



# FUSION

DIVERSITY...BALANCE...HARMONY

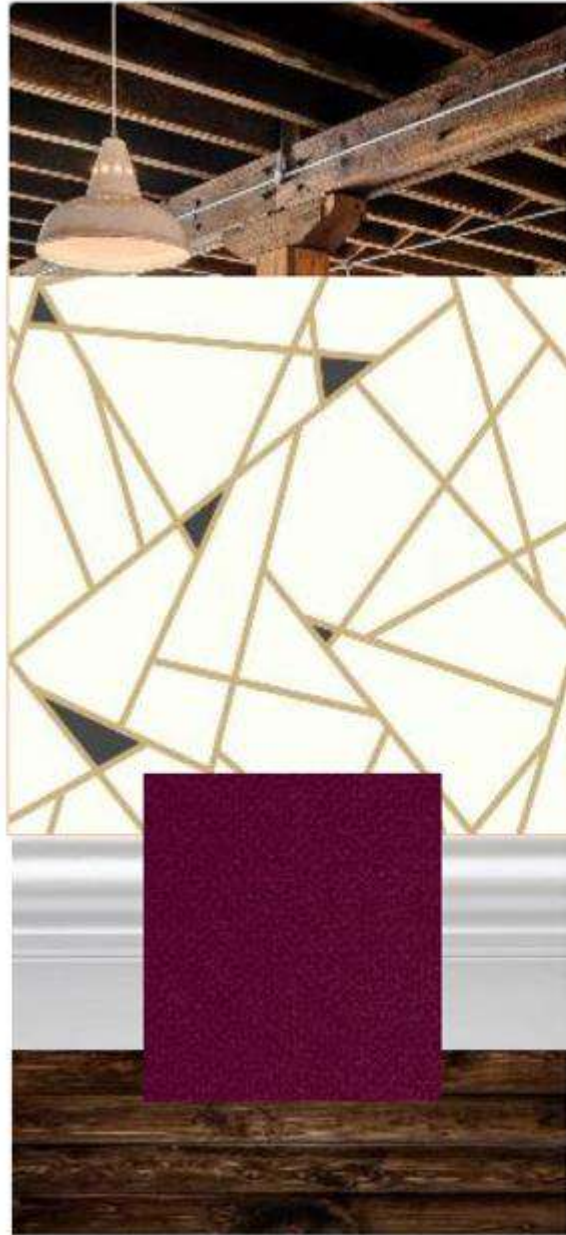
Jacinta Cofield  
Georgina Hendricks  
Sara Williamson







