Once your office renovation begins, we will use Procore for a variety of uses. It will help us with document control for both submittals and RFIs as well as addended drawings. It also allows us to receive invoices from our subcontractors per their Schedule of Values', and prepare invoices to send to you, 72andSUNNY. Primavera will be used again during actual construction, but this time to track our baseline schedule against our actual progress.

With regards to site safety, an app called Predictive Solutions will be used to rate the safety-level and general upkeep of the site. With Predictive Solutions, Fessler Industries' field staff can evaluate different subcontractors and areas of construction. Any safety incidents will be tracked through Procore. Predictive Solutions has been successful on other Fessler Industries' job sites with similar safety hazards to the ones found at the 72andSUNNY NYC site, such as the 20k Freight Elevator at the Brooklyn Army Terminal. The use of this app keeps Fessler Industries aware of site conditions and keeps laborers working safe, as they never know when they may be inspected.

Our Microsoft Surface Hub will not only save paper by displaying full size drawings, but it will act as a monitor for meetings and enable video calls with attendees that cannot attend. Our Surface Hub can also be used to show potential MEP clashes by running a variety of Autodesk software, including Navisworks. For example, Navisworks was used to identify the clash in Boardroom 605.

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Presentation Slides

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Please see the following page for the Presentation Slides.

72andSUNNY NYC Project Proposal

Prepared By: Fessler Industries

72andSunny

ESSLER INDUSTRIES

Agenda

- Project Understanding and Project Approach
- Firm Introduction
- Relevant Projects
- Team Organizational Chart
- Senior Staff
- Milestone Project Schedule
- Sample 2-week look ahead
- Staffing Chart
- Summary Estimate
- Detailed Trade Take-Off
- Value Engineering Proposal
- Construction Site Logistics Plan(s)
- Construction Site Safety Plan
- Quality Assurance/Quality Control Plan
- Constructability Review
- Sustainable Construction Plan
- Construction Technology Initiatives

ESSLER
INDUSTRIES

Project Understanding

Project Name: 72andSUNNY NYC

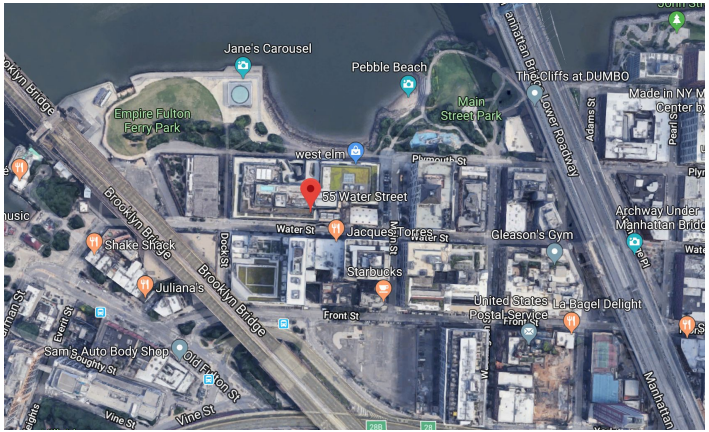
Project Address: 55 Water St. Brooklyn, NY 11201

Owner: 72andSUNNY Dumbo

Architect: Frederick Fisher Partners Architects

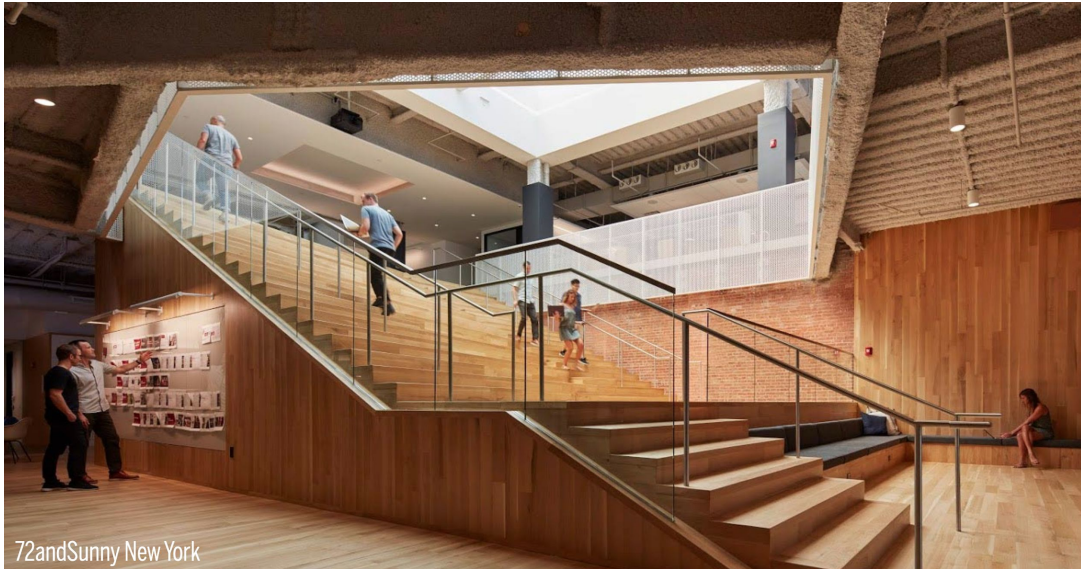
Structural Engineer: Bluesky Design

MEP Engineer: Mottola Rini Engineers, P.C.



ESSLER INDUSTRIES

Project Understanding



- **Scope of Work:**
  - Installation of a skylight
  - Installation of a convenience staircase
  - Interior fit-out of conference and meeting rooms
    - with interior partitions
    - various other office-place amenity spaces such as a fitted-out mailroom and kitchen
    - Flooring finishes
  - MEP trades in these spaces

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Project Approach

- Identify issues and conflicts as early as possible
  - Roof/Skylight
  - Convenience Stair
- Phased schedule
  - Roof slab demolition and skylight installation
  - 6th floor slab demolition and beginning of convenience stair installation
  - Interiors work will begin
  - Finishes on the convenience stair

ESSLER
INDUSTRIES

Introduction: Fessler Industries

- **Firm History:**
  - Founded by Alexandra Fessler in 2000
- **Firm Size:**
  - 60 Million Dollars Annually
  - 150 Employees
- **Firm Location:**
  - 512 5th Ave. New York, New York
- Certified WBE
- Internship Program
- Here for YOU

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Relevant Projects - Brooklyn Army Terminal 20k Freight

- Existing 100 year old building
- Cut through 12” concrete slab
- Tenants in spaces
- Nightwork
- Chain Fall

Cost: $ 1.5 million

Size: 250 square foot opening through 9 floors

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Relevant Projects - Brooklyn Army Terminal Amenities

During Construction

Expected Completion

- Repeat client
- 8 month long fit out of amenity spaces in occupied space
- Similar finish level

Cost: $ 1 million

Size: 16,000 square feet

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Relevant Project - McCann Midtown Office

- Iconic staircase
- Finished office space
- Advertising and design client

Cost: $4 million

Size: 40,000 square feet

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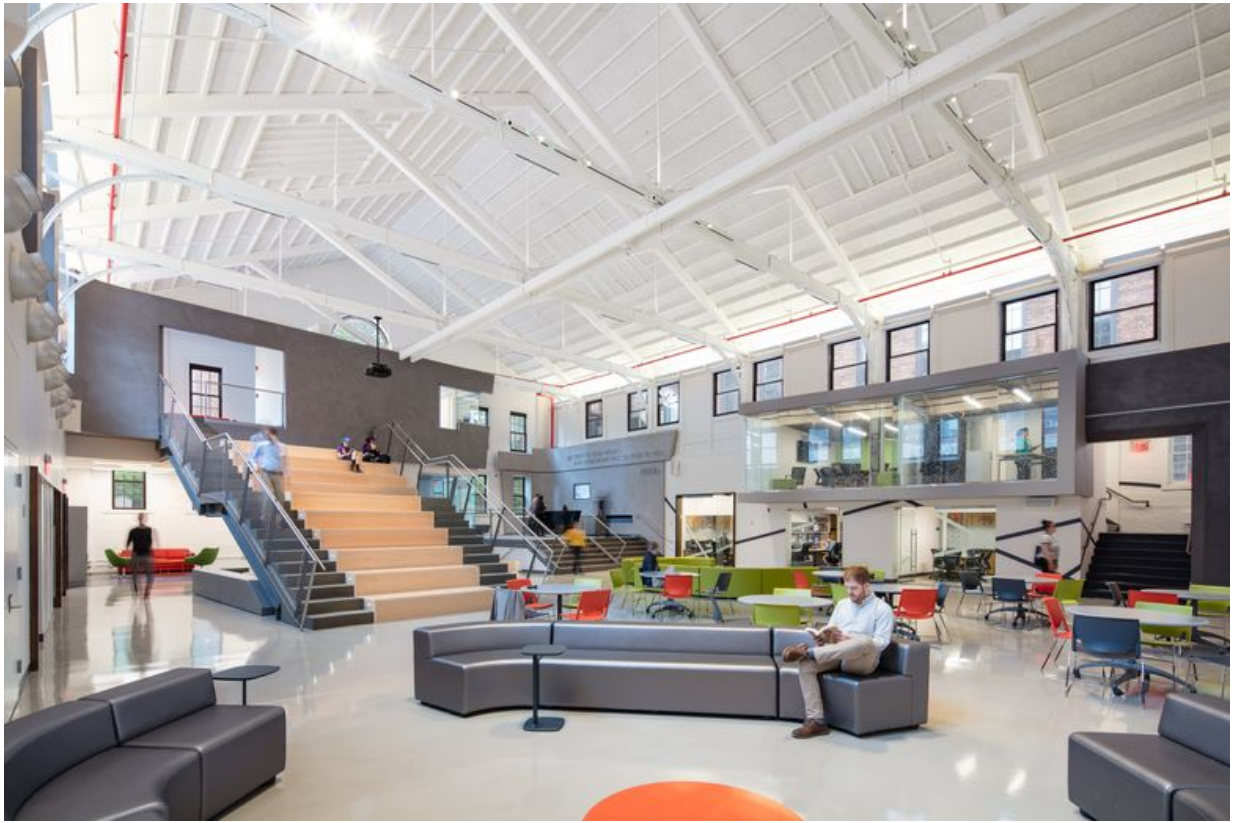
Relevant Project - Pratt Student Union



- Featured staircase and bleacher seating
- Open floor plan surrounded by conference rooms
- Used by art and design students

