CITY OF LOS ANGELES
CALIFORNIA

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August 27, 2015

Honorable Councilmembers
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Eric Villanueva, Legislative Assistant

FIGUEROA PLAZA 201 RESTACK PROJECT
MONTHLY UPDATE STATUS REPORT FOR AUGUST 2015
AND REQUEST FOR AUTHORITY TO PROCEED WITH PROJECT PHASES
FOR LOS ANGELES FIRE DEPARTMENT ON 2ND AND 12TH FLOORS

Background

- ♦ This report summarizes the overall activities and progress for the Fig Plaza 201 Restack Project through August 27, 2015. It provides updates on schedule, budget, status, program management, and key issues. This report will be updated and presented to the Municipal Facilities Committee (MFC) on a monthly basis through completion.

- ♦ The MFC approved the revised 201 stack plan in June 2015. A request to execute a contract with CBRE for project management oversight was approved by the MFC in July 2015. The City Council approved this new contract on August 19. The item is now awaiting approval by the Mayor.

- ♦ The first phase of the five-phase 201 Restack Project plan was approved by the MFC in July 2015. Phase 1 will relocate the Risk & Records Management group of LADBS from its temporary offices at Two California Plaza (TwoCal) to the 13th and 14th floors of the 201 tower.

♦ Denotes New Item
• Denotes Same as Previous Month

- ♦ The Department of General Services (GSD) is also requesting authority to implement plans for the Los Angeles Fire Department (LAFD) on the 12th and 2nd floors of the 201 tower.

Master Project Schedule

- ♦ Phase 1 is scheduled to be completed by October 30th, coinciding with completion of the 2nd through 8th floors of the 221 tower. All of the TwoCal occupants will vacate prior to October 31, 2015.

- ♦ Due to various considerations, the renovation of the entire 12th floor for the LAFD is currently planned in Phase 4 for anticipated completion by July 2016. At the request of LAFD Fire Chief Ralph Terrazas to accelerate much needed LAFD relocations in City Hall East, GSD and LAFD staff, along with space planning and project management consultants, developed a revised plan to reuse almost all of the as-built spaces of the 12th floor. This will result in a considerably reduced scope of construction work, a much lower cost, and an expedited schedule. GSD is therefore requesting authority to proceed with this phase as soon as possible, to be completed by the beginning of January 2016. Because of this expedited schedule, this portion of the 201 Restack Project is now being called Phase 1.5.

- ♦ GSD is further requesting authority to proceed with the 2nd Floor portion of Phase 2 for the LAFD Development Services units, also to be completed by the beginning of January 2016. This then also becomes part of Phase 1.5.

- ♦ The Gantt chart attached shows the current schedule for Phase 1 as well as the projected schedules for Phases 1.5 through 5 once they are approved by the MFC and funding is provided.

- ♦ Based on these changes, the revised phase schedule is as follows:

PHASE	SCOPE OF WORK	EXPECTED COMPLETION
1	Relocate LADBS Risk & Records Management from Two California Plaza to Floors 13 & 14	10/31/2015
1.5	Relocate LAFD units (Professional Standards Div., Fire Facilities, Risk Mgt. & Homeland Security) to Floor 12	1/5/2016
1.5	Relocate LAFD Development Services to Floor 2	1/5/2016
2	Create an entire Floor 5 space for the Development Services Center for LADBS, Planning & DOT plan check	1/10/2016
3	Relocate LAPD Internal Affairs Division from Bradbury Building lease to Floors 15 & 16	4/30/2016
4 5	Now Phase 1.5 above Relocate City Attorney Family Violence and Victim Assistance units from Lyons/Reyes building lease	1/5/2017

♦ Denotes New Item
• Denotes Same as Previous Month

Project Management Contract

For Phase 1.5 of the 201 Restack Project, GSD will use as a template the contract with CBRE approved by the City Council in August 2015. This contract for Phase 1.5 will provide for a 2% project management oversight fee for CBRE, and will also cover costs for payment processing services. GSD will ask the MFC for approval of the other phases as they are ready. Therefore the request for contract approval should be subject to the City attorney's approval as to form, so that subsequent phases can be added to the contract scope as they are approved.

Sole Source Findings

A sole source management contract with CBRE for the various phases of this project is recommended for the following reasons:

- ♦ CBRE is already in place to best meet a critical deadline. Departments displaced by the fire that are not part of the 221 North Figueroa restack were assigned space in the 201 Tower. They are currently in leased space at Two Cal Plaza and must return to Figueroa Plaza on the same schedule which is October 31, 2015;

- ♦ The City must proceed expeditiously with other phases of the 201 restack, such as the Development Services Center, that were delayed as a result of the fire. Using the CBRE team for this phase eliminates any delays otherwise resulting from another company having to step in;

- ♦ CBRE has established the working knowledge and relationships with the complicated mix of public tenants in the complex;

- ♦ The City needs to move expeditiously to refill the 201 Tower floors vacated by the District Attorney's Office with departments currently in leased locations in order to maximize savings in the leasing account;

- ♦ CBRE, in its capacity as the City's property manager at Figueroa Plaza, has acted responsibly and timely to the restoration and re-occupancy project on site;

- ♦ All tenant improvement and relocation activities involve CBRE since they are the City's property manager at the Figueroa Plaza complex; they will be needed to coordinate building access, power, elevators and tenant communication; they have full access to the building infrastructure and having CBRE directly involved in project management oversight will expedite the backfill of the 201 Tower spaces.

Budget

- The estimated budget for Phase 1 is $1.55 million, as reflected on the attached Draft Preliminary Budget. As soon as construction drawings are completed, the general contractor will bid out the work to their sub-contractors and will provide an actual cost. The LADBS Enterprise Fund has agreed to pay for this work on floors 13 and 14, to be occupied by the LADBS Risk & Records Management units.

- General Fund money will be used to pay for the LAFD Phase 1.5 on the 12th floor and the LAFD Phase 2 portion on the 2nd floor. Due to the considerably smaller scope of work for the 12th floor, the estimated cost has been reduced from $108 per square foot to $53 for that floor. This results in a $900,000 reduction in total cost for this floor from the amount previously reported to the MFC. A Draft Preliminary Budget for the 12th Floor is also attached.

- The CAO will effectuate the transfer of funds to GSD for the above phases in the First Financial Status Report.

