

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

Agenda Item No. 2

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GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

DEPARTMENT OF  
GENERAL SERVICES  
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February 24, 2022

Matthew W. Szabo, Chair  
Municipal Facilities Committee  
200 N. Main Street, Suite 1500  
Los Angeles, CA 90012

**THE DEPARTMENT OF GENERAL SERVICES (GSD)  
REQUESTS AUTHORITY TO CONTINUE NEGOTIATIONS FOR A CONSOLIDATED SITE FOR  
(2) LAPD TRAFFIC DIVISIONS AND OTHER LAPD USES WITH NEWGEN, LLC,  
AT 1330 W. PICO BLVD, LOS ANGELES, CA 90015**

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The Department of General Services (GSD) requests authority to continue negotiations with NewGen, LLC ("Landlord") to lease property at 1330 W. Pico Blvd, Los Angeles, California, 90015 (Pico). The proposed lease is contemplated to solve several space needs for the Los Angeles Police Department (LAPD) including South Traffic Division (South Traffic), Central Traffic Division (Central Traffic), fleet vehicles displaced from various lots and the Los Angeles 2028 Olympic Planning Group.

## **BACKGROUND**

South Traffic has occupied space at the Baldwin Hills Crenshaw Plaza Shopping Center since the early 1990's. The current lease (C-122349) expires on September 30, 2022. The current location includes 21,413 square feet (s.f.) of office space at \$33,000/month or \$396k annually and is located at the parking level for access to LAPD vehicles. There are 117 employees, 85 fleet vehicle spaces and 30-40 employee spaces at South Traffic. The mall has recently been sold and will be redeveloped.

After an extensive two-year search, a total of 12 potential properties were considered for South Traffic. The 150,000 s.f. Pico site is the only one that meets LAPD's requirements which include ample parking, close proximity to the 110 freeway and sufficient space. It is a stand-alone, two-story secured property previously used as an LAUSD police facility. The first floor consists of approximately 90,000 s.f. of interior parking and a reception area. The second floor consists of approximately 60,000 s.f. and is best utilized as office space. There is a parking deck on the second floor level and the roof that provides ample parking for both traffic divisions and employee parking.



The Pico landlord is also in the process of securing a deal with Caltrans for use of an adjacent lot to fit approximately 120 irregular sized and other vehicles. It is still being determined if this additional space will be included in the landlord's deal or if it will be at an additional cost to the City. GSD is also exploring the option of a direct lease with Caltrans for this lot and will include the results of this analysis and any associated costs in a subsequent report.

LAPD advises that Central Traffic is currently located in overcrowded conditions within the Central Community Police Station (Central Facilities) at 251 E. 6th Street. Central Facilities includes Central Traffic (127 employees), Central Area Community Police Station (403 employees), Operations-Central Bureau (66 employees), Motor Transport (30 employees), and the Gangs and Narcotics Division (90 employees) for a total of 716 employees in approximately 102,612 s.f. of space. The fleet and private vehicles as well as its 24/7 operation creates parking challenges with officers at change-of-watch and routine parking of vehicles. It has also been extremely difficult to implement social distancing in these crowded conditions.

Parking is currently needed for 145 vehicles due to traffic collision damage and damaged/litigation vehicle storage from Piper Technical Center. Also 250 new fleet vehicles were displaced from two lots that are being redeveloped. LAPD states that reconfiguration of the available parking will be reviewed in order to maximize parking at the Pico site.

#### TOTAL PARKING REQUIREMENT

South Traffic Division	- 117
Central Traffic Division	- 127
Olympic Planning Team	- 35
<u>*Displaced vehicles</u>	<u>- 191</u>
	<b>470</b>

*\*Number of displaced vehicles that can be accommodated will depend on possible reconfiguration of available spaces to maximize parking.*

The Olympic Planning Group is expected to consist of 35 employees with a potential parking need of 35 spaces. LAPD advises that initial staffing for the Olympic Planning Group has been requested for FY22-23 to include five new authorities and the potential for loaned positions from other divisions. Positions will be added as needed and available.

In summary, the three LAPD entities would co-locate offices on the second floor and a portion of the first floor at this new leased location with sufficient parking for them and the displaced vehicles on the 1st, 2nd floors and roof decks as well as the proposed Caltrans parking lot. Economies of scale would be realized by sharing roll call rooms, locker rooms, holding cells, parking, back-up generator equipment and gym.

Logistically, the location nears the borders of both Central and South Traffic divisions and provides direct freeway access which is critical to both these operations. It is centrally located to many Los Angeles venues, including one half mile from the Crypto.com Arena, L.A. Live, the Convention Center and the Coliseum. Additionally, it is 12 miles from SoFi Stadium in Inglewood. With the necessary technology installed, this location will provide a critical and practical command post for current and future resources and staging.

LAPD evaluated the response times for South Traffic's greatest risk intersections and determined there was no impact on response times and in some instances the response times were less.

GSD and LAPD explored City owned sites as part of the search. The closest fit was vacant land on Clovis Ave that is now designated for affordable housing. Also, in the Fall of 2021 the Bureau of Engineering provided LAPD with a cost estimate of \$19 million for the build-out of this vacant lot which would require extensive infrastructure, design, construction, permits and the leasing of 27 trailers to accommodate staff as well as 200 parking spaces.

### **TERMS AND CONDITIONS**

The new proposed Pico lease has two options for the term at either 15 year or 20 years in order to amortize the Tenant Improvement (TI) cost over a longer period of time. The City will negotiate an early termination clause at the 10th year along with the right of first refusal to purchase the property. A complete set of terms and conditions will be provided when lease terms are finalized and authority to move forward with this deal is given. GSD will return with a request to negotiate and execute a lease in a subsequent report.

