



NRT

October 12, 2016

ANDREW SCHMIEDER
CUSHMAN & WAKEFIELD, OF CALIFORNIA, INC.
1111 Broadway, Suite 1600
Oakland, CA 94607
(510) 763 4900

RE: Offer to Lease Building 530- 120 W. Oriskany, Alameda, CA

Mr. Schneider,

The purpose of this letter is to set forth terms and conditions upon which Hot Rod Shop Inc. ("Tenant") may be willing to lease and purchase the Premises described below:

PREMISES: Approximately ±82,000 rentable square feet of building and approximately 4 acres of land, located at 120 West Oriskany, Alameda, California

TENANT: Hot Rod Shop, Inc. a California Corporation (building to be named the Bridge and Anchor Building)

USE: The premises shall be used as production offices, storage and light manufacturing for a design firm specializing in stages, screens and theatrical scenery for corporate events.

INITIAL TERM: 180 months with one (1) ten-year option for renewal

RENT SCHEDULE INITIAL TERM:

Rent to be:

Months 1-12	Free
Months 13-180	\$34,440/month

RENEWAL OPTION PERIOD

Rent to be:

Months 181-300	\$38,000/month
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LEASE COMMENCEMENT: No later than December 1st 2016 (Buestad construction needs access to commence project) Move in date for Hot Rod Shop projected for December 1st 2017.

USE: Production office, presentation areas for showcasing emerging technology and technical rehearsal spaces, storage and light manufacturing for a design firm specializing in stages, projection screens, digital content creation and theatrical scenic presentation of not-for-profit events, theatrical events and corporate product launches and keynote meetings. Landlord to issue zoning approval for tenant's intended use.

EXPENSES: Lease to be Modified Gross with all property taxes to be paid for by the owner of the building. Tenant shall contact Alameda County Assessors Board to determine their Unsecured Property Taxes.

LANDLORD'S WORK: Landlord Shall maintain any roads needed to access property. Landlord shall ensure that Electricity, Gas and Water services leading to the property shall be maintained and that the re

Submitted by Eric Grantor
on the 10/18/16 Closed Session
Re: 6-A

feeding of the power to the building exclusive of the scope of work required of tenant expenditures as outline in Exhibit A (Buestad Construction Inc., estimate dated 9/7/2016).

TENANT ALLOWANCE: Landlord will provide Tenant with an improvement allowance of \$1,290,719.46 which shall be applied toward needed capital required expenditures as outline in Exhibit A (Buestad Construction Inc., estimate dated 9/7/2016). Improvement allowance shall be amortized over a 2 to 5 year period and shall be proportionately in the form of monthly rent credits.

PURCHASE OFFER: Tenant shall be granted first right of refusal to purchase the property if the City of Alameda decides to sell the property at any time after the commencement date of the lease.

SECURITY DEPOSIT: To be determined upon City's review of financial documents.

DELIVERY CONDITION: As is.

ZONING: To remain industrial.

INSURANCE: Tenant to maintain General Liability \$2 Million per occurrence
Workers Compensation provider: Currently State Fund.
Automobile and Buildings: Currently Liberty Mutual.
Policies and certificates available on request.

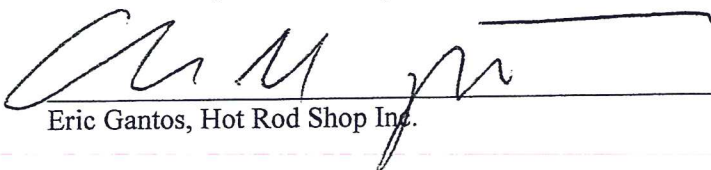
BROKERAGE COMMISSIONS: The procuring brokerage commission to Coldwell Banker Commercial NRT shall be equal to 3% of all rents charged by the landlord for the initial term and renewal option period. Upon any sale of the property between Tenant and Landlord, Coldwell Banker Commercial NRT shall be paid an additional brokerage commission equal to 2.5% of the total sales price.

This letter is neither contractual in nature, nor an offer, but it is an expression of the principal terms proposed to be incorporated into a mutually acceptable agreement. Only a fully executed lease shall constitute a lease for the Premises. Any agreement resulting from our negotiations is, of course, subject to final approval of Tenant and will not be binding until executed. Neither Landlord nor Tenant shall have any obligation to one another until they both have signed and delivered to each other a lease.

Kindly indicate agreement to the foregoing by signing and dating the acceptance at the bottom of this letter and return the original to us. Otherwise, this letter shall expire at 5:00 p.m. on October 30th, 2016.

Regards,


Joanne Martin, Hot Rod Shop Inc.


Eric Gantos, Hot Rod Shop Inc.

