PROJECT COST SUMMARY

GSA	PROJECT COST SUMMARY	Area (USF) =	106,000
PROJECT TITL	Edward Roybal Federal Building	PROJECT TYPE:	
LOCATION: CITY, STATE	Los Angeles, California	Repair and Alterations	
	RESPONSIBLE PARTY	PROGRAM AREA:	Federal Building
ESTIMATE PREPARED BY:	Kamel S. Khalil / Cost Eng		
ESTIMATE REVIEWED BY:	GSA Project Mgt	CURRENT SUBMITTAL:	Final Concept

WBS CODE	UNIFORMAT SYSTEM ELEMENTS			SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF
A10	Foundations					
A20	Basement Construction					
B10	Superstructure			(b) (4) [redacted]		
B20	Exterior Closure					
B30	Roofing					
C10	Interior Construction			(b) (4) [redacted]		
C20	Stairs					
C30	Interior Finishes			(b) (4) [redacted]		
D10	Conveyance Systems					
D20	Plumbing			(b) (4) [redacted]		
D30	HVAC			(b) (4) [redacted]		
D40	Fire Protection			(b) (4) [redacted]		
D50	Electrical			(b) (4) [redacted]		
E10	Equipment			(b) (4) [redacted]		
E20	Furnishings					
F10	Special Construction					
F20	Selective Building Demolition			(b) (4) [redacted]		
G10	Sitework - Building Related					
G20	Sitework - Non-Building Related					
A	Sub T	A		$10,662,980	$14,067,167	$101
B	Contingency - Unknown Site/Design:		B			
C	Subtotal	A + B		$10,662,980		$101
D	General Conditions, Profit, Bond	15%	C	$1,599,447		$15
E	Phasing Premium, etc		C			
F	Subtotal	C + D + E		$12,262,427		$116
G	Special Use Tax (Gross Receipts Tax, etc)		F			
H	Current Estimated Construction Award Cost	F + G		$12,262,427		$116
I	Escalation to Construction Award	14.7%	H	$1,804,740		$17
	Estimated Cost of Construction at Award					
J	ECCA	G+H		$14,067,167		$133
K + L	Construction Contingency & Reservation		J			
M	Subtotal	J + K + L		$14,067,167		$133
N	Art-In-Architecture		M			
O	EISA Requirement	0.00%	M+N			
	Estimated Construction Cost					
P	ECC	M + N + O		$14,067,167		$133
S	EDRC	13.20%	P	$1,856,475		$18
W	EMIC		P			
A1	ESC (Est. Site Cost)					
A2	ETPC	O + S + W + A1		$15,923,642.37		$150

				Escalation Rate Used:	3.8%
Current Date:	12-May-14	Basis Date of Estimate:	12-May-14	Const. Mid-Point Date:	1-Jan-18