- Below is a review of all phases of the 201 Restack Project:

Budget, Timeline and Square Footage						
				Costs by Funding Source based on $108/sq ft. except LAFD on 12th Floor at $53/sq ft.		
Department	Phase	Estimated Completion	Square Feet	General Fund	Development Services/Special Funds	SUBTOTAL
DBS GABS (13,587 square feet)	-	-	-			
DBS Risk and Records Management	1	10/31/15	14,370	-----	$ 1,551,960	
LAFD PSB, Risk Mgmt, Facilities, Homeland Security (@$53 psf*)	1.5	1/5/2016	20,858	$ 1,105,474		
LAFD Development Services	1.5	1/5/2016	5,058	$ 546,264		
5th Floor Development Services	2	1/10/2016	20,858		$ 2,252,664	
LAPD Internal Affairs Division	3	4/30/2016	41,716	$ 4,505,328		
LAPD Force Investigation and OMBUDS	3	2/5/2016	10,287	$ 1,110,996		
City Attorney Family Violence	4	1/5/2017	13,858	$ 1,496,664		
Revised 201 Fig TI Budget			127,005	**$ 8,764,726**	**$ 3,804,624**	**$ 12,569,350**
Available Funding				**$ 8,100,000**	**$ 3,600,000**	**$ 11,700,000**
Current Project Funding Deficit				**$ (664,726)**	**$ (204,624)**	**$ (869,350)**

- The revised tenant improvement budget is $12.6 million, with a general fund impact of $8.8 million. There is approximately $8.1 million in MICLA funding available for Space Optimization, leaving a General Fund shortfall of $664,726. However, this shortfall may be further reduced after receiving actual construction bids for the work.

♦ Denotes New Item
• Denotes Same as Previous Month

Additionally, there may be further cost reductions if departments are able to use some of the existing space as-is.

Project Status Summary

- The user group has approved Phase 1 space plans. Construction drawings have been completed and submitted to the general contractor for pricing and implementation.

- Furniture plans have been finalized with Unisource, the City's Haworth distributor. Quick-ship product and finishes are being chosen to assure delivery and installation within the short project schedule.

- Carpet, paint, light fixtures and other finishes are being chosen in conjunction with those of the 221 restoration project as well as quick-ship accessibility to meet schedule.

- The project management consultant will be working on a move schedule and cost estimate with the CBRE move coordinator who is managing the 221 restoration project move, since the occupants will all be moving from TwoCal to the two Figueroa Plaza towers at the same time.

- Space plans for the 2nd and 12th Floors for LAFD have recently been approved. Construction drawings for these spaces will be completed immediately following those for Phase 1.

Program Management Activities

- Construction meetings are held weekly on Thursdays at the jobsite. Those in weekly attendance are from GSD, Ex Novo, Inc. (space planning and architecture), Savills-Studley, Inc. (project management), CBRE (property management and oversight), ITA, Corporate Contractors, Inc. (the general contractor) and Unisource (Haworth modular furniture distributor). Others are invited as needed.

Key Issues

- Transfer of approved funds to GSD must occur so that project invoices can be paid on a timely basis. GSD continues to work closely with the CAO on this issue.

- Expedited over-the-counter plan check approvals for Phase 1 are needed to stay on schedule. LADBS is providing direct assistance as needed to make this a smooth process.

- ♦ LAFD Homeland Security must be temporarily relocated as soon as possible from 201 Suite 1425 to the 13th floor to make way for 14th floor demolition. GSD is working with LAFD and ITA to coordinate phone and data accessibility in the temporary location. GSD expects to complete this temporary move by September 3rd.

Recommendations

That the City Council subject to the approval of the Mayor,

1) Authorize the Department of General Services to negotiate and execute a sole source contract with CBRE for the 201 Restack Project which includes project management, space planning, tenant improvements and re-occupation of displaced employees and other departments to the 201 North Figueroa Tower in an amount not to exceed $13 million, subject to the City attorney's approval as to form;

2) Authorize the Department of General Services to proceed with LAFD Phase 1.5 on Floor 12 and LAFD Phase 2 on Floor 2;

3) Direct the City Administrative Officer to include fund transfer instructions in the First Financial Status Report; and,

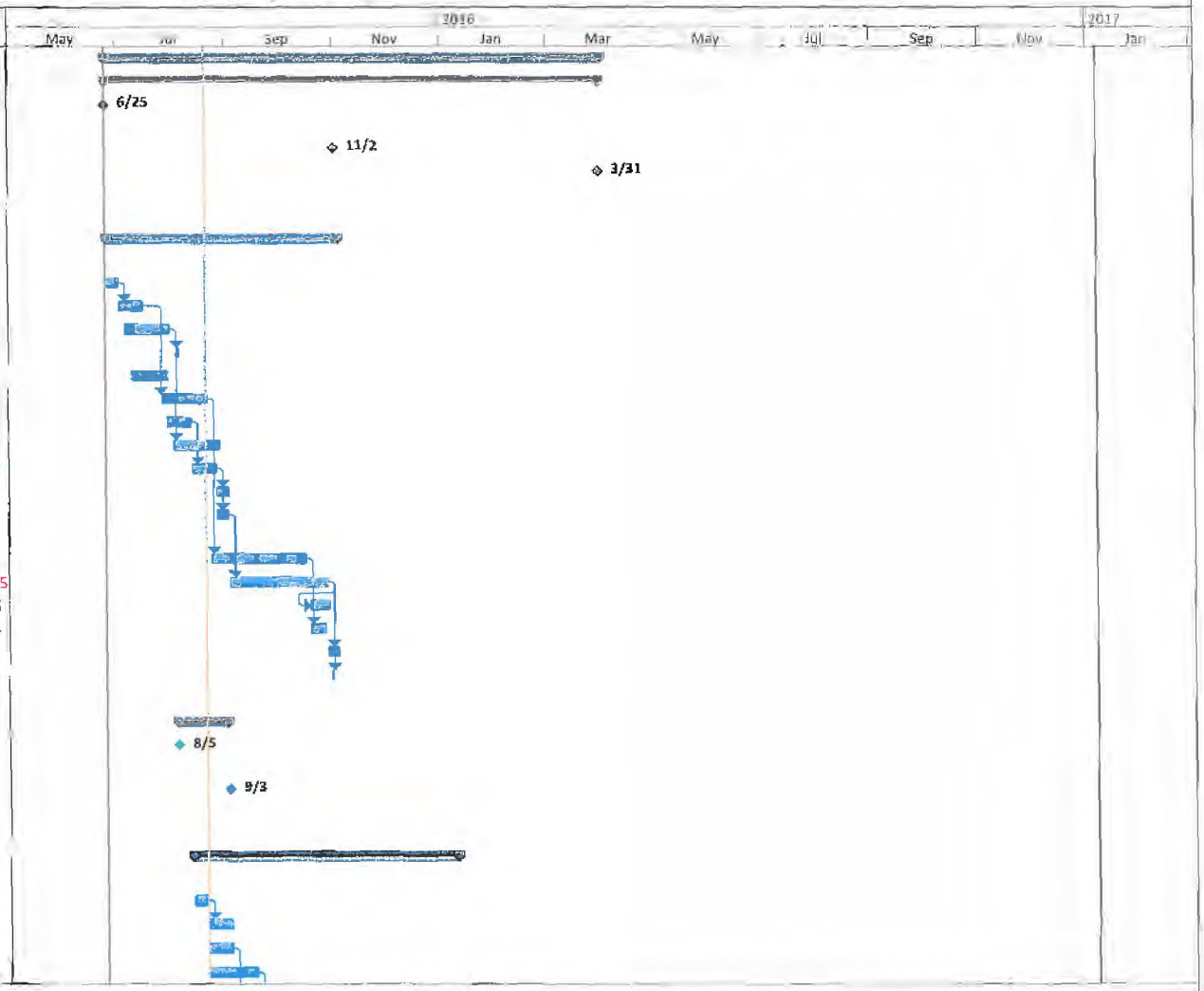
4) Authorize the City Administrative Officer to make technical adjustments as necessary in identifying and transferring required funding.

