----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, I 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.

Jeffrey Weinstein, AIA (805) 798-0010 wenwilpc@aol.com

----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.

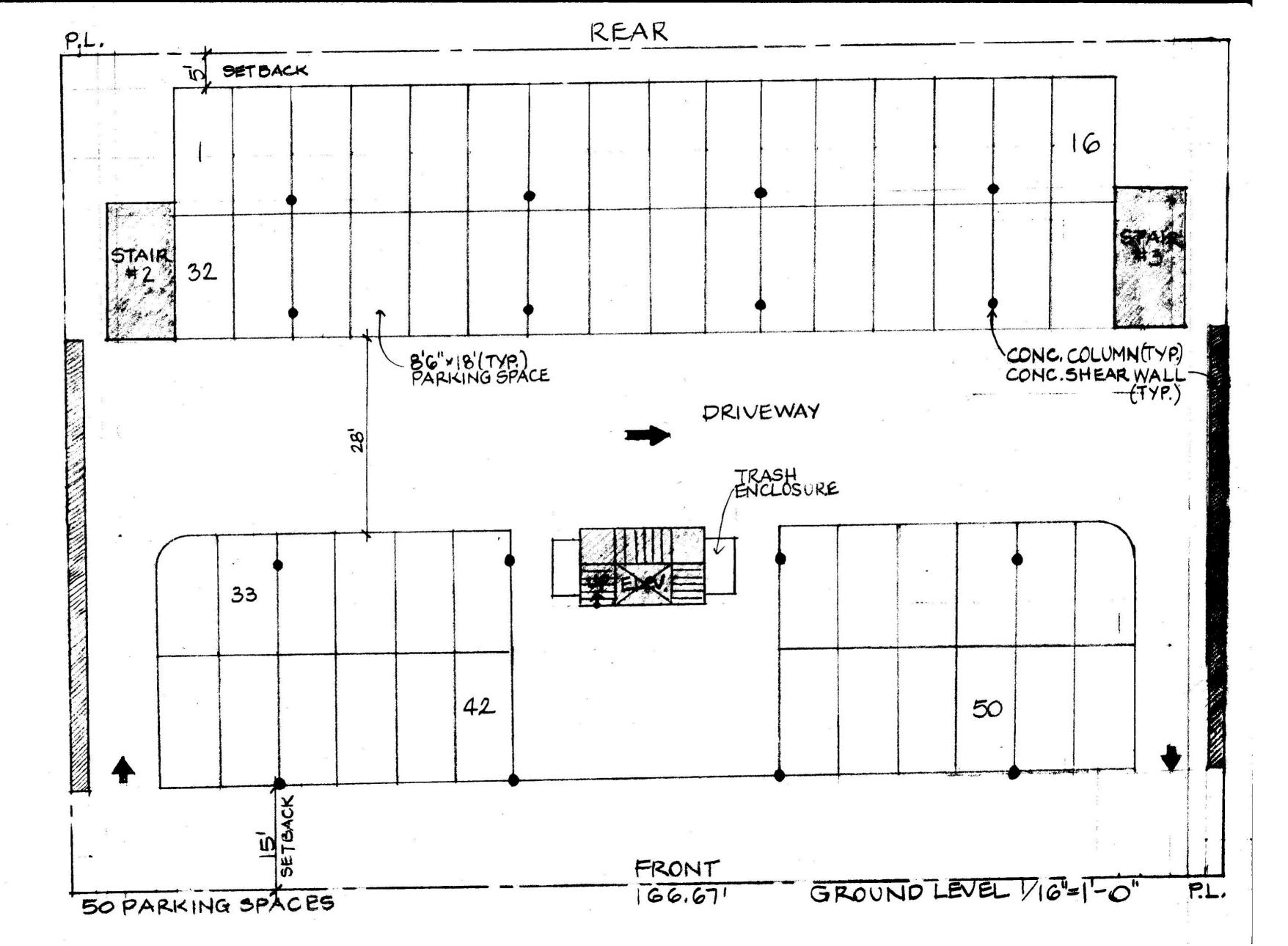
The total estimated cost for design and construction is \$10,237,500. This translates to \$204,750 per apartment unit (based on 48 units), and \$195 per sf for total building area of 52,500sf, These figures are reasonable based on my experience and conceptual design provided by Pico/Flower, LLC.