Cost: Withheld

Size: 15,000 square feet

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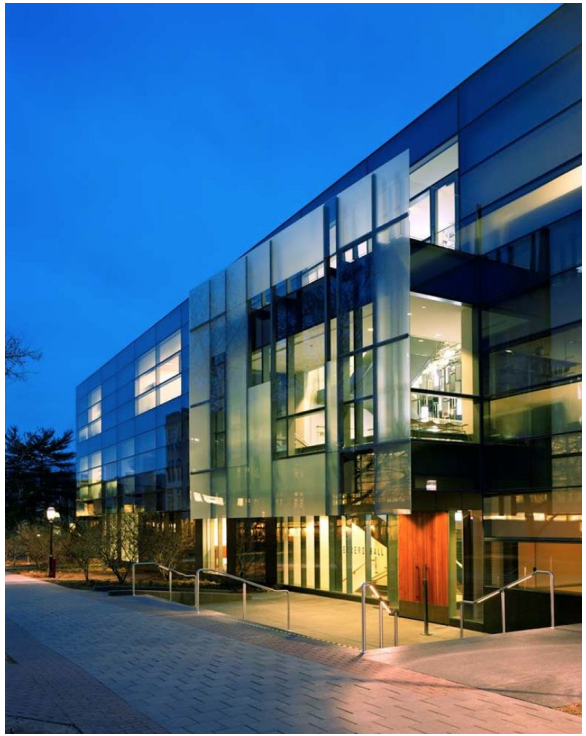
Relevant Projects - Sherrerd Hall



- Designed by Frederick Fisher and Partners
- Skylight over stairwell
- All glass facade

Cost: Withheld

Size: 47,000 square feet

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Our Team

72andSunny

Frederick Fisher and Partners

BlueSky Designs
designing beyond limits

MR

Eleanor Fessler
Principal

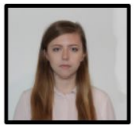
Amanda Goodman
Project Executive

Diane Burke
Project Manager

Samantha Angelillo
Site Safety Manager

Sofia Mirante
Senior Superintendent

Josette Marcario
BIM Coordinator



Morgan Hauck
Senior Estimator

Chelsea Hildago
Assistant Superintendent

Annie Planker
Project Engineer

Joseph Kelly
Intern

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Schedule Milestones

	Jan	Feb	Mar	Apr	May	June	Jul	August	Sept	October	Nov	Dec
72ANDSUNNY	Jan 6											Dec 17
NTP	Jan 6											
PRECONSTRUCTION	Jan 6				May 19							
MOBILIZATION		Feb 4 - Feb 6										
DEMOLITION		Feb 7						Aug 27				
SKYLIGHT		Feb 7		Apr 10								
BUILDING ENCLOSURE			Mar 16 - Mar 30									
INTERIOR CONSTRUCTION		Feb 7										Dec 7
STRUCTURAL		Feb 7			May 4							
CONVENIENCE STAIR					May 5							Dec 7
MEP INFRASTRUCTURE		Feb 7									Nov 19	
GENERAL CONSTRUCTION							Jul 8				Nov 5	
FINISHES								Aug 19			Nov 10	
EQUIPMENT INSTALLATION										Oct 13	Nov 13	
PUNCHLIST											Nov 16	Dec 17

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Two-Week Look Ahead: Actual Construction Start

72 AND SUNNY 2-WEEK LOOK AHEAD		2020								
ACTUAL CONSTRUCTION		Feb 4	Feb 5	Feb 6	Feb 7	Feb 10	Feb 11	Feb 12	Feb 13	Feb 14
55 WATER STREET BROOKLYN, NEW YORK 11201		Tuesday	Wednesday	Thursday	Friday	Monday	Tuesday	Wednesday	Thursday	Friday
PRECONSTRUCTION										
	LONG LEAD ITEM PURCHASE - GLASS	X	X	X	X	X	X	X	X	X
	SUBMITTALS - HVAC	X	X	X	X	X				
	SUBMITTALS - ELECTRICAL	X	X	X	X	X				
	SUBMITTALS - PLUMBING	X	X	X	X	X				
	SUBMITTALS - FIRE ALARM	X	X	X	X	X				
	SUBMITTALS - FIRE SUPRESSION	X	X	X	X	X				
	A/E SUBMITTAL REVIEW - HVAC						X	X	X	X
	A/E SUBMITTAL REVIEW - ELECTRICAL						X	X	X	X
	A/E SUBMITTAL REVIEW - PLUMBING						X	X	X	X
	A/E SUBMITTAL REVIEW - FIRE ALARM						X	X	X	X
	A/E SUBMITTAL REVIEW - FIRE SUPRESSION						X	X	X	X
MOBILIZATION		X	X	X						
DEMOLITION										
	TEMPORARY THERMAL PROTECTION				X	X	X			
	TEMPORARY MOISTURE PROTECTURE				X	X	X			
	REMOVE EXISTING CONCRETE PAVERS							X	X	X
ROOF/SKYLIGHT										
	RELOCATE GREEN ROOF LANDSCAPING				X	X	X			
INTERIOR CONSTRUCTION										
STRUCTURAL										
	TEMPORARY SHORING				X	X	X	X	X	
MEP INFRASTRUCTURE										
	SHOP DRAWING SUBMITTAL				X	X	X	X	X	X

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Staffing Chart

NAME	ROLE	AVG HOURS PER MONTH	TOTAL HOURS	% OF TIME
ELEANOR FESSLER	PRINCIPAL	6	66	3%
AMANDA GOODMAN	PROJECT EXECUTIVE	16	195	10%
DIANE BURKE	PROJECT MANAGER	70	840	44%
MORGAN HAUCK	SENIOR ESTIMATOR	26	312	16%
SOFIA MIRANTE	SENIOR SUPERINTENDENT	160	1,920	100%
CHELSEA HILDAGO	ASSISTANT SUPERINTENDENT	160	1,920	100%
ANNIE PLANKER	PROJECT ENGINEER	122	1,464	76%
SAMANTHA ANGELLILO	SITE SAFETY SUPERVISOR	153	1,840	96%
JOSETTE MARCARIO	BIM MANAGER	18	220	11%
JOSEPH KELLY	INTERN	100	400	21%
			9,177	

ESSLER INDUSTRIES

Summary Estimate

Project: 72andSUNNY NYC Location: 55 Water Street Brooklyn, NY 11201 Firm: Fessler Industries Date: December 2nd, 2019	COST	COST/SF	%
DIVISION 1 GENERAL REQUIREMENTS - SAFETY AND PROTECTION	$23,900.00	$0.88	1.26%
DIVISION 2 EXISTING CONDITIONS - DEMOLITION	$425,000.00	$14.21	20.36%
DIVISION 3 CONCRETE	$80,000.00	$2.68	3.83%
DIVISION 4 MASONRY	$1,000.00	$0.03	0.05%
DIVISION 5 METALS	$69,000.00	$2.31	3.31%
DIVISION 6 WOODS, PLASTICS, AND COMPOSITES	$115,000.00	$3.85	5.51%
DIVISION 7 THERMAL AND MOISTURE PROTECTION	$90,000.00	$3.01	4.31%
DIVISION 8 OPENINGS - DOORS/WINDOWS	$92,500.00	$3.09	4.43%
DIVISION 8 OPENINGS - SKYLIGHT	$70,000.00	$2.34	3.35%
DIVISION 9 FINISHES - FLOORING	$90,000.00	$3.01	4.31%
DIVISION 9 FINISHES - WALLS	$276,000.00	$9.23	13.22%
DIVISION 11 EQUIPMENT	$78,000.00	$2.61	3.74%
DIVISION 12 FURNISHINGS	$70,000.00	$2.34	3.35%
DIVISION 21 FIRE SUPPRESSION	$120,000.00	$4.01	5.75%
DIVISION 22 PLUMBING	$11,000.00	$0.37	0.53%
DIVISION 23 HEATING, VENTILATING, AND AIR-CONDITIONING	$264,623.61	$8.85	12.68%
DIVISION 26 ELECTRICAL	$200,000.00	$6.69	9.58%
DIVISION 27 COMMUNICATIONS	$11,000.00	$0.37	0.53%
TRADE SUBTOTAL	**$2,087,023.61**	**$69.57**	**100%**
BUILDING PERMIT FEES	$10,000.00		FIXED
GENERAL CONDITIONS - REIMBURSABLES	$62,610.71		3%
CM STAFF	$208,702.36		10%
OVERHEAD AND PROFIT	$208,702.36		10%
INSURANCE	$83,480.94		4%
PAYMENT AND PERFORMANCE BOND	$41,740.47		2%
TOTAL	**$2,702,260.46**	**$90.08**	

ESSLER INDUSTRIES

HVAC Estimate

Project: 72andSUNNY NYC **Location:** 55 Water Street Brooklyn, NY 112201 **Firm:** Fessler Industries **Date:** December 2nd, 2019					30,000	SF
	QTY	**UNIT**	**COST / UNIT**	**TOTAL COST**	**COST/SF**	**%**
ELECTRIC HEATER	8	EA.	$400.00	$3,200.00	$0.11	1.21%
SPLIT SYSTEM AIR COOLED AC UNITS - ELECTRIC AIR CUTRAIN CLIMATE CONTROL	3	EA.	$900.00	$2,700.00	$0.09	1.02%
SPLIT SYSTEM AIR COOLED COMPUTER ROOM AC UNITS - CP W/1" DRAIN	2	EA.	$1,000.00	$2,000.00	$0.07	0.76%
CELIING DIFFUSER	64	EA.	$308.00	$19,712.00	$0.66	7.45%
DUCTWORK - BROKEN OUT BELOW	-	LBS	-	-	-	-%
OVAL DUCT 30X12	1,142	LBS	$6.00	$6,852.78	$0.23	2.59%
OVAL DUCT 30X16	3,359	LBS	$6.00	$20,154.79	$0.67	7.62%
OVAL DUCT 30X14	1,229	LBS	$6.00	$7,372.48	$0.25	2.79%
OVAL DUCT 32X12	848	LBS	$6.00	$5,087.77	$0.17	1.92%
OVAL DUCT 32X14	572	LBS	$6.00	$3,432.78	$0.11	1.30%
OVAL DUCT 20X16	643	LBS	$6.00	$3,857.69	$0.13	1.46%
OVAL DUCT 20X10	476	LBS	$6.00	$2,857.25	$0.10	1.08%
12X8	1,002	LBS	$4.00	$4,006.61	$0.13	1.51%
14X8	589	LBS	$4.00	$2,356.48	$0.08	0.89%

HVAC Estimate (cont.)

