

FOOD52



DOCK 72 | FOOD 52 OFFICE BUILD-OUT PROPOSAL

ABOUT TRULINE CONSTRUCTION



Truline Construction Services, Inc. is a general contracting / construction management firm focused on providing construction related services to multiple business segments in the greater New York area. Michael Goldberg, President and founding principal of the company, formed Truline after selling his interest in a similar CM company he owned and operated for the 14 years preceding. Truline currently has 11 employees exclusive of sub-contractors and a fluctuating labor force, all with extensive experience in their operational niche. The

combined expertise of Truline includes class A corporate fit-outs, mission critical environments, TV studios, high-end lobbies, infrastructure upgrades, tech start ups, educational and institutional projects, and non profits. Truline brings all of the requisite experience, expertise, resources and relationships to bear on the success of your project.

In taking on a GC role Truline understands it is accepting the responsibility of becoming an advocate for the Food52 office build-out. It's a responsibility we take seriously. Our company mantra; Communicate | Coordinate | Collaborate, is more than a catchphrase. We believe they are among the most important elements of a successful project. We work diligently to ensure clear and open communication, outstanding coordination of the pre-construction, construction, and closeout phases, and a collaborative approach that demands we understand the challenges faced by each member of the project team. Our goal is to keep all team members focused on the same objectives in order to achieve a productive, collegial, and successful undertaking.





MICHAEL GOLDBERG, PRESIDENT

Michael has been active in the construction industry for more than thirty years. His hands-on approach and in-depth knowledge of every project we execute is a value add that we feel sets Truline apart from much of the competition. His role in the Food 52 project is to provide global perspective, guidance, and problem-solving for the project through daily team communications and oversight.



DANIEL WEIDA, PROJECT MANAGER

Dan joined Truline after 10 years with Kiewit Corp, one of the world's largest construction/engineering firms. His duties include oversight of the value engineering process, developing RFPs and leveling the resulting bids, and managing all administrative aspects of the construction process, including pre-construction, change orders, submittals, RFIs, facilitating project meetings and close-outs.



MELISSA RAULSTON, CFO

Melissa has an extensive background in business systems, data analysis, and web-based services in commercial, educational and non-profit settings. Her background facilitates the use of construction technology to easily share information across disciplines and trades. Melissa will also provide the financial management component that helps keep the project budget on track.



PETER WOESSNER, SUPERINTENDENT

Pete provides pro-active, solution-focused supervision and is on the job site daily, coordinating all aspects of the project from site safety to trade sequencing. Pete's in-depth understanding of logistics, on-site management, and work flow keep the project schedule on-track and ensures that issues are identified before they become problems.

COMMUNICATE. COORDINATE. COLLABORATE.

The team approach to this project is one of advocacy. We will work hand-in-hand with the design team and Food 52 to prioritize design and procurement tasks with an eye toward maximizing production and streamlining the schedule. Additionally, we will maintain a constant focus on value engineering and cost-saving strategies. Truline is uniquely qualified to perform this project for several reasons:

- » Hands-on principal participation throughout the life of the project.
- » Superior quality control which is ensured by the presence of constant, qualified, full-time site supervision.
- » Expertise and excellence in both the engineering and architectural elements of the proposed project

PRE-CONSTRUCTION

- » Develop and meet milestone dates for critical design, procurement, and construction objectives
- » Evaluate budget and schedule based on interim and final design documents
- » Identify long-lead items
- » Develop pre-purchase packages if required
- » Develop list of qualified subcontractors for each trade
- » Develop and manage subcontractor RFPs
- » Level subcontractor bids and make recommendations
- » Prioritize on-boarding of subcontractors
- » Develop site logistics plan including site access management, and security
- » Assist with permit procurement