AGREED AND ACCEPTED

Coldwell Banker Commercial NRT
480 3rd Street, Oakland, CA 94607
510-387-7792 Office, 510-625-2066 Fax

LANDLORD: _____

By: _____

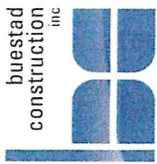
Date: _____



Hot Rod Shop, INC.
Tenant Improvement Project
120 West Oriskany
Alameda Point, California 94563

Design Build Planning Schedule for Project #2016.017

ID	Activity Description	Responsible Party	Early Start	Early Finish	Duration	Predecessors
1	Engage City of Alameda Leasing agents in Lease Negotiations	Hot Rod Shop	Tue 4/5/16	Tue 10/18/16	138 days	
2	Lease negotiation / Due Diligence period	Hot Rod Shop / City / DB	Wed 10/19/16	Thu 12/1/16	30 days 1	
3	City of Alameda prepares a DRAFT Lease	City	Fri 12/2/16	Thu 12/8/16	5 days 2	
4	Tenant DRAFT Lease review	Hot Rod Shop	Fri 12/9/16	Thu 12/22/16	10 days 3	
5	Draft Lease - sign off by both parties	Hot Rod Shop / City	Tue 1/3/17	Mon 1/9/17	5 days 4	
6	City of Alameda Staff prepare Staff Report	City	Tue 1/10/17	Mon 2/6/17	20 days 5	
7	Public Notice Period for City Council (first reading)	City	Tue 2/7/17	Tue 2/21/17	10 days 6	
8	City Council Meeting (first reading)	City	Wed 2/22/17	Tue 4/4/17	30 days 7	
9	Public Notice Period for City Council (second reading)	City	Wed 4/5/17	Tue 4/18/17	10 days 8	
10	City Council Meeting (second reading)	City	Wed 4/19/17	Wed 5/3/17	10 days 9	
11	30 day Public Comment Period	City	Thu 6/1/17	Thu 7/13/17	30 days 10	
12	Lease Approved	City	Fri 7/14/17	Mon 7/17/17	2 days 11	
17	Engage Design Build Firm	Hot Rod Shop	Tue 7/18/17	Wed 7/19/17	2 days 12	
13	Engage Hazardous Material Study	Design Builder - BCI	Thu 7/20/17	Fri 7/21/17	2 days 17	
15	Engage As-Built Plan provider	Design Builder - BCI	Thu 7/20/17	Fri 7/21/17	2 days 17	
14	Conduct Testing and prepare HMS Report	HMA	Mon 7/24/17	Fri 7/28/17	5 days 13	
16	Prepare As-Built plans	As-Built Plans	Mon 7/24/17	Fri 8/18/17	20 days 15	
18	Prepare Design Review Set of Plans	Design Builder - BCI	Mon 8/21/17	Mon 9/18/17	20 days 16	
19	Submit Plans for Design review	Design Builder - BCI	Tue 9/19/17	Wed 9/20/17	2 days 18	
20	Design Review Package - Deemed Complete	City	Thu 9/21/17	Wed 10/18/17	20 days 19	
21	Design Review Period	City	Thu 10/19/17	Wed 11/29/17	30 days 20	
22	Design Review Approval	City	Thu 11/30/17	Fri 12/1/17	2 days 21	
23	Prepare Construction / Permit Set of Plans	Design Builder - BCI	Mon 12/4/17	Fri 1/26/18	40 days 22	
24	Submit Building Permit Set	Design Builder - BCI	Mon 1/29/18	Tue 1/30/18	2 days 23	
25	Hard Bid T.J. project	Design Builder - BCI	Wed 1/31/18	Tue 2/20/18	15 days 24	
26	Mtg. w/Owner to go over bid proposal	Design Builder - BCI	Wed 2/21/18	Tue 2/27/18	5 days 25	
27	Sign Construction Contract	Hot Rod Shop	Wed 2/28/18	Thu 3/1/18	2 days 26	
28	Building Permit Review Period	City	Fri 3/2/18	Thu 4/12/18	30 days 27	
29	Building Permit Issued	City	Fri 4/13/18	Mon 4/16/18	2 days 28	
30	Commence Construction	Design Builder - BCI	Tue 4/17/18	Wed 4/18/18	2 days 29	
31	Tenant Improvement Period	Design Builder - BCI	Thu 4/19/18	Wed 8/8/18	80 days 30	
32	Construction Completed	Design Builder - BCI	Thu 8/9/18	Fri 8/10/18	2 days 31	
33	Tenant Transitions into new space	Hot Rod Shop	Mon 8/13/18	Fri 9/7/18	20 days 32	



7 SEPTEMBER 2016

MR. ERIC GANTOS
HOT ROD SHOP, INC.
2007 CLEMENT AVENUE, BUILDING #9 (2nd FLOOR)
ALAMEDA, CALIFORNIA 94501

RE: DESIGN BUILD / TENANT IMPROVEMENT PROJECT (USING EXISTING OFFICE SPACE)
120 WEST ORISKANY (BUILDING #530)
ALAMEDA POINT, CA 94501

DEAR ERIC,

THANK YOU FOR GIVING US THE OPPORTUNITY TO SUBMIT A PRELIMINARY BUDGETS FOR YOUR EXCITING PROJECT. BELOW IS A ROUGH BREAK DOWN OF WHAT WE THINK THE BUDGETS MAY BE (AS THERE ARE NO PLANS AT THIS TIME - THESE ARE BIG BRUSH BUDGETS).

