

## CONSTRUCTION PROPOSAL

To: Red Hook Capital  
 Attention: Mr. Hugo Garcia  
 Address: 2120 E. Grand Ave., Suite 135  
 El Segundo, CA 90245  
 Project #: TBD

Tel: (310)768-2700  
 Date 5/17/19  
 Valid Through: 5/24/19  
 Prepared By: Andrew Satoh

We are pleased to offer the following budgetary construction estimate for the renovation of the Teach Academy space at 8505 Western Ave., Los Angeles, CA 90047

The basic breakdown is provided herein. Please refer to the following pages for further clarifications by code.

00	GENERAL REQUIREMENTS	38,227.60
02	EXISTING CONDITONS	4,750.00
03	CONCRETE	27,680.00
04	MASONRY	4,950.00
05	METALS	44,371.80
06	WOOD, PLASTICS & COMPOSITES	1,320.00
07	THERMAL PROTECTION	5,015.00
08	OPENINGS	68,238.50
09	FINISHES	38,846.50
10	SPECIALTIES	9,147.91
12	FURNISHINGS	14,835.91
21	FIRE SUPRESSION	6,588.00
22	PLUMBING	24,702.70
23	HEATING VENTILATING & AIR CONDITIONING	8,250.00
26	ELECTRICAL	33,330.00
28	FIRE & LIFE SAFETY	5,250.00
30	EXTERIOR IMPROVEMENTS	5,376.80
		<b>Subtotal: \$ 340,880.72</b>
		<b>Liability Insurance: \$ 4,090.57</b>
		<b>Contractor's fee: \$ 34,088.07</b>
		<b>Grand Total: \$ 379,059.36</b>

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0070

GENERAL CONDITIONS

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- \* Project management
- \* Site supervision (full time)
- \* Trash containers
- \* Final cleaning
- \* Temporary fencing
- \* Temporary toilets
- \* General administration

Notes:

- \* Owner provides electrical power usage for contractor use at no cost
- \* Owner provides water to contractor at no cost from existing building meter

Exclusions:

- 1) Asbestos survey and removal
- 2) Security guard
- 3) Fire-caulking of existing rated wall or floor penetrations
- 4) Off-hour work

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Total	\$	38,227.60
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024

DEMOLITION

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- \* Demolition scope
  - (14) interior window openings in existing walls
  - (3) interior door openings
  - (1) overhead window opening
  - Demo TBAR ceiling at restrooms
  - Demo doors for reuse
  - Demo hard lid and TBAR at room A7 and A8 ( save tiles for reuse)
  - Demo of exterior signage box on 85th St
    - + Assumes that there is existing stucco behind the signage box

Exclusions

- 1) Demo of phone box
- 2) Demo or relocation of existing container offices in rear parking lot

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Total	\$	4,750.00
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030

CONCRETE

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- \* Plumbing trench to (2) new restrooms and hand sink
  - Fill and compact dirt after plumbing rough-in
  - Drill and epoxy rebar
  - Install concrete
- \* (2) trenches for new underground electrical lines to (2) new gate motors
  - Note: patching cost is included in paving cost

ADD ALTERNATE

- 1) Enlarge footings at perimeter fence along Western Ave. to accommodate new perforated metal screen panels. The size of the existing footings for the fence posts is currently unknown. Larger footings may be necessary due to the increased wind load exerting pressure on the fence ADD: \$ 17,850.00

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Total \$ 8,925.00

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034

CONCRETE FINISHING

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- \* Floor finishing of existing concrete floors
  - Grind and seal
    - + Mechanically grind floor with metal diamonds to level
    - + Seal with Ashford formula
    - + Includes \$2,250 allowance for spall repair and cracking chasing of trip hazards only
    - + Note: floor will still have scratches and other existing imperfections that will be visible

