

-----Original Message-----
From: wenwilpc@aol.com
To: cityattorney@lacity.org;
Sent: Thu, Dec 28, 2017 9:10 pm
Subject: City of LA v. Aztmon Oren- plans/cost estimates for 12,000sf & 20,000sf lots

Previously we estimated \$10,237,500 for a 9,500sf lot with 48 units and 48 parking spaces (see 12/20/17 email below). In order to accommodate the required 50 units and 50 parking spaces and comply with setback and building requirements, we chose a 12,000 sf lot to estimate. Because we estimated per unit costs at \$204,750 (see below) and there are 2 added units/spaces plus building area, 1 multiplied by 2 which totals \$409,500 + 10,237,500 = **\$10,647,000 for 50 units and 50 parking spaces on a typical 12,000sf lot.**

Then, I chose to estimate 50 units and 50 parking spaces on a 20,000sf lot, because I determined that I could park all 50 cars (tandem) on ground level, and build a concrete podium structure above the ground level parking to support 2 floors of wood framed apartments. I considered this solution to be better than going subterranean on a tight site and less costly to build (although land costs may vary).

Attached above are plans and building section for a 3-story, 50-unit apartment project with ground level parking (tandem) on a typical 20,000sf (120' deep x 166.67' wide) lot in Los Angeles. The ground level concrete slab parking area is 100' deep x 166.67' wide (16,667sf), with 3 stairwells, 1 elevator, and 2 trash enclosures. The 2nd floor wood-framed apartments (24 units on 2nd floor with gym/common area) are built on top of an approximate 80' deep x 150' wide poured-in-place concrete slab supported by concrete columns, side retaining walls, and 2 stairwells. There is a 5' wide corridor connecting all units overlooking an approximate 30' deep by 60' wide opening to sky, with stairs and elevator to roof (no roof deck). The 3rd floor is identical to floor 2 (approximately 12,000sf built area with an 1800sf opening with corridors on 2 sides), but with 26 units. The building has a 15' front setback, and 25' rear setback for residential floors 2 and 3.

This estimate does not include land costs, financing costs (construction loan) or property taxes. The estimate does include A/E (architectural and engineering) fees, permit fees, contractor overhead & profit, a \$300,000 allowance for utilities (power, phone, cable, gas and water) and a 3% developer fee. Construction is estimated to take 18 months.

The total estimated cost for design and construction of a 3-story, 50-unit apartment building on a typical 20,000sf lot is \$9,250,000, which is \$1,397,000 less than the 12,000sf lot described above. This translates to \$185,000 per apartment unit, and \$227 per sf for total building area of 40,667sf. These figures are reasonable based on my conceptual design and experience in the industry.

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-----Original Message-----
From: wenwilpc <wenwilpc@aol.com>
To: cityattorney@lacity.org;
Sent: Wed, Dec 20, 2017 11:25 am
Subject: Aztmon v. Oren- original plans for the 50 replacement units at 109 W 14th Place, LA

I have estimated the projected cost of construction for the conceptual floor plans included in the "Implementation of Settlement Agreement" attached above, dated 4/16/2015. As the building section attached above shows, this proposed project on a 95' x 100' (9500sf) lot shows 1 parking level below grade with 2 parking levels above, and 3 levels of apartments above the 3 levels of parking on a very tight site. In reality, the proposed floor plans may be unbuildable due to setback requirements, parking and turn-around access, no trash disposal, and similar circumstances.

In this 6-level structure example, the bottom 3 parking levels would be cast-in-place concrete, and the 3 apartment levels above would be wood-frame construction. The total buildable area is approximately 52,500sf with approximately 24,000 sf in 3 apartment levels (8,000sf each level), 9500sf below grade parking and 19,000sf above grade parking (no setback is shown for parking levels).