# Furniture and Materials



**PHONE ROOMS  
MULTIPURPOSE**



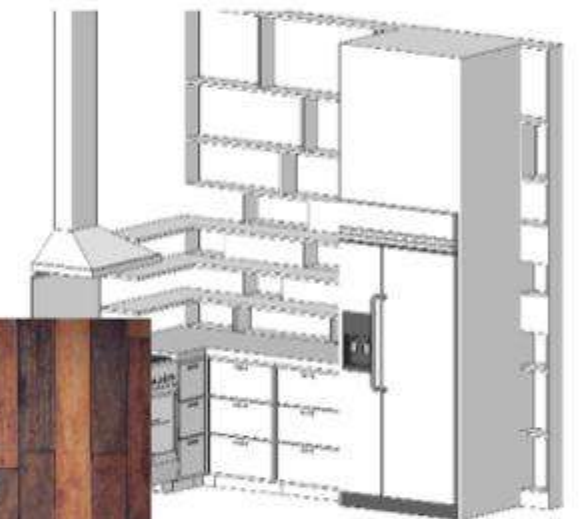
**LOUNGE  
QUIET ROOMS**



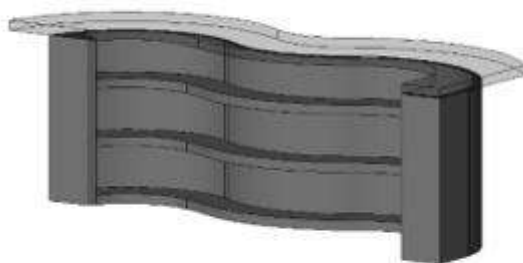
**BREAK AREA  
MULTIPURPOSE**



**LOUNGE  
PRIVATE OFFICE  
BLEACHER  
SEATING**



**BREAK AREA**  
**COFFEE BAR**  
**BATHROOM**  
**MASSAGE ROOM**  
**WORKSTATIONS**






**COFFEE BAR**  
**SMALL**  
**CONFERENCE**  
**OPEN OFFICES**  
**LOCKER ROOM**











**COFFEE BAR  
LEVEL ONE OPEN  
AREA  
MEDIUM**

# Furniture Specifications

SEATING		
X.X FURNITURE ITEM		
Coalesse	Steelcase	Coalesse
 <p>Item Name: LessThanFive Chair Item No.: COLT5 Description: An object of extraordinary craftsmanship. The LessThanFive Chair designed by the Coalesse Design Group and Michael Young is tailored for an experience that is anything but ordinary. Made entirely of carbon fiber, one of the strongest and lightest materials available today, the LessThanFive Chair supports a variety of users while weighing less than 5 pounds. With a carbon fiber build and keen attention to design, the LessThanFive Chair invites a creative freedom that is channeling the</p> <p>Weight: &lt;5 lbs Dimensions: 20 1/2"D 23 1/2"W 30"H</p> <p>Environmental Certifications: Indoor Advantage™ Gold</p> <p>\$1,743.00</p>	 <p>Item Name: QiVi Collaborative Chair Item No.: 428510 Description: OPTIMIZED COMFORT, ENHANCED COLLABORATION. People don't just sit in meetings. They interact, brainstorm and create. QiVi, an intelligently designed collaborative office chair, encourages movement, supports multiple postures and provides comfort for extended periods of time—fostering collaboration in a variety of settings.</p> <p>Dimensions: 22 1/16"D 22 1/2"W 38 1/8"H</p> <p>Environmental Certifications: Level 3 ANSI/BIFMA level certified, SCS IAQ up to 29% recycled, up to 99% recyclable</p> <p>\$876.00</p>	 <p>Item Name: Ripple Bench Item No.: 490-B96HRZ Description: A sculptural, fully upholstered bench in two orientations for flat or wave seating. Triple and single seat lengths. Height adjustable leveling glides with stainless steel finish.</p> <p>Dimensions: 19 1/4"D 97"W 19 1/4"W</p> <p>Options: Flat or wave seat Environmental Certifications: SCS Indoor Advantage™ Gold Certified 13.6% Recyclable / 16.3% Recycled Content</p> <p>\$2,213.00</p>

Coalesse	Steelcase	Steelcase
 <p>Item Name: Hosu Lounge Seating Item No.: COURQLO Description: Comfortable. As mobile work moves around, it often needs to spread out — at universities, in hotel rooms, even in creative business environments. Hosu Lounge Seating encourages spreading out. Designed by Patricia Urquiola, this unique work lounge creates a comforting personal space to relax and get things done.</p> <p>The single seat lounge can be ordered with a convertible chaise foldout. The two-seat sofa brings two people together even if they are focused on different tasks. Hosu features convenient rear and side</p> <p>Dimensions: 35 1/5"D 34 1/5"W 35"H</p> <p>Environmental Certifications: level™ 2 certified, SCS IAQ Gold</p> <p>\$12,388.00</p>	 <p>Item Name: Brody Item No.: 488WE Description: Providing high performance comfort and support, the Brody WorkLounge features patented LiveLumbar™ technology—bringing thoughtful ergonomic design to the lounge posture. The adjustable worksurface holds technology at eye level, reducing neck and shoulder strain.</p> <p>Dimensions: 36 1/10"D 4 13/16"W 48 1/2"H</p> <p>Environmental Certifications: level™ 2 certified, SCS IAQ Gold</p> <p>\$5,452.00</p>	 <p>Item Name: Gesture Item No.: 442A0V Description: Archetypical chair. Emea makes use of the ALKI workers knowledge in machining, precision and assembly. When creating EMEA, the idea was to address the characteristics of solid wood. So the items in the collection were created in order to work the block of wood as if it were a sculpture. The collection has become a classic over the last few years, and to a certain extent is pointing the way forward for the company.</p> <p>Dimensions: 21"D 22 3/8"W 39 1/4"H</p> <p>Environmental Certifications: Cradle to Cradle Certified™, ANSI/BIFMA level Certified, SCS Indoor Air Advantage Certified</p> <p>Up to 25% recycled, up to 85% recyclable</p> <p>\$1,584.00</p>