CONSTRUCTION

- » Implement site safety protocols
- » Coordinate all day-to-day construction activities, deliveries, and other logistical considerations
- » Manage submittals/approvals
- » Constantly monitor and update schedule with particular attention paid to the critical path
- » Identify schedule issues. Analyze and manage impacts on subsequent tasks
- » Chair and minute weekly construction progress meetings
- » Maintain RFI logs, change order logs, daily manpower reports and activity logs, list of current drawings and other record-keeping deemed necessary by the team
- » Prepare two-week look-aheads on a weekly basis
- » Coordinate special inspections
- » Monitor and control all trades to ensure quality and correctness of work
- » Timely completion of owner, architect, and MEP punchlists
- » Prepare budget reports
- » If necessary, due to lead time and schedule concerns, Truline is well-accustomed to facilitating a partial move-in and completing the balance of the construction within the occupied space. Protocols will be developed for hours of work and mitigation of dust, debris, etc.

CLOSE-OUT

Close-out actually begins in the pre-construction phase with the development of a comprehensive close-out checklist. The process continues throughout construction with the on-going accumulation of all relevant and necessary documents for a complete close-out presentation, inclusive of the following:

- » Commissioning reports
- » Systems training
- » As-Built drawings for MEP trades
- » O&M Manuals and Warranties
- » Third Party inspection reports and agency sign-offs
- » Assist expediter with acquiring Certificate of Occupancy
- » Final Lien Waivers from all trades



INWOOD ACADEMY

The project consisted of the conversion of a one-hundred-year-old parking structure into a charter high school. Project highlights included:

components including generator, chiller, make-up air unit, SSDS system, and gas boilers • Façade restoration • New roof • New street services and interior distribution of entire infrastructure including domestic water, sprinkler, waste, natural gas, and electric

- Demolition and infill of existing automobile ramps
- Miscellaneous structural upgrades
- New ground floor slab
- Three new interior staircases
- New elevator
- New rooftop

CONTACT: Jenny Pichardo, COO/CFO | | Mobile: 347-501-1414



COOPER UNION

Fast-track Academic Welcome Center and Civic lab that featured unique, custom architectural elements. Project highlights included:

pantry, flooring, shades

- Custom fiberglass ceiling panels
- Custom rotating wall panels
- Complex geometric conditions
- Custom millwork and furniture
- New mechanical system
- Bathrooms,

CONTACT: Rob Krynicki | | Mobile: 646-983-8220



JP MORGAN CHASE

Ultra-fast-track data center fit-out of approximately 15,000SF of mission-critical space.

- New ConEd service stab
- Installation of 14 CRAC units
- Site work and drainage
- Elevator
- 12 PDUs
- Conference and office space

CONTACT: Steven D'Amico | | Mobile: 917.355.0089

VALUE ENGINEERING

A productive value engineering exercise requires input from all stakeholders in order to identify “non-starters” and areas where possible design and/or specification adjustments might be pursued.

The cost of this project is weighted heavily toward the HVAC package. We understand the equipment called for is necessary. We feel, however, there may be opportunities to reduce cost by substituting alternate manufacturers for certain equipment. We also feel it might be worthwhile to explore ways to reduce the size of the equipment without sacrificing performance. The objective would be to reduce rigging costs by eliminating the need for a crane. This would require a working session with the HVAC subcontractor, the design engineer, BXP, and Truline.

Millwork is another area that may have strong VE potential. This would also require a group effort to identify design elements and materials the client/architect are willing to alter in the interest of cost reduction.

Lighting is always an area of potential VE. Working with our lighting vendor, we’re confident we can reduce the overall cost of the light fixture package.

Other areas to explore will be the custom area rugs, motorized shade supplier, and some other premium grade finishes that could potentially be substituted with something less costly.