ESTIMATED TOTAL PROJECT COST

	PROJECT TITLE:	**Edward Roybal Federal Building**				
	PROJECT LOCATION:	**Los Angeles, California**				
	Item Description	Basis	Quantity	UOM		Totals
ECC (Estimated Construction Cost)						
A	Sub-Total UNIFORMAT System Elements				Sum All Elements	$10,662,980
B	Design and Site Contingency	A		%	+	
C		A + B			**Sub - Total**	$10,662,980
D	General Contractor Overhead, Profit, and Bonds	C	15%	%	+	$1,599,447
E	Premium for GSA Project in High Rise Building In SF	C		%	+	
F		C + D + E			**Sub - Total**	$12,262,427
G	Special Use Taxes (Gross Receipts Tax, etc)	F		%	+	
H		F + G			**Sub - Total**	$12,262,427
I	Escalation:Current Date To Escal Date - See Summary	H	14.7%	Use GSA Published Rate	+	$1,804,740
J	**ECCA** (Estimated Construction Cost At Award. Assumes Escalation to Construction Mid-Point)	H + I			**ECCA**	$14,067,167
K	Reservations [Note: Reservations are not used unless separate procurement of GFE materials]					
		J		%		
		J		%		
		J		%		
		J		%	+	
	Reservation Subtotal	J			**Sub-Total**	
L	Construction Contingency	J	10%		+	$1,406,717
M	ECC ' - (Excluding Art-In-Architecture Allowance) Subtotal	J + K + L			**1**	$15,473,884
N	Art-In-Architecture	M				
O	**EISA Requirements (Note - Select Y or N at cell F25)**	M + N	**0.00%**	%	**N**	
P	**ECC** (Estimated Construction Cost)	M + N + O			**ECC**	$15,473,884
Q	A-E Services - Design Phase	(b) (4)	[redacted]			(b) (4)
R	CM Services - Design Phase	(b) (4)	[redacted]			(b) (4)
S	Other Cost - Design Phase (Design Build Fee)	(b) (4)	[redacted]			(b) (4)
T	**EDRC (Estimated Design & Review Cost)- From GSA Look-Up Table**				**EDRC**	$1,856,866
U	A-E Services - Construction Phase		[redacted]			
V	CM Services - Construction Phase		[redacted]			
W	Other Costs - Construction Phase		[redacted]			
X	**EMIC (Estimated Management & Inspection Cost) - From GSA Look-Up Table**				**EMIC**	
Y	Land			$		
Z	Demolition			$	+	
A1	Relocation (Associated With Site Purchase)			$	+	
A2	**ESC (Estimated Site Cost)**				**ESC**	
A3	**ETPC (Estimated Total Project Cost)**	**(P+T+X+A2)**	Date: 12-May-14		**ETPC**	**$17,330,750**

GSA

REPAIR AND ALTERATION PROJECT
WORK ITEM SUMMARY - TO MATCH PROSPECTUS

PROJECT TITLE:	Edward Roybal Federal Building	Date of Estimate:	12-May-14
LOCATION:	Los Angeles, California	Construction Mid-Point Date:	1-Jan-18

Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total $$$ (w/o Markups)	Total $$$ - ECC
1	Title: **Entry Lobby Upgrades/Restoration (Monumental)**	(b) (4)	
	Scope of Work:		
	Affected Area - GSF:		
	Cost Data Source:		
2	Title: **Secondary Public Lobbies & Circulation (Non-Monumental)**	(b) (4)	
	Scope of Work:		
	Affected Area - GSF:		
	Data		
3	Title: **Restroom Upgrades**	(b) (4)	
	Scope of Work:		
	Affected Area - GSF:		
	Cost Data Source:		
4	Title: **Demolition/Core Shell Prep**	(b) (4)	
	Scope of Work:		
	Area - GSF:		
	Cost Data Source:		
5	Title: **Interior Alterations - Building Core/Shell**	(b) (4)	
	Scope of Work:		
	USF + Common Area:		
	Cost Data Source:		

GSA

REPAIR AND ALTERATION PROJECT
WORK ITEM SUMMARY - TO MATCH PROSPECTUS

PROJECT TITLE:	Edward Roybal Federal Building	Date of Estimate:	12-May-14
LOCATION:	Los Angeles, California	Construction Mid-Point Date:	1-Jan-18

Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total $$$ (w/o Markups)	Total $$$ - ECC
6	Title: **OA Tenant Fit-out -- from Tenant Agency Sheets (Includes Raised Floor)**	(b) (4)	
	Scope of Work:		
	USF Area:		
	Cost Data Source:		
7	Title: **OA Security/Blast -- from Tenant Agency Sheets**	(b) (4)	
	Scope of Protection Work:		
	Protection Level (I to IV):		
	Cost Data Source:		
8	Title: **Special Requirements**	(b) (4)	
	Scope of Work:		
	Area:		
	Cost Data Source:		
9	Title: **New Construction Additions**	(b) (4)	
	Scope of Work:		
	GSF Area - New Structure:		
	Cost Data Source:		
10	Title: **Building Structure**	(b) (4)	
	Scope of Work:		
	Superstructure Area:		
	Cost Data Source:		