### **TENANT IMPROVEMENTS**

The tenant improvements, performed by the landlord, will include a number of major components to meet LAPD's requirements. These include, IT requirements, specialized build outs such as holding cells, and a new generator to perform post emergency power for approximately four days. The draft construction summary budget is attached and will be further reviewed for value engineering as well as for clarity on landlord associated costs that should be separate and not included in the City's TI estimate. Currently TI costs are estimated between \$29-31M.

Additional costs include funding for furniture, technology, security measures and relocation and are currently estimated at \$3,864,000.

### **PARKING**

There are approximately 250 parking spaces included on the 2<sup>nd</sup> floor deck and 3<sup>rd</sup> floor (roof) deck in the lease at no additional cost. The first floor will provide 100 plus parking spaces which LAPD advises they will use as secured vehicle storage for fleet assets, both new and those that are fully equipped with communications and emergency vehicle equipment. The Caltrans lot will accommodate an additional 120 spaces of irregular sized vehicles that cannot park within the building's structure. In total, the parking potential at this site will provide approximately 470 parking spaces.

### **MARKET ANALYSIS**

Based on recent market analysis, market rents of similar type properties and uses in the Los Angeles Downtown submarket, prices range from \$1.55 - \$4.75 per s.f. plus tenant's proportionate share of operating expenses, and insurance.

The Pico property has a lease price per square foot of \$1.55 for office space without any added tenant improvement (TI's) cost. With the TI's, this would include an additional \$1.60 for a total of \$3.19 for approximately 152,000 s.f. of rentable space. The combined cost is considered below the average and within the range of comparable properties in the area. However, it should be noted that GSD is still negotiating the TI credit and will engage an outside broker to assist in negotiating the TI credit and overall lease costs for this project.

### Comparable Market Analysis

Location	Property Type	Rent/SF/Mo	Rentable S.F.
3407 W. 6 <sup>th</sup> Street, Los Angeles	Class B office	\$2.75	83K
811 W. 7 <sup>th</sup> Street, Los Angeles	Class B Loft/Office	\$3.58	115K
695 S. Vermont Ave, Los Angeles	Class B office	\$2.60	193K
1127 Wilshire Blvd, Los Angeles	Class B office	\$4.25	147K
120 S. San Pedro, Los Angeles	Class B office	\$3.75	79K
1605 W. Olympic Blvd, Los Angeles	Class B office	\$1.90	180K
<b>1330 W. Pico Blvd, Los Angeles (Subject)</b>	<b>Class B Flex/Loft</b>	<b>\$1.55</b>	<b>152K</b>

### PROJECT MANAGEMENT

Given the cost magnitude, extent of the TI project and uncertainty regarding the condition of the existing building, GSD has determined it will engage outside expertise to assist with project management. GSD has issued a Task Order Solicitation from the CAO's list of pre-qualified project managers and brokers and received two bids which are under review. The selected firm will evaluate the proposed construction costs as well as the lease costs, TI allowance and terms. They will also oversee the construction and the coordinated relocation of these four entities. As stated in the section above, the broker will assist in the negotiation of the tenant improvement costs and other lease terms.

Specifically, the project manager will review all construction estimates and TI costs to filter out those that should be borne by the landlord. They will review potential ADA and fire, life, safety requirements to identify hidden costs, review for cost savings through value engineering, coordinate with other vendors as well as City departments as needed, such as ITA, LAPD's IT, Security groups, and the furniture vendor. Final costs for these services will be provided in a future report once the bids are reviewed, however they are estimated at \$500,000.

### FISCAL IMPACT

There will be no fiscal impact to the General Fund in FY22 as the lease will not be executed before year end. There will however be a significant fiscal impact in FY23 as shown in the chart below. Monthly costs are estimated at \$484,880 including estimated TI costs of approximately \$29-31M. The City is not required to provide any lump sum payment for the TI's, instead the cost will be amortized over the 20-year term of the lease. Funding for this lease has been requested through GSD's FY 2022-23 annual budget for the Citywide Leasing Account. Note that this lease cost is partially offset by \$974,339 in funding that was set aside for two LAPD leases (1251 Spring-\$558,800, and 4125 Crenshaw-\$415,539) that will no longer be required as a result of the new lease at 1330 Pico.


Staff will report to the Municipal Facilities Committee once the final space and cost analysis is complete and will provide more refined costs for furniture, CSR, moving, and security/access. A summary of estimated costs is included in the following chart.

FY 22-23 Funding - 1330 W Pico						
	Monthly Costs	12 Months	One-Time Costs	Total FY 22/23	Lease Offsets	Funding Needed
Rent	\$484,880	\$5,818,560		\$5,818,560		
Project & Move Management			\$500,000	\$500,000		
Security Deposit	\$0		\$0	\$0		
Electrical Utility	TBD					
Tax	TBD					
Maintenance	TBD					
(1)Furniture		\$0	\$1,500,000	\$1,500,000		
(1)CSR		\$0	\$1,100,000	\$1,100,000		
(1)Security/Access		\$0	\$400,000	\$400,000		
(1)Moving		\$0	\$180,000	\$180,000		
(1)Shelving/Misc		\$0	\$100,000	\$100,000		
(1)Lockers		\$0	\$80,000	\$80,000		
(1)Contingency (15%)		\$0	\$504,000	\$504,000		
<b>TOTAL</b>	<b>\$484,880</b>	<b>\$5,818,560</b>	<b>\$4,364,000</b>	<b>\$10,182,560</b>		
					<b>\$974,349</b>	<b>(\$9,208,211)</b>


(1) LAPD is requesting funding for these items (\$3,360,000).