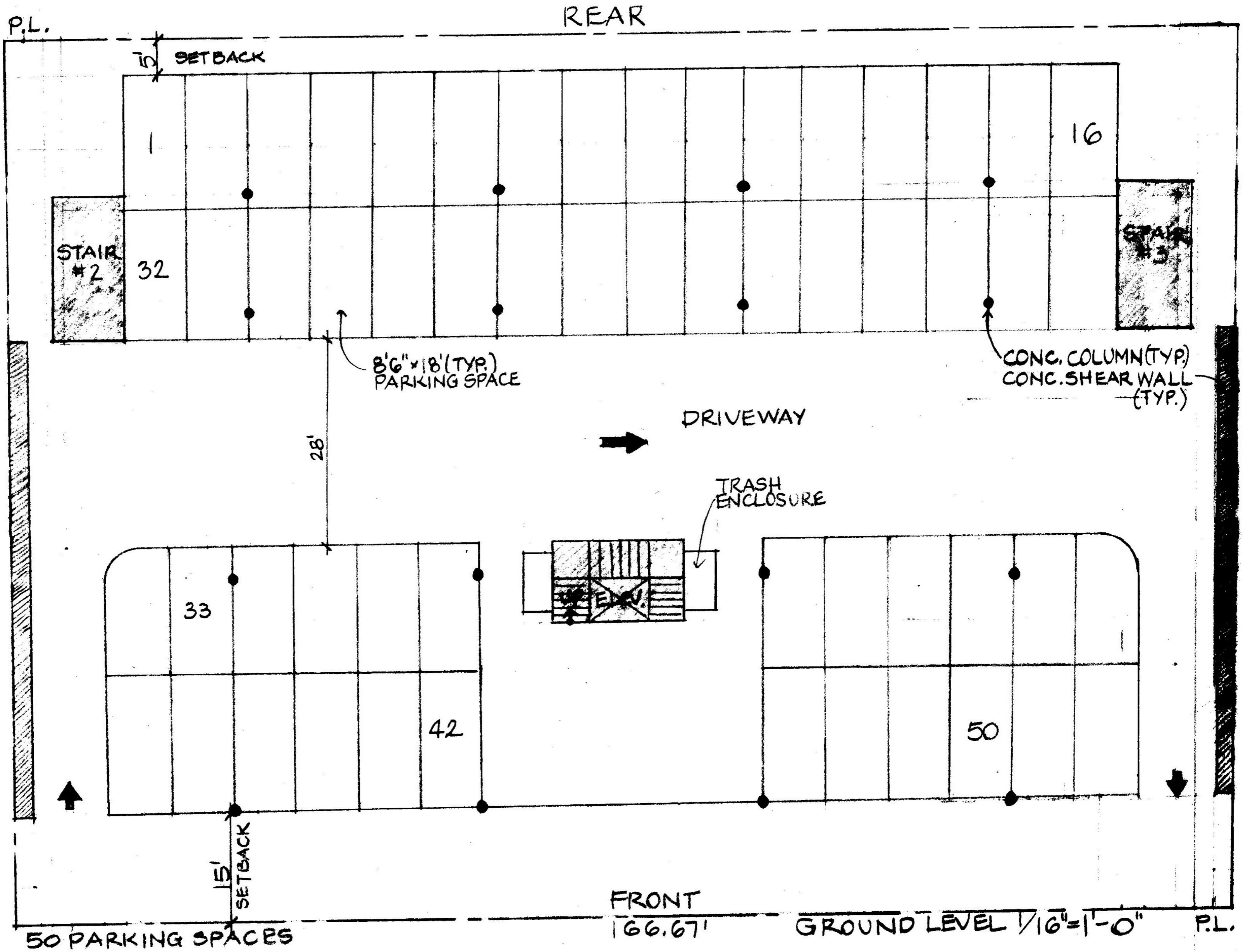
This estimate does not include land costs, financing costs (construction loan) or property taxes. The estimate does include A/E (architectural and engineering) fees, permit fees, contractor overhead & profit, a \$300,000 allowance for utilities (power, phone, cable, gas and water) and a 3% developer fee. Construction is estimated to take 18 months.

The total estimated cost for design and construction is \$10,237,500. This translates to \$204,750 per apartment unit (**based on 48 units**), and \$195 per sf for total building area of 52,500sf. These figures are reasonable based on my experience and conceptual design provided by Pico/Flower, LLC.

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REAR

P.L.

10' SETBACK

STAIR #2

STAIR #3

32

16

8'6" x 18' (TYP.)
PARKING SPACE

CONC. COLUMN (TYP.)
CONC. SHEAR WALL (TYP.)