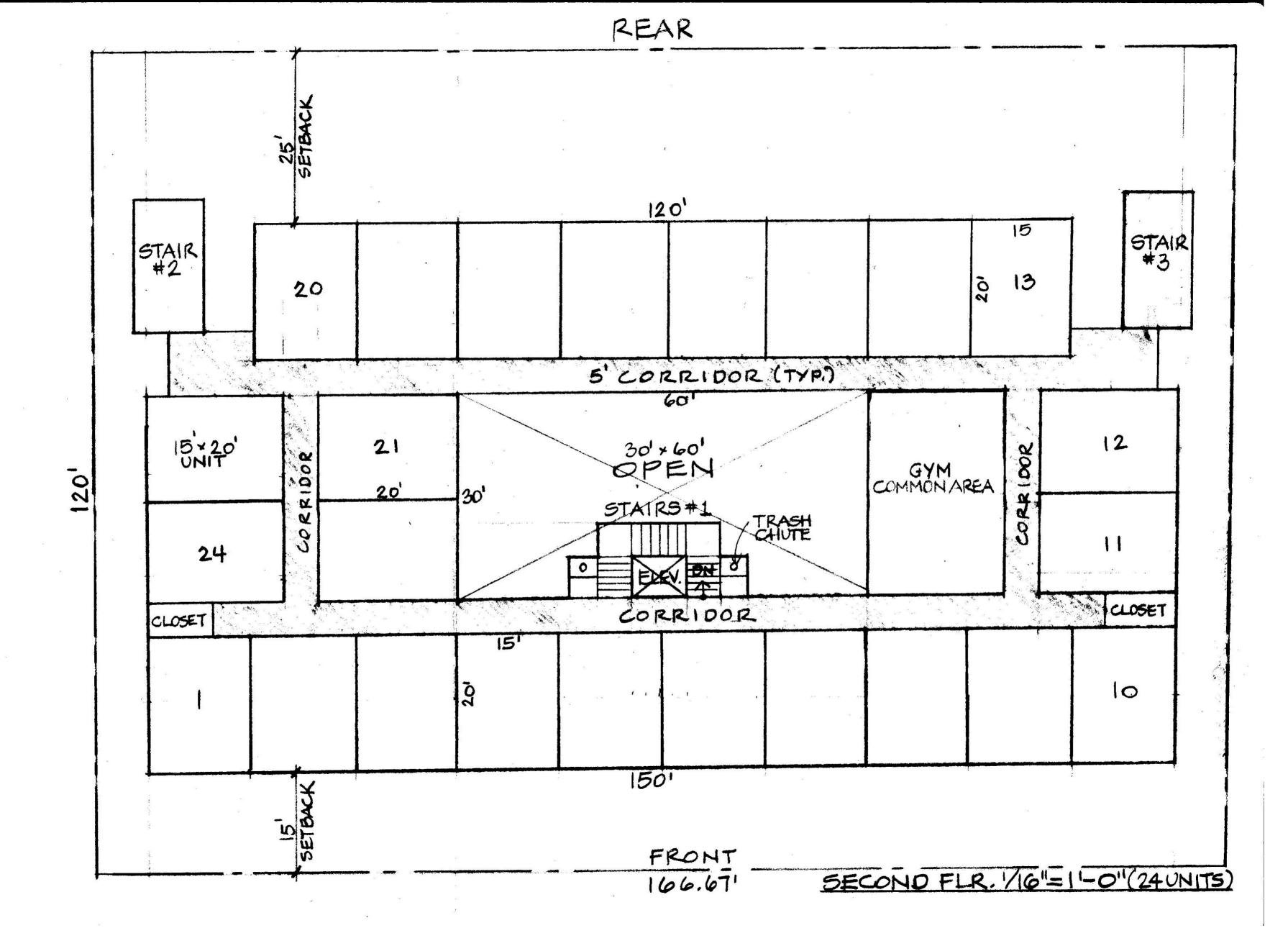
Jeffrey Weinstein, AIA (805) 798-0010 wenwilpc@aol.com