### **RECOMMENDATION**

That the Municipal Facilities Committee advise and direct the Department of General Services to continue negotiations for a new lease agreement with NewGen, LLC ("Landlord"), a California limited liability company, for property at 1330 W Pico Blvd., Los Angeles, CA and report back with finalized terms that will be subject to Los Angeles City Council and Mayor approval.

  
 Tony M. Royster  
 General Manager

Attachment: Draft tenant improvement costs

					
<b>LAPD Updated 01/20/22</b> <b>1330 West Pico Blvd, Los Angeles</b>					
Project #: 121230					
No.	Description		Total Cost / sf		Remarks
			Total Cost / sf	Total	
01	Site	0 ls	\$0.00	\$0	
02	Shell	0 ls	\$0.00	\$0	
03	Tenant Improvement	142,701 sf	\$112.26	\$16,019,046	
04	Prevailing wage Labor	142,701 sf	\$22.45	\$3,203,809	Allowance
<b>Total Lease Space</b>		<b>142,701 sf</b>	<b>\$134.71</b>	<b>\$19,222,855</b>	
	General Conditions	36.00 wks		\$450,000	
	Insurances	1.00 ls		\$265,584	
	Builder's Risk Insurance	0.00 %		\$0	To Be Provided by Owner
	Subguard Insurance	0.00 %		\$0	
	Escalation	0.00 %		\$0	
	Gross Receipt Tax	0.20 %		\$39,877	
	Administration	0.00 %		\$0	
	Contractor's Fee	5.00 %		\$998,916	
<b>Total Mark-ups</b>		<b>142,701 sf</b>	<b>\$12.29</b>	<b>\$1,754,376</b>	
<b>Total Construction Costs</b>		<b>142,701 sf</b>	<b>\$147.00</b>	<b>\$20,977,232</b>	
	Architectural & Engineering Fee	0.00 ls		\$0	
	Plan Check and Permit Fee	0.00 \$/sf		\$0	
	Contingency	10.00 %		\$2,097,723	
	Architectural Reimbursibles	0.00 ls		\$0	
<b>Total Design Fees &amp; Contingency</b>		<b>142,701 sf</b>	<b>\$14.70</b>	<b>\$2,097,723</b>	
<b>Total Project Cost (Base Bid)</b>		<b>142,701 sf</b>	<b>\$161.70</b>	<b>\$23,074,955</b>	



**LAPD Updated 01/20/22**  
**1330 West Pico Blvd, Los Angeles**

Project #: 121230

**Exclusions:**


- 1 City deposits and fees for recycling program
- 2 Strapping existing conduit/boxes above ceiling.
- 3 Strapping or removing existing low voltage cables.
- 4 Bring existing ceiling up to code.
- 5 X-raying.
- 6 Off-hours.
- 7 Low voltage
- 8 Appliances & Equipment
- 9 Furniture and Furniture partition
- 10 All governmental fees which include, but is not limited to: building permit fees, demolition permit fees, plan check fees, processing fees, OSHA permit fees, city deposits/fees for recycling program and inspection fees.
- 11 Remove and relocate furniture
- 12 Property Management Fee
- 13 Keying
- 14 Skim coat base
- 15 Paint touch up
- 16 Touch up existing doors
- 17 Repair window coverings
- 18 Inspection for or removal of asbestos or other hazardous materials.
- 19 Moisture testing and treatment.
- 20 Builder's Risk Insurance and/or deductibles are excluded. Owner's Builders Risk policy to include: all water damage, any water intrusion, and flood. KPRS and all tiers of subcontractors are additional insured and loss payee
- 21 Liquidated Damages or Consequential Damages
- 22 Fund Control. If required, please add 3% to contract total.
- 23 Deputy Inspections
- 24 Testing & Inspection Fees
- 25 Building seismic upgrade- Please see
- 26 New roll up doors- please see Alternate 5
- 27 Remove acoustical ceiling/panels glued to underside of deck

**Qualifications:**

- 1 Work is qualified as regular hours work.
- 2 If actual moisture test result will exceed flooring manufacturer requirements, an allowance of \$5.00/sf will be added to our contract price.
- 3 KPRS Unconditional Releases will be provided with the next bill after payment, Subcontractor and Vendor Unconditional Release shall be provided sixty days after receipt of payment from Owner.
- 4 Lead times are subject to change that are beyond the control of KPRS including but not limited to, acts of God, weather, work strikes, work shutdowns, government orders and/or directives, national health crisis, and COVID-19.
- 5 Inspections and permits subject to delays that are beyond the control of KPRS including but not limited to, acts of God, weather, work strikes, work shutdowns, government orders and/or directives, national health crisis and COVID-19.
- 6 Price includes painting existing roll up doors, See Alternate 5 if new are required
- 7 Exterior Windows at second floor are 3' x 9'
- 8 9 month lead time for new generator