GSA

REPAIR AND ALTERATION PROJECT
WORK ITEM SUMMARY - TO MATCH PROSPECTUS

PROJECT TITLE:	Edward Roybal Federal Building	Date of Estimate:	12-May-14
LOCATION:	Los Angeles, California	Construction Mid-Point Date:	1-Jan-18

Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total $$$ (w/o Markups)	Total $$$ - ECC
11	Title: **Building Exterior**	(b) (4)	
	Scope of Work:		
	Window Area:		
	Closure Area:		
	Cost Data Source:		
12	Title: **Roofing**	(b) (4)	
	Scope of Work:		
	Roofing Area:		
	Cost Data Source:		
13	Title: **Conveying System**	(b) (4)	
	Scope of Work:		
	No. Of Stops:		
	Cost Data Source:		
14	Title: **Plumbing**	(b) (4)	
	Scope of Work:		
	No. of Fixtures:		
	Area:		
	Cost Data Source:		
15	Title: **HVAC**	(b) (4)	
	Scope of Work:		
	CFM:		
	Tonnage:		
	MBTUH:		
	Cost Data Source:		

GSA

REPAIR AND ALTERATION PROJECT
WORK ITEM SUMMARY - TO MATCH PROSPECTUS

PROJECT TITLE:	Edward Roybal Federal Building	Date of Estimate:	12-May-14
LOCATION:	Los Angeles, California	Construction Mid-Point Date:	1-Jan-18

Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total $$$ (w/o Markups)	Total $$$ - ECC
16	Title: **Electrical**	(b) (4)	
	Scope of Work:		
	No. of Fixtures:		
	Amp:		
	Area:		
	Cost Data Source:		
17	Title: **Life Safety**	(b) (4)	
	Scope of Work:		
	Cost Data Source:		
18	Title: **Hazardous Abatement**	(b) (4)	
	Scope of Work:		
	Area:		
	Cost Data Source:		
19	Title: **Grounds and Approaches**	(b) (4)	
	Scope of Work:		
	Site Improvement Area:		
	Cost Data Source:		
	TOTAL COST	$9,747,572	$14,145,464

GSA	REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS		
PROJECT TITLE:	Edward Roybal Federal Building	Date of Estimate: 12-May-14	
LOCATION:	Los Angeles, California	Construction Mid-Point Date: 1-Jan-18	
Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total $$$ (w/o Markups)	Total $$$ - ECC

Work Item Summary

WI Code	WI Description	Subtotal Cost		
		Direct Cost	ECCA	ECC
1	Entry Lobby Upgrades/Restoration (Monumental)	-	-	-
2	Secondary Public Lobbies & Circulation (Non-Monumental)	-	-	-
3	Restroom Upgrades	-	-	-
4	Demolition/Core Shell Prep	-	-	-
5	Interior Alterations - Building Core/Shell	(b) (4) [redacted]		
6	OA Tenant Fit-out -- from Tenant Agency Sheets (Includes	(b) (4) [redacted]		
7	OA Security/Blast -- from Tenant Agency Sheets	-	-	-
8	Special Requirements	-	-	-
9	New Construction Additions	-	-	-
10	Building Structure	-	-	-
11	Building Exterior	-	-	-
12	Roofing	-	-	-
13	Conveying System	-	-	-
14	Plumbing	-	-	-
15	HVAC	-	-	-
16	Electrical	-	-	-
17	Life Safety	(b) (4) [redacted]		
18	Hazardous Abatement	-	-	-
19	Grounds and Approaches	-	-	-
Sub total - All		9,747,572	12,859,512	14,145,464

Agency - Tenant Improvement Cost Summary

Area (USF) = 106,000

PROJECT TITLE	Edward Roybal Federal Building
LOCATION: CITY, STATE	Los Angeles, California

