0220-05117-0014

TRANSMITTAL

TO	DATE	COUNCIL FILE NO.
Council	10/01/15	14-1728-S1
FROM		COUNCIL DISTRICT
Municipal Facilities Committee		14

At its meeting of September 24, 2015, the Municipal Facilities Committee (MFC) considered a request from the Department of General Services (GSD) for authorization to negotiate and execute a contract with CBRE, Inc. for project management oversight of the restacking project at 201 North Figueroa Street. After discussion, the MFC amended the recommendations contained in the GSD report as follows:

That the Council, subject to approval of the Mayor:

1) Authorize GSD to increase the contract ceiling with CBRE, Inc. for the 201 Restack Project which includes project management, space planning, tenant improvements, and re-occupation of displaced employees and other departments to 201 North Figueroa Street, by $3.4 million, from the approved amount of $3.2 million to a revised authority of $6.6 million; and
2) Authorize the CAO to make technical corrections as necessary to implement Mayor and Council intentions.

This matter is hereby transmitted for Council consideration.

Miguel A. Santana
City Administrative Officer
Chair, Municipal Facilities Committee

MAS:REM:05160044

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

September 24, 2015

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

Attention: Maria Espinosa, Legislative Assistant

FIGUEROA PLAZA 201 RESTACK PROJECT
MONTHLY UPDATE STATUS REPORT FOR SEPTEMBER 2015
AND REQUEST FOR AUTHORITY TO PROCEED WITH PROJECT PHASES
FOR DEVELOPMENT SERVICES CENTER ON 5TH FLOOR AND
LOS ANGELES POLICE DEPARTMENT ON 6TH FLOOR

Background

This report summarizes the overall activities and progress for the Fig Plaza 201 Restack Project through September 24, 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 Department of General Services (GSD) is now requesting authority to implement plans for Phase 2 for the Development Services Center which will house plan check activities by LADBS, City Planning and DOT on the 5th floor of the 201 tower.

- The Department of General Services (GSD) is also requesting authority to implement plans for Phase 3a, for the Los Angeles Police Department (LAPD) on the 6th floor of the 201 tower.

- The MFC approved the revised 201 stack plan in June 2015. A request to execute a contract with CBRE for project management oversight for Phase 1 was approved by the MFC in July 2015 and Phase 1.5 in August 2015. The City Council approved this new Phase 1 contract on August 19th and Phase 1.5 on September 16th.

- 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. Phase 1.5 will locate the Los Angeles Fire Department (LAFD) Professional Standards, Risk Management, Fire Facilities, Homeland Security and Development Services on the 12th and 2nd floors of the 201 tower.

Master Project Schedule

- Phase 1 is on schedule 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.

- Because of the greatly reduced scope for construction in Phase 1.5, to prepare the 12th floor for the LAFD, and the smaller renovation of Suite 201 and 201 A&B, also for LAFD, completion is expected to be by the beginning of January 2016.

- The Gantt chart attached has been updated to reflect the current schedule for Phase 1, now under construction, the projected schedule for Phase 1.5, and the projected schedules for Phases 2 through 5 once they are approved by the MFC and funding is provided.

- Based on these changes, the revised phase schedules are 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	1/15/2016
3a	Create new space for LAPD Force Investigation Division to relocate from temporary space on Floor 15 to Floor 6; create new space for LAPD Ombuds from PAB to Floor 6	1/15/2016
3b	Relocate LAPD Internal Affairs Division from Bradbury Building lease to Floors 15 & 16	4/30/2016
4	Now Phase 1.5 above	
5	Relocate City Attorney Family Violence and Victim Assistance units from Lyons/Reyes building lease	1/5/2017

Project Management Contract

For Phases 2 and 3a 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 Phases 2 and 3a 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 Phase 1 budget has increased slightly from $1.55 million to $1.6 million due to increases in cable costs for phone and data. Cabling costs increased almost

$120,000 for this phase over initial projections, but savings elsewhere in the budget reduced the overall increase for this phase to $50,000. The revised budget for Phase 1 is attached.

- The cable cost increase is due to the ITA's current specification standard calling for Cat 6a cable, which, while it provides greater capacity, is considerably more expensive. This will impact all phase budgets in the overall 201 Restack Project.

- General Fund money was approved by the MFC to pay for the LAFD Phase 1.5 on the 12th floor and the LAFD Phase 1.5 portion on the 2nd floor. Cabling costs for this phase, as discussed in the item above, are now estimated at $250,000, a $177,000 increase over the original estimate.

  The revised budget, reflecting this cabling increase and other changes, is attached. This new budget is now at $1.36 million, a $95,000 increase over what was reported in August 2015. This includes increases in furniture of $45,000, soft costs of $30,000, and move costs of $42,000, with a decrease in communications of $20,000 from IT equipment requirements.

  From construction drawings now being finalized, the general contractor will bid out the work to their sub-contractors and will provide an actual cost, including the exact impact of increased cabling costs. GSD will report the actual amount in a subsequent report.