**References:**

Pricing plan from SAA dated 11/22/21




**LAPD Updated 01/20/22**  
**1330 West Pico Blvd, Los Angeles**

Project #: 121230

No.	Trade Summary				Remarks
			Total Cost / sf	Total	
01-0001	General Requirements	142,701 sf	\$1.05	\$149,680	
02-4113	Selective Demolition	142,701 sf	\$1.56	\$222,390	
03-2500	Composite Reinforcing	142,701 sf	\$18.62	\$2,657,600	
03-3000	Cast-In-Place Concrete	142,701 sf	\$5.23	\$746,080	
04-2000	Masonry	142,701 sf	\$0.09	\$12,500	
05-7000	Misc. & Ornamental Metals	142,701 sf	\$0.65	\$92,500	
06-2000	Finish Carpentry	142,701 sf	\$2.28	\$324,825	
07-2100	Insulation	142,701 sf	\$1.33	\$190,070	
07-4000	Roofing	142,701 sf	\$2.88	\$411,000	
07-6000	Flashing / Sheetmetal	142,701 sf	\$0.08	\$11,500	
07-9000	Caulking, Sealant & Fire Stopping	142,701 sf	\$0.11	\$15,000	
08-1000	Doors, Frames & Hardware	142,701 sf	\$2.62	\$374,196	
08-8000	Glass & Glazing	142,701 sf	\$0.76	\$107,850	
09-2200	Drywall	142,701 sf	\$10.97	\$1,565,000	
09-3000	Ceramic Tile	142,701 sf	\$1.94	\$276,679	
09-5100	Acoustical Ceiling	142,701 sf	\$1.50	\$214,040	
09-6500	Resilient Flooring & Carpet	142,701 sf	\$2.82	\$401,855	
09-9000	Painting & Wall Covering	142,701 sf	\$1.95	\$278,500	
10-1400	Signs	142,701 sf	\$0.62	\$88,250	
	Toilet Compartments & Accessories	142,701 sf	\$0.31	\$43,863	
10-2100					
10-2200	Operable Partitions	142,701 sf	\$0.91	\$129,750	
10-4400	Fire Extinguisher	142,701 sf	\$0.02	\$3,500	
12-2000	Window Treatment	142,701 sf	\$0.47	\$66,600	
21-0001	Fire Sprinkler Systems	142,701 sf	\$1.09	\$154,915	
22-0001	Plumbing	142,701 sf	\$3.27	\$466,020	
23-0001	HVAC	142,701 sf	\$26.53	\$3,786,477	
26-0001	Electrical	142,701 sf	\$19.01	\$2,713,224	
28-4600	Fire Alarm Systems	142,701 sf	\$2.50	\$356,753	
31-0001	Earthwork	142,701 sf	\$0.14	\$20,000	
32-1216	Asphaltic Concrete Paving	142,701 sf	\$0.62	\$88,429	
32-8000	Irrigation/Landscaping	142,701 sf	\$0.35	\$50,000	
<b>Total</b>		<b>142,701 sf</b>	<b>\$112.26</b>	<b>\$16,019,046</b>	



 <h2 style="margin: 0;">LAPD Updated 01/20/22</h2> <h3 style="margin: 0;">1330 West Pico Blvd, Los Angeles</h3> <p style="margin: 0;"><b>Detail</b> <span style="float: right;">121230</span></p>					
Description	Quantity	Unit	Unit Cost	Subtotal	Remarks

<b>Basic Space</b>
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<b>General Requirements</b>					
📁 Blue prints	50 sets		\$50.00	\$2,500	
📁 Cleanup labor	1440 hr		\$30.00	\$43,200	
📁 Protection	1 ls		\$10,000	\$10,000	
📁 Final clean-up	142,701 sf		\$0.40	\$57,080	
📁 Trash haul service	36 ea		\$900	\$32,400	
📁 Temporary Toilets	1 ls		\$4,500	\$4,500	
<b>Subtotal</b>		<b>sf</b>	<b>\$1.05</b>	<b>\$149,680</b>	
<b>Demolition</b>					
📁 Selective Interior Demolition	49,420 sf		\$4.50	\$222,390	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$1.56</b>	<b>\$222,390</b>	
<b>Composite Reinforcing</b>					
📁 Columns- not to exceed 24" x 24"	133 ea		\$7,200	\$957,600	18' high, Allowance
📁 Weight Room slab strengthened per KPFF report	2,000 sf		\$60.00	\$120,000	Allowance
📁 Slab diaphragm strenghtening of the existing 2nd floor and roof slabs- CFRP to be added to 40% of the underside of both slabs- per KPFF report	1 ls		\$1,580,000	\$1,580,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$18.62</b>	<b>\$2,657,600</b>	
<b>Cast-In-Place Concrete</b>					
📁 Allowance to remove pedestrian walkway	1 ls		\$7,500	\$7,500	
📁 Allowance for ADA pedestrian walkway	1 ls		\$20,000	\$20,000	
📁 Concrete Shearwall-12" to 18" thick	6,840 sf		\$80.00	\$547,200	Allowance
📁 Foundation for shearwall	380 lf		\$400.00	\$152,000	Allowance
📁 Saw cut, break and remove for new foundation	1,140 sf		\$17.00	\$19,380	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$5.23</b>	<b>\$746,080</b>	
<b>Masonry</b>					
📁 Remove and rework portion of wall for new Gate on Pico	1 ls		\$12,500	\$12,500	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.09</b>	<b>\$12,500</b>	