Coalesse	Coalesse	Steelcase
		
Item Name: Bindu Lounge Chair	Item Name: Montra650 Stool	Item Name: i2i Collaborative Lounge Chair
Item No.: CO200G	Item No.: COFSFZST	Item No.: 416911
Description: Modern side or guest seating sensibly designed to express a softer, more residential feeling with contract durability. Bindu Chair combines the comfort and craft of an upholstered lounge with the performance needs of a work task chair. Work's new feel, expressed in a modern classic.	Description: Casual meetings can be the most productive – yet the furniture tends to be uninspiring. Montara650 is a refined alternative. Infused with comfort and craft, the collection's sculpted seating pairs with simple pedestal tables, filling informal spaces with café-style character tailored the way you want it. Simple. Social. Refined.  Mobile workers want to collaborate and rejuvenate at work – and appealing places to gather on short notice. Hardworking yet refined. Classic yet contemporary. Montara650 accommodates spontaneous	Description: The i2i collaborative office chair was designed to foster collaboration. Users are able to stay engaged as the unique i2i dual swivel mechanism allows them to retain eye-to-eye and eye-to-information contact.
Dimensions: 25"D 24 1/2"W 33 1/4"H Options: Mid-back and low-back options SCS Indoor Advantage™ Gold Certified  50% Recyclable / 11% Recycled Content	Dimensions: 18 1/2"W 19 1/2"D 35 Options: upholstered seat or full upholstery	Dimensions: 31"H 32 1/2"W 25"D Options:  Environmental Certifications: level™ 2 certified, SCS IAQ Gold  up to 28% recycled content, up to 84% recyclable
\$1,287.00	\$743.00	\$2,187.00

Coalesse	Coalesse	Knoll
		
Item Name: Joel Lounge Chair	Item Name: Massaud Lounge Seating	Item Name: Bertoia Barstool
Item No.: COWK100	Item No.: COMCLG	Item No.: Harry Bertoia 1952
Description: A new take on the classic club chair - refined and modern. A graceful volume in a comfortable, embracing form. Its compact scale invites group settings. Swiveling effortlessly, Joel automatically returns to center when guest depart. Join the club.	Description: Designed with a modern, residential sensibility, the Massaud Collection balances luxury and utility – beautifully crafted for comfort in the workplace. The collection provides design continuity with a global aesthetic across a range of seating solutions including lounge and conference seating.  Part Work. Part Refuge. Designed for comfort and connecting with technology, the Massaud Lounge, Work Lounge and Ottoman offer an alternative destination to work, contemplate or relax. The swiveling tablet brings work closer while settling back into a relaxed posture with the ottoman.	Description: Complement your kitchen or café with the quintessential modern barstool.
Dimensions: 29"D 30 1/4"W 27 1/2"H	Dimensions: 33"D 36 2/5"W 41 1/2"H	Dimensions: 21.75"W 22"D 41.25"H Options: Seat and base are constructed of welded steel rods with polished chrome or white or black powder coat finish
SCS Indoor Advantage™ Gold Certified		Environmental Certifications: GREENGUARD Indoor Air Quality Certified®
\$12,100.00	\$3,579.00	\$1,080.00

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Coalesse



Item Name: Together Bench

Item No.:COTO966RB

Description: A sleek architectural masterpiece, Together elevates the upholstered bench to an impressive new height while reinventing the corner seat. Corner shapes define space and create rooms within rooms; straight benches offer open seating. An inviting destination with a statement of intent: meet. The Together bench makes itself at home in every setting.

Dimensions:70 1/2" 96 1/2"W 31"H

52% Recyclable / 12% Recycled Content  
SCS Indoor Advantage™ Gold Certified

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\$8,221.00

Coalesse



Item Name: Milbrae Lifestyle Lounge Seating

Item No.: COMSL2

Description: Millbrae Lifestyle Lounge Seating is designed for relaxed postures in a social officing setting. It creates a social feel in your workplace. Inspired by our own mid-century designs, its refined horizontal steel base forms a simple modernist foundation for classically upholstered seating. Generously proportioned with plush cushions featuring an elegant cross-stitch tufting detail, Millbrae Lifestyle Lounge Seating is as versatile as it is beautiful.

Dimensions 34"D 64"W 28 3/4"H

level™ 1 certified

\$3,579.00

Turnstone



Item Name: Bouy

Item No.: TSBOUY

Description: Height-adjustable and designed to promote movement in the workplace, turnstone's Buoy's curved base engages your core as you tilt, wobble and spin.

Dimensions: 18"D 18"W 17 1/4 - 22 3/4"H

Environmental Certifications: level™ 2 certified, SCS IAQ Gold

up to 5% recycled content, up to 87% recyclable

\$366.00

Steelcase



Item Name: SILQ Task Chair

Item No.:

Description: The SILQ chair (pronounced silk) is a breakthrough in seating design. Its innovative materiality is both mechanism and artistry, and delivers a personal experience by responding to the unique movements of your body.

