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February 19, 2026

Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring St., Room 340
Los Angeles, CA 90012
Attn: Candy Rosales – PLUM Legislative Assistant
Email: clerk.plumcommittee@lacity.org

Re: Council File No.: 25-1518 - Appeal of Building and Safety Commission's Approval of Demolition Permit for Barry Building Located at 11973 San Vicente Boulevard

Dear Committee Members:

As land use counsel for the owner of the subject property located at 11973 San Vicente Boulevard ("Subject Property") and applicant ("Applicant") for a permit to demolish (the "Demo Permit") the two-story former commercial building on the Subject Property commonly referred to as the "Barry Building." I am sending this letter to respond to the letter submitted by the legal counsel for the appellant Angelenos for Historic Preservation ("Appellant") dated February 16, 2026 ("Appellant's February 16th Submittal") made in support of Appellants' appeal ("Appeal") of the Board of Building and Safety Commissioners' approval of the Demo Permit.[1]

Deploying a typical tactic when a litigation attorney does not have the evidence to support his position, the Appellant's new counsel claims that the Applicant has withheld technical reports. Nothing could be farther from the truth. First, in addition to the many technical reports attached as appendices to the Draft and Final EIR, the Applicant submitted various technical reports to the City under cover of its letter dated April 23, 2023. (A copy of that letter is attached as Exhibit A hereto). The public was put on notice of that letter and the enclosed technical reports when the Final EIR was published in September 2023 (well over 2 years ago) since the Responses to Comments reference that April 2023 letter and reports. (See, for example, Response to Comment A3-6.)

Those reports were supplemented by the Applicant with additional expert reports, which were provided to the City. All of those reports are identified in detail in the CEQA

[1] The letter is being submitted pursuant to Los Angeles Municipal Code Chapter 1A, Section 13B.11.1.F.8.

Findings adopted by the Department of Building and Safety (LADBS) on June 6, 2025. (Refer to pages 16 through 34 of those Findings.)

Finally, the Applicant's letter dated July 22, 2025 that responded to the Appellant's appeal of the LADBS certification of the EIR and adoption of the Statement of Overriding Considerations included copies of those technical reports as Enclosures 1 through 5 (which totaled over 500 pages). Another copy of Enclosures 1 through 5 is attached as Exhibit C hereto. [2]

For all of these reasons, we again urge the City Council to deny the Appeal.

Sincerely,

Edward J. Casey

cc: Craig Bullock, Planning Director, Council District 11
(craig.bullock@lacity.org) - *via email only*
Jason McCrea, City Planner at Department of City Planning
(jason.mccrea@lacity.org) – *via email only*

[2] Again, in the spirit of public disclosure, the Applicant submits the final version of a technical report since the Appellant recently submitted only a draft of that report. That report concerning the technical feasibility of physically preserving the staircases at the Barry Building is attached as Exhibit B hereto.

EXHIBIT A

ALSTON & BIRD

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Via Overnight Mail

April 20, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 978-1241
james.harris@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210

Dear Mr. Harris,

This firm represents the Project Applicant in the above-referenced matter. In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed demolition of the building (Barry Building) located at 11973 San Vicente Boulevard Project (Project). We are enclosing additional memoranda regarding the cost of rehabilitating the Barry Building property located at 11973 San Vicente Boulevard, Los Angeles, California (Property) in the manner described in Alternatives 2 and 3 in the DEIR.

The City, as the lead agency under CEQA for the Project, is not required to report detailed information on financial considerations. Accordingly, the Project Applicant is providing technical analyses as to the rehabilitation costs in an effort to provide full disclosure regarding the current status of the Barry Building. This is not a "comment letter" on the DEIR and thus requires no response in the Final EIR to be prepared by the City as the lead agency. Rather, since the DEIR has properly excluded certain financial considerations, additional information on economic feasibility is provided for inclusion in the administrative record.

The following memoranda are attached to this letter and are summarized below.

1. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A to this letter);
2. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B to this letter);
3. *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers (June 2022) (Attachment C to this letter);
4. *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group (October 2022) (Attachment D to this letter);
5. *Barry Building ADA Update Requirements* by Gruen Associates (June 2021) (Attachment E to this letter);
6. *Barry Building Renovations* by Hill International (November 2022) (Attachment F to this letter); and
7. *Barry Building Land Residual Analysis* by CBRE, Inc. (March 2023) (Pro forma) (Attachment G to this letter).

The Barry Building is currently seismically unsound for occupancy. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. Based on their inspection of the Property, the Department determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), titled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (Soft Story Ordinance). As a result, the Barry Building is required to meet the minimum seismic standards outlined in the Soft Story Ordinance through either seismic retrofit of the Building or demolition.

A voluntary seismic evaluation was completed to determine the safety of the Barry Building outside of the requirements of the Soft Story Ordinance (which applies only to the South Wing of the Barry Building). The evaluation conducted by Englekirk Structural Engineers (discussed in detail below and attached herein as Attachments B and C) determined that that even with the implementation of a structural retrofit pursuant to the Soft Story Ordinance, the remaining building wings would not be structurally sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. Englekirk's assessment determined that the wings *not* subject to the Soft Story Ordinance were currently 190 to 650% overstressed.

Englekirk noted that the building is a historic building and thus is subject to the 2016 California Historical Building Code. Although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the level of overstress, Englekirk determined that the same retrofit recommendations should apply.

Thus, in addition to the retrofitting required under the Soft Story Ordinance, if efforts were undertaken to retrofit the Barry Building in an attempt to make it safe for occupancy, additional structural retrofit requirements would be needed on the rest of the Building to address the other identified structural deficiencies and ensure the Barry Building is sufficiently sound to protect building occupants (and pedestrians) in the event of a moderate to severe seismic event.

Furthermore, given the date it was constructed, the Barry Building is currently not in compliance with the Americans with Disabilities Act (ADA) and requires significant renovations to provide even the most basic amenities under the ADA. For example, there is currently no women's restroom on the ground floor; the only women's restroom in the Barry Building is on the second story, which is only accessible by stairs. These and other renovations must be made for the Barry Building to meet the requirements of the ADA and to be suitable for public use. Additional renovations are also required for the existing structure to meet certain provisions of the Building Code.

Collectively, the above-referenced reports found that extensive modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility, costing approximately $12,818,000. In addition, these upgrades could destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building.

In addition, a pro forma analyzed the expected value of the land and rental income based on the current real estate market and the costs to complete necessary renovations. This analysis found that the value of the land (assuming rental of the Barry Building) after completing all the necessary costs would be approximately negative $5,663,653. The total cost of preservation and renovation of the Barry Building, even where leasable space is maximized, is significantly greater than value of the renovated Property. Therefore, rehabilitating the Barry Building is not an economically feasible alternative to demolition.

I. Required Structural Upgrades

The Barry Building is currently seismically unsound and is not suitable for occupancy without significant structural improvements. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. The Department determined that based on its inspection of the Building, the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (the "Soft Story Ordinance"). As a result of its current noncompliance, the Barry Building is required to either undergo seismic retrofitting or demolition in order to meet the minimum seismic standards outlined in the Soft Story Ordinance. The work required to comply with this Ordinance is discussed in Englekirk Structural Engineers' Soft Story Retrofit Letter Report (Attachment A to this letter).

Separate from the retrofitting required under the Soft Story Ordinance (which applies to the south wing of the Barry Building), additional renovations are needed on the north, east, and west wings in order to address other (non-soft story) structural deficiencies if efforts were undertaken to make the Barry Building safe for occupancy. This is noted in the second memorandum prepared by Englekirk Structural Engineers (Attachment B to this letter). The third memorandum (Attachment C to this letter) details the additional renovations that are required to address the entire Building's structural deficiencies and necessary upgrades to ensure the Barry Building is sufficiently sound to protect building occupants and pedestrians in the event of a moderate to severe seismic event. All three memoranda regarding the Barry Building's seismic and structural deficiencies are summarized below.

In addition to the required seismic renovations, additional work is needed to bring the existing Building into compliance with the ADA and the Building Code. These upgrades are detailed in a report prepared by Gruen Associates (Attachment E to this letter).[1]

1. *11971 San Vicente Boulevard – Retrofit Schemes* (Soft Story Retrofit Letter Report), Englekirk Structural Engineers (June 2021)

This report provides a structural analysis identifying the work necessary to repair the Barry Building to conform to the City of Los Angeles Soft Story Ordinance. The Soft Story Ordinance applies only to the Barry Building's south wing (the only wing with a "soft story").

The report identifies a seismic retrofit solution that addresses the south wing portion only. The seismic retrofit scheme (referred to as Phase I) consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, there would be new wood shear walls installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached to this report on pages 3-8.

In addition, Phase II of the retrofit work identifies structural work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I Soft Story scheme. This includes new

[1] The Barry Building is a designated by the City of Los Angeles as Historic-Cultural Monument. Historic Resources Group considered the voluntary seismic retrofits proposed by Englekirk Structural Engineers and the ADA upgrades recommended by Gruen Associates (both discussed above). It is important to note that Historic Resources Group found that the proposed structural upgrades would destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building. However, the renovations could still meet standards for rehabilitation of historic buildings. This report is provided as Appendix H-7 to the DEIR and Attachment D to this letter.

and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms. This work is explained in additional detail in *ASCE 41-13 Seismic Assessment*, Englekirk (June 2022) discussed below.

(This report is provided as Appendix H-2 to the DEIR and at Attachment A to this letter.).

2. *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 2022)

This letter explains that the soft story structural retrofit (Phase I work identified above) addresses only the structural deficiencies in the Barry Building's south wing. The Soft Story Ordinance is limited to this Building portion because there is no ascertainable lateral system (commonly referred to a "soft story") and the second and roof levels are not supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the remaining wings because they do not have a "soft story." Thus, even with the implementation of the Soft Story Ordinance structural retrofit, the remaining Building wings would not be structurally retrofitted and would not be sufficient to protect building occupants or pedestrians if the Barry Building was subject to a moderate to severe seismic event.

(This letter is provided as Appendix H-3 to the DEIR and at Attachment B to this letter.)

3. *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment*, Englekirk Structural Engineers (June 2022)

Englekirk Structural Engineer's analysis found that the Barry Building's seismic force resisting system is generally highly overstressed. As a result, their report proposes seismic retrofit upgrades to address structural deficiencies in the Barry Building. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

To conform the seismic force resisting requirements, Englekirk identified a seismic retrofit scheme that would include: strengthening the existing walls, adding new 2-story shear walls, and adding new steel moment frames. (A figure depicting a conceptual scheme for the new shear wall and moment frame locations is included as Figure 7.1 on page 11 of the report.) Specifically, this work would include:

A. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

B. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

C. New floor and roof diaphragm sheathing would include the addition of new 3/4" plywood sheathing over the entirety of the existing floor and roof sheathing.

D. New two-story steel moment resisting frames would be constructed at the south wing.

While efforts would be made to preserve the historic fabric of the Barry Building where possible, these renovations, may impact the availability or quality of the rentable space. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. As noted previously, although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the Barry Building's current level of overstress, Englekirk determined that the same retrofit recommendations should apply.

The scope of work considered by this report does not include additional required improvements related to Building Code, ADA compliance, plumbing, mechanical, and lighting upgrades.

(This report is included as Appendix G to the DEIR and at Attachment C to this letter.)

4. *Barry Building ADA Upgrade Requirements*, Gruen Associates (June 2021)

This report evaluates the Barry Building's compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) are currently not in compliance with the ADA.

The report identifies several instances of significant non-compliance with the ADA. For example, the second story is currently not accessible; there is no women's restroom on the ground floor, the only women's room is on the second story which is not accessible; all

doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width.

A number of other issues were identified that would require modification of the Barry Building or property. Among other deficiencies, there is no passenger drop-off or a loading zone provided at the street or along the alley; the parking layout is not compliant and does not include the required number of accessible stalls; and the parking lot needs to be re-paved at the ADA stalls to ensure floor levelness all the way to the Building's entries.

Some of the illustrated noncompliant conditions may have more than one solution. For example, there are different types or locations of an elevator that could be installed to the second story accessible. Many conditions, however, call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions.

Some of the upgrades recommended to bring the Barry Building into compliance include:

A. Accessible path of travel improvements, such as new compliant parking, paving, layout, stalls and signage; widening the sidewalk along the east façade[2]; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs;

B. Plumbing improvements, such as upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain;

C. Stair and balcony railing improvements, such as the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels;

[2] The existing driveway, to which alternation is suggested to accommodate a wider sideway is under shared ownership with another building. Consent of the building's owner would be required to make this accommodation. As a result, a waiver of the sideway width would likely be required (and may necessitate input from the Fire Marshall). If the waiver is not granted, some tenant spaces will require two doors opening into the patio which would negatively impact window space. See pages 1-2.

D. Vertical transportation improvements, such as addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony; and

E. Tenant space improvements, such as widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.[3]

(This report is also included as Appendix H-5 to the DEIR and Attachment E to this letter.)

II. Cost Analysis of Structural Upgrades

An additional memorandum was prepared to analyze and develop a comprehensive estimate of the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports.

1. *Barry Building Renovations*, Hill International (November 2022)

Attachment F to this letter contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022. This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.[4]

The cost estimate in this report reflects the findings contained in the following reports (discussed above): *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers; *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group; *Barry Building ADA Update Requirements* by Gruen Associates; and a site visit completed by the report's author.

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[3] The authority having jurisdiction (AHJ) over any renovation project (including a fire official and ADA Plan Checker) may need to identify compromises in the event that an ADA requirement conflicts with the Barry Building's historic character or other Building Code requirement.

[4] This is likely a conservative estimate, Hill International estimates that construction costs have risen since this estimate was prepared in November 2022.

The data from these reports was used to develop an estimate of the full scope of work required to complete the necessary renovations. The construction items were then priced and totaled using cost metrics as of November 2022.

This report estimates the cost of three categories of construction improvements to the Barry Building: (1) Structural and Life Safety & Building Code Compliance, (2) ADA Access, and (3) Energy and Water Conservation. The report contains two attachments, the first contains estimate supporting documentation. These three tables provide cost details regarding each item of work identified. The second attachment is a repair matrix which identifies the scope of the major categories of work required, and where additional costs may occur. (For example, repairing a sewer line may require work on the existing courtyard concrete.)

The Structural and Life Safety & Building Code Compliance scope of work includes: (1) abatement; (2) structural upgrades; (3) upgrades to steel stairs and railings; (4) fire protection; (5) replacement of HVAC System; and (6) electrical system upgrade.

The ADA Access scope of work includes: (1) development of ramps at second floor walkways and upgrades to railings; (2) replacing doors to increase width to code minimum; (3) upgrading the parking lot to meet ADA requirements; (4) installing an elevator for second floor access; (5) widening the east elevation sidewalk; and (6) realigning restrooms on the first and second floor to meet ADA requirements.

The Energy and Water Conservation scope of work includes: (1) replacing all windows with dual glazed Low E glass; (2) replacing the HVAC system with an energy efficient system; (3) diverting storm water to the storm drain system; and (4) replacing lighting with LED fixtures.

The cost calculation assumed that all minimum code requirements will be met.[5] The necessary renovations to complete the established scope of work are itemized in the three tables included as Attachment 1 to this report. The first table, located on page 9 of the report, identifies the project subtotals for work as divided into 9 subcategories. The second table, spanning pages 10-12 contains an itemized list of each task and required materials to complete the renovations. Finally, table 3 provides a detailed cost estimate for each of the itemized task items on table 2, including required hours per unit, total hours, and cost per square foot. (See table 3 on pages 13-31.)

[5] While it is possible that some of the items estimated could get a waiver from one agency, it is unlikely that all agencies will agree to any specific item. There are some areas where ADA compliance may conflict with other building requirements. For example, the ADA report recommends widening of the East Sidewalk to 5 feet. However, this change would reduce the access drive width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to waive the code requirement to achieve compliance.

As noted in the reports above, a number of major renovations are required to bring the Barry Building into compliance with the ADA, the Building Code, and to ensure the Building is safe for occupancy. For example, the structural work required (including seismic upgrades) would cost approximately $4.5 million; bringing tenant spaces into compliance (including modifying doorways and windows) would cost approximately $2 million; abatement of asbestos, lead paint and other hazardous materials would cost $1.5 million; and installing an elevator to make the second story accessible per the ADA would cost approximately $850,000. (See page 9 for all subtotals.) **The total projected cost for these and the other identified required improvements is $12,818,000**.[6]

III. Revenue Analysis

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building.

2. Barry Building Land Residual Analysis, CBRE, Inc. (March 2023)

CBRE prepared a pro forma regarding the land residual value for the Barry Building project, provided here as Attachment G. "Residual land value" is a method for calculating the value of development land. In general terms, residual land value is determined by subtracting all of the expenses and costs associated with an improvement project from the total value of the improved property (referred to as "Gross Development Value" or GDV).[7] Gross development value estimates the value of the property upon completion and lease of a completed project. This is an estimate of what a property will be worth upon refinance or re-sale.

First, CBRE evaluated Alternative 2 of the DEIR (the "Preservation Alternative" or *Land Residual Analysis (Remodel)*), which would involve seismic retrofitting of the existing Barry Building, and the ADA upgrades and Building Code compliance renovations identified in the Hill International Report (Attachment F, discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms).

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[6] This estimate does *not* take into consideration legal fees, finance costs, or tenant improvements. Hill International's estimate considers approximately 12,800 square feet of leasable space as identified in the DEIR, plus an additional 1,156 square feet of restrooms, mechanical / electric spaces and 1,478 of common spaces including an elevated walkway, main breezeway, and back breezeway into the courtyard which would also require some renovation under the ADA and/or Building Code. The total square footage considered is 15,434. See page 8 of Attachment F.

[7] This is done by subtracting from the total value of a development, all costs associated with the development, including profit but excluding the cost of the land.

To perform the land residual analysis, CBRE analyzed the costs of construction as of November 2022, and evaluated office, retail, and land sale comparable data (or "comps") to the Barry Building and the costs associated with necessary renovations per the Hill International Report. This data is included with the attached pro forma. CBRE was able to estimate the annual projected rent for the renovated Building (assuming ADA, seismic, and Building Code compliance as discussed above). Under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately $736,960; the total value of the retrofitted Building is $11,361,308.

To determine the residual land value, expenses and costs associated with construction are totaled, and then the full suite of costs is subtracted from the Gross Development Value of $11,361,308. In addition to the $12,818,000 estimated cost to complete necessary renovations (per Hill International, discussed above), leasing commissions, costs for improvements to the leased spaces ("Tenant Improvement Allowance"), transfer taxes and developer profit were considered.[8] Total costs of Alternative 2 are estimated at $17,024,961. Note that some costs associated with the development, property taxes, insurance, and certain maintenance fees are reimbursed by building tenants, and thus are not included. (These reimbursable expenses are tabulated on page 3 of Attachment G.)

Thus, preserving the Barry Building per Alternative 2, the residual land value is $11,361,308 minus $17,024,961, or negative $5,663,653. This proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are greater than the value of the renovated property.

In addition, CBRE prepared a pro forma valuation based on Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative" or *Land Residual Analysis (Remodel + Annex)*), which would involve renovation and preservation of most of the existing Building and construct an additional annex on the on the remaining portion of the Project Site. As explained in the Alternatives Section of the DEIR, Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the seismic retrofit, ADA upgrades, Building Code compliance, and energy efficiency upgrades. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). To accommodate the new construction, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing (approximately 25% of the existing building's square footage). This alternative was selected to evaluate because of all of the alternatives that include preservation of the existing Barry Building, it provides for the maximum income potential for the Property. In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses.

[8] Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost inclusive of the developer's profit.

Under this alternative, CBRE determined that estimated gross annual rental income of the total leasable space would be $1,049,100, and the value of the property at completion is approximately $15,912,339. Subtracting total costs of $19,646,307 (which includes the cost to construct the new annex, and costs of renovation adjusted for the retained leasable square footage,[9] and costs of demolition) from the Gross Development Value of $15,912,339 returns a negative valuation of $3,733,908.

Thus, under Alternative 3 which offers the highest possible revenue for the preserved Barry Building by expanding leasable space, the residual land value is still negative. Even under Alternative 3 the total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease are greater than the value of the renovated property.

It is important to note that for a project of this scale, a standard developer profit of 18% of the project value[10] is assumed to account for the developers' investment of time and money into the project, as well as the assumption of the risks associated with a development project. Here, developer profit here is estimated at $2,045,035 under Alternative 2 and $2,864,232 under Alternative 3 (which corresponds to approximately 18% of GDV). Even if developer profit was completely foregone from this analysis, the residual land value under *either* alternative would be negative. Thus, the land valuation would *still* be negative even if a developer took on the project for zero profit.

In conclusion, preserving and renovating the Barry Building is not economically feasible.

Sincerely,

Edward J. Casey

[9] Costs of renovating the entire building were reduced on a pro rata basis to account for only the portion of the building that would be retained and thus require renovation.

[10] According to CBRE, a standard acceptable developer profit, depending on the project, is generally between 16% and 20% of development costs. However, many developers may build a target gross margin of closer to 35% into their project pro forma.

EXHIBIT B

Barry Building
Stairs & Benches Salvage

Report
of
James C. Wolf

Prepared at the Request of:
Alston & Bird

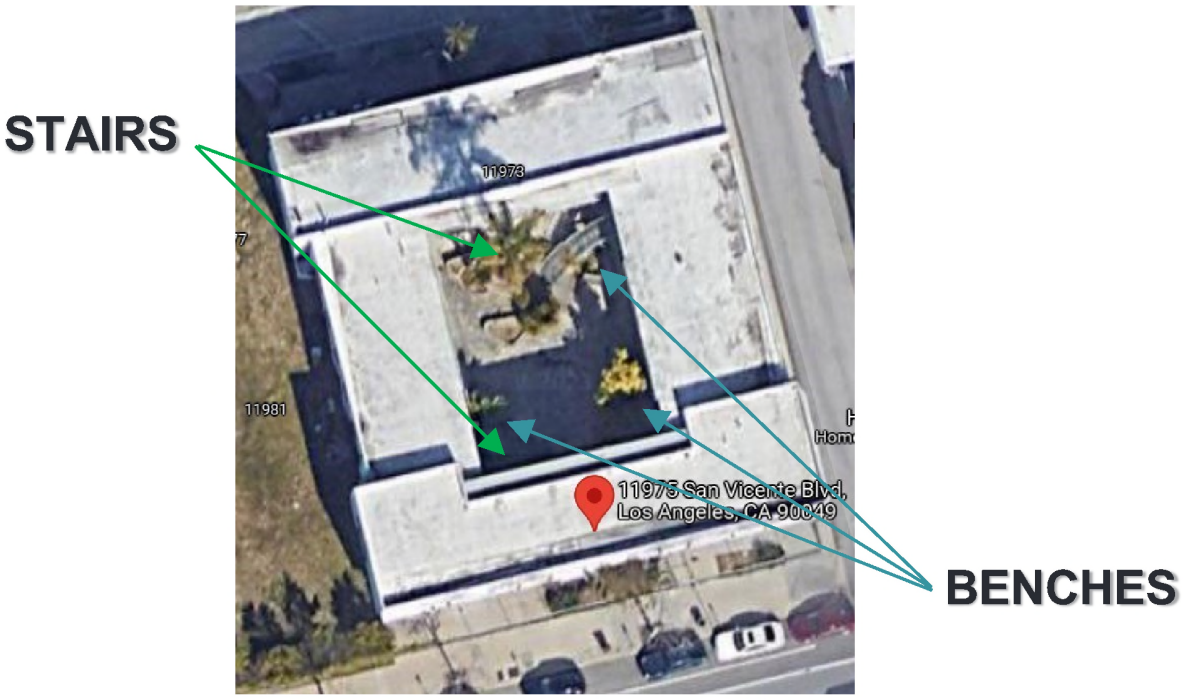
March 15, 2024

I. Overview

1. **Considerations:** This report is prepared regarding the Barry Building which has a number of prominent exterior architectural features. This evaluation focuses on two particular architectural features: exterior stairs (of which there are two) and benches (of which four are planned for preservation), located in the central courtyard. This Report addresses safekeeping those features in order to preserve them for later use. Specifically, this Report evaluates the dismantling, protection and storage of those architectural features at the subject property.
2. **Scope**: Alston and Bird, on behalf of the property owner, 11973 San Vicente, LLC, engaged Mr. James C Wolf, Principal of HKA Global, Inc., to explore, evaluate, and report on the feasibility of removing existing exterior stairs and benches located in the courtyard of the existing Barry Building while maintaining the "character defining features" of those benches and stairs. Accordingly, this Report examines the physical feasibility of removal of these features and potential damage to those features during removal.
3. **Not in Scope**: This report covers only the process for removing and storage the identified features. This report does not address (a) the estimated cost of physically removing the features from the building structures or (b) the feasibility of reinstalling the features as part of any future development project.
4. **Evaluation:** In order to evaluate the salvage and preservation of the existing exterior stairs and benches safekeeping at the Barry Building, HKA has performed an analysis to address the physical feasibility and potential damage to the relevant features as summarized in this report. The photos below are demonstrative of the staircases evaluated as well as the location of the stairs and benches considered in this analysis.



Central Courtyard View (looking south)



Barry Building aerial view with courtyard for context and relevance of stairs and benches.

II. Information Concerning Physical Components of Staircases Obtained From Original Plans and Recent Field Work

HKA recently found original architectural plans for the staircases. (Refer to Section V of this report.) In addition, limited field work was performed adjacent to the base of the staircases to view their foundations. (Also refer to Section V.) Based on that additional information, the staircase construction and relationship of its various parts were confirmed. The parts making up the staircases are: foundation, super structure, treads, and railings. Descriptions of the parts from the foundation up to the top of the staircase are described below.

Foundation: The foundation is made up of reinforced concrete (rebar and concrete) cast in an earthen trench. It is important to note the foundation construction involved creation of a keyway that makes a trough like formed depression in the top of the concrete that allows for later engagement of the subsequent super structure construction physically into the foundation. Making this engagement more structural, rebar that projects from the body of the foundation and keyway to engage the super structure concrete and rebar, in effect "marrying" the foundation to the super structure.

Super Structure: The architectural pierced reinforced concrete super structure was cast in place using temporary wood formwork which was removed after the concrete achieved strength. In this process, the super structure rebar and concrete engulf the projecting foundation rebar physically and structurally joining the super structure to the foundation. The

foundation and a portion of the super structure were later concealed with backfill of soil coverage and planting.

Treads: The individual stair treads (21 treads at each staircase) are made from a formed steel pan filled with cement. A bent steel plate is welded to the back and underside of two consecutive treads and attached to the super structure with a bolt, washer and nut. The bolts were embedded into the concrete super structure. This relationship is shown on the last photo in Section V. The upper most tread is attached with bolts to the balcony landing. The bolt penetrating the metal stair attachment angle can be mechanically withdrawn from the balcony wood fascia member separating the staircase from the building at the top of the staircase. Grinding of the metal stair attachment angle may be required as well.

Railings: The railings (two railings at each staircase) are configured with welded round steel pipe and attached to the underside of the treads with a bolted plate connection. The upper most portion of the railings is attached to the balcony landing with bolts.

The benches are made of steel and wooden components. Original architectural plans do not show the benches. However, field observations are noted below.**Benches**: The benches (four individual benches) are fabricated from rectangular steel tubing welded into a framework to which the seating and back wooden slats are attached. The slats and frames have been painted. The two tubular steel legs on each bench are set into the concrete paving.

III. Preservation and Storage Plans

1. **Stairs – Option 1**: One-piece intact stairs, railings, and architectural pierced concrete super structure including its intact foundation stored on-site.

   Process[1]: For each stair location, it makes the most sense to achieve the successful preservation to move the architectural pierced concrete super structure and its foundation intact in one piece. The design documents indicate a keyway and reinforcing steel configuration joining the architectural pierced concrete super structure and its foundation that can remain intact and not separated as part of the moving process.

   The first step to remove the staircases will require construction of temporary support carriages to cradle each staircase to stabilize and support the staircase prior to excavation to fully expose the concrete foundation. Once the foundation has been exposed and undercut, the temporary support carriage would be augmented to also capture and support the foundation intact with the staircase. The staircases lower tread would be detached from the courtyard. In addition, separation of the staircases would occur at the upper limit of the stair where a metal bolt connects the staircase to the wood balcony. This connection is primarily wood and would be less substantial to separate. The north stair has an additional vertical beam projecting above grade but through exploration has recently been determined to be separate from the staircase and only part of a surrounding planter.

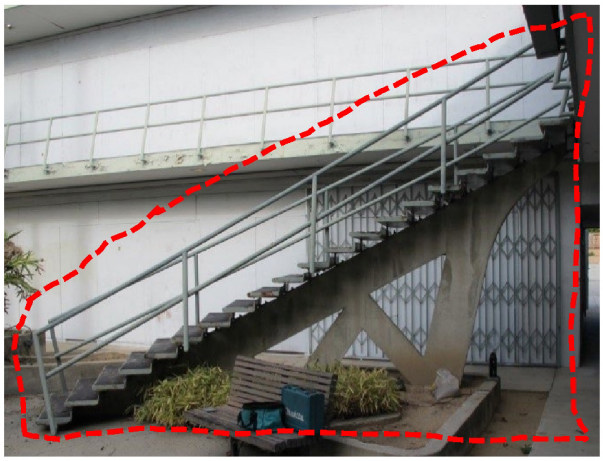
Both during and after excavation, the carriages would hold the foundation, architectural pierced concrete super structure, stairs and railings in place in order to relocate the staircase as one intact element. Initially for perimeter stabilization, diagonal bracing of the carriage framework would be employed. Once the foundations are fully exposed through excavation, the lifting carriages would be extended down and beneath the foundations to create the cradle superstructure. The anticipated minimal depth of excavation, approximately four feet deep, would not require any vertical perimeter shoring. Should non-cohesive soils be experienced during excavation, the excavation perimeter could be slope cut to maintain suitable access and safety conditions to facilitate working inside the excavation zone.

The staircase, including the railings and treads and its foundation properly supported could probably be moved using a mobile "pick and carry crane" to an adjacent on-site location presenting few logistical challenges. [2]

At the time of this report, Mr. Wolf's exploration, evaluation, and feasibility opinions are based on review of the recently available design documents and on-site non-destructive limited excavation. Should additional information become available or differing course direction change, this report is subject to revision as directed by counsel.

Craning or other means applicable to movement of stair elements may be simplified if performed after partial building demolition allowing a clear route from the courtyard to the proposal location for the staircase and benches (which is the adjacent parcel directly to the north of The Barry Building site.)

- Each staircase will be relocated intact in one piece including existing foundation. Conceptualized Lifting Carriage can be found in Section VI.
- Dashed lines represent the proposed boundary of separation of the component pieces for moving.



NORTH STAIR



SOUTH STAIR

Storage:
Depending on the final location of the staircase for storage, it may need to be craned to the storage location. The temporary support superstructure would be used to cradle the element during this process, which would allow the staircase to be lifted safely. Assuming that the removal and preservation of the staircase will occur after demolition has begun, the temporary support superstructure could be pulled via truck (employing a mobile pick and carry crane) to the storage location on the property where it would be stored in temporary housing. The temporary housing could be a prefabricated building or a built-in-place structure.

The overall length, width, and height of the prepared one-piece intact element with foundation reduces the number of challenges associated with craning and movement to storage location on-site and to protecting stairs from exposure to damage and weather.

The staircase geometry is a gentle twenty-five foot radius arc shaped segment. The simple dimensions are:

Length: approximately twenty feet

Width at tread: approximately four and one-half feet. Handrail support outriggers extend approximately seven inches beyond tread edges.

Height from bottom of foundation to upper most tread: approximately twelve and one-half feet. Handrails extend approximately three feet above each tread.

2. **Stairs – Option 2**: Separate stair treads and railing from architectural pierced concrete super structure including its intact foundation stored on-site.

   Process[3]: For each stair location, it also makes sense to achieve the successful preservation to move the pierced architectural concrete super structure and its foundation intact in one piece after dismantling/disconnecting the railings and individual stair treads. The design documents indicate a keyway and rebar configuration joining the architectural pierced concrete super structure and its foundation which should be maintained intact and not separated as part of the moving process.

   The first step prior to removing the railings and stair treads from the architectural pierced concrete super structure and from the patio paving and balcony connection points will require construction of temporary support carriages to cradle the super structure and foundation to stabilize and support them.

   Next step would involve unbolting and separation of the railings and individual stair treads then cataloging and crating them for storage. Once the foundation has been exposed and undercut by excavation, the temporary support carriage would be augmented to also capture and support the foundation intact with the staircase. The north stair has an additional vertical beam projecting above grade but through exploration has recently been determined to be separate from the staircase and only part of a surrounding planter and would not be removed with the staircase.

   A close examination of the staircases indicated handrails are bolted to certain stair treads from the underside. The stair treads are fitted with a bent metal plate which is welded to the underside of the tread and connected to the architectural pierced concrete superstructure with bolt, washer and nut. The bent plate is also connected to the next adjacent tread pan with a weld. To disassemble the staircase, the handrails would be unbolted from the treads, protection wrapped, cataloged, and stored. The tread-to-tread connection weld would be ground off to facilitate tread-to-tread separation. Disconnecting the tread from the architectural pierced concrete superstructure by mechanically removing the nut and washer from the embedded bolt, leaving the bolted intact with the architectural pierced concrete superstructure. At a later time and place, to reassemble the staircase at its final new location a simple reversal of this process would be employed. The treads would be attached with nut and washer to embedded bolt in the architectural pierced concrete superstructure and re-welded to the next adjacent tread after that tread has been reattached in place repeating this process until the staircase is fully reassembled. Re-bolting the handrails would be the last process of reassembling.

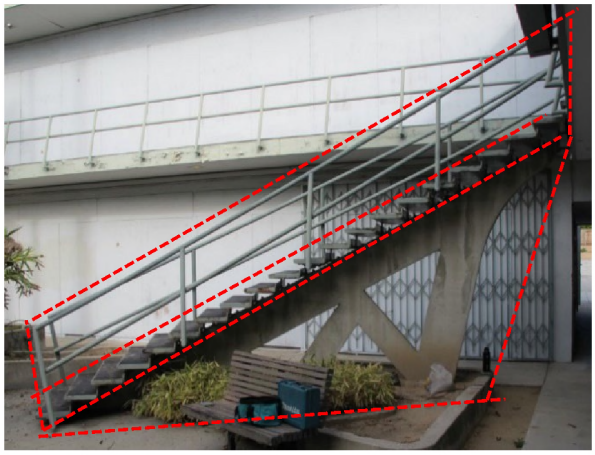
   Both during and after excavation, the support carriages would hold the foundation and architectural pierced concrete super structure in order to relocate them as one intact element.

The staircase and its foundation properly supported could probably be moved using a mobile "pick and carry crane" to an adjacent on-site location presenting fewer logistical challenges than that described in Option 1. [4]

At the time of this report, Mr. Wolf's exploration, evaluation, and feasibility opinions are based on review of the recently available design documents and on-site non-destructive limited excavation. Should additional information become available or differing course direction change, this report is subject to revision.
Craning or other means applicable to movement of stair elements may be simplified if performed after partial building demolition allowing a clear route from the courtyard to the proposed storage location.

Each architectural pierced concrete super structure, after dismantling treads and railings, will be relocated intact in one piece including existing foundation. Conceptualized Lifting Carriage can be found in Section VII.

- Dashed lines represent the proposed boundary of separations of the component pieces for moving.



NORTH STAIR



SOUTH STAIR

Storage:
Using the on-site north parking area for storage, the staircase may need to be craned to the storage location. The temporary support carriage would be used to cradle the element during this process, which would allow the staircase to be lifted safely. Assuming that the removal and preservation of the staircase will occur after demolition has begun, the temporary support superstructure could be pulled via truck (employing a mobile pick and carry crane) to the storage location on the property where it would be stored in temporary housing. The temporary housing could be a prefabricated building or a built-in-place structure.

The overall length, width, and height of the prepared one-piece intact element with foundation reduces the number of challenges associated with craning and movement to storage location on-site and to protecting stairs from exposure to damage and weather.

The architectural pierced concrete superstructure geometry is a gentle twenty-five foot radius arc shaped segment.
The simple dimensions are:
Length: approximately nineteen feet
Width at foundation: approximately three feet.
Height: approximately twelve feet from bottom of foundation to upper tip of architectural pierced concrete superstructure.

3. **Benches**: Separate each bench from its foundation (paving) and then temporarily support, crate, and move each bench intact (seating portion and frame).

   Process: The benches have a tube steel fabricated assembly with a wooden seating element. There may be a base plate under the bench below grade which would be determined during excavation. The bench can be separated by building a modest temporary support cradle to hold the bench in place while excavation will break away the concrete foundation to expose the metal frame that holds the seating element. Each bench can then be separated from the concrete foundation while the seating element is left intact. The cradled element can then be trucked to the identified storage location.

   Due to the minimal bench mass, the benches could be sufficiently secured with temporary construction, stabilization, and crating. Relocating the crated benches to a location on-site appears feasible and practicable.