MATERIAL DELAYS & SHORTAGES

Due to the unprecedented and unpredictable state of affairs relative to manufacturing and supply chain issues, it’s nearly impossible to nail down delivery windows at present. Over the last year, we have seen shortages and rapid price increases in glass, steel, and lumber, as well as delivery issues due to worker shortages both at home and abroad. Based on what we know today, here are our projections:

- » **HVAC:** Chillers - 18-20 weeks from approved shop drawings. MAU - 18 weeks from approved shop drawings. PCU - 8 weeks from approved shop drawings. Balance of equipment approximately 10-14 weeks.
- » **Electrical:** Lead times ranging from two to six months
- » **Lighting:** European-style or custom light fixtures may have lead times up to six months, especially for LED fixtures that contain microchips. Arch Lighting all over the place, chip issues in some architectural lighting fixtures.
- » **Millwork:** The millworker reports that the Rift White Oak veneer and solids are becoming very difficult to source and prices are skyrocketing. It may benefit us to consider an alternate species.

MICHAEL GOLDBERG

PROJECT ROLE

Oversees construction, leverages experience and expertise to ensure project remains on schedule and within budget. Reviews and refines all work products relating to pre-construction, construction, and close-out. Provides high-level coordination with the owners and design team for all construction-related activities.

REPRESENTATIVE EXPERIENCE

Luria Academy of Brooklyn [30,000SF]: Conversion of former industrial warehouse building to Montessori K-8 facility to include classroom and administrative space, rooftop turf field, gymnasium. Major site work to include underpinning, excavation of new cellar, foundation site work and drainage, elevator, staircases, and new MEPS systems and services. Interior finishes including custom millwork.

Inwood Academy of Leadership [60,000SF]: Conversion of a one-hundred-year-old parking structure into a charter high school with classroom and administrative space, new elevator and staircases, cafeteria, wood shop, science labs. Extensive demolition, infill, structural upgrades, and facade restoration. New MEP and street services. Interior finishes including custom millwork.

JP MORGAN CHASE: 3 Chase Metrotech Center, Labs #1, #2. Ultra fast-track data center fit-out of approximately 15,000SF of mission-critical space. Project highlights include new ConEd service stub, installation of 14 CRAC units, 12 PDUs, conference and office space.

A.I.C.P.A [40,000 sq. ft.] Headquarters: Project featured conference center, executive offices and back office support areas.

WEST LB, AG [180,000 sq.ft]: Complete restack of New York corporate headquarters. Work included executive offices/conference centers, trading facilities, data center supported by UPS with generator back-up.

FOX NEWS [60,000sq.ft.]: Construction of new television studios (A, B & C). Design Build and Fast track construction including the installation of redundant electrical and mechanicals systems.



**President,
Truline Construction**

DANIEL WEIDA

PROJECT ROLE

In his role as project manager, Daniel is responsible for the offsite management of the project. Dan facilitates and coordinates all meetings in the pre-construction and construction phases. Pre-construction tasks include:

- » VE exercises
- » Interim budget presentations
- » Identification of long lead items
- » Procurement strategies
- » Formulation and logical sequencing of subcontractor RFPs
- » Leveling subcontractor proposals
- » Making award recommendations to the project team
- » Issuing comprehensive subcontractor purchase orders.

Construction tasks include:

- » Reviewing submittals for compliance and completeness prior to submitting for approval
- » Implementing and manage change order protocols in concert with the owner's rep to ensure the most expeditious review and turnaround time.
- » Preparing weekly schedule updates to the base CPM schedule in order to timely identify potential issues.
- » Periodically prepare cost and progress reporting as required

REPRESENTATIVE EXPERIENCE

- » Luria Academy of Brooklyn
- » Inwood Academy of Leadership
- » United Nations International School
- » Cooper Union for the Advancement of Art and Science
- » NYU 27 Washington Square Park
- » Cove Point LNG Expansion
- » Willis Avenue Bridge
- » Governors Island Movable Bridges
- » Brooklyn Bridge
- » Wards Island WWTP



**Project Manager,
Truline Construction**

MELISSA RAULSTON

PROJECT ROLE

Melissa is a principal of Truline. Melissa is responsible for implementing all tracking, reporting, financial, and information systems. Melissa coordinates and maintains all project information in digital formats including all construction-related documents and close-out materials, coordinates all insurance-related activities, prepares meeting minutes and agendas, prepares requisitions, and manages all back-office functions including A/P.