ADD ALTERNATE

- 1) Polished concrete floor in lieu of just sealant ADD: \$ 17,043.00
  - Mechanically grind floor with metals to expose salt-and-pepper aggregate
  - Seal concrete
  - Mechanically polish and hone floor to a level 2 finish
  - Apply sealant and perform high speed burnish

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Total \$ 18,755.00

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040

MASONRY

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- \* Furnish and install masonry for new entry way off of 85th St.
  - Drill and epoxy #4 vertical dowels @ 16" O/C
  - Drill and epoxy #4 horizontal dowels @ 24" O/C
  - Epoxy with set XP Epoxy at top and bottom
  - Construct CMU block in-fill per detail 3 of S2.1
  - Place Solid grout per detail 3 of S2.1

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Total \$ 4,950.00

## \* Scope as follows

- Iron fence and Gate on 85th Street side
  - + Demolish existing 6'H fence
  - + Fabricate and install new 8'H W.I fencing (total 40'-2")
    - (6) posts with new concrete footings
- Perforated metal screen for the existing gate on Western (20 gauge, 3/16 round, 1/4" staggered 51% open) for the existing gate
  - + 20 gauge, 3/16 round, 1/4" staggered 51% of panel to be open area
- Install new gate motor
  - + Locations: (1) on 85th St gate, (1) on Western Ave gate
  - + Spec: Liftmaster Elite SL 3000
  - + Install conduit from floor surface to the motor
  - + Programming
  - + Concrete pad for base
  - + Liftmaster LMTBU Monitored through Beam photo eye ceil
  - + Safety loop
  - + Entry access control key pad system
- Fabricate and install new 8' (H) x 3'-0" (W) pedestrian gate on 85th St
  - + Cal-royal entry lever trim
  - + Cal-royal CR900PBF Series Door closure Aluminum finish ball bearing hinges/steel kick plate Ramco panic fire rated 36" wide alum.
- Iron fence and Gate on Western Ave side
  - + Add new perforated metal panels to existing wrought iron fencing along Western Ave
    - Perforated panels to consist of 20 GA metal with 1/4" staggered, 51% open
    - Perforated panels to have two coat of primer and two coat of finish black paint
    - Perforated panels to also be installed on sliding vehicle gates
- Structural reinforcement for over head roll up door opening
  - + Bent plate around new opening
  - + Furnish and install thread rod and epoxy per section #2 of S2.1
- Handrails at entry way ramp
  - + Fabricate and install hand railing (30'-0" LF)

**Note:**

- 1) Add \$7,000 for fabricating and installing new 8'H x 20'-0" wide W.I Slide Gate including the following items.
  - + Gate hardware (track, rollers, U post)
  - + coring and post footings

Total	\$	44,371.80
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## \* Furnish and install the following items

- Wood sleepers on roof to support new rooftop HVAC condensing unit
  - + Spec: (2) 4"x4"x 3'-0"
  - + Includes 4x6 wood blocking under roof in order to anchor wood sleepers

Total	\$	1,320.00
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070

ROOFING

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Roof patch

- (2) Roof patches for plumbing vent pipes
- (2) Roof patches for exhaust vent
- (2) Roof patches for wood sleepers for HVAC condensing unit
- (1) Roof patch for electrical conduit for new condensing unit

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Total

\$ 3,795.00

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072

THERMAL PROTECTION

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\* Insulation for acoustical purposes at new walls as follows:

- New walls at kinder restrooms and new office room A34

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Total

\$ 1,220.00

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081

DOORS & DOOR FRAMES

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\* New doors as follows:

- (6) new 20 min fire rated doors and door frame
  - + Locations: DRs: 5-2, 12, 15, 26, 33, 34
  - + Spec: 3' x 7', solid-core, hardboard door
  - + Hinge, Lock, Door Closer, Seal, and Door stop
- (3) re-installed doors and frames
  - + Locations: DRs: 7, 8, 28
  - + Supply new lock, seal, stop
- (1) new 20 min fire rated doors and door frame
  - + Locations: DRs: 25
  - + Spec: 3' x 7', hollow metal door and frame
  - + Includes VLF measuring 6" x 36" with rated wire glass
  - + Hinge, panic, closer, seal, threshold, sweep, stop
- (1) new doors and door frame
  - + Locations: DRs: 3, 5-1
  - + Spec: 3' x 7', solid-core, hardboard door
  - + Hinge, Lock, door stop