   Storage: The benches can be crated and stored at the location proposed by the owner, which is the parcel directly to the north of the project site.



IV. Conclusion

V. HKA conducted its analysis by evaluating numerous pieces of information. HKA reviewed original design documentation related to the courtyard and its stairs and benches to gain a design intent understanding. Site visits informed the analysis relating to viewable above the courtyard paving. In response to the desire to understand what might be occurring below the courtyard surface, a strategic non-destructive exploration was conducted to ascertain the as-built conditions below the surface and the marriage of the pierced architectural concrete superstructure to the concrete foundation. The non-destructive exploration which was conducted by hand digging and taking of measurements confirmed that superstructure and foundation appear to be married consistent with the design intent. That confirmation informed the basis for the two options presented earlier in this report. To

maintain the pierced architectural concrete superstructure integrity, the concrete superstructure and concrete foundation should not be divorced for moving purposes.

This report summarizes an evaluation that applies best practices design evaluation and moving logistics technology to determine feasibility and reasonableness associated with addressing applicability of salvaging existing historical building features taking into account for physical conditions, size and scope, elements of construction, and desire to avoid damage in order to conduct the salvage. This report does not address restoration or repair after salvage since that effort was not part of the request and evaluation. After performing a series of evaluations and studying reasonable options, HKA has concluded that two options appear to be most feasible to the process of salvaging the existing staircase and benches at the property.

This report outlines a logistically feasible method to remove the two floating staircases intact from the existing Barry Building for preservation and storage. This process would allow for reincorporation in a future setting while preserving the primary character defining features of the staircases. In addition, four benches can similarly be removed from the courtyard and crated for future reincorporation while preserving their character defining features.

Stairs – Option 1 Advantages and Disadvantages

After considering the logistically feasible methods needed for this option as noted earlier in this report, a number of advantages and disadvantages specific to the option become apparent.

Advantages:

Low damage risk: Full and complete staircase elements have a low risk of damage and impacts to historical integrity associated with disassembly.

Cataloging separate parts: This is not required.

Preparation for move: Time needed to facilitate disassembly, cataloging, and moving is minimized.

Disadvantages:

Move complete intact staircase element: A full and complete staircase element presents more cradling and moving challenges associated with a larger and more cumbersome volume with greater weight. Due to the handrails and stair treads projecting from the superstructure, their exposure present greater risk of damage should an impact mishap occur during the moving and storage process. This exposure to damage can be significantly mitigated by using skilled and experienced moving and relocation professionals.

Time: Reduced time need to facilitate the move.

Store Space: This option requires a possibly taller storage housing.

Opinion: Stairs – Option 1 is superior due to the elimination of risk of damage or destruction which might occur in the handrail and stair treads removal and the high presence of maintaining historical integrity of the staircases.

Stairs – Option 2 Advantages and Disadvantages

After considering the logistically feasible methods needed for this option as noted earlier

in this report, a number of advantages and disadvantages specific to the option become apparent.

Advantages:

Disassembly of the key staircase components: This option provides for smaller volume and weight of the key staircase components simplifying the cradle and moving process with the one-piece architectural pierced concrete and foundation.

Storage Space: This option allows for a possibly lesser height required for the storage housing, though the housing might take up more space.

Disadvantages:

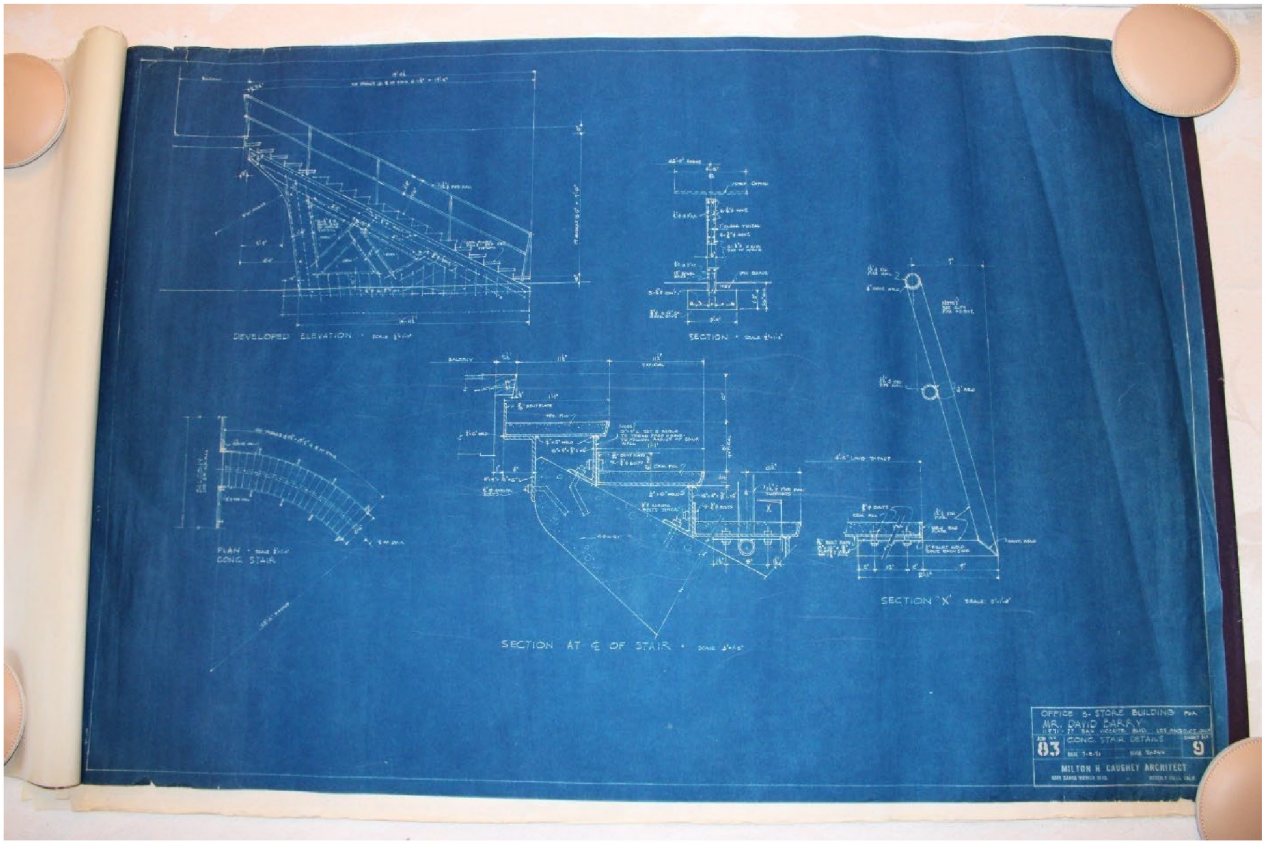
Damage: Potential damage and destruction to individual handrail and stair treads is increased with this option. Embedded bolts that hold the stair treads when exposed present opportunity for damage both to the bolts and to the superstructure.

Time: Increased time to facilitate the move. More disassembly labor, cataloging and crating. Increase damage and possible irreversible destruction to stair treads and handrails during the disassembly process. Increased crating and more handling.

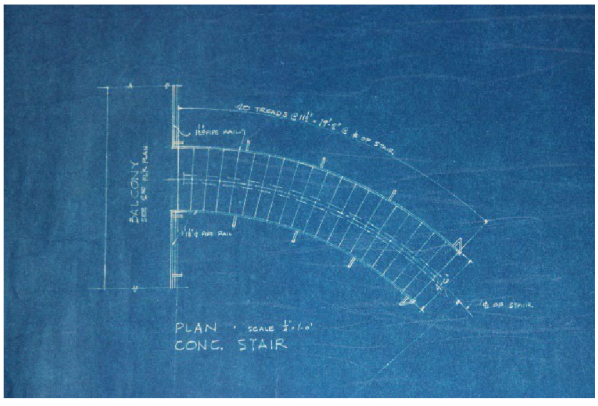
Opinion: Stairs – Option 2 is less preferred due to the higher risks associated with more likely damage exposure to the historical integrity of the staircase components.

HKA has concluded that it is feasible to remove and store the two identified architectural features of the Barry Building in order to preserve those features for later use by dismantling, protecting and storing these features at the subject property. After a four week logistical planning phase, the excavation, protecting/lifting and moving on-site to the storage location would take approximately four weeks for Stairs – Option 1 and approximately eight weeks for Stairs – Option 2.

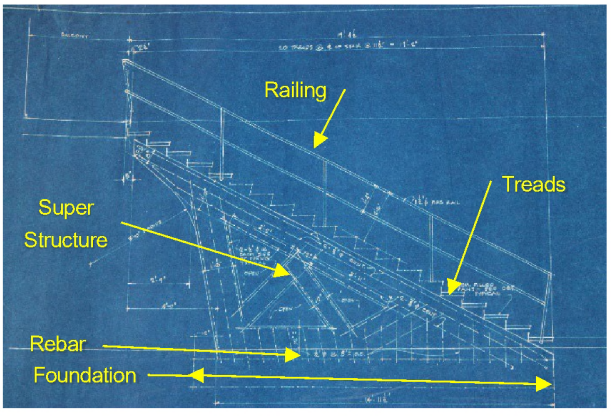
VI. Images from Recently Provided Historical Design Documents and Limited Shallow Excavation at the Existing Staircases



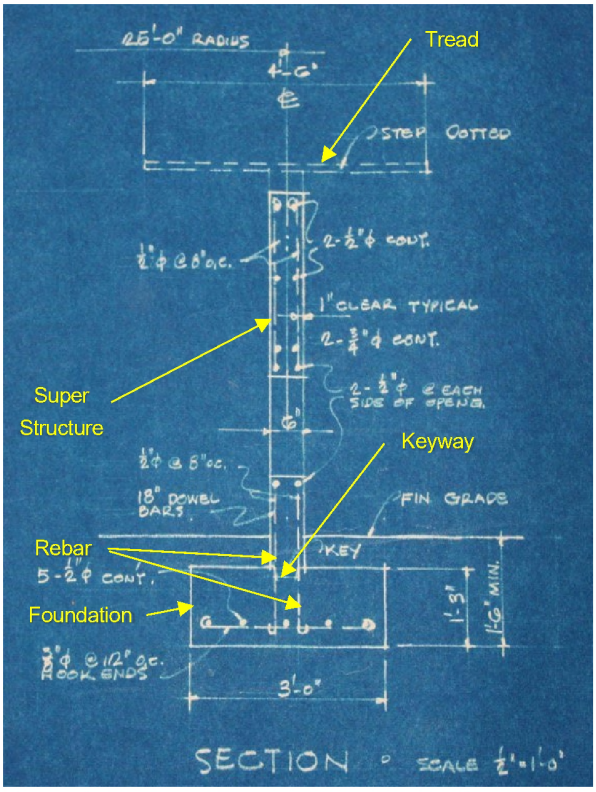
Drawing: Courtyard Staircase Plan, Elevation and Details
Shows Staircase footprint, geometry, profile and details as designed, dated 7-8-50



Drawing: Staircase Plan
Shows staircase footprint and curvature

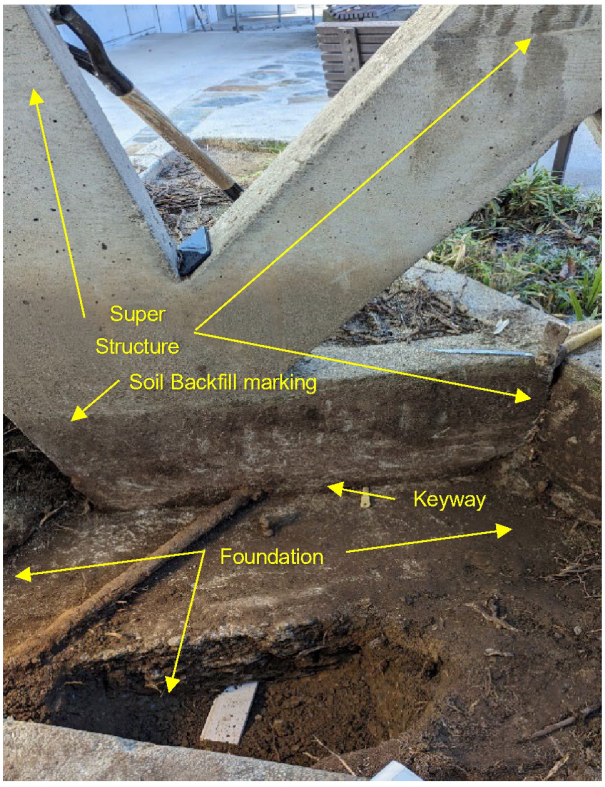


Drawing: Staircase Elevation
Shows handrail, treads, architectural pierced concrete super structure and rebar into the foundation



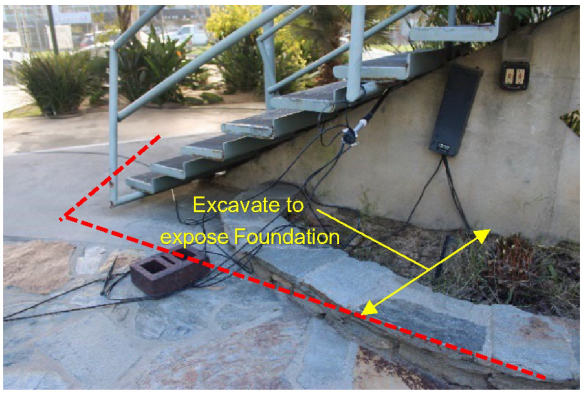
Drawing: Cross Section of Staircase Foundation and Architectural Pierced Concrete Super Structure

Shows Architectural Pierced Concrete Super Structure seated in the Foundation keyway (slot at top of Foundation to receive Architectural Pierced Concrete Super Structure) and Rebar tying the two elements together



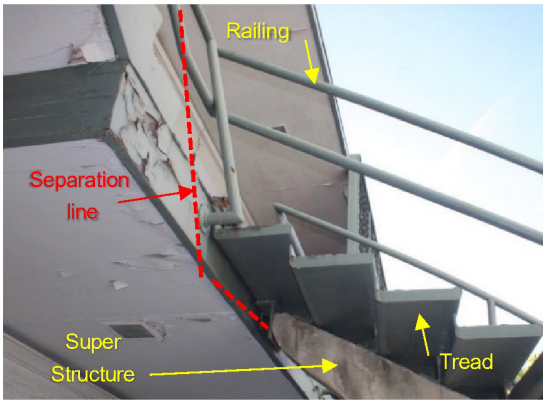
Exploratory Excavation: Detail of Architectural Pierced Concrete Super Structure and Foundation

Careful hand excavation using shovel and whisk broom not disturbing concrete super structure or foundation. Shows Architectural Pierced Concrete Super Structure and Foundation, appear to be consistent with design drawings. Super Structure seated into Foundation keyway



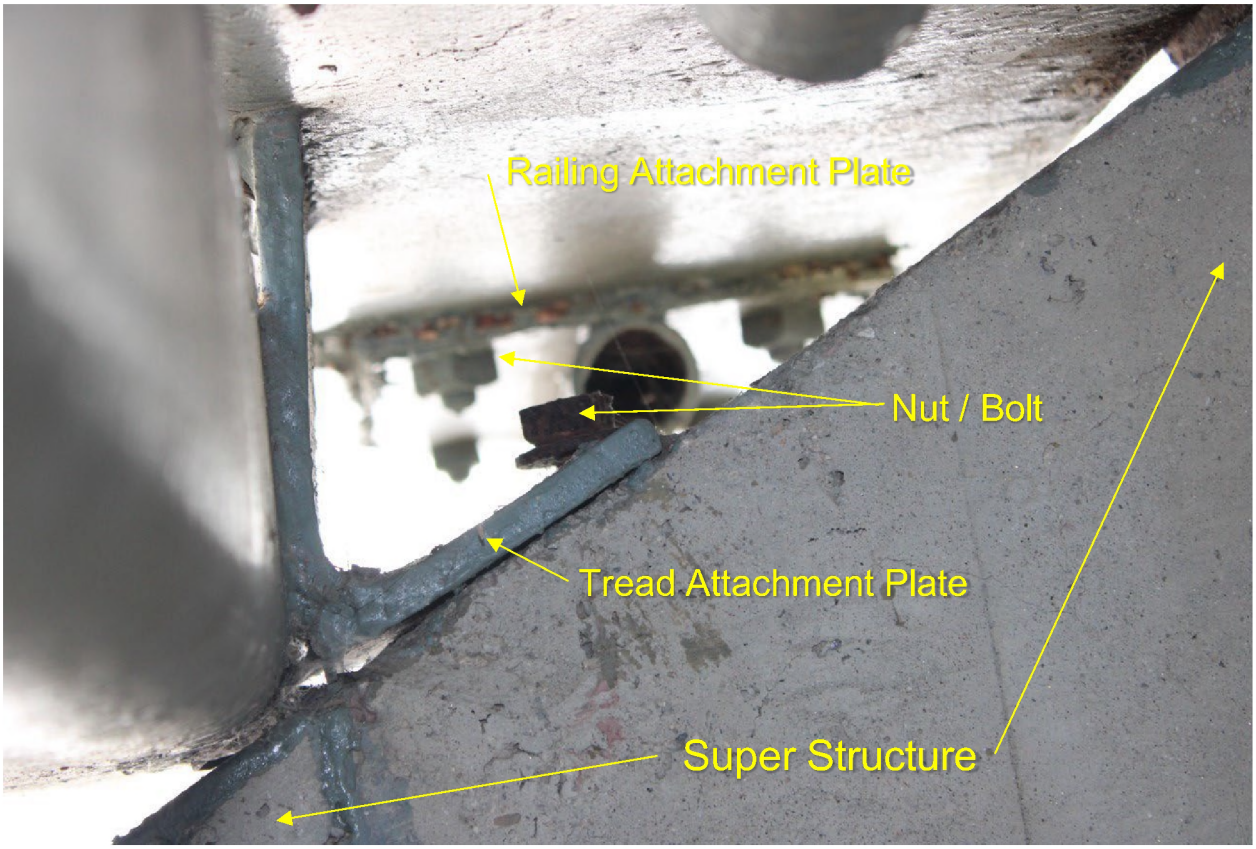
Staircase Base at Courtyard Paving

Remove paving and excavate to expose foundation all around Super Structure



Staircase Connection at Balcony

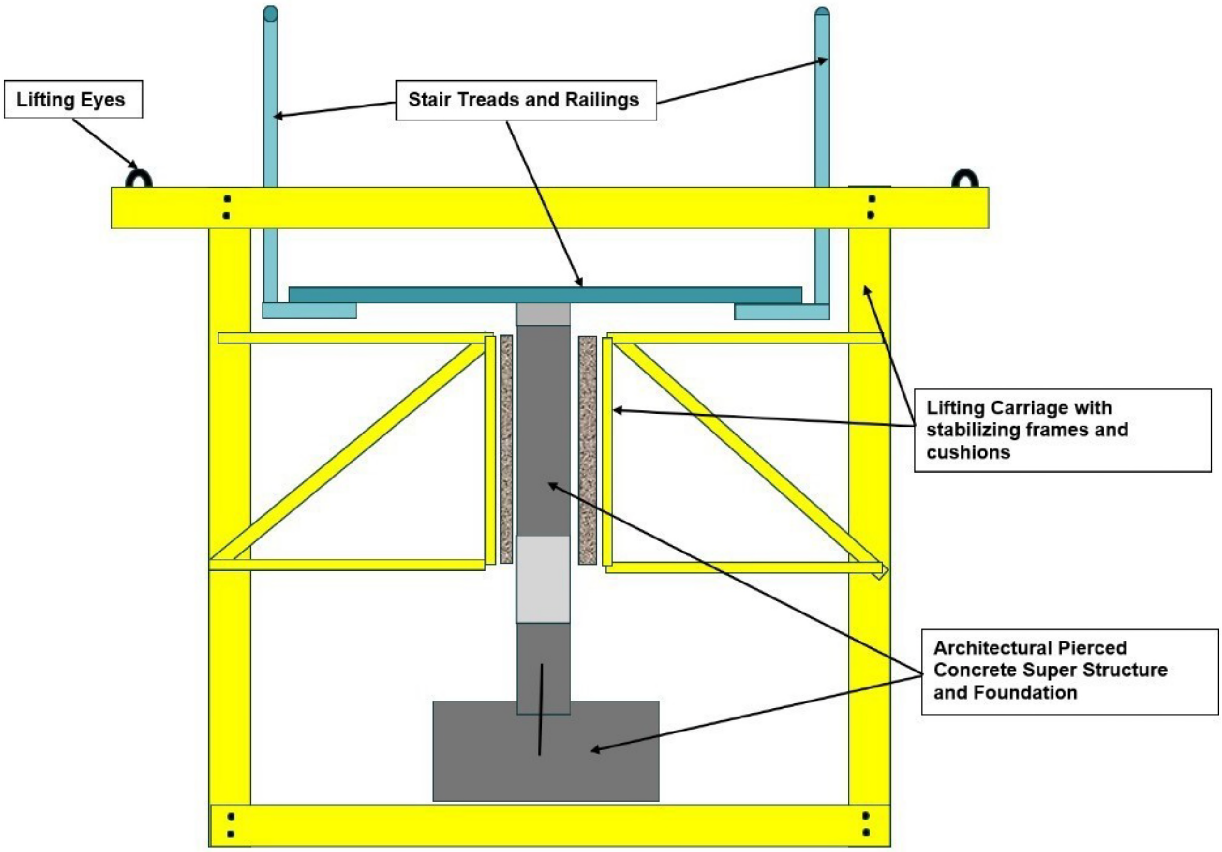
Separate Tread, Railing, and Architectural Pierced Concrete Super Structure from Balcony



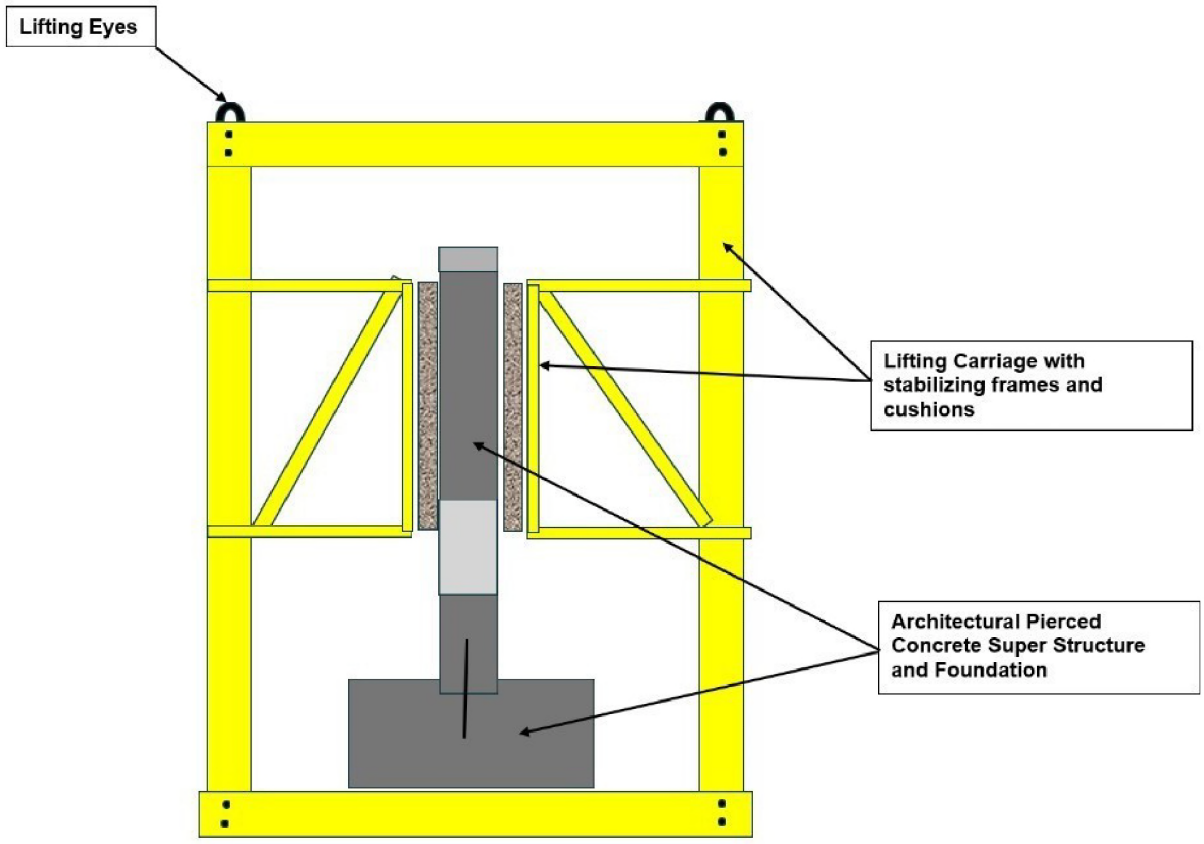
Stair Tread and Railing Connection to Pierced Architectural Concrete Superstructure

Remove nut and washer to remove Tread attachment plate from Architectural Pierced Concrete Super Structure and remove nut from Railing attachment plate from Tread

VII. Option 1: Conceptualized Lifting Carriage, Move Staircase, Treads and Railings Intact



VIII. Option 2: Conceptualized Lifting Carriage, After Removing Treads and Railings, Move Architectural Pierced Concrete Super Structure and Foundation Intact



IX. CURRICULUM VITAE

JAMES C. WOLF
MANAGER

QUALIFICATIONS

BS, Architecture, University of Southern California, 1975
BS, Civil Engineering, University of Southern California, 1972
Architecture License, California

MEMBERSHIPS

Member, American Institute of Architects (AIA)
Member, Construction Management Association of America (CMAA)

PERSONAL DEVELOPMENT

California Legislature "Assembly – Certificate of Recognition"
City of Los Angeles City Council "Certificate of Appreciation" for Public Safety Committee
City of Los Angeles "Mayoral Certificate of Appreciation" for Hancock Park Street Lighting Replacement Project
City of Los Angeles "Public Works Award" for Hancock Park Street Lighting Replacement Project
City of Los Angeles City Council "Certificate of Appreciation for Service to Community"
Windsor Square – Hancock Park Historical Society "Preservation Services Award"

PROFILE

James Wolf is a Registered Architect in California with over 40 years of experience in the areas of construction consulting, construction, project management, and architecture. His project-type experience encompasses commercial, retail, housing, educational facilities, public works, healthcare, libraries, community centers, historic buildings, theaters, research facilities, historical preservation, veteran's homes, hotels, parking structures, airlines facilities and terminals, and petrochemical facilities.

James has also served the design and construction industries in the capacities of Vice President, Area Manager, Project Director, Senior Project Manager, and Project Architect. He has previously directed the Los Angeles office of a major construction management firm, been a construction project manager, and a design architect.

While being involved with both pre-construction and construction project phases, James possesses particular expertise in preconstruction planning from program to construction contract award involving project programming, design professional selection, design milestones and conformance with project program, design criteria, and project budget, while navigating public agency entitlements and plan checking processes, interface with public utilities for power, natural gas, water, and data/voice communications leading up to the successful launch of the construction process with a variety of project delivery strategies including design-bid-build, multiple prime, design-build, and guaranteed maximum prices negotiated contracts.

In his dispute resolution roles, James has served as an Expert Consultant and a Testifying Expert. In these capacities, he has conducted expert investigations, produced expert work product, attended mediation, and testified at trial.

EXPERIENCE

BUILDINGS

Tokyo Disney Resort Toy Story Hotel, Tokyo, Japan
Provided full pre-construction and construction period project management services including consultant selections, design document reviews, value engineering, scheduling, review of design/builder designs, submittals, and schedule, and construction administration on this $280M project.

Disneyland Resort Paradise Pier Hotel, Anaheim, California
Provided pre-construction period project management services through the feasibility stage on this $85M major hotel renovation project.

Disneyland Resort Evergreen Hotel, Anaheim, California
Provided full pre-construction period project management services including consultant and contractor selections, design document reviews, value engineering, estimating, scheduling, and agency of jurisdiction reviews on this $700M project.

Sequoia Hospital, Redwood City, CA
Assisted an attorney and his client in making an expert evaluation as to whether the design professionals satisfied the architectural standard of care for the hospital addition. Developed expert work product that was used during expert meetings and at mediation. The case settled successfully as the result of the mediation.

Tulare Regional Medical Center, Tulare, CA
Assisted an attorney and his client in making an expert evaluation as to whether the design professionals satisfied the architectural standard of care for a new hospital construction project. Developed expert work product that was used during expert meetings and at mediation. His portion of the case settled successfully as the result of the mediation.

University of California, Los Angeles (UCLA), Santa Monica Replacement Hospital, Santa Monica, CA
Provided a preliminary expert evaluation of architectural design documents on an approximately $400M critical care facility in Santa Monica, California.

Edgemoor Skilled Nursing Facility, San Diego (Santee), CA
Provided a preliminary expert evaluation of a construction manager's standard of care in managing construction of a 192-bed extended care facility.

UCLA Neurological Sciences Medical Research Building, Los Angeles, CA
Provided full pre-construction and construction period construction management services including design document reviews, value engineering, cost estimating, scheduling, bidding and award, and construction administration on this $55M project.

UCLA AIDS Research Building, Los Angeles, CA
Provided full pre-construction and construction period construction management services including design document reviews, value engineering, cost estimating, scheduling, bidding and award, and construction administration on this $45M project.

UCLA Orthopedic Research Building, Los Angeles, CA
Provided full pre-construction and construction period construction management services including design document reviews, value engineering, cost estimating, scheduling, bidding and award, and construction administration on this $48M project.

Saint John's Health Center Replacement Project, Santa Monica, CA
Appointed Pre-construction Project Manager, providing full-service management services to facilitate phasing, cost estimating, and document reviews including expediting OSHPD code reviews for full medical center replacement hospital while maintaining full operational functions on this $340M program.

UCLA Gordon and Virginia MacDonald Medical Research Building, Los Angeles, CA
Provided construction management during construction phase including document control for RFI's, Submittals, Change Orders, Inspection, construction administration for schedule review, progress payments, and project close-out on this $38M project.

Cedars-Sinai Medical Center Barbara and Marvin Davis Medical Research Center, Los Angeles, CA
Provided construction management during preconstruction and construction phases including design and progress reviews of milestone design documents, bid packing, solicitation, and award, document controls for RFI's, Submittals, Change Orders, inspection coordination, construction administration for schedule review, progress payments, and project close-out on this $43M project.

County of San Bernardino Regional Medical Center (Arrowhead Medical Center), Colton, CA
Provided pre-construction design document constructability, coordination (including clash detection), and bid-ability reviews on this $450M project.

County of Los Angeles Public Works, Olive View Medical Center, Emergency Department Expansion Project, Los Angeles, CA
Provided project oversight for project management team conducting overall management, document review and lessons learned, and cost estimating services during the very volatile construction cost escalation period experienced in the middle part of the last decade.

Providence Healthcare St. Joseph's Burbank Hospital Replacement Program, Burbank, CA
Guided project management team in phasing assessment and planning for ongoing campus utilization while phasing in new and expanded facilities. Oversight of project reviews associated with document review, buy-out strategies, and estimating services. This $100M program included the replacement of the patient tower, expansion to the emergency department and the central plant, and eight phases of campus upgrades while under full hospital operations.

Holy Cross Medical Center Patient Tower Addition and Central Plant Expansion, CA
Provided program oversight included project planning and phasing on this $120M program, while the hospital maintained full operations. Project included the addition of a new patient tower and an expanded central plant.

Kaiser Permanente Oakland Replacement Hospital, Oakland, CA
Provided program oversight for project review team that conducted milestone document development reviews and evaluations for consistency with Kaiser Permanente design standards on this $400M program.

Kaiser Permanente – Bakersfield Medical Office Building and Honolulu Patient Wing Addition
Provided program oversight for project review team that conducted milestone document development reviews and evaluations for consistency with Kaiser Permanente design standards. Provided oversight of forensic evaluation team evaluating construction defects. Implemented corrective strategies to facilitate work with planned minimal operational disruptions.

Aerospace Corporation Research Building, El Segundo, CA
Provided oversight for project team for this $8M black ops research facility.

Chevron Oil El Segundo Research Building, El Segundo, CA
Project architect and manager for research building project.

Mount San Antonio Community College – Agricultural Science Complex, Walnut, CA
Assisted an attorney and its school district client in making a preliminary expert evaluation as to whether the design professionals satisfied the architectural standard of care for a science complex for teaching, laboratory training, animal care procedure and training spaces, and animal care and animal housing facilities.

Los Angeles Unified School District (LAUSD), East Valley High School 1A, Pacoima, CA
Assisted an attorney and their subcontractor client in a subcontractor scope of work and licensing dispute. This matter went to trial with a verdict entered by the court in favor of the subcontractor, based on his testimony.

Ventura County Community College District, Camarillo, CA
Principal-in-Charge for this $360M, four-campus expansion and modernization program.

Los Angeles Community College District (LACCD), Staff Augmentation, Los Angeles, CA
Principal-in-Charge for staffing of various projects.

LACCD, New Construction Staff Augmentation and Region 2 Modernization Program Management Team, Los Angeles, CA
Principal-in-Charge of a 14-member, on-site team with oversight of more than 100 school campuses.

California Institute of Technology Nano-science Technology Research Building, Astronomy and Astrophysics Research Building, Chemical Engineering Research Building, Environmental Sciences Research Building Historical Preservation and Modernization, and Undergraduate Student Housing Historical Building Preservation and Modernization, CA
Provided oversight and project management for a series of research building projects valued at $122M. Coordinated construction activities with campus operations. Developed project controls system and unified multiple-project reporting for university.

Southwestern University School of Law Library - Adaptive reuse of Historic Bullocks Wilshire Building
Preconstruction management period services including document reviews, cost estimating, scheduling, and strategizing construction period procurement.

El Segundo Unified School District High School Gymnasium
Project architect and manager for new high school gymnasium.

El Segundo Unified School District High School Food Service Facility
Project architect and manager for district-wide food service facilities including food preparation and service, dining areas, and centralized food storage warehouse.

USC Trojan Residential Hall Expansion and Food Service Facility
Project architect and manager for foodservice operations kitchen modernization and expansion with enhanced and enlarged dining facilities in the existing residence hall.

Torrance Unified School District South High School Gymnasium
Project architect and manager for new gymnasium project.

Torrance Unified School District North High School Administration Expansion
Project architect and manager for extensive alterations and additions to administration offices.

Palos Verdes Miraleste High School Music/Fine Arts Building
Project architect and manager for new music and fine arts building with multiple funding sources and phasing.

Las Virgenes Unified District School Calabasas High School Aquatic Facility
Project architect and manager for new Olympic class swimming pool.

City of Highland, California Storm Flood Damage Analysis, Highland, CA
Assisted the attorney in determining the scope and costs associated with the necessary repairs or replacements to restore the properties to pre-damage condition. Project involved site survey, measurements, documentation, photography, and cost estimates for over 40 residences in class action lawsuit associated with stormwater flooding impacting 150 homes.

CSI (Church of Scientology), PAC (Pacific Area Command) Los Angeles, CA
Pre-construction and construction period project management. Scope of services included working with client on several existing facilities undergoing alteration, addition and expansion by evaluating scope, costs, and schedule associated with the modifications to many existing facilities. Work included visual evaluation of existing conditions applicable to the scope of services for architects and engineers for specific design services. Oversight of contractor's effort to price, schedule, and construct the alterations and additions scope of work. Facilitated communications with project team including reporting project status and making recommendations to the owner.

CSI (Church of Scientology), Valley Org, North Hollywood, CA
Construction period project management. Scope of services included working with client on a multi-building campus undergoing adaptive reuse and enhancements to facilities. Oversight of contractor's effort to construct the alterations and additions scope of work. Coordinated efforts of client and other contractors and professionals performing work simultaneously with contractor's work. Facilitated communications with project team including reporting project status and making recommendations to the client.

California Department of Corrections and Rehabilitation – Women's Facility, Corona, CA
Currently assisting the State of California in the analysis of potential design deficiencies related to architectural services and standard of care.

California Department of Corrections and Rehabilitation – Men's Colony, San Luis Obispo, CA
Assisted the State of California in the analysis of potential design deficiencies related to architectural services and standard of care.

City of Vacaville Easterly Wastewater Treatment Plant Expansion Project, Vacaville, CA
Provided a preliminary expert evaluation of potential claim exposure on an approximately $65M wastewater treatment plant in Vacaville, California. Reviewed the project change orders and proposed change orders relative to the architectural design and architect's practice of the standard of care on behalf of the architect's insurance company.

County of Riverside District Attorney Headquarters Building, Riverside, CA
Participated in this $100M project.

City of Fontana Main Public Library, $45M Project; City Hall Expansion, $8M Project; Community Center, $5M Project, CA Principal-in-Charge for staffing of various projects.

City of West Hollywood 25th Anniversary Campaign Program, Main Public Library and City Council Chambers, City Hall Expansion, and Park and Historic Theater Renovation, CA.
Served as an integral team member on this $150M program.

City of Buena Park Senior Community Center, Buena Park, CA
Participated in this $6M project.

City of Moreno Valley Main Public Library, Moreno Valley, CA
Participated in this $15M project.

