

Main Building	
Base Scope	ROM
1 Upgrade electrical for entire building	\$ 205,200
2 All new lighting at 1st & 2nd flrs.	\$ 74,400
3 (N) sprinkler system at all 3 levels (N) fire line to site - w/Poolhouse permits and fees Utility trench for main fire line cut/patch for AFS work	\$ 110,600
4 All (n) exterior doors w/accessible thresholds	\$ 35,500
(N) awning transom windows over (n) doors	\$ 7,500
Separate add for replacing adjacent awning windows	\$ 58,000
Separate add for replacing adjacent awning windows	\$ 16,000
5 2nd floor NE & SW walls demo existing doors and windows temp. protection of openings (n) structural support footings for C3 columns C3 5x5x5/16" columns - 68lf HSS 10x5x1/4" headers - 66lf misc. connectors hoisting of steel wood pilasters at columns wood box beam at steel headers wood treatment at window head flashings scaffolding painting wood wrap of steel flashings (n) exterior lami glass folding doors (Nana drs.) (n) lami glazing incl. thresholds at ground floor fixed lites gradall/lift	\$ 202,000
6 Replace exterior doors and transoms at E. elev. - 2nd flr.	
doors - (2) pr. 3-6 x 7x0	\$ 14,100
awning vents over doors - (2) 7-0 x 1-9	\$ 2,900
Separate add for replacing adjacent fixed windows	\$ 26,500
Separate add for replacing adjacent awning windows	\$ 7,500
8 (n) plumb. & elect. ro-in for 3rd flr. kitchen (ALE)	\$ 6,000

9	Replace 3rd floor center door on A2.3. incl. (n) awning vent	
	door - (1) pr. 3-6 x 7x0	\$ 7,100
	awning vent over door - (1) 7-0 x 1-9	\$ 1,500
	Separate add for replacing adjacent sliding glass doors	\$ 14,700
	Separate add for replacing adjacent awning windows	\$ 2,900

11	Demo S. Plaza area	
	protect gym floor for demo equipment access	
	sawcut (e)/demo/haul-off - CWS	
	rough grading	
	temp. drainage	
	temp. handrail	
		\$ 41,600

12	Kitchen upgrade at 2nd floor	
	remove (e) equipment and cabinets	
	demo tile floor	
	utility ro-in	
	(n) furred walls	
	(n) d.a. door/hardware	
	painting	
	paint walls	
	paint doors	
	paint ceiling	
	FRP at walls to 8' high	
	kitchen equipment	
	food prep sink, wash sink and SS c. top	
	3-compartment sink w/ SS c. top	
	mop sink w/ss guard	
	sink faucets	
	water filter	
	reinstall (e) equipment	
	Plumbing hook-up/finish trim	
	F/I (n) equipment	
	microwave	
	toaster oven	
	quarry tile and cove base to replace epoxy flr. ceramic tile	
	floor prep	
	epoxy grout	
	tile base	
	(n) ansul system at (e) hood	
	permit	
(e) ceiling to remain		
(n) power - ALE		
(n) lighting - ALE		
		\$ 78,900

13	Stage Area	install H/C lfit at removed stairs including demo and carpentry dedicated 20 amp circuit for lfit install handrail at N. stairs to stage acoustical panels at 70% of stage ceiling acoustical panels at stage walls	\$ 81,800
14	2nd Floor	Armstrong metalworks panels at walls of 2nd flr.	\$ 26,100
15	Remove (e) stairs to women's bathroom at ground floor	remove stairs and door to kitchen patch wood floor infill at removed door	\$ 5,000
16	Remove (e) doors and windows ground floor	doors - (2) pr. 3-6 x 7x0 awning vens over doors - (2) 7-0 x 1-9 Separate add for replacing adjacent fixed windows Separate add for replacing adjacent awning windows	\$ 14,100 \$ 2,900 \$ 21,000 \$ 6,000
17	Replace all interior doors at all levels (except closets)		\$ 19,800
19	(N) roof Shingles	scaffolding perimeter of building tear off existing roofing (n) cool shingles (e) guttters and rainwater leaders to remain	\$ 140,000
TOTAL:			\$ 1,229,600

Alternate Adds to Base Scope		ROM	
<p>7 3rd Floor Loft (n) accessible bathroom at 3rd floor loft demo (e) closet construct (n) walls closet construction plumbing ro-in including fixtures doors/frames/hardware stone c.top floor prep tile floor tile wall (4' wainscote) painting doors - 3 leaves ceiling closet bath accessories power - ALE lighting - ALE</p>	<table border="1"> <tr> <td style="width: 20px;">\$</td> <td style="width: 100px;">39,400</td> </tr> </table>	\$	39,400
\$	39,400		
<p>10 Site (n) ADA ramp from 3rd flr deck to street demo (e) ramp - CWS rough grade (n) ramp elevations retaining wall upper wall - 50 lf retaining wall lower wall - 60 lf drainage at upper retaining wall waterproofing at retaining walls concrete ramp handrail downhill handrail uphill handrail paint handrail - 120 lf</p>	<table border="1"> <tr> <td style="width: 20px;">\$</td> <td style="width: 100px;">168,000</td> </tr> </table>	\$	168,000
\$	168,000		
<p>18 2nd story balcony remove (e) handrails and decking install sheet metal caps over 4x4 beams stitch bolt (e) beams install (n) decking paint decking (t&b) install (n) metal handrails paint handrails</p>	<table border="1"> <tr> <td style="width: 20px;">\$</td> <td style="width: 100px;">67,500</td> </tr> </table>	\$	67,500
\$	67,500		

20 (N) Bamboo flooring at 3rd fl. loft remove (e) flooring install)n) bamboo plank flooring install cork underlayment	\$ 13,100
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21 2nd Floor Remove acoustic ceiling panels at 2nd floor ceil. Prep at removed tiles Paint wood ceiling Scaffolding	\$ 15,500
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Main Building

Qualifications

- 1 Scope includes only items listed on Community Building VE + Main Building Upgrades dated April 29, 2014
- 2 All single line 'menu' costs included 20% markup for General Conditions, General Requirements, fee, insurance and contingency.

Exclusions

- 1 Permit fees.
- 2 Handling of contaminated or hazardous material
- 3 Unforeseen conditions
- 4 Builders Risk insurance
- 5 Escalation
- 6 Code related upgrades of existing building except items found in the VE list dated 4/29/14
- 7 ADA compliance
- 8 Gas meter and connection fees
- 9 Water meter and connection fees
- 10 Utility service fees
- 11 PG&E fees
- 12 Third party special inspection fees
- 13 Design and consultant's fees including Geotechnical, Structural, Civil and Electrical engineering.
- 14 Signage
- 15 Window treatment including film or blinds.
- 16 HVAC upgrades unless noted.
- 17 Plumbing upgrades unless noted.
- 18 Relocation of existing electrical switchgear and gas meter.
- 19 Tel/data systems
- 20 Audiovisual systems
- 21 Security systems
- 22 Improvements or repairs to existing parking lots.
- 23 Reinstallation or replacement of existing bleachers.
- 24 Repair or upgrades to SE parking lot
- 25 Removal or reinstallation of concession stand
- 26 Repair, servicing or modifications to existing site elevator.
- 27 Separate electrical panel for tennis courts

Alternates

- 1 Kinetics KNP panels and Armstrong Metalworks panels priced equally at \$40.00/sf installed