**LAPD Updated 01/20/22**  
**1330 West Pico Blvd, Los Angeles**  
**Detail**

121230


Description	Quantity	Unit	Unit Cost	Subtotal	Remarks
<b>Misc. Iron</b>					
☞ Structural support for opening 2.17	1	ea	\$5,000	\$5,000	Allowance
☞ Pedestrian gate along Pico Blvd-match existing	1	ea	\$5,500	\$5,500	
☞ Weight Room equipment anchoring	1	ls	\$12,000	\$12,000	Allowance
☞ Supports for new exterior window openings- 9' high	10	ea	\$7,000	\$70,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.65</b>	<b>\$92,500</b>	
<b>Finish Carpentry</b>					
☞ Base Bid	1	ls	\$324,825	\$324,825	
<b>Lobby 100</b>					
☞ Reception desk -\$20,000 Allowance	1	ls	\$0		Included
<b>Copy 102</b>					
☞ P/lam upper cabinet	11	lf	\$0		Included
☞ P/lam countertop	5	lf	\$0		Included
☞ P/lam base cabinet	5	lf	\$0		Included
<b>Coffee 107</b>					
☞ P/lam upper cabinet	10	lf	\$0		Included
☞ P/lam countertop	10	lf	\$0		Included
☞ P/lam base cabinet	11	lf	\$0		Included
<b>Community Room 108</b>					
☞ P/lam countertop	27	lf	\$0		Included
☞ P/lam base cabinet	26	lf	\$0		Included
<b>Conference Room 200</b>					
☞ P/lam countertop	15	lf	\$0		Included
☞ P/lam base cabinet	14	lf	\$0		Included
<b>Conference Room 201</b>					
☞ P/lam countertop	9	lf	\$0		Included
☞ P/lam base cabinet	8	lf	\$0		Included
<b>Copy Room 202</b>					
☞ P/lam upper cabinet	20	lf	\$0		Included
☞ P/lam base cabinet	20	lf	\$0		Included
☞ P/lam countertop	20	lf	\$0		Included
<b>Report Writing 203</b>					
☞ P/lam base cabinet	34	lf	\$0		Included
☞ P/lam countertop-72" deep	17	lf	\$0		Included
<b>Kit Room 211</b>					
☞ P/lam base cabinet	43	lf	\$0		Included
☞ SS countertop	45	lf	\$0		Included
<b>Copy Room 212</b>					
☞ P/lam upper cabinet	9	lf	\$0		Included
☞ P/lam base cabinet	9	lf	\$0		Included
☞ P/lam countertop	9	lf	\$0		Included

 <h2 style="margin: 0;">LAPD Updated 01/20/22</h2> <h3 style="margin: 0;">1330 West Pico Blvd, Los Angeles</h3> <h4 style="margin: 0;">Detail <span style="float: right;">121230</span></h4>					
Description	Quantity	Unit	Unit Cost	Subtotal	Remarks

<b>Kit Room 216</b>					
<input type="checkbox"/> P/lam base cabinet	38	lf	\$0		Included
<input type="checkbox"/> SS countertop	38	lf	\$0		Included
<b>Breakroom 219</b>					
<input type="checkbox"/> P/lam upper cabinet	14	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet	12	lf	\$0		Included
<input type="checkbox"/> SS countertop	14	lf	\$0		Included
<b>CTD Mail 221</b>					
<input type="checkbox"/> P/lam upper cabinet	12	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet	12	lf	\$0		Included
<input type="checkbox"/> P/lam countertop	12	lf	\$0		Included
<b>STD Mail 222</b>					
<input type="checkbox"/> P/lam upper cabinet	12	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet	12	lf	\$0		Included
<input type="checkbox"/> P/lam countertop	12	lf	\$0		Included
<b>Wellness Lactation 223</b>					
<input type="checkbox"/> P/lam base cabinet	9	lf	\$0		Included
<input type="checkbox"/> SS countertop	11	lf	\$0		Included
<b>Copy Room 224</b>					
<input type="checkbox"/> P/lam upper cabinet	20	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet	19	lf	\$0		Included
<input type="checkbox"/> P/lam countertop	21	lf	\$0		Included
<b>Open Coffee/Break 226</b>					
<input type="checkbox"/> P/lam upper cabinet	28	lf	\$0		Included
<input type="checkbox"/> SS countertop	30	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet	38	lf	\$0		Included
<input type="checkbox"/> P/lam wall panel at die wall	39	sf	\$0		Included
<input type="checkbox"/> SS countertop at Island	13	lf	\$0		Included
<b>Mens Locker Room 229</b>					
<input type="checkbox"/> P/lam base cabinet	22	lf	\$0		Included
<input type="checkbox"/> SS countertop	22	lf	\$0		Included
<b>Womens Locker Room 232</b>					
<input type="checkbox"/> P/lam base cabinet	15	lf	\$0		Included
<input type="checkbox"/> SS countertop	15	lf	\$0		Included
<b>Open Coffee/Break 236</b>					
<input type="checkbox"/> P/lam upper cabinet	28	lf	\$0		Included
<input type="checkbox"/> SS countertop	30	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet	38	lf	\$0		Included
<input type="checkbox"/> P/lam wall panel at die wall	39	sf	\$0		Included
<input type="checkbox"/> SS countertop at Island	12	lf	\$0		Included
<b>Roll Call 250</b>					
<input type="checkbox"/> P/lam base cabinet	26	lf	\$0		Included
<input type="checkbox"/> P/lam countertop	27	lf	\$0		Included
<b>Roll Call 251</b>					
<input type="checkbox"/> P/lam base cabinet	20	lf	\$0		Included
<input type="checkbox"/> P/lam countertop	21	lf	\$0		Included

					
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					121230
Description	Quantity	Unit	Unit Cost	Subtotal	Remarks