Dimensions:70 1/2" 96 1/2"W 31"H

Options: with or without arms

NOT AVAILABLE

Coalesse



Item Name: Lox Barstool

Item No.: COLX210

Description: Minimal in materials. Sculptural in silhouette. Lox Seating blends style with support through a sweeping bucket padded back and seat. Designed for social connection and creative collaboration, Lox Seating brings people together.

Social by nature. The Lox Stool attracts conversation with an intuitive swivel and dual heights — encouraging quick connections and one-on-one conversations. Grounded with a stable base in brushed chrome, customize the swivel Lox Stool with fabric or leather. A subtly concealed mechanism beneath the seat easily adjusts to the perfect height.

Dimensions: 17"D 17"W 31-34"H

level™ 2 certified

\$1,384.00

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Steelcase



Item Name: B-Free Cube

Item No.: C9162

Description: B-Free is a full range of modular furniture aimed to design multiple and easily reconfigurable settings. B-Free creates focal points where people can connect, collaborate and concentrate.

Dimensions:

SCS IAQ Gold

NOT AVAILABLE

Coalesse



Item Name: Circa Lounge

Item No.: 451-7460F1

Description: Landscape Architecture. Luxurious yet practical, chic yet subdued, Circa Lounge System offers a dramatic creative palette for configuring signature spaces. Combine straight and curved seating modules with connector, storage, and freestanding tables for landscape solutions that raise the bar from every angle.

Dimensions: 28"D 71" W 29 1/2"H

SCS Indoor Advantage™, ANSI/BIFMA e3 Level Certified

Up to 98% recyclable

Made with up to 13% recycled content, 8% from post-consumer

\$2,331.00

Turnstone



Item Name: Shortcut

Item No.: TTS31201A

Description: Sleek, modern and incredibly versatile, Shortcut by turnstone offers simple sophistication for the way you work..

Dimensions: 17"D 17"W 31-34"H

level™ 2 certified

\$446.00

# Budget

## PROJECT SUMMARY:

DATE: 17-Apr-18

CLIENT: MHA Works

PROJECT: 320 Roney Street - Core and Shell

SQUARE FOOTAGE: 21,237

Building Level 1 15,501

Building Level 2 12,360

Building Area: 27,861.00

DURATION (months): 12.00

320 Roney Street - Core and Shell

Overall Probable Cost Statement

		Original Estimate Total Project Cost	Cost per sq ft
Site Work Direct Cost		\$906,205.00	From C
Direct Construction Cost - Building Shell (45,000 sf)		\$11,966,599.75	\$429.
Direct Construction Cost - Tenant Fit-Up		Not Included	
<b>Subtotal</b>		<b>\$12,872,804.75</b>	
Design Phase Estimate Contingency	10.00%	\$1,287,280.48	
Cost of Inflation applied to Direct Costs	5.00%	\$643,640.24	
<b>Subtotal</b>		<b>\$1,930,920.71</b>	
Contractor's Fee	4.00%	\$592,149.02	
Contractors Staffing	3.00%	\$444,111.76	
Contractor's P&P Bond Premium		Not Included	
<b>Subtotal</b>		<b>\$1,036,260.78</b>	
General Conditions and Insurance	1.00%	\$158,399.86	