Tony M. Royster
General Manager

♦ Denotes New Item
• Denotes Same as Previous Month

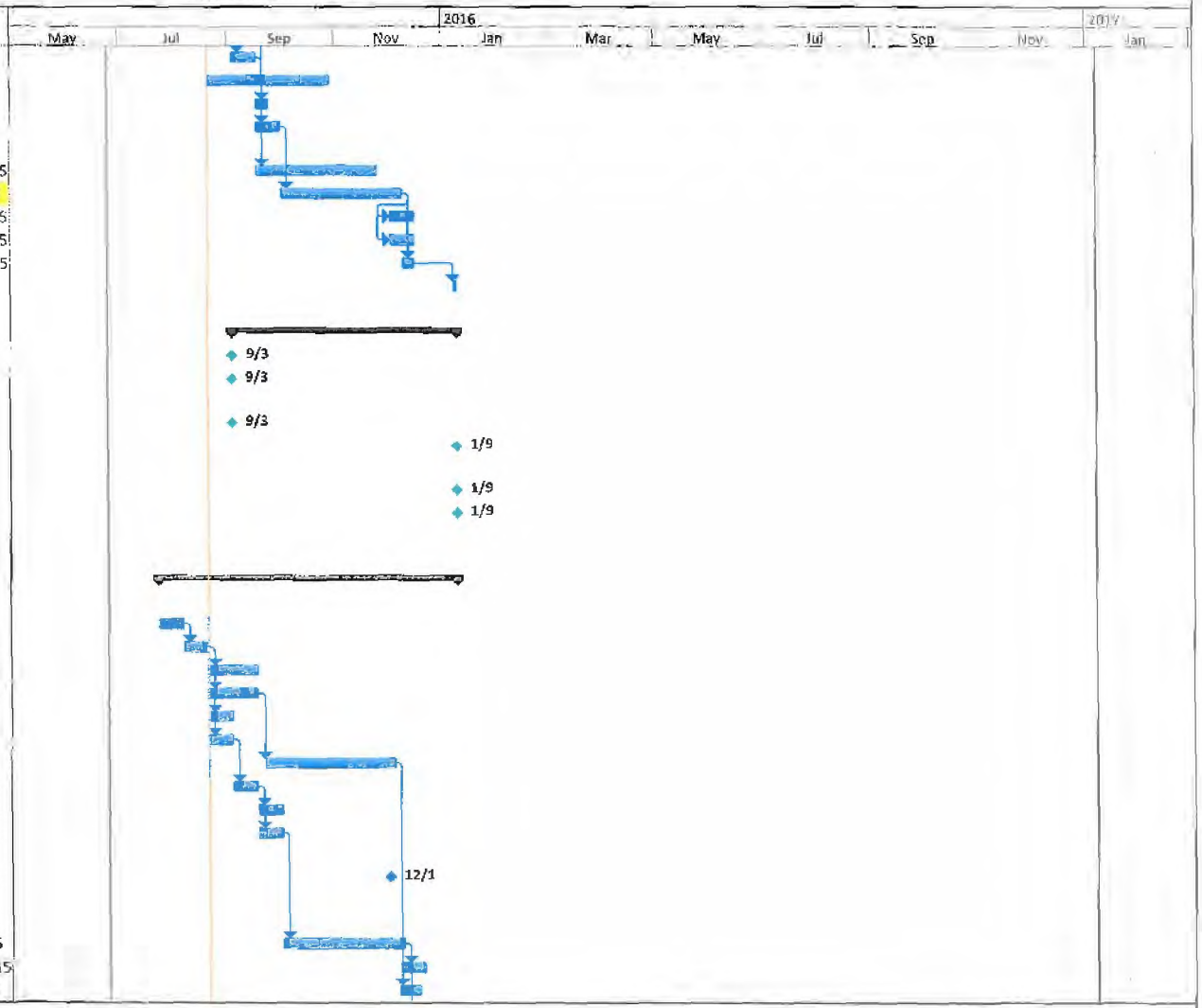
City of Los Angeles
| @ Plaza Backfill (201 Tower) |
Schedule prepared by:
Savills Studley
Project Management Services