<b>Report Writing 254</b>					
<input type="checkbox"/> P/lam base cabinet	17	lf	\$0		Included
<input type="checkbox"/> P/lam countertop	17	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet island	34	lf	\$0		Included
<input type="checkbox"/> P/lam countertop-72" deep	17	lf	\$0		Included
<b>Copy Room 257</b>					
<input type="checkbox"/> P/lam upper cabinet	16	lf	\$0		Included
<input type="checkbox"/> P/lam base cabinet	16	lf	\$0		Included
<input type="checkbox"/> P/lam countertop	16	lf	\$0		Included
<b>Subtotal</b>		<b>sf</b>	<b>\$2.28</b>	<b>\$324,825</b>	
<b>Building Insulation &amp; Fireproofing</b>					
<input type="checkbox"/> Base Bid	1	ls	\$190,070	\$190,070	
<input type="checkbox"/> Insulation in Walls	1	ls	\$0		Included
<input type="checkbox"/> Insulation underside of roof	58,810	sf	\$0		Included
<b>Subtotal</b>		<b>sf</b>	<b>\$1.33</b>	<b>\$190,070</b>	
<b>Roofing</b>					
<input type="checkbox"/> Traffic coating-cold liquid applied water resistant coating with integral wearing surface	40,000	sf	\$10.00	\$400,000	Allowance
<input type="checkbox"/> Misc. roofing patching- patching only	1	ls	\$11,000	\$11,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$2.88</b>	<b>\$411,000</b>	
<b>Flashing/Sheet Metal</b>					
<input type="checkbox"/> Misc Flashing/Sheet Metal	1	ls	\$5,500	\$5,500	Allowance
<input type="checkbox"/> Flashing at exterior windows	10	ea	\$600	\$6,000	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.08</b>	<b>\$11,500</b>	
<b>Caulking and Sealant</b>					
<input type="checkbox"/> Joint Sealant	3,000	lf	\$5.00	\$15,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.11</b>	<b>\$15,000</b>	

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Description	Quantity	Unit	Unit Cost	Subtotal	Remarks

**Doors / Frames / Hardware**


📁 Base Bid	1 ls		\$361,196	\$361,196	
📁 Note 1.9	3 ea		\$0	Included	
📁 Note 1.10	2 ea		\$0	Included	
📁 Note 1.13	7 ea		\$0	Included	
📁 New non rated door	4 ea		\$0	Included	
📁 Note 2.14	3 ea		\$0	Included	
📁 Note 2.15	1 ea		\$0	Included	
📁 Note 2.17	4 ea		\$0	Included	
📁 Electrified Hardware	1 ea		\$0	Included	
📁 New non rated door-Second Floor	70 ea		\$0	Included	
📁 Note 2.1	9 ea		\$0	Included	
📁 Note 2.14	5 ea		\$0	Included	
📁 Electrified Hardware	24 ea		\$0	Included	
📁 Sidelite frames	6 ea		\$0	Included	
📁 Window frame	6 ea		\$0	Included	
📁 Note 2.20	1 ea		\$0	Included	
📁 Access Panels	20 ea		\$650	\$13,000	
<b>Subtotal</b>		<b>sf</b>	<b>\$2.62</b>	<b>\$374,196</b>	

**Glass & Glazing**


📁 Sidelights, 1/4"	6 ea		\$1,000	\$6,000	
📁 1/4" clear tempered glass windows	6 ea		\$900.00	\$5,400	
📁 Exterior Window System-3' x 9' at second floor only	10 ea		\$3,645	\$36,450	Allowance
📁 Level 2 Ballistic film at doors and opening	1 ls		\$60,000	\$60,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.76</b>	<b>\$107,850</b>	

**Metal Stud - Drywall**


📁 Base Bid	1 ls		\$1,531,500	\$1,531,500	
📁 Interior partitions	1 ls		\$0	Included	
📁 Backing	1 ls		\$0	Included	
📁 Scar patching	1 ls		\$0	Included	
📁 Switch patching	1 ls		\$0	Included	
📁 Electrical patching	1 ls		\$0	Included	
📁 Wall end caps	1 ls		\$0	Included	
📁 Exterior window trim finishing	10 ea		\$0	Included	
📁 Denshield backer board	80 lf		\$0	Included	
📁 FRP at janitors room	1 ls		\$3,500	\$3,500	
📁 Skim existing walls	1 ls		\$30,000	\$30,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$10.97</b>	<b>\$1,565,000</b>	

					
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Description	Quantity	Unit	Unit Cost	Subtotal	Remarks