ARCHITECTURE & ENGINEERING - PHASE I - NO CHANGE OF USE FIGURED,	\$54,242.76
TENANT IMPROVEMENT - PHASE II	\$397,117.08
SITE IMPROVEMENT - PHASE III	\$7,198.36
SUB TOTAL	\$458,558.20
OWNER'S CONTINGENCY	\$0.00
OWNER'S RELOCATION COSTS	\$0.00
TOTAL FOR T.I.'S AND MINIMAL SITE IMPROVEMENTS	\$458,558.20
New 1200 U.G. MAIN SERVICE	\$389,760.02
REMOVE AND REPLACE ALL EXISTING WAREHOUSE LIGHTS (72,000 SF) - N.I.C. OFFICES	\$441,905.62

PRELIMINARY OWNER'S BUDGETS - A & E (PHASE I)

CLIENT'S ESTIMATED
DIRECT COSTS

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT	OTHER

\$0.00

010890 L, O PERMITS / CONNECTION FEES
A. BUILDING PERMIT FEES,
1. N.I.C. NONE FIGURED (PART OF PHASE II)

013100 L, O ARCHITECTURE
1. N.I.C. REIMBURSABLE WHICH WILL BE BILLED ON A COST PLUS BASIS,
2. BASED ON PREPARING PERMIT PLANS TO COMPLETE THE T.I. PROJECT AS OUTLINED ON
THE BCI DRAWING DATED: 4 APRIL 2016),
\$3,000.00

013100 L PRE-CONSTRUCTION SERVICES / VALUE ENGINEERING
1. N.I.C. - NONE FIGURED (BILLED UNDER A SEPARATE CONTRACT)
\$0.00

013101 O AS-BUILT SERVICES
1. BASED ON PREPARING AN AS-BUILT DRAINING OF THE EXISTING FACILITY (WALLS, DOORS,
WINDOWS, BEAM LOCATIONS),
NOTE: IT WILL NOT INCLUDE MAPPING OF ANY MEP ITEMS,
\$5,400.00

013108 O TITLE 24
1. FOR OFFICE AREA ONLY,
\$1,150.00

013200 O STRUCTURAL ENGINEERING (ALLOWANCE)
1. MINOR STRUCTURAL ENGINEERING FOR THE 2 EACH TILT UP DOORS,
\$1,200.00

013210 O GEOTECHNICAL ENGINEERING
1. N.I.C. NONE FIGURED (TO BE CONTRACTED AND PAID DIRECTLY BY THE OWNER),
\$0.00

013220 O CIVIL ENGINEERING
1. N.I.C. - NONE FIGURED (THIS SCOPE ITEM CAN BE ADDED TO THE CONTRACT WITH A SIGNED
CHANGE ORDER FROM BCI AUTHORIZING THE ADDED COST AND ADDITIONAL TIME THAT
WILL BE REQUIRED TO COMPLETE THE SCOPE ITEM),
\$0.00

013230 O MEP (MECHANICAL/ELECTRICAL/PLUMBING) ENGINEERING
1. FOR OFFICE AREA ONLY,
\$3,000.00

013300 O ENVIRONMENTAL TESTING
1. N.I.C. - NONE FIGURED (THIS SCOPE ITEM CAN BE ADDED TO THE CONTRACT WITH A SIGNED
CHANGE ORDER FROM BCI AUTHORIZING THE ADDED COST AND ADDITIONAL TIME THAT
WILL BE REQUIRED TO COMPLETE THE SCOPE ITEM),
NOTE: IT WILL NEED TO BE COMPLETED PRIOR TO THE DEMOLITION BEING STARTED (NOT
SURE IF THE OWNER (CITY) IS PROVIDING THIS),
ADD ALTERNATE: HMA REPORT \$2,300.00 + G.L. & C.F.,
\$0.00

ACTIVITY CODE		CATEGORY CODE	ACTIVITY DESCRIPTION	SUB CATEGORIES					SUBTOTAL AMOUNT	CLIENT'S ESTIMATED DIRECT COSTS
		TYPE		LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT	OTHER		
01.17.200		C	STREET/TOPOGRAPHY						\$0.00	\$0.00

SURVEY/TOPOGRAPHY

1. N.I.C. - NONE FIGURED (THIS SCOPE ITEM CAN BE ADDED TO THE CONTRACT WITH A SIGNED CHANGE ORDER FROM BCI AUTHORIZING THE ADDED COST AND ADDITIONAL TIME THAT WILL BE REQUIRED TO COMPLETE THE SCOPE ITEM),
2. OWNER (CITY) TO PROVIDE SPOT ELEVATIONS AROUND BUILDING,
3. OWNER (CITY) TO PROVIDE RECORDED PARCEL MAP FOR CLIENTS USE,

	\$3,000.00	\$0.00	\$0.00	\$0.00	\$43,750.00	
	OWNER'S CONSTRUCTION CONTINGENCY					
						\$1,100.00
						\$47,850.00
	SUBTOTAL (DIRECT COSTS)					\$6,392.76
	CONTRACTORS FEE (OVERHEAD & PROFIT)					\$54,242.76
	GRAND TOTAL					\$54,242.76
011170	O	\$1.0m GENERAL LIABILITY & \$2.0m EXCESS LIABILITY INSURANCE (2%)				
200000	O	SUBTOTAL (DIRECT COSTS)				
		CONTRACTORS FEE (OVERHEAD & PROFIT)				
		GRAND TOTAL				