State of California Veterans Homes West Los Angeles, CA
Pre-construction Project Director for this $180M, 400-bed skilled nursing facility on the West Los Angeles VA campus. Set up coordinated functions and communications between Federal VA and State of California. Provided full project management services before construction including design document reviews, cost estimating, and value engineering and procurement strategies.

State of California Veterans Home Palmdale, CA
Pre-construction Project Director for this $24M, 60-bed resident care nursing facility in Palmdale. Provided design document reviews, cost estimating, and value engineering and procurement strategies associated with project management services.

State of California Veterans Home Ventura, $24 million Project.
Pre-construction project director for this $24M, 60-bed resident care nursing facility in Ventura. Provided design document reviews, cost estimating, and value engineering and procurement strategies associated with project management services.

UCLA Northwest Campus Undergraduate Student Housing, Los Angeles, CA
Construction phase construction management services including project controls, change orders, submittals, and progress payment processing.

California Institute of Technology Undergraduate Student Housing Historical Building Preservation and Modernization Project, CA
Provided construction management during construction phase including document controls for RFI's, submittals, change orders, inspection coordination, construction administration for schedule review, progress payments, and project close-out.

Armand Hammer Museum, Los Angeles, CA
Appointed co-project manager for construction management services. Project management responsibilities included project communications, information facilitation, submittal process, payment application review and recommendation,

contract compliance reviews, schedule review, change order review and recommendation. Part of the management effort was to keep the Headquarters Building fully operational while the museum construction was underway. The project involved construction of a new museum building adjacent to the Occidental Petroleum Headquarters building at Wilshire and Westwood Boulevards with a direct interface and connection to the Headquarters Building. This project was completed around 1990.

The Huntington Museum, Pasadena, CA
As a licensed architect with construction project management experience, was involved in the repairs to the Huntington Museum as a result of a fire at the museum. Assisted the on-site project superintendent /Project Manager and he was one of two project managers. Charged with setting up project controls and working with the on-site Project Superintendent/Project Manager. Efforts included contract administration and overall schedule compliance on the construction side. The project involved removing for restoration the very valuable artwork, fire damage removal and extensive cleaning and repair, improvements to the fire sprinkler system and fire alarm system, alterations to the elevator shaft and enclosures as the fire had raced up the elevator shaft and impacted various floors of the museum. Improvements were also made to the HVAC system and lighting system as well.

Multiple Southern California Shopping Centers, CA
Conducted existing conditions surveys associated with pre-occupancy and post-vacate conditions for commercial tenant occupancies at several locations in several shopping centers.
The detailed examinations included a review of tenant leases for specific requirements as to landlord and tenant responsibilities, assessment of conditions to document scope, measurements, and costs (estimated or quoted) of physical conditions and required restorations necessary before the return of security deposits.

INFRASTRUCTURE

Anaheim Regional Transportation Intermodal Center (ARTIC), Anaheim, CA
Assisted a general contractor in resolving a subcontractor dispute as to the scope of work and performance parameters, including a schedule evaluation.

San Diego SR125 Toll Road, CA
Provided a preliminary expert evaluation of potential claim exposure on an approximately $400M toll road project in San Diego, California. Reviewed the contractor's payment applications and progress reports on behalf of the title insurance company.

American Airlines LAX Terminal 4 Expansion Program, Los Angeles, CA
Provided project management for this CM-at Risk project involving ticketing terminal and board terminal additions associated with second-level roadway addition.

American Airlines O'Hara Airport Terminal Expansion Program, Chicago, IL
Provided management and coordination for this extensive terminal expansion effort.

American Airlines Santa Barbara Airport Terminal Expansion, CA
Assisted in the design and implementation of upgrading the airline terminal operations at this historic airport facility allowing for commercial jet aircraft operations.

Los Angeles World Airports Utility Infrastructure Upgrade and Central Plant Expansion, CA
Provided architectural services associated with full underground utility work and Central Plant and Cooling Tower Facility expansion in conjunction with new terminal additions and existing terminal expansions separating arriving and departing passengers within the expanded terminal buildings.

Cedars-Sinai Medical Center, South Parking Structure (2,000 spaces), CA
Preconstruction and construction phase full services associated with this $24M design-build parking structure.

LANGUAGES

English (native)

EXHIBIT C

Enclosure 1

ALSTON & BIRD

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Via Overnight Mail

April 20, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 978-1241
james.harris@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210

Dear Mr. Harris,

This firm represents the Project Applicant in the above-referenced matter. In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed demolition of the building (Barry Building) located at 11973 San Vicente Boulevard Project (Project). We are enclosing additional memoranda regarding the cost of rehabilitating the Barry Building property located at 11973 San Vicente Boulevard, Los Angeles, California (Property) in the manner described in Alternatives 2 and 3 in the DEIR.

The City, as the lead agency under CEQA for the Project, is not required to report detailed information on financial considerations. Accordingly, the Project Applicant is providing technical analyses as to the rehabilitation costs in an effort to provide full disclosure regarding the current status of the Barry Building. This is not a "comment letter" on the DEIR and thus requires no response in the Final EIR to be prepared by the City as the lead agency. Rather, since the DEIR has properly excluded certain financial considerations, additional information on economic feasibility is provided for inclusion in the administrative record.

The following memoranda are attached to this letter and are summarized below.

1. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A to this letter);
2. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B to this letter);
3. *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers (June 2022) (Attachment C to this letter);
4. *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group (October 2022) (Attachment D to this letter);
5. *Barry Building ADA Update Requirements* by Gruen Associates (June 2021) (Attachment E to this letter);
6. *Barry Building Renovations* by Hill International (November 2022) (Attachment F to this letter); and
7. *Barry Building Land Residual Analysis* by CBRE, Inc. (March 2023) (Pro forma) (Attachment G to this letter).

The Barry Building is currently seismically unsound for occupancy. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. Based on their inspection of the Property, the Department determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), titled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (Soft Story Ordinance). As a result, the Barry Building is required to meet the minimum seismic standards outlined in the Soft Story Ordinance through either seismic retrofit of the Building or demolition.

A voluntary seismic evaluation was completed to determine the safety of the Barry Building outside of the requirements of the Soft Story Ordinance (which applies only to the South Wing of the Barry Building). The evaluation conducted by Englekirk Structural Engineers (discussed in detail below and attached herein as Attachments B and C) determined that that even with the implementation of a structural retrofit pursuant to the Soft Story Ordinance, the remaining building wings would not be structurally sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. Englekirk's assessment determined that the wings *not* subject to the Soft Story Ordinance were currently 190 to 650% overstressed.

Englekirk noted that the building is a historic building and thus is subject to the 2016 California Historical Building Code. Although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the level of overstress, Englekirk determined that the same retrofit recommendations should apply.

Thus, in addition to the retrofitting required under the Soft Story Ordinance, if efforts were undertaken to retrofit the Barry Building in an attempt to make it safe for occupancy, additional structural retrofit requirements would be needed on the rest of the Building to address the other identified structural deficiencies and ensure the Barry Building is sufficiently sound to protect building occupants (and pedestrians) in the event of a moderate to severe seismic event.

Furthermore, given the date it was constructed, the Barry Building is currently not in compliance with the Americans with Disabilities Act (ADA) and requires significant renovations to provide even the most basic amenities under the ADA. For example, there is currently no women's restroom on the ground floor; the only women's restroom in the Barry Building is on the second story, which is only accessible by stairs. These and other renovations must be made for the Barry Building to meet the requirements of the ADA and to be suitable for public use. Additional renovations are also required for the existing structure to meet certain provisions of the Building Code.

Collectively, the above-referenced reports found that extensive modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility, costing approximately $12,818,000. In addition, these upgrades could destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building.

In addition, a pro forma analyzed the expected value of the land and rental income based on the current real estate market and the costs to complete necessary renovations. This analysis found that the value of the land (assuming rental of the Barry Building) after completing all the necessary costs would be approximately negative $5,663,653. The total cost of preservation and renovation of the Barry Building, even where leasable space is maximized, is significantly greater than value of the renovated Property. Therefore, rehabilitating the Barry Building is not an economically feasible alternative to demolition.

I. Required Structural Upgrades

The Barry Building is currently seismically unsound and is not suitable for occupancy without significant structural improvements. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. The Department determined that based on its inspection of the Building, the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (the "Soft Story Ordinance"). As a result of its current noncompliance, the Barry Building is required to either undergo seismic retrofitting or demolition in order to meet the minimum seismic standards outlined in the Soft Story Ordinance. The work required to comply with this Ordinance is discussed in Englekirk Structural Engineers' Soft Story Retrofit Letter Report (Attachment A to this letter).

Separate from the retrofitting required under the Soft Story Ordinance (which applies to the south wing of the Barry Building), additional renovations are needed on the north, east, and west wings in order to address other (non-soft story) structural deficiencies if efforts were undertaken to make the Barry Building safe for occupancy. This is noted in the second memorandum prepared by Englekirk Structural Engineers (Attachment B to this letter). The third memorandum (Attachment C to this letter) details the additional renovations that are required to address the entire Building's structural deficiencies and necessary upgrades to ensure the Barry Building is sufficiently sound to protect building occupants and pedestrians in the event of a moderate to severe seismic event. All three memoranda regarding the Barry Building's seismic and structural deficiencies are summarized below.

In addition to the required seismic renovations, additional work is needed to bring the existing Building into compliance with the ADA and the Building Code. These upgrades are detailed in a report prepared by Gruen Associates (Attachment E to this letter).[1]

1. *11971 San Vicente Boulevard – Retrofit Schemes* (Soft Story Retrofit Letter Report), Englekirk Structural Engineers (June 2021)

This report provides a structural analysis identifying the work necessary to repair the Barry Building to conform to the City of Los Angeles Soft Story Ordinance. The Soft Story Ordinance applies only to the Barry Building's south wing (the only wing with a "soft story").

The report identifies a seismic retrofit solution that addresses the south wing portion only. The seismic retrofit scheme (referred to as Phase I) consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, there would be new wood shear walls installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached to this report on pages 3-8.

In addition, Phase II of the retrofit work identifies structural work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I Soft Story scheme. This includes new

[1] The Barry Building is a designated by the City of Los Angeles as Historic-Cultural Monument. Historic Resources Group considered the voluntary seismic retrofits proposed by Englekirk Structural Engineers and the ADA upgrades recommended by Gruen Associates (both discussed above). It is important to note that Historic Resources Group found that the proposed structural upgrades would destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building. However, the renovations could still meet standards for rehabilitation of historic buildings. This report is provided as Appendix H-7 to the DEIR and Attachment D to this letter.

and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms. This work is explained in additional detail in *ASCE 41-13 Seismic Assessment*, Englekirk (June 2022) discussed below.

(This report is provided as Appendix H-2 to the DEIR and at Attachment A to this letter.).

2. *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 2022)

This letter explains that the soft story structural retrofit (Phase I work identified above) addresses only the structural deficiencies in the Barry Building's south wing. The Soft Story Ordinance is limited to this Building portion because there is no ascertainable lateral system (commonly referred to a "soft story") and the second and roof levels are not supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the remaining wings because they do not have a "soft story." Thus, even with the implementation of the Soft Story Ordinance structural retrofit, the remaining Building wings would not be structurally retrofitted and would not be sufficient to protect building occupants or pedestrians if the Barry Building was subject to a moderate to severe seismic event.

(This letter is provided as Appendix H-3 to the DEIR and at Attachment B to this letter.)

3. *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment*, Englekirk Structural Engineers (June 2022)

Englekirk Structural Engineer's analysis found that the Barry Building's seismic force resisting system is generally highly overstressed. As a result, their report proposes seismic retrofit upgrades to address structural deficiencies in the Barry Building. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

To conform the seismic force resisting requirements, Englekirk identified a seismic retrofit scheme that would include: strengthening the existing walls, adding new 2-story shear walls, and adding new steel moment frames. (A figure depicting a conceptual scheme for the new shear wall and moment frame locations is included as Figure 7.1 on page 11 of the report.) Specifically, this work would include:

A. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

B. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

C. New floor and roof diaphragm sheathing would include the addition of new 3/4" plywood sheathing over the entirety of the existing floor and roof sheathing.

D. New two-story steel moment resisting frames would be constructed at the south wing.

While efforts would be made to preserve the historic fabric of the Barry Building where possible, these renovations, may impact the availability or quality of the rentable space. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. As noted previously, although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the Barry Building's current level of overstress, Englekirk determined that the same retrofit recommendations should apply.

The scope of work considered by this report does not include additional required improvements related to Building Code, ADA compliance, plumbing, mechanical, and lighting upgrades.

(This report is included as Appendix G to the DEIR and at Attachment C to this letter.)

4. *Barry Building ADA Upgrade Requirements*, Gruen Associates (June 2021)

This report evaluates the Barry Building's compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) are currently not in compliance with the ADA.

The report identifies several instances of significant non-compliance with the ADA. For example, the second story is currently not accessible; there is no women's restroom on the ground floor, the only women's room is on the second story which is not accessible; all

doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width.

A number of other issues were identified that would require modification of the Barry Building or property. Among other deficiencies, there is no passenger drop-off or a loading zone provided at the street or along the alley; the parking layout is not compliant and does not include the required number of accessible stalls; and the parking lot needs to be re-paved at the ADA stalls to ensure floor levelness all the way to the Building's entries.

Some of the illustrated noncompliant conditions may have more than one solution. For example, there are different types or locations of an elevator that could be installed to the second story accessible. Many conditions, however, call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions.

Some of the upgrades recommended to bring the Barry Building into compliance include:

A. Accessible path of travel improvements, such as new compliant parking, paving, layout, stalls and signage; widening the sidewalk along the east façade[2]; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs;

B. Plumbing improvements, such as upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain;

C. Stair and balcony railing improvements, such as the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels;

[2] The existing driveway, to which alternation is suggested to accommodate a wider sideway is under shared ownership with another building. Consent of the building's owner would be required to make this accommodation. As a result, a waiver of the sideway width would likely be required (and may necessitate input from the Fire Marshall). If the waiver is not granted, some tenant spaces will require two doors opening into the patio which would negatively impact window space. See pages 1-2.

D. Vertical transportation improvements, such as addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony; and

E. Tenant space improvements, such as widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.[3]

(This report is also included as Appendix H-5 to the DEIR and Attachment E to this letter.)

II. Cost Analysis of Structural Upgrades

An additional memorandum was prepared to analyze and develop a comprehensive estimate of the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports.

1. *Barry Building Renovations*, Hill International (November 2022)

Attachment F to this letter contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022. This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.[4]

The cost estimate in this report reflects the findings contained in the following reports (discussed above): *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers; *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group; *Barry Building ADA Update Requirements* by Gruen Associates; and a site visit completed by the report's author.

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[3] The authority having jurisdiction (AHJ) over any renovation project (including a fire official and ADA Plan Checker) may need to identify compromises in the event that an ADA requirement conflicts with the Barry Building's historic character or other Building Code requirement.

[4] This is likely a conservative estimate, Hill International estimates that construction costs have risen since this estimate was prepared in November 2022.

The data from these reports was used to develop an estimate of the full scope of work required to complete the necessary renovations. The construction items were then priced and totaled using cost metrics as of November 2022.

This report estimates the cost of three categories of construction improvements to the Barry Building: (1) Structural and Life Safety & Building Code Compliance, (2) ADA Access, and (3) Energy and Water Conservation. The report contains two attachments, the first contains estimate supporting documentation. These three tables provide cost details regarding each item of work identified. The second attachment is a repair matrix which identifies the scope of the major categories of work required, and where additional costs may occur. (For example, repairing a sewer line may require work on the existing courtyard concrete.)

The Structural and Life Safety & Building Code Compliance scope of work includes: (1) abatement; (2) structural upgrades; (3) upgrades to steel stairs and railings; (4) fire protection; (5) replacement of HVAC System; and (6) electrical system upgrade.

The ADA Access scope of work includes: (1) development of ramps at second floor walkways and upgrades to railings; (2) replacing doors to increase width to code minimum; (3) upgrading the parking lot to meet ADA requirements; (4) installing an elevator for second floor access; (5) widening the east elevation sidewalk; and (6) realigning restrooms on the first and second floor to meet ADA requirements.

The Energy and Water Conservation scope of work includes: (1) replacing all windows with dual glazed Low E glass; (2) replacing the HVAC system with an energy efficient system; (3) diverting storm water to the storm drain system; and (4) replacing lighting with LED fixtures.

The cost calculation assumed that all minimum code requirements will be met.[5] The necessary renovations to complete the established scope of work are itemized in the three tables included as Attachment 1 to this report. The first table, located on page 9 of the report, identifies the project subtotals for work as divided into 9 subcategories. The second table, spanning pages 10-12 contains an itemized list of each task and required materials to complete the renovations. Finally, table 3 provides a detailed cost estimate for each of the itemized task items on table 2, including required hours per unit, total hours, and cost per square foot. (See table 3 on pages 13-31.)

[5] While it is possible that some of the items estimated could get a waiver from one agency, it is unlikely that all agencies will agree to any specific item. There are some areas where ADA compliance may conflict with other building requirements. For example, the ADA report recommends widening of the East Sidewalk to 5 feet. However, this change would reduce the access drive width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to waive the code requirement to achieve compliance.

As noted in the reports above, a number of major renovations are required to bring the Barry Building into compliance with the ADA, the Building Code, and to ensure the Building is safe for occupancy. For example, the structural work required (including seismic upgrades) would cost approximately $4.5 million; bringing tenant spaces into compliance (including modifying doorways and windows) would cost approximately $2 million; abatement of asbestos, lead paint and other hazardous materials would cost $1.5 million; and installing an elevator to make the second story accessible per the ADA would cost approximately $850,000. (See page 9 for all subtotals.) **The total projected cost for these and the other identified required improvements is $12,818,000**.[6]

III. Revenue Analysis

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building.

2. Barry Building Land Residual Analysis, CBRE, Inc. (March 2023)

CBRE prepared a pro forma regarding the land residual value for the Barry Building project, provided here as Attachment G. "Residual land value" is a method for calculating the value of development land. In general terms, residual land value is determined by subtracting all of the expenses and costs associated with an improvement project from the total value of the improved property (referred to as "Gross Development Value" or GDV).[7] Gross development value estimates the value of the property upon completion and lease of a completed project. This is an estimate of what a property will be worth upon refinance or re-sale.

First, CBRE evaluated Alternative 2 of the DEIR (the "Preservation Alternative" or *Land Residual Analysis (Remodel)*), which would involve seismic retrofitting of the existing Barry Building, and the ADA upgrades and Building Code compliance renovations identified in the Hill International Report (Attachment F, discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms).

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[6] This estimate does *not* take into consideration legal fees, finance costs, or tenant improvements. Hill International's estimate considers approximately 12,800 square feet of leasable space as identified in the DEIR, plus an additional 1,156 square feet of restrooms, mechanical / electric spaces and 1,478 of common spaces including an elevated walkway, main breezeway, and back breezeway into the courtyard which would also require some renovation under the ADA and/or Building Code. The total square footage considered is 15,434. See page 8 of Attachment F.

[7] This is done by subtracting from the total value of a development, all costs associated with the development, including profit but excluding the cost of the land.

To perform the land residual analysis, CBRE analyzed the costs of construction as of November 2022, and evaluated office, retail, and land sale comparable data (or "comps") to the Barry Building and the costs associated with necessary renovations per the Hill International Report. This data is included with the attached pro forma. CBRE was able to estimate the annual projected rent for the renovated Building (assuming ADA, seismic, and Building Code compliance as discussed above). Under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately $736,960; the total value of the retrofitted Building is $11,361,308.

To determine the residual land value, expenses and costs associated with construction are totaled, and then the full suite of costs is subtracted from the Gross Development Value of $11,361,308. In addition to the $12,818,000 estimated cost to complete necessary renovations (per Hill International, discussed above), leasing commissions, costs for improvements to the leased spaces ("Tenant Improvement Allowance"), transfer taxes and developer profit were considered.[8] Total costs of Alternative 2 are estimated at $17,024,961. Note that some costs associated with the development, property taxes, insurance, and certain maintenance fees are reimbursed by building tenants, and thus are not included. (These reimbursable expenses are tabulated on page 3 of Attachment G.)

Thus, preserving the Barry Building per Alternative 2, the residual land value is $11,361,308 minus $17,024,961, or negative $5,663,653. This proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are greater than the value of the renovated property.

In addition, CBRE prepared a pro forma valuation based on Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative" or *Land Residual Analysis (Remodel + Annex)*), which would involve renovation and preservation of most of the existing Building and construct an additional annex on the on the remaining portion of the Project Site. As explained in the Alternatives Section of the DEIR, Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the seismic retrofit, ADA upgrades, Building Code compliance, and energy efficiency upgrades. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). To accommodate the new construction, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing (approximately 25% of the existing building's square footage). This alternative was selected to evaluate because of all of the alternatives that include preservation of the existing Barry Building, it provides for the maximum income potential for the Property. In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses.

[8] Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost inclusive of the developer's profit.

Under this alternative, CBRE determined that estimated gross annual rental income of the total leasable space would be $1,049,100, and the value of the property at completion is approximately $15,912,339. Subtracting total costs of $19,646,307 (which includes the cost to construct the new annex, and costs of renovation adjusted for the retained leasable square footage,[9] and costs of demolition) from the Gross Development Value of $15,912,339 returns a negative valuation of $3,733,908.

Thus, under Alternative 3 which offers the highest possible revenue for the preserved Barry Building by expanding leasable space, the residual land value is still negative. Even under Alternative 3 the total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease are greater than the value of the renovated property.

It is important to note that for a project of this scale, a standard developer profit of 18% of the project value[10] is assumed to account for the developers' investment of time and money into the project, as well as the assumption of the risks associated with a development project. Here, developer profit here is estimated at $2,045,035 under Alternative 2 and $2,864,232 under Alternative 3 (which corresponds to approximately 18% of GDV). Even if developer profit was completely foregone from this analysis, the residual land value under *either* alternative would be negative. Thus, the land valuation would *still* be negative even if a developer took on the project for zero profit.

In conclusion, preserving and renovating the Barry Building is not economically feasible.

Sincerely,

Edward J. Casey

[9] Costs of renovating the entire building were reduced on a pro rata basis to account for only the portion of the building that would be retained and thus require renovation.

[10] According to CBRE, a standard acceptable developer profit, depending on the project, is generally between 16% and 20% of development costs. However, many developers may build a target gross margin of closer to 35% into their project pro forma.

Attachment A

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Mitchel Le Heux, PE, SE
Katherlin Lee Choi
Milton S. Shiosaki
Daniel W. Shubin
Edward Silver, PE, SE
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June 1, 2021

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

This letter summarizes the structural analysis work that you have requested we perform for the above noted building. You have requested that we perform a structural analysis to repair the building to conform to the City of Los Angeles Soft Story Ordinance (Ordinance No. 183893). We were also requested to provide structural sketches that convey the structural work required to conform to this ordinance. This work is identified as a Phase I level repair work. For a Phase II level repair work, we were to develop structural sketches that will conform to ASCE 41-13 level of repair using the Basic Service Earthquake – 1E (BSE-1E) as the design criterion.

Existing Building Description

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab-on-grade. The second-floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

Phase I – City of Los Angeles Soft Story Ordinance

We have reviewed the Ordinance and have determined that this ordinance will apply to the building south wing as there is no ascertainable lateral system. The wing is supported on isolated steel columns. Therefore, we have developed a seismic retrofit solution that addresses this building portion only. The

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Ordinance stipulates a seismic design force level of 75% of the current California Building Code. Additionally, because of the historic nature of the building, a structural solution that minimizes the architectural impacts on the building was selected.

The seismic retrofit scheme consists of steel moment frame structures that are located within the building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for this south wing. In addition, there are some new wood shear walls that are placed to minimize architectural impact on the building. New footings are added, and the first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Phase II – ASCE 41-13 Retrofit

This scheme delineates the structural retrofit work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I scheme.

The seismic retrofit scheme consists of new and strengthened wood shear walls that are sheathed with 12" plywood sheathing and wall anchors. There are new foundations to support the seismic loads resisted by the new shear walls. These walls are distributed throughout the wings. The locations of these walls are general in nature and can be located more precisely in the future. The first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Summary

The two schemes presented are conceptual in nature and do not represent final construction repair plans. These plans can be used to develop conceptual budgeting pricing only for the seismic related retrofit work. Additional non-structural costs such as American with Disabilities (ADA) compliance, MEP relocation, construction sequencing, etc. should be reviewed and assessed by a qualified Contractor or Cost Estimator.

Respectfully submitted,



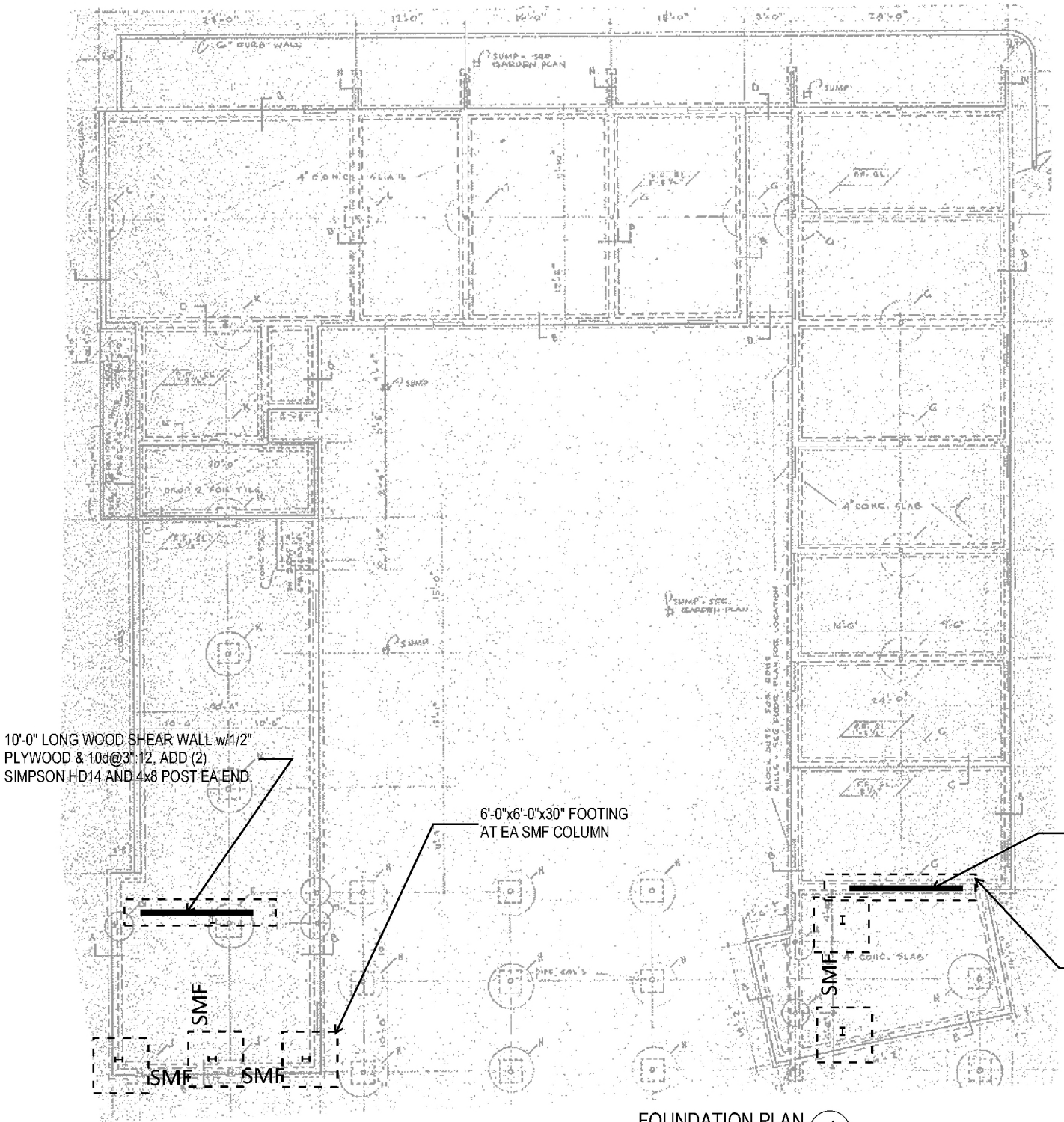


Russell Tanouye, PE, SE, LEED AP
Principal

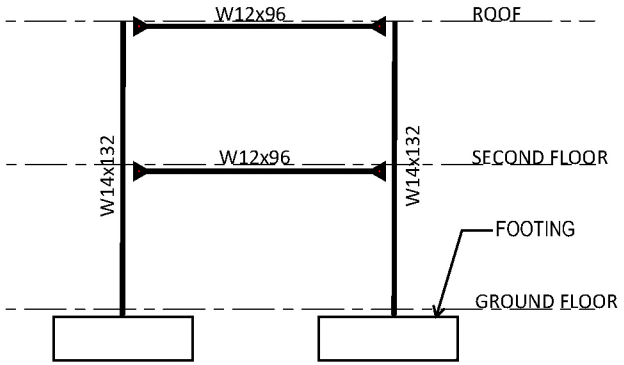
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Attachments

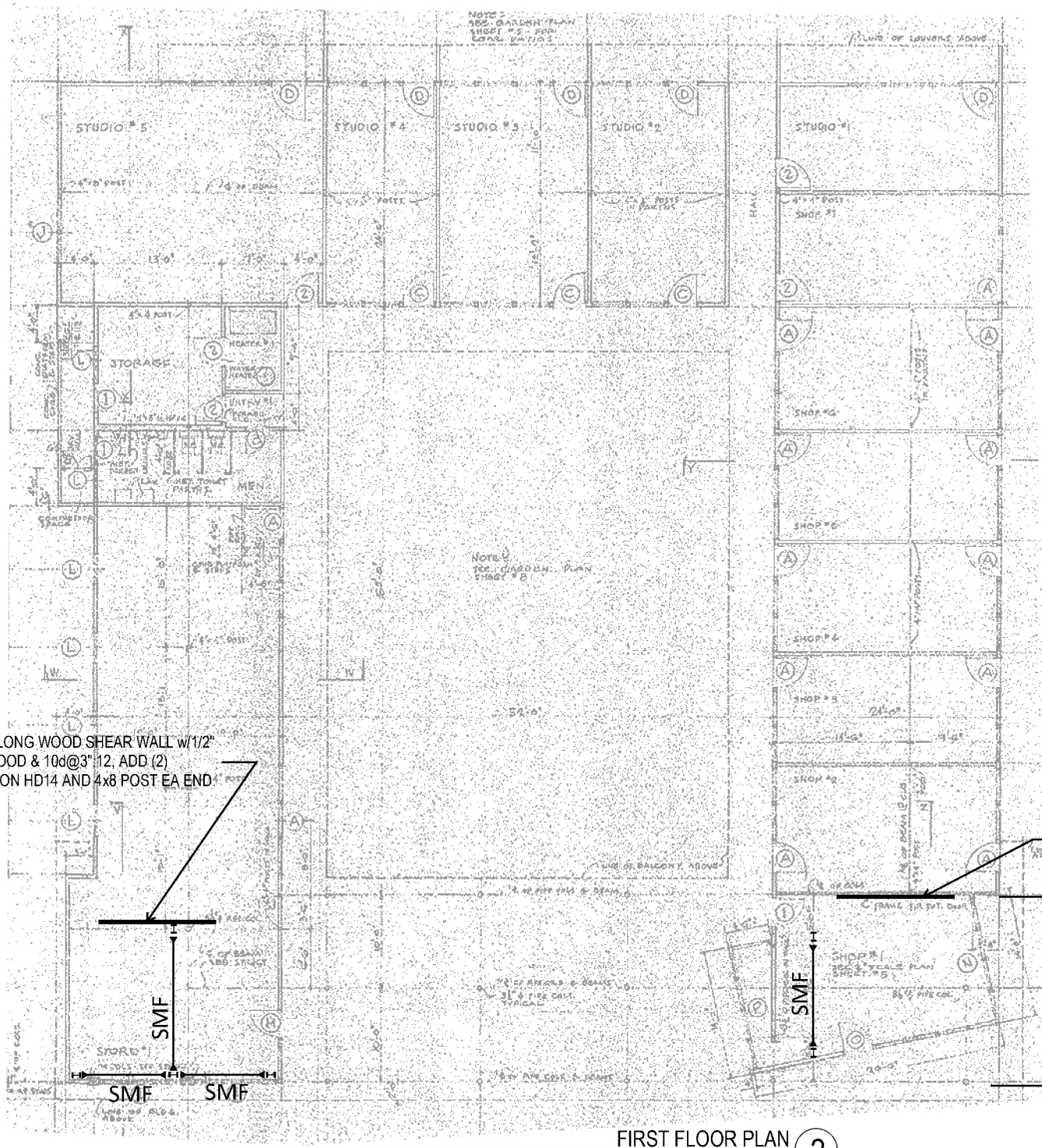


FOUNDATION PLAN 1



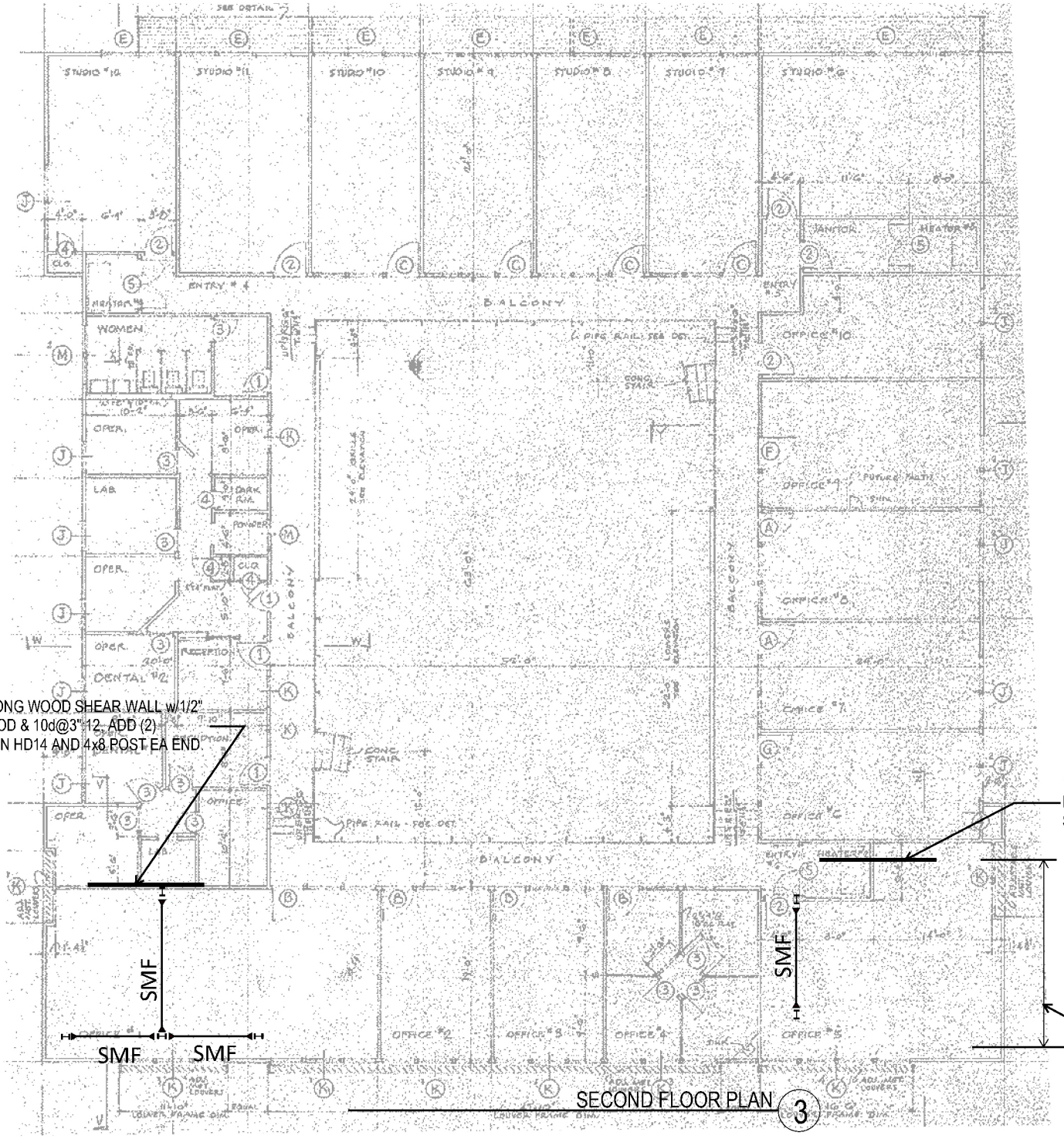
SMF ELEVATION

PHASE I - SOFT STORY RETROFIT



FIRST FLOOR PLAN 2

PHASE I - SOFT STORY RETROFIT



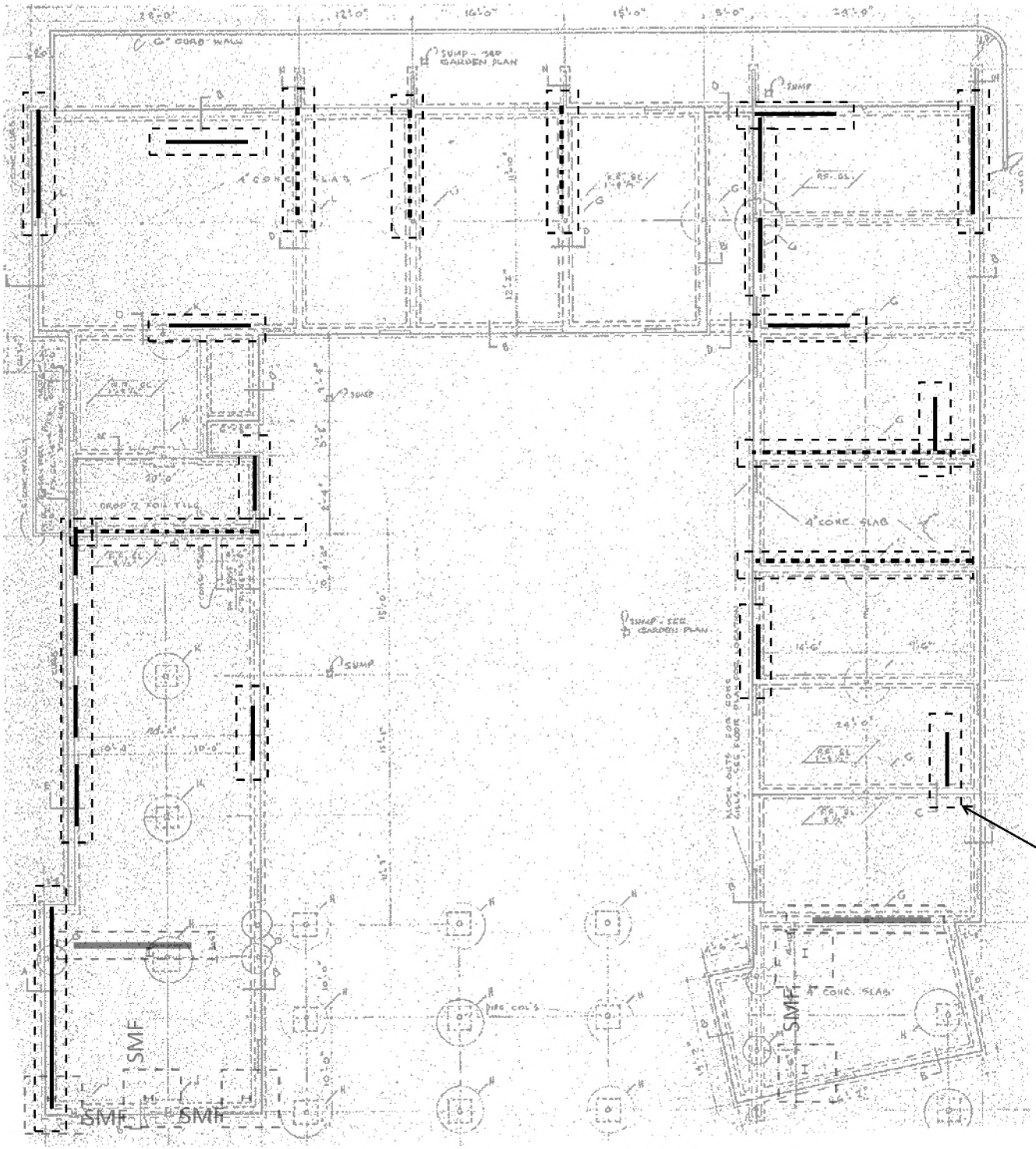
10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.