16X8	1,240	LBS	$4.00	$4,960.18	$0.17	1.87%
14X10	1,101	LBS	$4.00	$4,404.13	$0.15	1.66%
18X8	481	LBS	$4.00	$1,922.59	$0.06	0.73%
32X14	1,063	LBS	$4.00	$4,253.28	$0.14	1.61%
10X6	661	LBS	$4.00	$2,642.24	$0.09	1.00%
20X12	607	LBS	$4.00	$2,426.20	$0.08	0.92%
20X10	715	LBS	$4.00	$2,859.06	$0.10	1.08%
22X12	755	LBS	$4.00	$3,018.43	$0.10	1.14%
20x12	432	LBS	$4.00	$1,728.30	$0.06	0.65%
30X16	542	LBS	$4.00	$2,169.02	$0.07	0.82%
20X16	555	LBS	$4.00	$2,221.64	$0.07	0.84%
28X18	425	LBS	$4.00	$1,700.76	$0.06	0.64%
18X10	243	LBS	$4.00	$971.81	$0.03	0.37%
20X8	518	LBS	$4.00	$2,073.02	$0.07	0.78%
14X6	144	LBS	$4.00	$575.74	$0.02	0.22%
28X12	845	LBS	$4.00	$3,378.31	$0.11	1.28%
10X12	112	LBS	$4.00	$449.23	$0.01	0.17%
12x12	668	LBS	$4.00	$2,671.48	$0.09	1.01%
18x14	459	LBS	$4.00	$1,834.63	$0.06	0.69%
18x18	528	LBS	$4.00	$2,111.81	$0.07	0.80%
28x20	2,006	LBS	$4.00	$8,025.31	$0.27	3.03%
22x20	634	LBS	$4.00	$2,537.36	$0.08	0.96%
18x8	928	LBS	$4.00	$3,710.10	$0.12	1.40%
24x16	697	LBS	$4.00	$2,786.26	$0.09	1.05%
56x20	363	LBS	$4.00	$1,450.89	$0.05	0.55%

HVAC Estimate (cont.)

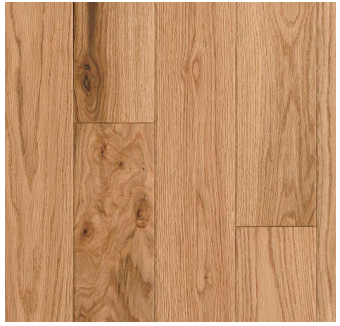
24x18	654	LBS	$4.00	$2,616.02	$0.09	0.99%
58x20	526	LBS	$4.00	$2,104.02	$0.07	0.80%
38x20	2,059	LBS	$4.00	$8,234.34	$0.27	3.11%
58x16	892	LBS	$4.00	$3,567.53	$0.12	1.35%
58x14	652	LBS	$4.00	$2,609.86	$0.09	0.99%
38x14	1,707	LBS	$4.00	$6,829.61	$0.23	2.58%
20x14	494	LBS	$4.00	$1,976.00	$0.07	0.75%
30x14	653	LBS	$4.00	$2,611.67	$0.09	0.99%
12x6	372	LBS	$4.00	$1,488.16	$0.05	0.56%
DUCTWORK ACCESSORIES - LOUVERS	1	EA.	$190.00	$190.00	$0.01	0.07%
DUCTWORK ACCESSORIES - ACCESS DOORS	9	EA.	$90.00	$810.00	$0.03	0.31%
PIPING	256	L FT.	$76.96	$19,702.00	$0.66	7.45%
HANGERS AND SUPPORTS	211	EA.	$10.00	$2,110.00	$0.07	0.80%
VIBRATION ISOLATION	7,600	SQ FT	$4.50	$34,200.00	$1.14	12.92%
CUTTING AND PATCHING	BY OTHERS	-	-	-	-	-%
DRAINAGE	256	L FT.	$76.96	$19,702.00	$0.66	7.45%
SYSTEM CONTROLS	27	EA	$200.00	$5,400.00	$0.18	2.04%
TRADE SUBTOTAL				**$264,623.61**		
DEDUCT ALTERNATE: USE RECTANGULAR DUCT INSTEAD OF OVAL DUCT	8,270	LBS	$4.00	$33,080.00		
DEDUCT SUBTOTAL				**$231,543.61**		

Value Engineering Proposal

Option #1

- Solid Hardwood Flooring
  - $4.99 per SF
  - $55,000 total
- Specified
- Lifetime Warranty
- 5” planks
- Installation: nailed

- Engineered Wood Flooring
  - $4.00 per SF
  - $44,000 total
- Available in same finish
- Lifetime Warranty
- 5” planks
- Installation: glue, staple, or float



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Value Engineering Proposal

- Back-Painted Glass Wall Panels
  - $73 per SF
  - $200,800 total
- Specified
- Lead time: 10 weeks
- Available in a variety of colors

Option #2

- High-Gloss Acrylic Panels
  - $30 per SF
  - $83,000 total
- Significant Cost savings
- Lead time: 6 weeks
- Available in a variety of colors
- Doesn't need to replace entire wall system

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Site Logistics Plans

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Key:

direction of traffic

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Key:

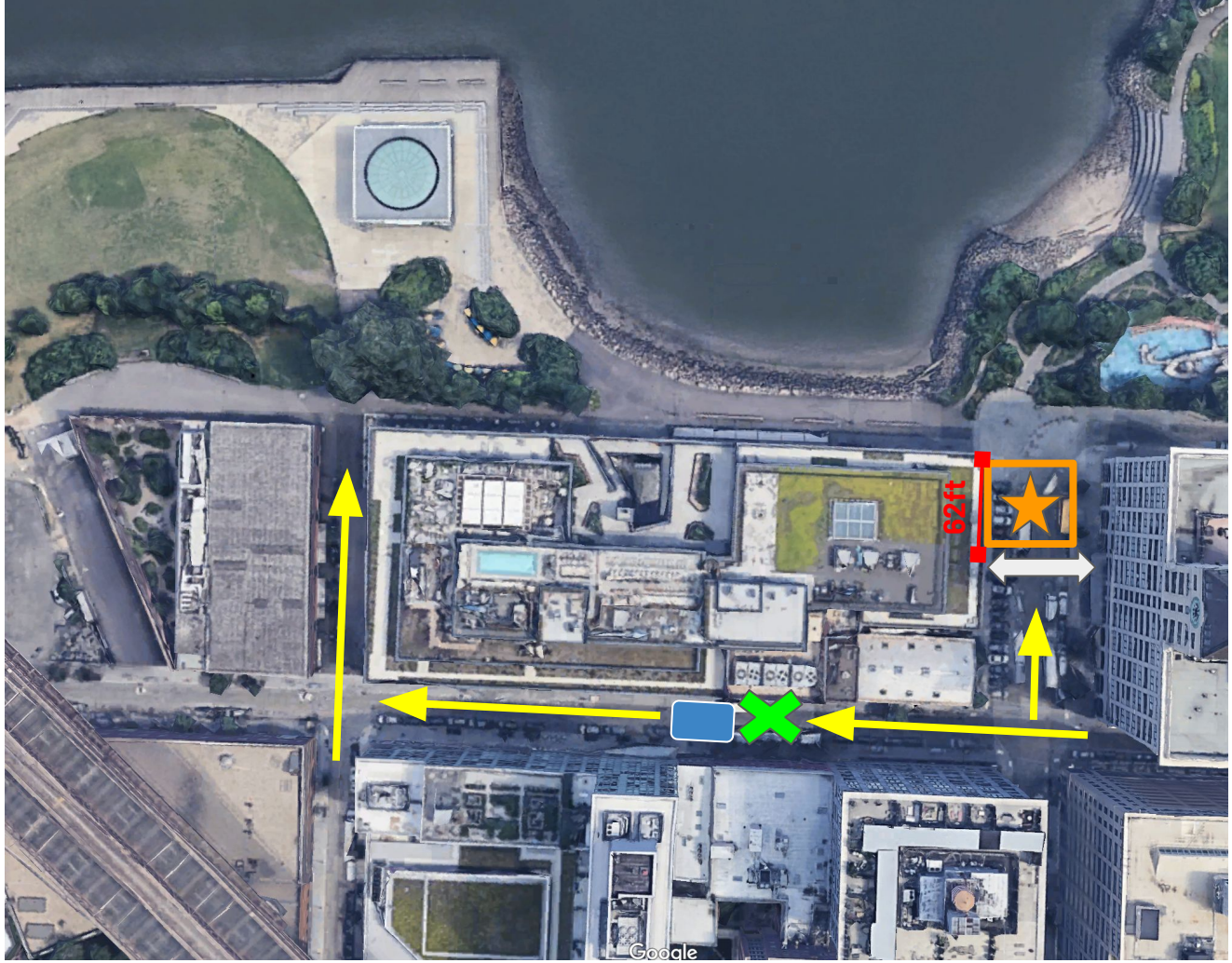
Delivery location

Direction of traffic

Waste containers

Crane and fencing (temporary)

West Elm Entrance / Exit



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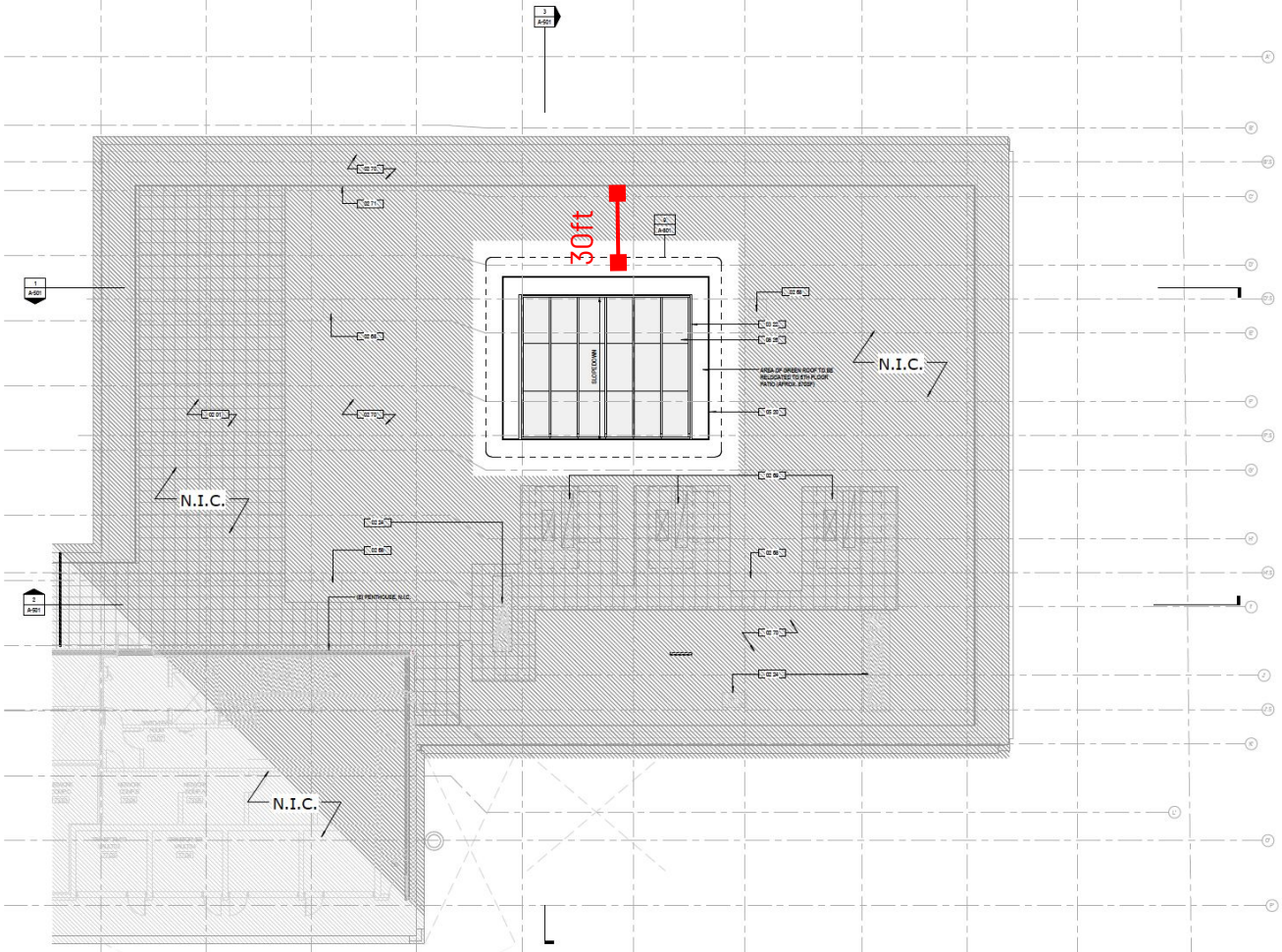