OWNER'S CONSTRUCTION CONTINGENCY

\$1.0m GENERAL LIABILITY & \$2.0m EXCESS LIABILITY INSURANCE (2%)

SUBTOTAL (DIRECT COSTS)

CONTRACTORS FEE (OVERHEAD & PROFIT)

GRAND TOTAL

ESTIMATED PROJECT DURATION (ON-SITE) 20 WEEKS

[JANUARY 2017 TO MID AUGUST 2017] (THIS CAN BE MOVED UP IF DESIRED)

(ADDITIONAL TIME MAY BE REQUIRED FOR HOLIDAYS, WEATHER DELAYS, AND CHANGE ORDERS)

PRELIMINARY OWNER'S BUDGET'S - T.I. (PHASE II)

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES					SUBTOTAL AMOUNT	COST/SF (\$7500 ADJ.)	CLIENT'S ESTIMATED DIRECT COSTS	
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT	OTHER				
010890	L O	PERMITS / CONNECTION FEES	\$300.00					\$0.00	\$300.00	\$0.04	7
DIVISION #1 - GENERAL REQUIREMENTS											

DIVISION #1 - GENERAL REQUIREMENTS

PERMITS / CONNECTION FEES

A BUILDING PERMIT FEES

1 NIC NONE FIGURED

2 CLIENT TO OBTAIN & E

3 FIBRE SPRINKLING PLUMBING MECHANICAL & ELECTRICAL PERMITTING CLIENT TO OBTAIN A FATHOR ALL NECESSARY PERMITTING & ELEC

THIS CATEGORY

THIS CATEGORY,
(AND ARE TO BE

(AND MAKE TO BE PAID BY THE ENTIRE FIRM) (1953)

PROJECT MANAGEMENT / OFFICE & FIELD D / ALLOWANCE

1. BASED ON 40 HOURS / WEEK (SEE DURATION BELOW) / AVERAGE @ \$100.00/HOUR

1. BASED ON 10 HOURS / WEEK [SEE DURATION BELOW] (AVERAGE) @ \$100.00/HOUR;

2. THE ABOVE ALLOWANCE IS BASED IN THE OWNER ENGAGING FULL CONTRACT ADMINISTRATOR FROM THE ABOLITION OF RECORD AND FIELD CONSULTANTS FOR THE FULL

SERVICES FROM THE ARCHITECT OF RECORD AND THEIR CONSULTANTS FOR THE FULL SUBMITTAL OF THE PROJECT

DURATION OF THE PROJECT,

1000

TEMPORARY UTILITIES

A. TEMPORARY FIELD POWER,

1. N.I.C. PROVIDED BY THE CLIENT and/or OWNER (CITY) ON-SITE (FREE OF CHARGE),

B. TEMPORARY FIELD WATER SERVICE (DRINKING QUALITY),

1. N.I.C. PROVIDED BY THE CLIENT and/or OWNER (CITY OF

TEMPORARY CONSTRUCTION FACILITIES

A. TEMPORARY FIELD WATER CLOSET (TOILET) [N]

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT	COST/SF (7500 ADJ)	CLIENT'S ESTIMATED DIRECT COSTS
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT			
017400	L, S, E, O	PROGRESS CLEAN UP A. DAILY, 1. DEBRIS TO BE REMOVED APPROX. ONCE A WEEK (OR MORE IF NECESSARY), B. CLOSE-OUT, C. DEBRIS CHARGES / DUMP FEES, 1. JOBSITE RECYCLING	\$2,250.00		\$3,750.00	\$1,125.00	\$7,925.00	\$1.06	
019000	S	FACILITY DECOMMISSIONING A. ASBESTOS, 1. N.I.C. - NONE FIGURED (THIS SCOPE ITEM CAN BE ADDED TO THE CONTRACT WITH A SIGNED CHANGE ORDER FROM BCI AUTHORIZING THE ADDED COST AND ADDITIONAL TIME THAT WILL BE REQUIRED TO COMPLETE THE SCOPE ITEM), 2. CLIENT RESPONSIBLE FOR ALL TESTING & REPORTS, NOTE: CLIENT RESPONSIBLE FOR SIGNING DISPOSAL MANIFEST,		\$0.00			\$0.00	\$0.00	?
019100	S	MOLD ABATEMENT 1. N.I.C. - NONE FIGURED (THIS SCOPE ITEM CAN BE ADDED TO THE CONTRACT WITH A SIGNED CHANGE ORDER FROM BCI AUTHORIZING THE ADDED COST AND ADDITIONAL TIME THAT WILL BE REQUIRED TO COMPLETE THE SCOPE ITEM),		\$0.00			\$0.00	\$0.00	?
019250	S	LEAD PAINT ABATEMENT 1. N.I.C. - NONE FIGURED (THIS SCOPE ITEM CAN BE ADDED TO THE CONTRACT WITH A SIGNED CHANGE ORDER FROM BCI AUTHORIZING THE ADDED COST AND ADDITIONAL TIME THAT WILL BE REQUIRED TO COMPLETE THE SCOPE ITEM), NOTE: EFFECTIVE 04.22.2010 NEW FEDERAL GUIDELINE WILL BE IN EFFECT THAT MANDATE LEAD ABATEMENT ON PROJECTS THAT HAVE WORK BEING CONDUCTED IF THE STRUCTURE WAS BUILT PRIOR TO 1978, NOTE: CLIENT OR OWNER (CITY) RESPONSIBLE FOR SIGNING DISPOSAL MANIFEST,		\$0.00			\$0.00	\$0.00	?
022200	S	<u>DIVISION #2 - SITE CONSTRUCTION</u> DEMOLITION (SOFT) / DISMANTLE / DECONSTRUCT 1. BASED ON REMOVING ALL THE FINISHES AT THE CURRENT 1st & 2nd FLOOR OFFICE AREA			\$9,500.00		\$9,500.00	\$1.27	
022205	S	DEMOLITION (HARD) 1. INCLUDES SAW CUTTING FOR PLUMBING TRENCHS, ADD ALTERNATE: DEMO BUILDING #2 & #3 \$16,000.00 + G.L. & C.F., ADD ALTERNATE: DEMO BUILDING #4 \$3,500.00 + G.L. & C.F., ADD ALTERNATE: DEMO BUILDING #5 \$4,500.00 + G.L. & C.F.,			\$2,000.00		\$2,000.00	\$0.27	
027600	S	PLACEMENT MARKING / PAVING SPECIALTIES			\$1,200.00		\$1,200.00	\$0.16	
030000	L, M	<u>DIVISION #3 - CONCRETE</u> CONCRETE (BUILDING) 1. PLUMBING TRENCH PATCHING	\$1,200.00	\$400.00			\$1,600.00	\$0.21	
030005	S	CONCRETE (SITEWORK) 1. N.I.C. SITE IMPROVEMENTS (SIDEWALK, CURB AND GUTTER, ETC.), <u>DIVISION #4 - MASONRY (NOT USED)</u> <u>DIVISION #5 - METALS (NOT USED)</u>			\$0.00		\$0.00	\$0.00	