ID	Task Name	Duration	Start	Finish
1	**201 Figueroa Plaza**	**203 days**	**Thu 6/25/15**	**Thu 3/31/16**
2	**Critical Path**	**202 days**	**Thu 6/25/15**	**Thu 3/31/16**
3	Obtain CAO approval of stack plan	0 days	Thu 6/25/15	Thu 6/25/15
4	2 Cal Plaza lease expiration	0 days	Mon 11/2/15	Mon 11/2/15
5	Bradbury early termination (earliest date)	0 days	Thu 3/31/16	Thu 3/31/16
6				
7	**Phase 1 (LADBS 13 & 14th floor) (14,113 rsf)**	**94 days**	**Fri 6/26/15**	**Tue 11/3/15**
8	Validate Program (13 & 14)	1 wk	Fri 6/26/15	Thu 7/2/15
9	Identify ITA representatives	2 wks	Fri 7/3/15	Thu 7/16/15
10	Space Planning	4 wks	Mon 7/6/15	Fri 7/31/15
11	Space Plan Approval	2 days	Tue 8/4/15	Wed 8/5/15
12	GC - GC, Fee & Insurance proposal	3 wks	Fri 7/10/15	Thu 7/30/15
13	Furniture Coordination/Purchase	4 wks	Mon 7/27/15	Fri 8/21/15
14	Design development	2 wks	Thu 7/30/15	Wed 8/12/15
15	Coordinate with ITA/Order EQ	4 wks	Mon 8/3/15	Fri 8/28/15
16	Construction Documents	2 wks	Thu 8/13/15	Wed 8/26/15
17	Plan Check (expedited)	1 wk	Thu 8/27/15	Wed 9/2/15
18	GC Bid to subcontractors/review of bids	1 wk	Thu 8/27/15	Wed 9/2/15
19	Furniture Fabrication	8 wks	Mon 8/24/15	Fri 10/16/15
20	Construction (8 weeks)	8 wks	Thu 9/3/15	Wed 10/28/15
21	ITA cabling install	9 days	Mon 10/19/15	Thu 10/29/15
22	Furniture Installation	7 days	Mon 10/19/15	Tue 10/27/15
23	Punch	5 days	Thu 10/29/15	Tue 11/3/15
24	Move In	1 day	Sat 10/31/15	Sat 10/31/15
25				
26	**Temporary Moves**	**20 days**	**Wed 8/5/15**	**Tue 9/1/15**
27	Create TEMP area dividers in suite 1300	0 days	Wed 8/5/15	Wed 8/5/15
28	TEMP relocate HomeSec from 1425 to 1300 (8 people)	0 days	Thu 9/3/15	Thu 9/3/15
29				
30	**Phase 1.5 (LAFD 2nd & 12th Floor) (25,858 sf)**	**109 days**	**Thu 8/13/15**	**Sat 1/9/16**
31	Space Planning	1.2 wks	Thu 8/13/15	Thu 8/20/15
32	Space Plan Approval	2 wks	Fri 8/21/15	Thu 9/3/15
33	Design Development	2 wks	Fri 8/21/15	Thu 9/3/15
34	Furniture coordination/purchase	4 wks	Fri 8/21/15	Thu 9/17/15



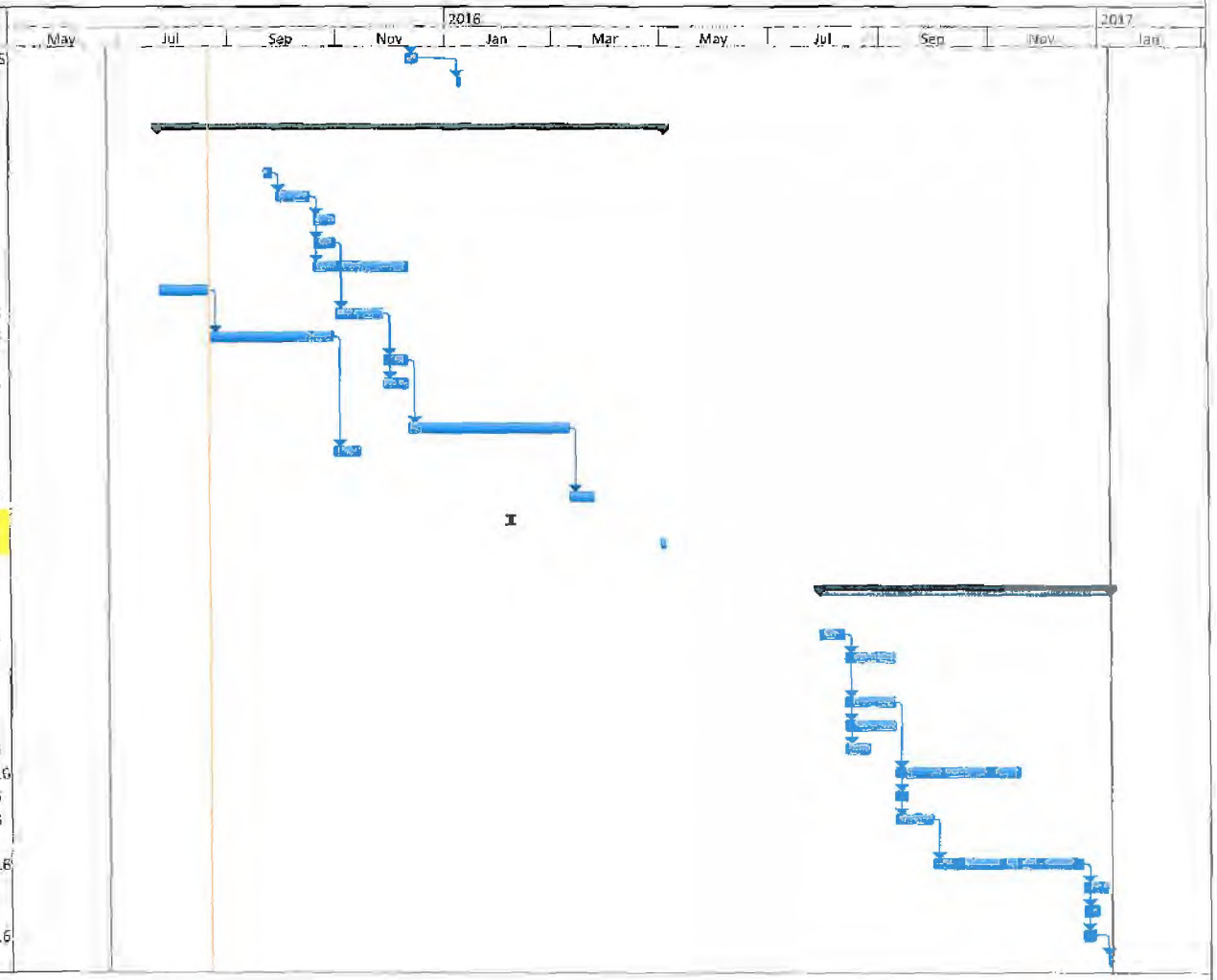
City of Los Angeles
Fig Plaza Backfill (201 Tower)
Schedule prepared by:
Savills Studley
Project Management Services