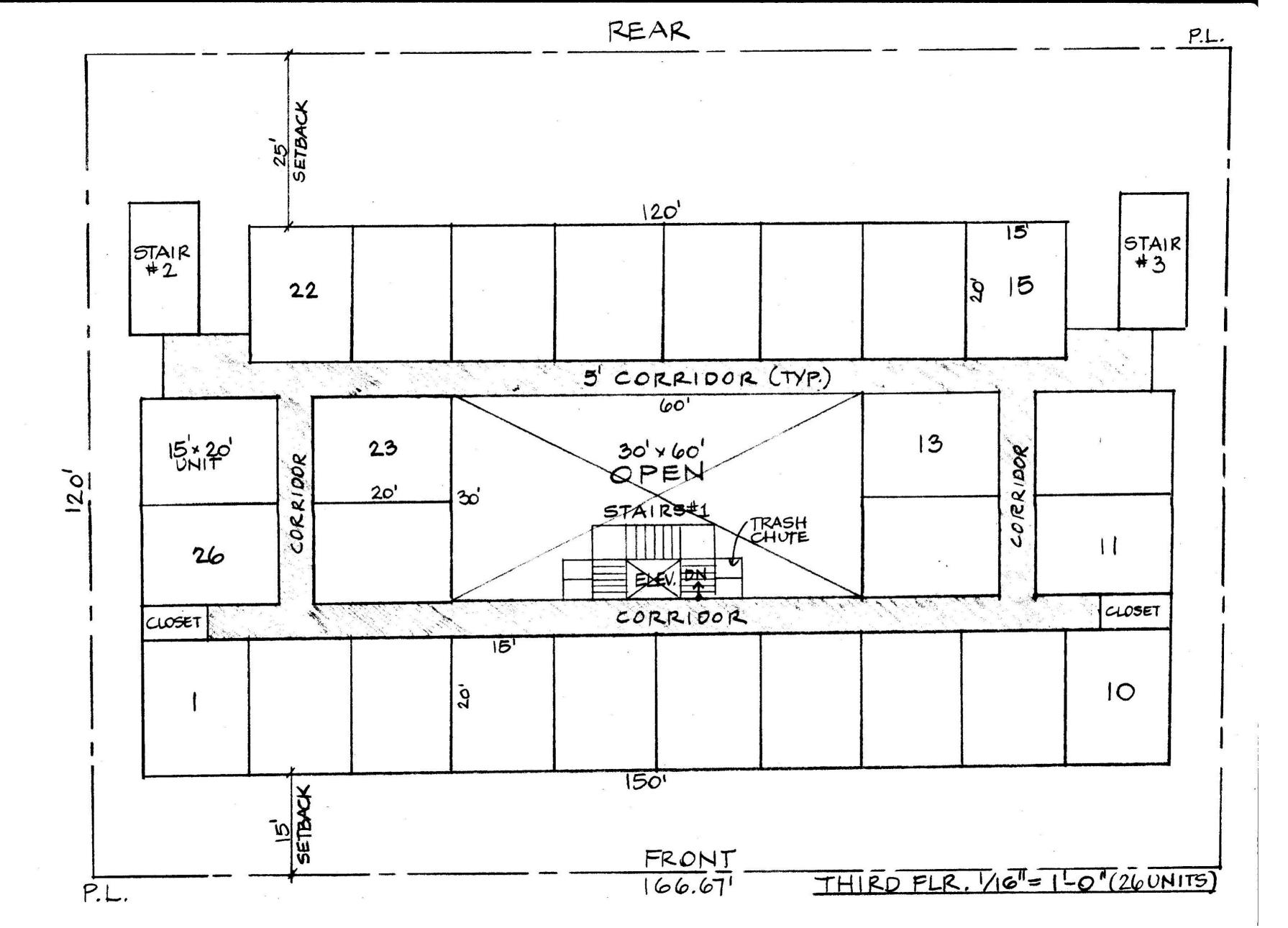
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CONCEPTUAL ESTIMATE SUMMARY

