

EXHIBIT A

Initial Advance:

United States Trustee Fees: \$18,850

Ladder: \$625,310
(calculated at \$89,330/month for September 2016 through March 2017)

Condominium Common Charges: \$47,600
(calculated at \$6,800/month for September 2016 through March 2017)

NYC Real Estate Taxes: \$750,000

\$1,441,760.00

Obligations due for April, May and June 2017 will be paid as they become due.

February 8, 2017		Notes
Sub-Total	Div. Total	
DIVISION 1 - GENERAL REQUIREMENTS		
Contractor's Acquisition of Building Permit - Expeditor Fees		
Contractor's Acquisition of Building Permit - DOB Fees		
Temporary Facilities		
Temporary Utilities		
Dumpsters (Minis -1250 total)		
Temp Barricade (Includes Permit/Removal)		
Temp Protection (Floor Protection/Escalator Protection)		
Slaging over Escalator for work above		
Contractor's Materials/ Assemblies Testing Agency (IFTI/Allis)		
Project Management/Administrative		
Architectural and Engineering		
Lighting Design		
Means and Methods Drawing		
3rd Party Inspection (NYC DOB Technical Report incl. sprinkler)		
Builder's Risk (Allowance)		
Subcontractor Default Insurance		
Contractor's On-site Project Supervision		
Exploratory Work - Test Pit		
Pre-construction Services		
X-Ray Slab/Scope Sanitary		
Cleanup (Daily) - Includes Daily Field Labor		
Final Clean (USM)		
Contractor's Acquisition of Final Certificate of Occupancy		
TOTAL GENERAL REQUIREMENTS	\$ 425,739.50	
DIVISION 2 - SITEWORK		
Demolition		
Rock Removal		
Unsuitable Soil Excavation & Disposal		
Excavation & Backfill (includes approved fill material)		
Domestic Water Service (includes Meter Pit/ Vault/ Check Valve)		
Fire Suppression Water Service (includes Meter Pit/ Vault/ Det. Check)		
Sanitary Sewer Service Connection		
Sanitary Sewer Video (two times)		
Electrical Service		
TOTAL SITEWORK	\$ 47,750.00	Soil report indicates rock may be encountered
DIVISION 3 - CONCRETE		
Elevator Pit		
Slab Infills		
Plumbing Trench Infill		
TOTAL CONCRETE	\$ 50,000.00	
Sub-Total	\$ 500,000.00	
Div. Total	\$ 500,000.00	
Included		

Includes \$22,560 Credit for Alt 2 Filing
Reduced from \$30,278

Eliminated

Soil report indicates rock may be encountered

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\$ 55,000.00

TOTAL CONCRETE

February 8, 2017

<p>DIVISION 4 - MASONRY Concrete Unit Masonry Stone Veneer at Storefront (Allowance) TOTAL MASONRY</p>	<p>Sub-Total \$ 33,000.00 \$ 70,000.00 Div. Total \$ 63,000.00</p>
<p>DIVISION 5 - METALS Structural Steel (including Metal Joists & Metal Decking) TOTAL METALS</p>	<p>Sub-Total \$ 50,000.00 Div. Total \$ 50,000.00</p>
<p>DIVISION 6 - WOOD & PLASTICS Rough & Finish Carpentry (Plywood/Blocking/Door Installation) BOH Millwork (Cash Office/Managers Office/Breakroom) TOTAL WOOD & PLASTICS</p>	<p>Sub-Total \$ 17,185.00 \$ 15,000.00 Div. Total \$ 32,185.00</p>
<p>DIVISION 7 - THERMAL & MOISTURE PROTECTION Single-Ply Membrane Roofing System (Allowance) Aluminum Composite Panel System (Alucabond) Sprayed Fireproofing (New Steel Only) (Allowance) TOTAL THERMAL & MOISTURE PROTECTION</p>	<p>Sub-Total \$ 0.00 \$ 0.00 \$ 5,000.00 Div. Total 5,000.00 Deleted From Scope</p>
<p>DIVISION 8 - DOORS & WINDOWS Metal Doors & Frames Special Doors Aluminum Entrance Doors & Storefront Automatic Sliding Doors Window Shades (Excludes Window Film) Finish Hardware TOTAL DOORS & WINDOWS</p>	<p>Sub-Total \$ 127,100.00 \$ 2,113.00 \$ 54,000.00 \$ 22,430.00 \$ 17,500.00 \$ 6,000.00 Div. Total \$ 229,143.00</p>