REPRESENTATIVE EXPERIENCE

- » JP Morgan Chase
- » Empire State Building
- » United Nations International School
- » Cooper Union for the Advancement of Science and Art
- » Luria Academy of Brooklyn
- » Inwood Academy of Leadership
- » 55 Water Street
- » Lending Tree
- » HanesBrand/Champion
- » SiriusXM
- » Praytell
- » St Peter's Church
- » St Cecilia's Church

2012 - 2016: Plato Wynne Consulting, Chief Problem Solver

Plato Wynne Consulting offered full-service technical consulting, web development and web hosting on the WordPress platform. Melissa managed all web and mail servers, including disaster recovery planning and supervised all tech support services to end users.

2006 – 2011: Florida State University, Webmaster & Faculty, Service Learning Coordinator

- » Recipient of 2007 CI Staff Member of the Year award
- » 2011 State of Florida Public University Community Engagement Educator
- » Founder and Director for Project SPARTA, the service learning program of the College of Communication & Information
- » Recognized on President's 2009 Higher Education Community Service Honor Roll for exemplary service efforts and service to America's communities
- » First FSU nominee for The Thomas Erlich Civically Engaged Faculty Award



CFO
Truline Construction

PETER WOESSNER

PROJECT ROLE

Pete is on the job site daily, coordinating and supervising all aspects of the project from site safety to trade sequencing. Pete's in-depth understanding of logistics, on-site management, and work flow keep the project schedule on-track and ensures that issues are identified before they become problems. Pete quickly develops collaborative relationships with the design team in order to rapidly communicate and address field conditions that are revealed as work progresses.

REPRESENTATIVE EXPERIENCE

Luria Academy of Brooklyn [30,000SF]: Conversion of former industrial warehouse building to Montessori K-8 facility to include classroom and administrative space, rooftop turf field, gymnasium. Supervision of all underpinning, excavation, foundation, and drainage work including working closely with the engineering team to address issues that are uncovered during the site work process. Oversees delivery and installation of all materials including steel structures, windows, elevators, MEP systems, and interior finishes.

Inwood Academy for Leadership [60,000SF]: Conversion of a one-hundred-year-old parking structure into a charter high school with classroom and administrative space, new elevator and staircases, cafeteria, wood shop, science labs. Supervised extensive demolition, infill, structural upgrades, and facade restoration as well as installation of new MEP systems and services, interior finishes, and sidewalk work coordination with DOT.

JP Morgan Chase- 3CMC – Data Center/Lab [8000SF]: Ultra fast-track fit out of data center / lab and support space. Project included 7 CRAC units, 5 PDU's, new electrical service, BMS controls integration with new building vendor as well as rigorous testing and commissioning. Project was completed and live in 8 weeks.

- » Time Warner Center
- » Hearst Tower
- » Bank of America Tower
- » Goldman Sachs
- » Madison Square Garden Transformation