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%
	Architectural/Structural/Civil, Etc. @ 15% Permit Fees General Requirements	\$ \$	902,656 163,675 970,408	9.8% 1.8% 10.5%
	Permit Fees General Requirements Sitework Developer Fee @ 3% Building Cost Contractor OH & Profit @ 12% GL Insurance @ 2%	\$ \$ \$ \$ \$	163,675 970,408 561,878 163,675 5,455,829 654,699 109,117	1.8% 10.5% 6.1% 1.8% 59.0% 7.1% 1.2%
	Permit Fees General Requirements Sitework Developer Fee @ 3% Building Cost Contractor OH & Profit @ 12%	\$ \$ \$ \$	163,675 970,408 561,878 163,675 5,455,829 654,699	1.8% 10.5% 6.1% 1.8% 59.0% 7.1%
	Permit Fees General Requirements Sitework Developer Fee @ 3% Building Cost Contractor OH & Profit @ 12% GL Insurance @ 2% Contingency @ 5% Building Area	\$ \$ \$ \$ \$	163,675 970,408 561,878 163,675 5,455,829 654,699 109,117 272,791 9,254,727	1.8% 10.5% 6.1% 1.8% 59.0% 7.1% 1.2% 2.9%
	Permit Fees General Requirements Sitework Developer Fee @ 3% Building Cost Contractor OH & Profit @ 12% GL Insurance @ 2% Contingency @ 5%	\$ \$ \$ \$ \$	163,675 970,408 561,878 163,675 5,455,829 654,699 109,117 272,791	1.8% 10.5% 6.1% 1.8% 59.0% 7.1% 1.2% 2.9%
	Permit Fees General Requirements Sitework Developer Fee @ 3% Building Cost Contractor OH & Profit @ 12% GL Insurance @ 2% Contingency @ 5% Building Area	\$ \$ \$ \$ \$	163,675 970,408 561,878 163,675 5,455,829 654,699 109,117 272,791 9,254,727	1.8% 10.5% 6.1% 1.8% 59.0% 7.1% 1.2% 2.9%

CONCEPTUAL ESTIMATE - DETAIL 12/19/2017

Total w/ fees, contingency, insurance, and design \$ 9,254,727 Plans Date

12/28/2017 (conceptual)

18 months **Project Duration**

78 weeks

902,655.91 (applied to Building Cost only) Architectural/Structural/Civil, Etc. @ 15% Permit Fees @ 3% 163,674.86 (applied to Building Cost only) 970,407.50 General Requirements Sitework \$ 561,877.55 Developer Fee @ 3% \$ 163,674.86 (applied to Building Cost only) Building Cost \$ 5,455,828.50 Contractor OH & Profit @ 12% \$ 654,699.42 Deficiency (applied to Building Cost only)

Or OH & Profit (a) 12%

Solved (applied to Building Cost only)

Contingency (applied to Building Cost only)

CSI		ltem		Qty	Unit					Labor			Line Item	Sub-Division	Division
			ļ			hrs per week	subtotal	Weeks	Weekly Rate	Hours	\$/hr	subtotal	Total	Subtotals	Total
1		General Requirements													\$ 970,408
•		Supervison / QC												\$ 671,288	\$ 970,400
	-	Superintendent (full time)						78.0	4275	3,510.0	95	\$ 333,450	\$ 333,450	*,	
-	-	Project Manager (half time)						78.0	2138	1,755.0	95	\$ 166,725	\$ 333,450 \$ 166,725		
	-							78.0	2194	2,632.5	65	\$ 171,113			
-	-	Project Engineer (3/4 time)						70.0	2134	2,002.0	00	Ψ 171,113	\$ 171,113		
\vdash		On a del Deservationes												\$ 20,200	
		Special Procedures				40.000						•		\$ 20,200	
		Testing, Special inspection Allowance		1	ls	10,000	\$ 10,000					\$ -	\$ 10,000		
		Surveying		1	ls	5,000	\$ 5,000					\$ -	\$ 5,000		
		Dust and Floor Protection		1	ls	5,000	\$ 5,000					\$ -	\$ 1,000		
		Blueprints/ Shipping/ Misc.		1	ls	3,000	\$ 3,000					\$ -	\$ 3,000		
		Project Commissioning (O&M)		1	ls	1,200	\$ 1,200					\$ -	\$ 1,200		
		Temp Weather Protection (considered contingency)										\$ -	\$ -		
												\$ -	\$ -		
-												\$ -	_		
												3 -	\$ -		
		Temporary Utilities												\$ 17,950	
		Set Up Temp Water		1	Is	1,200	\$ 1,200					\$ -	\$ 1,200		
		Monthly Charge		18	mos	150	\$ 2,700					\$ -	\$ 2,700		
				4.0		70	\$ -					\$ -	\$ -		
		LAN Line (monthly charge)		18	mos	75	\$ 1,350					\$ -	\$ 1,350		
		Set Up Temp Power		1	Is	10,000	\$ 10,000					\$ -	\$ 10,000		
		Tempo Power (monthly)		18	mos	150	\$ 2,700					\$ -	\$ 2,700		
		Parking					\$ -					\$ -	\$ -		
	_	Travel					\$ -					\$ -	\$ -		
		Temp Housing					\$ - \$ -					\$ - \$ -	\$ -		
							-					3 -	\$ -		
		Other Fees													
		Business Tax			proj val		\$ -					\$ -	\$ -		
$\sqcup \bot$							\$ -					\$ -	\$ -		
$\sqcup \bot$				40	L		\$ -					\$ -	\$ -		
	1	Parking permit		18	mos		\$ -		_			\$ -	\$ -		
	-						\$ -					2 -	\$ -		
\vdash	+		 	1			\$ - \$ -		+			\$ - \$ -	<u>\$</u> -		
	<u> </u>						Ť		<u> </u>			,	ф <u>-</u>		