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DIVISION 9 - FINISHES

Gypsum Wallboard Partition System (including light gauge met. framing)
Ceramic Tile
Acoustical Ceiling
Resilient Flooring (including Vinyl Base) (Does not include Floor Prep)
Carpet
Concrete Floor Coatings (CC3)
Painting
Vinyl Wallcovering

Sub-Total

\$ 327,665.00
\$ 65,105.00
\$ 35,150.00
\$ 84,895.00
\$ 5,000.00
\$ 3,800.00
\$ 38,450.00
\$ 1,550.00

Div. Total

\$ 561,615.00

TOTAL FINISHES

DIVISION 10 - SPECIALTIES

Building Signage
Red Band Community Board (Digital)
Awnings
Slatwall
Dwell Space Column Enclosures (Allowance)
Washroom Accessories & Kitchen Equipment (Includes Installation)
Customer Service Desk, Register Bays, & Remote Service Desks (Allowance)
Other Miscellaneous Specialties(FE/Cigarette Extinguisher/CG's/Bumpers.etc.)
Install Service Desks and Misc. Specialties

Sub-Total

\$ 75,000.00
\$ 10,000.00
\$ 15,000.00
\$ 30,055.00
\$ 17,500.00
\$ 20,000.00
\$ 10,000.00
\$ 7,500.00
\$ 15,000.00

Div. Total

\$ 200,055.00

TOTAL SPECIALTIES

DIVISION 14 - CONVEYING SYSTEMS

Elevator - KONE
Refurbish Existing Freight Elevator - KONE
Refurbish Existing Escalators - KONE
Elevator Enclosure at New Elevator

Sub-Total

\$ 145,000.00
\$ 20,000.00
\$ 255,000.00
\$ 15,000.00

Div. Total

\$ 435,000.00

TOTAL CONVEYING SYSTEMS

DIVISION 15 - MECHANICAL

Fire Suppression System
Plumbing Systems - Includes Hughes Supply Fixtures
HVAC Systems (Excluding Sales & Pre-Sales Ductwork)
Ductwork

Sub-Total

\$ 50,000.00
\$ 72,890.00
\$ 250,000.00
\$ 75,000.00

Div. Total

\$ 447,890.00

TOTAL MECHANICAL

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DIVISION 16 - ELECTRICAL

Total Electrical Systems (Excluding Line Items)
Line Items

- Light Fixtures and Lamps
- CPI/NextRev
- CCTV - Navco
- WG Security
- Digital Signage
- Fire Alarm System

Sub-Total	Div. Total
\$ 695,000.00	
\$ 351,995.00	
\$ 100,000.00	
\$ 8,710.00	
\$ 17,075.00	
\$ 79,619.00	
\$ 45,000.00	
	\$ 1,297,399.00

TOTAL ELECTRICAL

INSURANCE & GC FEE

Contractor's General Liability Insurance (1.835%)
Contractor's Project Administration, Overhead & Profit (5%)

Sub-Total	Div. Total
\$ _____	\$ 74,343.05
\$ _____	\$ 202,569.63
\$ _____	\$ _____

TOTAL OVERHEAD & PROFIT

Contingency (2.5%)

\$ 257,206.26	\$ _____
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**BASE BID CONTRACT SUB-TOTAL
(Not Including Bid Alternates)**

\$ _____	\$ 4,051,392.50
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