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT	COST/SF (7500 ADJ.)	CLIENT'S ESTIMATED DIRECT COSTS
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT			
062000	L, M	<u>DIVISION #6 - WOODS</u> FINISH CARPENTRY	\$5,640.00	\$1,200.00			\$6,840.00	\$0.91	
064000	L, M	<u>CABINETS / CASEWORK (MATERIAL ALLOWANCE)</u> 1. BASED ON PRE-FAB KITCHENETTE CABINETS ONLY,	\$480.00	<u>\$1,500.00</u>			\$1,980.00	\$0.26	
064151	L, M	COUNTERTOPS (PLASTIC LAMINATE)	\$480.00	\$1,000.00			\$1,480.00	\$0.20	
072100	S	<u>DIVISION #7 - THERMAL & MOISTURE PROTECTION</u> INSULATION / THERMAL PROTECTION 1. N.I.C. NONE FIGURED,			\$0.00		\$0.00	\$0.00	
075000	S	MEMBRANE ROOF 1. BASED ON ROOF PATCHING ONLY, NOTE: AT LEAST 3 ROOF LEAKS (VERY SMALL) WERE OBSERVED ON 04.11.2016 AFTER THE RAIN THE PREVIOUS WEEKEND),			<u>\$7,500.00</u>		\$7,500.00	\$1.00	
081000	M	<u>DIVISION #8 - DOORS & WINDOWS</u> METAL DOORS & FRAMES 1. BASED ON STANDARD THROAT SIZES,		\$13,200.00			\$13,200.00	\$1.76	
083000	S	SPECIALTY DOORS (COIL)			\$14,000.00		\$14,000.00	\$1.87	
085200	M	ALUMINUM WINDOWS		\$1,500.00			\$1,500.00	\$0.20	
086200	M	SKYLIGHTS 1. N.I.C. NONE FIGURED,		\$0.00			\$0.00	\$0.00	
087000	M	FINISH HARDWARE		\$4,400.00			\$4,400.00	\$0.59	
092500	S	<u>DIVISION #9 - FINISHES</u> INTERIOR GYPSUM			\$72,000.00		\$72,000.00	\$9.60	
095000	S	ACOUSTICAL CEILING 1. N.I.C. NONE FIGURED (OPEN CEILING LOOK),			\$0.00		\$0.00	\$0.00	
096000	S	FLOOR COVERING			\$31,000.00		\$31,000.00	\$4.13	
097700	S	SPECIAL WALL SURFACE (FRP)			\$2,400.00		\$2,400.00	\$0.32	
099000	S	PAINTING & COATINGS 1. BASED ON ONLY PAINTING THE NEW OFFICE AREA,			\$24,000.00		\$24,000.00	\$3.20	
104000	S	<u>DIVISION #10 - SPECIALTIES</u> SIGNAGE / IDENTIFICATION DEVICES 1. N.I.C. BY CLIENT DIRECT,			\$0.00		\$0.00	\$0.00	<u>7</u>
105000	L, M	LOCKERS 1. N.I.C. NONE FIGURED,	\$0.00	\$0.00			\$0.00	\$0.00	
105200	L, M	FIRE PROTECTION (EXTINGUISHERS) SPECIALTIES 1. SEMI-RECESSED WALL CABINETS (AND 2A10BC EXTINGUISHERS)	\$120.00	\$450.00			\$570.00	\$0.08	
108100	S	TOILET ACCESSORIES (COMMERCIAL)			\$2,400.00		\$2,400.00	\$0.32	

