

Exhibit B: Page 1

Bid Comparison	
Property	SBCERA
Tenant/Project	1st and 3rd Floor
Architect/Space Planner	Sisson
Construction Documents	8/2/2019



Base Bid	Uprite		Comments	Esplanade		Comments
	1st Floor Total Cost	3rd Floor Total Cost		1st Floor Total Cost	3rd Floor Total Cost	
Final Clean				\$ 6,902.00	\$ 13,770.00	
Demolition	\$ 28,700.00	\$ 9,900.00		\$ 31,122.00	\$ 41,764.00	
Concrete				\$ 10,900.00	\$ 2,550.00	
Tile				\$ 4,800.00	\$ 3,048.00	
Millwork	\$ 94,850.00	\$ 19,950.00		\$ 102,532.00	\$ 20,812.00	
Doors & Frames	\$ 6,824.00	\$ 1,434.00		\$ 28,906.00	\$ 9,782.00	
Glass & Glazing	\$ 27,784.00			\$ 16,168.00	\$ 4,500.00	
Drywall	\$ 26,669.00	\$ 15,160.00		\$ 27,816.00	\$ 32,716.00	
Insulation / Thermal Protection	\$ 1,300.00	\$ 750.00		Included in Drywall	Included in Drywall	
Window Coverings				\$ 7,385.00		
Acoustic Ceiling	\$ 16,474.00	\$ 12,179.00		\$ 9,566.00	\$ 17,935.00	
Flooring	\$ 17,445.00	\$ 69,712.00		\$ 19,927.00	\$ 121,376.00	
Wall Finishes	\$ 12,700.00	\$ 22,150.00		\$ 19,700.00	\$ 39,165.00	
Fire Sprinklers	\$ 20,294.00			\$ 5,885.00	\$ 6,250.00	
Plumbing	\$ 12,205.00	\$ 8,835.00		\$ 13,151.00	\$ 9,930.00	
Fire Extinguishers / Cabinets	\$ 1,250.00	\$ 500.00		\$ 500.00	\$ 250.00	
HVAC	\$ 11,835.00	\$ 8,503.00		\$ 11,480.00	\$ 11,855.00	
Air Balancing	\$ 1,650.00	\$ 3,175.00		Included in HVAC		
Electrical	\$ 114,000.00	\$ 21,000.00		\$ 119,549.00	\$ 87,216.00	
Elevators						
Signage				\$ 1,620.00	\$ 1,385.00	
Appliances				\$ 9,600.00		
FLS	\$ 7,000.00	\$ 5,000.00		\$ 20,937.00	\$ 11,922.00	
Subtotal	\$ 400,980.00	\$ 198,248.00		\$ 468,446.00	\$ 436,226.00	
Contingency						
General Conditions	\$ 85,209.23	\$ 85,209.23		\$ 21,700.00	\$ 21,700.00	
Fee/Profit	\$ 14,585.68	\$ 8,503.72		\$ 24,507.00	\$ 22,896.00	
Insurance	\$ 4,861.89	\$ 2,834.57		\$ 5,147.00	\$ 4,808.00	
Total Base Bid	\$ 505,636.80	\$ 294,795.52		\$ 519,800.00	\$ 485,630.00	
Soft Costs						
Sisson						
MEP Design Build						
Plan Check/Permit (Allowance 3%)	\$ 15,169.10	\$ 8,843.87		\$ 15,594.00	\$ 14,568.90	
Smoke Evac						
Total Soft Costs	\$ 15,169.10	\$ 8,843.87		\$ 15,594.00	\$ 14,568.90	
Total Hard & Soft	\$ 520,805.90	\$ 303,639.39		\$ 535,394.00	\$ 500,198.90	
CM Fee Per Contract	\$ 18,574.51	\$ 10,908.84	Both Floors run concurrent	\$ 18,040.15	\$ 17,332.69	Both Floors run concurrent
Owner Contingency	\$ -		Total	\$ -		Total
Grand Total	\$ 539,380.41	\$ 314,548.23	\$ 853,928.64	\$ 553,434.15	\$ 517,531.59	\$ 1,070,965.74