TI Agency Reference in Cost Estimate	Bureau Code	Agency Name	USF	RSF	GSF of Tenant	TI ECC	TI - ECC - Unit Cost per USF	TI - Design and Review Cost	TI - Management & Inspection Cost	TI- Estimated Total Cost	TI - Estimated Total Cost - Per USF
A		Edward Roybal Building	106,000			$12,041,106	$113.60	$830,836	$0	$12,871,942	$121.43
B						$0	#DIV/0!	$0	$0	$0	#DIV/0!
C						$0	#DIV/0!	$0	$0	$0	#DIV/0!
D						$0	#DIV/0!	$0	$0	$0	#DIV/0!
E			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
F			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
G			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
H			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
I			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
J			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
K			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
L			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
M			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
N			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
O			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
P			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
Q			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
R			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
S			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
T			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
U			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
V			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
W			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
X			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
Y			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
Z			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AA			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AB			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AC			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AD			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AE			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AF			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AG			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AH			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AI			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AJ			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AK			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AL			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
AM			-			$0	#DIV/0!	$0	$0	$0	#DIV/0!
TI Subtotal			**106,000**			$12,041,106	$113.60	$830,836	$0	$12,871,942	$121.43

Agency - Building-Specific Amortized Capital Security Cost Summary

Area (USF) = 106,000

PROJECT TITLE	Edward Roybal Federal Building
LOCATION: CITY, STATE	Los Angeles, California

TI Agency Reference in Cost Estimate	Bureau Code	Agency Name	USF	%%% Pro-Rata Dist. Of Space Plan	RSF	GSF of Tenant	TI Security ECC	TI Security - ECC - Unit Cost per USF	TI Security - Design and Review Cost	TI Security - Management & Inspection Cost	TI Security - Estimated Total Cost	TI Security - Estimated Total Cost - Per USF
A	-	Edward Roybal Building	106,000	100.00%	-	-	$0	$0.00	$0	$0	$0	$0.00
B	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
C	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
D	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
E	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
F	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
G	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
H	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
I	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
J	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
K	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
L	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
M	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
N	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
O	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
P	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
Q	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
R	-		-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
S	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
T	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
U	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
V	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
W	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
X	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
Y	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
Z	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AA	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AB	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AC	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AD	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AE	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AF	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AG	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AH	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AI	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AJ	-		-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AK	-	-	-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AL	-		-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
AM	-		-	0.00%	-	-	$0	#DIV/0!	$0	$0	$0	#DIV/0!
*** Amortized capital security countermeasures include items such as vehicular barriers, pop-up barriers, secure doors and locks (smart cards and access control systems), progressive collapse, blast mitigation and window glazing												
TI Security Subtotal			**106,000**				$0	$0.00	$0	$0	$0	$0.00

SHELL COST SUMMARY

Area (GSF) = 106,000

PROJECT TITLE	Edward Roybal Federal Building
LOCATION: CITY, STATE	Los Angeles, California
Mid Point Date	1-Jan-18
Estimator:	0

	UNIFORMAT SYSTEM ELEMENTS	SUBTOTAL DIRECT COST	SHELL ECC	SHELL COST/GSF
A10	Foundations	(b) (4)	[redacted]	[redacted]
A20	Basement Construction	(b) (4)	[redacted]	[redacted]
B10	Superstructure	(b) (4)	[redacted]	[redacted]
B20	Exterior Closure	(b) (4)	[redacted]	[redacted]
B30	Roofing	(b) (4)	[redacted]	[redacted]
C10	Interior Construction	(b) (4)	[redacted]	[redacted]
C20	Stairs	(b) (4)	[redacted]	[redacted]
C30	Interior Finishes	(b) (4)	[redacted]	[redacted]
D10	Conveyance Systems	(b) (4)	[redacted]	[redacted]
D20	Plumbing	(b) (4)	[redacted]	[redacted]
D30	HVAC	(b) (4)	[redacted]	[redacted]
D40	Fire Protection	(b) (4)	[redacted]	[redacted]
D50	Electrical	(b) (4)	[redacted]	[redacted]
E10	Equipment	(b) (4)	[redacted]	[redacted]
E20	Furnishings	(b) (4)	[redacted]	[redacted]
F10	Special Construction	(b) (4)	[redacted]	[redacted]
F20	Selective Building Demolition	(b) (4)	[redacted]	[redacted]
G10	Sitework - Building Related	(b) (4)	[redacted]	
G20	Sitework - Non-Building Related	(b) (4)	[redacted]	
	Shell Total		$3,120,707	$29.44