ID	Task Name	Duration	Start	Finish
35	Construction Documents	2 wks	Fri 9/4/15	Thu 9/17/15
36	Coordinate with ITA/Order EQ	10 wks	Fri 8/21/15	Thu 10/29/15
37	Plan Check (expedited)	1 wk	Fri 9/18/15	Thu 9/24/15
38	GC bidding to subcontractors/review of bids	2 wks	Fri 9/18/15	Thu 10/1/15
39	Furniture fabrication	10 wks	Fri 9/18/15	Wed 11/25/15
40	Construction (10 weeks)	10 wks	Fri 10/2/15	Wed 12/9/15
41	ITA EQ & cabling install	2 wks	Thu 12/3/15	Wed 12/16/15
42	Furniture installation	2 wks	Thu 12/3/15	Wed 12/16/15
43	Punchlist	1 wk	Thu 12/10/15	Wed 12/16/15
44	Move In	2 days	Fri 1/8/16	Sat 1/9/16
45				
46	**Temporary Moves**	**93 days**	**Thu 9/3/15**	**Sat 1/9/16**
47	Move Home Sec from 1300	0 days	Thu 9/3/15	Thu 9/3/15
48	Move LAFD Risk Mgt & EMS-QI/PAD fr 1300	0 days	Thu 9/3/15	Thu 9/3/15
49	Move Fire Fac fr 1300	0 days	Thu 9/3/15	Thu 9/3/15
50	Move Professional Standards Bureau from CHE 1880	0 days	Sat 1/9/16	Sat 1/9/16
51	Move EMS Bur fr CHE 18	0 days	Sat 1/9/16	Sat 1/9/16
52	Move Fire Prev & PSB/Devel Svcs fr 201/3rd & 4th	0 days	Sat 1/9/16	Sat 1/9/16
53				
54	**Phase 2 (Development Services 5th floor) (20,858 rsf)**	**123 days**	**Fri 7/24/15**	**Sat 1/9/16**
55	Programming (12)	2 wks	Fri 7/24/15	Thu 8/6/15
56	Space Planning	2 wks	Fri 8/7/15	Thu 8/20/15
57	Coordinate with ITA/Order EQ	4 wks	Fri 8/21/15	Thu 9/17/15
58	Furniture coordination/purchase	4 wks	Fri 8/21/15	Thu 9/17/15
59	Space Plan Approval	2 wks	Fri 8/21/15	Thu 9/3/15
60	Design Development	2 wks	Fri 8/21/15	Thu 9/3/15
61	Furniture Fabrication	11 wks	Tue 9/22/15	Fri 12/4/15
62	Construction Documents	2 wks	Fri 9/4/15	Thu 9/17/15
63	Plan Check (expedited)	2 wks	Fri 9/18/15	Thu 10/1/15
64	GC Bidding to subcontractors/review of bids	2 wks	Fri 9/18/15	Thu 10/1/15
65	TEMP move LAFD Risk Mgt & EMS-QI/PAD from 201/650 to 1300 (19 people)	0 days	Tue 12/1/15	Tue 12/1/15
66	Construction (10 weeks)	10 wks	Fri 10/2/15	Wed 12/9/15
67	ITA EQ & Cabling install	2 wks	Tue 12/8/15	Mon 12/21/15
68	Furniture Installation	2 wks	Mon 12/7/15	Fri 12/18/15



City of Los Angeles
Fig Plaza Backfill (201 Tower)
Schedule prepared by:
Savills Studley
Project Management Services

ID	Task Name	Duration	Start	Finish
69	Punch List	1 wk	Thu 12/10/15	Wed 12/16/15
70	Move In	2 days	Fri 1/8/16	Sat 1/9/16
71				
72	**Phase 3 (LAPD 6, 15 & 16th floor) (52,003 rsf)**	**205 days**	**Fri 7/24/15**	**Mon 5/2/16**
73	Programming	1 wk	Mon 9/21/15	Fri 9/25/15
74	Space Planning	3 wks	Mon 9/28/15	Fri 10/16/15
75	Space Plan Approval	2 wks	Mon 10/19/15	Fri 10/30/15
76	Design Development	2 wks	Mon 10/19/15	Fri 10/30/15
77	Coordinate with ITA/Order EQ	8 wks	Mon 10/19/15	Thu 12/10/15
78	Furniture coordination/purchase	4 wks	Fri 7/24/15	Thu 8/20/15
79	Construction Documents	4 wks	Sat 10/31/15	Thu 11/26/15
80	Furniture Fabrication	10 wks	Fri 8/21/15	Thu 10/29/15
81	Plan Check (expedited)	2 wks	Fri 11/27/15	Thu 12/10/15
82	GC Bidding to subcontractors/review of bids	2 wks	Fri 11/27/15	Thu 12/10/15
83	Construction (13 weeks)	13 wks	Fri 12/11/15	Wed 3/9/16
84	Equipment & Furniture delivery and installation	12 days	Fri 10/30/15	Fri 11/13/15
85	Punchlist	2 wks	Thu 3/10/16	Wed 3/23/16
86	6th Floor Move in	2 days	Fri 2/5/16	Sat 2/6/16
87	15th & 16th Floor Move in	2 days	Sat 4/30/16	Mon 5/2/16
88				
89	**Phase 4 (Family Violence 13th floor) (13,789 rsf)**	**117 days**	**Thu 7/28/16**	**Fri 1/6/17**
90	Space Plan Approval	2 wks	Thu 7/28/16	Wed 8/10/16
91	Furniture coordination/purchase	4 wks	Thu 8/11/16	Wed 9/7/16
92	Construction Documents	4 wks	Thu 8/11/16	Wed 9/7/16
93	Coordinate with ITA/Order EQ	4 wks	Thu 8/11/16	Wed 9/7/16
94	Design Development	2 wks	Thu 8/11/16	Wed 8/24/16
95	Furniture fabrication	10 wks	Thu 9/8/16	Wed 11/16/16
96	Plan Check (OTC)	1 wk	Thu 9/8/16	Wed 9/14/16
97	GC bidding to subcontractors/review of bids	3 wks	Thu 9/8/16	Wed 9/28/16
98	Construction (10 weeks)	12 wks	Thu 9/29/16	Wed 12/21/16
99	ITA EQ & cabling install	2 wks	Thu 12/22/16	Wed 1/4/17
100	Furniture installation	7 days	Thu 12/22/16	Fri 12/30/16
101	Punchlist	1 wk	Thu 12/22/16	Wed 12/28/16
102	Move in	2 days	Thu 1/5/17	Fri 1/6/17