SECOND FLOOR PLAN 3

PHASE I - SOFT STORY RETROFIT



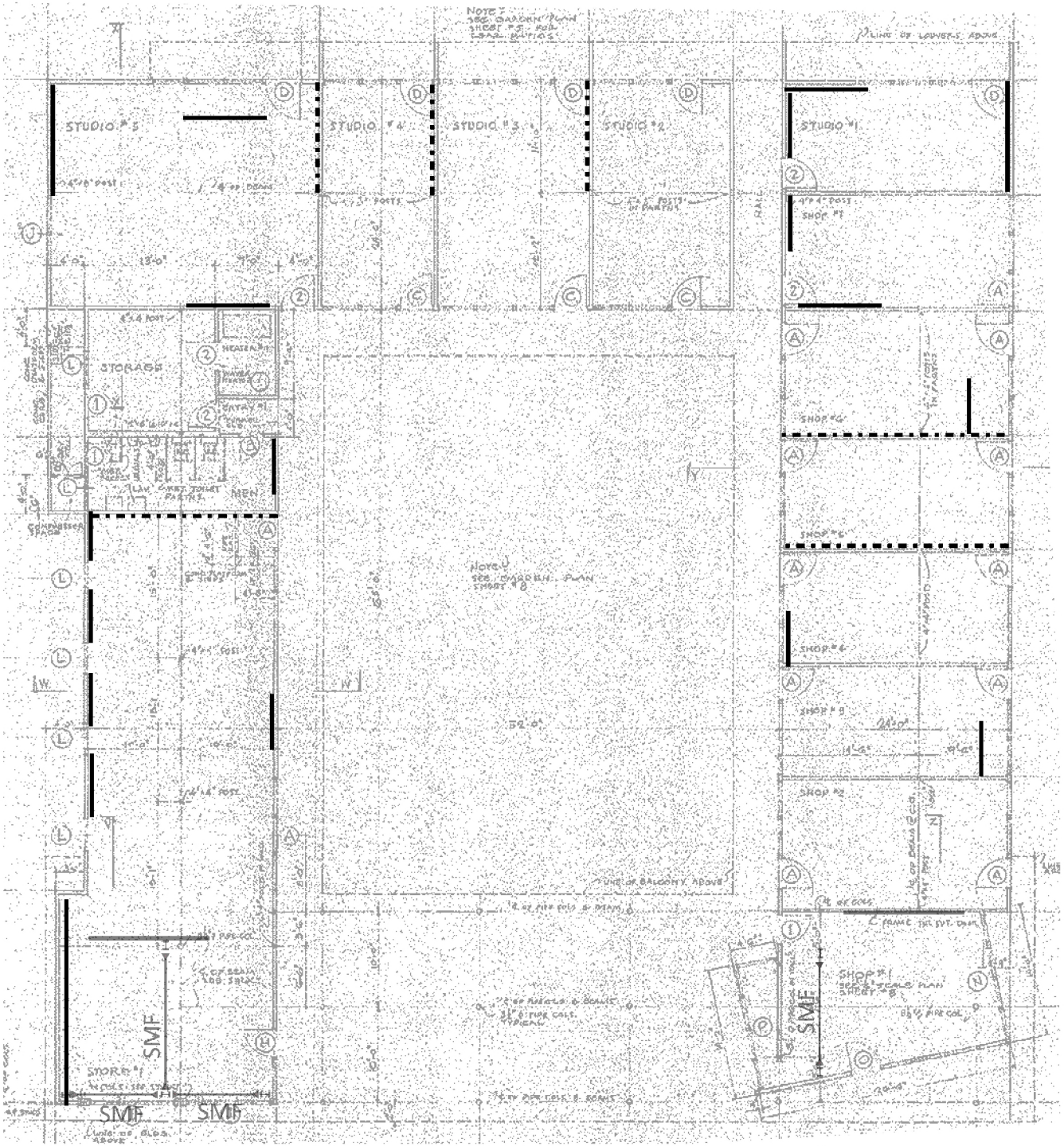
10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

3'-0"x30" FOOTING AT EA WOOD SHEAR WALL

FOUNDATION PLAN 1

PHASE II - ASCE 41-13 RETROFIT



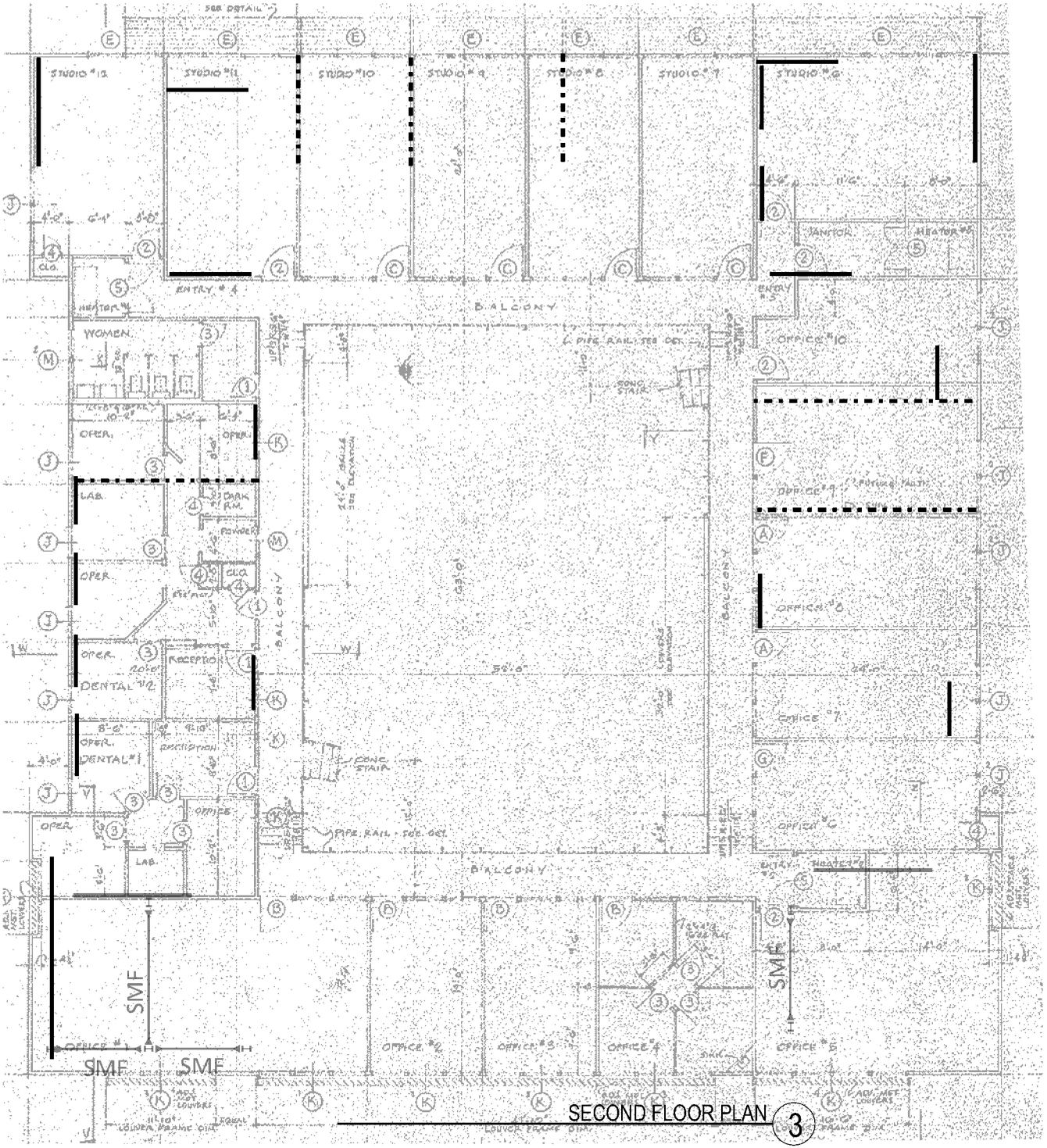
FIRST FLOOR PLAN 2

10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.

PHASE II - ASCE 41-13 RETROFIT



10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.

Attachment B

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Kimberly F. Tanouye

June 1, 2021
Revised June 3, 2022

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

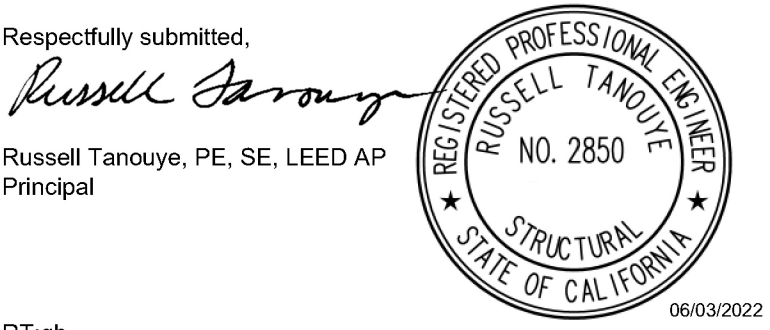
Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

We have prepared a report letter dated May 26, 2021 that developed a recommended structural retrofit to meet the Los Angeles City Soft Story Ordinance (Ordinance No. 183893). This recommended structural retrofit only addresses the structural deficiencies in the south wing. This ordinance is limited to this building portion as there is no ascertainable lateral system (commonly referred to as the "soft story") and the second and roof levels are supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the east, north or west wing structural deficiencies, which are identified in my May 26 report, because these wings do not have a "soft story." Thus, the ordinance does not mandate a retrofit for these wings.

Accordingly, it is our professional opinion that even with the implementation of the Soft Story Ordinance structural retrofit, the remaining building wings will not be structurally retrofitted and will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA Basin.

Respectfully submitted,



Russell Tanouye, PE, SE, LEED AP
Principal

06/03/2022

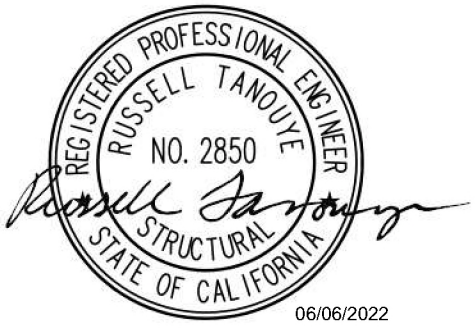
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Attachment C

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California



06/06/2022

Englekirk

STRUCTURAL ENGINEERS

June 6, 2022

Job No. 12-L038B

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

Submitted to:

Alston & Bird LLP
333 South Hope Street
16th Floor
Los Angeles, CA 90071
(213) 576-2526
Attn: Mr. Greg Berlin

June 6, 2022

Job No. 12-L038B

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Appendix A – Tier 1 Checklists

1.0 INTRODUCTION

This report summarizes findings of the Seismic assessment per ASCE 41-13 (Tier 1) for the existing building located at 11973 San Vicente Boulevard. A seismic retrofit scheme was also developed for the report, based on ASCE 41-13.

This building is also considered a Historical Building and thus can be considered to be subject to the 2016 California Historical Building Code.

2.0 INFORMATION REVIEWED

Existing building plans were provided to our office. The existing building plans were prepared by Milton Caughey Architect for the "Office and Store Building Mr. David Barry" building. There is no construction date shown on these plans. These plans include Sheets 1 through 8, and include the foundation plan and typical framing sections. Based on the site visit performed on March 27, 2012, the existing building condition generally matched the existing building plans. Some discrepancies were observed. These discrepancies include new windows, new doorways, and modified interior demising walls. These discrepancies appear to have been created due to various tenant improvement revisions during the life of the building. This report was performed as an observation of the visible portions of the building and based on the available drawings. No destructive testing was performed.

3.0 BUILDING STRUCTURAL DESCRIPTION

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab on grade. The second floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the

sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

4.0 SEISMICITY

4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13)

A geotechnical report was not provided for review. Site geotechnical conditions were assumed to be consistent with Site Class D. The spectral accelerations were obtained from probabilistic hazard mapping software developed by the United States Geological Survey (USGS).

Spectral accelerations were obtained from the USGS for the Basic Safety Earthquake-1E (BSE-1E) hazard level. The BSE-1E hazard level corresponds to an earthquake with an average return period of 225 years or 20% probability of exceedance in 50 years. BSE-1E spectral accelerations are used to evaluate the level of seismicity of the site as required for the Tier 1 Checklist. The ordinates are illustrated in Figure 4.1.

Base on the 0.2 second and 1.0 second spectral accelerations, in accordance with ASCE 41 Table 2-4, the level of seismicity at this site is defined as High. This classification determines the ASCE 41-13 structural checklists required for use in evaluating the building.

4.2 Seismic or Geotechnical Hazards

The state of California has issued a set of regulatory maps detailing regions of potential liquefaction, landside and ground fault rupture. This site is in the Beverly Hills Quadrangle, as shown in Figure 4.2. Areas shown in white have not been identified as locations of potential liquefaction, landside or ground

fault rupture. The map indicates that the site, shown in Figure 4.2, has not been identified as a potential location for any of these seismic or geotechnical hazards.

5.0 SEISMIC EVALUATION SUMMMARY

5.1 ASCE 41-13 Tier 1

The building site is classified as "high seismicity" and in accordance with Tier 1 evaluation requirements, the following checklists were reviewed, and applicable "quick checks" were performed:

16.1 Basic Checklist
16.1.2LS Life Safety Basic Configuration Checklist
16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

A copy of the checklists is found in Appendix A. A summary is provided in Table 5.1 below for items that were found "Non-Compliant" or "Unknown".

Table 5.1: Summary of Checklist Findings

16.1 Basic Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	Discontinuous horizontal diaphragms occur at second floor and roof. Vertical elements of seismic-force-resisting system (such as wood shear walls or frames) were not found at all sides of the perimeter. Interior demising walls do not form a complete seismic-force-resisting system as they are discontinuous between floors.
16.1.2LS Life Safety Basic Configuration Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	See 16.1 for Description
Weak Story	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter. Interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors.

Soft Story	Unknown	Stiffness of the seismic-force-resisting system cannot be confirmed, as the seismic-force-resisting system (wood shear walls) are not found at all sides of perimeter, and wood shear walls are found discontinuous between floors.
Vertical Irregularities	Non-Complaint	Vertical elements of seismic-force-resisting system (Wood shear walls) were found discontinuous between floors.
Torsion	Unknown	The story center of rigidity cannot be confirmed.
Overturning		
16.3LS Life Safety Checklist for Building Type W2: Wood Frames, Commercial and Industrial		
Item	**Non-Compliant/Unknow**	**Description**
Redundancy	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter.
Shear Stress Check	Non-Complaint	The shear stress check provides an assessment of the overall level of demand on the structure. Existing shear walls are found to be overstressed.
Stucco (Exterior Plaster) Shear Wall	Unknown	Plywood sheathing on existing exterior wall shear walls cannot be confirmed. Existing shear walls could be a stucco shear wall
Gypsum Wallboard or Plaster Shear Walls	Non-Complaint	Existing interior demising walls are found to be Gypsum board.
Narrow Wood Shear Walls	Non-Compliant	Existing shear walls were found with an aspect ratio less than 2-to-1.

6.0 VOLUNTARY SEISMIC EVALUATION

Based on the potential deficiencies outlined in Section 5.1, additional analyses were performed to review the elements of the seismic-force-resisting system. Shear stress of shear walls and diaphragms were reviewed. The Basic Safety Earthquake-1E (BSE-1E) hazard level per ASCE/SEI 41-13 was used to determine building element 'demand over capacity ratios' (DCRs). These ratios compare the seismic demand versus the estimated capacity to provide a comparative estimate as to what level these building elements are overstressed. The lateral capacity of existing building elements is based on ASCE 41-13 Table 12-1, "The Default Expected Strength Values for Wood and Light Frame Shear Walls," and Table 12-2, "The Default Expected Strength Values for Wood Diaphragms."

The existing building geometry structurally separates the building into four separate wings. Discontinuities at the second floor and roof occur at each wing interface, thereby creating discontinuous horizontal

diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

In the north-south direction, roughly 120 feet of existing walls are located, such that they act as lateral resisting elements. In the east-west direction, roughly 42 feet of existing walls are located, such that they act as lateral resisting elements. The DCR for the walls in the north-south direction is 230% overstressed. The DCR for the walls in the east-west direction is 650% overstressed.

6.2 East Wing

In the north-south direction, there is no existing wall located as a lateral resisting element. The exterior wall along grid H and the interior courtyard wall along grid G do not contain structural elements that can be identified as a lateral resisting element. In the east-west direction, roughly 90 feet of existing walls are located as lateral resisting element. The DCR for walls in the north-south direction cannot be determined since no lateral resisting element can be identified. Significant lateral displacement may be expected in the north-south direction of the east wing during a seismic event. The DCR for walls in the east-west direction is 190% overstressed.

6.3 South Wing

There is no existing wall or lateral resisting element to resist seismic loads from the second floor and roof in either the north-south or east-west directions. As a result, significant lateral displacement may be expected during a seismic event. The steel posts that support this wing will be subjected to this potential lateral displacement. Since the steel posts do not possess any lateral resistance, a possible collapse of this wing can result during a seismic event.

6.4 West Wing

In the north-south direction, roughly 50 feet of existing walls are located, such that they act as a lateral resisting element. In the east-west direction, roughly 40 feet of existing walls are located, such that they act as a lateral resisting element. There is no wall located at the south end of the wing. Significant lateral displacement may be expected in the east-west direction during a seismic event. The DCR for the walls in the north-south direction is 360% overstressed. The DCR for the walls in the east-west direction is 400% overstressed.

6.5 Typical Existing Roof and Floor Diaphragm

The DCR for the typical diaphragm at the roof and second floor is highly overstressed. Diaphragm shear stress cannot be determined at areas where vertical seismic-force resisting elements are not found.

7.0 Voluntary Seismic Retrofit Scheme

To conform to the seismic force resisting requirements for a new structure, we propose a seismic retrofit scheme that includes strengthening the existing walls, adding new 2-story shear walls, and new steel moment frames. (See Figure 7.1 for conceptual shear wall and steel moment frame locations)

7.1 Strengthening Existing Shear Wall

The existing shear walls need to be continuous between floors. The strengthening requirements include adding new plywood sheathing and nailing, new hold-down anchors at each end of the wall, new floor to wall connection, and new footing/enhancing for the existing footing.

New Shear Wall: New wood shear walls need to be continuous between floors. The new wood shear wall construction includes new 2x stud wall framing, new plywood sheathing and nailing, new hold-down anchors at each end of the wall, and new footing.

New Floor and Roof Diaphragm Sheathing: New ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.

Steel Moment Resisting Frame: Two-story steel moment resisting frames are to be introduced at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Consideration for Reducing Impact of Retrofit on Historical Fabric: The above seismic retrofit can be done to minimize the impact on the building historic fabric. The addition of new plywood shear walls can be performed on the inside force of the exterior walls to avoid removing or damage the exterior skin. The new walls can be located to avoid closing any existing historic windows. The new steel moment resisting frames that are located at the front wing can be placed interior to the building footprint. The second floor and roof diaphragm will require enhanced nailing to allow the adjustment of the frame relocations.

Seismic Retrofit Cost: The cost to retrofit the building can vary, depending on the specific repair details, sequencing, and potential unforeseen conditions. We estimate the retrofit cost will be about $2.0M to $2.5M. This cost does not include any costs such as possible code required upgrades such as the American Disability Act (ADA), plumbing, mechanical, lighting, etc. Also, the addition of new shear walls may render portions of the building less rentable because of the shear wall obstruction at storefront windows, office windows, etc.

8.0 CONCLUSIONS

Based on our evaluation per the ASCE/SEI 41-13 Tier 1 checklist, the seismic force resisting system of the subject property is generally highly overstressed.

The analysis indicates high demand over capacity ratios for all parts of the existing building. These high ratios indicate that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin. Some portions of the building have no significant seismic resisting elements that can resist the seismic forces from the roof and second floor and can result in a possible collapse when subject to a moderate to strong earthquake. These structural deficiencies represent life safety hazards to occupants in and around the building. The above mentioned seismic retrofits would correct the structural deficiencies identified in this report.

The California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces. A direct comparison of this force level to ASCE 41-13 was not performed. However, based on the level of overstress, it is our opinion that the same conclusion and retrofit recommendations will apply.

RT:gh

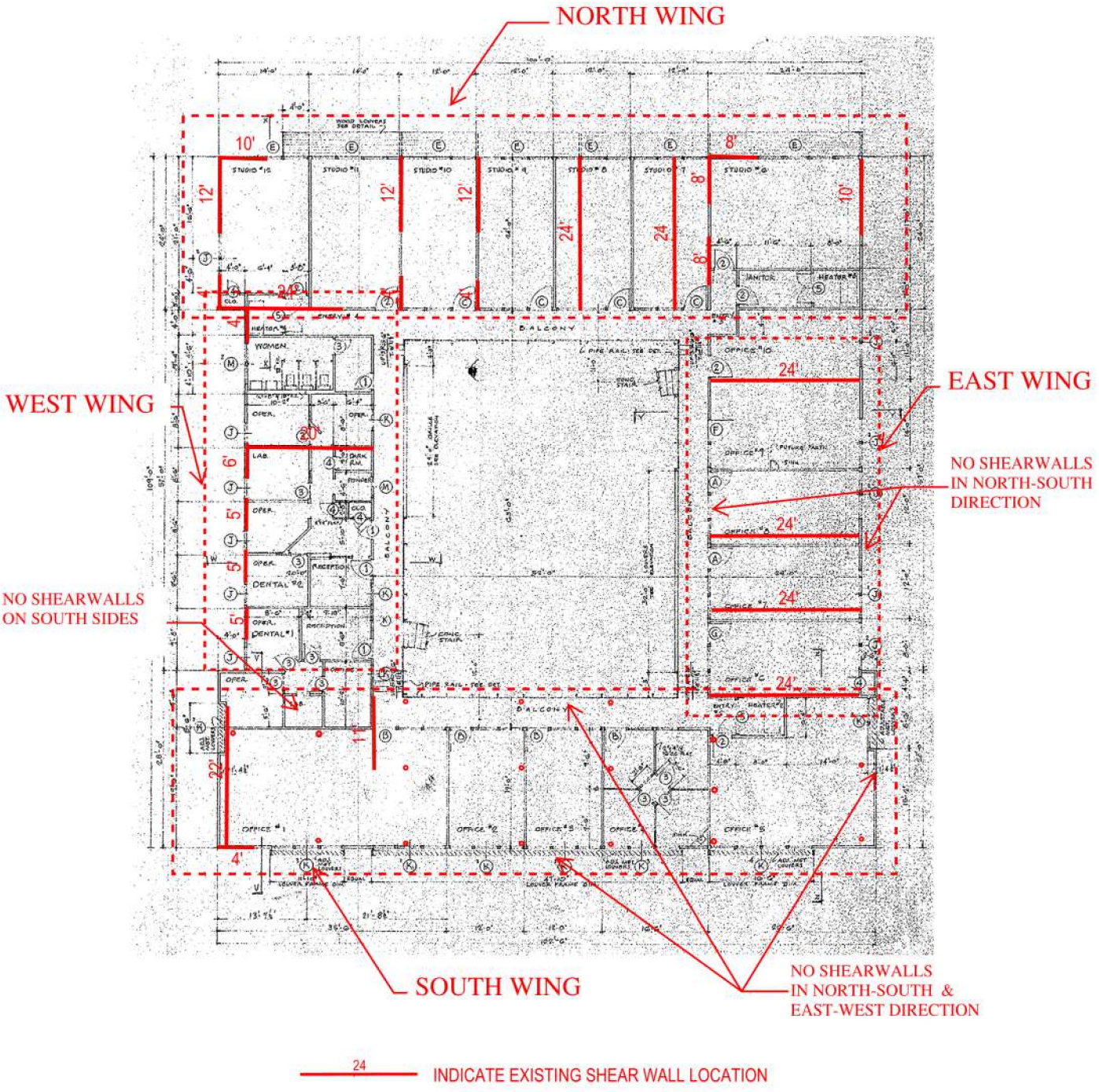


Figure 3.1: Existing Shear Wall Locations

May 26, 2021
Job No. 12-L038B

USGS Design Maps Summary Report

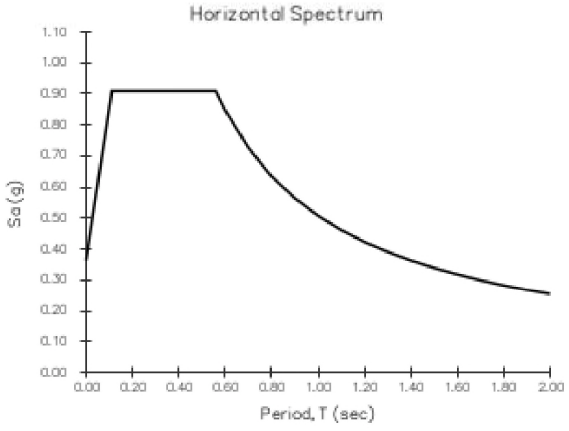
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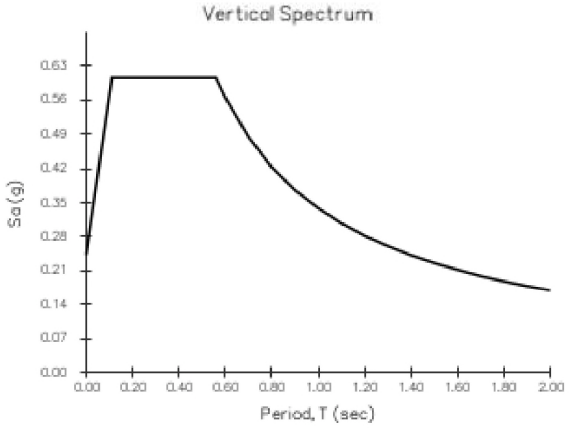
Report Title	11973 San Vicente Blvd Wed May 31, 2017 18:40:24 UTC
Building Code Reference Document	ASCE 41-13 Retrofit Standard, BSE-1E (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.05251°N, 118.47185°W
Site Soil Classification	Site Class D – "Stiff Soil"



USGS–Provided Output

$S_{S,20/50}$	0.760 g	$S_{XS,BSE-1E}$	0.909 g
$S_{1,20/50}$	0.274 g	$S_{X1,BSE-1E}$	0.508 g





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Figure 4.1: Spectral Ordinates per ASCE 41-13

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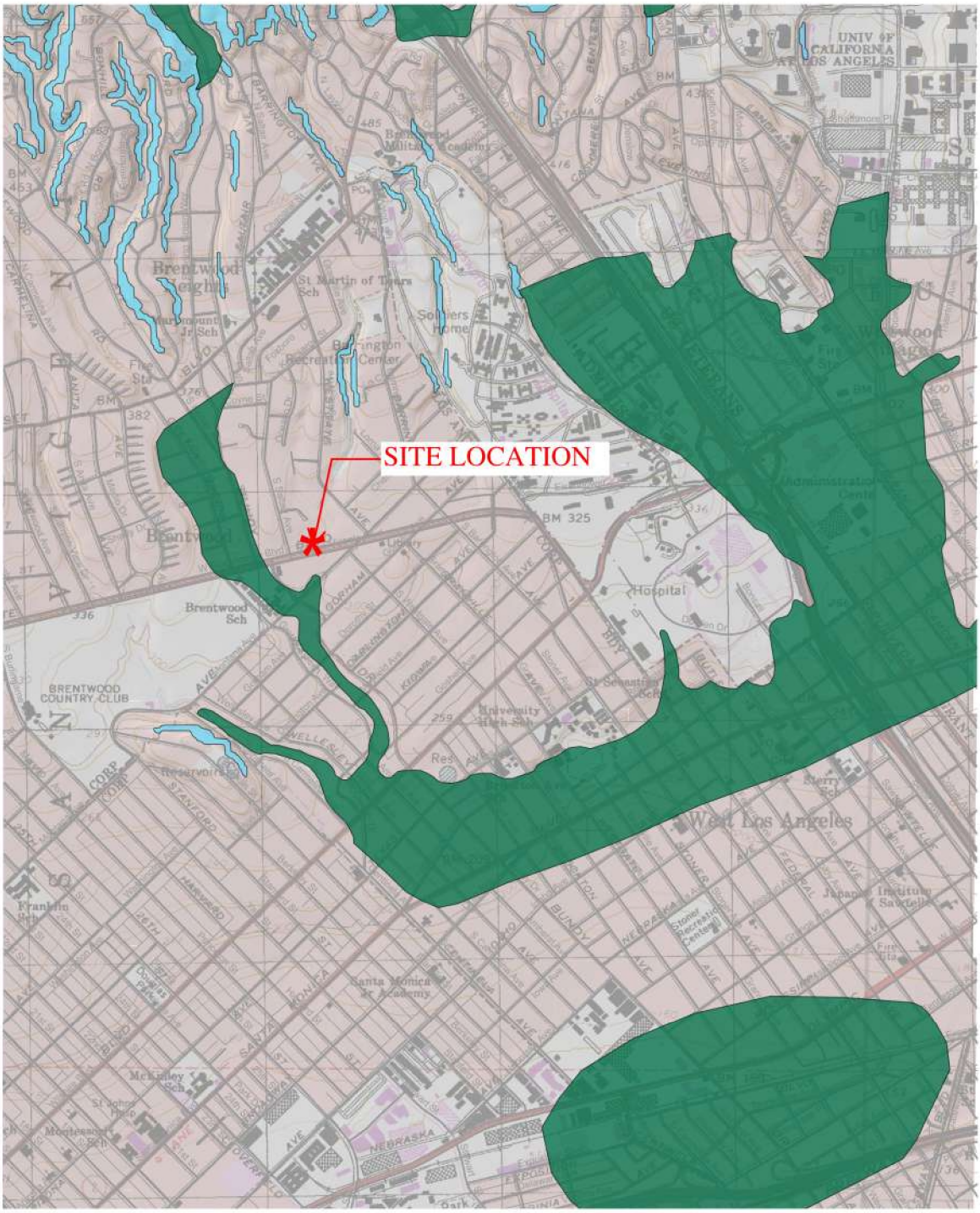
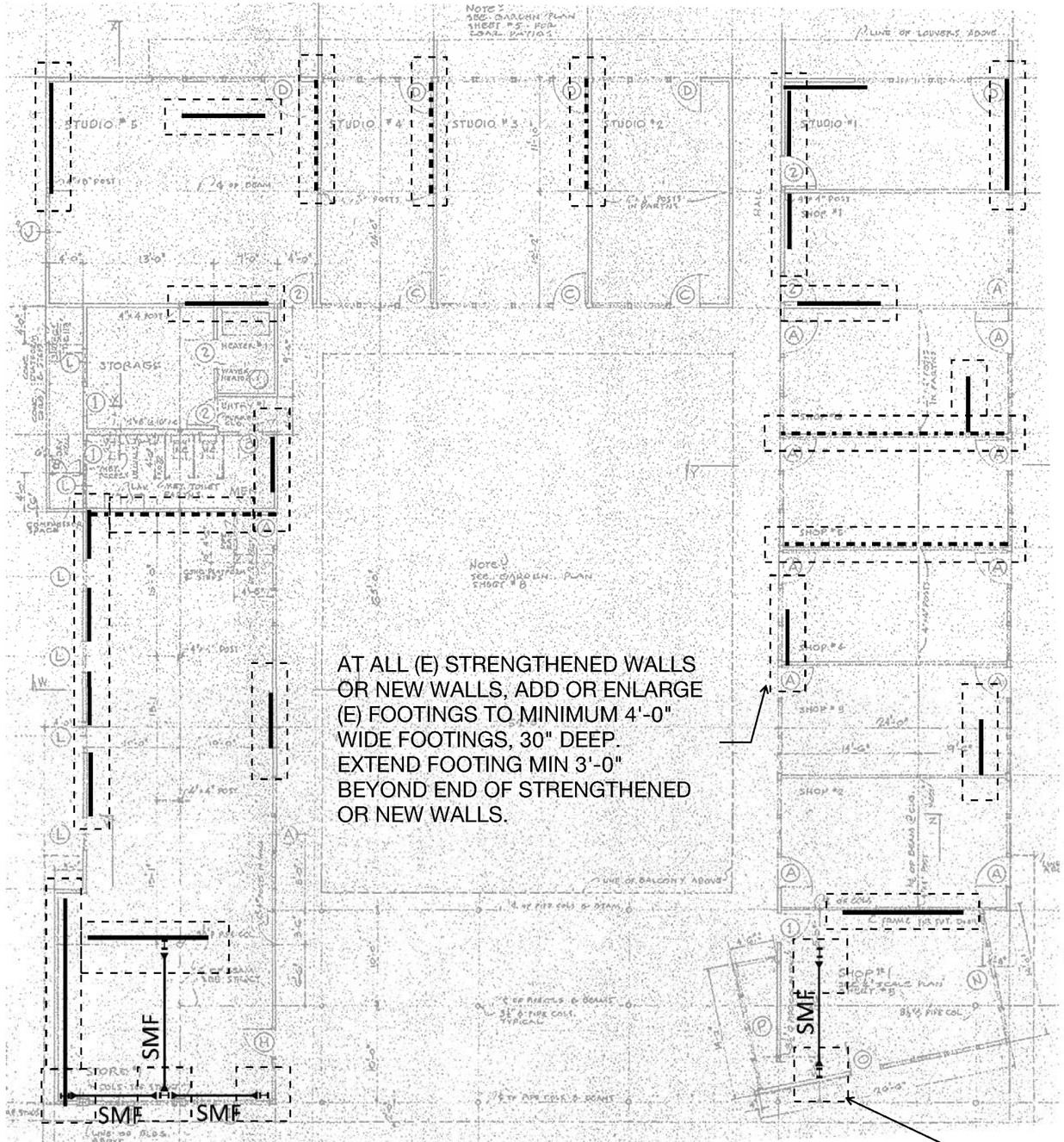


Figure 4.2: State of California Regulatory Map for Seismic Hazards (Beverly Hills Quadrangle)

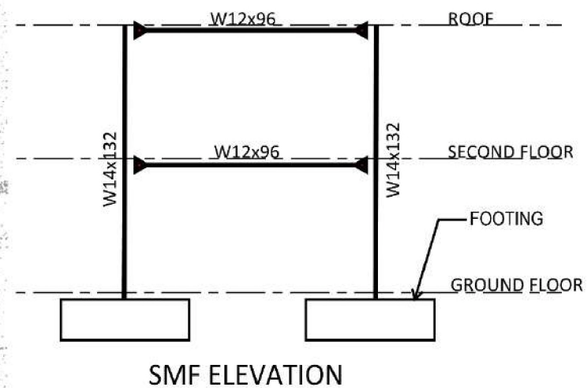
May 26, 2021
Job No. 12-L038B



10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.