Cost Code	Scope of Work	Quantity	Unit	Cost \$/Unit	Extension	Division Cost
<b>01-000</b>	<b>General Requirements</b>					<b>\$ 73,500.00</b>
	Permitting / Lien Agent Fees	1.00	LS	21,700.00	\$21,700.00	
	Materials testing and inspections	1.00	LS	15,000.00	\$15,000.00	
	Progress Cleaning	240.00	MHR	45.00	\$10,800.00	
	Final Clean - Shell and finished areas	1.00	LS	16,000.00	\$16,000.00	
	Exterior wash - windows and shell	1.00	LS	10,000.00	\$10,000.00	
<b>06-200</b>	<b>Rough &amp; Finish Carpentry</b>					<b>\$ 71,612.50</b>
	Fire Treated Wood Blocking for Wall Mounted Accessories	1.00	LS	3,000.00	\$3,000.00	
	Parapet wall wood blocking and substrate	535.00	LF	7.50	\$4,012.50	
	Restroom vanity aprons and quartz tops	24.00	LF	400.00	\$9,600.00	
JBT	Common lobby trim package - 1st floor	1.00	LS	15,000.00	\$15,000.00	
JBT	Common lobby trim package - 2nd and 3rd floors	2.00	FLOORS	20,000.00	\$40,000.00	
<b>08-110</b>	<b>Hollow Metal / Doors / Hardware</b>					<b>\$ 188,802.00</b>
	Interior Alum. Storefront	300.00	SF	28.60	\$8,580.00	
	Alum/Glass Door/Exterior	20.00	Leaf	1,430.00	\$28,600.00	
	Hollow Metal Door- Exterior	41.00	Leaf	2,600.00	\$106,600.00	
	Solid Wood Core Panel	18.00	Leaf	552.00	\$9,936.00	
	Hollow Metal Frame - Fully Welded	18.00	EA	292.00	\$5,256.00	
	Hardware Sets	38.00	EA	785.00	\$29,830.00	
<b>08-810</b>	<b>Glass &amp; Glazing</b>					<b>\$ 830,605.45</b>
	Curtain wall framing and glass - CW1	80.00	SF	85.00	\$6,800.00	
	Curtain wall framing and glass - CW2	3,381.55	SF	115.00	\$388,878.25	
	Storefront framing and glass - SF1	2,375.88	SF	65.00	\$154,432.20	
	Aluminum Clad Wood Window	4,283.00	SF	65.00	\$278,395.00	
	Mirrors	12.00	EA	175.00	\$2,100.00	
<b>09-250</b>	<b>Metal Stud / Drywall Partitions</b>					<b>\$ 4,131,219.13</b>
	Interior - Metal Stud / Drywall Partitions budget	64,320.00	SF	8.00	\$514,560.00	
<b>09-510</b>	<b>Acoustical Ceilings</b>					<b>\$ 61,680.00</b>
	Armstrong Prelude 15/16" grid with Ultima Tegular tile	3.00	SF	20,560.00	\$61,680.00	

	Transitions	445.00	LF	2.25	\$1,001.25	
	Stair treads - rubber risers and treads	96.00	EA	83.00	\$7,968.00	
<b>0</b>	<b>Paint</b>					<b>\$ 93,401.50</b>
	Paint Subcontract	27,861.00	SF		\$0.00	
	Walls	64,320.00	SF	1.25	\$80,400.00	
	Ceilings (GWB)	8,942.00	SF	1.25	\$11,177.50	
	HM door frames	912.00	SF	2.00	\$1,824.00	
	Exposed star rails and stringers		SF	2.00	\$0.00	
	Sealed concrete floors		SF	3.00	\$0.00	
<b>0</b>	<b>Specialties</b>					<b>\$ 36,789.00</b>
	Bathroom Accessories	1.00	LS	5,620.00	\$5,620.00	
	Toilet partitions	1.00	LS	7,800.00	\$7,800.00	
	Wall protection in janitor closets	3.00	EA	1,500.00	\$4,500.00	
	Knox Box	1.00	EA	500.00	\$500.00	
	Fire Extinguishers and Cabinets	18.00	EA	350.00	\$6,300.00	
	Sales Tax	1.00	LS	1,854.00	\$1,854.00	
	Labor to Install Accessories and Partitions	1.00	LS	5,715.00	\$5,715.00	
	ADA and Core Room Identification Signage, Elevator Signage	1.00	LS	2,000.00	\$2,000.00	
	Elevator Lobby directories	1.00	EA	2,500.00	\$2,500.00	
<b>0</b>	<b>Sprinkler</b>					<b>\$ 56,922.00</b>
	Sprinkler modifications for fit-up	27,861.00	SF	2.00	\$55,722.00	
	Hydrant flow test	1.00	LS	1,200.00	\$1,200.00	
<b>0</b>	<b>Plumbing</b>					<b>\$ 3,358,573.00</b>
	Plumbing budget	27,861.00	SF	12.00	\$334,332.00	
	Water closets	343.00	EA	10.00	\$3,430.00	
	Urinals	225.00	EA	2.00	\$450.00	
	Lavatories with faucets	269.98	EA	8.00	\$2,159.84	

<b>16-030</b>	<b>Fire Alarm</b>					<b>\$55,722.00</b>
	Fire Alarm / Horns and Strobes	27,861.00	SF	2.00	\$55,722.00	
<b>16-100</b>	<b>Electrical</b>					<b>\$ 2,962,479.54</b>
	Electrical Power / Tenant Electrical Distribution / Fixture Package	27,861.00	SF	10.00	\$278,610.00	
<b>16-700</b>	<b>Voice &amp; Data</b>					<b>\$ -</b>
	Voice & Data Cabling				By Tenant	
<b>16-720</b>	<b>Security Access &amp; Controls</b>					<b>\$ 36,000.00</b>
	Card Readers	8.00	EA	4,500.00	\$36,000.00	

**Building Core and Shell Cost**

**\$2,647,869.54**

**\$ 11,966,599.75**