- The estimated budget for Phase 2 is $2.7 million, as reflected on the attached Draft Preliminary Budget. This latest estimate shows an increase of $400,000 due to the large cabling expense as discussed above, higher projected furniture costs to supply 120 work stations, and general construction costs calculated at $70 per square foot. GSD believes that as actual costs are established, this budget should decrease.

  The Department of City Planning will pay $300,000 for this phase and LADBS Enterprise Fund has agreed to pay up to $2.0 million. 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. If funding is needed over and above the $2.3 million, LADBS and/or City Planning will be asked to review the increases and to provide funds to cover the required amount.

- The estimated budget for Phase 3a is $1.1 million, as reflected on the attached Draft Preliminary Budget. GSD is working closely with LAPD whereby the three suites on the 6th Floor allocated for Force Investigation Division and Ombuds might be used as-is, possibly only requiring carpet, paint, furniture and communications work. If this plan can move forward, GSD believes that considerable savings would be achieved, reducing the $1.1 million budget by several hundred thousand dollars. As this plan is further developed, GSD will report back to the MFC on the status and budget adjustment.

- 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, as revised:

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	-----	$ 1,595,800	
LAFD PSB, Risk Mgmt, Facilities, Homeland Security (@$53 psf*)	1.5	1/5/2016	20,858	$ 1,357,319		
LAFD Development Services	1.5	1/5/2016	5,058	$ 546,264		
5th Floor Development Services	2	1/10/2016	20,858		$ 2,709,503	
LAPD Internal Affairs Division	3b	4/30/2016	41,716	$ 4,505,328		
LAPD Force Investigation and OMBUDS	3a	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	**$ 9,016,571**	**$ 4,305,303**	**$ 13,321,874**
Available Funding				**$ 8,100,000**	**$ 3,800,000**	**$ 11,900,000**
Current Project Funding Deficit				**$ (916,571)**	**$ (505,303)**	**$ (1,421,874)**

- The overall revised tenant improvement budget is $13.3 million. The General Fund impact is $9.0 million, up $240,000 from the previously submitted budget. There is approximately $8.1 million in MICLA funding available for Space Optimization, leaving a General Fund shortfall of $916,571. This shortfall may however be further reduced after receiving actual construction bids for the work for future phases. Additionally, there may be further cost reductions if departments are able to use some of the existing space as-is.

Project Status Summary

- Phase 1 is on schedule to have LADBS move from Two California Plaza to the 13th and 14th Floors by October 30th.

- Space plans for the 2nd and 12th Floors for LAFD were approved and construction drawings are now being finalized.

- Space plans for Phase 2 for the Development Services Center on the 5th Floor have been approved by the user groups. Construction drawings are about to commence.

- Space plans for the 6th floor, Phase 3a, are currently in development with the user groups.

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 were received for Phase 1. LADBS is providing direct assistance as needed to make this a smooth process for all phases.

- LAFD Homeland Security was successfully relocated to temporary space on the 13th floor to make way for 14th floor demolition.

- Savings are expected for Phases 2 and 3a once final plans are priced out by the general contractor. GSD is working closely with the project team to maximize these savings to reduce any potential shortfall.

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 $13,3 million, subject to the City attorney's approval as to form;

2) Authorize the Department of General Services to proceed with Phase 2 for the Development Services Center on the 5th Floor and Phase 3a for LAPD on the 6th Floor;

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

Attachments: Gantt Chart
Budget Phase 1
Budget Phase 1.5
Budget Phase 2
Budget Phase 3A

Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles		9/11/2015
Project:	201 Figueroa Plaza Phase 1		
Proposed Location:	201 Figueroa Plaza		
Proposed Rentable Square Footage	14,113	14,113	14,113