**Project
Superintendent
Truline Construction**

BID SHEET

Food52	Exhibit C - Food52 - CSI / Bidding Format Summary Sheet + Alternates		
Date	1/20/2022		
CSI CODE	Trade / Description	Total Cost	Notes
01 14 00	After Hour Work Permits / Variance	\$	
01 31 00	Demolition	\$	
01 31 13	Project Coordination - Owner supplied FF&E	\$	
01 51 16	Temp Fire Protection / Temp loop	\$	
01 70 00	General Protection	\$	
01 74 00	Cleaning & Waste Management	\$	-Construction cleaning -Final deep cleaning post furniture
02 20 00	Concrete Patching	\$	
02 41 00	Demolition / Misc site conditions	\$	Containers
03 30 00	Steel Support	\$	Steel
03 35 00	Concrete Floor Refinishing	\$	Fin-1
05 10 00	Wood Doors & Frames	\$	
05 50 00	Architectural Decorative Metals / Covers	\$	
06 40 00	Architectural Woodwork / Millwork	\$	note total in excel sheet provided deducted this amount
07 80 00	Fire Proofing	\$	patch as needed
07 84 00	Fire Stopping	\$	
08 10 00	Plaster / Wallcovering	\$	WC-1, WC-2, WC-6
08 40 00	Office Front Partition System / Metal & Glass	\$	Verde system
08 70 00	Hardware - Supply Only	\$	
09 20 00	Drywall / Carpentry	\$	
09 30 00	Ceramic & Stone Tiling	\$	Install only
09 30 00	Motorized Roller Shades	\$	WT-1 & WT-2 includes tax
09 50 00	Ceiling	\$	GWB Ceiling & Soffits
09 51 00	Acoustical Ceiling Treatment	\$	F&I Armstrong metal mesh ceiling
09 68 00	Wood Floor, Carpet, and Base - Supply Only	\$	Pricing for area rug allowance included, tax included
09 68 00	Wood Floor, Carpet, and Base - Install Only	\$	Install only
09 80 00	Acoustical Treatment / Wall - Fabric Panel	\$	WC-4 & WC-5 wall and ceiling panel
09 82 29	Acoustical Ceiling Treatment - K-13	\$	
09 90 00	Painting	\$	Partitions, sprinkler, duct, base, chair rail, beam, moldings
10 44 00	Fire Protection Specialities	\$	Fire extinguishers
11 20 60	Food Service Equipment	\$	omitted - final pricing to be submitted by 1/19/22
12 20 20	Window Treatments	\$	see motorized shades line item
21 10 00	Sprinklers	\$	
22 00 00	Plumbing	\$	
22 40 00	Plumbing Fixtures - Supply only	\$	omitted - final pricing to be submitted by 1/19/22
22 40 00	Plumbing Fixtures - Install	\$	
23 00 00	HVAC	\$	includes welding/brazing on OT
26 00 00	Electrical	\$	
26 09 00	Lighting Controls	\$	Lutron Controls
26 50 00	Light Fixtures - Supply Only	\$	Includes IWEISS lighting Grid + lighting by GC, decorative by owner
28 46 00	Fire Alarm - Supply Only	\$	
Subtotal Trade Cost		\$	
General Conditions		\$	
Subtotal		\$	
Overhead / Fee		\$	
Subtotal		\$	
Insurance		\$	
		Total	\$