Alternates

1. Provide new under counter cabinet lighting at #109	\$ 2,321.00
2. Provide new under cabinet lighting at #105	\$ 3,138.00
3. F & I Truncated Domes & Parking sign as shown TI2.0	\$ 16,695.00
4. Rework/Relocate Existing Furniture power wall feed	
5. Supervision credit if projects is awarded runs concurrent w/1st floor	

638
-13200



Proposal

Date: August 5, 2019
Project: SBCERA 3rd flr. Remodel
Address: 348 W. Hospitality Lane, 3rd flr. San Bernadrino
Bid #: 19-B-351
Estimator: Tim Imber
Plans by: Sisson Design Group Tenant revisions 7/3/19 & KEI Revisions 7/26/19

To: Level Project Management
Contact: Tim Jones

Total Sum for Noted Scope: \$ **485,630**

Approved: Level Project Management
Tim Jones

Date



To:	Level Project Management	Date:	August 5, 2019
Contact:	Tim Jones	Project:	SBCERA 3rd flr. Remodel
Bid #:	19-B-351	Address:	348 W. Hospitality Lane, 3rd flr. San Bernadrino
Estimator:	Tim Imber		

1.011 General Conditions		\$	21,700
Project management & supervision			
General conditions, assumes (8) week project duration			
Blueprints & Submittals			
1.710 Final Clean-up		\$	10,720
Clean-up, progressive & final			
Phasing			
2.010 Site Prep / Site Work		\$	3,050
Site protection, plastic prep			
Temporary Facilities & Handwash Station			
2.050 Demolition / Hauling / Dumping		\$	41,764
Remove drywall partitions	125	LF	
Remove Reception Desk	1	LS	
Remove millwork	15	LF	
Remove glass doors	1	LS	
Remove wood shelving	25	LF	
Remove door and frame	7	EA	
Remove Swinging Gate	4	EA	
Remove plumbing fixtures	1	EA	
Remove Light fixtures	28	EA	
Remove Flooring	1154	SF	
Project dumpsters:	3	EA	
Haul & dump debris off-site			
3.000 Concrete		\$	2,550
Radar for floor cores	3	EA	
Patch at removed plumb & Elect.	10	EA	
4.400 Stone		\$	-



5.100 Metals	\$ -
6.100 Rough Carpentry	\$ -
6.220 Millwork	\$ 20,812
Open Office 3146 - elevation #3/TI-6.0	1 LS
Breakroom 352 - Elev #2/ TI -6.0	1 LS
Stone Top	1 LS
*Standard plastic laminate	
7.200 Insulation	\$ -
Included in Framing & Drywall	
7.250 Fireproofing	\$ -
7.500 Roofing	\$ -
8.200 Doors / Frames / Hardware	\$ 9,782
3-0 x 8-0 S.C.P.S Cherry Door & Frame w/ lockset	1 EA
3-0 x 8-0 S.C.P.S Cherry Door & Frame w/ lockset - 20 Min	1 EA
Door Closer	4 EA
Off Hours	
8.800 Glazing	\$ 4,500
Remove and Reinstall exterior window for demo & stocking	1 LS
9.250 Framing & Drywall	\$ 32,716
New wall construction, to underside:	21 LF
Furred Walls	6 LF
Backing in new walls	3 EA
Large Opening Infill	10 LF
Door Cut In	2 EA
Door infill	2 EA
Base Prep Throughout	1 LS
Scar Patch	13 EA
Electrical Patch	37 EA
Insulation at new wall construction:	1 LOT
Patch & repair existing walls	1 LOT
Off Hours	1 LS