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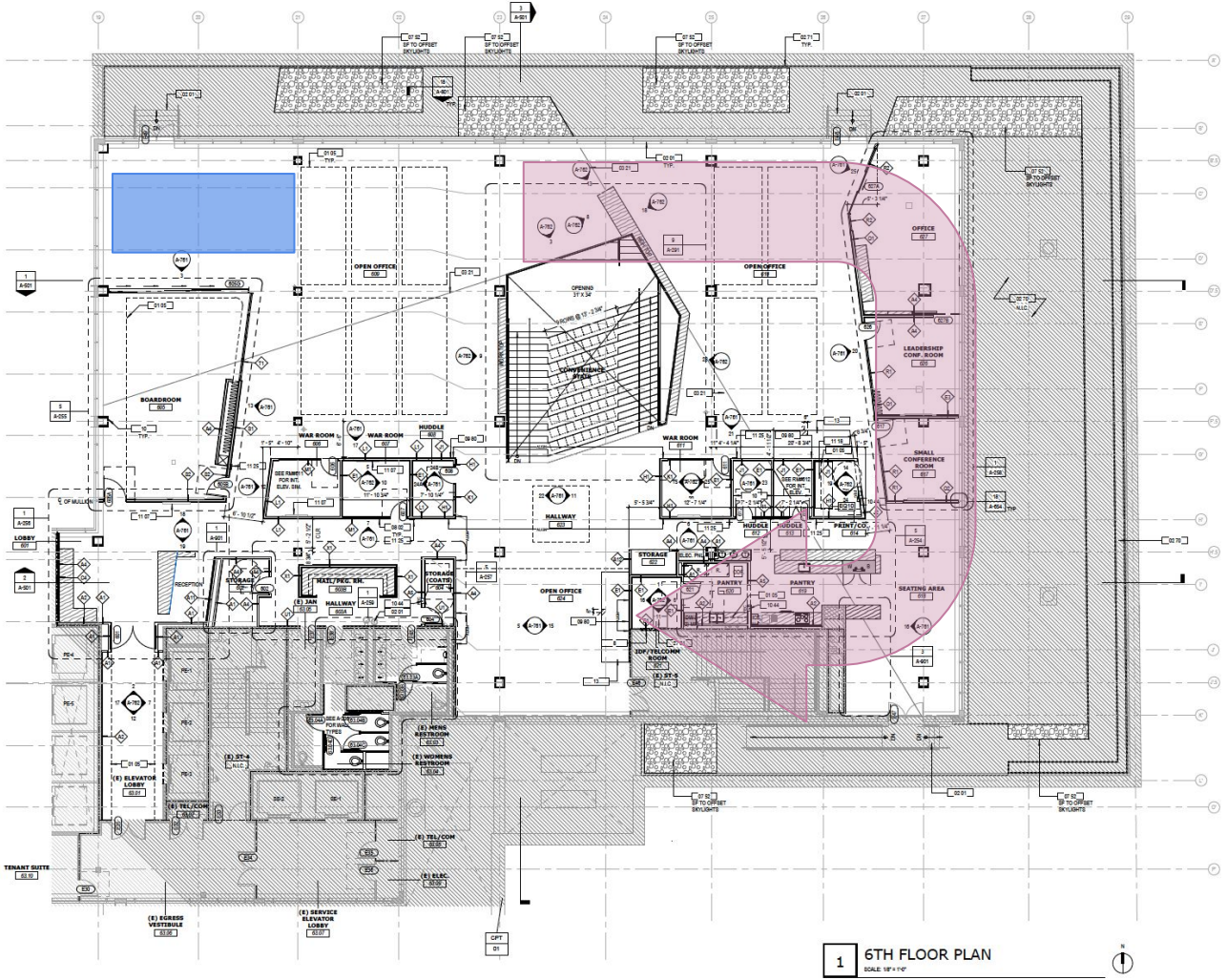
Key:

Material Storage and Staging Areas



1 6TH FLOOR PLAN

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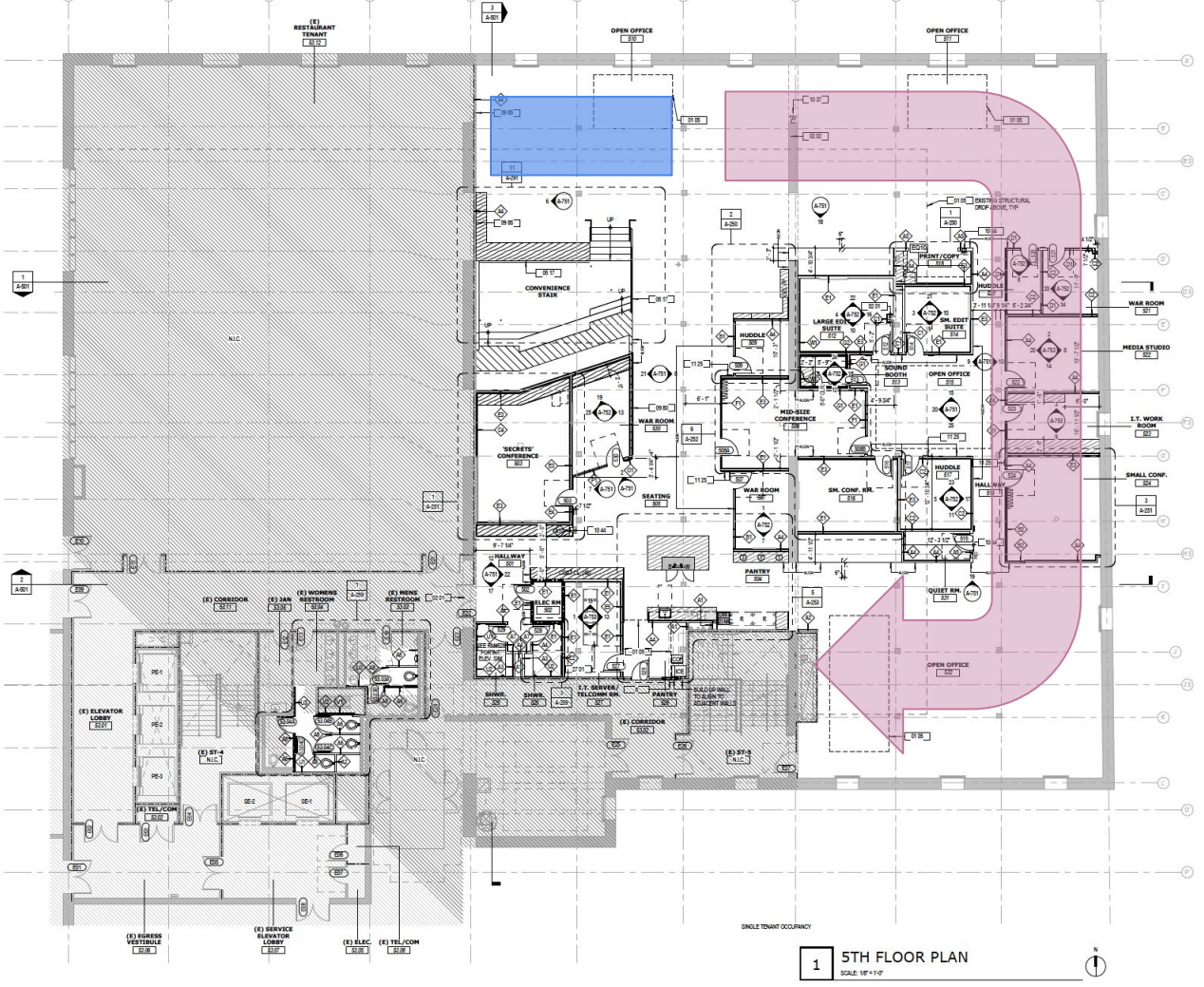
Key:

Material Storage and Staging Areas



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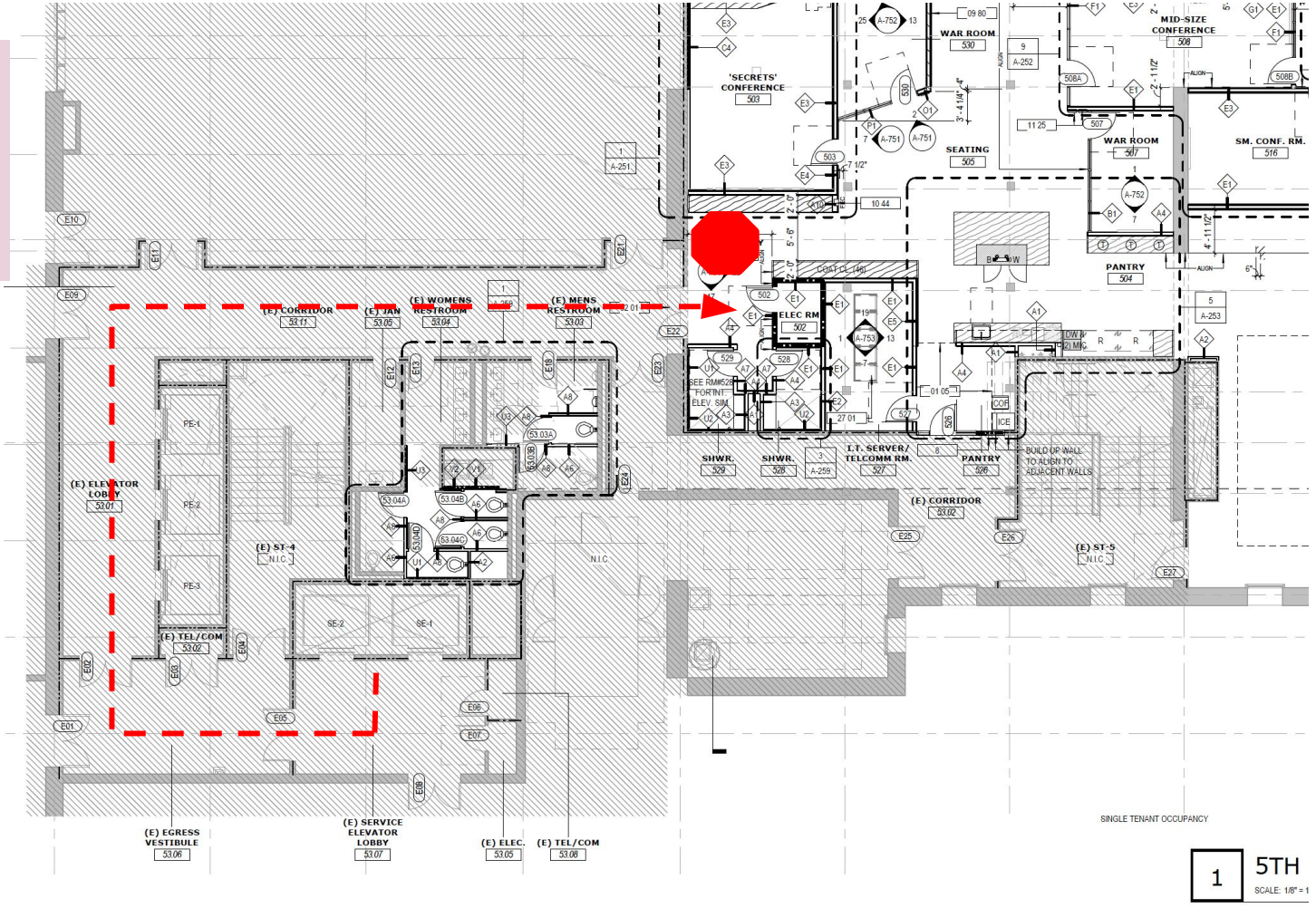
Key:

Site Security



1 5TH
SCALE: 1/8" = 1

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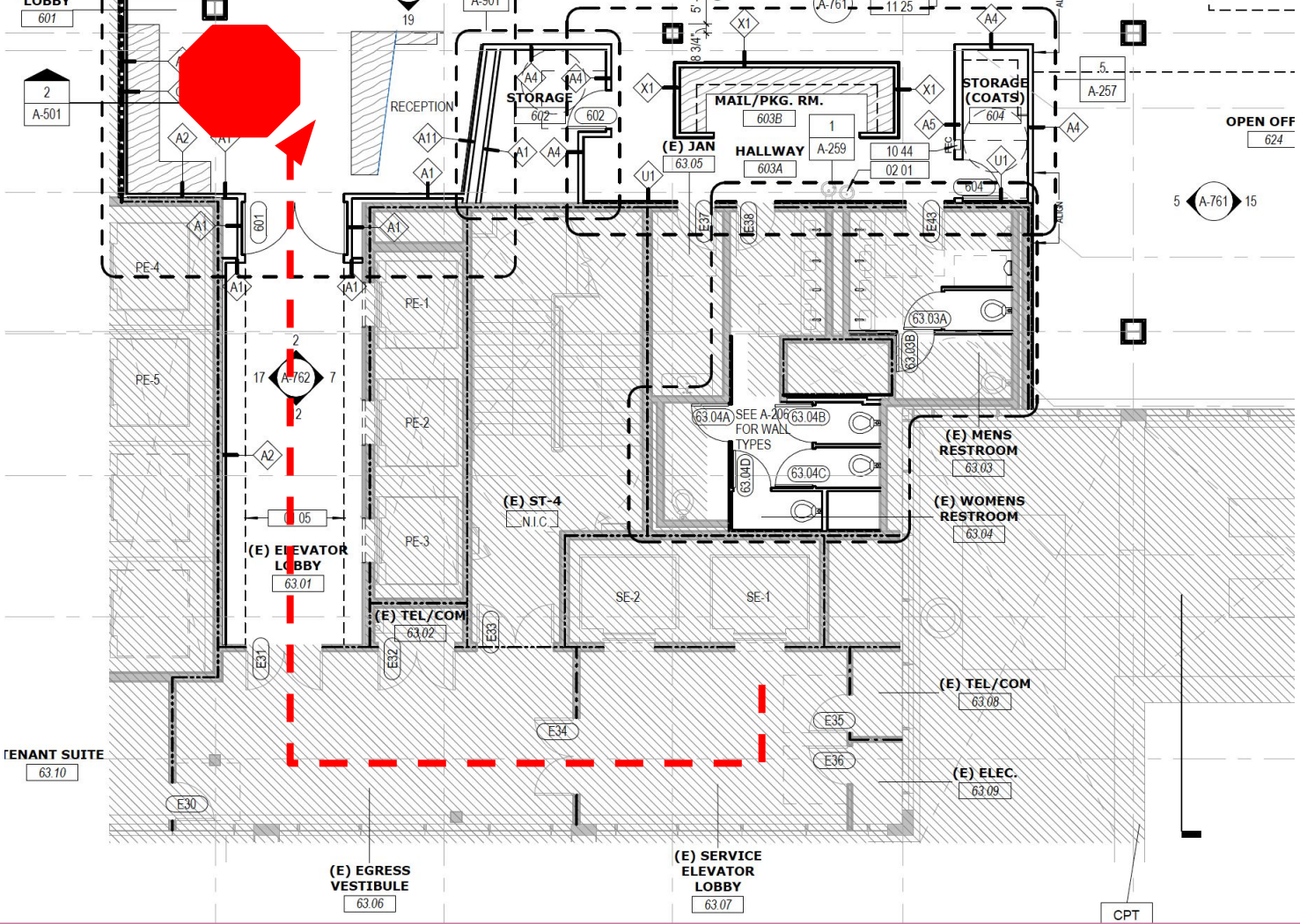
Key:

Site Security



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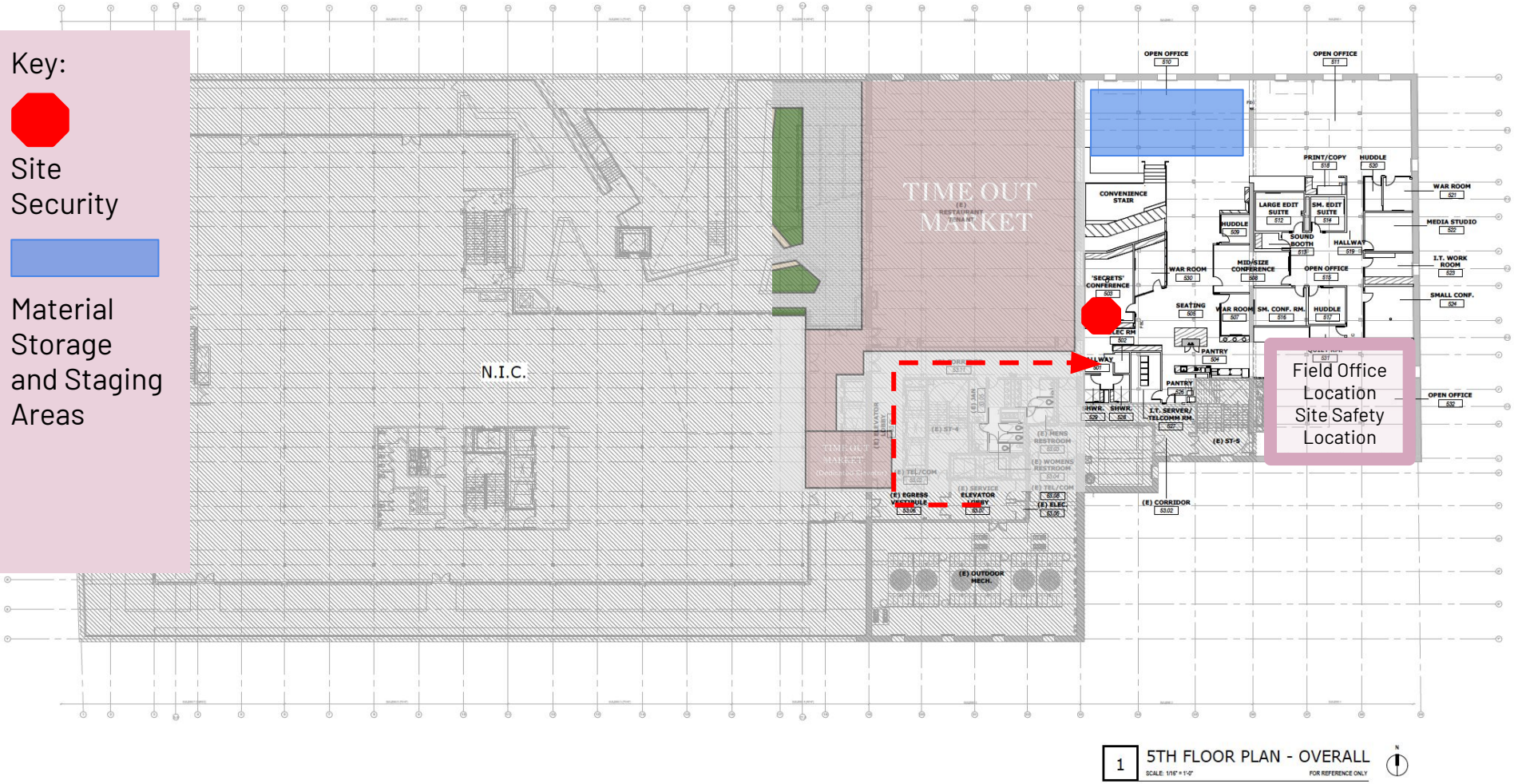
Key:

Site Security

Material Storage and Staging Areas



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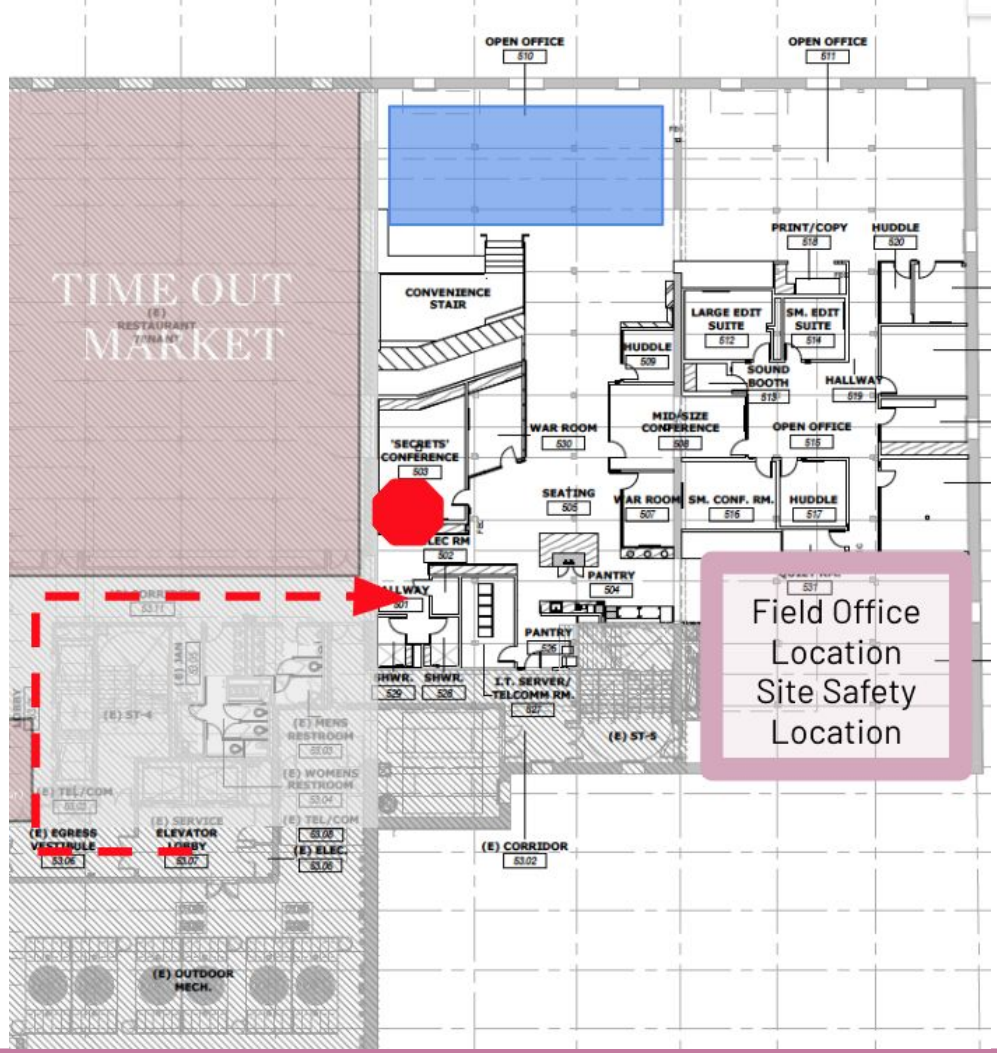

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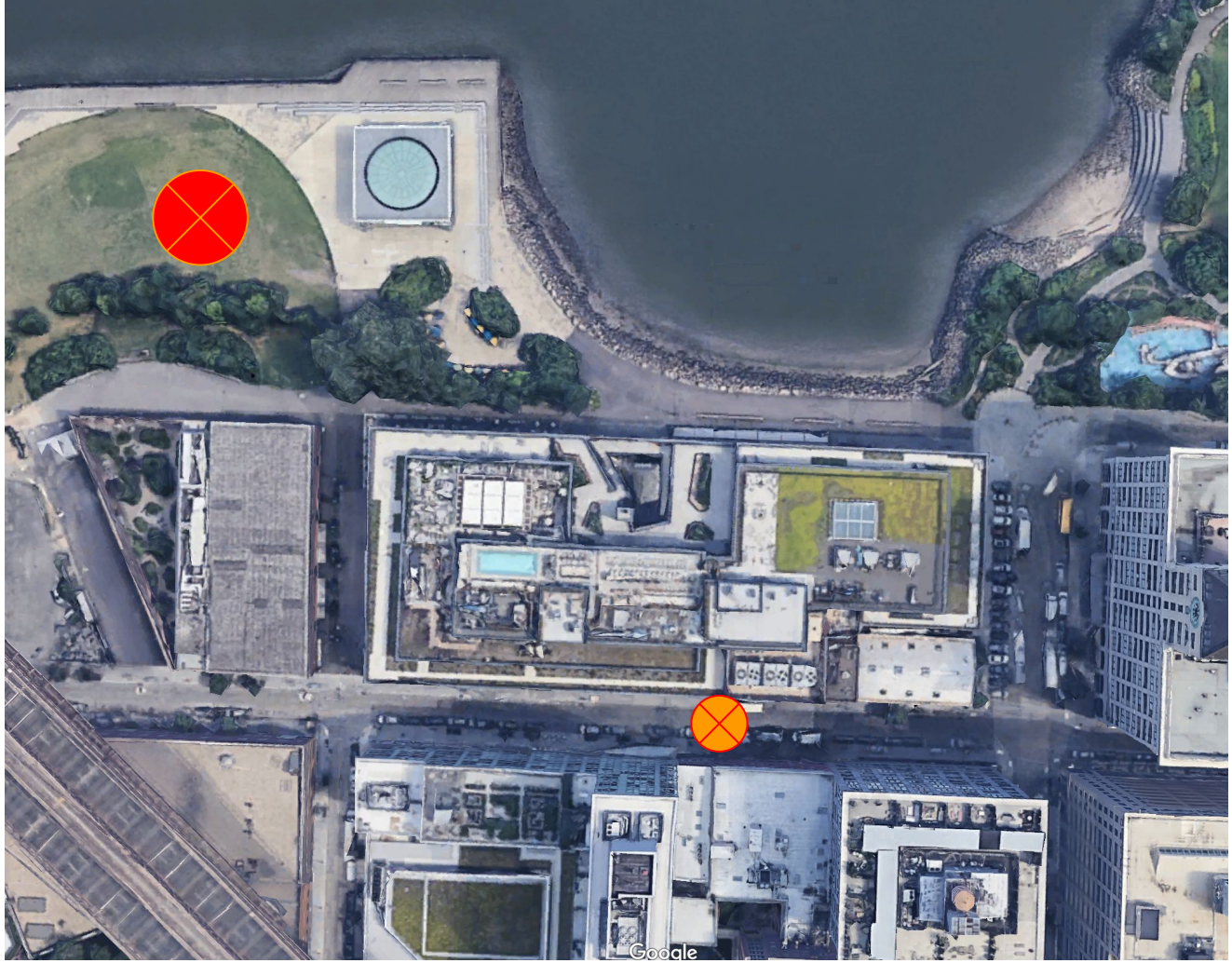
Key:

Emergency Muster Point

Emergency Vehicle Access



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Construction Site Safety Plan

- 0.75 EMR
- Daily Safety Paperwork
- Weekly Foreman's Meetings
- Predictive Solutions App
- Main Concerns:
  - Fall Prevention
  - Unauthorized Personnel
  - Crane Activity

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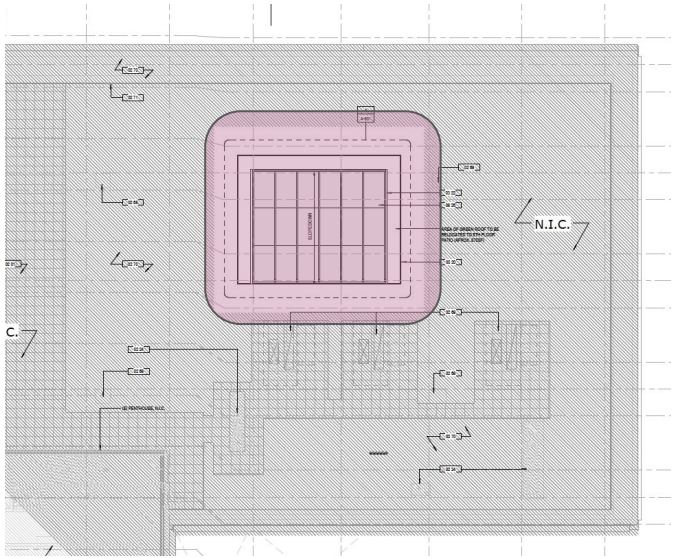
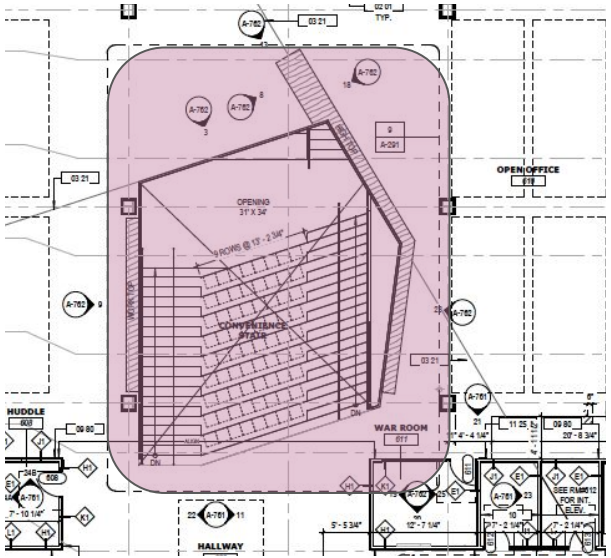
Concern: Falls

- Lanyards
- Chin Strap
- Ladders Last





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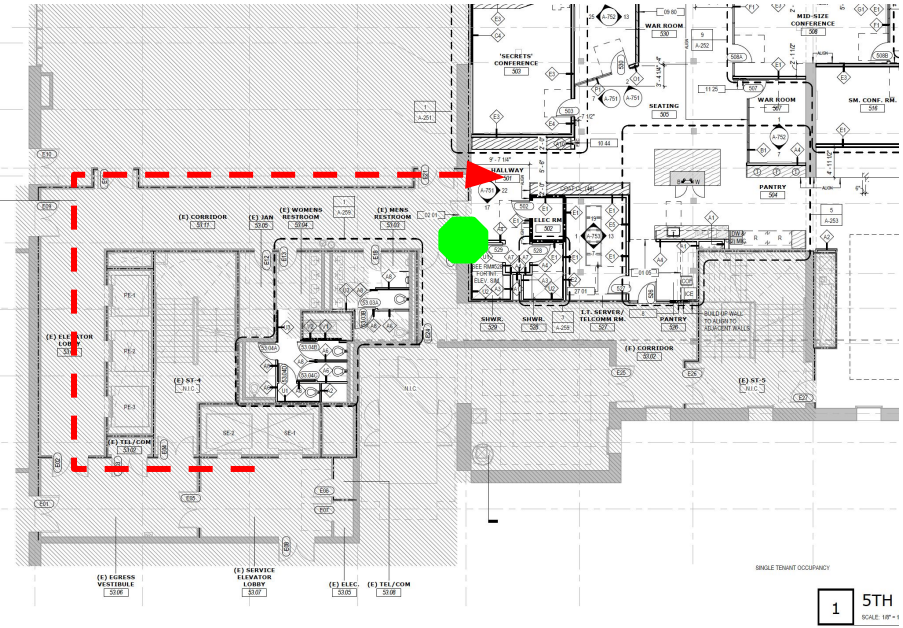
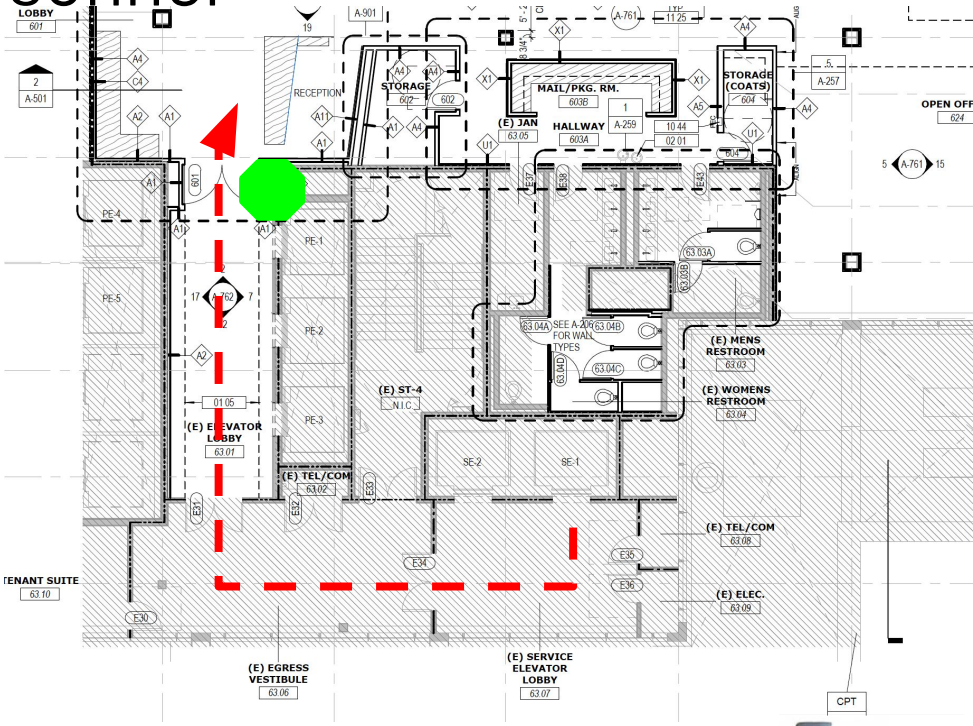
Concern: Unauthorized Personnel