<b>Ceramic Tile</b>					
☞ Base Bid	1	ls	\$276,679	\$276,679	
☞ Floor tile-\$7/sf material allowance	2,578	sf	\$0	Included	
☞ Wall tile-\$7/sf material allowance	3,675	sf	\$0	Included	
☞ Tile base	1,040	lf	\$0	Included	
☞ Waterproofing Membrane	2,525	sf	\$0	Included	
☞ Sealer	7,140	sf	\$0	Included	
☞ Shower floor/wall tile	1,600	sf	\$0	Included	
<b>Subtotal</b>		<b>sf</b>	<b>\$1.94</b>	<b>\$276,679</b>	
<b>Acoustical Treatment</b>					
☞ Base Bid	1	ls	\$214,040	\$214,040	
☞ Acoustical Ceiling Grid & Tile	26,755	sf	\$0	Included	
<b>Subtotal</b>		<b>sf</b>	<b>\$1.50</b>	<b>\$214,040</b>	
<b>Flooring</b>					
☞ Base Bid	1	ls	\$401,855	\$401,855	
☞ Carpet tile-\$25/sy material Allowance	155	sy	\$0	Included	
☞ VCT	39,825	sf	\$0	Included	
☞ Rubber Flooring	240	sy	\$0	Included	
☞ Rubber base 4"	9,480	lf	\$0	Included	
☞ Polish concrete	12,430	sf	\$0	Included	
<b>Subtotal</b>		<b>sf</b>	<b>\$2.82</b>	<b>\$401,855</b>	
<b>Painting &amp; Wall Coverings</b>					
☞ Base Bid	1	ls	\$188,500	\$188,500	
☞ Paint interior walls	1	ls	\$0	Included	
☞ Paint roll up doors	1	ls	\$0	Included	
☞ Paint fence	1	ls	\$0	Included	
☞ Paint stair	1	ls	\$0	Included	
☞ Paint stair threads	1	ls	\$0	Included	
☞ 1" softwalls system	1	ls	\$0	Included	
☞ Projectile wall covering- 15' x 10'	3,000	sf	\$30	\$90,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$1.95</b>	<b>\$278,500</b>	
<b>Signs</b>					
☞ Code compliant signage	1	ls	\$5,000	\$5,000	
☞ Signs for room numbers	150	ea	\$200.00	\$30,000	Allowance
☞ Building signage	1	ea	\$25,000	\$25,000	Allowance
☞ Directories	3	ea	\$1,500	\$4,500	Allowance
☞ Tackboards	50	ea	\$475.00	\$23,750	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.62</b>	<b>\$88,250</b>	

					
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Description	Quantity	Unit	Unit Cost	Subtotal	Remarks


<b>Toilet Partitions &amp; Accessories</b>					
📁 Base Bid	1	ls	\$43,863	\$43,863	
📁 Headrail braced SS toilet partitions and 5 urinal screens	1	ls	\$0	Included	
📁 Toilet Accessories	1	ls	\$0	Included	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.31</b>	<b>\$43,863</b>	
<b>Operable partition</b>					
📁 Scanning existing roof framing	1	ea	\$6,000	\$6,000	Allowance
📁 Operable partition at Conference room	300	sf	\$125.00	\$37,500	Allowance
📁 Operable partition support	1	ea	\$15,000	\$15,000	Allowance
📁 Operable partition at Roll Call	450	sf	\$125.00	\$56,250	Allowance
📁 Operable partition support	1	ea	\$15,000	\$15,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.91</b>	<b>\$129,750</b>	
<b>Fire Extinguishers</b>					
📁 Fire extinguishers & cabinets	10	ea	\$350	\$3,500	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.02</b>	<b>\$3,500</b>	
<b>Window Covering</b>					
📁 Mechoshade manual roller	28	ea	\$950.00	\$26,600	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.19</b>	<b>\$26,600</b>	
<b>Elevator</b>					
📁 Upgrade elevator cab interior finishes	1	ea	\$30,000	\$30,000	
📁 Remove and relocate elevator buttons	1	ea	\$10,000	\$10,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.28</b>	<b>\$40,000</b>	
<b>Fire Protection</b>					
📁 Base Bid	1	ls	\$154,915	\$154,915	
📁 Fire Sprinkler Modifications	142,701	ls	\$0	Included	
<b>Subtotal</b>		<b>sf</b>	<b>\$1.09</b>	<b>\$154,915</b>	

					
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Description	Quantity	Unit	Unit Cost	Subtotal	Remarks


<b>Plumbing</b>					
<input type="checkbox"/> Base Bid	1	ls	\$456,020	\$456,020	
<input type="checkbox"/> Safe off	54	ea	\$0	Included	
<input type="checkbox"/> Water closets	18	ea	\$0	Included	
<input type="checkbox"/> Lavatories	18	ea	\$0	Included	
<input type="checkbox"/> Urinals	10	ea	\$0	Included	
<input type="checkbox"/> Showers	8	ea	\$0	Included	
<input type="checkbox"/> Kitchen sinks	5	ea	\$0	Included	
<input type="checkbox"/> Water heaters	2	ea	\$0	Included	
<input type="checkbox"/> Roof drain repair Allowance	1	ea	\$10,000	\$10,000	
<b>Subtotal</b>		<b>sf</b>	<b>\$3.27</b>	<b>\$466,020</b>	

<b>HVAC</b>					
<input type="checkbox"/> Base Bid	1	ls	\$3,786,477	\$3,786,477	
<input type="checkbox"/> Roof top chiller	1	ea	\$0	Included	
<input type="checkbox"/> Cooling tower and pumps	1	ea	\$0	Included	
<input type="checkbox"/> New boiler and HHW pump	1	ea	\$0	Included	
<input type="checkbox"/> 4 pipe fan coil	3	ea	\$0	Included	
<input type="checkbox"/> Air handler	1	ea	\$0	Included	
<input type="checkbox"/> Air cooled 5 ton split systems	2	ea	\$0	Included	
<input type="checkbox"/> Exhaust fan	2	ea	\$0	Included	
<input type="checkbox"/> VAV zones with hot water reheat	50	ea	\$0	Included	
<input type="checkbox"/> Supply air grilles	350	ea	\$0	Included	
<input type="checkbox"/> Linear diffusers	12	lf	\$0	Included	
<input type="checkbox"/> Non ducted return air grilles	200	ea	\$0	Included	
<input type="checkbox"/> Ducted return/exhaust air grilles	70	ea	\$0	Included	
<input type="checkbox"/> DDC controls	1	ls	\$0	Included	
<b>Subtotal</b>		<b>sf</b>	<b>\$26.53</b>	<b>\$3,786,477</b>	



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Description	Quantity	Unit	Unit Cost	Subtotal	Remarks