DRIVEWAY

TRASH ENCLOSURE

33

42

50

15' SETBACK

FRONT

50 PARKING SPACES

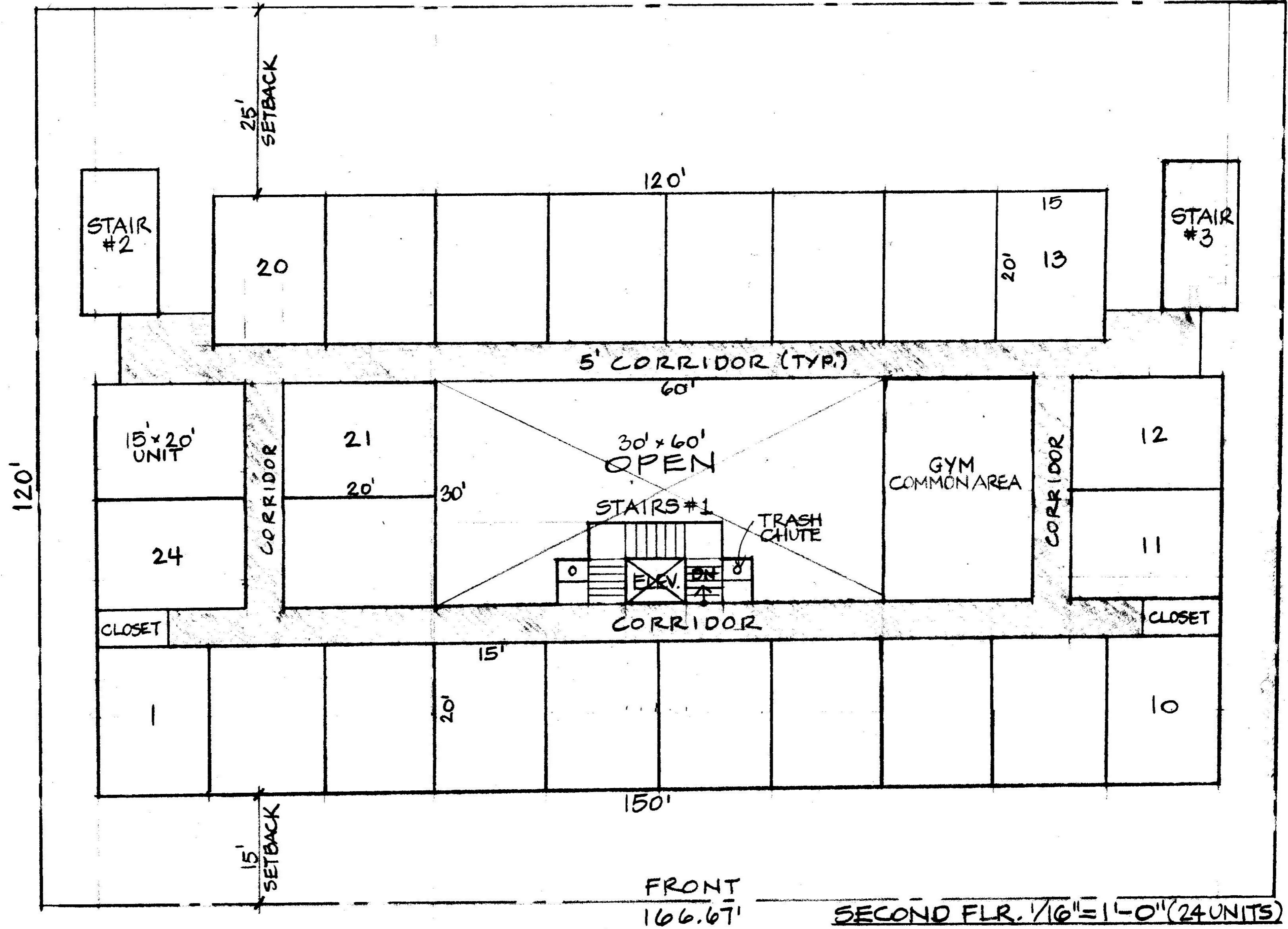
166.67'

GROUND LEVEL 1/16" = 1'-0"

P.L.