5th Floor Badging Location



6th Floor Badging Location

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Concern: Crane Activity

- Near Water
- High Winds
- Short Duration

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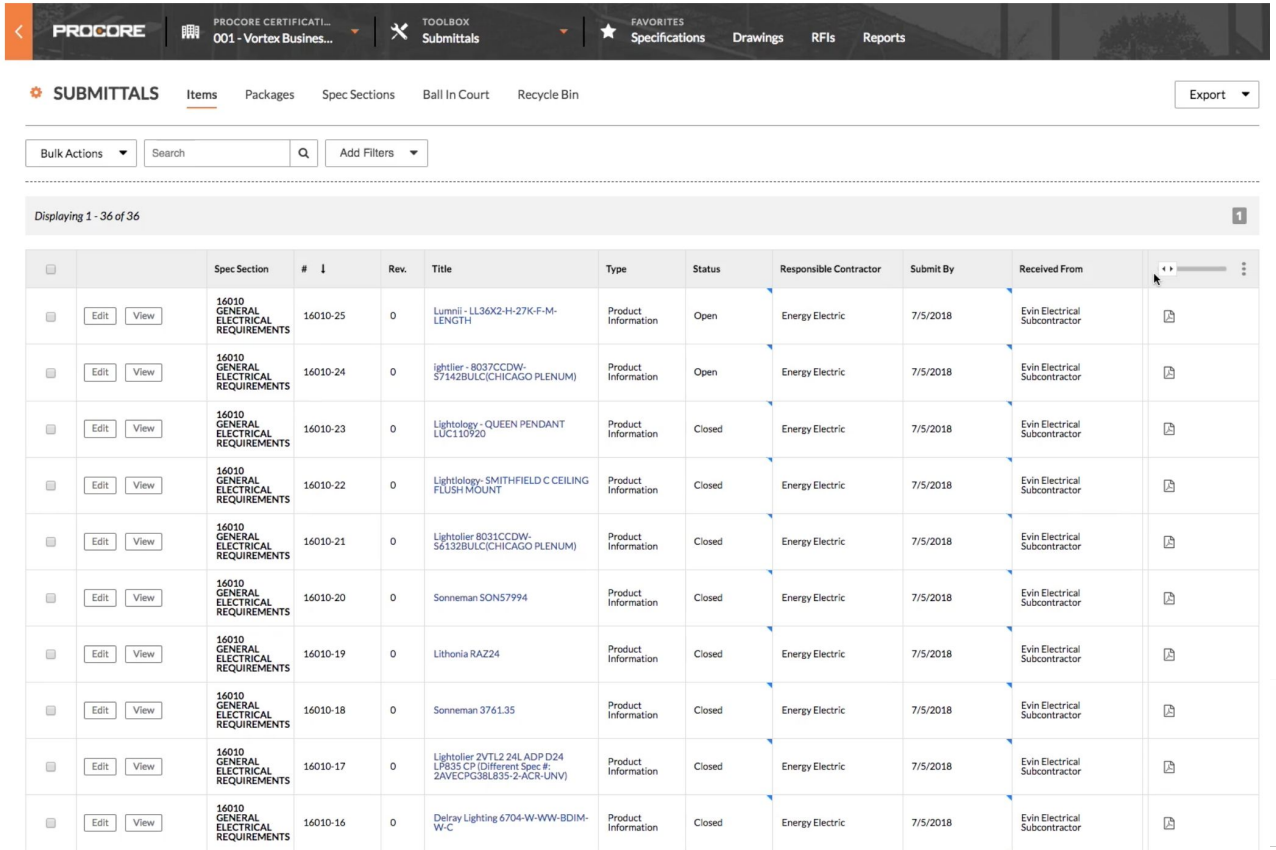
Quality Assurance / Quality Control Plan

- Submittals through Procore
- Submittal log incorporates Required on Job date
- Delivery Inspections



		Spec Section	#	Rev.	Title	Type	Status	Responsible Contractor	Submit By	Received From
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	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-24	0	ightlier - 8037CCDW-S7142BULC(CHICAGO PLENUM)	Product Information	Open	Energy Electric	7/5/2018	Evin Electrical Subcontractor
	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-23	0	Lightology - QUEEN PENDANT LUC110920	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-22	0	Lightiology- SMITHFIELD C CEILING FLUSH MOUNT	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-21	0	Lightolier 8031CCDW-S6132BULC(CHICAGO PLENUM)	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-20	0	Sonneman SON57994	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-19	0	Lithonia RAZ24	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-18	0	Sonneman 3761.35	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
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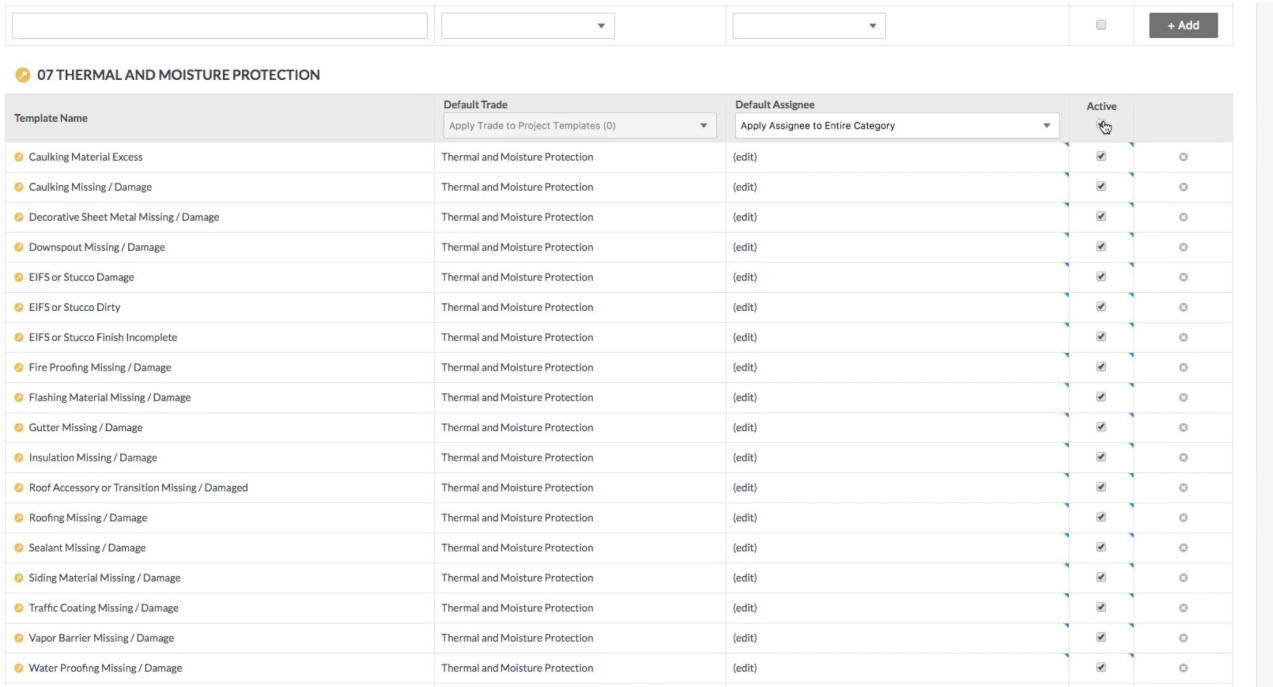
Quality Assurance / Quality Control Plan

- Weekly Architect and Engineer site visits
- Punch List
- Pre-Inspection Walk Through



+ Add

07 THERMAL AND MOISTURE PROTECTION

Template Name	Default Trade Apply Trade to Project Templates (0)	Default Assignee Apply Assignee to Entire Category	Active
Caulking Material Excess	Thermal and Moisture Protection	(edit)	☑
Caulking Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Decorative Sheet Metal Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Downspout Missing / Damage	Thermal and Moisture Protection	(edit)	☑
EIFS or Stucco Damage	Thermal and Moisture Protection	(edit)	☑
EIFS or Stucco Dirty	Thermal and Moisture Protection	(edit)	☑
EIFS or Stucco Finish Incomplete	Thermal and Moisture Protection	(edit)	☑
Fire Proofing Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Flashing Material Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Gutter Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Insulation Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Roof Accessory or Transition Missing / Damaged	Thermal and Moisture Protection	(edit)	☑
Roofing Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Sealant Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Siding Material Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Traffic Coating Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Vapor Barrier Missing / Damage	Thermal and Moisture Protection	(edit)	☑
Water Proofing Missing / Damage	Thermal and Moisture Protection	(edit)	☑

PROCORE

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Constructability Review

- Done in preconstruction
  - Saves time
  - Saves money
- Clash Detection
  - Proposed solutions based on construction means and methods
- Developing RFIs
  - Service Elevator Size
  - Boardroom 605

Request for Interpretation:

Project: 72 AND SUNNY NYC

To: FREDERICK FISHER PARTNERS ARCHITECTS

From: FESSLER INDUSTRIES

Date: 2 DECEMBER 2019

RFI Number: RFI # 002

Request: Please confirm there is no MEP conflict in Boardroom 605. The two feet between the existing steel beam and the ceiling must fit mechanical, fire suppression, and lighting systems which appear to be in conflict.