9.300 Tile		\$ 3,048
Tile Backsplash		
Off Hours		
9.500 Acoustical Ceilings		\$ 17,935
Remove and reuse existing ceiling tile of new layout	2400 SF	
Install saved tile and provide 30% new	720 SF	
Patch grid at demo'd walls	1 LOT	
Patch ceiling at removed glass partitions	1 LOT	
Reframe for new light fixture layout	1 LOT	
Off Hours		
9.680 Flooring		\$ 121,376
C1: Carpet Tile Atlas Carpet L'Apelle Collection 24"x24"	920 SY	
Demo Flooring (Occupied areas)	1 LS	
Furniture Moving	1 LOT	
VCT: 12x12 (No Spec, Assumes Standard Excelon)	1215 SF	
LVT: Metroflor 16"x32" Deja New Belgium	569 SF	
Rubber base, 4" throughout	1 LOT	
Floor prep & transitions	1 LOT	
Premium Time	1 LS	
Phasing	7 EA	
9.900 Painting & Wall Finishes		\$ 39,165
Paint all walls to cover	1 LS	
Phasing		
Off Hours		
10.400 Signage		\$ 1,385
Code required egress signage		
10.520 Fire Protection Specialties		\$ 250
Fire extinguisher & semi-recessed cabinet:	1 EA	
10.800 Toilet Partitions & Accessories		\$ -
11.450 Appliances		\$ -
NIC		
12.610 Window Coverings		\$ -
NIC		



13.900 Fire & Life Safety Systems	\$ 11,922
Strobe	4 EA
Horn Strobe	3 EA
Conduits & Boxes	1 LOT
Off Hours Inspection	1 LS
Plans/Permit Engineering	1 LOT
15.300 Fire Sprinklers	\$ 6,250
Relocate / add heads for new layout	1 LOT
Plans/Permit/ Engineering	
15.400 Plumbing	\$ 9,930
Demo make safe existing break room	1 LOT
Double Compartment Sink/Faucet/GD	1 LS
Coffee maker line	1 EA
Ice Make Line	2 EA
Waste/Vent/H2O lines	
15.700 HVAC	\$ 11,855
Relocate Supply Air Register	1 EA
Relocate Return Air Grill	1 EA
New Supply Air Diffuser	2 EA
New Return Air Grill	1 EA
Return Air Sound Boots	2 EA
Rework Distribution from exisitng units	1 LS
DDC Controls by Sunbelt	1 EA
Air Balance	1 LOT
Off Hours	



16.000 Electrical	\$ 87,216
2x4 LED Fixture Lithonia 2FSL4-40L-EZ1-LP835- N80	10 EA
2x4 LED Fixture Lithonia 2FSL4-40L-EZ1-LP835- N80 w/ EM battery	2 EA
Relocate existing 2x4 fixture	7 EA
Relocate exit signs	1 EA
Lighting controls:	1 LOT
Wall Mounted Furniture Feeds	4 EA
Disconnect furniture feed whips & disconnect new to existing feeds	6 EA
Hubbell 4" poke thru	7 EA
Floor cores	1 EA
Tele/data stub (cabling by others):	1 EA
Duplex outlets	5 EA
Dedicated duplex outlets:	5 EA
Garbage Disposal connection w/ switch	1 EA
Flood stop receptacle under sink	1 EA
Power/ data furniture feeds from wall:	4 EA
Provide Power connection to new furniture power poles	2 EA
Reconnect existing floor device for new flooring #306	1 EA
Switch	2 EA
Card Reader Rough in	4 EA
Temp Power	1 LOT
Temp Lighting	1 LOT
Homerun Circuits	1 LOT
Relocate quad for new IDF door	1 LS
Relocate 2" conduit/pull box for new IDF door (Cabling by others)	1 LS
Demo safe off	1 LOT
Title 24 acceptance testing	1 LS
Off Hours	

Subtotal for scope noted above:	\$	457,925
OH & P, 5%:	\$	22,896
Insurance, 1%:	\$	4,808

TOTAL:	\$	485,630
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Alternates, Qualifications & Exclusions

Plans by: Sisson Design Group Tenant revisions 7/3/19 & KEI Revisions 7/26/19

Alternates:

1.) Rework/Relocate Existing furniture power wall feed (Unit Cost)	ADD	\$	638
2.) Supervision credit if projects is awarded runs concurrent with 1st flr. (Assumes 10 weeks total duration)	DEDUCT	\$	(13,200)

Qualifications:

- 1.) All alternates to be performed concurrently with main scope of work
- 2.) Assumes 4-6 week leadtime for Doors and Lights
- 3.) Pricing does not include HVAC Controls Upgrade
- 4.) Pricing assumes re-use IDF closet in MRR for LV Cabling
- 5.) Pricing assumes Tenant to pack and unpack contents for furniture moving
- 6.) Excludes Moving of tenant Electronic Equipment
- 7.) Excludes Tenant Low voltage cabling



Exclusions:

- 1.) Building permit fees and permit fees for any and all trades, unless specifically noted in proposal
- 2.) Engineered plans, plan check or plan check fees, unless specifically noted in proposal
- 3.) Any City/County/State agency permit fees
- 4.) Demolition, handling or removal of Hazardous Materials. Testing or abatement of Asbestos. U.N.O.
- 5.) Unforeseen structural, mechanical or electrical items in walls or ceilings to be removed
- 6.) Structural upgrades to existing suite or property, structural engineering observation fees
- 7.) ADA upgrades to existing suite or property
- 8.) HVAC control systems (DDC) or fire dampers, U.N.O.
- 9.) Parking fees, or permit fees for dumpsters or vehicles to be located on public streets
- 10.) Repairs to lightweight concrete, slab X-ray for cores or cutting
- 11.) Telephone/data cabling or equipment, security / alarm / monitoring systems
- 12.) Fire and life safety systems, changes, relocation or upgrades, unless noted on bid
- 13.) Furring walls at perimeter
- 14.) Granite or tile finishes U.N.O.
- 15.) Window or wall coverings
- 16.) Additional plastic prep or protection outside the path of travel for construction traffic
- 17.) Signage except as required by code
- 18.) Off hours labor U.N.O.
- 19.) Machine hardscape slab U.N.O.
- 20.) Major floor prep or leveling, costs can be determined after demolition
- 21.) Moisture testing, moisture remediation
- 22.) Any scope related to furniture, cubicles, equipment or other, unless otherwise noted
- 23.) Code upgrades to existing utilities and finishes, if required
- 24.) Excludes keying of door hardware. To be completed by tenant and property management.
- 25.) Proposal includes MC Cable with EMT only in open ceiling areas U.N.O.
- 26.) Proposal excludes project phasing U.N.O.



Proposal

Date: August 5, 2019
Project: SBCERA 1st flr. Remodel
Address: 348 W. Hospitality Lane, 1st flr. San Bernadrino
Bid #: 19-B-352
Estimator: Tim Imber
Plans by: Sisson Design Group Plan Dated 7/3/19 & KEI plan revisions 7/26/19

To: Level Project Management
Contact: Tim Jones

Total Sum for Noted Scope: \$ **519,799**

Approved: Level Project Management
Tim Jones

Date



To:	Level Project Management	Date:	August 5, 2019
Contact:	Tim Jones	Project:	SBCERA 1st flr. Remodel
Bid #:	19-B-352	Address:	348 W. Hospitality Lane, 1st flr. San Bernadrino
Estimator:	Tim Imber		

1.011 General Conditions		\$	21,700
Project management & supervision			
General conditions, assumes (8) week project duration			
Blueprints & Submittals			
1.710 Final Clean-up		\$	4,902
Clean-up, progressive & final			
2.010 Site Prep / Site Work		\$	2,000
Site protection, plastic prep			
Temporary Facilities & Handwash Station			
2.050 Demolition / Hauling / Dumping		\$	31,122
Remove drywall partitions	82	LF	
Remove millwork & island	1	LS	
Remove Flooring	2331	SF	
Remove door and frame	7	EA	
Remove Sidelights	3	EA	
Remove Interior Window	1	EA	
Remove T-grid	750	SF	
Remove Lights	22	EA	
Remove LV Cabling	1571	SF	
Remove Mailboxes	2	EA	
Project dumpsters:	1	EA	
Haul & dump debris off-site			
3.000 Concrete		\$	10,900
Patch at removed Elect.	6	EA	
Sawcut and Pourback - Elect Trenches	1	LS	
4.400 Stone		\$	-
5.100 Metals		\$	-
6.100 Rough Carpentry		\$	-