SMF ELEVATION

Figure 7.1: Conceptual Shear Wall and Steel Moment Frame Locations

APPENDIX A
Tier 1 Checklists

Chapter 16.0 Tier 1 Checklist

STRUCTURAL COMPONENTS	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well-defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	WALL ANCHORAGE. Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.5.3.7. (Commentary: Sec. A.5.1.1. Tier 2: Sec. 5.7.1)

16.1.2LS Life Safety Basic Configuration Checklist

Low Seismicity

Building System

GENERAL	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	ADJACENT BUILDING. The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building. This statement shall not apply for the following building types: W1, W1a, and W2. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2)
C NC U (NA)	MEZZANINES. Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3)
BUILDING CONFIGURATION	
C (NC) U NA	WEAK STORY. The sum of the shear strengths of the seismic-force resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)
C NC (U) NA	SOFT STORY. The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)
C (NC) U NA	VERTICAL IRREGULARITIES. All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)
C NC U (NA)	GEOMETRY. There are no changes in the horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)
(C) NC U NA	MASS. There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)
C NC (U) NA	TORSION. The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)

Moderate Seismicity (Complete the following items in addition to the items for Low Seismicity)

GEOLOGIC SITE HAZARDS	
(C) NC U NA	LIQUEFACTION. Liquefaction-susceptible, saturated, loose granular soils granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 ft. under the building. (Commentary: Sec. A.6.1.1. Tier 2: Sec. 5.4.3.1)
(C) NC U NA	SLOPE FAILURE. The building site sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: Sec. 5.4.3.1)

C NC U NA	SURFACE FAULT RUPTURE. Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: Sec. 5.4.3.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

FOUNDATION CONFIGURATION	
C NC U NA	OVERTURNING. The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)
C NC U NA	THIS BETWEEN FOUNDATION ELEMENTS. The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)

16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

Low and Moderate Seismicity

LATERAL-SEISMIC-FORCE-RESISTING SYSTEM	
C (NC) U NA	REDUNDANCY. The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1. Tier 2: Sec. 5.5.1.1, and)
C (NC) U NA	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1. Tier 2: Sec. 5.5.3.1.1): Structural panel sheathing 1,000 lb/ft Diagonal sheathing 700 lb/ft Straight sheathing 100 lb/ft All other conditions 100 lb/ft
C (NC) U NA	STUCCO (EXTERIOR PLASTER) SHEAR WALLS. Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system. (Commentary: Sec. A.3.2.7.2. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS. Interior plaster or gypsum wallboard is not used as shear walls on buildings over one story in height with the exception of the uppermost level of a multistory building. (Commentary: Sec. A.3.2.7.3. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	NARROW WOOD SHEAR WALLS. Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces. (Commentary: Sec. A.3.2.7.4. Tier 2: Sec. 5.5.3.6.1)
C NC (U) NA	WALLS CONNECTED THROUGH FLOORS. Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor. (Commentary: Sec. A.3.2.7.5. Tier 2: Sec.5.5.3.6.2)
C NC U (NA)	HILLSIDE SITE. For structures that are taller on at least one side by more than one-half story due to a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1. (Commentary: Sec. A.3.2.7.6. Tier 2: Sec. 5.5.3.6.3)
C NC U (NA)	CRIPPLE WALLS. Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels. (Commentary: Sec. A.3.2.7.7. Tier 2: Sec. 5.5.3.6.4)
C NC U (NA)	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces. (Commentary: Sec. A.3.2.7.8. Tier 2: Sec. 5.5.3.6.5)
CONNECTIONS	
C NC (U) NA	WOOD POSTS. There is a positive connection of wood posts to the foundation. (Commentary: Sec. A.5.3.3. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	WOOD SILLS. All wood sills are bolted to the foundation. (Commentary: Sec. A.5.3.4. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	GIRDER/COLUMN CONNECTION. There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1. Tier 2: Sec. 5.7.4.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

DIAPHRAGMS	
C (NC) U NA	DIAPHRAGM CONTINUITY. The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	ROOF CHORD CONTINUITY. All chord elements are continuous, regardless of changes in roof elevation. (Commentary: Sec. A.4.1.3. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	DIAPHRAGM REINFORCEMENT AT OPENINGS. There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension. (Commentary: Sec. A.4.1.8. Tier 2: Sec. 5.6.1.5)
C NC U (NA)	STRAIGHT SHEATHING. All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2)
C (NC) U NA	SPANS. All wood diaphragms with spans greater than 24 ft. consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2)
C (NC) U NA	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS. All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 feet and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2)
C NC U (NA)	OTHER DIAPHRAGMS. The diaphragm does not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Commentary: Sec. A.4.7.1. Tier 2: Sec. 5.6.5)
CONNECTIONS	
C NC (U) NA	WOOD SILL BOLTS. Sill bolts are spaced at 6 feet or less, with proper edge and end distance provided for wood and concrete. (Commentary: A.5.3.7. Tier 2: Sec. 5.7.3.3)

Attachment D

To:	Alston & Bird LLP
Attn:	Andrea Warren, Associate
From:	John LoCascio, AIA, Principal
Date:	October 2022

INTRODUCTION

We have evaluated the proposed voluntary seismic retrofit and ADA upgrade of the Barry Building, an Historic-Cultural Monument (HCM) located at 11973 San Vicente Boulevard. We reviewed seismic retrofit recommendations by Englekirk Structural Engineers in their report dated June 2022; and ADA upgrade recommendations by Gruen Associates in "Barry Building ADA Upgrade Requirements," dated June 2021. We reviewed the recommendations for compliance with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") as required by the City of Los Angeles Cultural Heritage Ordinance. Our evaluation included a site visit to observe existing conditions and identify extant character-defining features; review of the property's HCM designation and other documentation of the property's history and development; and review of the propose voluntary seismic retrofit scheme. We have determined that the proposed seismic retrofit would not destroy historic materials and features that characterize the property and would be compatible with the historic features, size, scale and proportion; and therefore would meet the Standards. The ADA upgrade as proposed would destroy some historic materials and features that characterize the property but would meet the Standards if the recommendations provided in this report are incorporated.

Research, field inspection and analysis were performed by John LoCascio, AIA, a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) in Architecture and Historic Architecture.

HISTORIC SIGNIFICANCE

The Barry Building was designated City of Los Angeles Historic-Cultural Monument No. 887 in 2007. The property is significant because it reflects "the broad cultural, political, economic or social history of the nation, state, or community." The building was the

MEMO

Project Impacts Assessment
11973 San Vicente Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

longtime home of Dutton's Brentwood Books, whose sponsorship of book signings and readings with local writers made it a symbol for the Los Angeles literary scene and fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant because it "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style or method of construction," as an excellent example of International Style architecture.[1]

Description

The Barry Building is located on the north side of San Vicente Boulevard between Montana Avenue and South Saltair Avenue in the Brentwood area of Los Angeles. The two-story commercial building was designed in the International Style by architect Milton H. Caughey and was constructed in 1951. The building consists of four ranges of offices around a central garden courtyard, forming an open square in plan. The second story of the south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The building has a flat roof and its exterior walls are veneered in smooth cement plaster. Fenestration consists of fixed, wood-framed windows and window walls, and steel-sash casement windows. The landscaped courtyard has raised concrete planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails.

Photographs of the subject property are included in Appendix A. An inventory of character-defining features is included in Appendix B.

PROJECT DESCRIPTION

Seismic Retrofit

The voluntary seismic retrofit proposed by Englekirk Structural Engineers would include strengthening existing walls, adding new two-story shear walls and new floor and roof diaphragm sheathing, and adding new steel moment frames.

- Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

[1] "Barry Building Resource Report," *Historic Places LA*, www.historicplacesla.org/reports/f9bb1c73-ef15-471a-13889f5d6cdd.

- Construction of new two-story shear walls would include new 2x stud framing with new plywood sheathing and nailing, new hold-down anchors at each end of each wall, and new footings. These would be located on the perimeter and courtyard walls of the north, east and west wings. Each wall would have a minimum length of 5 feet. Actual locations of the new shear walls has yet to be determined.
- New floor and roof diaphragm sheathing would include the addition of new ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.
- New two-story steel moment resisting frames would be constructed at the south wing. The frames would consist of wide flange steel columns and beams, and new concrete footings. These would be installed in two L-shaped plan configurations, within the two ground-floor tenant spaces of the south wing.

ADA Upgrade

The ADA upgrade proposed by Gruen Associates would include accessible path of travel, plumbing, stairs and balcony railing, vertical transportation, and tenant space improvements.

- Accessible path of travel improvements would include new compliant parking paving, layout, stalls and signage; widening the sidewalk along the east façade; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs; and addition of handrails for the ramp leading to the CMU addition.
- Plumbing improvements would include upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain.
- Stair and balcony railing improvements would include the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels.
- Vertical transportation improvements would include addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony.

- Tenant space improvements would include widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

ANALYSIS OF POTENTIAL IMPACTS

The Barry Building is a designated City of Los Angeles Historic-Cultural Monument. Designation as an Historic-Cultural Monument requires Cultural Heritage Commission review for proposed exterior and interior alterations in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, the nationally-accepted criteria for evaluating change to historic properties.[2]

The Standards provide guidance for reviewing proposed projects that may affect historic resources. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. The Standards have also been adopted by state and local jurisdictions across the country including the City of Los Angeles.

[2] "What Does Historic-Cultural Monument Status Mean?," *Office of Historic Resources*, http://www.preservation.lacity.org/commission/what-does-historic-cultural-monument-status-mean.

The following analysis evaluates the proposed seismic retrofit and ADA upgrade for compliance with the Standards for Rehabilitation:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project does not propose to change the building's use. The project would meet Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The recommended seismic retrofit would minimize potential impacts by adding new plywood shear paneling to the interior face of the walls, to avoid removal of the existing plaster; locating new shear walls to avoid closing existing window or door openings; and locating the new moment frames at the building interior, which is not character-defining. The exterior materials and configuration of the building would remain unaltered. The seismic upgrade would therefore meet Standard 2.

The recommended ADA upgrade as proposed would potentially remove distinctive materials and alter features that characterize the property by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; modifying the bottom rails of glazed doors; removing or infilling mail slots; and replacing some windows. The cumulative effect of these alterations would negatively impact the building's historic integrity and significance, and would not meet Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose to add conjectural features or elements from other historic properties. It would meet Standard 3.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The project does not propose to alter or remove any changes to the property that have acquired significance in their own right. The project would meet Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted under Standard 2 above, the recommended seismic project would be accomplished without altering or eliminating distinctive materials, features, finishes, and construction techniques that characterize the building, and therefore would meet Standard 5. The recommended ADA upgrade project, however, would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The ADA upgrade project as proposed therefore would not meet Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project does not propose to replace historic features of the Barry Building that would not be directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project does not propose chemical or physical treatments to historic materials that are not directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

If the owner identifies, protects, preserves, and/or documents potential archaeological resources that may be uncovered on the project site as recommended by a qualified archaeologist, the project would meet Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As noted in the discussion of Standards 2 and 5 above, the recommended seismic retrofit project would not destroy historic materials and features that characterize the property and would meet Standard 9. The recommended ADA upgrade project would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The proposed addition of elevators could alter the building's profile by adding height and bulk that did not exist historically, in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The recommended seismic retrofit project would be undertaken in such a manner that only the building's interior, which is not character-defining, would be affected. The essential form and integrity of the building would be unimpaired. The seismic retrofit project meets Standard 10.

The recommended ADA upgrade project, however, would permanently alter the essential form and integrity of the building by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; removing or infilling mail slots; replacing some windows; and potentially altering the building's profile and massing by adding height and bulk in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 10.

RECOMMENDATIONS

The following alterations to the design of the proposed ADA upgrade project should be considered in order to minimize potential impacts to the historic integrity and significance of the Barry Building and bring the project into compliance with the Standards:

1. If egress and entrance are not required on the east façade, retain the existing doors in place and fix them in the closed position to avoid modifying or replacing them. If egress and entrance are required, modify or replace the minimum number of doors required to proved the necessary egress and leave the remaining doors intact and in place.

2. If possible, avoid closing the risers of the floating stairs in the courtyard by utilizing the California Historical Building Code (CHBC). If it is determined by the building

official that the open risers present a hazard and must be closed, utilize a fine wire mesh or clear Plexiglass, rather than solid panels, to maintain the open appearance.

3. If possible, avoid replacing or altering the existing stair handrails and balcony guardrails by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing handrails and guardrails present a hazard, retain the existing railings in place and add new, differentiated rails or clear Plexiglass panels to achieve the required height and spacing.

4. If possible, avoid widening all tenant doorways and replacing all hardware by utilizing the California Historical Building Code (CHBC). Modify only the minimum required number of doors and hardware, leaving the remainder intact and in place.

5. If possible, avoid modifying the bottom rails of glazed doors by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing condition presents a hazard, add panels that can be removed in the future to preserve the original doors in place.

6. Do not remove or infill mail slots; retain in place and fix in the closed position.

7. Avoid replacing windows. If possible, modify a minimum number of existing windows with new interior ADA compliant hardware. If some window replacement is unavoidable, avoid replacing windows on the primary (south) façade or the courtyard façades.

8. Avoid adding elevators and ramps, especially within the historic courtyard. The preferred option, presented in the Gruen report, is the use of two Limited Use Limited Application elevators that would make two stops on each floor to account for the varying floor levels. Install the LULA elevators within the existing building envelope, in locations that will minimize material and visual impacts to the historic primary façade and courtyard.

CONCLUSION

As demonstrated in the analysis above, the voluntary seismic retrofit of the Barry Building, as proposed, would meet the Secretary of the Interior's Standards for Rehabilitation, as required by the City of Los Angeles. The ADA upgrade would meet the Standards if it is amended to adopt the recommendations presented in this report, to minimize potential impacts to the historic integrity and significance of the Barry Building.

APPENDIX A



Figure 1: Barry Building, exterior, view of south and east façades looking northwest, May 2017 (HRG).



Figure 2: Barry Building, south façade, view looking northwest, May 2017 (HRG).



Figure 3: Barry Building, view looking northwest from street into courtyard, May 2017 (HRG).



Figure 4: Barry Building, view looking northwest of courtyard entrance, May 2017 (HRG).



Figure 5: Barry Building, courtyard, view looking southwest, May 2017 (HRG).



Figure 6: Barry Building, Courtyard, view looking northeast, May 2017 (HRG).



Figure 7: Barry Building, east façade, view looking southwest, May 2017 (HRG).



Figure 8: Barry Building, north façade, view looking southwest, May 2017 (HRG).



Figure 9: Barry Building, west façade, view looking southeast, May 2017 (HRG).



Figure 10: Barry Building, north and east façades, view looking southwest, May 2017 (HRG).

APPENDIX B

MEMO

Project Impacts Assessment
11973 San Vicente Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Site and Setting	Concrete-paved setback and flush planters along San Vicente Boulevard Access driveway to east Parking at rear (north) of the building on APN 4404-025-008		   
Massing	Hollow square plan Central garden courtyard Two-story height Sculptural rectangular volumes "Floating" overhanging second-story volume at south façade supported on slender, steel pipe piloti; ground floor below open to courtyard Staggered floor and roof planes		   

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Telephone 626 793 2400, Facsimile 626 793 2401
www.historicla.com

Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
South (Primary) Façade	Asymmetrical composition Smooth cement plaster veneer "Floating," overhanging second story volume raised on slender, steel pipe piloti Ground floor open to courtyard Plaster soffit with square, recessed lights Skewed, freestanding volume at ground floor at southeast corner Fixed wood-framed window walls Louvered metal window grilles in wood frames Angled concrete steps to courtyard	Window walls are currently covered with plywood	       

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
East Façade	Asymmetrical composition Smooth cement plaster veneer Projecting, overhanging second-story volume Steel sash casement windows Fixed wood-framed window walls Wood-veneered flush doors with metal hardware	Some windows have been replaced with fixed glass or aluminum sliders Window walls are currently covered with plywood	   
North Façade	Asymmetrical composition Smooth cement plaster veneer Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Passage to courtyard	Window walls and some windows are currently covered with plywood CMU receiving/storage room is a later addition	   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
West Façade	Asymmetrical composition Projecting end volumes Smooth cement plaster veneer Steel sash casement and hopper windows		   
Roof	Flat roofs with parapets Cantilevered canopies with plaster soffits, wood fascias and square, recessed light fixtures		   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Courtyard	Location, configuration and spatial relationships Asymmetrical composition Walls veneered in smooth cement plaster Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Curvilinear steel-and-concrete "floating" stairs with steel pipe handrails Cantilevered balconies with canted, steel pipe guardrails and plaster soffits with square recessed light fixtures Wood lattice and louvered metal screens Wall-mounted building directory Wall-mounted suite numbers Concrete walks Planters with lush landscaping	Window walls and windows are currently covered with plywood Flagstone paving in center of courtyard is a later addition	       

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Interior			
Space	**Character-Defining Features**	**Notes**	**Photographs**
General	Acoustical ceiling finish Plaster walls Wood-veneered flush doors with metal hardware	Interiors have been reconfigured and refinished over time	   

Attachment E

Barry Building ADA Upgrade Requirements

Part 1 **Analysis**

Part 2 **Accessible Route**

Sidewalk

Parking

Building Access

Ramps

Path of Travel

Doors and Doorway

Building Elements

Stairs

Handrails

Restrooms

Signs

Outlets & Switches

Windows

INTRODUCTION

At the request of Alston & Bird, LLP, Gruen Associates evaluated the ADA compliance requirements of the Barry Building and prepared this report. The Barry Building was constructed in 1951 and was designated as a Los Angeles Historic-Cultural Monument in 2007. The codes referenced in this report are from the 2019 California Building Code and the 2019 California Historical Building Code.

The Barry Building ADA compliance review effort includes the following activities: 1) original building plans review, 2) photo survey on site of the non-compliant elements, and 3) analysis based on comparison with the specific code sections.

Because the building has been protected from vandalism, all doors and windows have been covered by screwed-on plywood panels. Therefore, the field photo survey documents a random selection of five suites and the first floor main tenant space.

The final report consists of three parts. Part 1 is an analysis of the ADA issues that affect the use of the building the most. It also attempts to find common architectural solutions to overcome the use limitation. Part 2 is the illustrated findings. It covers the accessible route and the more specific building elements that are currently not compliant.

The premise is that in order to restore the building one needs to know what is currently not in compliance. Each one of the illustrated conditions may lead to one or multiple solutions. Some may be quick and inexpensive fixes that are simply to achieve code compliance. However, many conditions call for costly and systematic modifications to the building components which overlap with the key character definitive features. Thoughtful studies and discussions with AHJ are necessary to reach the ideal solutions and many of them may be a form of compromise. This report simply focuses on exposing the issues which we hope will eventually lead to good solutions for the building.

<u>East Sidewalk</u>

At the east elevation, most of the ground floor tenants have a door that opens to a sidewalk that is less than 36" wide. CBC Section 11B-403.5.1.3 requires that sidewalks be a minimum width of 48". The 36" wide sidewalk makes these doors neither a public entry nor a legal accessible means of egress. Under these conditions, it is logical to discourage the public from accessing the units through these doors by clearly not making them doors. A fixed solid or glass panel would be the closest to the current solid door look and any door hardware should be removed. This is contrary to the character of a commercial window storefront which is part of the character-defining features of the building. Alternatively the existing doors could be fixed in place and made inoperable to maintain the historic visual character.

Currently, a standard single bay unit is small enough to require only one exit. However, if two or more spaces are leased together two exits may be required and that tenant will need to have both exits located at the courtyard. The courtyard will be burdened with a greater exit load, which will bottleneck the passageway. The owner loses the ability to attract desirable tenants that would want a better exit layout or visible access on the public side.

The current driveway width is 21'-6" based on the original plans. The minimum two-way driveway, based on LADBS Doc P/ZC 2002-001, is 19' wide; therefore, it is possible to reduce the driveway by 2'-6" and widen the sidewalk to 5'-6", assuming the owner of the building has a fee ownership of the

driveway. If so, an east facing door will open into a legal sidewalk. If not the doors and the sidewalk will need to remain not used. If the east sidewalk can be widened, the doors still need to provide the code required floor transition discussed below.

East Exterior Doors

East exterior doors are wood doors currently having an average of 4" vertical floor transition at the door threshold. CBC Sections 11B-303.2 and 303.3 only allow a combined, vertical and sloped, ½" height change at a door threshold. Therefore, these doorways cannot be made into a code compliant entry or egress without modifications. Such modifications could be either adding an exterior sloped alcove or adding a short ramp within the tenant space. The former will lessen the character of the existing window wall. The latter will require new doors at the east elevation due to the drop of the door sill.

The California Historical Building Code Section 8-603.4 allows a power assisted door to be considered as an equivalent alternative to level landing and strike side clearance. The 4" height change at the current door threshold exceeds a normal threshold's height change by a significant amount. Its' hazard level cannot be compensated by a power-assisted door mechanism. Even for the general public, it presents a tripping hazard. Alternatively the doors can be fixed in place and made inoperable. Tenant exiting would need to be accomplished entirely through the courtyard.

Courtyard Stairs and Ramp

At the ground floor, the courtyard is in two levels separated by two steps with approximately a one-foot height change. Currently, a ramp connects the two levels. The steps in the courtyard do not have handrails and all stairs in the courtyard do not have code required handrail extensions, per CBC Sections 11B-505.10.2 and 505.10.3 The existing stair and balcony guardrail design has very large openings between the rails and will most likely require modification due to the high hazard level. If the railing is modified, it would be natural to update the extension to meet the current code. The stairs do not have the proper contrasting stripes required for the upper approach and all treads per CBC Section 11B-504.4.1.

Second Floor Access

All four levels of the second floor are not currently accessible. To make the space rentable, they will need to be made accessible, which will require at least one or multiple elevators or lifts. The four height transitions at the balcony, theoretically, can be dealt with by ramps or wheelchair lifts if a continuous circulation loop is maintained for exiting purposes or for a communal experience.

2 Elevators, 2 LULA Elevators or 2 Lifts Scenario

At least one elevator or a wheelchair lift will be required to take people from the ground floor to the second floor. This paragraph explores the possibility of utilizing the two elevators to connect all four second floor levels by putting each at a diagonal opposite corner of the courtyard. Each will have two arrival lobbies at the second floor and the elevator will have two doors in 180 degrees or 90 degrees. The 90-degree version is more uncommon, but can utilize the balcony as one of the two lobbies, so it is more efficient. An elevator lobby is about the same size as an elevator shaft which is about 85 sf. Each elevator will need a small room to house a control panel or a machine. At the end, the two elevators for

the entire project will take away at least 660 sf and possibly 800 sf, which is about the area of two to three rental units.

The shortest elevator shaft height is 12'-6" from the top of the arrival floor to the underside of the roof, whether it is a hydraulic or a machine room less type of elevator. This dimension exceeds the height of any of the four wings of the current second floor. Because the north and south wings are taller, it would make sense to put the elevator in those wings to minimize its visual impact to the courtyard elevations. Because the shafts would be the tallest building element, it is important to push it far back from the south elevation to avoid it being seen from any parts of the street. Two ideal corner locations that work with the sightline happen to coincide with the entry point of the two ground floor tenant spaces on San Vicente. This would be a big compromise and may make the prime units less leasable.

An elevator also requires a pit, two guiderail supports and a hoist beam. Therefore, the ground floor will need to be dug out at least six feet deep to install the pit and two guiderail supports. Such an intervention may not be proportional to a building of this size. Due to the lower cost of the hydraulic elevator, many owners choose to use it for two-stop application. The hydraulic elevators are much slower so putting two elevators next to each other can reduce the wait time. Putting one elevator at opposite corners of the balcony diminishes such a benefit.

This scenario can be substituted with two Limited Use Limited Application elevators traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and can save some overhead space and substantial pit depth. The advantage is that they can still be used by general public. This type of elevator's cab has less wheelchair maneuvering space and weight capacity.

This scenario can also be substituted with two lifts traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and will not require a pit. The disadvantage is that they are less likely to be used by the general public.

<u>1 Elevator + Ramps Scenario</u>

The following explores the possibility that only one elevator or lift will be installed to travel between the first and second floors and from there the other three levels are reached by ramps. The change of the level in the second floor is approximately 2'-6" at the southeast and the southwest, and 1'-6" at the northeast and the northwest. Under CBC, it will require two 30' long ramps to transition at 1:12 slope for the south wing and two 18' long ramps for the north wing. California Historical Building Code Section 8-603.6 provides Alternatives 1 and 2 which allows greater slope. They do not offer any advantage because they cannot achieve the current height change without adding intermediate landings. Although advantageous in terms of maintaining the historic character of the building, locating the ramps at the interior of the second floor spaces, even with slightly steeper slopes as permitted under the Historic Building Code, is problematic considering the quantity of usable space they would displace.

The ramps are not a workable option because they will literally wipe out most of the second floor unit's entries. These units cannot be individually adjusted to a new level because they don't have the ceiling height to accommodate a raised floor. It will take too much space to provide an ADA entry transition at

each unit from the ramp. A ramp will also destroy many wood window's bases. It would be a significant change of character if all the window's bases become sloped or stepped.

From a planning perspective, internal or balcony ramps can work if all the in-line units are combined into one larger unit so it can have a single entry and an exit point occurring at the ramp landings. Since many interior partitions are structural, it is unrealistic to assume the removal of large sections of the wall to create larger rentable units. Above all, changing from steps to a ramp will significantly alter the look of the courtyard facing elevations and the railing, a character defining feature, will need to slope to follow the ramp slope.

1 Elevator + Wheelchair Lifts Scenario

The following explores the possibility that only one elevator will be installed and from its second floor Lobby the other three levels are connected by lifts. The second floor balcony width is about 50" which is not wide enough to allow a wheelchair lift to be added while maintaining the required exit width. If a wheelchair lift needs to be added, it will need to be located at an adjacent tenant space. Under this scenario not only will significant rentable square footage be lost, but the exterior wall will need to be pushed in to create the space for the lift and the landings. The structural enhancements at the lift floor and the mast will need to be added, as well. All can alter the courtyard character. The look of the lift itself may not be compatible with the building's character.

Two Accessible Means of Egress

If the second floor tenants can be served by any combination of the above vertical transportations, two means of accessible egress will still be required for the tenants and that will trigger the requirement of the Exterior Area of Assisted Rescue along the second floor balcony per CBC Section 1009.7. The Interior Area of Refuge is not a logical option because the circulation of the units is exterior. A minimum width of a combined exit path and the Area of Assisted Rescue is 68" (44"+24") and that exceeds the current balcony width which is consistently at about 50". Unless two of the Interior Areas of Refuge can be accepted by AHJ and reached by all tenants, a total of two Area of Assisted Rescues will be required. The slanted guardrail takes away some of the exit width, so the wheelchair spaces for this requirement will need to be created by carving into the existing window wall which is along the balcony. A one-hour rated solid wall offering the fire protection adjacent to the wheelchair spaces will need to be provided. This will impact the courtyard elevations and change the building character.

Restrooms

Currently, there is no accessible women's restroom on the site. The only women's restroom is on the second floor which is not on the accessible route due to the lack of an elevator. It has not been upgraded to meet ADA. This is not in compliance with CBC Section 11B-213.2.

California Historical Building Code allows an accessible unisex toilet facility to replace separate-gender toilet facilities required in the regular code. Since the Interior Character Defining Features Inventory does not include the interior of the current restrooms, bringing the existing toilet facilities to full ADA compliance may be an option provided that the current space enclosed by the restroom walls is workable. Based on the field survey, the current dimensions of the restrooms appear not to be

sufficient to achieve such a layout. Some dimensions between the fixtures are already under the code requirement.

If the existing restrooms are upgraded, there still could be a long distance for a person in a wheelchair to get to them, even though the restroom is in full compliance with the applicable codes. The Plumbing Code allows restrooms to be located within one vertical floor travel distance. The current men's and women's restrooms on each floor are in compliance to that code. However, for a male in a wheelchair on the second floor, if the elevator is located in the opposite wing, he will have to travel through two lifts (or ramps) and the elevator to arrive to the men's restroom.

Vice versa for a female in a wheelchair at the ground floor, she may have to take the elevator and two lifts to get to a women's restroom, if the only elevator is located in the east wing. Such a convenience issue is beyond what a code can prevent or address. Fixes do exist for the code compliance, but the same fixes may never be able to provide a satisfactory user experience.

Building Access

The Barry Building's San Vicente arrival point and its' wide open connection, under the floating second floor to the courtyard, is the most recognized character defining feature. However, the building has two accessible arrival points and the two are unconnected by an outdoor pedestrian path. For someone in a wheelchair arriving from a private vehicle, the arrival point is the rear parking lot and a 5' wide corridor. For someone in a wheelchair arriving from the sidewalk or public transportation, the arrival point is the grander San Vicente entrance.

The two-lane San Vicente Blvd and its current bike lane makes it quite challenging for the front sidewalk to be made into a Passenger Drop-off and a Loading Zone in compliance with CBC Section 11B-503. There is also no easy way for a driver to get to the back parking lot after dropping off someone. The driver will need to make two U-turns on the already congested San Vicente to get back to the driveway to the rear parking lot. Going through the residential block behind to get back to San Vicente is not an option.

The two-lane driveway on the east does not have a legal sidewalk width; therefore, it cannot be a drop-off point. The rear access is separated from the public street and the public transportation stops due to the lack of a legal sidewalk providing a pedestrian connection outside the building. The only pedestrian connection between the street and the rear parking lot is through the courtyard. One needs to enter the building to get to the courtyard and the experience of getting into the courtyard is very different from the front versus the rear. However, the rear parking lot is sufficient in size, so it has the potential to provide the required accessible parking spaces and even a drop off.

The rear passageway is lined with electrical closet doors. It offers a more utilitarian access to the building, which is not comparable to the San Vicente entry in the arrival experience. This dual entry character may be in conflict with CBC Section 11B-206.3, which requires accessible routes to coincide with or be located in the same area as the general circulation paths. It is reasonable to assume that the building's main entrance is the San Vicente entrance. All who must park their car on site will have to park their car in the rear. Although most of them will likely choose entering the building through the rear corridor, due to the shorter path, the lack of ability for a wheelchair user to experience the main entrance arrival seems to be non-compliant with the code. While the Historic Building Code allows an

accessable entrance to be located within 200 feet of an inaccessible main entrance the rear arrival experience is clearly inferior to that of the main or front entry. To address this issue, the sidewalk should be upgraded.

Conclusion

To upgrade The Barry Building to be fully ADA compliant for both floors the following will be required.

Accessible Path

- Provide a compliant parking layout and the required number of accessible stalls. Provide marking and signs required.
- Improve parking lot paving at the ADA stalls and insure floor levelness all the way to building's entries.
- The current building code contains electrical car charging stations requirements. If this section applies due to the extent of the building's ADA upgrade, provide the required number of ADA accessible charging stations.
- Widen sidewalks to 5' at the east elevation to make the storefronts commercially accessible and to allow a wheelchair user to have a direct outdoor access to the front sidewalk.
- Modify exterior doorways at the east elevation to create only a ½" height change. Depress the concrete floor in the unit to create a concrete ramp at the doorway. Modify or replace the existing door and frame to the increased height. If the ramp has greater than 5% slope provide handrails. Alternatively these doors could be fixed in place and made inoperable if exiting through the courtyard can handle the exiting load and required exit separations for larger tenants.
- Add a floor mounted handrail at the steps between the two courtyard levels, one on each end for each set of steps.
- Fill in the missing edge protection at the courtyard ramp by adding a concrete curb or a welded steel plate between the posts.
- Add a post mounted horizontal rail or a landscape element where the stair underside is lower than 80" above the ground.
- Add a set of handrails for the ramp leading to the CMU addition.

Plumbing

- Upgrade the men's room on the first floor to compliance. Relocate all accessories and fixtures that are not mounted at the right place.
- Upgrade the women's room on the second floor to compliance. Relocate all fixtures and accessories that are not mounted at the right place. Enlarge the entry doorway to provide the required strike side clearance or provide a button activated automatic door. Replace the door threshold with an ADA compliant type.
- Add a unisex single restroom at the ground floor.
- Add a unisex single restroom at the second floor.
- Install code compliant signs for all restrooms.
- Add a wall mounted drinking fountain at the first floor in a new alcove. As an alternative, provide a freestanding ADA compliant dual fountain in the courtyard.

Stairs and Balcony Railing

- Upgrade the two main stairs by adding a solid or perforated steel panel at the each open riser.
- Upgrade the two main stairs by adding a contrasting stripe at each riser.
- Replace the existing stair's steel guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max. Provide new stair handrails with top and bottom handrail extensions integrated into the guardrail.
- Replace the existing second floor balcony guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max.
- Provide a wall mounted handrail at each one of the 4 stairs between the second floor levels. Provide a handrail integrated into the balcony guardrail on the open side of these stairs.
- If the building official determines that the stair or handrail conditions do not present a distinct hazard some aspects could remain or be modified in a less obtrusive manner, e.g. adding transparent infill materials or adding rails on top of the existing.

Vertical Transportation

- Implement one of the following scenarios to provide access to all floors:
    - Adding two 2-door elevators, each with 2 stops at the second floor.
    - Adding two 2-door limited use limited application elevators, each with 2 stops at the second floor.
    - Adding two 2-door lifts between the ground floor and second floor, each with 2 stops at the second floor.
    - Adding one 2 door elevator + 2 wheelchair lifts that connect with the other two second floor levels
- Add two exterior areas of assisted rescue along the 2nd floor balcony. If AHJ (authority having jurisdiction) allows make one or both an interior area of refuge. The AHJ in this case includes at least a Fire and an ADA plan checker.

Tenant Space

- Widen all tenant doorways that do not have the required maneuvering space outside the door.
- For all doors lacking proper interior door landing, modify landing to meet the requirements.
- For all tenant interior steps provide the required handrails on both sides of the steps.
- Other than reach-in closet doors, for all interior doors that are less than 32" wide, replace with new door and frame of minimum 32" width so the clear opening width is 29.5" min. to meet the Historic Bulding Code requirement
- For all interior doors that cannot open to 90 degree, modify and reinstall the door and door frame so they can open to 90 degree.
- For all tenant entry door identification, provide code compliant signs.
- Change all door handles to a lever type.
- For door hardware mounted outside the reach range, relocate or replace with new hardware. Modify door as required so the new hardware can be installed in right range.
- For the glazed wood doors that has only a 9" high door bottom, modify to a smooth 10" high bottom.

- For the doors that has a door mail slot mounted below 10", remove the slot, patch and refinish the door.
- For the wood door with a vertically mounted mail slot above 10" height, provide an alternative mail receiving system. Remove or fill in the current slot in the door.
- Adjust all switches and outlets not in the right height to within the required reach range.
- For a unit with the steel and wood windows that have the operating parts all above the reach range, modify or replace at least one window with the operating parts within the required reach range.
- For any of the above modifications alternative means or mitigations can be discussed with the building official.

Accessible Route

There is no passenger drop-off or a loading zone provided at the street or along the alley. This is not a code violation. If there is no passenger loading zone provided, then CBC Section 11B-503 does not apply.




The south sidewalk is lined with metered parking spaces. The east sidewalk has no passenger loading zone either.

The East sidewalk is 34" wide only. This is not in compliance with CBC Section 11B-403.5. This sidewalk is not a legal sidewalk for public access to the building and it is not an accessible route.




The east sidewalk width is 34".

The parking lot has 1 ADA stall. The marking is faded beyond recognition. It cannot be measured to verify compliance with CBC Sections 11B-502.1, 502.2 and 502.3.

The sign posted in front of the stall is missing the lettering required in CBC Section 11B-502.6.2.



The accessible parking space has a faded marking and a pole mounted sign.

The paving adjacent to the ADA stall shows the asphalt cracks and settlement, which may not be in compliance with CBC Section 11B-502.4.

The accessible route marking terminates at the passageway and the ramp leading to the CMU Addition.