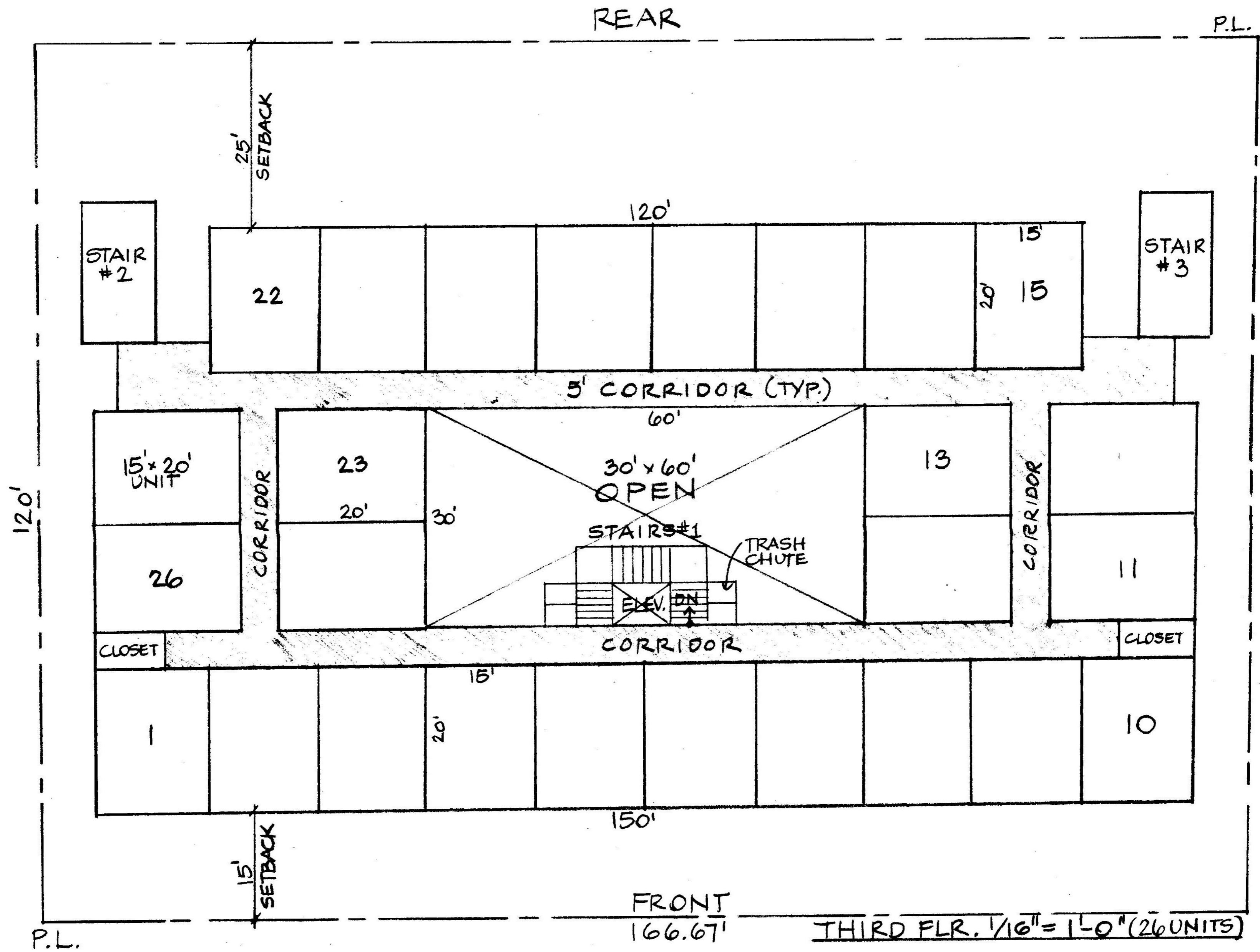
28'

REAR



FRONT
166.67'

SECOND FLR. 1/16" = 1'-0" (24 UNITS)



CONCEPTUAL ESTIMATE SUMMARY

Ground Level Parking, Wood Framed Apartments with gym, and common area)

1	General Requirements	\$ 970,408	10.5%
2	Sitework/Utilities	\$ 561,878	6.1%
3	Concrete	\$ 1,108,250	12.0%
4	Masonry	\$ 8,750	0.1%
5	Metal	\$ 165,000	1.8%
6	Rough Carpentry	\$ 916,000	9.9%
7	Thermal and Moisture Protection	\$ 614,000	6.6%
8	Doors and Windows	\$ 141,900	1.5%
9	Finishes	\$ 807,800	8.7%
10	Specialties	\$ 42,000	0.5%
11	Appliances	\$ 36,250	0.4%
12	Special Construction	\$ 100,000	1.1%
13	Mechanical	\$ 688,700	7.4%
14	Electrical	\$ 827,178	8.9%
<hr/>			
	Architectural/Structural/Civil, Etc. @ 15%	\$ 902,656	9.8%
	Permit Fees	\$ 163,675	1.8%
	General Requirements	\$ 970,408	10.5%
	Sitework	\$ 561,878	6.1%
	Developer Fee @ 3%	\$ 163,675	1.8%
	Building Cost	\$ 5,455,829	59.0%
	Contractor OH & Profit @ 12%	\$ 654,699	7.1%
	GL Insurance @ 2%	\$ 109,117	1.2%
	Contingency @ 5%	\$ 272,791	2.9%
		<hr/> \$ 9,254,727 <hr/>	100.0%
<hr/>			
	Building Area	40,667 sf	
	Per SF Price	\$ 228	
	Units	50 ea	
	Per Unit Price	185,095 ea	