6.220 Millwork	\$ 102,532
Boardroom 106 - Note #2	1 LS
Boardroom 106- Note #3	1 LS
Sub-top	
Stone Countertop	
Break/Copy #109 Elev 1/TI-6.1	1 LS
Lobby Reception 108 Elev. #3/TI-6.1	1 LS
Stone Top	
Sub top	
Patch Wood Base #124	1 LS
Break/ supply room 121 - note #23	1 LS
Break/Copy #109 Elev. #1/TI-6.1	1 LS
Dipslay Cabinet Elevation #2/TI - 6.0	1 LS
Security Desk Elev. #9/ TI-8.1	1 LS
Sub Top	
Stone Top	
Replace hinges at swing door	1 LS
Remove and reinstall swing gate	1 LS
Off Hours	1 LS
7.200 Insulation	\$ -
Included in Framing & Drywall	
7.250 Fireproofing	\$ -
7.500 Roofing	\$ -



8.200 Doors / Frames / Hardware	\$ 28,906
3-0 x8-0 S.C.P.S Cherry Door & Frame - 20min	1 EA
3-0 x8-0 S.C.P.S Cherry Door & Frame	1 EA
6-0 x8-0 S.C.P.S Cherry Door & Frame - 20 Min	1 EA
3-0 x8-0 S.C.P.S White Maple & Frame	6 EA
Window Frame	3 EA
VD EL panic Hardware	2 EA
VD panic Hardware	1 EA
EL Lockset	2 EA
Lockset	5 EA
Mag Hold Open	2 EA
Off Hours	
8.800 Glazing	\$ 16,168
1/2" Clr. Tempered Herculite Door - overhead closer	1 LS
CRL Hardware #1	
1/4" clr Temp Glass sidelight in frame by others	6 EA
3/8" butt joint glass in T&B channel	44 AF
9.250 Framing & Drywall	\$ 27,816
New wall construction, to underside:	54 LF
Low wall w/ posts	29 LF
Cased Opening	1 EA
Gyp header	8 LF
Mailbox infill	1 LS
Patch at removed Electrical Panel	1 LS
Door Cut In	1 EA
Door infill	2 EA
Base Prep suite 100 and 108	1 LS
Scar Patch	4 EA
Electrical Patch	24 EA
Plumbing Patch	2 ea
Insulation at new wall construction:	1 LOT
Patch & repair existing walls	1 LOT
Off Hours	1 LS
9.300 Tile	\$ 4,800
Backsplash Tile	2 EA



9.500 Acoustical Ceilings	\$	9,566
Remove and reuse existing ceiling tile of new layout	1 LS	
Install saved tile and provide 30% new	1 LS	
Patch grid at demo'd walls	1 LOT	
Patch ceiling at removed glass partitions	1 LOT	
Install New grid and tile - Dune 2nd look	720 SF	
Reframe for new light fixture layout	1 LOT	
Off Hours		
9.680 Flooring	\$	19,927
C1: Carpet Tile Masland- Merge 24"x24"	85 SY	
C2: Carpet Tile Masland- Merge 24"x24"	84 SY	
VCT: 12x12 (Armstrong Excelon)	90 SF	
LVT-1: Interface Espresso	216 SF	
LVT-2: Metroflor Deja New Belgium 16"x32"	356 SF	
RB-1: Carpet Wall Base	15 SY	
RB-2A & 3A: burke 4" Rubber Base	1 LOT	
B-5- Johnsonte 4" base	120 LF	
Floor prep & transitions	1 LOT	
Moisture Testing	1 LS	
Premium Time	1 LS	
9.900 Painting & Wall Finishes	\$	19,700
Paint all walls to cover	1 LOT	
Wall covering as noted		
Phasing		
Off Hours		
10.400 Signage	\$	1,620
Code required egress signage		
10.520 Fire Protection Specialties	\$	500
Fire extinguisher & semi-recessed cabinet:	2 EA	
10.800 Toilet Partitions & Accessories	\$	-
11.450 Appliances	\$	9,600
ADA Dishwasher GE	2 EA	
GE Stainless Steel Refrigerator	2 EA	
GE Microwave w/ trim kit	2 EA	