Attachments:

Specification Section: n/a

Specification Paragraph: n/a

Drawing Numbers and Details: A-255, detail 8, S-103, M-102, E-004, E-104, Lighting Cut Sheet pages 26-36, SP-002, SP-102, Fessler Industries Sketch #001

Response Requested By: 6 January 2020

Response:

512 5th Ave. New York, New York 212.547.8076

- Proposed Solution to Boardroom 605
  - Flatten Duct
  - Move Light fixtures F3 and F4

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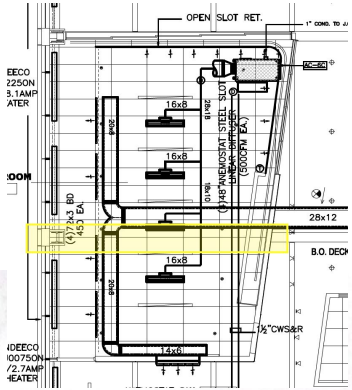
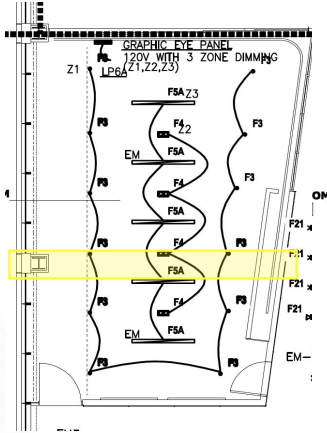
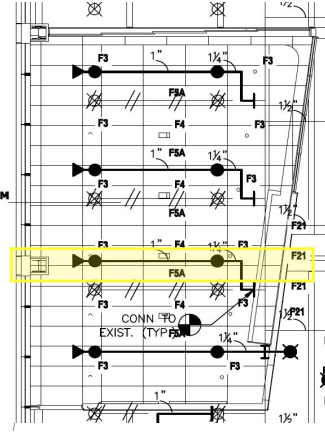
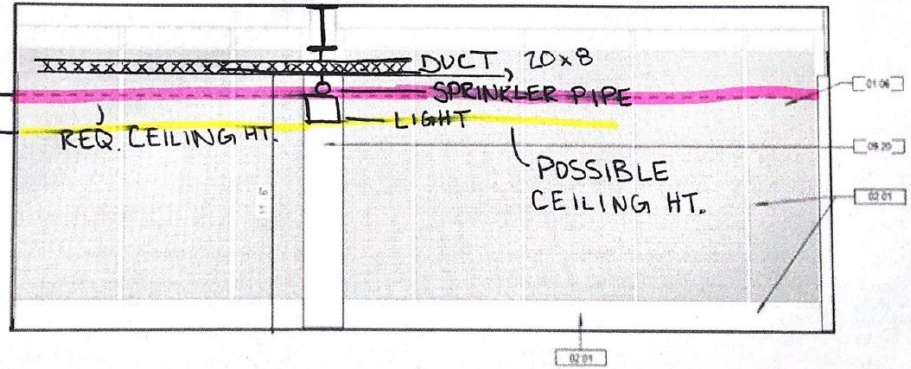
Fessler Industries Sketch #001







FESSLER INDUSTRIES
SKETCH #001



- FLATTEN DUCT?
- RELOCATE LIGHT?
- LOWER CEILING?

8 INTERIOR ELEVATION
SCALE 1/4" = 1'-0"

JM

ESSLER INDUSTRIES

Constructability Review

- Proposed Solution to Boardroom 605
  - Flatten Duct
  - Move Light fixtures F3 and F4
- No time implications
- Minimal cost implications

Request for Interpretation:

Project: 72 AND SUNNY NYC

To: FREDERICK FISHER PARTNERS ARCHITECTS

From: FESSLER INDUSTRIES

Date: 2 DECEMBER 2019

RFI Number: RFI # 002

Request: Please confirm there is no MEP conflict in Boardroom 605. The two feet between the existing steel beam and the ceiling must fit mechanical, fire suppression, and lighting systems which appear to be in conflict.

Attachments:

Specification Section: n/a

Specification Paragraph: n/a

Drawing Numbers and Details: A-255, detail 8, S-103, M-102, E-004, E-104, Lighting Cut Sheet pages 26-36, SP-002, SP-102, Fessler Industries Sketch #001

Response Requested By: 6 January 2020

Response:

512 5th Ave. New York, New York 212.547.8076

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Sustainable Construction Plan

- Company Practices
  - Reduce, Reuse, Recycle
  - Surface Hub
- Construction Practices
  - Sort Demolition Waste
  - Vacuum Tools
  - Wet Cutting
  - Sticky Mats

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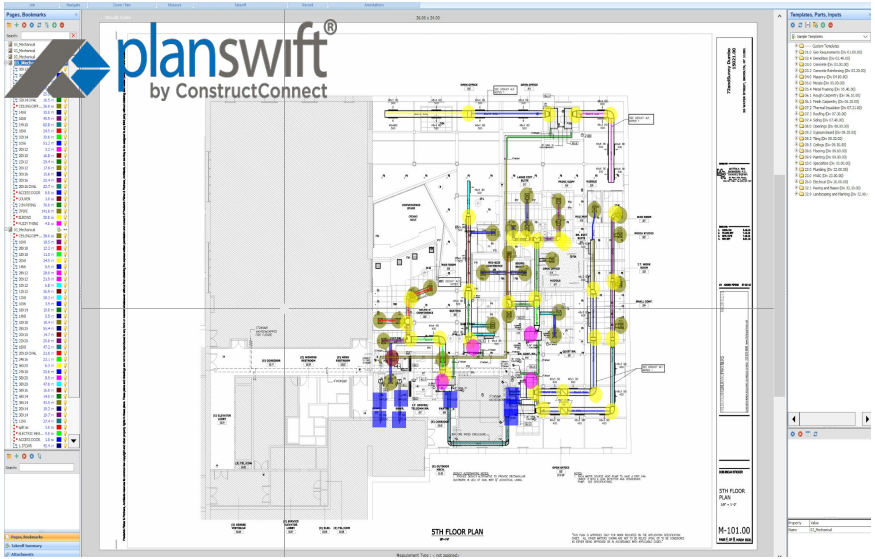
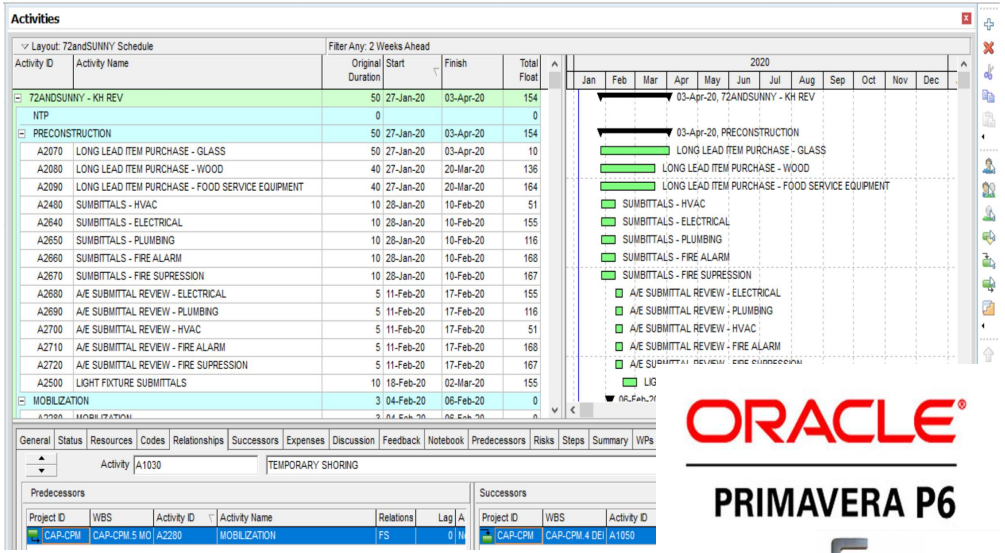
Construction Technology Initiatives





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Construction Technology Initiatives

PROCORE | PROCORE CERTIFICATI... 001 - Vortex Busines... | TOOLBOX Submittals | FAVORITES Specifications Drawings RFIs Reports

SUBMITTALS Items Packages Spec Sections Ball In Court Recycle Bin

Bulk Actions | Search | Add Filters

Displaying 1 - 36 of 36

		Spec Section	#	Rev.	Title	Type	Status	Responsible Contractor	Submit By	Received From
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-25	0	Lumnii - LL36X2-H-27K-F-M-LENGTH	Product Information	Open	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-24	0	lightlier - 8037CCDW-S7142BULC(CHICAGO PLENUM)	Product Information	Open	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-23	0	Lightology - QUEEN PENDANT LUC110920	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-22	0	Lightology- SMITHFIELD C CEILING FLUSH MOUNT	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-21	0	Lightolier 8031CCDW-S6132BULC(CHICAGO PLENUM)	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-20	0	Sonneman SON57994	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-19	0	Lithonia RAZ24	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS	16010-18	0	Sonneman 3761.35	Product Information	Closed	Energy Electric	7/5/2018	Evin Electrical Subcontractor
☐	Edit View	16010 GENERAL ELECTRICAL REQUIREMENTS			Lightolier 2VTL2 24L ADP D24	Product Information				

AUTODESK NAVISWORKS

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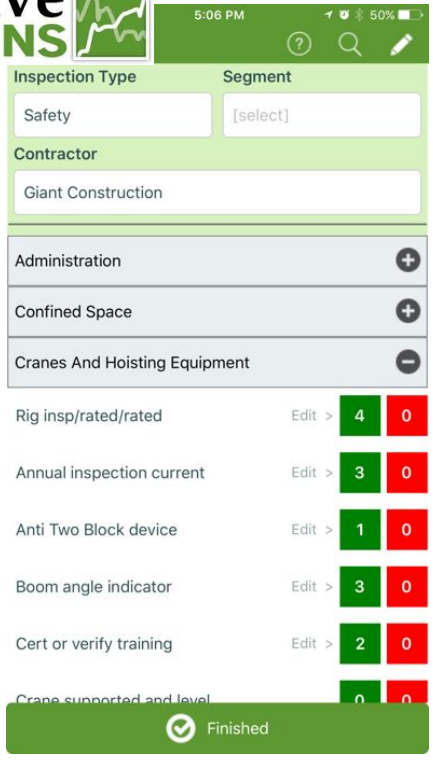
Construction Technology Initiatives

Predictive SOLUTIONS



ESSLER INDUSTRIES

Fessler Industries appreciates your time!

Contact Us:

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Cell Phone: 212.547.8078

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72andSunny

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