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT	COST/SF (7500 ADJ)	CLIENT'S ESTIMATED DIRECT COSTS
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT			
114500	L, M	<u>DIVISION #11 - EQUIPMENT</u> 1. INCLUDE ALLOWANCE FOR MATERIALS. 2. MATERIAL INCLUDES SALES TAX, SHIPPING, & SUPPLIER'S MARKUP. ** THIS ACTIVITY COST ITEM CAN / MAY CHANGE SUBSTANTIALLY DEPENDING ON THE FINAL SELECTIONS MADE AND THEIR TIMELINESS TO THE OVERALL PROJECT SCHEDULE.	\$120.00	\$1,000.00			\$1,120.00	\$0.15	
125000	S	<u>DIVISION #12 - FURNISHINGS (NOT USED)</u> FURNITURE 1. N.I.C. BY CLIENT DIRECT,		\$0.00			\$0.00	\$0.00	?
137000	S	<u>DIVISION #13 - SPECIAL CONSTRUCTION</u> SECURITY ALARM 1. N.I.C. MONTHLY MONITORING SERVICES - BY CLIENT DIRECT, NOTE: BASED ON THE OFFICE AREA ONLY,		\$2,100.00			\$2,100.00	\$0.28	
138500	S	FIRE ALARM / LIFE SAFETY - DESIGN BUILD 1. N.I.C. MONTHLY MONITORING SERVICES - BY CLIENT DIRECT, NOTE: BASED ON REWORKING THE EXISTING SYSTEM FOR THE NEW OFFICE AREA (NOT RE-DOING THE ENTIRE BUILDING),		\$4,000.00			\$4,000.00	\$0.53	
139000	S	FIRE SUPPRESSION (WET) - DESIGN BUILD 1. BASED ON A DESIGN BUILD SYSTEM PER N.F.P.A. #13S (STAND-ALONE SYSTEM) & #24, HEADS TO BE STOCK ITEMS FLUSH TO THE CEILING (NO CUSTOM COLORS) 2. N.I.C. CORROSION PROTECTION OF PIPING, 3. N.I.C. MONITORING or ANNUAL TESTING SERVICES - BY CLIENT DIRECT, NOTE: BASED ON RECONFIGURING THE EXISTING EHAD LOACTIONS (OFFICE AREA AND DEMO'D MEZ. AREA),		\$13,000.00			\$13,000.00	\$1.73	
154000	S	<u>DIVISION #14 - CONVEYING SYSTEMS (NOT USED)</u> <u>DIVISION #15 - MECHANICAL PLUMBING - DESIGN BUILD</u> 1. N.I.C. CORROSION PROTECTION OF PIPING, 2. (E) GAS SUPPLY TO BE ADEQUATE FOR (N) & (E) EQUIPMENT, 3. (E) WATER SERVICE TO BE ADEQUATE FOR (E) & (N) FIXTURES, 4. (E) WASTE SIZE TO BE ADEQUATE FOR (E) & (N) FIXTURES AND HAVE PROPER FALL, 5. BASED ON COPPER SUPPLY PIPES AND CAST IRON OR COPPER WASTE & VENTING,		\$12,600.00			\$12,600.00	\$1.88	
154001	M	PLUMBING FIXTURES (MATERIAL ALLOWANCE) 1. FIXTURES INCLUDES SALES TAX, SHIPPING, & SUBCONTRACTOR'S MARKUP, ** THIS ACTIVITY COST ITEM CAN / MAY CHANGE SUBSTANTIALLY DEPENDING ON THE FINAL SELECTIONS MADE AND THEIR TIMELINESS TO THE OVERALL PROJECT SCHEDULE.		\$3,800.00			\$3,800.00	\$0.51	
157000	S	H.V.A.C. - DESIGN BUILD 1. BASED ON A DESIGN BUILD SYSTEM (OFFICE AREA ONLY) ROOF TOP UNITS,		\$30,000.00			\$30,000.00	\$4.00	
157005	S	H.V.A.C. DUCT TESTING 1. TO TEST H.V.A.C. DUCTS (REQUIRED BY CODE 10.01.2005), NOTE: NOT RESPONSIBLE FOR POSSIBLE LEAKS / ISSUES WITH THE EXISTING SYSTEM DUCTS - MAY NEED TO TEST PRIOR TO STARTING TO HAVE A BASE LINE FOR THE FUTURE (END OF THE JOB) TEST.		\$1,500.00			\$1,500.00	\$0.20	