12.610 Window Coverings	\$ 7,385
Manual Roll Shades at extior windows -KN #6 - sheet TI-4.2	220 SF
Modfy Motorized Mechoshade at #123 & #124	1 Allow
13.900 Fire & Life Safety Systems	\$ 20,937
Strobe	6 EA
Horn Strobe	6 EA
Conduits & Boxes	1 LOT
Power Supply	1 EA
Sync Module	1 EA
Maghold Open	1 EA
Off Hours Inspection	1 LS
Plans/Permit Engineering	1 LOT
15.300 Fire Sprinklers	\$ 5,885
Relocate / add heads for new layout	1 LOT
Off Hours	
Plans/Permit/ Engineering	
15.400 Plumbing - Budget	\$ 13,151
Demo make safe	1 LOT
Double Compartment Sink/Faucet/GD	2 EA
Coffee maker line	2 EA
Ice Maker Line	2 EA
R.O. Water & Drain Connection	2 EA
Wall Water supply box	2 EA
Waste/Vent/H2O lines	
Submittal & As Builts	
Off Hours	
15.700 HVAC	\$ 11,480
Rework Distribution from existing units	1 LS
Relocate and Re-use SA grills	5 EA
Relocate RA grill	1 EA
Relocate T-stat	2 EA
Air Balance	1 LOT
DDC Controls by Sunbelt	1 LS
Off Hours	



16.000 Electrical	\$ 119,549
Type A Fixture: 2x4 LED Fixture Lithonia 2FSL4-40L-EZ1-LP835- N80	12 EA
Type BA Fixture: 2' linear	10 EA
Type BAE Fixture: 2' Linear w/ Battery back up	4 EA
Type BB Fixture: 14' linear in gyp lid	1 EA
Type C Fixture: Gotham Downlight	3 EA
Type D Fixture: Gotham Wall Washer	3 EA
Type X Fixture: Edgelit Exit sign	2 EA
Separate Lighting controls at #123 and Conf. Room #124	1 LS
Mechoshade switch/ power feed	1 LS
Remove Crac unit from Panel A2 & re-feed from server room panel	1 LS
Add 40amp 2 -pole breaker	2 EA
Legrand DQFF15UST single gang duplex and dual USB	8 EA
Rough in for door maghold open	1 EA
Lighting controls:	1 LOT
Wall Mounted Furniture Feeds	4 EA
Hubbell 4" Flush floor box	2 EA
Floor cores	1 EA
Tele/data stub (cabling by others):	15 EA
Duplex outlets	12 EA
Duplex GFCI receptacle	3 EA
Quad Outlet	2 EA
Garbage Disposal connection w/ switch	2 EA
Flood stop receptacle under sink	2 EA
TV Data Stub	2 EA
Switch	5 EA
Card Reader Rough in	11 EA
Temp Power	1 LOT
Temp Lighting	1 LOT
Homerun Circuits	1 LOT
Demo safe off	1 LOT
Title 24 acceptance testing	1 LS
Off Hours	

Subtotal for scope noted above: \$	490,145
OH & P, 5%: \$	24,507
Insurance, 1%: \$	5,147