The cracked asphalt adjacent to the accessible parking space and the marking leading to the building's rear entrance and the CMU Addition.

The site arrival point is in the rear parking lot and the only accessible route is through a passageway. Such accessible route does not coincide with and is not in the same area as the general circulation paths because the building's main entrance is in the front. The front entry is accessed by the pedestrians from the street, the meter parking, the sidewalk and the public transportation. **This may not comply with CBC Section 11B-206.3.**




The contrast between the front entrance and the accessible entrance from the rear parking lot.

The only accessible building entrance is the 5' wide passageway which is next to the electrical closets and a service ramp. **This may not comply with CBC Section 11B-206.3.**




The Accessible Route/Building Entrance adjacent to the electrical closets and the service area.

The ramp to the CMU Addition also leads to a north wing tenant's door. The ramp's slope is greater than 5% based on 10" rise and 12' length. **If the ramp is an accessible path as marked, it is not in compliance with CBC Section 11B-505.2 due to the lack of handrails.**





The ramp to CMU Addition and the North Wing Tenant Door has a greater than 5% slope (12' long with 10" rise).

A portion of the courtyard ramp is missing the edge protection to be in full compliance with CBC Section 11B-405.9




Courtyard ramp is missing the edge protection on one side.

Only the men's restroom is in the accessible route. The only women's restroom is on the second floor, which is not accessible. There is no accessible, single unisex restrooms in the building. **This is not in compliance with CBC Section 11B-213.2.**





The only men's restroom is accessible. The only women's restroom is in a floor that is not accessible.

The second floor is not accessible and the building is over 3,000 sf per story. **This may not comply with CBC Section 11B-206.2.3.** Exception 1.2 applies ***if a reasonable portion of all facilities and accommodations normally sought and used by public in such a building are accessible to and usable by persons with disabilities.*** The first floor is 50% of the overall building area, so it may not satisfy the definition of a reasonable portion. The women's restroom is a facility normally sought and used by the public, but is not available on the first floor.



Only 50% of the building area is accessible. The first floor does not offer an accessible women's restroom.

The second floor balcony is 50" wide. It is not wide enough to provide an Area of Assisted Rescue because a minimum of a 44" exit width and additional 24" wheelchair space will be required. **If 1009.7 Area of Assisted Rescue cannot be satisfied, then the second floor is not in compliance with CBC Section 11B-207.**





The balcony width is 50". The slanted railing reduces the balcony's clear width.

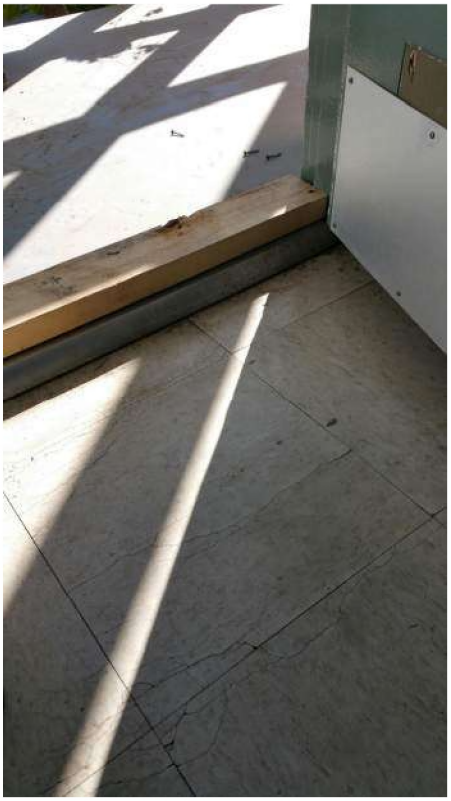
Building Blocks - Doors

The door threshold is not in compliance with CBC Section 11B-303.2.



A few doors at the east elevation have a straight drop at the sidewalk which exceeds the maximum allowed, such as the 7" shown.

The door threshold is not in compliance with CBC Sections 11B-404.2.5 & 11B-303.3.



The women's restroom door threshold has a bevel that exceeds the 1:2 slope.

The door width is not in compliance with CBC Section 11B-404.2.3.







The tenant interior doors are only 28" and 24" wide.

The door landing is not in compliance with CBC Section 11B-404.2.4.4





A first floor tenant's interior does not have a level landing at the entry door maneuvering space.



A second floor tenant's interior does not have a landing at a door. The door may have not be used due to the lack of a door knob.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1



A first floor tenant's entry door only has 42" deep maneuvering clearance due to a projected wall.







A first floor tenant's door does not have the code required 12" push side clearance.

At least two second floor tenant's doors do not have the code required 12" push side clearance.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1 at a restroom.




The women's restroom does not have pull side and push side clearance at the entry and the vestibule door.

The door opening degree is not in compliance with CBC Section 11B-404.2.3.





Some of the first floor tenant doors cannot open 90 degrees due to the door jamb installed into the wall.

The door bottom is not in compliance with CBC Section 11B-404.2.10.




The original glass door's bottom is less than 10" high. The mail slot is not a smooth surface for a wheelchair.

The door hardware mounting height is not in compliance with CBC Section 11B-404.2.7 & 11B-309



A first floor tenant's lock is mounted at 46" above floor.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The first floor men's restroom does not have a lever activated lock. The push plate is accessible if the door is not latched and remains unlocked.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The original wood framed glass doors and the exterior wood doors all have non-lever type hardware.

Stairs and Handrails

The four second floor stairs connecting the balconies do not have handrails on both sides. **This is not in compliance with CBC Section 11B-505.2.**

The four second floor stairs are not in compliance with CBC Section 11B-504.4.1 due to the lack of the contrasting stripes.



The four second floor stairs do not have a handrail on the wall side. They also do not have the contrasting stripe at the top approach and at all the treads.

The four second floor stairs do not have handrail extensions at the bottom landing; therefore, they are not in compliance with CBC Section 11B-505.10.3.



A second floor stair is missing a handrail extension at the bottom landing.

The two main stairs connecting the first floor and the second floor have handrails less than 34" high; therefore, they are not in compliance with CBC Section 11B-505.4.



The main stair's handrail is 32" high measured from the nosing.

The two main stairs do not have bottom handrail extensions; therefore, they are not in compliance with CBC Section 11B-505.10.3.

The two main stairs do not have contrasting stripes; therefore, they are not in compliance with CBC Section 11B-504.4.1.



The main stair's handrail has no extension at the bottom and no contrasting stripes at the treads.

The two main stairs connecting the first and second floors have open risers; therefore, they are not in compliance with CBC Section 11B-504.3.



Main stairs have open risers.

The second floor's balcony guardrail height is 32". This is not in compliance with CBC Section 1015.3 (Chapter 10). The handrail configuration does not offer the edge protection or a barrier at the balcony edge. **CBC Section 11B-405.9 or 11B-405.9.2 (handrail for ramp) may apply due to concern of the wheel entrapment.**



The balcony guard rail height and the lack of the edge protection.

The courtyard steps do not have handrails; therefore, the courtyard steps are not in compliance with CBC Section 11B-504.6.



The courtyard steps have no handrails.

The courtyard step's contrasting stripe is not in full compliance with CBC Section 11B-504.4.1.



The contrasting stripe placed on both the treads and the risers, while only the treads require it.

A barrier shall be provided where the vertical clearance is less than 80" high, per CBC Section 11B-307.4.



The space under one of the main stairs has less than 80" vertical clearance and does not have a barrier.

The stair does not have the uniform riser heights; therefore, it is not in compliance with CBC Section 11B-504.2.

The stair does not have handrails; therefore, it is not in compliance with CBC Section 11B-504.6



One concrete stair inside a unit has a 6" and 4" tall risers. The stair does not have handrails.

Restroom

The first floor men's restroom lavatories do not have the required clearance from the adjacent wall to the center of the fixtures; **therefore, it is not in compliance with CBC Section 11B-606.6.**



The distance from the adjacent wall to the center of the fixture is only 12" for each lavatory.

The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall. **The ADA stall side grab bar is not in compliance with CBC Section 11B-604.5.1.**



The distance from the rear wall to the end of the grab bar is 17" and the grab bar length is 36".

The rear wall grab bar shall be 36” long min and extend from the center line of the water closet 12” min on one side and 24” min on the other side. Exception 2: Where an administrative authority requires flush controls for the flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet. **The rear grab bar may conflict with the flush valve and is not located per CBC Section 11B-604.5.2.**



The rear grab bar is not split or shifted to the open side at the flush valve.

The toilet paper dispenser shall be 7” minimum and 9” maximum in the front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14” minimum and 19” maximum above the finish floor. **The toilet paper dispenser mounting is not in compliance with CBC Section 11B-604.7.1.**



The toilet paper dispenser is 19” in front of the water closet and is 24” above floor at the outlet.

The second floor women's restroom (The only women's restroom on the site is not on an accessible floor).

The women's restroom lavatories are spaced close to each other and to the adjacent wall. **The mirror height is more than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.3.**





The mirror height is 45" above the floor.

The women's restroom water supply and the drain pipes under the lavatory are not insulated; therefore, it is not in compliance with CBC Section 11B-606.5.



There is no insulation for the water supply and the drain pipes.

The second floor women's restroom has three regular stalls, no ADA stall or the minimum ADA clearance outside the stalls. **It is not in compliance with CBC Sections 11B-213.2 and 11B-603.2.**



There are three regular toilet stalls. There is no ADA stall or the minimum ADA clearance outside the stalls.

The second floor women's paper towel dispenser has operable part higher than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.5.





The paper towel dispenser's highest operable part is at 53" above the floor.

Drinking Fountain:

Currently, there is no drinking fountain on the site. The plumbing code requires drinking fountains. **CBC Section 11B-202.4 requires drinking fountains to be in the Accessible Path of Travel.**



A removed drinking fountain was spotted at the second floor balcony which is not accessible.

ISA should not contain HANDICAPPED letters. The door mounted triangular or the circular restroom sign normally does not have Braille letters. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned on the room sign below the corresponding tactile letters. **The men's restroom sign is not in full compliance with CBC Section 11B-703.**



The ISA symbol does not contain the letter HANDICAPPED. The Braille letters should be on wall-mounted room sign.

The women's restroom door sign commonly is a circle. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned in the room sign below the corresponding tactile letters. **The original women's restroom sign does not comply with CBC Section 11B-703**. It may be preserved; however, an additional sign adjacent to the door should be provided to serve the visually impaired.



The original ladies' room sign is not the circular symbol nor a pictogram. It is not of raised characters and it does not contain Braille letters. It does not have a color contrast and the type is not San Serif.

Under CBC Section 11B-703.4.1, the code required room sign should be centered at 60" above the floor and should be located next to a door. It requires a certain visual and tactile characters including a color contrast. These original suite numbers may not comply with the current code requirements.



The original suite numbers are mounted above the door and have a low color contrast.

Reaching Range

The electrical receptacle outlets' mounting height should be 15" minimum. **The majority of the original outlets do not comply with CBC Section 11B-308.1.**





The original outlets are mounted at typical 12" above the floor. One outlet is mounted higher than 48" above the floor.

The electrical switches' mounting height should be 48" maximum. **Some of the switches are mounted too high to be in compliance with CBC Section 11B-308.1.**



A switch is mounted at 67" above the floor.

Mail boxes provide at least five percent, but none less than one of each type should comply with **CBC Section 11B-309. Some of the original mail slots are mounted lower than 15" from the floor; therefore, they do not comply.**



An original mail slot mounted at about 9" from the floor.

Per Section 11B-229.1, when glazed openings are provided at least one opening shall comply with **CBC Section 11B-309. Almost all steel and wood window latches are mounted at more than 48" above the floor; therefore, latches are not in compliance.**



Second floor steel window's latch is mounted at 62" above the floor.



Most of the floor wood window's operable parts are mounted above the door height.

Attachment F

Hill International

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Date: November 2, 2022

Greg Berlin | Alston & Bird LLP

Senior Associate | Environment, Land Use and Natural Resources
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213.576.2526 Direct | 562.547.3051 Cell | 213.576.1100 Fax
Greg.berlin@alston.com | www.alston.com

Dear Mr. Berlin

Subject: Barry Building Renovations

This report estimates projected costs associated with implementing numerous upgrades to the Barry Building, including seismically retrofitting the building, and implementing building code and ADA upgrades. The projected cost for this work is $12,818,000.

This report is divided in to two sections:

Section 1 - Estimate Methodology and source documentation

Section 2 - Estimate of projected costs - Repair matrix

Section 1 - Estimate Methodology and source documentation

Estimate methodology

The estimate analysis was isolated into three major categories listed below by priority:

- Structural / Life safety - Building Code Compliance
- ADA Access
- Energy savings as required by code

For each item listed above every construction element identified in the following reports:

- *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers Seismic Assessment
- *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group
- *Barry Building ADA Update Requirements* by Gruen Associates
- A site visit by James Oswell on March 7, 2019.

The information identified and observed was surveyed and estimate element quantities were developed. These construction items were then priced and are included in the estimate prepared by Hill International on May 7, 2019 and updated to current construction costs as of November 2022.

This document has two attachments that identify the impact and effect of the repairs on the project as a whole and the cost associated with the repairs, see Section 2.

Example-1 - Electrical Installations

The ADA report by Gruen identified several if not all electrical outlets and switches were not at the proper height. The photos provided verified this to be the case. What was not identified was the fact that all of the outlets do not meet electric code requirements as the outlets do not have a ground and the restrooms do not have ground-fault circuit interrupter ("GFCI") protection. This means that the ADA requirement for height is superseded by a building code compliance requirement. When you consider when the building was built there is a strong possibility that the wire used has an asbestos insulation we arrive at a point where all electrical wire in the building must be removed and replaced.

Example-2 - Building Access

The ADA report goes into great detail regarding building access with respect to opening width, door swings, elevation of door handles, etc. The reality is that due to the date of original construction all doors and window frames are covered with lead paint which means the abatement would be required prior to relocating the hardware and patching the existing hardware locations. It is far cheaper to replace the doors than to remove the lead paint and patch the existing door pull openings. Once again, the ADA requirement is superseded by a building code / building safety requirement. The June 2021 Gruen report identifies the need for an additional second elevator that is included in the revised project costs.

Example-3 - Railing Modifications

As part of the building access recommendations were modifications to the handrails at the existing stairs and the second floor railings. These recommendations were made from a perspective of Historical preservation only and the means and methods were not considered. The recommendations made are not constructible as there is no way of welding additional steel elements to 60-year-old steel pipe. The only way to achieve what is required is to replace all railings with what is required by code.

Example-4 - Access and Drop-off requirements

In the ADA report, recommendations were made to provide a drop-off area on San Vicente Boulevard and to widen the sidewalk located on the East side of the building. The drop-off area on San Vicente Boulevard is most likely not possible as it would create a pinch point at the front of the building. The proposed drop-off area would improve ADA access to the building but at the same time impede foot traffic in front of the building. Approval by building department would be required. Widening the sidewalk to the East of the building would decrease the width of the driveway from approximately 21 feet to 18 feet which would create very narrow drive lanes accessing the parking area at the back of the building. Both of these recommendations may improve ADA access but would most likely not get through the plan check process.

Section 2 - Estimate of projected costs - Repair matrix

This document is accompanied by two attachments:

Attachment 1 - Estimate supporting documentation

Attachment 2 - Repair Matrix "Graphic showing the interrelationship between the various repair items " Please note that the ability to cross reference between the two reports is accomplished by using the Work Breakdown Structure (WBS) code number found at the beginning of each item in the estimate and the corresponding WBS number in the Repair Matrix. It should be noted that not all references are included in

the matrix. The repair matrix is provided as a general overview with references to the major categories in the estimate.

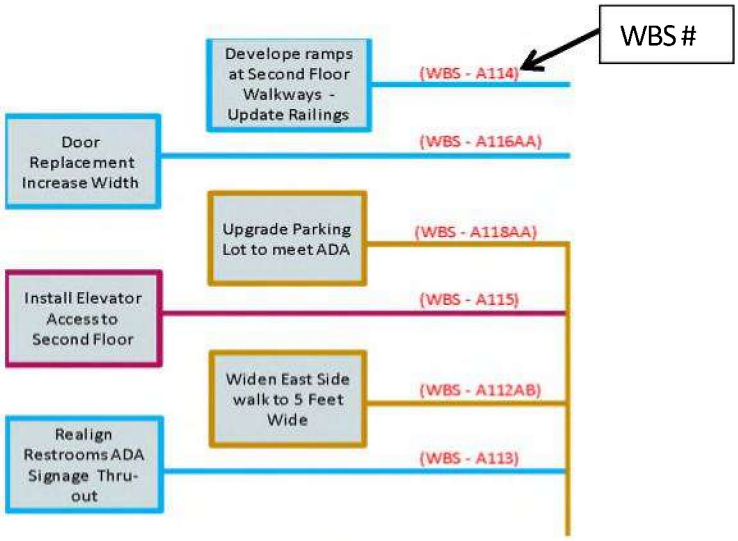
Estimate WBS

Code	Description	Total Labor	Total Materials	Total Equipment	Total
A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE	$3,865,544	$4,952,883	$1,334,228	$10,152,655
A111	STRUCTURAL	$2,030,704	$1,716,506	$662,256	$4,409,466
A111AA	ROOF	$168,996	$129,592	$65,923	$364,510
A111AA11	DEMO ROOF	$41,152	$11,619	$12,050	$64,821

WBS #

Matrix WBS

The repair work is separated into three code compliant categories



Analysis

- Structural / Life safety - Building Code Compliance
- ADA access
- Energy and Water conservation

These items were identified in consultant reports, identified on page 1, that will be supplied under a separate attachment. The assumption is that the work required is code minimum requirements that will require a separate waiver from all governing agencies for each item that will not be required. It is possible that some of the items estimated could get a waiver from one agency but it is unlikely that all agencies will agree to any specific item.

Example 1 - ADA Access Versus Access Drive width

One conflicting recommendation is identified in the ADA report is the widening of the East Sidewalk to 5 feet in width. The impact of this change would be the reduce the access drive width to 17 to 18 feet in width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to wave the code requirement. The reasonable assumption is that if the project were to go forward minimum code compliance will be required in order to bring the building back to service.

The matrix provided in attachment provides an outline of the work required and the impact and effect of each item on the project as a whole. Understandably the work is complicated, and the main intent is to bring the building up to code with the minimum impact on the perceived historical nature of the building. In some cases, the historical nature of the project will be impacted as a result of code required work; this is due primarily to the structural modifications to the South building elevation, which includes installation of two-story steel moment resistant frames at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames would consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Examples:

The south elevation at the courtyard entry will require complete demolition as the pipe columns supporting the second floor do not meet seismic standards. In addition, an elevator shaft will need to be incorporated into the structure to accommodate the ADA requirements for accessibility to the second floor for those who cannot use the stairs. This work will require the demolition of the second-floor structure, removal for the stair railing and elevated walk way, realignment of the South Stairway and the ultimate reconstruction of all of these items and the ancillary work associated with this repair.

The second-floor walkway and railing does not meet code requirements. In order to address this issue ramps will need to be added to the second floor walkway at four locations where there are steps. This modification will impact the existing railing height, the location of second floor entry doors. In addition, the railing not impacted by the ramp requirement is not to code either in height or the spacing of vertical members. The net result is that ramps will need to be added at four locations and all second floor and stair railings will need to be replaced.

The Estimate and Matrix have been subdivided into three categories with the subcategories as follows:

- Structural / Life safety - Building Code Compliance
    - Abatement
    - Structural upgrades
    - Upgrades to steel stairs and railings
    - Fire Protection
    - Replacement of HVAC System
    - Electrical System Upgrade

ADA access code requirements

- Develop ramps at second floor walkways - Upgrade railings
- Door replacement - increase width to code minimum
- Upgrade parking lot to meet ADA requirements
- Install elevator for second floor access
- Widen East elevation sidewalk
- Realign restrooms on first and second floor to meet ADA

Energy - Water conservation requirements

- Replace all windows with dual glazed Low E glass
- Replace HVAC system with energy efficient system located in 2 HR rated enclosure
- Divert storm water to storm drain system
- Replace lighting with LED fixtures

Itemized list of work required

A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE
A111	STRUCTURAL
A111AA	ROOF
A111AB	2ND STORY FLOOR
A111AC	NEW 2-STORY STEEL MOMENT FRAME
A111AD	2-STORY SHEAR WALL
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL
A111AF	SHEAR WALL ON INT OF EXT WALL
A111AG	DEMO & RESTORE CEILINGS
A111AH	MEP- FP - OUTLETS - LIGHTS - GRILLS – DUCTWORK
A111AI	REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR
A112	ACCESSIBLE PATH
A112AA	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS
A112AB	WIDEN SIDEWALKS TO 5’ AT THE EAST ELEVATION
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)
A113	PLUMBING
A113AA	UPGRADE THE MEN’S ROOM FLOOR TO COMPLIANCE
A113AB	UPGRADE WOMEN’S ROOM ON 2ND FLOOR TO COMPLIANCE
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE
A113AG	PLUMBING INFRASTRUCTURE
A114	STAIRS AND BALCONY RAILING
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER
A114AB	ADD CONTRASTING STRIPE AT EACH RISER
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS
A115	VERTICAL TRANSPORTATION
A115AA	DEVELOP VERTICAL TRANSPORTATION
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY
A116	TENANT SPACE
A116AA	WIDEN ALL TENANT DOORWAYS
A116AB	MODIFY LANDING TO NECESSARY DOORS
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS

A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR
A116AG	LEVER DOOR HANDLES
A116AH	WINDOW REPLACEMENT
A116AI	REPLACE EXTERIOR WALL FINISHES
A117	ABATEMENT
A117AA	ABATEMENT
A118	SITE IMPROVEMENTS
A118AA	SITE IMPROVEMENTS
B1	OWNER'S COSTS
B111	OWNER'S COSTS
B111AA	OWNER'S COST

Projected Cost

The projected cost for the Barry Building repairs and upgrades required to bring the building up to current building codes is $12,818,000 as of November 2022.

Building area calculations

First Floor	7,142 BSF
Second Floor	7,142 BSF
Second Floor Balcony / walkway	1,150 BSF
Total Area	**15,434 BSF**

Midpoint of construction is assumed to be January 2024

Labor Rates used "Davis Bacon / Los Angeles County - September 1, 2022

Markups included in estimate for Subcontractors based on current markup conditions

Subcontractor Overhead - GC'S	6.5%
Bond	1.1%
Profit on Labor	12.0%
Profit on Material	10.0%
Profit on Equipment	7.5%
Liability Insurance	2.1%
Mobilization - Demobilization	3.5%

Markups included in estimate for General Contractor based on current markup conditions

General Conditions	10.0%
Prime Home Office Overhead	3.5%
Prime Profit	10.0%
Bond	0.8%
Miscellaneous Taxes	1.1%
CQC	1.0%
Builders Risk	0.4%
Insurance	2.1%
Escalation to June 2022	6.8%

Exclusions:

Legal fees associated with upgrade requirements

Finance costs

Tenant improvements to meet the needs of future tenants

- Partitioning within the open shell
- Floor coverings
- T-bar acoustic Ceilings
- IT upgrades
- Phone and communication systems
- Security systems
- Landscaping & courtyard upgrades
- San Vincente drop-off development
- Site lighting
- Signage improvements
- Special permitting

Unforeseen conditions or items not specifically addressed in estimate

Schedule assumptions

Due to the nature of this project the projected bid date for this project is assumed to be June

2023 with projected duration of 12 months.

Senior Consultant Hill International Inc. - Professor ASU "Advanced Building Estimating"

James N. Oswell, Jr., CCP, has more than 45 years of professional experience in construction cost. He is an industry expert in cost estimating, budget analysis and cost forecasting. Jim's unique approach to integrating cost and schedule data enhances the project management, value engineering and enriches project efficiencies. His expertise covers claims avoidance, constructability reviews, claims review and resolution and change order request analysis and reconciliation for a wide range of projects including education, general building, government, hospitals and heavy civil construction projects. In addition to cost services, he specializes in escalation forecasting services for large construction programs, including services to notable clients such as U.S. Army Corps of Engineers, Naval Facilities Engineering Command (NAVFAC), and Office of the Capitol Architect, Washington, DC, Port of Long Beach, and Seattle school district and State of California department of corrections.

For additional Questions please call:

Louis Rivera

480-798-9629 - Cell

Attachments – Estimate Reports

B-SYS BARRY BLDG 10_18_22_V7 - Estimate Summary
C-SYS BARRY BLDG 10_18_22_V7 - Construction System Summary
E-SYS BARRY BLDG 10_18_22_V7 - Estimate Detail

Hill International

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AZ Contractor's License Number
ROC 289497

March 13, 2023

Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building Area

Dear Ms. Angiolillo,

Gina, your assumption is correct.
The total building area impacted by construction is 15434 SF.
The leasable space at 12,800 sf does not include square footage for common-use restrooms and mechanical rooms (13956 – 12800) = 1156 sf "Restrooms and Mechanical /electrical spaces."
The balance (15434 – 13956) =1478 sf, includes Perimeter elevated walkway, main breeze way, and back breeze way going from courtyard to parking area.

Louis Rivera

Louis Rivera
Director of Estimating
Hill International

Hill International

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 2 November 2022
Page 1 OF 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
		****PROJECT SUBTOTALS****		4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		***657.81/SF***	***15434@ 657.81BSF***	***4,952,883***	***3,865,544***	***1,334,228***	***0***	***10,152,655***
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		657.81/SF	15434@ 657.81BSF	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A111	STRUCTURAL	285.70/SF	15434@ 285.70BSF	1,716,506	2,030,704	662,256	0	4,409,466
A112	ACCESSIBLE PATH	32.70/SF	15434@ 32.70BSF	301,551	118,822	84,293	0	504,665
A113	PLUMBING	15.58/SF	15434@ 15.58BSF	143,518	58,306	38,698	0	240,522
A114	STAIRS AND BALCONY RAILING	7.81/SF	15434@ 7.81BSF	78,016	37,459	5,030	0	120,505
A115	VERTICAL TRANSPORTATION	56.22/SF	15434@ 56.22BSF	655,097	177,337	35,284	0	867,717
A116	TENANT SPACE	125.48/SF	15434@ 125.48BSF	1,141,923	624,222	170,565	0	1,936,710
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A118	SITE IMPROVEMENTS	34.05/SF	38811@ 13.54SF	299,495	143,742	82,216	0	525,453
OWNER'S COSTS		***172.69/SF***	***10152655@ 0.26TC$***	***0***	***0***	***0***	***2,665,320***	***2,665,320***
-OWNER'S COSTS		172.69/SF	10152655@ 0.26TC$	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COSTS	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 1 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
	*****PROJECT SUBTOTALS****			4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A1 STRUCTURAL		**285.70/SF**	**15434@ 285.70BSF**	**1,716,506**	**2,030,704**	**662,256**	**0**	**4,409,466**
A111 ROOF		23.62/SF	7142@ 51.04SF	129,592	168,996	65,923	0	364,510
A111AA	DEMO ROOF	4.20/SF	7142@ 9.08SF	11,619	41,152	12,050	0	64,821
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111AA	NEW ROOF	12.04/SF	7142@ 26.02SF	84,905	68,300	32,607	0	185,812
A111 2ND STORY FLOOR		13.38/SF	7142@ 28.91SF	44,687	128,449	33,316	0	206,452
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	6.00/SF	7142@ 12.96SF	11,619	68,906	12,050	0	92,574
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111 NEW 2-STORY STEEL MOMENT FRAME		20.86/SF	7142@ 45.07SF	121,310	102,670	97,932	0	321,911
A111AC	FOUNDATIONS	0.53/SF	6@ 1370.15EA	4,955	2,253	1,012	0	8,221
A111AC	DEMO OF SOG AT ENTRY	2.31/SF	1200@ 29.68SF	5,556	9,817	20,247	0	35,620
A111AC	SOG REPLACEMENT	2.20/SF	1200@ 28.34SF	15,918	13,679	4,407	0	34,004
A111AC	DEMO STRUCTURE	4.91/SF	1200@ 63.14SF	19,522	21,708	34,539	0	75,769
A111AC	W12x96 (8 EA TOTAL)	3.83/SF	119@ 496.25LF	24,303	20,011	14,740	0	59,053
A111AC	W14x132	4.82/SF	150@ 496.25LF	30,634	25,224	18,580	0	74,437
A111AC	RESTORE STRUCTURE @ ENTRY	2.26/SF	1200@ 29.01SF	20,423	9,978	4,407	0	34,807
A111 2-STORY SHEAR WALL		37.29/SF	245@ 2349.35LF	286,598	198,002	90,992	0	575,592
A111AD	SLAB DEMO	2.83/SF	1470@ 29.68SF	6,806	12,026	24,803	0	43,635
A111AD	SHEAR WALL FOUNDATIONS	5.44/SF	245@ 342.54LF	50,587	23,000	10,334	0	83,922
A111AD	SOG REPLACEMENT	2.70/SF	1470@ 28.34SF	19,499	16,757	5,398	0	41,655
A111AD	NEW 2-STORY SHEAR WALL	10.95/SF	245@ 689.75LF	88,910	52,116	27,964	0	168,990
A111AD	DRYWALL - FINISHES	10.00/SF	12250@ 12.60SF	84,312	57,848	12,158	0	154,318
A111AD	WALL DEMO	5.38/SF	6125@ 13.56SF	36,484	36,254	10,334	0	83,073
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL		17.87/SF	198@ 1392.61LF	126,736	117,558	31,443	0	275,736
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	5.44/SF	4950@ 16.95SF	29,113	41,508	13,265	0	83,886
A111AE	WALL DEMO	4.35/SF	4950@ 13.56SF	29,485	29,299	8,352	0	67,136
A111AE	DRYWALL - FINISHES	8.08/SF	9900@ 12.60SF	68,138	46,751	9,826	0	124,714
A111 SHEAR WALL ON INT OF EXT WALL		19.95/SF	7142@ 43.11SF	133,703	135,889	38,278	0	307,869
A111AF	NEW 2-STORY SHEAR WALL	7.84/SF	7142@ 16.95SF	42,006	59,888	19,139	0	121,033
A111AF	WALL DEMO	6.28/SF	7142@ 13.56SF	42,542	42,274	12,050	0	96,866
A111AF	DRYWALL - FINISHES	5.83/SF	7142@ 12.60SF	49,155	33,727	7,088	0	89,970
A111 DEMO & RESTORE CEILINGS		25.54/SF	15434@ 25.54BSF	198,159	154,723	41,359	0	394,242
A111AG	CEILING DEMO	12.33/SF	15434@ 12.33bSF	91,934	72,323	26,041	0	190,298
A111AG	DRYWALL - FINISHES	13.21/SF	15434@ 13.21BSF	106,226	82,400	15,318	0	203,944
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		108.19/SF	15434@ 108.19BSF	552,480	936,428	180,855	0	1,669,762
A111AH	ELECTRICAL	23.06/SF	15434@ 23.06BSF	243,354	86,534	26,041	0	355,928
A111AH	MECHANICAL	63.16/SF	15434@ 63.16BSF	93,592	752,516	128,726	0	974,835
A111AH	FIRE PROTECTION	21.96/SF	15434@ 21.96BSF	215,534	97,378	26,087	0	338,999
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR		19.01/SF	250@ 1173.57LF	123,242	87,991	82,160	0	293,393
A111AI	DEMO REQUIRED TO REPLACE PLATE	6.74/SF	250@ 415.92LF	16,406	34,907	52,667	0	103,980
A111AI	REPLACE PLATE - STUDS - PLASTER	9.20/SF	250@ 568.16LF	69,295	47,720	25,026	0	142,041
A111AI	REINFORCE STUD - TOP PLATE CONNECTION	3.07/SF	5000@ 9.47LF	37,541	5,365	4,466	0	47,372
A1 ACCESSIBLE PATH		**32.70/SF**	**15434@ 32.70BSF**	**301,551**	**118,822**	**84,293**	**0**	**504,665**
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		25.87/SF	34881@ 11.45SF	249,212	89,550	60,509	0	399,271
A112AA	AC OVERLAY - CO-PLANE	25.27/SF	34881@ 11.18SF	244,436	86,724	58,853	0	390,013
A112AA	RESTRIPE - SIGNAGE	0.60/SF	90@ 102.86STALLS	4,775	2,827	1,655	0	9,258
A112 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)		0.05/SF	3@ 279.11LF	285	463	89	0	837
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.05/SF	3@ 279.11LF	285	463	89	0	837
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)		0.10/SF	6@ 247.52LF	976	455	54	0	1,485
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.10/SF	6@ 247.52LF	976	455	54	0	1,485

C--Assembly Category Report
SUBMITTAL: CONCEPT
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Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 2 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A1 PLUMBING		**15.58/SF**	**15434@ 15.58BSF**	**143,518**	**58,306**	**38,698**	**0**	**240,522**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A113AG	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A1 STAIRS AND BALCONY RAILING		**7.81/SF**	**15434@ 7.81BSF**	**78,016**	**37,459**	**5,030**	**0**	**120,505**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A1 VERTICAL TRANSPORTATION		**56.22/SF**	**15434@ 56.22BSF**	**655,097**	**177,337**	**35,284**	**0**	**867,717**
A115	DEVELOP VERTICAL TRANSPORTATION	54.57/SF		638,203	171,206	32,753	0	842,162
A115AA	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	54.57/SF	2@ 421081.00EA	638,203	171,206	32,753	0	842,162
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	2@ 12777.62EA	16,894	6,131	2,531	0	25,555
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	150@ 170.37SF	16,894	6,131	2,531	0	25,555
A1 TENANT SPACE		**125.48/SF**	**15434@ 125.48BSF**	**1,141,923**	**624,222**	**170,565**	**0**	**1,936,710**
A116	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116AA	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116	MODIFY LANDING TO NECESSARY DOORS	1.69/SF	15434@ 1.69BSF	16,268	7,182	2,581	0	26,031
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.69/SF		16,268	7,182	2,581	0	26,031
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116AG	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116	WINDOW REPLACEMENT	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116AH	WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235
A116AI	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235

C--Assembly Category Report
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Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 3 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A1	**ABATEMENT**	**100.27/SF**	**15434@ 100.27BSF**	**616,777**	**674,952**	**255,887**	**0**	**1,547,616**
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A117AAA	BATEMENT - ASBESTOUS	17.63/SF	15434@ 17.63BSF	135,196	110,856	26,041	0	272,093
A117AAA	BATEMENT - LEAD PAINT	13.24/SF	15434@ 13.24BSF	110,089	68,219	26,041	0	204,349
A117AAA	BATEMENT - ELECTRICAL WIRE	10.11/SF	15434@ 10.11BSF	83,049	46,900	26,041	0	155,991
A117AAA	BATEMENT - BLACK MOLD	36.27/SF	15434@ 36.27BSF	0	391,140	168,632	0	559,772
A117AA	DUMP FEES	3.28/SF	30@ 1689.36LDS	50,681	0	0	0	50,681
A117AA	REMOVE PCB CONTAINING EQUIPMENT	19.74/SF	5@ 60946.08EA	237,762	57,837	9,131	0	304,730
A1	**SITE IMPROVEMENTS**	**34.05/SF**	**38811@ 13.54SF**	**299,495**	**143,742**	**82,216**	**0**	**525,453**
A118	SITE IMPROVEMENTS	34.05/SF	34881@ 15.06SF	299,495	143,742	82,216	0	525,453
A118AA	DIVERT RAIN WATER TO STORM DRAIN	10.62/SF	350@ 468.25LF	82,466	52,143	29,279	0	163,887
A118AA	UPGRADE PARKING LOT DRAINAGE	9.68/SF	3@ 49799.84EA	101,362	33,150	14,888	0	149,400
A118AA	WIDEN EAST SIDE WALKWAYY TO 5 FEET	4.39/SF	1500@ 45.16SF	39,043	20,595	8,099	0	67,736
A118AA	UPGRADE PARKING LOT TO MEET ADA	0.15/SF	4@ 589.51EA	1,251	829	278	0	2,358
A118AA	REPAIR & RESURFACE EAST ROADWAY	3.72/SF	2430@ 23.64SF	37,707	12,755	6,994	0	57,455
A118AA	SEWER LINE REPLACEMENT	5.48/SF	250@ 338.46LF	37,667	24,271	22,679	0	84,616
OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
-OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B1	**OWNER'S COSTS**	**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COST	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320
B111AA	DESIGN	64.98/SF	10152655@ 0.10TC$	0	0	0	1,002,922	1,002,922
B111AA	PERMITS	13.92/SF	10152655@ 0.02TC$	0	0	0	214,912	214,912
B111AA	CONSTRUCTION MANAGEMENT	27.85/SF	10152655@ 0.04TC$	0	0	0	429,824	429,824
B111AA	CONTINGENCY @ 15%	65.94/SF	6784419@ 0.15TC$	0	0	0	1,017,663	1,017,663

Hill International

E-SYS Estimate Detail Report
CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION DATE JULY 2002
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page No. 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE: 13,000,000 USD
CURRENCY: DOLLARS