Ref.	Item	Original Budget	Cost/sqf	Projected Costs	Cost/sqf	Contract	Cost/sqf	Funding	Comments
	Soft Costs	**$128,754**	**$9.12**	**$111,858**	**$7.92**	**$65,918**	**$4.67**		
1.0	**Consulting & Design Fees**	**$31,614**	**$2.24**	**$31,614**	**$2.24**	**$31,614**	**$2.24**		
1.01a	Architectural Contract	$28,740	$2.04	$28,740	$2.04	$28,740	$2.04		**Ex Novo (7/7)**
1.01b	Furniture Coordination	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.01c	Design of New Stair	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.02	MEP Engineering	$0	$0.00	$0	$0.00	$0	$0.00		**Excluded- Design Build**
1.03	Structural Testing/Engineering	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.04	Plan Check Application Fees	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.05	Plan revisions - Architect	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.06	Plan revisions - Engineering	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.07	Lighting Consultant	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.08	Telecommunication Consultant	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.09	Acoustic Engineer/ Consultant	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.10	Security Consultant	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.11	Graphics/ Signage development	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.12	Existing Furniture Inventory	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
1.13	Reimbursable - Architect	$2,874	$0.20	$2,874	$0.20	$2,874	$0.20		Allowance - 10% of fee
1.14	Reimbursable - MEP	$0	$0.00	$0	$0.00	$0	$0.00		Allowance - 10% of fee
1.15	Reimbursable - Structural Engineer	$0	$0.00	$0	$0.00	$0	$0.00		Allowance - 10% of fee
2.0	**Other Fees and Lease Obligations**	**$97,140**	**$6.89**	**$80,244**	**$5.69**	**$34,304**	**$2.43**		
2.01a	Landlord Construction Management	$0	$0.00	$0	$0.00	$0	$0.00		
2.01b	Landlord Plan Review	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
2.02	Tenant Project Management	$51,200	$3.63	$34,304	$2.43	$34,304	$2.43		Savills Studley Project Management (4 months) Prorated
2.02a	Tenant Project Management - Reimbursable	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
2.03	Building Permit Fee	$9,879	$0.00	$9,879	$0.00	$0	$0.00		1% of HC
2.04	CBRE Project Oversight & Processing	$33,394	$2.37	$33,394	$2.37	$0	$0.00		2% of all costs
2.05	Move consultant	$0	$0.00	$0	$0.00	$0	$0.00		Carried in 6.01a
2.06	Legal Fees	$0	$0.00	$0	$0.00	$0	$0.00		Excluded - Confirm req't.
2.07	Builders Risk Insurance	$2,667	$0.19	$2,667	$0.19	$0	$0.00		construction
	Hard Costs	**$1,385,579**	**$98.18**	**$1,483,942**	**$105.16**	**$1,392,207**	**$98.66**		
3.0	**Construction Costs**	**$987,910**	**$70.00**	**$973,946**	**$69.01**	**$973,946**	**$69.01**		
3.01a	Tenant Improvements and Alterations	$987,910	$70.00	$973,946	$69.01	$973,946	$69.01		**Corporate Contractors bid dated 9/3/15 plus**
3.01d	Approved Change Orders	$0	$0.00	$0	$0.00	$0	$0.00		See change order log
3.01e	Pending Change Orders	$0	$0.00	$0	$0.00	$0	$0.00		See change order log
3.01f	Base Building Improvements	$0	$0.00	$0	$0.00	$0	$0.00		Excluded - Landlord scope of work
3.01g	Restroom & Lobby Upgrades	$0	$0.00	$0	$0.00	$0	$0.00		Excluded - Landlord scope of work
3.02a	Landlord Charges - Freight Elevator	$0	$0.00	$0	$0.00	$0	$0.00		Allowance - Confirm req't.
3.02b	Final Clean	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
3.02c	Signage-Bldg Direct/Suite	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
3.03	Keying	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
3.04a	Signage - Interior	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
3.04b	Signage - Exterior	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
3.05	Special Construction-IT/AV room requiremer	$0	$0.00	$0	$0.00	$0	$0.00		Allowance- confirm req't
3.06	Deputy Inspections	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
3.07	Carpet Protection	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
4.0	**Voice/Data Infrastructure**	**$141,138**	**$10.00**	**$200,231**	**$14.44**	**$168,496**	**$11.94**		
4.01	Phone System	$0	$0.00	$0	$0.00	$0	$0.00		**Excluded- Relocate existing VOIP phones**
4.02	Phone software/Voicemail upgrade	$0	$0.00	$0	$0.00	$0	$0.00		Not required
4.03	Computer Room UPS system	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
4.04	Server Cabinet	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
4.05a	**Premises Cabling (floor)**	$49,396	$3.50	$168,496	$11.94	$168,496	$11.94		**Pinnacle (9/3/15)**
4.05b	Cable Change Orders	$0	$0.00	$0	$0.00	$0	$0.00		See change order log
4.06	Telecom Facilities (Riser Connectivity)	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
4.07	Network Infrastructure	$0	$0.00	$0	$0.00	$0	$0.00		**Carried in separate IT budget, per Matt Reynolds**
4.08	WIFI	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
4.09	Printers, fax machines and copiers	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
4.10	Audio visual equipment	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
4.11	Security Access Control	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
4.12	IT All In	$91,735	$10.00	$91,735	$6.50	$0	$0.00		Excluded
5.0	**Furniture, Fittings and Equipment**	**$314,200**	**$15.18**	**$228,590**	**$16.20**	**$228,590**	**$16.20**		Unisource
Office/WS									**TOTAL- 60 workstations**
5.01a	Private Office A (Executive Offices)	$0	$15.00	$0	$0.00	$0	$0.00		No PO's
5.02a	Workstation A (8 x 12) & (8 x 10)	$6,000	$0.43	**Incl in 5.02b**	$0.00	**Incl in 5.02b**	$0.00		13th (2)- All workstations to offer height
5.02b	Workstation B (8 x 8)	$156,000	$11.05	**$221,108**	$15.67	**$221,108**	$15.67		**Unisource (8/24)- 13th (25) #260568, 14th (27) #269569**
5.03a	Workstation C (8 x 6)	$18,000	$1.28	**Incl in 5.02b**	$0.00	**Incl in 5.02b**	$0.00		13th (6)
5.03b	Task chairs	$0	$0.00	$0	$0.00	$0	$0.00		Re-using existing
5.04	Guest chairs	$0	$0.00	$0	$0.00	$0	$0.00		Re-using existing
5.05	Temp furniture	$0	$0.00	$7,488	$0.53	$7,488	$0.53		**Unisource #269961 - Homeland Security temp**
Admin/Conference		$0	$0.00	$0	$0.00	$0	$0.00		

Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			9/11/2015
Project:	201 Figueroa PlazaPhase 1			
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	14,113	14,113	14,113	

Ref	Item	Original Budget	[illegible]	Projected Costs	[illegible]	[illegible]	[illegible]	Funding	Comments
5.05	Waiting area	$0	$0.00	$0	$0.00	$0	$0.00		14th- Re-using existing
5.06	Main Conference Room(s)	$0	$0.00	$0	$0.00	$0	$0.00		13th (1) Re-using existing
5.07	Customer Area	$0	$0.00	$0	$0.00	$0	$0.00		13th- 6 seats- Re-using existing
5.08	Break Room/Lunch Room	$0	$0.00	$0	$0.00	$0	$0.00		Reuse existing
Ancillary		$0	$0.00	$0	$0.00	$0	$0.00		
5.09	File Cabinets	$0	$0.00	$0	$0.00	$0	$0.00		13th (10) Re-using existing
5.10	Tax, Delivery, & Install	*$34,200*	$2.42	$0	$0.00	$0	$0.00		Allowance- 19%
6.0	**Removal Costs**	**$42,339**	**$3.00**	**$21,170**	**$1.50**	**$21,170**	**$1.50**		
6.01a	Movers - Contents	*$42,339*	$3.00	**$21,170**	$1.50	**$21,170**	$1.50		**CBRE (9/1) Consultant Fee. Excluded moving costs (assumed insurance)**
6.01b	Movers - Furniture	$0	$0.00	$0	$0.00	$0	$0.00		Excluded
6.02	De-Install & Re-Install pc's	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
6.03	Packing Materials	$0	$0.00	$0	$0.00	$0	$0.00		Allowance
	Total w/o Contingency	**$1,514,333**	[illegible]	**$1,585,800**	[illegible]	**$1,458,125**	[illegible]		
	Contingency Amount	*$151,433*	[illegible]	$70,000	[illegible]	$0	$0.00		**Excluded- 10% contingency is carried in 3.01a**
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]				

*Budget excludes asbestos abatement.

* Further discussion required for items noted in bluel

Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			9/17/2015
Project:	201 Figueroa Plaz Phase 1.5 (12th floor)		(12th floor)	
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	20,858	20,858	20,858	