		Site Equipment & Material									\$ 66,270	
	+			1	ea	1,500	\$ 1,500		\$ -	\$ 1.500		
\vdash	-	Project Signage Job trailer delivery and pick up		2	ea	350	\$ 700		\$ -	\$ 1,500 \$ 700		
	-	Job trailer central		18	mos	350	\$ 6,300		\$ -	7		
	-			4	ea	150	\$ 600		9	\$ 6,300		
-	+	Tool/ Equipment container delivery and pick up		18	mos	175	\$ 3,150		\$ -	\$ 600		
-		Tool/ Equipment container rental		18	mos	350	\$ 6,300		\$ -	\$ 3,150		
	-	Phone/CPU/Office Furniture				350	\$ 350		ş -	\$ 6,300		
		Phone hookup		1	ea				\$ -	\$ 350		
		Phone - monthly charges-Cell phone/Landline		18	mos	100	.,		\$ -	\$ 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	Is		\$ 5,000		\$ -	\$ 5,000		
		Clean Up During Construction		18	mo	2,400	\$ 43,200		\$ -	\$ 43,200		
-	+	Allowance - Weather protection							s -	\$ -		
-	+	Hauling and Dumping		20	ea	850	\$ 17,000		s -	\$ 17,000		
-	-	Flagmen / Taffic Control		4	mo	6,000	\$ 24,000		s -	\$ 24,000		
\vdash	-	Daily cleanup		1200	hrs/wk	25	\$ 30,000		\$ -			
-	+			1200	1113/WK	25	\$ -		\$ -			
-		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			sfwa	1	\$			\$ -		
		Scaffold monthly rental	·	18	mos	200	\$ 3,600			\$ 3,600		
		Scaffold placement labor	, and the second	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		
				40,007			\$ -			\$ -		
2		Sitework										\$ 561,878
		Grading, Utilities, Drainage, Paving, Erosion Control									\$ 561,878	, , , , ,
		Mobilization		4	Is	\$ 5,000.00	\$ 5,000			\$ 5,000		
 	+	Clearing and Grubbing		1	ls	\$ 5,000.00	\$ 10,000			\$ 10,000		
	+	Rough Grading/ Export		2.25-	су		\$ 53,200			\$ 53,200		
\vdash	+			3,325	ld	\$ 16.00 \$ 250.00	\$ 12,500			\$ 33,200		
\vdash	1	Export (allowance) / Import is excluded		50.00	су		\$ 10,640			\$ 12,500		
\vdash	+	Overexcavation / Recompaction		665	Is	\$ 16.00	\$ 7,500					
\vdash	+	Finish Grading		1	ls	\$ 15,000.00	\$ 45,000			\$ 7,500		
		Storm Drainage		1	15	\$ 45,000.00	Ψ 45,000			\$ 45,000		