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING BASE BIDA1 BARRY BUILDING STRUCTURAL AND ADA UPGRADE							
A1 STRUCTURAL							
REF COMPLETE							
A111 STRUCTURAL							
A111AA ROOF							
A111AA11 DEMO ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Demo Roof		0.92	3.20	0.98	0.00	5.10
SUB-111/111	0.043 hrs/unit 307 TOTAL HRS	7,142.00 SF	6,578	22,883	6,981	0	36,443
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	22,883	6,981	0	36,443
	Subcontractor Markups		1,655	6,278	1,558	0	9,490
	Prime Contractor Markups		3,385	11,991	3,511	0	18,888
TOTAL A111AA11 DEMO ROOF		307 HRS	11,619	41,152	12,050	0	64,821
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*5.76*	*1.69*	*0.00*	*9.08*
A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING		486 HRS	33,068	59,544	21,265	0	113,877
7,142.00 SF	*Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
A111AA13 NEW ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Roof		6.73	5.32	2.65	0.00	14.69
SUB-711/711	0.078 hrs/unit 557 TOTAL HRS	7,142.00 SF	48,071	37,979	18,891	0	104,941
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		48,071	37,979	18,891	0	104,941
	Subcontractor Markups		12,094	10,419	4,215	0	26,728
	Prime Contractor Markups		24,740	19,902	9,501	0	54,143
TOTAL A111AA13 NEW ROOF		557 HRS	84,905	68,300	32,607	0	185,812
7,142.00 SF	*Level Unit Cost-->*		*11.89*	*9.56*	*4.57*	*0.00*	*26.02*
SUBTOTAL A111AA ROOF			73,372	93,973	38,192	0	205,536
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
TOTAL A111AA ROOF			129,592	168,996	65,923	0	364,510
A111AB 2ND STORY FLOOR							
A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	2Nd Floor Decking		0.92	5.37	0.98	0.00	7.26
SUB-111/111	0.072 hrs/unit 514 TOTAL HRS	7,142.00 SF	6,578	38,316	6,981	0	51,875
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	38,316	6,981	0	51,875
	Subcontractor Markups		1,655	10,512	1,558	0	13,724
	Prime Contractor Markups		3,385	20,078	3,511	0	26,975
TOTAL A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS		514 HRS	11,619	68,906	12,050	0	92,574
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*9.65*	*1.69*	*0.00*	*12.96*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AB 2ND STORY FLOOR							
A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING	486 HRS	33,068	59,544	21,265	0	113,877
	7,142.00 SF *Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
	SUBTOTAL A111AB 2ND STORY FLOOR		25,301	71,426	19,301	0	116,028
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A111AB 2ND STORY FLOOR		44,687	128,449	33,316	0	206,452
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC11	FOUNDATIONS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 17 TOTAL HRS	6.00 CY	2,806	1,253	587	0	4,645
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,806	1,253	587	0	4,645
	Subcontractor Markups		706	344	131	0	1,180
	Prime Contractor Markups		1,444	657	295	0	2,395
TOTAL A111AC11	FOUNDATIONS	17 HRS	4,955	2,253	1,012	0	8,221
	6.00 EA *Level Unit Cost-->*		*825.91*	*375.52*	*168.73*	*0.00*	*1,370.15*
A111AC12	DEMO OF SOG AT ENTRY *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 73 TOTAL HRS	1,200.00 SF	3,146	5,459	11,730	0	20,335
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,146	5,459	11,730	0	20,335
	Subcontractor Markups		791	1,498	2,617	0	4,906
	Prime Contractor Markups		1,619	2,861	5,900	0	10,379
TOTAL A111AC12	DEMO OF SOG AT ENTRY	73 HRS	5,556	9,817	20,247	0	35,620
	1,200.00 SF *Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AC13	SOG REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 102 TOTAL HRS	1,200.00 SF	9,012	7,607	2,553	0	19,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,012	7,607	2,553	0	19,172
	Subcontractor Markups		2,267	2,087	570	0	4,924
	Prime Contractor Markups		4,638	3,986	1,284	0	9,908
TOTAL A111AC13	SOG REPLACEMENT	102 HRS	15,918	13,679	4,407	0	34,004
	1,200.00 SF *Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AC14	DEMO STRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Demo Structure		9.21	10.06	16.68	0.00	35.94
SUB-311/111	0.135 hrs/unit 162 TOTAL HRS	1,200.00 SF	11,053	12,071	20,010	0	43,134
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,053	12,071	20,010	0	43,134
	Subcontractor Markups		2,781	3,312	4,465	0	10,557
	Prime Contractor Markups		5,688	6,325	10,064	0	22,078
TOTAL A111AC14	DEMO STRUCTURE	162 HRS	19,522	21,708	34,539	0	75,769
	1,200.00 SF *Level Unit Cost-->*		*16.27*	*18.09*	*28.78*	*0.00*	*63.14*
A111AC15	W12x96 (8 EA TOTAL) *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 171 TOTAL HRS	11,424.00 LBS	13,760	11,127	8,539	0	33,426
	* LINE ITEM ASSEMBLY Factor:96.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		13,760	11,127	8,539	0	33,426
	Subcontractor Markups		3,462	3,053	1,905	0	8,420
	Prime Contractor Markups		7,081	5,831	4,295	0	17,207
TOTAL A111AC15 W12x96 (8 EA TOTAL)		171 HRS	24,303	20,011	14,740	0	59,053
119.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC16 W14x132	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 216 TOTAL HRS	14,400.00 LBS	17,344	14,026	10,764	0	42,134
* LINE ITEM ASSEMBLY	Factor:96.0000						
	Subtotal Direct Costs		17,344	14,026	10,764	0	42,134
	Subcontractor Markups		4,363	3,848	2,402	0	10,613
	Prime Contractor Markups		8,926	7,350	5,414	0	21,690
TOTAL A111AC16 W14x132		216 HRS	30,634	25,224	18,580	0	74,437
150.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC17 RESTORE STRUCTURE @ ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Restore Entry Structure		9.64	4.62	2.13	0.00	16.39
SUB-311/311	0.062 hrs/unit 74 TOTAL HRS	1,200.00 SF	11,563	5,548	2,553	0	19,664
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		11,563	5,548	2,553	0	19,664
	Subcontractor Markups		2,909	1,522	570	0	5,001
	Prime Contractor Markups		5,951	2,907	1,284	0	10,142
TOTAL A111AC17 RESTORE STRUCTURE @ ENTRY		74 HRS	20,423	9,978	4,407	0	34,807
1,200.00 SF	*Level Unit Cost-->*		*17.02*	*8.31*	*3.67*	*0.00*	*29.01*
SUBTOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			68,683	57,091	56,736	0	182,510
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
TOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			121,310	102,670	97,932	0	321,911
A111AD 2-STORY SHEAR WALL							
A111AD11 SLAB DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 90 TOTAL HRS	1,470.00 SF	3,854	6,687	14,369	0	24,910
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		3,854	6,687	14,369	0	24,910
	Subcontractor Markups		969	1,835	3,206	0	6,010
	Prime Contractor Markups		1,983	3,504	7,227	0	12,715
TOTAL A111AD11 SLAB DEMO		90 HRS	6,806	12,026	24,803	0	43,635
1,470.00 SF	*Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AD12 SHEAR WALL FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 172 TOTAL HRS	61.25 CY	28,641	12,790	5,987	0	47,418
* LINE ITEM ASSEMBLY	Factor:0.2500						
	Subtotal Direct Costs		28,641	12,790	5,987	0	47,418
	Subcontractor Markups		7,206	3,509	1,336	0	12,050
	Prime Contractor Markups		14,740	6,702	3,011	0	24,454
TOTAL A111AD12 SHEAR WALL FOUNDATIONS		172 HRS	50,587	23,000	10,334	0	83,922
245.00 LF	*Level Unit Cost-->*		*206.48*	*93.88*	*42.18*	*0.00*	*342.54*
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 125 TOTAL HRS	1,470.00 SF	11,040	9,318	3,127	0	23,485
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AD 2-STORY SHEAR WALL							
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Subtotal Direct Costs		11,040	9,318	3,127	0	23,485
	Subcontractor Markups		2,777	2,556	698	0	6,032
	Prime Contractor Markups		5,682	4,883	1,573	0	12,138
TOTAL A111AD13 SOG REPLACEMENT		125 HRS	19,499	16,757	5,398	0	41,655
1,470.00 SF	*Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AD14 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Shear Wall Incl Wood Framing - Plywood		8.22	4.73	2.65	0.00	15.59
	SUB-911/911 0.069 hrs/unit 423 TOTAL HRS	6,125.00 SF	50,339	28,980	16,201	0	95,519
	* LINE ITEM ASSEMBLY Factor:25.0000						
	Subtotal Direct Costs		50,339	28,980	16,201	0	95,519
	Subcontractor Markups		12,664	7,950	3,615	0	24,230
	Prime Contractor Markups		25,907	15,186	8,148	0	49,241
TOTAL A111AD14 NEW 2-STORY SHEAR WALL		423 HRS	88,910	52,116	27,964	0	168,990
245.00 LF	*Level Unit Cost-->*		*362.90*	*212.72*	*114.14*	*0.00*	*689.75*
A111AD15 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit 343 TOTAL HRS	12,250.00 SF	39,924	23,520	4,931	0	68,374
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit 147 TOTAL HRS	12,250.00 SF	7,811	8,648	2,113	0	18,572
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		47,735	32,167	7,044	0	86,946
	Subcontractor Markups		12,009	8,825	1,572	0	22,406
	Prime Contractor Markups		24,567	16,856	3,543	0	44,966
TOTAL A111AD15 DRYWALL - FINISHES		490 HRS	84,312	57,848	12,158	0	154,318
12,250.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
A111AD16 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 294 TOTAL HRS	6,125.00 SF	20,656	20,160	5,987	0	46,803
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		20,656	20,160	5,987	0	46,803
	Subcontractor Markups		5,197	5,531	1,336	0	12,063
	Prime Contractor Markups		10,631	10,564	3,011	0	24,206
TOTAL A111AD16 WALL DEMO		294 HRS	36,484	36,254	10,334	0	83,073
6,125.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
SUBTOTAL A111AD 2-STORY SHEAR WALL			162,265	110,102	52,715	0	325,082
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A111AD 2-STORY SHEAR WALL			286,598	198,002	90,992	0	575,592
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit 337 TOTAL HRS	4,950.00 SF	16,483	23,081	7,685	0	47,249
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,483	23,081	7,685	0	47,249
	Subcontractor Markups		4,147	6,332	1,715	0	12,194
	Prime Contractor Markups		8,483	12,095	3,865	0	24,443
TOTAL A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL		337 HRS	29,113	41,508	13,265	0	83,886
4,950.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 238 TOTAL HRS	4,950.00 SF	16,694	16,292	4,839	0	37,825

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AE	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**						
A111AE12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 25						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,694	16,292	4,839	0	37,825
	Subcontractor Markups		4,200	4,470	1,080	0	9,749
	Prime Contractor Markups		8,591	8,537	2,434	0	19,563
TOTAL A111AE12 WALL DEMO		238 HRS	29,485	29,299	8,352	0	67,136
4,950.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AE13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 50						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	277 TOTAL HRS 9,900.00 SF	32,265	19,008	3,985	0	55,258
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	119 TOTAL HRS 9,900.00 SF	6,313	6,989	1,708	0	15,009
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		38,578	25,996	5,693	0	70,267
	Subcontractor Markups		9,706	7,132	1,270	0	18,108
	Prime Contractor Markups		19,854	13,622	2,863	0	36,340
TOTAL A111AE13 DRYWALL - FINISHES		396 HRS	68,138	46,751	9,826	0	124,714
9,900.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
SUBTOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			71,755	65,370	18,216	0	155,340
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
TOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			126,736	117,558	31,443	0	275,736
A111AF	**SHEAR WALL ON INT OF EXT WALL**						
A111AF11	NEW 2-STORY SHEAR WALL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit	486 TOTAL HRS 7,142.00 SF	23,783	33,302	11,088	0	68,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		23,783	33,302	11,088	0	68,172
	Subcontractor Markups		5,983	9,136	2,474	0	17,593
	Prime Contractor Markups		12,240	17,451	5,577	0	35,267
TOTAL A111AF11 NEW 2-STORY SHEAR WALL		486 HRS	42,006	59,888	19,139	0	121,033
7,142.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AF12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit	343 TOTAL HRS 7,142.00 SF	24,086	23,507	6,981	0	54,575
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,086	23,507	6,981	0	54,575
	Subcontractor Markups		6,060	6,449	1,558	0	14,066
	Prime Contractor Markups		12,396	12,318	3,511	0	28,225
TOTAL A111AF12 WALL DEMO		343 HRS	42,542	42,274	12,050	0	96,866
7,142.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AF13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	200 TOTAL HRS 7,142.00 SF	23,276	13,713	2,875	0	39,864
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	86 TOTAL HRS 7,142.00 SF	4,554	5,042	1,232	0	10,828
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		27,831	18,754	4,107	0	50,691
	Subcontractor Markups		7,002	5,145	916	0	13,063
	Prime Contractor Markups		14,323	9,827	2,065	0	26,216
TOTAL A111AF13 DRYWALL - FINISHES		286 HRS	49,155	33,727	7,088	0	89,970
7,142.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A111AF SHEAR WALL ON INT OF EXT WALL		75,699	75,563	22,176	0	173,438
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AF SHEAR WALL ON INT OF EXT WALL		133,703	135,889	38,278	0	307,869
	A111AG DEMO & RESTORE CEILINGS						
	A111AG11 CEILING DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ceilingl Demo		3.37	2.61	0.98	0.00	6.96
SUB-911/911	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	52,051	40,216	15,087	0	107,353
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		52,051	40,216	15,087	0	107,353
	Subcontractor Markups		13,095	11,033	3,366	0	27,494
	Prime Contractor Markups		26,788	21,074	7,588	0	55,450
	TOTAL A111AG11 CEILING DEMO	586 HRS	91,934	72,323	26,041	0	190,298
	15,434.00 bSF *Level Unit Cost-->*		*5.96*	*4.69*	*1.69*	*0.00*	*12.33*
	A111AG12 DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	2.26	0.40	0.00	5.92
SUB-911/911	0.033 hrs/unit 509 TOTAL HRS	15,434.00 SF	50,301	34,925	6,212	0	91,438
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 185 TOTAL HRS	15,434.00 SF	9,841	10,895	2,662	0	23,399
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		60,142	45,820	8,875	0	114,837
	Subcontractor Markups		15,131	12,570	1,980	0	29,681
	Prime Contractor Markups		30,953	24,010	4,464	0	59,426
	TOTAL A111AG12 DRYWALL - FINISHES	695 HRS	106,226	82,400	15,318	0	203,944
	15,434.00 BSF *Level Unit Cost-->*		*6.88*	*5.34*	*0.99*	*0.00*	*13.21*
	SUBTOTAL A111AG DEMO & RESTORE CEILINGS		112,193	86,036	23,961	0	222,190
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A111AG DEMO & RESTORE CEILINGS		198,159	154,723	41,359	0	394,242
	A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW						
	A111AH11 ELECTRICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Electrical		8.93	3.12	0.98	0.00	13.02
SUB-161/161	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	137,781	48,118	15,087	0	200,986
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		137,781	48,118	15,087	0	200,986
	Subcontractor Markups		34,663	13,201	3,366	0	51,230
	Prime Contractor Markups		70,910	25,215	7,588	0	103,712
	TOTAL A111AH11 ELECTRICAL	586 HRS	243,354	86,534	26,041	0	355,928
	15,434.00 BSF *Level Unit Cost-->*		*15.77*	*5.61*	*1.69*	*0.00*	*23.06*
	A111AH12 MECHANICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Mechanical - Duct Work & Package Units		0.31	25.78	4.37	0.00	30.46
SUB-152/152	0.32 hrs/unit 4939 TOTAL HRS	15,434.00 SF	4,811	397,877	67,447	0	470,135
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Reconstruct Mechanical Rooms On 2 Floors 2 Hr Rated Assemblies		120.44	51.43	17.82	0.00	189.70
SUB-911/911	0.75 hrs/unit 300 TOTAL HRS	400.00 SF	48,178	20,571	7,130	0	75,879
	Subtotal Direct Costs		52,989	418,448	74,577	0	546,014
	Subcontractor Markups		13,331	114,797	16,641	0	144,769
	Prime Contractor Markups		27,271	219,272	37,509	0	284,052
	TOTAL A111AH12 MECHANICAL	5,239 HRS	93,592	752,516	128,726	0	974,835
	15,434.00 BSF *Level Unit Cost-->*		*6.06*	*48.76*	*8.34*	*0.00*	*63.16*
	A111AH13 FIRE PROTECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Fire Protection		2.55	1.29	0.40	0.00	4.24
SUB-154/154	0.018 hrs/unit 278 TOTAL HRS	15,434.00 SF	39,366	19,918	6,212	0	65,496
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Install 4" Water Line		26.22	16.49	6.09	0.00	48.80
SUB-154/154	0.23 hrs/unit 35 TOTAL HRS	150.00 LF	3,932	2,474	914	0	7,320
	Water Line Replacement & Upgrade For Fire Protection		5.10	2.06	0.52	0.00	7.68
SUB-151/151	0.028 hrs/unit 432 TOTAL HRS	15,434.00	78,732	31,757	7,987	0	118,476
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		122,030	54,148	15,114	0	191,292
	Subcontractor Markups		30,701	14,855	3,372	0	48,928
	Prime Contractor Markups		62,803	28,374	7,601	0	98,779
	TOTAL A111AH13 FIRE PROTECTION	744 HRS	215,534	97,378	26,087	0	338,999
	15,434.00 BSF	*Level Unit Cost-->*	*13.96*	*6.31*	*1.69*	*0.00*	*21.96*
	SUBTOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW		312,800	520,715	104,777	0	938,292
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		552,480	936,428	180,855	0	1,669,762
	A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES						
	A111AI11 DEMO REQUIRED TO REPLACE PLATE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Building Jack(S)		0.00	4.10	17.59	0.00	21.69
SUB-111/111	0.055 hrs/unit 14 TOTAL HRS	250.00 LF	0	1,025	4,399	0	5,423
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Shoring At Building Perimeter		1.20	1.86	4.37	0.00	7.44
SUB-111/111	0.025 hrs/unit 100 TOTAL HRS	4,000.00 SF	4,818	7,451	17,480	0	29,749
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Removal Of Exterior Plaster		0.50	2.61	2.59	0.00	5.69
SUB-111/111	0.035 hrs/unit 105 TOTAL HRS	3,000.00 SF	1,488	7,824	7,763	0	17,074
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Load Bearing Studs		0.07	0.82	0.29	0.00	1.18
SUB-111/111	0.011 hrs/unit 33 TOTAL HRS	3,000.00 SF	213	2,459	863	0	3,534
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Plate		0.31	2.61	0.04	0.00	2.95
SUB-111/111	0.035 hrs/unit 9 TOTAL HRS	250.00 LF	78	652	9	0	739
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Debris Removal		538.46	0.00	0.00	0.00	538.46
SUB-111/NoCrew		5.00 LDS	2,692	0	0	0	2,692
	Subtotal Direct Costs		9,288	19,410	30,512	0	59,211
	Subcontractor Markups		2,337	5,325	6,808	0	14,470
	Prime Contractor Markups		4,780	10,171	15,346	0	30,298
	TOTAL A111AI11 DEMO REQUIRED TO REPLACE PLATE	261 HRS	16,406	34,907	52,667	0	103,980
	250.00 LF	*Level Unit Cost-->*	*65.62*	*139.63*	*210.67*	*0.00*	*415.92*
	A111AI12 REPLACE PLATE - STUDS - PLASTER *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Plate "Treated"		3.33	1.86	0.44	0.00	5.63
SUB-311/311	0.025 hrs/unit 6 TOTAL HRS	250.00 LF	832	466	109	0	1,408
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Replace Studs		2.06	1.34	0.86	0.00	4.26
SUB-311/311	0.018 hrs/unit 54 TOTAL HRS	3,000.00 LF	6,164	4,027	2,588	0	12,779
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Restore Exterior Plaster		9.07	6.29	3.39	0.00	18.75
SUB-421/421	0.085 hrs/unit 255 TOTAL HRS	3,000.00 SF	27,206	18,880	10,178	0	56,264
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Install Stud Clips		2.06	0.90	0.98	0.00	3.93
SUB-311/311	0.012 hrs/unit 12 TOTAL HRS	1,000.00 EA	2,055	895	978	0	3,927
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 2 TOTAL HRS	250.00 EA	1,063	149	129	0	1,341
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint Exterior		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 36 TOTAL HRS	3,000.00 SF	1,913	2,118	518	0	4,548
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		39,233	26,535	14,499	0	80,267
	Subcontractor Markups		9,870	7,280	3,235	0	20,385
	Prime Contractor Markups		20,192	13,905	7,292	0	41,389
	TOTAL A111AI12 REPLACE PLATE - STUDS - PLASTER	365 HRS	69,295	47,720	25,026	0	142,041
	250.00 LF	*Level Unit Cost-->*	*277.18*	*190.88*	*100.10*	*0.00*	*568.16*
	A111AI13 REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 40 TOTAL HRS	5,000.00 EA	21,255	2,983	2,588	0	26,826

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AI	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES**						
A111AI13	REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		21,255	2,983	2,588	0	26,826
	Subcontractor Markups		5,347	818	577	0	6,743
	Prime Contractor Markups		10,939	1,563	1,301	0	13,804
	TOTAL A111AI13 REINFORCE STUD - TOP PLATE CONNECTION	40 HRS	37,541	5,365	4,466	0	47,372
	5,000.00 LF *Level Unit Cost-->*		*7.51*	*1.07*	*0.89*	*0.00*	*9.47*
	SUBTOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES		69,777	48,929	47,599	0	166,304
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
	TOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IS		123,242	87,991	82,160	0	293,393
A112	**ACCESSIBLE PATH**						
A112AA	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**						
A112AA11	AC OVERLAY - CO-PLANE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ac Overlay Incl Co-Plane		3.97	1.38	0.98	0.00	6.33
	SUB-221/221 0.018 hrs/unit 628 TOTAL HRS	34,881.00 SF	138,394	48,224	34,096	0	220,714
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		138,394	48,224	34,096	0	220,714
	Subcontractor Markups		34,817	13,230	7,608	0	55,655
	Prime Contractor Markups		71,225	25,270	17,149	0	113,644
	TOTAL A112AA11 AC OVERLAY - CO-PLANE	628 HRS	244,436	86,724	58,853	0	390,013
	34,881.00 SF *Level Unit Cost-->*		*7.01*	*2.49*	*1.69*	*0.00*	*11.18*
A112AA12	RESTRIPE - SIGNAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Stripping		0.64	0.63	0.17	0.00	1.44
	SUB-221/221 0.008 hrs/unit 16 TOTAL HRS	1,980.00 LF	1,263	1,247	342	0	2,851
	* LINE ITEM ASSEMBLY Factor:22.0000						
	Hc Stalls - Markers		1.63	0.65	0.17	0.00	2.45
	SUB-221/221 0.009 hrs/unit 2 TOTAL HRS	180.00 LF	293	118	31	0	442
	Signage		191.29	34.56	97.75	0.00	323.61
	SUB-221/221 0.45 hrs/unit 3 TOTAL HRS	6.00 EA	1,148	207	587	0	1,942
	Subtotal Direct Costs		2,704	1,572	959	0	5,235
	Subcontractor Markups		680	431	214	0	1,325
	Prime Contractor Markups		1,391	824	482	0	2,698
	TOTAL A112AA12 RESTRIPE - SIGNAGE	20 HRS	4,775	2,827	1,655	0	9,258
	90.00 STALLS *Level Unit Cost-->*		*53.06*	*31.41*	*18.39*	*0.00*	*102.86*
	SUBTOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		141,097	49,796	35,055	0	225,949
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		249,212	89,550	60,509	0	399,271
A112AB	**WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION**						
A112AB11	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Slab - Curb Demo		2.62	4.55	9.78	0.00	16.95
	SUB-311/311 0.061 hrs/unit 66 TOTAL HRS	1,080.00 SF	2,831	4,913	10,557	0	18,301
	* LINE ITEM ASSEMBLY Factor:8.0000						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
	SUB-311/311 0.085 hrs/unit 69 TOTAL HRS	810.00 SF	6,083	5,135	1,723	0	12,941
	* LINE ITEM ASSEMBLY Factor:6.0000						
	Curb Replacement		12.04	6.86	2.65	0.00	21.55
	SUB-311/311 0.092 hrs/unit 12 TOTAL HRS	135.00 LF	1,626	926	357	0	2,909
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,540	10,974	12,637	0	34,151
	Subcontractor Markups		2,652	3,011	2,820	0	8,482
	Prime Contractor Markups		5,425	5,750	6,356	0	17,531
	TOTAL A112AB11 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	135 HRS	18,617	19,735	21,813	0	60,165
	135.00 LF *Level Unit Cost-->*		*137.90*	*146.18*	*161.58*	*0.00*	*445.66*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		10,540	10,974	12,637	0	34,151
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.762*
	TOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		18,617	19,735	21,813	0	60,165
	A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI						
	A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		4959.50	1062.85	287.50	0.00	6,309.85
	SUB-911/911 15.5 hrs/unit 47 TOTAL HRS	3.00 EA	14,879	3,189	863	0	18,930
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,879	3,189	863	0	18,930
	Subcontractor Markups		3,743	875	192	0	4,810
	Prime Contractor Markups		7,657	1,671	434	0	9,762
	TOTAL A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	47 HRS	26,279	5,734	1,489	0	33,502
	3.00 EA Level Unit Cost--->		*8,759.65*	*1,911.37*	*496.25*	*0.00*	*11,167.28*
	SUBTOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI		14,879	3,189	863	0	18,930
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		26,279	5,734	1,489	0	33,502
	A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS						
	A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 8 TOTAL HRS	12.00 LF	1,105	506	62	0	1,674
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,105	506	62	0	1,674
	Subcontractor Markups		278	139	14	0	431
	Prime Contractor Markups		569	265	31	0	865
	TOTAL A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	8 HRS	1,952	911	107	0	2,970
	12.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,105	506	62	0	1,674
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,952	911	107	0	2,970
	A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU						
	A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (AP	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Curb Replacement		53.85	85.76	17.25	0.00	156.86
	SUB-311/311 1.15 hrs/unit 3 TOTAL HRS	3.00 LF	162	257	52	0	471
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		162	257	52	0	471
	Subcontractor Markups		41	71	12	0	123
	Prime Contractor Markups		83	135	26	0	244
	TOTAL A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	3 HRS	285	463	89	0	837
	3.00 LF Level Unit Cost--->		*95.10*	*154.23*	*29.78*	*0.00*	*279.11*
	SUBTOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU		162	257	52	0	471
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COURTY		285	463	89	0	837
	A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME						
	A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 4 TOTAL HRS	6.00 LF	553	253	31	0	837
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		553	253	31	0	837
	Subcontractor Markups		139	69	7	0	215
	Prime Contractor Markups		284	133	16	0	433
	TOTAL A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	4 HRS	976	455	54	0	1,485
	6.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A112AF	**POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME**						
A112AF11	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	SUBTOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME		553	253	31	0	837
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT		976	455	54	0	1,485
A112AG	**HANDRAILS FOR THE RAMP LEADING TO THE CMU A**						
A112AG11	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 17 TOTAL HRS	26.00 LF	2,395	1,097	135	0	3,627
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,395	1,097	135	0	3,627
	Subcontractor Markups		602	301	30	0	934
	Prime Contractor Markups		1,232	575	68	0	1,875
	TOTAL A112AG11 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	17 HRS	4,230	1,974	232	0	6,435
			162.68	*75.90*	*8.93*	*0.00*	*247.52*
	26.00 LF	*Level Unit Cost-->*					
	SUBTOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU AD		2,395	1,097	135	0	3,627
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDIT		4,230	1,974	232	0	6,435
A113	**PLUMBING**						
A113AA	**UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL**						
A113AA11	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The MenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 65 TOTAL HRS	136.00 SF	11,948	4,611	2,424	0	18,984
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,948	4,611	2,424	0	18,984
	Subcontractor Markups		3,006	1,265	541	0	4,812
	Prime Contractor Markups		6,149	2,416	1,219	0	9,785
	TOTAL A113AA11 UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	65 HRS	21,103	8,293	4,184	0	33,580
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	136.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL		11,948	4,611	2,424	0	18,984
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIAN		21,103	8,293	4,184	0	33,580
A113AB	**UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI**						
A113AB11	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The WomenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 55 TOTAL HRS	115.00 SF	10,103	3,899	2,050	0	16,052
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,103	3,899	2,050	0	16,052
	Subcontractor Markups		2,542	1,070	457	0	4,069
	Prime Contractor Markups		5,200	2,043	1,031	0	8,274
	TOTAL A113AB11 UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	55 HRS	17,845	7,012	3,538	0	28,395
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	115.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI		10,103	3,899	2,050	0	16,052
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANC		17,845	7,012	3,538	0	28,395
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Add Unisex Single Restroom At 1St Floor		116.19	33.91	17.82	0.00	167.93
	SUB-153/153 0.48 hrs/unit 86 TOTAL HRS	180.00 SF	20,915	6,103	3,209	0	30,227
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		20,915	6,103	3,209	0	30,227
	Subcontractor Markups		5,262	1,674	716	0	7,652
	Prime Contractor Markups		10,764	3,198	1,614	0	15,576
	TOTAL A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	86 HRS	36,941	10,975	5,538	0	53,454
	180.00 SF *Level Unit Cost-->*		*205.23*	*60.97*	*30.77*	*0.00*	*296.97*
	SUBTOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		20,915	6,103	3,209	0	30,227
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		36,941	10,975	5,538	0	53,454
A113AD	**ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR**						
A113AD11	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Unisex Single Restroom At 2Nd Floor		116.19	33.91	17.82	0.00	167.92
	SUB-153/153 0.48 hrs/unit	1.00 SF	116	34	18	0	168
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		116	34	18	0	168
	Subcontractor Markups		29	9	4	0	43
	Prime Contractor Markups		60	18	9	0	87
	TOTAL A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	HR	205	61	31	0	297
	SUBTOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		116	34	18	0	168
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		205	61	31	0	297
A113AE	**CODE COMPLIANT SIGNS FOR RESTROOMS**						
A113AE11	CODE COMPLIANT SIGNS FOR RESTROOMS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		85.02	19.97	4.03	0.00	109.02
	SUB-823/823 0.25 hrs/unit 1 TOTAL HRS	4.00 EA	340	80	16	0	436
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		340	80	16	0	436
	Subcontractor Markups		86	22	4	0	111
	Prime Contractor Markups		175	42	8	0	225
	TOTAL A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	1 HR	601	144	28	0	772
	4.00 EA *Level Unit Cost-->*		*150.17*	*35.91*	*6.95*	*0.00*	*193.03*
	SUBTOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		340	80	16	0	436
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		601	144	28	0	772
A113AF	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR**						
A113AF11	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Mounted Drinking Fountain At 1St Floor In A New Alcove		3117.40	388.51	212.75	0.00	3,718.66
	SUB-153/153 5.5 hrs/unit 6 TOTAL HRS	1.00 EA	3,117	389	213	0	3,719
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,117	389	213	0	3,719
	Subcontractor Markups		784	107	47	0	938
	Prime Contractor Markups		1,604	204	107	0	1,915
	TOTAL A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	6 HRS	5,506	699	367	0	6,572
	SUBTOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR		3,117	389	213	0	3,719
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN		5,506	699	367	0	6,572
A113AG	**PLUMBING INFRASTRUCTURE**						
A113AG11	PLUMBING INFRASTRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Replace Sewer Line And Run New To All Spaces		49.59	24.72	20.70	0.00	95.02
	SUB-153/153 0.35 hrs/unit 245 TOTAL HRS	700.00 LF	34,717	17,306	14,490	0	66,513

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		34,717	17,306	14,490	0	66,513
	Subcontractor Markups		8,734	4,748	3,233	0	16,715
	Prime Contractor Markups		17,867	9,069	7,288	0	34,224
TOTAL A113AG11 PLUMBING INFRASTRUCTURE		245 HRS	61,318	31,123	25,011	0	117,451
15,434.00 BSF	*Level Unit Cost-->*		*3.97*	*2.02*	*1.62*	*0.00*	*7.61*
SUBTOTAL A113AG PLUMBING INFRASTRUCTURE			34,717	17,306	14,490	0	66,513
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.766*
TOTAL A113AG PLUMBING INFRASTRUCTURE			61,318	31,123	25,011	0	117,451
A114 STAIRS AND BALCONY RAILING							
A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC							
A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add A Solid Or Perforated Steel Panel At Each Open Riser		49.59	22.73	7.47	0.00	79.80
	SUB-511/511 0.35 hrs/unit 14 TOTAL HRS	40.00 EA	1,984	909	299	0	3,192
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,984	909	299	0	3,192
	Subcontractor Markups		499	249	67	0	815
	Prime Contractor Markups		1,021	476	150	0	1,648
TOTAL A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER		14 HRS	3,504	1,635	516	0	5,655
40.00 RISERS	*Level Unit Cost-->*		*87.60*	*40.87*	*12.90*	*0.00*	*141.37*
SUBTOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC			1,984	909	299	0	3,192
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
TOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EACH O			3,504	1,635	516	0	5,655
A114AB ADD CONTRASTING STRIPE AT EACH RISER							
A114AB11 ADD CONTRASTING STRIPE AT EACH RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Contrasting Stripe At Each Riser		6.80	11.98	1.73	0.00	20.51
	SUB-823/823 0.15 hrs/unit 6 TOTAL HRS	40.00 EA	272	479	69	0	820
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		272	479	69	0	820
	Subcontractor Markups		68	131	15	0	215
	Prime Contractor Markups		140	251	35	0	426
TOTAL A114AB11 ADD CONTRASTING STRIPE AT EACH RISER		6 HRS	481	862	119	0	1,462
40.00 EA	*Level Unit Cost-->*		*12.01*	*21.55*	*2.98*	*0.00*	*36.54*
SUBTOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			272	479	69	0	820
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.782*
TOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			481	862	119	0	1,462
A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O							
A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 114 TOTAL HRS	175.00 LF	16,118	7,386	906	0	24,410
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,118	7,386	906	0	24,410
	Subcontractor Markups		4,055	2,026	202	0	6,284
	Prime Contractor Markups		8,295	3,871	455	0	12,621
TOTAL A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES		114 HRS	28,469	13,283	1,563	0	43,315
175.00 LF	*Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
SUBTOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O			16,118	7,386	906	0	24,410
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES			28,469	13,283	1,563	0	43,315

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A114AD	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL**						
A114AD11	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
SUB-511/511	0.65 hrs/unit 128 TOTAL HRS	197.00 LF	18,145	8,315	1,019	0	27,479
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,145	8,315	1,019	0	27,479
	Subcontractor Markups		4,565	2,281	227	0	7,073
	Prime Contractor Markups		9,338	4,357	513	0	14,208
	TOTAL A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	128 HRS	32,048	14,953	1,760	0	48,761
	197.00 LF *Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL		18,145	8,315	1,019	0	27,479
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS		32,048	14,953	1,760	0	48,761
A114AE	**WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW**						
A114AE11	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR L *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rai Wall Mountl		63.77	31.17	5.17	0.00	100.11
SUB-511/511	0.48 hrs/unit 58 TOTAL HRS	120.00 LF	7,652	3,740	621	0	12,013
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		7,652	3,740	621	0	12,013
	Subcontractor Markups		1,925	1,026	139	0	3,090
	Prime Contractor Markups		3,938	1,960	312	0	6,210
	TOTAL A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	58 HRS	13,515	6,726	1,072	0	21,313
	120.00 LF *Level Unit Cost-->*		*112.62*	*56.05*	*8.93*	*0.00*	*177.61*
	SUBTOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW		7,652	3,740	621	0	12,013
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN		13,515	6,726	1,072	0	21,313
A115	**VERTICAL TRANSPORTATION**						
A115AA	**DEVELOP VERTICAL TRANSPORTATION**						
A115AA11	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Elevators Two Door Two Stop		63765.00	21339.10	4025.00	0.00	89,129.10
SUB-141/141	215 hrs/unit 860 TOTAL HRS	4.00 STPS	255,060	85,356	16,100	0	356,516
	* LINE ITEM ASSEMBLY Factor:2.0000						
	Add Backup Generator		106275.00	9845.30	2875.00	0.00	118,995.30
SUB-161/161	120 hrs/unit 120 TOTAL HRS	1.00 EA	106,275	9,845	2,875	0	118,995
	Subtotal Direct Costs		361,335	95,202	18,975	0	475,512
	Subcontractor Markups		90,906	26,118	4,234	0	121,257
	Prime Contractor Markups		185,963	49,887	9,544	0	245,393
	TOTAL A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	980 HRS	638,203	171,206	32,753	0	842,162
	2.00 EA *Level Unit Cost-->*		*319,101.66*	*85,603.01*	*16,376.33*	*0.00*	*421,081.00*
	SUBTOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		361,335	95,202	18,975	0	475,512
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		638,203	171,206	32,753	0	842,162
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Two Exterior Areas Of Assisted Rescue		63.77	22.73	9.78	0.00	96.27
SUB-511/511	0.35 hrs/unit 53 TOTAL HRS	150.00 SF	9,565	3,409	1,466	0	14,440
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,565	3,409	1,466	0	14,440
	Subcontractor Markups		2,406	935	327	0	3,669
	Prime Contractor Markups		4,923	1,786	737	0	7,446
	TOTAL A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	53 HRS	16,894	6,131	2,531	0	25,555
	150.00 SF *Level Unit Cost-->*		*112.62*	*40.87*	*16.87*	*0.00*	*170.37*
	SUBTOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL		9,565	3,409	1,466	0	14,440
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG		16,894	6,131	2,531	0	25,555