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Total

\$ 17,177.60

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088

WINDOWS

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- \* Furnish and install new interior windows
  - Quantity: 14
  - Dimensions: 3' x 5'
  - Spec: 5/16 Keralite laminated with 45 min fire rating and fire rated Lami-safety glass ceramic
  - Frame: 16 GA Hollow metal, 45-min fire rated

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Total	\$	39,146.80
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089

GLAZING

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- \* Furnish and install pair of aluminum frame doors at new lobby entrance
  - Panic push bar
  - Concealed door closer
- \* Furnish and install storefront frame and glass between Office A34 & Exterior Entrance Vestibule A2

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Total	\$	11,914.10
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092

METAL STUDS & GYPSUM BOARD

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- \* Furnish and install the following items
  - Walls
    - + New wall between Corridor A25 & Hallway A26
    - + Infill of door openings
    - + New rooms A3 (server room), A34 (office)
    - + 42" high low-wall at room A1 (waiting area)
    - + New wall between rooms A7 (kinder toilet 1) and A8 (kinder toilet 2)
  - Frame and drywall:
    - + (4) new door openings (3' x 7')
    - + (1) new overhead window opening (5'-0" X 3'-6") at room A6 (admin)
  - (2) new hard lid ceilings for Kinder restrooms
  - Frame and finish (14) openings for interior windows
  - Backing and patching for (3) wall-mounted drinking fountains
  - Patching at demo'd areas

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Total	\$	21,670.00
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093	TILE	
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Not in the scope of work

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Total		\$ -
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095	CEILINGS	
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\* Furnish and install new T-BAR ceiling for rooms A34 (office) and A33 (storage)  
- Grid: 15/16" Prelude XL (Substitution)  
- Tiles: Certain Teed Fine Fissure HNR 2'X4' tile

ADD ALTERNATE:

1) Replace all existing ceiling tile with new		ADD: \$ 16,240.00
- Spec of new tile: CertainTeed Fine Fissure HNR 2x4		
- Excludes any modifications or repairs to existing ceiling grid		

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Total		\$ 2,552.00
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097	FRP	
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\* Furnish and install FRP on walls of:  
- Room A7 (Kinder Toilet 1)  
- Room A8 (Kinder Toilet 2)  
- Low wall at lobby waiting area (only on level side)  
- Around drinking fountains

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Total		\$ 5,280.00
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099

PAINT

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\* Paint scope of work as follows

- New walls
- Walls patched after demo
- New drywall ceilings at Kinder restrooms
- **New doors (to match color of existing painted doors)**
- **New plaster wall and ceiling at room A2 (exterior entrance vestibule)**
  - + per detail 1 and 2 of A211
- Exterior walls at North, East, and West elevations per detail 1, 3, and 4 of A201

ADD ALTERNATES

1) Paint all interior walls and ceiling	<b>ADD</b>	\$18,965.00
+ 1 coat primer		
+ 2 coats paint		

Exclusions

- 1) Excludes skim coating and sanding of textured areas
  - Note that existing wall finish is not very good, there are lots of blemishes and it looks like the existing walls were not primed before being painted
- 2) Base cost excludes painting of existing interior walls

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Total	\$	9,344.50
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101

SIGNAGE

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\* **Furnish and install the following items**