		Foundation Drain		532	lf	\$ 12.00	\$ 6,384			\$	6,384			
\vdash		Mid State 5 outlet Distribution Box Valves		332	ea	\$ 12.00	\$ -			\$	- 0,00			
\vdash		6" Roof Drains		200	If	\$ 75.00	\$ 15,000			\$	15,000			
		o noor bruins		200		ý 75.00	\$ -			\$	-			
\vdash		Rip Rap		1	Is		\$ -			\$	_			
\vdash		Temp Shoring (allowance)		1	Is		\$ -			\$	_			
\vdash		Landscape (allowance)			Is	\$ 50,000.00	\$ 50,000			\$	50,000			
\vdash		Lanuscape (allowance)		1		\$ 50,000.00	\$ -			\$	30,000			
\vdash		Dry Utilities (Power, Phone, Cable, Gas)			Is	\$ 100,000.00	\$ 100,000				100,000			
\vdash				1	ls		\$ 200,000				200,000		\vdash	
\vdash		Wet Utilities (Water)		1	sf	\$ 200,000.00	\$ 2,500			\$	2,500		\vdash	
\vdash		Class II Base		2,500	sf	\$ 1.00	\$ 6,250		+	\$	6,250		 	
\vdash		AC Paving		2,500	sf	\$ 2.50	\$ 10,834		+	•	•		 	
<u> </u>		Striping		16,667	31	\$ 0.65	\$ 10,004			\$	10,834			
<u> </u>	_	EROSION CONTROL / SWPPP			ea		\$ 4,500			\$			<u> </u>	
		SWPPP Management		18		\$ 250.00	\$ 3,500			\$	4,500		<u> </u>	
		Construction Entrance		1	ls	\$ 3,500.00				\$	3,500		<u> </u>	
Ш		Silt Fence		500	lf ''	\$ 6.00	\$ 3,000			\$	3,000		\vdash	
ш		Fiber Rolls		500	If	\$ 4.00	\$ 2,000			\$	2,000		<u> </u>	
		Gravel Bag Check Dam		38	ea	\$ 15.00	\$ 570			\$	570		<u> </u>	
igsqcut		Construction Fence		500	If	\$ 17.00	\$ 8,500			\$	8,500		<u> </u>	
		Maintenance of SWPPP included in General Labor					\$ -			\$	-			
		Street Sweeping		10	ea	\$ 500.00	\$ 5,000			\$	5,000			
							-			\$	-	d		
3		Concrete											\$	1,108,250
		Concrete										\$ 1,108,250	Ψ	1,100,230
\vdash		5 1 1 (01 1 /00 14 H			су					- 4	056,250	, , , , ,		
\vdash		Foundation/Slab/CIP Walls		3,250	ea	\$ 325	\$ 1,056,250.00						<u> </u>	
\vdash		Columns		16	sf	\$ 1,500	\$ 24,000.00			\$ \$	24,000		<u> </u>	
	-	Concrete Flatwork		3,500	ea	\$ 8.00	\$ 28,000.00			- T	28,000		<u> </u>	
<u> </u>	_	Drive Approach		2	lf	\$ 1,750.00	\$ 3,500.00			\$	3,500		<u> </u>	
		Curb		200	hrs	\$ 18.00	\$ 3,600.00			\$	3,600		<u> </u>	
		Saw Cutting		16	1115	\$ 250.00	\$ 4,000.00			\$	4,000		_	
4		Masonry										\$ 8,750	\$	8,750
												\$ 8,750		
		CMU Trash Enclosures		350	sf	\$ 25.00	\$ 8,750.00			\$	8,750			
										\$	-			
										\$	-	i		
5		Metals											\$	165,000
												\$ 165,000		
		Structural Steel (allowance)		1	ls	\$ 35,000.00	\$ 35,000			\$	35,000			
		Metal Stairs		3	ea	\$ 25,000.00	\$ 75,000			\$	75,000			
		Metal Gates (Trash Enclosures)		,	ea	\$ 6,500.00	\$ 13,000			•	13,000			
\vdash		Guard Railing		400	lf	\$ 105.00	\$ 42,000			\$	42,000			
6		Wood and Plastics		-50		. 105.00					,		\$	916,000
												\$ 916,000	*	310,000
		Rough Framing		24,200	sf	\$ 30.00	\$ 726,000			\$	726,000			
\vdash		Finish Carpentry (units)			ea					\$	50,000			
$\vdash\vdash\vdash$	-			50	Is	\$ 1,000.00	\$ 50,000.00			\$	40,000			
,		Finish Carpentry (common areas) Cabinetry		1	units	\$ 40,000.00	\$ 40,000.00			_	100,000			
			1	50	3:113	\$ 2,000.00	\$ 100,000.00	 			100,000	i	<u> </u>	
		Cabinetry										1		
		Cabinetry					\$ -			\$	-			
7							\$ - \$ -			\$	-		•	644.000
7		Thermal & Moisture Protection					\$ - \$ -				-	\$ 614.000	\$	614,000
7					sf	\$ 7.50					-	\$ 614,000	\$	614,000