SECURITY COST SUMMARY		Area (USF) =	-
PROJECT TITLE	Edward Roybal Federal Building		
LOCATION: CITY, STATE	Los Angeles, California		Mid Point Date
Estimator:	0		1-Jan-18

	UNIFORMAT SYSTEM ELEMENTS	SUBTOTAL DIRECT COST	SECURITY ECC	SECURITY COST (ECC)/USF
A10	Foundations	$0	$0	$0.00
A20	Basement Construction	$0	$0	$0.00
B10	Superstructure	$0	$0	$0.00
B20	Exterior Closure	$0	$0	$0.00
B30	Roofing	$0	$0	$0.00
C10	Interior Construction	$0	$0	$0.00
C20	Stairs	$0	$0	$0.00
C30	Interior Finishes	$0	$0	$0.00
D10	Conveyance Systems	$0	$0	$0.00
D20	Plumbing	$0	$0	$0.00
D30	HVAC	$0	$0	$0.00
D40	Fire Protection	$0	$0	$0.00
D50	Electrical	$0	$0	$0.00
E10	Equipment	$0	$0	$0.00
E20	Furnishings	$0	$0	$0.00
F10	Special Construction	$0	$0	$0.00
F20	Selective Building Demolition	$0	$0	$0.00
G10	Sitework - Building Related	$0		
G20	Sitework - Non-Building Related	$0		
	Security Costs - Total		$0	$0.00

Project Cost Estimate Form

TENANT IMPROVEMENT COST SUMMARY (TI Fitout)		Area (USF) =	-
PROJECT TITLE	Edward Roybal Federal Building		
LOCATION: CITY, STATE	Los Angeles, California		Mid Point Date
Estimator:	0		1-Jan-18

	UNIFORMAT SYSTEM ELEMENTS	SUBTOTAL DIRECT COST	TENANT ECC	TI COST/USF
A10	Foundations	(b) (4)		
A20	Basement Construction	(b) (4)		
B10	Superstructure	(b) (4)		
B20	Exterior Closure	(b) (4)		
B30	Roofing	(b) (4)		
C10	Interior Construction	(b) (4)		
C20	Stairs	(b) (4)		
C30	Interior Finishes	(b) (4)		
D10	Conveyance Systems	(b) (4)		
D20	Plumbing	(b) (4)		
D30	HVAC	(b) (4)		
D40	Fire Protection	(b) (4)		
D50	Electrical	(b) (4)		
E10	Equipment	(b) (4)		
E20	Furnishings	(b) (4)		
F10	Special Construction	(b) (4)		
F20	Selective Building Demolition	(b) (4)		
G10	Sitework - Building Related	$0		
G20	Sitework - Non-Building Related	$0		
	Tenant Improvement Costs - Total		$10,946,460	$103.27

B10 Superstructure

Design Criteria	High Ceiling/Wide-Bay SF	Floor Load Rating	Floor Height	Atrium SF	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Misc. Metal Supports	1	ls	(b) (4)		
A1		Architectural work, demo/patch/repair due to structural work	1	ls	(b) (4)		
					Total B10	(b) (4)	(b) (4)

B20 Exterior Closure

Design Criteria	% Fenestration	"U" Factor Wall	"U" Factor Glass	Degree Days	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
					Total B20		