BXP Required Base List			
In order to fulfill tenant improvement reimbursement requirements, please see (2) cost bid alternatives.			
Base Alt X	MER Room per Landlord standards (Required for reimbursement)		
	Furnish and install waterproof floor membrane, continuous waterproofed concrete curb, floor drain(s), structural considerations for equipment(s) weight, full-height rated gypsum board partitions, related fire stopping, and general lighting in Mech Room (1318). See ARCH drawings for more information. Add \$20,000		
Base Alt XX	Black Iron connections (Required for reimbursement)		
	Furnish and install all black iron ductwork/plenum(s) from the interior face of MECH Room (1318) wall to the kitchen exhaust louver. Furnish and install make-up air ductwork/plenum(s) from the make-up air unit, located above Dishwashing Room (1342), to the connection to the make-up air intake louver. See MEP drawings for more information. Add \$15,000		
Alternate List			
Alternate #1	Wall mounted outlets in lieu of floor mounted in lounge areas: (1313), (1335), (1364), (1365)		
	Net deduction to furnish & install (7) wall mounted quad outlets in lieu of floor mounted in open office work areas. Provide unit cost for each instance. Please see legend and power plan A-131.00. deduct -\$12,000		
Alternate #2	(3) Double doors in lieu of arched millwork opening located plan north of Open Office (1327)		
	Net deduction to furnish & install (3) Type D2, 2' - 6" door, double prefab door set with hardware group #5, in lieu of architectural curved opening with storage millwork. Doors to be centered within the column bay. See elevation 5/A-208.00 and millwork page 7/A-403.00		
Alternate #3	Day 2 structural grid tie in setup in lieu of complete lighting pipe grid in Video Studio (1316)		
Scenario A	Net deduction to furnish & install structural ties and connection only in lieu of complete lighting pipe grid. See RCP A-122.00 and Detail 4/A-405.00		
Scenario B	Net deduction to eliminate structural ties and complete lighting pipe grid. See RCP A-122.00 and Detail 4/A-405.00		
Alternate #4	Isolated ceiling in lieu of standard gypsum ceiling Editing Suite (1320)		
	Net upcharge allowance to furnish & install acoustic ceiling Type 7 in lieu of standard gypsum ceiling Type 4. See G-005.00 for ceiling types.		
	(Drawings show Editing suite 1320 as isolated ceilings already. The deduct from isolated to regular gyp ceilings would be \$4,860)		
Alternate #5	Acoustical plaster ceiling in lieu of standard gypsum board on the ceiling of Video Studio (1316)		
	RCP A-122.00.		
Alternate #6	Acoustical plaster ceiling in lieu of standard gypsum board on the ceilings of large meeting rooms (1305)(1329)(1364)		
	RCP A-122.00.		
	Pricing not available at bid time		
Alternate #7	Stainless steel panels on entire plan north perimeter column enclosures.		
	Net upcharge allowance to furnish & install Halifax stainless steel clad panel column wrap on top of gypsum wall board per plan. (10) on north perimeter. See elevation 4/A-211.00.		
	Pricing not available at bid time		
Alternate #8	Soft Closing Hardware added to doors adjacent to video studio (1309)		
	Net upcharge allowance to furnish & install soft close on doors 1309-1, 1309-2, 1309-3, and 1310-4. See door schedule and types, on G-003.00, G-004.00, and in plan A102.00 / A103.00. Add \$4000		
Alternate #9	Day 2 Shades / Controls intergration		
	Net upcharge allowance to furnish & install Day 2 shades, power panels, and localized wall switch per A151.00 and A152.00.		
			Add \$4,500

ALTERNATES

BREAK-OUTS

HVAC

1	Duct	\$
2	Piping	\$
3	Insulation	\$
4	BMS	\$
5	Crane/Rigging	\$
6	MUA Units & ASHP	\$
7	PCU	\$
8	CRAC Unit	\$
9	Pumps/ET/AS/BT	\$
10	Fans	\$
11	Air outlets/VAVs/FPBs	\$
12	Welding & Brazing on OT	\$
	TOTAL	\$

Millwork - Major Areas

1	Pantry 1136	\$
2	Decorative Beams	\$
3	Hall (1361) - Printer	\$
4	Lounge (1364) & Lounge (1365)	\$
5	Surface Storage (1350)	\$
6	Library (1354)	\$
7	Video Studio (1316) cabinets + islands	\$
8	Laundry (1340)	\$
9	Other Misc.	\$
	Total Millwork	\$
10	Trim, Chair rail, base	\$
	TOTAL	\$

NOTES & EXCLUSIONS

- » Work is priced on straight time using nonunion labor
- » Permits and special inspection costs not included
- » Taxes based on Certificate of Capital Improvement
- » Building costs are not included
- » Cost includes updated rigging/crane costs provided 1/19/2022
- » Kitchen Equipment pricing not available until 1/27/2022 place holder of \$240,350.10 in place until other pricing is available
- » Overtime costs for mechanical welding/brazing is included
- » Fire extinguishers are assumed to be wall hung, cabinets are not specified
- » Phasing costs for the project are not included by can be priced if required
- » Deposits will likely be required to secure long lead items

PROJECT SCHEDULE