TOTAL: \$ 519,799



Alternates, Qualifications & Exclusions

Plans by: Sisson Design Group Plan Dated 7/3/19 & KEI plan revisions 7/26/19

Alternates:

1.) Provide new under cabinet lighting at #109	ADD	\$	2,321
2.) Provide new under cabinet lighting at #105	ADD	\$	3,138
3.) F&I Truncated Domes & Parking sign Min. Fine as shown on Sheet TI2.0	ADD	\$	16,695

Qualifications:

- 1.) All alternates to be performed concurrently with main scope of work
- 2.) Assumes 4-6 week leadtime for Doors and Lights
- 3.) Pricing does not include HVAC Controls Upgrade
- 4.) Excludes all work associated with Emergency Generator back up power referenced on sheet TI-4.0 keynote 24 until electrical details are provided
- 5.) Assumes all LV cabling will be by others
- 6.) Assumes AV equipment in Boardroom is by others.



Exclusions:

- 1.) Building permit fees and permit fees for any and all trades, unless specifically noted in proposal
- 2.) Engineered plans, plan check or plan check fees, unless specifically noted in proposal
- 3.) Any City/County/State agency permit fees
- 4.) Demolition, handling or removal of Hazardous Materials. Testing or abatement of Asbestos. U.N.O.
- 5.) Unforeseen structural, mechanical or electrical items in walls or ceilings to be removed
- 6.) Structural upgrades to existing suite or property, structural engineering observation fees
- 7.) ADA upgrades to existing suite or property
- 8.) HVAC control systems (DDC) or fire dampers, U.N.O.
- 9.) Parking fees, or permit fees for dumpsters or vehicles to be located on public streets
- 10.) Repairs to lightweight concrete, slab X-ray for cores or cutting
- 11.) Telephone/data cabling or equipment, security / alarm / monitoring systems
- 12.) Fire and life safety systems, changes, relocation or upgrades, unless noted on bid
- 13.) Furring walls at perimeter
- 14.) Granite or tile finishes U.N.O.
- 15.) Window or wall coverings
- 16.) Additional plastic prep or protection outside the path of travel for construction traffic
- 17.) Signage except as required by code
- 18.) Off hours labor U.N.O.
- 19.) Machine hardscape slab U.N.O.
- 20.) Major floor prep or leveling, costs can be determined after demolition
- 21.) Moisture testing, moisture remediation
- 22.) Any scope related to furniture, cubicles, equipment or other, unless otherwise noted
- 23.) Code upgrades to existing utilities and finishes, if required
- 24.) Excludes keying of door hardware. To be completed by tenant and property management.
- 25.) Proposal includes MC Cable with EMT only in open ceiling areas U.N.O.
- 26.) Proposal excludes project phasing U.N.O.

SB-CERA 1st & 3rd Floor Remodel
348 West Hospitality Lane
San Bernardino, CA 92408