B30 Roofing

Design Criteria	"U" Factor	Skylight SF	"U" Factor Skylight		
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
					Total B30		

C10 Interior Construction

Design Criteria	Partition Density	Open Office SF	Closed Office SF	Conference Area	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Interior wall insulation	45,500	sf	(b) (4)		
		Fireproofing	10,000	sf	(b) (4)		
A1		Sealants and caulking	106,000	sf	(b) (4)		
A1		Door, frames and hardware, standard	96	ea	(b) (4)		
A1		Glass & Glazing	40	ea	(b) (4)		
A1		Service Windows	6	ea	(b) (4)		
A1		Interior walls, metal stud framing with drywall both sides, non rated, ceiling height	54,000	sf	(b) (4)		
A1		Demountable Modules	1,200	sf	(b) (4)		
A1		Operable Partitions	**1**	ea	(b) (4)		
A1		Signage	96	ea	(b) (4)		
A1		Miscellaneous metals, bracing and supports	**150**	ea	(b) (4)		
					Total C10	(b) (4)	(b) (4)

C20 Stairs

Design Criteria	No. of Floors	Types of Risers	No. of Stairwells	No. of Flights	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
					Total C20		

C30 Interior Finishes

Design Criteria	Lobby Area	Court Spec Area	ADP Area	Lab/Clinic Area	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Carpet Tile	**90,000**	sf	(b) (4)		
A1		VCT	**15,000**	sf	(b) (4)		
A1		Ceramic Tile	**400**	sf	(b) (4)		
A1		Painting	**81,000**	sf	(b) (4)		
5		2x4 suspended acoustic ceilings	**89,000**	sf	(b) (4)		
A1		Wall Covering	**1,100**	sf	(b) (4)		
		Flooring Treatment	1,400	sf	(b) (4)		
					Total C30	(b) (4)	(b) (4)

D10 Conveyance Systems

Design Criteria	Building Height	No. Stops	Escalator Use	No. Special Elev.	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
					Total D10		

D20 Plumbing

Design Criteria	No. Floors	No. Occupants	No. Visitors		
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Break/Lactation room sinks	9	ea	(b) (4)		
A1		Rough in	9	ea	(b) (4)		
A1		Water piping, copper above ceiling	450	lf	(b) (4)		
A1		Waste piping, PVC, underslab	450	lf	(b) (4)		
A1		Vent piping, PVC	450	lf	(b) (4)		
A1		Valves and accessories	1	ls	(b) (4)		
					Total D20	(b) (4)	(b) (4)

D30 HVAC

Design Criteria	Max Tons - A/C	Max Heating Load	Ventilation Quantity	Minimum Load Tons	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		VAV dual duct terminal boxes with building standard t-stats	48	ea	(b) (4)		
A1		Remove, recalibrate and re-install (e) thermostats	276	ea	(b) (4)		
A1		Relocate supply and return air outlets	520	ea	(b) (4)		
A1		Supply and return air outlets	200	ea	(b) (4)		
A1		Testing, adjusting and balancing	106,000	sf	(b) (4)		
A1		Controls	106,000	sf	(b) (4)		
A1		Fundamental commissioning	1	ls	(b) (4)		
A1		Independent cooling units for telecom	27	ton	(b) (4)		
5		HVAC duct static pressure sensors integrated into VFD controls	1	ls	(b) (4)		
A1		Misc. HVAC Ducting	1	ls	(b) (4)		
					Total D30	(b) (4)	(b) (4)

D40 Fire Protection

Design Criteria	Hazard Rating	Special Suppression SF	Sprinklered Area	Dry-Pipe Area	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
		SAN FRANCISCO DIVISION - SPN					
A1		Relocate fire sprinkler drops	350	ea	(b) (4)		
17		New quick response heads	600	sf	(b) (4)		
A1		Test and charge system	1	ls	(b) (4)		
A1		Deferred approval shop drawings	1	ls	(b) (4)		
A1		Sprinkler testing	1	ls	(b) (4)		
17		Fire alarm strobes and speakers, additional to existing system, assume 1 per 1,000 sf	56	ea	(b) (4)		
17		Upgrade entire fire alarm system devices, infrastructure to remain	56,000	sf	(b) (4)		
17		Fire alarm commissioning	1	ls	(b) (4)		
A1		24/7 fire watch during system down time, 1 month	1	ls	(b) (4)		
		Total D40				(b) (4)	(b) (4)