<b>Electrical</b>					
☞ Base Bid	1	ls	\$2,124,999	\$2,124,999	
☞ 2x4 LED light fixtures	660	ea	\$0	Included	
☞ 3.5" square LED downlights	57	ea	\$0	Included	
☞ Undercabinet lights	100	lf	\$0	Included	
☞ Decorative pendant lights	9	ea	\$0	Included	
☞ Wall mounted LED lights	6	ea	\$0	Included	
☞ R&R existing parapet mounted perimeter light	1	ls	\$0	Included	
☞ Light fixtures at parking area	1	ls	\$0	Included	
☞ Lighting controls	1	ls	\$0	Included	
☞ Exterior lighting upgrade- Allowance	1	ls	\$45,000	\$45,000	
☞ Conduit for FLS	1	ls	\$6,500	\$6,500	
☞ New GenSet (lead time: 9 months)	1	ea	\$275,900	\$275,900	
☞ New ATS Panel	1	ea	\$36,400	\$36,400	
☞ Feeders for the generator	1	ea	\$95,625	\$95,625	
☞ Generator docking station	1	ea	\$61,500	\$61,500	
☞ Diesel Particulate filter	1	ea	\$67,300	\$67,300	
<b>Subtotal</b>		<b>sf</b>	<b>\$19.01</b>	<b>\$2,713,224</b>	
<b>Fire Life Safety</b>					
☞ Fire Life Safety - Allowance	142,701	sf	\$2.50	\$356,753	
<b>Subtotal</b>		<b>sf</b>	<b>\$2.50</b>	<b>\$356,753</b>	
<b>Earthwork</b>					
☞ Earthwork Allowance	1	ls	\$20,000	\$20,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.14</b>	<b>\$20,000</b>	
<b>Asphaltic Concrete</b>					
☞ Resurface Asphalt	5,000	sf	\$3.00	\$15,000	
☞ Replace Asphalt on Pico	3,000	sf	\$6.00	\$18,000	
☞ Blackout existing stripping at second and roof level	1	ls	\$6,500	\$6,500	
☞ New layout stripping at 2nd level	1	ls	\$6,500	\$6,500	
☞ New layout stripping at roof level	1	ls	\$10,000	\$10,000	
☞ New stripping at first floor (excludes concrete wheel stops)	81,073	sf	\$0.40	\$32,429	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.62</b>	<b>\$88,429</b>	
<b>Landscaping</b>					
☞ Landscape & Irrigation Allowance	1	ls	\$50,000	\$50,000	Allowance
<b>Subtotal</b>		<b>sf</b>	<b>\$0.35</b>	<b>\$50,000</b>	
<b>Subtotal of Basic Space</b>	<b>142,701</b>	<b>sf</b>	<b>\$112.26</b>	<b>\$16,019,046</b>	

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**Alternate Options**

**Alternate 1 - Builder's Risk Insurance**

<input type="checkbox"/> Builder's Risk Insurance, if provided by KPRS	1	ls	\$76,147	\$76,147	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.53</b>	<b>\$76,147</b>	

**Alternate 2: Prevailing Wage**

<input type="checkbox"/> Prevailing Wage, if required	1	ls	\$3,203,809	\$3,203,809	Allowance
<input type="checkbox"/> GC, FEE and Insurance	10.00	%	\$3,203,809	\$320,381	
<b>Subtotal</b>		<b>sf</b>	<b>\$24.70</b>	<b>\$3,524,190</b>	

**Alternate 3: Ref 5.14,5.13/PP 2.0**


<input type="checkbox"/> 24" SS Counters in lieu of p/lam	1	ls	\$52,725	\$52,725	
<input type="checkbox"/> GC, FEE and Insurance	10.00	%	\$52,725	\$5,273	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.41</b>	<b>\$57,998</b>	

**Alternate 4: Ref 5.14,5.13**

<input type="checkbox"/> 72" deep SS counters in lieu of 72" P/lam counters	1	ls	\$25,950	\$25,950	
<input type="checkbox"/> GC, FEE and Insurance	10.00	%	\$25,950	\$2,595	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.20</b>	<b>\$28,545</b>	

**Alternate 5: Roll Up doors**

<input type="checkbox"/> Roll up doors	3	ea	\$15,000	\$45,000	Allowance
<input type="checkbox"/> Remove roll up doors	3	ea	\$1,100	\$3,300	
<input type="checkbox"/> Power for doors	3	ea	\$2,500.00	\$7,500	
<input type="checkbox"/> GC, FEE and Insurance	10.00	%	\$55,800	\$5,580	
<b>Subtotal</b>		<b>sf</b>	<b>\$0.43</b>	<b>\$61,380</b>	

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**Alternate 6: Building Seismic Upgrade**

<input type="checkbox"/> Building Seismic upgrade, if required to meet current LADBS ordinances for non-ductile concrete buildings	142,701	sf	\$4.00	\$570,804	Allowance
<input type="checkbox"/> MEP safe off	142,701	sf	\$1.75	\$249,727	Allowance
<input type="checkbox"/> GC, FEE and Insurance	10.00	%	\$820,531	\$82,053	
<b>Subtotal</b>		<b>sf</b>	<b>\$6.33</b>	<b>\$902,584</b>	

<b>Subtotal of Alternate Options</b>	<b>142,701</b>	<b>sf</b>	<b>\$32.59</b>	<b>\$4,650,844</b>	
<b>Total</b>	<b>142,701</b>	<b>sf</b>	<b>\$144.85</b>	<b>\$20,669,890</b>	