Ref.	Item	Original Budget	Cost/Sqf	Projected &	Cost/Sqf	Committed	Cost/Sqf	Comments
	Soft Costs	$164,726	$7.90	$174,478	$8.37	$130,660	$6.26	
1.0	Consulting & Design Fees	$106,903	$5.13	$106,903	$5.13	$97,185	$4.66	
1.01a	Architectural Contract	$43,385	$2.08	$43,385	$2.08	$43,385	$2.08	Ex Novo (7/7)
1.01b	Furniture Coordination	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.01c	Design of New Stair	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.02	MEP Engineering	$53,800	$2.58	$53,800	$2.58	$53,800	$2.58	*Glumac (7/21)*
1.03	Structural Testing/Engineering	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.04	Plan Check Application Fees	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.05	Plan revisions - Architect	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.06	Plan revisions - Engineering	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.07	Lighting Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.08	Telecommunication Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.09	Acoustic Engineer/ Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.10	Security Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.11	Graphics/ Signage development	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.12	Existing Furniture Inventory	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.13	Reimbursable - Architect	$4,338	$0.21	$4,338	$0.21	$0	$0.00	Allowance - 10% of fee
1.14	Reimbursable - MEP	*$5,380*	$0.26	$5,380	$0.26	$0	$0.00	Allowance - 10% of fee
1.15	Reimbursable - Structural Engineer	*$0*	$0.00	$0	$0.00	$0	$0.00	Excluded
2.0	Other Fees and Lease Obligations	$57,822	$0.47	$67,574	$1.24	$33,475	$1.60	
2.01a	Landlord Construction Management	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.01b	Landlord Plan Review	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
2.02	Tenant Project Management	$51,200	$2.45	$33,475	$1.60	$33,475	$1.60	Savills Studley Project Management- Costs based off square footage
2.02a	Tenant Project Management - Reimbursab	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.03	Building Permit Fee	$5,215	$0.00	$5,215	$0.00	$0	$0.00	1% of I-C
2.04	CBRE Project Oversight & Processing	$0	$0.00	$28,885	$1.38	$0	$0.00	2% of all costs
2.05	Move consultant	$0	$0.00	$0	$0.00	$0	$0.00	Carried in 6.01a
2.06	Legal Fees	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Confirm req't.
2.07	Builders Risk Insurance	$1,408	$0.07	$0	$0.00	$0	$0.00	Allowance - $.27 per every $100 of hard
	Hard Costs	$945,888	$45.35	$1,182,842	$56.71	$0	$0.00	
3.0	Construction Costs	$521,450	$25.00	$521,450	$25.00	$0	$0.00	
3.01a	Tenant Improvements and Alterations	*$521,450*	$25.00	$521,450	$25.00	$0	$0.00	*Estimate*
3.01b	Value Engineering Alternates	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
3.01d	Approved Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
3.01e	Pending Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
3.01f	Base Building Improvements	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.01g	Restroom Upgrades	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.02a	Landlord Charges - Freight Elevator	$0	$0.00	$0	$0.00	$0	$0.00	Allowance - Confirm req't.
3.02b	Final Clean	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.02c	Signage-Bldg Direct/Suite	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.03	Keying	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.04a	Signage - Interior	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.04b	Signage - Exterior	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.05	Special Construction-IT/AV room requirem	$0	$0.00	$0	$0.00	$0	$0.00	Allowance- confirm req;t
3.06	Deputy Inspections	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
3.07	Carpet Protection	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
3.08	Restoration	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.0	Voice/Data Infrastructure	$208,580	$10.00	$356,818	$17.11	$0	$0.00	
4.01	Phone System	$0	$0.00	$60,750	$2.91	$0	$0.00	81 new VOIP phones @ $750 per phone, license & voicemail.
4.02	Phone software/Voicemail upgrade	$0	$0.00	$0	$0.00	$0	$0.00	Carried in 4.01
4.03	Computer Room UPS system	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.04	Server Cabinet	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.05a	Premises Cabling (floor)	$73,003	$3.50	$250,296	$12.00	$0	$0.00	*Cost per square foot based off Pinnacle*
4.05b	Cable Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
4.06	Telecom Facilities (Riser Connectivity)	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
4.08	WIFI	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.09	Printers, fax machines and copiers	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.10	Audio visual equipment	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.11	Security Access Control	$0	$0.00	$11,472	$0.55	$0	$0.00	Estimate- ITA- Access cards
4.12	Network Infrastructure	$135,577	$6.50	$34,300	$1.64	$0	$0.00	ITA- Network equipment for all phases-

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			9/17/2015
Project:	201 Figueroa Plaz Phase 1.5 (12th floor)		(12th floor)	
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	20,858	20,858	20,858	

Ref.	Item	Original Budget	$/rentable	Projected &	$/rentable	Committed	$/rentable	Comments
5.0	Furniture, Fittings and Equipment	$195,000	$9.35	$242,000	$11.60	$0	$0.00	Unisource
								36 private offices, 38 workstations, 5 conference rooms, 2 interview rooms, 1 break room
Office/WS								
5.01a	Private Office A (38 Offices)	$0	$15.00	$90,000	$4.31	$0	$0.00	36 private offices @ $2500
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.02a	Workstation A (38)	$195,000	$9.35	$152,000	$7.29	$0	$0.00	38 @ $4000 per modular workstations
5.02b	Workstation B	$0	$0.00	$0	$0.00	$0	$0.00	Included above
5.03a	Task chairs	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.03b	Guest chairs	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
Admin/Conference		$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.04	Reception seating	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.05	Main Conference Rooms (5)	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.06	Medium/Small Conference Room	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.07	Informal Breakout	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.08	Interview (2)	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.09	Break Room/Lunch Room	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.10	Small Conference Rooms	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.12	War Rooms	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
Ancillary		$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.13	High Density Filing	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.14	File Cabinets	$0	$0.00	$0	$0.00	$0	$0.00	Reuse existing product
5.15	Tax, Delivery, & Install	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
6.0	**Removal Costs**	$20,858	$1.00	$62,574	$3.00	$0	$0.00	
6.01a	Movers - Contents	$20,858	$1.00	$62,574	$3.00	$0	$0.00	Allowance + Move Coordinator
6.01b	Movers - Furniture	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.02	De-install & Re-install pc's	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
6.03	Packing Materials	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
6.04	Stationery Changes	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.05	Restoration Requirements	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
	Total w/o Contingency	$1,110,614	$53.26	$1,357,319	$65.07	$130,660	$6.26	
	Contingency Amount	$111,061	$5.32	$67,866	$3.25	$0	$0.00	5% contingency
	Total with Contingency	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

*Budget excludes asbestos abatement.

* Further discussion required for items noted in yellow!

Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			9/17/2015
Project:	201 Figueroa Plaza Phase 2 5th Floor			
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	20,858	20,858	20,858	

Ref.	Item	Original Budget		Projected &		Projected &		Comments
	Soft Costs	$213,023	[illegible]	$213,023	[illegible]	$137,930	[illegible]	
1.0	Consulting & Design Fees	$104,455	$5.01	$104,455	$5.01	$104,455	$5.01	
1.01a	Architectural Contract	$50,059	$2.40	$50,059	$2.40	$50,059	$2.40	Ex Nuvo (7/7)
1.01b	Furniture Coordination	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.02	MEP Engineering	$44,900	$2.15	$44,900	$2.15	$44,900	$2.15	Glumac (7/21)
1.03	Structural Testing/Engineering	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.04	Plan Check Application Fees	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.05	Plan revisions - Architect	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.06	Plan revisions - Engineering	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.07	Lighting Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.08	Telecommunication Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.09	Acoustic Engineer/ Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.10	Security Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.11	Graphics/ Signage development	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.12	Existing Furniture Inventory	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.13	Reimbursable - Architect	$5,006	$0.24	$5,006	$0.24	$5,006	$0.24	Allowance - 10% of fee
1.14	Reimbursable - MEP	$4,490	$0.22	$4,490	$0.22	$4,490	$0.22	Allowance - 10% of fee
1.15	Reimbursable - Structural Engineer	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.0	Other Fees and Lease Obligations	$108,567	$0.48	$108,567	$5.21	$33,475	$1.60	
2.01a	Landlord Construction Management	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.01b	Landlord Plan Review	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
2.02	Tenant Project Management	$33,475	$1.60	$33,475	$1.60	$33,475	$1.60	based off square footage for 7 months
2.02a	Tenant Project Management - Reimbursable	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.03	Building Permit Fee	$14,801	$0.00	$14,801	$0.00	$0	$0.00	1% of HC
2.04	CBRE Project Oversight & Processing	$56,550	$2.71	$56,550	$2.71	$0	$0.00	2% of all costs
2.05	Move consultant	$0	$0.00	$0	$0.00	$0	$0.00	Carried in 3.01e
2.06	Legal Fees	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Confirm req't.
2.07	Builders Risk Insurance	$3,942	$0.19	$3,942	$0.19	$0	$0.00	construction
	Hard Costs	$2,436,480	[illegible]	$36,874	[illegible]	$34,300	[illegible]	
3.0	**Construction Costs**	$1,460,060	$70.00	$0	$0.00	$0	$0.00	
3.01a	Tenant Improvements and Alterations	$1,460,060	$70.00	$0	$0.00	$0	$0.00	*Estimate- waiting for pricing from CCI*
3.01b	Value Engineering Alternates	$0	$0.00	$0	$0.00	$0	$0.00	1% of HC
3.01d	Approved Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
3.01e	Pending Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
3.01f	Base Building Improvements	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.01g	Restroom Upgrades	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.02a	Landlord Charges - Freight Elevator	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
3.02b	Final Clean	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
3.02c	Signage-Bldg Direct/Suite	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
3.03	Keying	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
3.04a	Signage - Interior	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
3.04b	Signage - Exterior	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
3.05	Special Construction-IT/AV room requirems	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
3.06	Deputy Inspections	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
4.0	Voice/Data Infrastructure	$379,840	$18.21	$34,300	$1.64	$34,300	$1.64	
4.01	Phone System	$95,250	$4.57	$0	$0.00	$0	$0.00	127 VOIP phones @$750 per phone, license and voicemail.
4.02	Phone software/Voicemail upgrade	$0	$0.00	$0	$0.00	$0	$0.00	Carried in 4.01
4.03	Computer Room UPS system	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.04	Server Cabinet	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.05a	Premises Cabling (floor)	$250,288	$12.00	$0	$0.00	$0	$12.00	*Estimate- Cost per square foot based off*
4.05b	Cable Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
4.06	Telecom Facilities (Riser Connectivity)	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
4.08	WIFI	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.09	**Printers, fax machines and copiers**	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.10	**Audio visual equipment**	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.11	**Security Access Control**	$0	$0.00	$0	$0.00	$0	$0.00	Excluded- confirm req't
4.12	Network infrastructure	$34,300	$1.64	$34,300	$1.64	$34,300	$1.64	TA- Network equipment for all phases- prorated by sf.

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			9/17/2015
Project:	201 Figueroa Plaza Phase 2	6th Floor		
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	20,858	20,858	20,858	