savills studley

Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			8/21/2015
Project:	201 Figueroa Plaza	Phase 1		
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	14,113		14,113	

Ref	Item	Original Budget	cost psf	Projected & Committed Costs	cost psf	Funding Source	Comments
	Soft Costs	$128,838	$9.13	$0	$0.00		
1.0	Consulting & Design Fees	$31,614	$2.24	$0	$0.00		
1.01a	Architectural Contract	$28,740	$2.04	$0	$0.00		Ex Novo (7/7)
1.01b	Furniture Coordination	$0	$0.00	$0	$0.00		
1.01c	Design of New Stair	$0	$0.00	$0	$0.00		
1.02	MEP Engineering	$0	$0.00	$0	$0.00		Excluded- Design Build
1.03	Structural Testing/Engineering	$0	$0.00	$0	$0.00		
1.04	Plan Check Application Fees	$0	$0.00	$0	$0.00		
1.05	Plan revisions - Architect	$0	$0.00	$0	$0.00		
1.06	Plan revisions - Engineering	$0	$0.00	$0	$0.00		
1.07	Lighting Consultant	$0	$0.00	$0	$0.00		
1.08	Telecommunication Consultant	$0	$0.00	$0	$0.00		
1.09	Acoustic Engineer/ Consultant	$0	$0.00	$0	$0.00		
1.10	Security Consultant	$0	$0.00	$0	$0.00		
1.11	Graphics/ Signage development	$0	$0.00	$0	$0.00		
1.12	Existing Furniture Inventory	$0	$0.00	$0	$0.00		
1.13	Reimbursable - Architect	$2,874	$0.20	$0	$0.00		Allowance - 10% of fee
1.14	Reimbursable - MEP	$0	$0.00	$0	$0.00		Allowance - 10% of fee
1.15	Reimbursable - Structural Engineer	$0	$0.00	$0	$0.00		Allowance - 10% of fee
2.0	Other Fees and Lease Obligations	$97,224	$6.89	$0	$0.00		
2.02	Tenant Project Management	$51,200	$3.63	$0	$0.00		Savills Studley Project Management (4 months)
2.02a	Tenant Project Management - Reimbursables	$0	$0.00	$0	$0.00		Excluded
2.03	Building Permit Fee	$9,945	$0.00	$0	$0.00		1% of HC
2.04	CBRE Project Oversight & Processing	$33,394	$2.37	$0	$0.00		2% of all costs
2.05	Move consultant	$0	$0.00	$0	$0.00		Excluded - Confirm req't.
2.06	Legal Fees	$0	$0.00	$0	$0.00		Excluded - Confirm req't.
2.07	Builders Risk Insurance	$2,685	$0.19	$0	$0.00		Allowance - $.27 per every $100 of hard construction
	Hard Costs	$1,392,205	$98.65	$0	$0.00		
3.0	Construction Costs	$994,536	$70.47	$0	$0.00		
3.01e	Tenant Improvements and Alterations	$994,536	$70.47	$0	$0.00		Corporate Contractors (8/21)
3.01b	Value Engineering Alternates	$0	$0.00	$0	$0.00		
3.01d	Approved Change Orders	$0	$0.00	$0	$0.00		See change order log
3.01e	Pending Change Orders	$0	$0.00	$0	$0.00		See change order log
3.01f	Base Building Improvements	$0	$0.00	$0	$0.00		Excluded - Landlord scope of work
3.01g	Restroom Upgrades	$0	$0.00	$0	$0.00		Excluded - Landlord scope of work
3.02b	Final Clean	$0	$0.00	$0	$0.00		Allowance
3.02c	Signage-Bldg Direct/Suite	$0	$0.00	$0	$0.00		Allowance
3.03	Keying	$0	$0.00	$0	$0.00		Allowance
3.04a	Signage - Interior	$0	$0.00	$0	$0.00		Allowance
3.04b	Signage - Exterior	$0	$0.00	$0	$0.00		Allowance
3.05	Special Construction-IT/AV room requirements	$0	$0.00	$0	$0.00		Allowance- confirm req;t
3.06	Deputy Inspections	$0	$0.00	$0	$0.00		Excluded
3.07	Carpet Protection	$0	$0.00	$0	$0.00		Excluded
3.08	Restoration	$0	$0.00	$0	$0.00		Excluded
4.0	Voice/Data Infrastructure	$141,130	$10.00	$0	$0.00		
4.01	Phone System	$0	$0.00	$0	$0.00		
4.02	Phone software/Voicemail upgrade	$0	$0.00	$0	$0.00		
4.03	Computer Room UPS system	$0	$0.00	$0	$0.00		
4.04	Server Cabinet	$0	$0.00	$0	$0.00		
4.05a	Premises Cabling (floor)	$49,396	$3.50	$0	$0.00		ITA to confirm
4.05b	Cable Change Orders	$0	$0.00	$0	$0.00		See change order log
4.06	Telecom Facilities (Riser Connectivity)	$0	$0.00	$0	$0.00		Allowance
4.08	WIFI	$0	$0.00	$0	$0.00		
4.09	Printers, fax machines and copiers	$0	$0.00	$0	$0.00		
4.10	Audio visual equipment	$0	$0.00	$0	$0.00		
4.11	Security Access Control	$0	$0.00	$0	$0.00		
	IT All in	$91,735	$10.00				

Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles		8/21/2015
Project:	201 Figueroa Plaza Phase 1		
Proposed Location:	201 Figueroa Plaza		
Proposed Rentable Square Footage	14,113	14,113	

Ref.	Item	Original Budget	cost psf	Projected & Committed Costs	cost psf	Funding Source	Comments
5.0	Furniture, Fittings and Equipment	$214,200	$15.18	$0	$0.00		Unisource
Office/WS							TOTAL- 60 workstations
5.01a	Private Office A (Executive Offices)	$0	$15.00	$0	$0.00		Confirm w/ Melody & Chuck
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00		Confirm w/ Melody & Chuck
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00		Confirm w/ Melody & Chuck
5.02a	Workstation A (8 x 12) & (8 x 10)	$6,000	$0.43	$0	$0.00		13th (2)- All workstations to offer height adjustable tables?
5.02b	Workstation B (8 x 8)	$156,000	$11.05	$0	$0.00		13th (25), 14th (27)
5.03a	Workstation C (6 x 6)	$18,000	$1.28	$0	$0.00		13th (6)
5.03b	Task chairs	$0	$0.00	$0	$0.00		Re-using existing
5.04	Guest chairs	$0	$0.00	$0	$0.00		Re-using existing
Admin/Conference		$0	$0.00	$0	$0.00		
5.05	Waiting area	$0	$0.00	$0	$0.00		14th- Re-using existing
5.06	Main Conference Room(s)	$0	$0.00	$0	$0.00		13th (1) Re-using existing
5.07	Medium/Small Conference Room	$0	$0.00	$0	$0.00		
5.08	Customer Area	$0	$0.00	$0	$0.00		13th- 6 seats- Re-using existing
5.10	Break Room/Lunch Room	$0	$0.00	$0	$0.00		
5.11	Small Conference Rooms	$0	$0.00	$0	$0.00		
Ancillary		$0	$0.00	$0	$0.00		
5.13	High Density Filing	$0	$0.00	$0	$0.00		
5.14	File Cabinets	$0	$0.00	$0	$0.00		13th (10) Re-using existing
5.15	HR Equipment Storage	$0	$0.00	$0	$0.00		
5.16	Finance & HR File Room	$0	$0.00	$0	$0.00		
5.17	Server Room	$0	$0.00	$0	$0.00		
5.18	IT Storage/IT Room	$0	$0.00	$0	$0.00		
5.19	Office Storage	$0	$0.00	$0	$0.00		
5.20	Printer Stations	$0	$0.00	$0	$0.00		
5.21	Artwork, Displays	$0	$0.00	$0	$0.00		
5.22	Interior Landscaping	$0	$0.00	$0	$0.00		
5.23	Tax, Delivery, & Install	$34,200	$2.42	$0	$0.00		Allowance- 19%
6.0	Removal Costs	$42,339	$3.00	$0	$0.00		
6.01a	Movers - Contents	$42,339	$3.00	$0	$0.00		Allowance- personal contents of 60. Assumes move consultant fee.
6.01b	Movers - Furniture	$0	$0.00	$0	$0.00		Excluded
6.02	De-install & Re-instal pc's	$0	$0.00	$0	$0.00		Allowance
6.03	Packing Materials	$0	$0.00	$0	$0.00		Allowance
6.04	Stationery Changes	$0	$0.00	$0	$0.00		Excluded
6.05	Restoration Requirements	$0	$0.00	$0	$0.00		Excluded
	Total w/o Contingency	$1,521,043	$107.78	$0	$0.00		
	Contingency Amount	$152,104	$10.78	$152,104	$10.78		10% contingency
	Total with Contingency	$1,673,148	$118.56	$152,104	$10.78		

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*Budget excludes asbestos abatement.

* Further discussion required for items noted in blue*

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Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			8/18/2015
Project:	201 Figueroa Plaza	Phase 4	(12th floor)	
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	20,858		20,858	