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT	COST/SF (7500 ADJ)	CLIENT'S ESTIMATED DIRECT COSTS
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT			
160000	S	<u>DIVISION #16 - ELECTRICAL</u> ELECTRICAL - DESIGN BUILD 1. BASED ON A DESIGN BUILD SYSTEM (OFFICE AREA ONLY),			\$15,000.00		\$15,000.00	\$2.00	
160002	M	ELECTRICAL FIXTURES (DECORATIVE) 1. FIXTURES INCLUDES LAMPS, SALES TAX, SHIPPING, & SUBCONTRACTOR'S MARKUP,		\$12,500.00			\$12,500.00	\$1.67	
167000	S	COMMUNICATION A. DATA SYSTEM, 1. N.I.C. BY CLIENT DIRECT, B. TELEPHONE SYSTEM, 1. N.I.C. BY CLIENT DIRECT,			\$0.00		\$0.00	\$0.00	?
170005	L	<u>FIELD COORDINATION</u> <u>FIELD SUPERVISION (ALLOWANCE)</u> 1. BASED ON SUPERVISION & COORDINATION OF BUESTAD CONSTRUCTION SUBCONTRACTORS & SUPPLIERS ONLY. OWNER MAY ELECT TO HAVE BCI SUPERVISE THEIR SUBCONTRACTORS AS WELL (NOTING THAT BCI CAN NOT TAKE RESPONSIBILITY FOR THE OWNER'S SUBCONTRACTORS WORK EVEN IF WE ARE SUPERVISING THEM AS WE ARE NOT RECEIVING ANY CONTRACTOR'S FEE FOR THEIR WORK PRODUCT), 2. BASED ON 20 HOURS / WEEK (SEE DURATION BELOW) (AVERAGE) @ \$75.00/HOUR. -- THIS ACTIVITY COST ITEM CAN / MAY CHANGE SUBSTANTIALLY DEPENDING ON THE FINAL SELECTIONS MADE AND THEIR TIMELINESS TO THE OVERALL PROJECT SCHEDULE.	\$24,000.00				\$24,000.00	\$3.20	
011170	O		\$50,590.00	\$40,950.00	\$247,950.00	\$1,125.00	\$1,800.00		?
			OWNER'S CONSTRUCTION CONTINGENCY						
			\$1.0m GENERAL LIABILITY & \$2.0m EXCESS LIABILITY INSURANCE (2%)					\$7,900.00	
200000	O		SUBTOTAL (DIRECT COSTS)					\$350,315.00	
			CONTRACTORS FEE (OVERHEAD & PROFIT)					\$46,802.08	
			GRAND TOTAL					\$397,117.08	\$52.95

ESTIMATED PROJECT DURATION (ON-SITE) 16 WEEKS
[OCTOBER 2017 TO FEBRUARY 2018]
(ADDITIONAL TIME MAY BE REQUIRED FOR HOLIDAYS, WEATHER DELAYS, AND CHANGE ORDERS)

NOTE: THE ABOVE IS BASED ON ALL THE UTILITIES (GAS, WATER, FIRE SUPPRESSION, ELECTRICAL, TELECOM, SEWER) ARE ALL FUNCTIONING AT THIS TIME,

PRELIMINARY OWNER'S BUDGET'S - SITE ITEMS

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT OTHER	
028100	S	IRRIGATION 1. N.I.C. NONE FIGURED.			\$0.00		\$0.00
028200	S	FENCING (METAL)			\$6,200.00		\$6,200.00
029000	S	PLANTING 1. N.I.C. NONE FIGURED.			\$0.00		\$0.00
			\$0.00	\$0.00	\$6,200.00	\$0.00	\$0.00
		OWNER'S CONSTRUCTION CONTINGENCY					
011170	O	\$1.0m GENERAL LIABILITY & \$2.0m EXCESS LIABILITY INSURANCE (2%)					\$160.00
200000	O						\$8,350.00
		SUBTOTAL (DIRECT COSTS)					\$848.36
		CONTRACTORS FEE (OVERHEAD & PROFIT)					\$7,186.36
		GRAND TOTAL					

ESTIMATED PROJECT DURATION (ON-SITE) 2 WEEKS
[BETWEEN OCTOBER 2017 & FEBRUARY 2018]
(ADDITIONAL TIME MAY BE REQUIRED FOR HOLIDAYS, WEATHER DELAYS, AND CHANGE ORDERS)

PRELIMINARY OWNER'S BUDGET'S - NEW 1200 UG SERVICE

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT OTHER	
108900	L, O	PERMITS 1. ALLOWANCE FOR ALL PERMIT FEES	\$225.00				\$4,500.00
011135	L	PROJECT MANAGEMENT	\$1,200.00				\$1,200.00
022200	L, E, O	DEMOLITION (SOFT) 1. N.I.C. DEMO OF ITEMS INSIDE BUILDING #528 (STAYS AS IS).	\$0.00		\$0.00		\$0.00
022205	S	DEMOLITION (HARD) 1. INCLUDED IN 160000.			\$0.00		\$0.00
023005	S	EXCAVATION (SITE) 1. INCLUDED IN 160000.			\$0.00		\$0.00
025500	S	UNDERGROUND 1. INCLUDED IN 160000.			\$0.00		\$0.00
027400	S	ASPHALT PAVING 1. INCLUDED IN 160000.			\$0.00		\$0.00
0300005	S	CONCRETE (SITE) 1. INCLUDED IN 160000.			\$0.00		\$0.00