Ref.	Item	Original Budget	[illegible]	Projected &	[illegible]	Projected &	[illegible]	Comments
5.0	Furniture, Fittings and Equipment	$594,000	$28.48	$0	$0.00	$0	$0.00	Unisource
Offices/WS								LADBS- 45 staff & Planning 47 staff & DOT
5.01a	Private Office A - LADBS (1)	$2,500	$15.00	$0	$0.00	$0	$0.00	Estimate- $2500 per private office.
5.01b	Private Office B- Planning (3)	$7,500	$0.36	$0	$0.00	$0	$0.00	Estimate- $2500 per private office.
5.01b	Private Office C- DOT (0)	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.02a	Workstation A- 8 x 12 (26)	$104,000	$4.99	$0	$0.00	$0	$0.00	Estimate- $4000 per modular workstations
5.02b	Workstation B- 8 x 8 (58)	$232,000	$11.12	$0	$0.00	$0	$0.00	Estimate- $4000 per modular workstations
5.02c	Workstation C- 6 x 6 (4)	$16,000	$0.77	$0	$0.00	$0	$0.00	Estimate- $4000 per modular workstations
5.02d	Workstation S- 8 x 8 (58)	$232,000	$11.12	$0	$0.00	$0	$0.00	Estimate- $4000 per modular workstations
5.03a	Task chairs	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.03b	Guest chairs	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
Admin/Conference		$0	$0.00	$0	$0.00	$0	$0.00	
5.05	Reception seating	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.06	Main Conference Room(s)-Executive, Flexi	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.07	Medium/Small Conference Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.08	Break Room/Lunch Room	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.09	Phone Rooms	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.10	Break Room/Lunch Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.11	Small Conference Rooms	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
Ancillary		$0	$0.00	$0	$0.00	$0	$0.00	
5.13	High Density Filing	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.14	File Cabinets	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.15	HR Equipment Storage	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.16	Finance & HR File Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.17	Server Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.18	IT Storage/IT Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.19	Office Storage	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.20	Printer Stations	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.21	Artwork, Displays	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.22	Interior Landscaping	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.23	Tax, Delivery, & Install	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.0	Removal Costs	$62,574	$3.00	$62,574	$3.00	$0	$0.00	
6.01a	Movers - Contents	$62,574	$3.00	$62,574	$3.00	$0	$0.00	Allowance + Move Coordinator
6.01b	Movers - Furniture	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.02	De-install & Re-install pc's	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
6.03	Packing Materials	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
6.04	Stationery Changes	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.05	Restoration Requirements	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
	Total w/o Contingency	$2,709,583	$129.90	$308,885	$14.80	$172,220	$8.26	
	Contingency Amount	$135,475	$6.50	$135,475	$6.50	$135,475	$6.50	5% contingency
		[illegible]		[illegible]		[illegible]		

*Budget excludes asbestos abatement.

* Further discussion required for items noted in yellow!

Savills Studley

Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles			9/17/2015
Project:	201 Figueroa Plaz Phase 3A 6 (partial) floor			
Proposed Location:	201 Figueroa Plaza			
Proposed Rentable Square Footage	10,287	10,287	10,287	

Ref.	Item	Original Budget	Cost/psf	Projected &	Cost/psf		Cost/psf	Comments
	Soft Costs	$73,009	$7.10	$73,009	$7.10	$0	$0.00	
1.0	Consulting & Design Fees	$48,469	$4.71	$48,469	$4.71	$0	$0.00	
1.01a	Architectural Contract	$24,380	$2.37	$24,380	$2.37	$0	$0.00	Ex Novo (7/7)- Costs based of square
1.01b	Furniture Coordination	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.02	MEP Engineering	$19,683	$1.91	$19,683	$1.91	$0	$0.00	Glumac (7/21)
1.03	Structural Testing/Engineering	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.04	Plan Check Application Fees	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.05	Plan revisions - Architect	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.06	Plan revisions - Engineering	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.07	Lighting Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.08	Telecommunication Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.09	Acoustic Engineer/ Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.10	Security Consultant	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.11	Graphics/ Signage development	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
1.12	Existing Furniture Inventory	$0	$0.00	$0	$0.00	$0	$0.00	Carried in 6.01a
1.13	Reimbursable - Architect	$2,438	$0.24	$2,438	$0.24	$0	$0.00	Allowance - 10% of fee
1.14	Reimbursable - MEP	$1,968	$0.19	$1,968	$0.19	$0	$0.00	Allowance - 10% of fee
1.15	Reimbursable - Structural Engineer	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.0	Other Fees and Lease Obligations	$24,540	$0.43	$24,540	$2.39	$0	$0.00	
2.01a	Landlord Construction Management	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.01b	Landlord Plan Review	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
2.02	Tenant Project Management	$7,596	$0.74	$7,596	$0.74	$0	$0.00	Savills Studley Project Management- Costs based off square footage for 3 months (Phase 3A & 3B)
2.02a	Tenant Project Management - Reimbursab	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
2.03	Building Permit Fee	$15,000	$0.00	$15,000	$0.00	$0	$0.00	1% of HC
2.04	CBRE Project Oversight & Processing	$0	$0.00	$0	$0.00	$0	$0.00	2% of all costs
2.05	Move consultant	$0	$0.00	$0	$0.00	$0	$0.00	Carried in 6.01a
2.06	Legal Fees	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Confirm req't.
2.07	Builders Risk Insurance	$1,944	$0.19	$1,944	$0.19	$0	$0.00	Allowance - $.27 per every $100 of hard
	Hard Costs	$1,083,314	$105.31	$16,916	$1.64	$0	$0.00	
3.0	Construction Costs	$720,090	$70.00	$0	$0.00	$0	$0.00	
3.01a	Tenant Improvements and Alterations	$720,090	$70.00	$0	$0.00	$0	$0.00	*Estimate*
3.01b	Value Engineering Alternates	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
3.01d	Approved Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
3.01e	Pending Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
3.01f	Base Building Improvements	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.01g	Restroom Upgrades	$0	$0.00	$0	$0.00	$0	$0.00	Excluded - Landlord scope of work
3.02a	Landlord Charges - Freight Elevator	$0	$0.00	$0	$0.00	$0	$0.00	Allowance - Confirm req't.
3.02b	Final Clean	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.02c	Signage-Bldg Direct/Suite	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.03	Keying	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.04a	Signage - Interior	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.04b	Signage - Exterior	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
3.05	Special Construction-IT/AV room requirem	$0	$0.00	$0	$0.00	$0	$0.00	Allowance- confirm req;t
3.06	Deputy Inspections	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.0	Voice/Data Infrastructure	$170,360	$16.56	$16,916	$1.64	$0	$0.00	
4.01	Phone System	$30,000	$2.92	$0	$0.00	$0	$0.00	Estimate 40 staff- VOIP phones @$750 per phone, license and voicemail.
4.02	Phone software/Voicemail upgrade	$0	$0.00	$0	$0.00	$0	$0.00	Carried in 4.01
4.03	Computer Room UPS system	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.04	Server Cabinet	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.05a	Premises Cabling (floor)	$123,444	$12.00	$0	$0.00	$0	$0.00	Estimate- Cost per square foot based off Pinnacle Pricing
4.05b	Cable Change Orders	$0	$0.00	$0	$0.00	$0	$0.00	See change order log
4.06	Telecom Facilities (Riser Connectivity)	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
4.08	WIFI	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.09	Printers, fax machines and copiers	$0	$0.00	$0	$0.00	$0	$0.00	Confirm req't
4.10	Audio visual equipment	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
4.11	Security Access Control	$0	$0.00	$0	$0.00	$0	$0.00	Confirm req't
4.12	Network Infrastructure	$16,916	$10.00	$16,916	$1.64			ITA- Network equipment for all phases- prorated by sf.