Conceptual Estimate

										\$ 66,270		
Site Equipment & Material												
	Project Signage	1	ea	1,500	\$ 1,500				\$ -	\$ 1,500		
	Job trailer delivery and pick up	2	ea	350	\$ 700				\$ -	\$ 700		
	Job trailer rental	18	mos	350	\$ 6,300				\$ -	\$ 6,300		
	Tool/ Equipment container delivery and pick up	4	ea	150	\$ 600				\$ -	\$ 600		
	Tool/ Equipment container rental	18	mos	175	\$ 3,150				\$ -	\$ 3,150		
	Phone/CPU/Office Furniture	18	mos	350	\$ 6,300				\$ -	\$ 6,300		
	Phone hookup	1	ea	350	\$ 350				\$ -	\$ 350		
	Phone - monthly charges-Cell phone/Landline	18	mos	100	\$ 1,800				\$ -	\$ 1,800		
	Toilet delivery and pick-up	8	ea	80	\$ 640				\$ -	\$ 640		
	Toilet rental	72	mos	140	\$ 10,080				\$ -	\$ 10,080		
	Safety compliance / OSHA Requirements	1	ls	20,000	\$ 20,000				\$ -	\$ 20,000		
	Mileage Reimbursement	18	mos	500	\$ 9,000				\$ -	\$ 9,000		
	Job Truck	18	mos	300	\$ 5,400				\$ -	\$ 5,400		
	Office supplies	18	mos	25	\$ 450				\$ -	\$ 450		
					\$ -				\$ -	\$ -		
					\$ -				\$ -	\$ -		
Clean-Up / General Labor										\$ 122,700		
	Debris boxes for clean-up	10	ea	350	\$ 3,500				\$ -	\$ 3,500		
	Initial site protection - materials	1	ls		\$ 5,000				\$ -	\$ 5,000		
	Clean Up During Construction	18	mo	2,400	\$ 43,200				\$ -	\$ 43,200		
	Allowance - Weather protection								\$ -	\$ -		
	Hauling and Dumping	20	ea	850	\$ 17,000				\$ -	\$ 17,000		
	Flagmen / Traffic Control	4	mo	6,000	\$ 24,000				\$ -	\$ 24,000		
	Daily cleanup	1200	hrs/wk	25	\$ 30,000				\$ -	\$ 30,000		
	Material handling				\$ -				\$ -	\$ -		
					\$ -				\$ -	\$ -		
					\$ -				\$ -	\$ -		
					\$ -				\$ -	\$ -		
					\$ -				\$ -	\$ -		
					\$ -				\$ -	\$ -		
Tools, Equipment										\$ 72,000		
	Cell Phones	18	mos	75	\$ 1,350				\$ -	\$ 1,350		
	Tools/Equipment rental / Trucks / Gas	18	mos	400	\$ 7,200				\$ -	\$ 7,200		
	Crane/Hoist rental	120	hr	225	\$ 27,000				\$ -	\$ 27,000		
	Tool rental (to cover cost of company tools)	18	mos	250	\$ 4,500				\$ -	\$ 4,500		
	Staging				\$ -				\$ -	\$ -		
	Scaffold set up and 1st month rental		sfla	1	\$ -				\$ -	\$ -		
	Scaffold monthly rental	18	mos	200	\$ 3,600				\$ -	\$ 3,600		
	Scaffold placement labor	80	hrs	220	\$ 17,600				\$ -	\$ 17,600		
	Debris chute	18	mos	125	\$ 2,250				\$ -	\$ 2,250		
	Barricades/Temp fencing	500	lf	17	\$ 8,500				\$ -	\$ 8,500		
Contract Closeout										\$ 14,233		
					\$ -				\$ -	\$ -		
	Final Clean - Subcontractor	40,667	sf	0.35	\$ 14,233				\$ -	\$ 14,233		
					\$ -				\$ -	\$ -		
2	Sitework										\$ 561,878	
	Grading, Utilities, Drainage, Paving, Erosion Control										\$ 561,878	
	Mobilization	1	ls	\$ 5,000.00	\$ 5,000				\$ -	\$ 5,000		
	Clearing and Grubbing	1	ls	\$ 10,000.00	\$ 10,000				\$ -	\$ 10,000		
	Rough Grading/ Export	3,325	cy	\$ 16.00	\$ 53,200				\$ -	\$ 53,200		
	Export (allowance) / Import is excluded	50.00	ld	\$ 250.00	\$ 12,500				\$ -	\$ 12,500		
	Overexcavation / Recompaction	665	cy	\$ 16.00	\$ 10,640				\$ -	\$ 10,640		
	Finish Grading	1	ls	\$ 15,000.00	\$ 7,500				\$ -	\$ 7,500		
	Storm Drainage	1	ls	\$ 45,000.00	\$ 45,000				\$ -	\$ 45,000		

