

Las Sendas Office Building

Project Number: 0524

Drawing Dated: February 15, 2007

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E0.1 thru E3.1-Addndums #1 thru #4

Architect: Group Renaissance

Preliminary Schedule of Values for:

Las Sendas Office Condo Shell
7565 East Eagle Crest Drive
Mesa, Arizona 85207-1053

Project Located At:

Las Sendas Office Condominiums
Shell Building
Mesa, Arizona 85207-1053

1	Allowance for Special Soils Review	\$7,000.00
2	Allowance for Steel Door Hardware	\$1,500.00
3	Allowance for Wood Truss Review	\$1,500.00
4	Allowance for Modification to Monument Sign	\$3,500.00
5	General Conditions: (Permits, Locator Service, Trailer, Site Safety, Supervision, Dumpsters, Port-o-Let, P/F Clean)	\$98,282.00
6	Testing for Project: (Soils, Aggregates, Concrete and Asphalt)	\$11,000.00
7	Staking and Surveying: (Rough, Building, Water, Sewer, Curb, Sidewalk, Wall, AB Blue Top, SG Blue Top, Electric	\$14,100.00
8	Earthwork and Grading: (Clear & Grub, Sub grade, Fill/Export, Rough Cut, Grade for Curbs & Entrances, Utility A	\$112,693.00
9	Underground Utilities: (6" Sewer, 6" Fire line, 2" Water, Shoring, Testing and Silt Fence all included)	\$35,355.00
10	Asphalt Paving: (2" AC over 4" ABC in parking areas, 3" AC over 4" ABC in driveway areas)	\$24,970.00
11	Landscape & Irrigation: (All Plants/Trees, Irrigation, D.Granite, Boulders, Fine Grade, 60-day Maint.)	\$66,500.00
12	Termite Control: (Use of Probuild 0.25%)	\$490.00
13	Parking Curbs and Striping: (All Curbs, Striping and Handicap Signs)	\$885.00
14	Concrete: (Slab, Deck, Walls, Curbs, Sidewalk, Trash Enclosure, Seat Walls, Light Poles, Pavers, Stems & Footers)	\$172,030.00
15	Masonry: (Radius Arch CMU & Stone Veneer, Stone Veneer on Building, Trash Enclosure, CMU columns w/ S Veneer)	\$150,134.00
16	Structural Steel: (All Columns, Beams, Window Frames, Embeds/ Templates and Trash Enclosure Gates)	\$78,565.00
17	Rough Carpentry: (Lumber, Trusses, Wood to Wood Connectors and Labor)	\$112,495.00
18	Insulation: (Batt Insulation @ Roof Deck & Cold Floors, Unfaced Batt at Exterior Framed Walls, Sound Attenuation)	\$11,030.00
19	Roofing: (Flat Single Ply EPDM Tapered System w/ Mission 2-piece Clay Tile, S. Metal/Flashing, R.Hatch & Ladder)	\$68,500.00
20	Caulking and Sealants: (Waterproofing below grade, All Expansion Joint Sealants, Doors, Windows and Veneer)	\$12,269.00
21	Doors, Frames & Hardware: (See Clarification #2 on Page 2-Includes Installation)	\$1,973.00
22	Glass and Glazing: (Aluminum Storefront, Narrow Stile Doors, Dark Bronze Anodized & Solarbronze tempered Glass	\$49,994.00
23	Lathe and Plastering: (EFIS Stucco Allowance by Niche)	\$61,335.00
24	Metal Studs and Drywall: (Framing and 4' x8' square edge Gypsum Sheathing at Exterior Walls Only)	\$18,500.00
25	Painting: (Painting of Louvers, Vents and Door Only-No Exterior EIFS, No Parking Shade Structures, No Canopies)	\$1,000.00
26	Fire Extinguishers and Cabinets: (Allowance for 2 Each Installed)	\$250.00
27	Shade Structures: (2ea 20' x18' Single Full flat Cantilever Parking Structures)	\$32,000.00
28	Equipment: (3-5 Bike Capacity Space Rack, Type 1 or Type 2 for either 8 or 12 tenant doors-Delivered, Set and Installed	\$1,795.00
29	Fire Sprinklers: (1ea Wet Pipe System with vertical backflow device, control valve, flow/tamper switch, bell, test, etc.)	\$30,890.00
30	Plumbing: (Floor Clean-outs, Lift Station w/ Pressure Vent thru Roof, Shut off valves for tenants, Hose Bib both Floors)	\$18,000.00
31	HVAC: (12 ea 5-ton Carrier Split System, Thermostats, Set Condenser, Roof Curb & Leveling, Install AHU & Piping only)	\$50,571.00
32	Electrical: (Per Plans and Specs)	\$46,255.00
33	Special Systems: (Fire Alarm Allowance, SRP Allowance, Qwest/Telephone Allowance.)	\$9,725.00

SUBTOTAL OF BID

\$1,305,086.00

Insurance:

\$12,724.59

Contractor Overhead/Fee:

\$99,494.70

Sales Tax:

\$81,495.05

TOTAL BASE BID

\$1,498,800.34

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Las Sendas Office Condo Shell
7565 East Eagle Crest Drive
Mesa, Arizona 85207-1053

Plan Deficiencies:

Lack of Clarification on the Site Walls-Need quantity and location defined
Lack of Clarification on the Water Feature-Need better definition of Scope on this-N.I.C.
Lack of Clarification on Monument and Building Signage-Need better definition of Scope

Value Engineering:

Remove Parking/Shade Canopy	Deduct	(\$32,000.00)
In Lieu of P/P Concrete Walls & Replace with Masonry	Deduct	(\$3,500.00)
In Lieu of Eldorado Stone-Substitute Renaissance Stone for a Cost	Deduct	(\$6,012.00)
Remove the Mailboxes and the Bike Rack	Deduct	(\$1,795.00)
Remove the Gypsum Drywall for Future (Item #24)	Deduct	(\$18,500.00)

Clarifications of Bid:

Clarification #1-Project Completion in 180 days or less from date of Permit
Clarification #2-Item #23 Price is not for EFIS System, but for a 3-coat Stucco with Sand Finish & Interregnal Color
Clarification #3-Item #33 Includes the following Allowances: \$4,500 for Fire Alarms and \$5,525 SRP / Qwest Expense
Clarification #4-Project Does not include the build-out of the Restrooms-Rough out only

Exclusions:

Plan Review Fee	Wall Coverings
Window Coverings	Floor Coatings or Waterproofing of Concrete Floor
Bonds	Window Tinting
Special Inspections	Correction of Unidentified Conditions or Code Violations
Exterior Window Cleaning	(For any MPE; Building Systems; Safety Systems; or ADA
Monocot/Fireproofing	Requirements not shown on Plans or Specs)
EMS Systems	