savills Studley
Project Management Services

DRAFT PRELIMINARY BUDGET

Client:	City of Los Angeles		9/17/2015
Project:	201 Figueroa Plaz Phase 3A 6 (partial) floor		
Proposed Location:	201 Figueroa Plaza		
Proposed Rentable Square Footage	10,287	10,287	10,287

Ref.	Item	Original Budget	cost/psf	Projected $	cost psf		cost/psf	Comments
5.0	Furniture, Fittings and Equipment	$160,000	$15.55	$0	$0.00	$0	$0.00	Unisource
Office/WS								
5.01a	Private Office A (Executive Offices)	$160,000	$0.00	$0	$0.00	$0	$0.00	Estimate- 40 staff @ $4000 per workstation/private office
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00	$0	$0.00	
5.01b	Private Office B (Admin)	$0	$0.00	$0	$0.00	$0	$0.00	
5.02a	Workstation A	$0	$0.00	$0	$0.00	$0	$0.00	
5.02b	Workstation B	$0	$0.00	$0	$0.00	$0	$0.00	
5.03a	Task chairs	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.03b	Guest chairs	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
Admin/Conference		$0	$0.00	$0	$0.00	$0	$0.00	
5.05	Reception seating	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.06	Main Conference Room(s)-Executive, Flex	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.07	Medium/Small Conference Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.08	Informal Breakout	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.09	Phone Rooms	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.10	Break Room/Lunch Room	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.11	Small Conference Rooms	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.12	War Rooms	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
Ancillary		$0	$0.00	$0	$0.00	$0	$0.00	
5.13	High Density Filing	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.14	File Cabinets	$0	$0.00	$0	$0.00	$0	$0.00	Re-use existing- confirm req't
5.15	HR Equipment Storage	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.16	Finance & HR File Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.17	Server Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.18	IT Storage/IT Room	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.19	Office Storage	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.20	Printer Stations	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.21	Artwork, Displays	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.22	Interior Landscaping	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
5.23	Tax, Delivery, & Install	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.0	Removal Costs	$30,861	$3.00	$0	$0.00	$0	$0.00	
6.01a	Movers - Contents	$30,861	$3.00	$0	$0.00	$0	$0.00	Allowance
6.01b	Movers - Furniture	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.02	De-install & Re-install pc's	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
6.03	Packing Materials	$0	$0.00	$0	$0.00	$0	$0.00	Allowance
6.04	Stationary Changes	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
6.05	Restoration Requirements	$0	$0.00	$0	$0.00	$0	$0.00	Excluded
	Total w/o Contingency	**$1,154,321**	$112.21	**$89,926**	$8.74	$0	$0.00	
	Contingency Amount	$57,716	$5.61	$0	$0.00	$57,716	$5.61	5% contingency
		$1,212,037	$117.82		$8.74	$57,716		

*Budget excludes asbestos abatement.
* Further discussion required for items noted in yellow!