Ref.	Item	Original Budget	cost psf	Projected & Committed Costs	cost psf	Comments
	Soft Costs	**$164,726**	**$7.90**	**$0**	**$0.00**	
1.0	**Consulting & Design Fees**	**$106,903**	**$5.13**	**$0**	**$0.00**	
1.01a	Architectural Contract	$43,385	$2.08	$0	$0.00	Ex Novo (7/7)
1.01b	Furniture Coordination	$0	$0.00	$0	$0.00	
1.01c	Design of New Stair	$0	$0.00	$0	$0.00	
1.02	MEP Engineering	*$53,800*	$2.58	$0	$0.00	*Glumac (7/21)*
1.03	Structural Testing/Engineering	$0	$0.00	$0	$0.00	
1.04	Plan Check Application Fees	$0	$0.00	$0	$0.00	
1.05	Plan revisions - Architect	$0	$0.00	$0	$0.00	
1.06	Plan revisions - Engineering	$0	$0.00	$0	$0.00	
1.07	Lighting Consultant	$0	$0.00	$0	$0.00	
1.08	Telecommunication Consultant	$0	$0.00	$0	$0.00	
1.09	Acoustic Engineer/ Consultant	$0	$0.00	$0	$0.00	
1.10	Security Consultant	$0	$0.00	$0	$0.00	
1.11	Graphics/ Signage development	$0	$0.00	$0	$0.00	
1.12	Existing Furniture Inventory	$0	$0.00	$0	$0.00	
1.13	Reimbursable - Architect	$4,338	$0.21	$0	$0.00	Allowance - 10% of fee
1.14	Reimbursable - MEP	*$5,380*	$0.26	$0	$0.00	Allowance - 10% of fee
1.15	Reimbursable - Structural Engineer	*$0*	$0.00	$0	$0.00	
2.0	**Other Fees and Lease Obligations**	**$57,822**	**$0.47**	**$0**	**$0.00**	
2.02	Tenant Project Management	*$51,200*	$2.45	$0	$0.00	Savills Studley Project Management (4 months)
2.02a	Tenant Project Management - Reimbursables	$0	$0.00	$0	$0.00	Excluded
2.03	Building Permit Fee	$5,215	$0.00	$0	$0.00	1% of HC
2.04	CBRE Project Oversight & Processing	$0	$0.00	$0	$0.00	2% of all costs
2.05	Move consultant	$0	$0.00	$0	$0.00	Excluded - Confirm req't.
2.06	Legal Fees	$0	$0.00	$0	$0.00	Excluded - Confirm req't.
2.07	Builders Risk Insurance	$1,408	$0.07	$0	$0.00	Allowance - $.27 per every $100 of hard construction
	Hard Costs	**$945,888**	**$45.35**	**$0**	**$0.00**	
3.0	**Construction Costs**	**$521,450**	**$25.00**	**$0**	**$0.00**	
3.01a	Tenant Improvements and Alterations	*$521,450*	$25.00	$0	$0.00	*Estimate*
3.01b	Value Engineering Alternates	$0	$0.00	$0	$0.00	
3.01d	Approved Change Orders	$0	$0.00	$0	$0.00	See change order log
3.01e	Pending Change Orders	$0	$0.00	$0	$0.00	See change order log
3.01f	Base Building Improvements	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.01g	Restroom Upgrades	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.02b	Final Clean	$0	$0.00	$0	$0.00	Allowance
3.02c	Signage-Bldg Direct/Suite	$0	$0.00	$0	$0.00	Allowance
3.03	Keying	$0	$0.00	$0	$0.00	Allowance
3.04a	Signage - Interior	$0	$0.00	$0	$0.00	Allowance
3.04b	Signage - Exterior	$0	$0.00	$0	$0.00	Allowance
3.05	Special Construction-IT/AV room requirements	$0	$0.00	$0	$0.00	Allowance- confirm req;t
3.06	Deputy Inspections	$0	$0.00	$0	$0.00	Excluded
3.07	Carpet Protection	$0	$0.00	$0	$0.00	
3.08	Restoration	$0	$0.00	$0	$0.00	
4.0	**Voice/Data Infrastructure**	**$208,580**	**$10.00**	**$0**	**$0.00**	
4.01	Phone System	$0	$0.00	$0	$0.00	
4.02	Phone software/Voicemail upgrade	$0	$0.00	$0	$0.00	
4.03	Computer Room UPS system	$0	$0.00	$0	$0.00	
4.04	Server Cabinet	$0	$0.00	$0	$0.00	
4.05a	Premises Cabling (floor)	$73,003	$3.50	$0	$0.00	
4.05b	Cable Change Orders	$0	$0.00	$0	$0.00	See change order log
4.06	Telecom Facilities (Riser Connectivity)	$0	$0.00	$0	$0.00	Allowance
4.08	WIFI	$0	$0.00	$0	$0.00	
4.09	Printers, fax machines and copiers	$0	$0.00	$0	$0.00	
4.10	Audio visual equipment	$0	$0.00	$0	$0.00	
4.11	Security Access Control	$0	$0.00	$0	$0.00	
	IT All in	*$135,577*	$10.00			
5.0	**Furniture, Fittings and Equipment**	**$195,000**	**$9.35**	**$0**	**$0.00**	Unisource
Office/WS						Total- 65
5.01a	Private Office A (Executive Offices)	*$0*	$15.00	$0	$0.00	
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00	
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00	

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			8/18/2015
Project:	201 Figueroa Plaza	Phase 4	(12th floor)	
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	20,858		20,858	

Ref	Item	Original Budget	cost psf	Projected & Committed Costs	cost psf	Comments
5.02a	Workstation A	$195,000	$9.35	$0	$0.00	$3000 per modular workstations
5.02b	Workstation B	$0	$0.00	$0	$0.00	
5.03a	Task chairs	$0	$0.00	$0	$0.00	
5.03b	Guest chairs	$0	$0.00	$0	$0.00	
5.04		$0	$0.00	$0	$0.00	
Admin/Conference		$0	$0.00	$0	$0.00	
5.05	Reception seating	$0	$0.00	$0	$0.00	
5.06	Main Conference Room(s)-Executive, Flexible,	$0	$0.00	$0	$0.00	
5.07	Medium/Small Conference Room	$0	$0.00	$0	$0.00	
5.08	Informal Breakout	$0	$0.00	$0	$0.00	
5.09	Phone Rooms	$0	$0.00	$0	$0.00	
5.10	Break Room/Lunch Room	$0	$0.00	$0	$0.00	
5.11	Small Conference Rooms	$0	$0.00	$0	$0.00	
5.12	War Rooms	$0	$0.00	$0	$0.00	
Ancillary		$0	$0.00	$0	$0.00	
5.13	High Density Filing	$0	$0.00	$0	$0.00	
5.14	File Cabinets	$0	$0.00	$0	$0.00	
5.15	HR Equipment Storage	$0	$0.00	$0	$0.00	
5.16	Finance & HR File Room	$0	$0.00	$0	$0.00	
5.17	Server Room	$0	$0.00	$0	$0.00	
5.18	IT Storage/IT Room	$0	$0.00	$0	$0.00	
5.19	Office Storage	$0	$0.00	$0	$0.00	
5.20	Printer Stations	$0	$0.00	$0	$0.00	
5.21	Artwork, Displays	$0	$0.00	$0	$0.00	
5.22	Interior Landscaping	$0	$0.00	$0	$0.00	
5.23	Tax, Delivery, & Install	$0	$0.00	$0	$0.00	

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Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			8/18/2015
Project:	201 Figueroa Plaza	Phase 4	(12th floor)	
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	20,858		20,858	

Ref.	Item	Original Budget	cost psf	Projected & Committed Costs	cost psf	Comments
6.0	**Removal Costs**	**$20,858**	**$1.00**	**$0**	**$0.00**	
6.01a	Movers - Contents	*$20,858*	$1.00	$0	$0.00	Allowance + Move Coordinator
6.01b	Movers - Furniture	$0	$0.00	$0	$0.00	Excluded
6.02	De-install & Re-install pc's	$0	$0.00	$0	$0.00	Allowance
6.03	Packing Materials	$0	$0.00	$0	$0.00	Allowance
6.04	Stationery Changes	$0	$0.00	$0	$0.00	Excluded
6.05	Restoration Requirements	$0	$0.00	$0	$0.00	Excluded
	Total w/o Contingency	**$1,110,614**	$53.25	**$0**	$0.00	
	Contingency Amount	*$111,061*	$5.32	$111,061	$5.32	10% contingency
	Total with Contingency	**$1,221,675**	$58.57	**$111,061**	$5.32	

*Budget excludes asbestos abatement.

* Further discussion required for items noted in blue!