- (2) Unisex (boys and girls) sign with braille (square type) (ADA) Size: 8"H x 8"W  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille,
- (1) Unisex (adult) sign with braille (square type) (ADA) Size: 8"H x 8"W  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille
- (3) TITLE 24 UNISEX RESTROOM DOOR SIGNS (CIRCLE/TRIANGLE)  
Size: 12x12, Material: 1/4" Acrylic
- (2) Entrance accessible sign (ADA) Size: 8"H x 8"W,  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille
- (3) access direction sign with RAMP (ADA) Size: 8"H x 8"W  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille
- (1) U turn arrow direction sign with RAMP (ADA) Size: 8"H x 8"W  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille
- (5) EXIT ROUTE with braille and arrow (ADA) Size: 6"H x 6"W  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille
- (15) EXIT ROUTE with braille(ADA) Size: 6"H x 6"W  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille
- (3) EXIT with braille (ADA) Size: 6"H x 6"W  
Material: 1/8" Non-Glare Acrylic with Raised Text and Braille

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Total	\$	3,366.00
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\* Supply and install toilet accessories as follows:

- (2) paper towel dispenser (surface mount)
- (2) toilet tissue dispenser (recessed)
- (3) Soap dispensers (surface mount)
- (2) sets of grab rails
- (8) mirrors
- (6) hand dryers

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Total \$ 5,781.91

\* Furnish and install (1) new 7'-6" x 11'-9" Cookson manual rollup door at exterior entry way

- 22 gauge CP020 flat slat curtain
- 3-piece structural steel guides
- 20 PSF wind load warrant
- 50,000 cycle springs
- Motor mount bracket
- Double steel angle foot piece
- Gray in color

\* Furnish and install (1) new 5' x 3'-6" Cookson manual Fire counter door at admin room countertop

- 24 ga galvanized hood
- 22 gauge gauge flat slat curtain
- Aluminum box shaped guides
- Push/Pull operation
- Fire fly release device multi voltage and battery pack
- Labeled counter top H shaped
- 10,000 cycle spring

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Total \$ 14,835.91

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210

FIRE PROTECTION

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- \* Furnish and install new fire sprinkler heads for the following rooms
  - **New office A26**
  - New storage room
  - New kinder restrooms
  - New server room
  - **New entrance**
- \* Relocate existing fire sprinkler heads for the administration room and principal room
- \* Design and engineering plan to submit City and pull the permit

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Total	\$	6,588.00
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220

PLUMBING

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- \* Plumbing scope of work as follows:
  - (2) new restrooms
    - + Toilets: one per restroom
      - Spec: American Standard, floor mount, with flush valve
    - + LAV: one per restroom
      - Spec: Kohler, wall mount, includes faucet
  - + Rough-in plumbing
    - Water line
    - Sewer line
      - + Includes saw-cutting of concrete, demo, and removal to dumpster
    - Vent line
  - + Supply new insta-hot water heaters
  - + Includes (2) new floor drains (one in each restroom)
  - Install new drinking fountain and new kinder drinking fountain

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Total	\$	24,702.70
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\* HVAC scope as follows:

- (1) 1-ton ductless wall mounted mini split system for room A3 (server room)
  - + Spec: SAMSUNG: AR12KSFPDWQCV - Indoor Fan Coil Unit  
AR12KSFPDWQNCV - Outdoor Condensing Unit  
12,000 BTU, Single Zone Ductless A/C - Single Phase, 120V.
  - + Provide indoor fan coil mounting and support.
  - + Provide outdoor condensing unit mounting and support.
  - + Provide refrigeration copper line connection with insulation.
  - + Provide A/C condensate drain line connection with condensate pump.
  - + Provide wired T-stat and control wiring connection.
- Supply and install (2) new exhaust fans (one per new restroom)
- Provide one time start up and testing.
- Air balance test

Total	\$	8,250.00
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\* Electrical scope as follows:

- Furnish and install 100Amp 120V/240V Sub panel in electrical room, with new conduit and main wiring from distribution panel.
- **Server room:** furnish and install QTY 4 dedicated circuit and plugs, QTY 1 FC UNIT dedicated circuit. QTY, 2 reassess light fixture with occupancy switch control switch.
- **AC UNIT:** Provide and install dedicated 120V 20Amp circuit for CU A/C unit on roof with disconnect switch.
- **New bathrooms:** Provide and install new conduit and wiring for 2 new bathrooms, includes QTY 2 dedicated circuit for 2 hand dryers. QTY 4 reassess LED fixtures for both bathrooms.
- **Existing bathrooms:** Provide and install QTY 4 dedicated circuit for QTY 4 hand dryer.
- **Library:** dedicated plug 20Amp circuit for copy machine.
- **Copier room:** Dedicated circuit for Fire Alarm 120V 20Amp, dedicated 20Amp circuit for office plugs.
- **GATE:** Provide Underground conduit and wiring for QTY 2 GATE motor locations 220V 20Amp each location
- **Parking Lights:** Replace existing lights QTY 3 to new LED flood lights per plan.
- **Lobby Area:** Remove QTY 2 recessed light fixtures, install new emergency light, New Exit / Emergency light in designated location.
- **Window Area:** due to new windows need to relocate QTY 10 plugs under window, reroute wiring for it.
- Lighting control test report

Total	\$	33,330.00
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262

LOW VOLTAGE

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\* Not in scope of work

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Total

\$ -

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285

FIRE ALARM SYSTEM

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\* Allowance to modify fire alarm system as follows:

- Add (4) horn/strobe units
- Add (2) coiling door connections
- Relocate:
  - + (6) horn strobes in existing rooms to be relocated for the new windows
- Engineering and drawings for above scope

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Total

\$ 5,250.00

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321

PAVING

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**Paving work as follows:**

1. Cleaning existing asphalt areas.
2. Blackout existing Handicap striping and crosshatch.
3. Apply one coat of slurry sealer on existing Handicap and crosshatch.
4. backfill existing trench totaling approx. 60 ln ft.
5. Apply tack coat to existing asphalt areas to be paved.
6. Apply tack coat to existing concrete edges.
7. Install 3 inches of asphalt to area totaling approx. 60 sq. ft.
8. Install 1.5-2 inches of asphalt to build up ADA Parking to meet ADA compliance to area totaling approx. 400 sq. ft.
9. Compact all new asphalt material with machine roller.
10. Restripe as per plan. Includes 1 entry sign and relocate existing.

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Total

\$ 5,376.80

**General exclusions:**

- 1. City and Governmental Fee including permits and plan check fee unless otherwise noted.
- 2. Assessments and Utility Company's charge includes water, gas, electrical hook up fees.
- 3. Owner's Builder's Risk Insurance including earthquake, flood and the cost of all deductible.
- 4. Bonds.
- 5. Relocation or Moving cost of furniture.
- 6. Work on the existing shell.
- 7. Unforeseen items and Any work not listed in the above scope of work.
- 8. Conditional Use Permit Process or Special Engineering Services and Consultants fee unless otherwise noted.
- 9. Telephone, Data, Cabling and Fire alarm or Security System unless otherwise noted.
- 10. Blue prints, Messenger services, Overnight postages, and Any other printing costs.
- 11. Travel and Loading expenses as approved.
- 12. All reimbursable expenses are charged with a 10% handling fee.

**Construction Sum**

The owner shall pay the Contractor in current funds for the Contractor's performance of the Contract in the Contract Sum of (\$ 379,059.36 ), subject to additions and deductions.

**Payment**

**1. Down Payment:**

The Owner shall pay the Contractor in current funds for a down payment on long lead items

**2. Progress Payment:**

Progress invoices will be billed thereafter on a monthly basis based upon project construction progress

We agree to furnish all materials and labor to complete the scope of work in a substantial and workmanlike manner. The price is subject to increase based on the cost and availability as of the date.  
 All payments are due on terms of net 15 days from the issued date of the invoice unless other agreements have been made.  
 IN WITNESS WHEREOF, the parties hereto caused this agreement to be executed in duplicate by their duty.

Approval: \_\_\_\_\_  
Client/ Owner

Date: \_\_\_\_\_