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT	OTHER
160000	S	ELECTRICAL					
		1. N.I.C. REFEEDING OF THE CITY LIFT STATION (BY THE CITY OR AMP),					
			\$1,425.00	\$0.00	\$342,400.00	\$0.00	\$4,500.00
			\$1.0m GENERAL LIABILITY & \$2.0m EXCESS LIABILITY INSURANCE (2%)				\$7,900.00
011170	O						
			SUBTOTAL (DIRECT COSTS)				\$343,825.00
200000	O						
			CONTRACTORS FEE (OVERHEAD & PROFIT)				\$45,935.02
			GRAND TOTAL				\$389,760.02

NOTE: TO BE COMPLETED CONCURRENTLY WITH THE T.I. PROJECT

PRELIMINARY OWNER'S BUDGET'S - NEW WAREHOUSE LIGHTS

ACTIVITY CODE	CATEGORY TYPE	ACTIVITY DESCRIPTION	SUB CATEGORIES				SUBTOTAL AMOUNT
			LABOR	MATERIAL	SUBCONTRACT	EQUIPMENT OTHER	
108900	L, O	PERMITS 1. ALLOWANCE FOR ALL PERMIT FEES	\$225.00			\$4,500.00	\$4,725.00
011135	L	PROJECT MANAGEMENT	\$1,200.00				\$1,200.00
160000	S	ELECTRICAL 1. BASED ON DEMO, DISPOSAL, AND REPLACEMENT OF 72,000 SF OF WAREHOUSE LIGHTING - INCLUDES A LIGHTING CONTROL PACKAGE TO MEET TITLE 24,			\$375,000.00		\$375,000.00
011170	O		\$2,850.00	\$0.00	\$1,047,400.00	\$0.00	\$9,000.00
200000	O				\$1.0m GENERAL LIABILITY & \$2.0m EXCESS LIABILITY INSURANCE (2%)		\$8,900.00
SUBTOTAL (DIRECT COSTS)							\$389,825.00
CONTRACTORS FEE (OVERHEAD & PROFIT)							\$52,080.62
GRAND TOTAL							\$441,905.62

NOTE: TO BE COMPLETED CONCURRENTLY WITH THE T.I. PROJECT

NOTE: ALL ITEMS MARKED N.I.C. (NOT IN CONTRACT) CAN HAVE THEIR SCOPE ADDED TO THE CONTRACT VIA A SIGNED CHANGE ORDER FROM BCI AUTHORIZING THE ADDED COST AND ADDITIONAL TIME THAT WILL BE REQUIRED TO COMPLETE THE SCOPE ITEM,

NOTE: WITH ANY PHASING OF PROJECTS - THERE IS NO IMPLIED GUARANTEE BCI IS REQUIRED TO COMPLETE THE NEXT PHASE - TO BE WORKED OUT VIA A CHANGE ORDER BETWEEN THE PARTIES AT THAT TIME,

NOTE: ANY ITEMS THAT ARE CLIENT SUPPLIED - BCI AND ITS SUBCONTRACTORS CAN NOT TAKE RESPONSIBILITY FOR DAMAGE OR BREAKAGE AS THEY RECEIVED NO CONTRACTOR'S FEE (OR MARK UP) TO COVER ANY LOSS OF THE PRODUCT(S). THEY WILL MAKE BEST EFFORTS TO INSTALL THE ITEMS WITHOUT ANY DAMAGE OCCURRING. IN THE EVENT OF DAMAGE OR BREAKAGE OCCURRING THE OWNER SHALL REPLACE SAID ITEM AT THEIR COST.

NOTE: ANY ITEMS THAT ARE INSTALLED BY A CLIENT'S SUBCONTRACTOR DIRECT OVER A SUBSTRATE INSTALLED BY BCI OR ITS SUBCONTRACTORS - THE CLIENT'S SUBCONTRACTOR ACCEPTS THE SUBSTRATE WHEN THEY INSTALL THEIR WORK,

NOTE: WORKING HOURS TO BE BETWEEN 7:00 AM - 5:00 AM TO 3:30 PM - 4:30 PM DEPENDING ON THE PROJECT AND DAY LIGHT SAVINGS TIME (MONDAY THRU FRIDAY) - ALL PROJECT MEETING ARE TO OCCUR DURING THOSE TIMES UNLESS AGREED UPON,

DOCUMENTS WOULD HELP TO AVOID LATER NEED FOR CONTRACT CHANGES AND CHANGE ORDERS.

NOTE: CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR OF THE BOARD WHOSE ADDRESS IS: STATE OF CALIFORNIA, CONTRACTORS STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826. (800) 321-2752 or (916) 255-3900

PLEASE NOTE, THESE BUDGET COSTS MAY NOT BE AS ACCURATE AS WE WOULD LIKE DUE TO THE AMOUNT OF INFORMATION THAT WAS PROVIDED FOR US TO WORK FROM IN REGARDS TO DETAILS AND SELECTIONS. WE CAN WORK TO REFINE THE COSTS WITH ADDITIONAL TIME & A BETTER DEFINITION OF THE SCOPE OF WORK AND AFTER SUBCONTRACTORS HAVE REVIEWED THE PLANS AND VISITED THE SITE..

SINCERELY,

KEN CARVALHO
SENIOR ESTIMATOR

510 523 1925 fax 523 2085
2533 clarendon avenue
daly city ca 94011-1522
8380376
www.buestad.com

" COMMITTED TO QUALITY AND ENDURING VALUE "