	T	Roof Deck Waterproofing			sf	\$ 7.50	c			9				
		Insulation		50	units	\$ 400.00	\$ 20,000.00			\$				
		Insulation (common walls)		30	Is	\$ 10,000.00	\$ 10,000.00			- \$				
	+	Flat Roof		1,500	sq	\$ 350.00	\$ 525,000.00			5	,			
	+	Sheet Metal / Flashing		1,500	ls	\$ 35,000.00				5				
	+	Gutters		1,500	If	\$ 35,000.00	\$ 35,000.00			- 5	,			
8		Doors & Windows		1,500		\$ 16.00	\$ 24,000.00			4	24,000		\$	141,900
		Doors & Windows										\$ 141,900	Þ	141,900
					units						07.500	* 141,000		
		Interior Doors		50		\$ 550.00	\$ 27,500.00			\$				
		Interior Doors (common areas)		16	ea 	\$ 500.00	\$ 8,000.00			\$				
		Windows / Exterior Glass		50	units	\$ 1,750.00	\$ 87,500.00			\$				
		Hardware (units)		100	ea	\$ 125.00	\$ 12,500.00			\$,			
		Hardware (common)		16	ea	\$ 400.00	\$ 6,400.00			\$	6,400			
9		Finishes											\$	807,800
												\$ 807,800		
		Stucco		2,300	sy	\$ 65.00	\$ 149,500.00			\$				
		Drywall		24,200	sf	\$ 8.00	\$ 193,600.00			\$	193,600			
		Tile		50	units		\$ -			\$	-			
		Countertops		50	units	\$ 1,200.00	\$ 60,000.00			\$	60,000			
		Flooring		24,200	sf	\$ 12.00	\$ 290,400.00			\$	290,400			
		 Painting (interior)		24,200	sf	\$ 4.00	\$ 96,800.00			\$				
		Painting (exterior)		1	Is	\$ 17,500.00	\$ 17,500.00			\$	17,500			
10		Specialties									·		\$	42,000
												\$ 42,000	Ť	:=,000
	+	Identification Devices/Signage			Is	\$ 4,500.00	\$ 4,500.00			\$	4,500			
		Bath Accessories		1	units	\$ 4,500.00	\$ 4,500.00			\$,			
		Shower and Bath Enclosures		50	ea					\$				
		Custom Glass and Mirrors		50	ea	\$ 500.00	\$ 25,000.00			\$				
11		Appliances		50		\$ 125.00	\$ 6,250.00				0,230		\$	36,250
		Appliances										\$ 36,250	Þ	36,∠30
	_											\$ 50,250		
										9				
		Kitchen Appliances		50	units	\$ 625.00	\$ 31,250.00			\$				
		Kitchen Appliances (installation)		50	ea	\$ 100.00	\$ 5,000.00				5,000			
12		Special Construction											\$	100,000
												\$ 100,000		
		Elevator		1	ea	\$ 100,000.00	\$ 100,000.00			\$	100,000			
										4	-			
13		Mechanical											\$	688,700
												\$ 688,700		
T		Rough and Finish Plumbing		50	units	\$ 5,000.00	\$ 250,000.00			\$	250,000			
	1	Plumbing Fixtures		50	units	\$ 2,500.00	\$ 125,000.00			\$				
		Fire Sprinklers	1	40,677	sf	\$ 3.25	\$ 132,200.25			S				
$\vdash \vdash$	\dashv	HVAC		24.200	sf	\$ 7.50	\$ 181,500.00	+		\$				
14		Electrical		24,200		, ,,30	- 101,500.00			Ť	,		\$	827,178
												\$ 827,178	_	021,110
\vdash		Darrah and Finish Floatsian			sf					\$	650,832			
$\vdash \vdash$		Rough and Finish Electrical	-	40,677	ea	\$ 16.00	\$ 650,832.00			3				
$\vdash \vdash$		Electrical Fixtures (units / smoke detectors)	-	50	ea	\$ 400.00	\$ 20,000.00			\$	-,			
$\vdash \vdash \vdash$		Electrical Fixtures (common area and exterior)		50	Is	\$ 250.00	\$ 12,500.00				,			
$\vdash \vdash$		 Site Lighting		1	sf	\$ 15,000.00	\$ 15,000.00	——		\$,			
$\vdash \vdash$	-	Fire Alarm		40,677	sf	\$ 1.25	\$ 50,846.25			\$,			
$\vdash \vdash$	_	Security Alarm System		24,000		\$ 0.75	\$ 18,000.00			\$	-,			
		Low Volt Electrical (phone and cable)		24,000	sf	\$ 2.50	\$ 60,000.00			\$	60,000			