D50 Electrical

Design Criteria	Primary Voltage	Lighting Watts/SF	Receptacle Watts/SF	Emergency KW	
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Power panels and electrical equipment - Modify existing for new layout recircuiting	1	ls	(b) (4)		
A1		Convenience power	106,000	sf	(b) (4)		
A1		Additional 120V, 20A duplex wall outlets at conference rooms	64	ea	(b) (4)	(b) (4)	(b) (4)
A1		(1) 120V, 20A ceiling mounted outlet at conference rooms	20	ea	(b) (4)		
A1		(1) 120V, 20A floor mounted quad outlet at conference rooms	20	ea	(b) (4)		
A1		A/V systems, infrastructure only	1	ls	(b) (4)		
A1		Satelite system, infrastructure only	1	ls	(b) (4)		
A1		Exit signs throughout	80	ea	(b) (4)		
A1		Wire and conduit	8,000	lf	(b) (4)		
5		New intelligent light with integral motion sensor - 1 per staff member	282	ea	(b) (4)		
5		New intelligent light with integral motion sensor - add circulation and common areas	400	ea	(b) (4)		
A1		Recessed dimmable can lights	580	ea	(b) (4)		
A1		Lighting controls	106,000	sf	(b) (4)		
A1		Wire and conduit	12,000	lf	(b) (4)		
A1		Tie Telecom Room to emergency power	1	ls	(b) (4)		
5		Electrical tracing and labeling for sub	80	hours	(b) (4)		
5		New 225A sub meter for plug loads	1	ea	(b) (4)		
5		Feed plug load circuits to new panel	80	hours	(b) (4)		
5		Sub meter	1	ea	(b) (4)		
5		Commissioning and testing	1	ls	(b) (4)		
5		Tie into BMS	1	lot	(b) (4)		
5		Incidentals, supports, deliverables	1	ls	(b) (4)		
5		3% allowance for additional sub-metering	1	ls	(b) (4)		
A1		Equipment pads, supports, bracing, etc.	1	ls	(b) (4)		
A1		400A, 480V service	250	lf	(b) (4)		
A1		400A, 480V switchboard	1	ea	(b) (4)		
A1		400A, 208V switchboard	1	ea	(b) (4)		
A1		150kva transformer	1	ea	(b) (4)		
A1		Feeders, grounding and bonding	1	ls	(b) (4)		
5		Advanced power strips, incl. installation	205	ea	(b) (4)		
		Total D50				(b) (4)	(b) (4)

E10 Equipment

Design Criteria	No. Furnished Workstations	Hoist Capacity			
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Base and upper cabinets	110	lf	(b) (4) [redacted]		
A1		Ceiling mounted projector screen in conference room	4	ea	(b) (4) [redacted]		
A1		White boards	4	ea	(b) (4) [redacted]		
A1		Toilet Partitions & Accessories	1	ls	(b) (4) [redacted]		
					Total E10	(b) (4) [redacted]	(b) (4) [redacted]

E20 Furnishings

Design Criteria	Area Wdw Treatmt				
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
					Total E20		

F10 Special Construction

Design Criteria					
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
					Total F10		

F20 Selective Building Demolition

Design Criteria	Demolition SF	Abatement SF			
General Description:					

WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
5		Selective demolition	106,000	sf	(b) (4) [redacted]		
		Remove & relocate Furniture	1	ls	(b) (4) [redacted]		
					Total F20	(b) (4) [redacted]	(b) (4) [redacted]