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April 17, 2007

First Arizona Partners 1 LLC
5014 E. Pershing Ave.
Scottsdale, AZ 85254

Attn: David Haney

PROJECT: Las Sendas Office Condominiums (Shell building)
7565 E. Eagle Crest Drive, Mesa, AZ

David,

Attached is our bid proposal for the project referenced above. We will perform all work to construct the Las Sendas Office Building according to the plans and specifications from Group Renaissance Architects dated 2/15/07 and Addendums 1, 2, and 3.

Cost of Proposed work is: **\$ 1,516,259.20**

We would like to make the following clarifications to our bid:

- We are figuring a 120 calendar day schedule.
- Owner to provide all plans, permits, City required bonds, and soils report.

The following items are **included** in the bid:

- Addendums 1-3.
- Both "Screenwalls" (1 on Architecturals, 1 on Civils)
- The cost for Structural Steel is an "allowance" due to incomplete and confusing plan details and notes.

Value Engineering:

- Our vertical concrete subcontractor suggests that if floor trusses are installed prior to backfill, the engineering (rebar required) may be reduced, saving as much as \$39,000. (Structural engineer would have to rework plan and submit to city for change approval.)
- Use ABS vs. cast iron sewer pipe – **deduct** \$3200.00

The following is **excluded** from the bid:

- Cost for anticipated, but unknown amount of, "Hard Dig" excavation.

Please call if you have any questions or would like to discuss this further. We appreciate the opportunity to bid this project.

Sincerely,

Howard Gangl
Monza Construction Company

Job: Las Sendas Office Condominiums (Shell)
 Location: 7565 E. Eagle Cread Dr., Mesa AZ 85207
 Contractor: **Monza Construction Company**
 Date: 04.16.2007

DESCRIPTION	COST
DIVISION 1 - Gen. Req.	
Fees / Bonds	\$0.00
Permits	\$0.00
Licensing	\$0.00
Supervision	\$35,000.00
General Labor	\$6,000.00
Per Diem Expenses	N/A
Temp Utilities/Phone	\$500.00
Temp Toilets	\$1,500.00
Temp Barricades	\$500.00
Temp Enclosure/Fence	\$3,000.00
Job Site office	\$3,000.00
Rough Cleaning	\$1,500.00
Final Cleaning	\$1,500.00
Dumpsters	\$2,500.00
Equipment rental	\$3,500.00
Blueprints/Photos/Overnight	\$2,500.00
Travel Expense	N/A
Inspection Fees/Testing Fees	\$12,445.00
Project Sign	\$500.00
Insurance	\$0.00
Storage trailers	\$1,200.00
TOTAL DIVISION 1	\$75,145.00
DIVISION 2 - Sitework	
<i>Earthwork</i>	
Survey	\$9,400.00
Excavation	\$32,223.00
Export	\$19,652.00
Fill / Import	\$0.00
Grading	\$9,660.00
Demo	N/A
Total Earthwork:	\$70,935.00
<i>Concrete</i>	
Curbs	\$12,915.00
Sidewalks	\$6,085.00
Pads	\$4,350.00
Planter seats	\$3,500.00
Grouted riprap	\$4,355.00
Screen wall footings	\$1,200.00
Pavers	\$7,600.00
Total Site Concrete:	\$40,005.00
<i>Paving</i>	
Paving	\$36,500.00
Total Paving:	\$36,500.00
<i>Masonry</i>	
Screen walls	\$18,690.00
Trash enclosure	\$4,188.00
Total Masonary	\$22,878.00
<i>Utilities</i>	
Storm Sewer	N/A
Water Service	\$9,269.00
Backflow preventer	inc
Fire Protection Service	\$15,400.00
Gas Service	N/A
Sanitary Sewer Service	\$11,809.00
Electrical Service	\$9,500.00
Telephone Service	\$3,500.00
Other (be specific)	\$0.00
Total Utilities:	\$49,478.00
<i>Landscape</i>	
Landscape	\$102,509.00
Irrigation	\$33,466.00
Total Landscape:	\$135,975.00
<i>Miscellaneous</i>	
Monument sign modification (allowance)	\$3,500.00
Trash enclosure gates/bollards	\$4,500.00
Water Feature	\$8,000.00
Covered carports	\$32,000.00
Total Miscellaneous	\$48,000.00
TOTAL DIVISION 2	\$403,771.00
BUILDING:	

DIVISION 3 - Concrete	
Demo	N/A
Concrete Cutting/Coring	N/A
Poured in Place Concrete (Slabs)	\$17,199.00
Vertical walls	\$111,300.00
Footings / Foundations	\$13,335.00
TOTAL DIVISION 3	\$141,834.00
DIVISION 4 - Masonry	
Concrete Block	\$29,850.00
Masonry Other	\$0.00
Stone/Stone Veneer	\$65,350.00
Brick	N/A
Pavestones	\$0.00
TOTAL DIVISION 4	\$95,200.00
DIVISION 5 - Metals	
Structural Steel	\$82,700.00
Miscellaneous steel	\$0.00
Steel Erection	inc
TOTAL DIVISION 5	\$82,700.00
Division 6 - Woods/Plastics	
Carpentry	
Rough Carpentry Labor and Material	\$115,942.00
Truss Engineering (allowance)	\$1,500.00
TOTAL DIVISION 6	\$117,442.00
DIVISION 7 - Thermal/Moist Prot	
Roofing	\$61,097.00
Insulation	\$8,322.00
Waterproofing	inc
Caulking	\$3,600.00
EFIS/Stucco (inc site walls)	\$115,298.00
TOTAL DIVISION 7	\$188,317.00
DIVISION 8 - Doors/Windows	
Hollow Metal Doors/Frames	\$2,348.00
Finish Hardware (allowance)	\$1,500.00
Metal Store Front/Glass	\$59,280.00
TOTAL DIVISION 8	\$63,128.00
DIVISION 9 - Finishes	
Acoustical Ceilings	N/A
Ceramic/Quarry Tile	N/A
Carpet	N/A
Wood Flooring	N/A
FRP/Marlite	N/A
Interior Painting/Stain	N/A
Exterior Painting	\$2,200.00
Drywall/Metal Studs	N/A
Special Wall/Ceiling Finishes	N/A
Other (be specific)	\$0.00
TOTAL DIVISION 9	\$2,200.00
DIVISION 10 - Specialties	
Toilet Partitions	N/A
Toilet Accessories	N/A
Fire Extinguishers (hand held)	N/A
Roof Hatch/Ladder	\$1,650.00
TOTAL DIVISION 10	\$1,650.00
DIVISION 15 - Mechanical	
HVAC	\$56,400.00
Plumbing	\$23,500.00
Fire Sprinkler	\$28,500.00
TOTAL DIVISION 15	\$108,400.00
DIVISION 16 - Electrical	
Electrical Service - Bldg	\$8,889.00
Fire Alarm / Security	N/A
Electrical	\$38,000.00
Lighting	\$13,658.00
TOTAL DIVISION 16	\$60,547.00
TOTAL COST DIVS. 1-16	\$1,340,334.00
Profit and Overhead	\$100,525.05
Sales Tax	\$75,400.15
TOTAL JOB COST	\$1,516,259.20