August 2, 2019

Revision 0

Division	1st/2nd Floor	3rd Floor	Sub-Total	Totals
Pre-Construction				
Permits & Fees (N / A - reimbursable)	\$ -	\$ -	= \$ -	
Deputy Inspections (N / A - reimbursable)	\$ -	\$ -	= \$ -	
			Soft Costs Total	\$ -
00 General Conditions				
Construction General Conditions	\$ 85,209.23	\$ 85,209.23	= \$ 170,418.46	
Material Testing & Inspections (N / A)	\$ -	\$ -	= \$ -	
			General Conditions Total	\$ 170,418.46
02 - EXISTING CONDITIONS				
02-26-23 Asbestos / Lead Abatement (N / A - excluded)	\$ -	\$ -	= \$ -	
02-24-00 Demolition				
- Soft Demolition	\$ 28,700.00	\$ 9,900.00	= \$ 38,600.00	
			Existing Conditions Total	\$ 38,600.00
06 - WOODS & PLASTICS				
06-41-00 Cabinets & Millwork	\$ 94,850.00	\$ 19,950.00	= \$ 114,800.00	
			Woods and Plastics Total	\$ 114,800.00
07 - THERMAL & MOISTURE PROTECTION				
07-21-00 Insulation / Thermal Protection	\$ 1,300.00	\$ 750.00	= \$ 2,050.00	
			Thermal and Moisture Protection Total	\$ 2,050.00
08 - OPENINGS / DOORS & WINDOWS				
08-10-00 Doors, Frames & Hardware	\$ 6,824.00	\$ 1,434.00	= \$ 8,258.00	
08-40-00 Storefront / Glass & Glazing	\$ 27,784.00	\$ -	= \$ 27,784.00	
			Openings, Doors and Windows Total	\$ 36,042.00
09 - FINISHES				
09-29-00 Drywall & Metal Stud Framing	\$ 26,669.00	\$ 15,160.00	= \$ 41,829.00	
09-50-00 Acoustical Ceiling / T-Bar	\$ 16,474.00	\$ 12,179.00	= \$ 28,653.00	
09-68-00 Carpet Flooring & Resilient Flooring	\$ 17,445.00	\$ 69,712.00	= \$ 87,157.00	
09-99-00 Painting / Coatings	\$ 12,700.00	\$ 22,150.00	= \$ 34,850.00	
			Finishes Total	\$ 192,489.00
10 - SPECIALTIES				
10-28-00 Restroom Partitions & Accessories (N / A - Phase II)	\$ -	\$ -	= \$ -	
10-44-16 Fire Extinguishers / Cabinets	\$ 1,250.00	\$ 500.00	= \$ 1,750.00	
			Specialties Total	\$ 1,750.00
12 Furnishings				
12-20-00 Window Treatments (N / A - excluded)	\$ -	\$ -	= \$ -	
12-36-00 Tops (SSM / Stone / Marble / Granite) (included in millwork)	\$ -	\$ -	= \$ -	
			Furnishings Total	\$ -

SB-CERA 1st & 3rd Floor Remodel
348 West Hospitality Lane
San Bernardino, CA 92408

August 2, 2019

Revision 0

Division	1st/2nd Floor	3rd Floor	Sub-Total	Totals
21 Fire Suppression				
21-00-00 Fire Sprinklers Overhead System	\$ 20,294.00	\$ -	= \$ 20,294.00	
Fire Suppression Total				\$ 20,294.00
22 Plumbing				
22-00-00 Plumbing	\$ 12,205.00	\$ 8,835.00	= \$ 21,040.00	
Plumbing Total				\$ 21,040.00
23 HVAC / MECHANICAL				
23-00-00 HVAC Mechanical	\$ 11,835.00	\$ 8,503.00	= \$ 20,338.00	
23-05-93 Air Balance & Testing	\$ 1,650.00	\$ 3,175.00	= \$ 4,825.00	
HVAC / Mechanical Total				\$ 25,163.00
26 Electrical				
26-00-00 Electrical Power Distribution (Budget Allowance)	\$ 114,000.00	\$ 21,000.00	= \$ 135,000.00	
Electrical Total				\$ 135,000.00
28 Electronic Safety and Security				
28-31-00 Fire Alarm / FLS (required vendor refused bidding) ALLOWANCE	\$ 7,000.00	\$ 5,000.00	= \$ 12,000.00	
Electronic Safety and Security Total				\$ 12,000.00
Hard Costs				\$ 769,647.00
General Liability Insurance				1.0% \$ 7,696.00
GC Fees				3.0% \$ 23,089.00
Grand Total				\$ 800,432.00

Alternates:

1	\$ -	\$ -	= \$ -
2	\$ -	\$ -	= \$ -
3	\$ -	\$ -	= \$ -
4	\$ -	\$ -	= \$ -
5	\$ -	\$ -	= \$ -
6	\$ -	\$ -	= \$ -
7	\$ -	\$ -	= \$ -
8	\$ -	\$ -	= \$ -
9	\$ -	\$ -	= \$ -
10	\$ -	\$ -	= \$ -