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
A116	**TENANT SPACE**						
	REF COMPLETE						
A116AA	**WIDEN ALL TENANT DOORWAYS**						
A116AA11	WIDEN ALL TENANT DOORWAYS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 340 TOTAL HRS	40.00 EA	68,016	23,314	6,210	0	97,540
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		68,016	23,314	6,210	0	97,540
	Subcontractor Markups		17,112	6,396	1,386	0	24,893
	Prime Contractor Markups		35,005	12,217	3,123	0	50,345
	TOTAL A116AA11 WIDEN ALL TENANT DOORWAYS	340 HRS	120,132	41,927	10,719	0	172,778
	40.00 EA	*Level Unit Cost-->*	*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AA WIDEN ALL TENANT DOORWAYS		68,016	23,314	6,210	0	97,540
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AA WIDEN ALL TENANT DOORWAYS		120,132	41,927	10,719	0	172,778
A116AB	**MODIFY LANDING TO NECESSARY DOORS**						
A116AB11	MODIFY LANDING TO NECESSARY DOORS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Modify Landing To Necessary Doors		9210.50	3993.81	1495.00	0.00	14,699.31
	SUB-823/823 50 hrs/unit 50 TOTAL HRS	1.00 ALW	9,211	3,994	1,495	0	14,699
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,211	3,994	1,495	0	14,699
	Subcontractor Markups		2,317	1,096	334	0	3,746
	Prime Contractor Markups		4,740	2,093	752	0	7,585
	TOTAL A116AB11 MODIFY LANDING TO NECESSARY DOORS	50 HRS	16,268	7,182	2,581	0	26,031
	SUBTOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		9,211	3,994	1,495	0	14,699
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		16,268	7,182	2,581	0	26,031
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	LEVELS IN THE SAME BRANCH BELOW THIS LEVEL CONTAIN DETAIL LINE ITEMS; ALL LINE ITEMS IN THE SAME BRANCH MUST BE AT ONLY ONE LEVEL!!						
	Provide Handrails For Tenant Interior Steps		0.00	0.00	0.00	0.00	0.00
	NoSub/NoCrew	240.00 LF	0	0	0	0	0
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Subtotal Direct Costs		0	0	0	0	0
	Rollup from Child Levels		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*
	THIS WBS CODE DOES NOT FOLLOW TRI-SERVICE NUMBERING SYSTEM. MODIFY CODE TO MATCH EXISTING WBS, OR USE THE A1 XX 9? or A1 XX 8? NUMBERING CONVENTION						T
	SUBTOTAL A116 TENANT SPACE		646,529	347,108	98,815	0	1,092,452
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
	TOTAL A116 TENANT SPACE		1,141,923	624,222	170,565	0	1,936,710
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail Wall Mount		63.77	31.17	5.17	0.00	100.11
	SUB-511/511 0.48 hrs/unit 86 TOTAL HRS	180.00 LF	11,478	5,610	932	0	18,020
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	86 HRS	20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*

CODE SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**							
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	SUBTOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			11,478	5,610	932	0	18,020
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			20,272	10,089	1,608	0	31,970
A116AD	**REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"**							
A116AD11	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Replace Door & Frame For Doors Less Than 34" W			1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 255 TOTAL HRS	30.00	EA	51,012	17,486	4,658	0	73,155
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			51,012	17,486	4,658	0	73,155
	Subcontractor Markups			12,834	4,797	1,039	0	18,670
	Prime Contractor Markups			26,254	9,163	2,343	0	37,759
	TOTAL A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	255	HRS	90,099	31,445	8,039	0	129,584
	30.00 EA *Level Unit Cost-->*			*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"			51,012	17,486	4,658	0	73,155
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W			90,099	31,445	8,039	0	129,584
A116AE	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9**							
A116AE11	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Reinstall Doors			538.46	359.44	51.75	0.00	949.65
	SUB-823/823 4.5 hrs/unit 113 TOTAL HRS	25.00	EA	13,462	8,986	1,294	0	23,741
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			13,462	8,986	1,294	0	23,741
	Subcontractor Markups			3,387	2,465	289	0	6,141
	Prime Contractor Markups			6,928	4,709	651	0	12,288
	TOTAL A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	113	HRS	23,776	16,160	2,233	0	42,169
	25.00 EA *Level Unit Cost-->*			*951.05*	*646.40*	*89.33*	*0.00*	*1,686.78*
	SUBTOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9			13,462	8,986	1,294	0	23,741
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.776*
	TOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 D			23,776	16,160	2,233	0	42,169
A116AF	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR**							
A116AF11	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Code Compliant Signs For Restrooms			85.02	19.97	4.03	0.00	109.01
	SUB-823/823 0.25 hrs/unit 10 TOTAL HRS	40.00	EA	3,401	799	161	0	4,361
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			3,401	799	161	0	4,361
	Subcontractor Markups			856	219	36	0	1,111
	Prime Contractor Markups			1,750	419	81	0	2,250
	TOTAL A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	10	HRS	6,007	1,436	278	0	7,721
	40.00 EA *Level Unit Cost-->*			*150.17*	*35.91*	*6.95*	*0.00*	*193.02*
	SUBTOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR			3,401	799	161	0	4,361
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY D			6,007	1,436	278	0	7,721
A116AG	**LEVER DOOR HANDLES**							
A116AG11	LEVER DOOR HANDLES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Lever Door Handles - Replace Door Hardware			191.29	11.98	4.03	0.00	207.30
	SUB-823/823 0.15 hrs/unit 11 TOTAL HRS	75.00	EA	14,347	899	302	0	15,548
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			14,347	899	302	0	15,548
	Subcontractor Markups			3,609	247	67	0	3,923
	Prime Contractor Markups			7,384	471	152	0	8,007
	TOTAL A116AG11 LEVER DOOR HANDLES	11	HRS	25,340	1,616	521	0	27,478
	75.00 EA *Level Unit Cost-->*			*337.87*	*21.55*	*6.95*	*0.00*	*366.37*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AG LEVER DOOR HANDLES		14,347	899	302	0	15,548
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A116AG LEVER DOOR HANDLES		25,340	1,616	521	0	27,478
A116AH WINDOW REPLACEMENT							
A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace At Least 1 Window W/ Operating Parts		495.95	283.73	74.75	0.00	854.43
SUB-823/824	3.5 hrs/unit 35 TOTAL HRS	10.00 EA	4,960	2,837	748	0	8,544
	Replace Exterior Windows With Low E Dual Glazed		68.02	20.27	9.78	0.00	98.06
SUB-824/824	0.25 hrs/unit 550 TOTAL HRS	2,200.00 SF	149,635	44,586	21,505	0	215,726
	Subtotal Direct Costs		154,595	47,423	22,253	0	224,270
	Subcontractor Markups		38,893	13,010	4,965	0	56,869
	Prime Contractor Markups		79,563	24,850	11,192	0	115,605
	TOTAL A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	585 HRS	273,051	85,283	38,410	0	396,744
	2,200.00 SF *Level Unit Cost-->*		*124.11*	*38.77*	*17.46*	*0.00*	*180.34*
	SUBTOTAL A116AH WINDOW REPLACEMENT		154,595	47,423	22,253	0	224,270
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A116AH WINDOW REPLACEMENT		273,051	85,283	38,410	0	396,744
A116AI REPLACE EXTERIOR WALL FINISHES							
A116AI11 REPLACE EXTERIOR WALL FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Insulate Building Perimeter		1.20	1.17	0.40	0.00	2.77
SUB-911/911	0.017 hrs/unit 1070 TOTAL HRS	62,928.00 SF	75,794	73,355	25,329	0	174,477
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 1762 TOTAL HRS	62,928.00 SF	205,089	120,820	25,329	0	351,238
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 755 TOTAL HRS	62,928.00 SF	40,126	44,422	10,855	0	95,403
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		321,008	238,598	61,512	0	621,118
	Subcontractor Markups		80,760	65,457	13,726	0	159,942
	Prime Contractor Markups		165,208	125,028	30,938	0	321,175
	TOTAL A116AI11 REPLACE EXTERIOR WALL FINISHES	3,587 HRS	566,977	429,083	106,176	0	1,102,235
	62,928.00 SF *Level Unit Cost-->*		*9.01*	*6.82*	*1.69*	*0.00*	*17.52*
	SUBTOTAL A116AI REPLACE EXTERIOR WALL FINISHES		321,008	238,598	61,512	0	621,118
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A116AI REPLACE EXTERIOR WALL FINISHES		566,977	429,083	106,176	0	1,102,235
A117 ABATEMENT							
REF COMPLETE							
A117AA ABATEMENT							
A117AA11 ABATEMENT - ASBESTOUS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Asbestous		4.96	3.99	0.98	0.00	9.93
SUB-221/221	0.052 hrs/unit 803 TOTAL HRS	15,434.00 BSF	76,545	61,643	15,087	0	153,275
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		76,545	61,643	15,087	0	153,275
	Subcontractor Markups		19,257	16,911	3,366	0	39,535
	Prime Contractor Markups		39,394	32,302	7,588	0	79,284
	TOTAL A117AA11 ABATEMENT - ASBESTOUS	803 HRS	135,196	110,856	26,041	0	272,093
	15,434.00 BSF *Level Unit Cost-->*		*8.76*	*7.18*	*1.69*	*0.00*	*17.63*
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Lead Paint		4.04	2.46	0.98	0.00	7.47
SUB-221/221	0.032 hrs/unit 494 TOTAL HRS	15,434.00 BSF	62,329	37,934	15,087	0	115,350
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A117AA		**ABATEMENT**							
A117AA12		ABATEMENT - LEAD PAINT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Subtotal Direct Costs			62,329	37,934	15,087	0	115,350
		Subcontractor Markups			15,681	10,407	3,366	0	29,454
		Prime Contractor Markups			32,078	19,878	7,588	0	59,544
		TOTAL A117AA12 ABATEMENT - LEAD PAINT	494	HRS	110,089	68,219	26,041	0	204,349
		15,434.00 BSF *Level Unit Cost-->*			*7.13*	*4.42*	*1.69*	*0.00*	*13.24*
A117AA13		ABATEMENT - ELECTRICAL WIRE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Abatement - Electrical Wire			3.05	1.69	0.98	0.00	5.71
	SUB-221/221	0.022 hrs/unit 340 TOTAL HRS	15,434.00	BSF	47,020	26,080	15,087	0	88,187
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			47,020	26,080	15,087	0	88,187
		Subcontractor Markups			11,830	7,155	3,366	0	22,351
		Prime Contractor Markups			24,199	13,666	7,588	0	45,453
		TOTAL A117AA13 ABATEMENT - ELECTRICAL WIRE	340	HRS	83,049	46,900	26,041	0	155,991
		15,434.00 BSF *Level Unit Cost-->*			*5.38*	*3.04*	*1.69*	*0.00*	*10.11*
A117AA14		ABATEMENT - BLACK MOLD *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Remove Interior Wall Finishes			0.00	3.46	1.55	0.00	5.01
	SUB-221/221	0.045 hrs/unit 2832 TOTAL HRS	62,928.00	SF	0	217,499	97,696	0	315,195
		Subtotal Direct Costs			0	217,499	97,696	0	315,195
		Subcontractor Markups			0	59,668	21,800	0	81,468
		Prime Contractor Markups			0	113,972	49,137	0	163,109
		TOTAL A117AA14 ABATEMENT - BLACK MOLD	2,832	HRS	0	391,140	168,632	0	559,772
		15,434.00 BSF *Level Unit Cost-->*			*0.00*	*25.34*	*10.93*	*0.00*	*36.27*
A117AA15		DUMP FEES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Debris Removal			1912.95	0.00	0.00	0.00	1,912.95
	SUB-111/NoCrew		15.00	LDS	28,694	0	0	0	28,694
		Subtotal Direct Costs			28,694	0	0	0	28,694
		Subcontractor Markups			7,219	0	0	0	7,219
		Prime Contractor Markups			14,768	0	0	0	14,768
		TOTAL A117AA15 DUMP FEES			50,681	0	0	0	50,681
		30.00 LDS *Level Unit Cost-->*			*1,689.36*	*0.00*	*0.00*	*0.00*	*1,689.36*
A117AA16		REMOVE PCB CONTAINING EQUIPMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Replace Switch Gear "Main"			63765.00	16408.84	1380.00	0.00	81,553.84
	SUB-161/161	200 hrs/unit 200 TOTAL HRS	1.00	EA	63,765	16,409	1,380	0	81,554
		Replace Subpanels			17712.50	3938.12	977.50	0.00	22,628.12
	SUB-161/161	48 hrs/unit 192 TOTAL HRS	4.00	EA	70,850	15,752	3,910	0	90,512
		Subtotal Direct Costs			134,615	32,161	5,290	0	172,066
		Subcontractor Markups			33,867	8,823	1,180	0	43,870
		Prime Contractor Markups			69,280	16,853	2,661	0	88,794
		TOTAL A117AA16 REMOVE PCB CONTAINING EQUIPMENT	392	HRS	237,762	57,837	9,131	0	304,730
		5.00 EA *Level Unit Cost-->*			*47,552.40*	*11,567.47*	*1,826.21*	*0.00*	*60,946.08*
		SUBTOTAL A117AA ABATEMENT			349,204	375,317	148,246	0	872,767
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
		TOTAL A117AA ABATEMENT			616,777	674,952	255,887	0	1,547,616
A118		**SITE IMPROVEMENTS**							
		REF COMPLETE							
A118AA		**SITE IMPROVEMENTS**							
A118AA11		DIVERT RAIN WATER TO STORM DRAIN *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Divert Rain Water To Storm Drain			120.44	65.29	40.25	0.00	225.98
	SUB-221/221	0.85 hrs/unit 298 TOTAL HRS	350.00	LF	42,156	22,850	14,088	0	79,093
		Storm Drain Tie-In			4534.40	6144.57	2875.00	0.00	13,553.97
	SUB-221/221	80 hrs/unit 80 TOTAL HRS	1.00	EA	4,534	6,145	2,875	0	13,554

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
		Subtotal Direct Costs			46,690	28,995	16,963	0	92,647
		Subcontractor Markups			11,746	7,954	3,785	0	23,486
		Prime Contractor Markups			24,029	15,194	8,531	0	47,754
		TOTAL A118AA11 DIVERT RAIN WATER TO STORM DRAIN	378	HRS	82,466	52,143	29,279	0	163,887
		350.00 LF	*Level Unit Cost-->*		*235.62*	*148.98*	*83.65*	*0.00*	*468.25*
		A118AA12 UPGRADE PARKING LOT DRAINAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Install Catch Basins			19129.50	6144.57	2875.00	0.00	28,149.07
	SUB-221/221	80 hrs/unit 240 TOTAL HRS	3.00	EA	57,389	18,434	8,625	0	84,447
		Subtotal Direct Costs			57,389	18,434	8,625	0	84,447
		Subcontractor Markups			14,438	5,057	1,925	0	21,420
		Prime Contractor Markups			29,535	9,659	4,338	0	43,533
		TOTAL A118AA12 UPGRADE PARKING LOT DRAINAGE	240	HRS	101,362	33,150	14,888	0	149,400
		3.00 EA	*Level Unit Cost-->*		*33,787.23*	*11,050.08*	*4,962.52*	*0.00*	*49,799.84*
		A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Widen Side Walk			12.05	6.53	2.70	0.00	21.28
	SUB-221/221	0.085 hrs/unit 128 TOTAL HRS	1,500.00	SF	18,067	9,793	4,054	0	31,913
		Install New Curb			13.46	5.53	2.13	0.00	21.12
	SUB-221/221	0.072 hrs/unit 22 TOTAL HRS	300.00	LF	4,038	1,659	638	0	6,336
		Subtotal Direct Costs			22,105	11,452	4,692	0	38,249
		Subcontractor Markups			5,561	3,142	1,047	0	9,750
		Prime Contractor Markups			11,377	6,001	2,360	0	19,737
		TOTAL A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	149	HRS	39,043	20,595	8,099	0	67,736
		1,500.00 SF	*Level Unit Cost-->*		*26.03*	*13.73*	*5.40*	*0.00*	*45.16*
		A118AA14 UPGRADE PARKING LOT TO MEET ADA *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Parking Lot Ada Signage			177.13	115.21	40.25	0.00	332.59
	SUB-221/221	1.5 hrs/unit 6 TOTAL HRS	4.00	EA	709	461	161	0	1,330
		Subtotal Direct Costs			709	461	161	0	1,330
		Subcontractor Markups			178	126	36	0	341
		Prime Contractor Markups			365	241	81	0	687
		TOTAL A118AA14 UPGRADE PARKING LOT TO MEET ADA	6	HRS	1,251	829	278	0	2,358
		4.00 EA	*Level Unit Cost-->*		*312.84*	*207.19*	*69.48*	*0.00*	*589.51*
		A118AA15 REPAIR & RESURFACE EAST ROADWAY *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Repair & replace East roadway			8.79	2.92	1.67	0.00	13.37
	SUB-221/221	0.038 hrs/unit 92 TOTAL HRS	2,430.00	SF	21,349	7,092	4,052	0	32,493
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			21,349	7,092	4,052	0	32,493
		Subcontractor Markups			5,371	1,946	904	0	8,221
		Prime Contractor Markups			10,987	3,716	2,038	0	16,742
		TOTAL A118AA15 REPAIR & RESURFACE EAST ROADWAY	92	HRS	37,707	12,755	6,994	0	57,455
		2,430.00 SF	*Level Unit Cost-->*		*15.52*	*5.25*	*2.88*	*0.00*	*23.64*
		A118AA16 SEWER LINE REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Sewer Line Replacement			49.59	25.72	21.27	0.00	96.59
	SUB-151/151	0.35 hrs/unit 88 TOTAL HRS	250.00	LF	12,399	6,430	5,319	0	24,147
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Demo & Replace Building Slab			8.93	7.07	7.82	0.00	23.81
	SUB-221/221	0.092 hrs/unit 92 TOTAL HRS	1,000.00	SF	8,927	7,066	7,820	0	23,813
		* LINE ITEM ASSEMBLY Factor:4.0000							
		Subtotal Direct Costs			21,326	13,496	13,139	0	47,961
		Subcontractor Markups			5,365	3,703	2,932	0	12,000
		Prime Contractor Markups			10,975	7,072	6,608	0	24,656
		TOTAL A118AA16 SEWER LINE REPLACEMENT	180	HRS	37,667	24,271	22,679	0	84,616
		250.00 LF	*Level Unit Cost-->*		*150.67*	*97.08*	*90.71*	*0.00*	*338.46*
		SUBTOTAL A118AA SITE IMPROVEMENTS			169,567	79,930	47,631	0	297,128
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
		TOTAL A118AA SITE IMPROVEMENTS			299,495	143,742	82,216	0	525,453

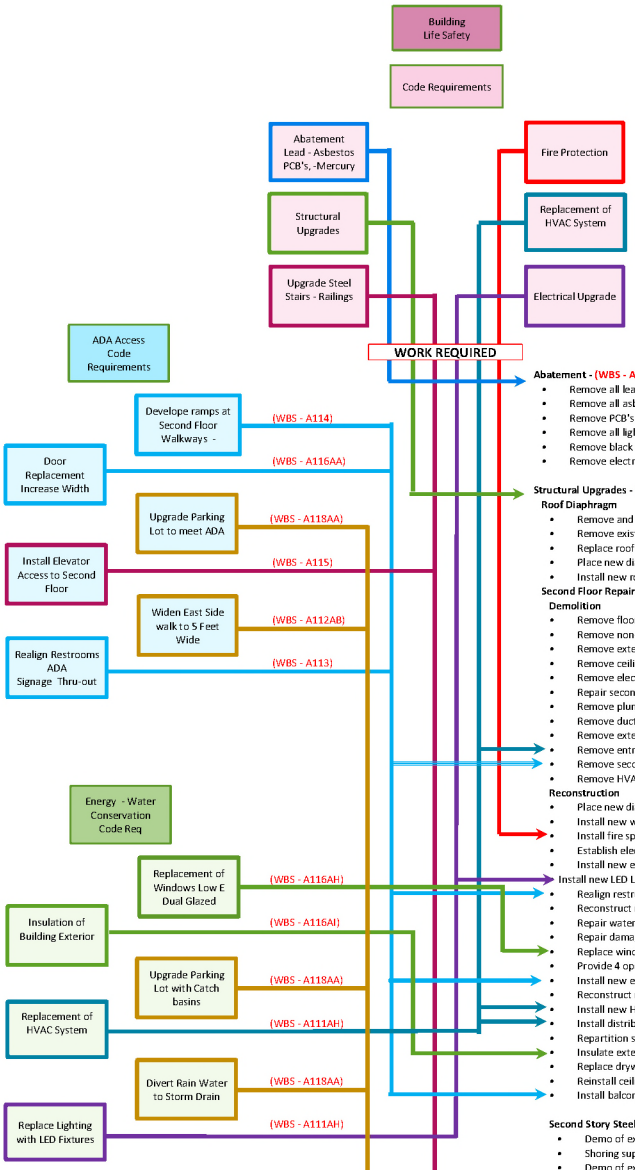
E-SYS Estimate Detail Report
CONCEPT

ESTIMATE NAME:
PRINTING DATE: 11/02/2022
Page No. 19

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING OWNER'S COSTSB1 OWNER'S COSTS							
B1 OWNER'S COSTS							
B111 OWNER'S COSTS							
B111AA OWNER'S COST							
B111AA11 DESIGN							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Design		0.00	0.00	0.00	0.07	0.07
SUB-998/NoCrew		***,***.** TC$	0	0	0	710,686	710,686
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	710,686	710,686
TOTAL B111AA11 DESIGN			0	0	0	1,002,922	1,002,922
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.10*	*0.10*
B111AA12 PERMITS							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Permits		0.00	0.00	0.00	0.01	0.01
SUB-998/NoCrew		***,***.** TC$	0	0	0	152,290	152,290
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	152,290	152,290
TOTAL B111AA12 PERMITS			0	0	0	214,912	214,912
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.02*	*0.02*
B111AA13 CONSTRUCTION MANAGEMENT							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Pm / Cm		0.00	0.00	0.00	0.03	0.03
SUB-998/NoCrew		***,***.** TC$	0	0	0	304,580	304,580
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	304,580	304,580
TOTAL B111AA13 CONSTRUCTION MANAGEMENT			0	0	0	429,824	429,824
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.04*	*0.04*
B111AA14 CONTINGENCY @ 15%							
	Contingency		0.00	0.00	0.00	0.15	0.15
NoSub/NoCrew		***,***.** TC$	0	0	0	1,017,663	1,017,663
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	1,017,663	1,017,663
TOTAL B111AA14 CONTINGENCY @ 15%			0	0	0	1,017,663	1,017,663
6,784,419.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.15*	*0.15*
SUBTOTAL B111AA OWNER'S COST			0	0	0	2,185,218	2,185,218
MARKUP			*0.000*	*0.000*	*0.000*	*1.220*	*1.220*
TOTAL B111AA OWNER'S COST			0	0	0	2,665,320	2,665,320

98.2% OF PROJECT PERFORMED BY SUBCONTRACTORS

109 DETAIL LINE ITEMS



Abatement - (WBS - A117)
- Remove all lead paint
- Remove all asbestos floor tile - adhesives - drywall topping
- Remove PCB's including switch gear
- Remove all light fixtures and HVAC controls
- Remove black mold from wall-ceilings floors
- Remove electrical wire - asbestos insulation Electrical wire - Asbestos insulation

Structural Upgrades - (WBS - A111)

Roof Diaphragm
- Remove and replace roofing
- Remove existing structural roof deck where water damage has occurred
- Replace roof drains and connect to storm drain system
- Place new diaphragm plywood per structural report
- Install new roof access per code

Second Floor Repairs / Diaphragm (2nd Floor To Roof Deck)

Demolition
- Remove floor finishes
- Remove non-load bearing partitions
- Remove exterior wall finishes at building perimeter
- Remove ceilings
- Remove electrical distribution and lighting
- Repair second floor decking
- Remove plumbing system supply and sewer
- Remove ductwork - soffits - ceilings
- Remove exterior windows
- Remove entry doors to mechanical rooms & replace with fire rated doors
- Remove second floor railings
- Remove HVAC mechanical equipment

Reconstruction
- Place new diaphragm plywood per structural report
- Install new water system and fire main / riser / sewer line
- Install fire sprinkler system (WBS- A111AH13)
- Establish electrical room for power and low voltage
- Install new electrical gear and distribution to electrical rooms

Install new LED Lighting
- Realign restroom to meet ADA
- Reconstruct restrooms including entry doors ADA
- Repair water damage at window openings
- Repair damage to bottom plate and studs (termites / water)
- Replace windows with low e - dual glazed windows
- Provide 4 openable windows per elevation for emergency evacuation
- Install new entry doors
- Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
- Install new HVAC units
- Install distribution HVAC ductwork
- Repartition space ready for tenant improvement
- Insulate exterior walls
- Replace drywall at perimeter walls
- Reinstall ceiling
- Install balcony Ramps & Railings ADA

Second Story Steel Moment Frame - (WBS - A111AC)
- Demo of exterior structure (see abatement for plaster removal)
- Shoring support during construction
- Demo of existing slab-on-grade (new foundation)

Second story shear wall
- Install new moment frame foundation
- Install new moment frame
- Reconstruct building exterior including roof structure
- Reconstruct interior - ready for tenant improvement
- Incorporate vertical elevator shaft into moment frame design

Building Access - (WBS - A112)
- Improve landings non-slip risers
- Add backing to risers
- Replace railing (all locations) with code compliant railing
- Install vertical means of access to second floor

Site Improvements - (WBS - A118)
- Divert rain water from roof to storm drain
- Upgrade parking lot with catch basins piping to storm drain
- Widen east side sidewalk to 5 feet in width - new walk and curb
- Upgrade parking lot to meet ADA
- Resurface parking lot for safety purposes
- Install new sewer line

First Floor Repairs (Slab on Grade to 2nd Floor deck)

Demolition
- Remove floor finishes
- Remove non-load bearing partitions
- Remove exterior wall finishes at building perimeter
- Remove ceilings
- Remove electrical distribution and lighting
- Remove plumbing system supply and sewer
- Remove ductwork - soffits - ceilings
- Remove exterior windows
- Remove entry doors
- Replace 2x wood plates damaged by water or insects (WBS - A111AI)

Reconstruction (Slab on grade to second floor structure)
- Install new sewer line
- Install new water system and fire main / riser / sewer line
- Install fire sprinkler system
- Establish electrical room for power and low voltage
- Install new electrical gear and distribution to electrical rooms
- Install new led lighting
- Realign restroom to meet ADA
- Reconstruct restrooms including entry doors ADA
- Repair water damage at window openings
- Repair damage to bottom plate and studs(termites / water)
- Replace windows with low e - dual glazed windows
- Provide 4 openable windows per elevation for emergency evacuation
- Install new entry doors
- Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
- Install new HVAC units
- Install distribution HVAC ductwork
- Repartition space ready for tenant improvement
- Insulate exterior walls
- Replace drywall at perimeter walls
- Reinstall ceiling
- Add FDC "fire department connection"

Strengthen Existing 2 Story Shear Wall - (WBS - A111AD)
- Demo of exterior structure (see abatement for plaster removal)
- Shoring support during construction
- Demo of existing slab-on-grade (new foundation)

Shear wall on interior of existing wall
- Install new shear wall foundation
- Install new moment frame
- Reconstruct building exterior including roof structure
- Reconstruct interior - ready for tenant improvement
- Incorporate shear wall into diaphragm framing

Attachment G1

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
Rear of Ground Floor	2,129	$4.50	$114,966	nnn	3% annual
2nd Floor Office	6,331	$3.50	$265,918	nnn	3% annual
Common Area	1,319	-	-	-	-
Parking (20 office spaces)	-	-	$48,000	Gross	3% annual
TOTALS	**12,800**	**4.80**	**$736,960**		

*Barry Building measurements per attached Gruen space plan.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$736,960**
EXPENSE REIMBURSEMENT		**1.44 psf/mo**	$221,547
GROSS OPERATING INCOME			**$958,507**
VACANCY		**5%**	-$36,848
EFFECTIVE RENTAL INCOME			**$921,659**
OPERATING EXPENSES		**1.44 psf/mo**	-$221,547
RESERVES		**2%**	-$18,433
NET OPERATING INCOME			**$681,678**
FINANCING		60.0% LTV	$6,816,785
DOWNPAYMENT		40.0%	$4,544,523
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		517,041	-$517,041
ANNUAL CASH FLOW			**$164,638**
INDICATED VALUE AT COMPLETION			**$11,361,308**
CAPITALIZATION RATE			**$0**
CASH ON CASH RETURN			**$0**
VALUE PER S.F. OF BLDG.	**12,800 SF**		**$888**
PROJECTED REMODEL COSTS*			
CONSTRUCTION COSTS PER BID		$1,001 /SF	-$12,818,000
LEASING COMMISSIONS		$15 /SF	-$191,996
TIA‡ GROUND FLOOR RETAIL		$50 /SF	-$257,468
TIA‡ 2ND FLOOR		$100 /SF	-$633,138
DEVELOPER PROFIT ¥		18%	-$2,045,035
CITY TRANSFER TAX		5.5%	-$624,872
COST OF SALE		4%	-$454,452
TOTAL COSTS			**-$17,024,961**
LAND RESIDUAL			**-$5,663,653**
LAND RESIDUAL/SF LAND			**-$103**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Expenses	**$221,547**

Reimbursement

Item	Annual Reimbursement
Property Taxes	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Reimbursement	**$221,547**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Construction Costs*:	**$12,818,000**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed new financing:		
LTV	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale.

***per Hill International cost estimate**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Prepared By:
Timothy L. Bower
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THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Existing Building Remodel (Partial Demolition)					
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
2nd Floor Office	4,257	$3.50	$178,794	nnn	3% annual
Common Area	1,679	-	-	-	-
Monthly Parking (13 office spaces)	-	-	$31,200	Gross	3% annual
Subtotal	**8,956**	-	-	-	-
Proposed 3-Story Annex					
Ground Floor Office	3,605	$3.50	$151,410	nnn	3% annual
2nd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
3rd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
Parking (32 office spaces)	-	-	$76,800	Gross	3% annual
Subtotal	**10,815**	-	-	-	-
TOTALS	**19,771**	**$4.42**	**$1,049,100**		

*Barry Building measurements per attached Gruen space plan, adjusted for partial demolition.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$1,049,100**
EXPENSE REIMBURSEMENT		**1.34 psf/mo**	$318,375
GROSS OPERATING INCOME			**$1,367,475**
VACANCY		**5%**	-$68,374
EFFECTIVE RENTAL INCOME			**$1,299,101**
OPERATING EXPENSES		**1.34 psf/mo**	-$318,375
RESERVES		**2%**	-$25,982
NET OPERATING INCOME			**$954,744**
FINANCING		60.0% LTV	$9,547,439
DOWNPAYMENT		40.0%	$6,364,959
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		724,156	-$724,156
ANNUAL CASH FLOW			**$230,588**
INDICATED VALUE AT COMPLETION			**$15,912,399**
CAPITALIZATION RATE			**6.00%**
CASH ON CASH RETURN			**3.6%**
VALUE PER S.F. OF BLDG. -	**19,771 SF**		**$805**
PROJECTED PROJECT COSTS*			
CONSTRUCTION COSTS PER BID - BARRY BUILDING		$1,001 /SF	-$8,968,594
CONSTRUCTION COSTS - ANNEX		$400 /SF	-$4,326,000
DEMOLITION COSTS (+/- 4,203 SF)		$5 /SF	-$21,015
LEASING COMMISSIONS		$15 /SF	-$296,570
TIA‡ - BARRY BUILDING GROUND FLOOR RETAIL		$50 /SF	-$151,018
TIA‡ - BARRY BUILDING 2ND FLOOR		$100 /SF	-$425,700
TIA‡ - ANNEX		$100 /SF	-$1,081,500
DEVELOPER PROFIT ¥		18%	-$2,864,232
CITY TRANSFER TAX		5.5%	-$875,182
COST OF SALE		4%	-$636,496
TOTAL COSTS			**-$19,646,307**
LAND RESIDUAL			**-$3,733,908**
LAND RESIDUAL/SF LAND			**-$68**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Expenses	**$318,375**

Estimated Reimbursement

Item	Annual Reimbursement
Property Taxes	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Reimbursement	**$318,375**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Barry Building Construction Costs*:	**$8,968,594**	
Annex Estimated Construction Costs:	**$400 /SF**	
Estimated Demolition Costs:	**$5 /SF**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed New Financing:		
Loan to Value Ratio	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale

***per Hill International cost estimate, adjusted pro-rate for demolition of the rear portion.**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Prepared By:
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Attachment G2

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

1



NEW LEASE

Deal Size 1,952 SF
Sign Date 10/14/2022
Lease Term 12 Months
01/01/2023 - 12/31/2023

Notes Short-term lease.

Base Rent $4.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 2 mo
TIA $35.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Upland Workshop, LLC
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor DE SALTAIR SV, LLC c/o Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

2



NEW LEASE

Deal Size 5,724 SF
Sign Date 10/05/2022
Lease Term 64 Months
04/01/2023 - 07/31/2028

Notes -

Base Rent $6.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 4 mo
TIA $45.15

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Lone View Capital Management, LLC
Tenant Rep CBRE | Drew Pion
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Lauren Morris, Blake Mirkin

11777 Wilshire Blvd

11777 WILSHIRE Blvd, LOS ANGELES, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 99,111 SF
Built | Reno 1974 | -
Building Info Office | General Office | -
Tenancy Type -

3



RENEWAL

Deal Size 18,890 SF
Sign Date 09/28/2022
Lease Term 96 Months
05/01/2023 - 04/30/2031

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 1.01 / 1,000

Tenant SEMLER BROSSY CONSULTING GROUP, LLC a California limited liability company
Tenant Rep NONE LISTED | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

4



RENEWAL

Deal Size 9,754 SF
Sign Date 09/27/2022
Lease Term 12 Months
07/01/2023 - 06/30/2024

Notes Short-term renewal.

Base Rent $3.90 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Walker & Dunlop, LLC
Tenant Rep CBRE | Jordan Brainard, Bradley Wilner, Daniel Falls, Louis Christopher, Charles Carroccio
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Craig Newlands

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

5



RENEWAL

Deal Size 10,845 SF
Sign Date 08/03/2022
Lease Term 72 Months
10/01/2023 - 09/30/2029

Notes -

Base Rent $3.68 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 2 mo
TIA $25.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Sitrick And Company, Inc.
Tenant Rep CBRE | Carter Haslam, Mikkel Pearce, Katelyn Hollywood, Jeffrey Gerlach, Stanley Gerlach Jr, Scott Kenny
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

6



RENEWAL

Deal Size 3,428 SF
Sign Date 06/28/2022
Lease Term 62 Months
07/01/2022 - 08/31/2027

Notes -

Base Rent $4.10 FSG / Mo
Effective Rent $4.28 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant TOKYU LAND US CORPORATION
Tenant Rep CBRE | Mitsuko Aso, Kenji Sakai
Sevenly Group, Inc. | Ben L. Gary
Lessor DE Pacific 12100, LLC
Lessor Rep CBRE | Kenji Sakai

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

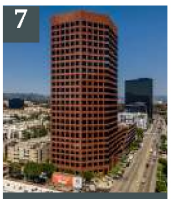
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

7



RENEWAL

Deal Size 10,822 SF
Sign Date 06/10/2022
Lease Term 39 Months
05/01/2023 - 07/31/2026

Notes -

Base Rent $4.85 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Broadshore Capital Partners
Tenant Rep Newmark | A.J. Dorn
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

8



RENEWAL

Deal Size 9,295 SF
Sign Date 06/03/2022
Lease Term 60 Months
11/01/2022 - 10/31/2027

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.45
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

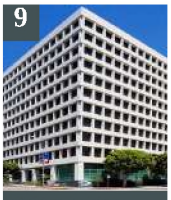
Tenant Wells Fargo Bank NA
Tenant Rep CBRE | Adam Seltzer
Lessor Hudson Properties, LLC
Lessor Rep Hudson Pacific Properties, Inc. | Jeff Lasky

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

9



NEW LEASE
SUBLEASE

Deal Size 2,742 SF
Sign Date 06/02/2022
Lease Term 47 Months
06/15/2022 - 04/30/2026

Notes -

Base Rent $1.25 FSG / Mo
Effective Rent $2.37 FSG / Mo
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Roger A. Brown & Co. LLP
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor Stoll, Nussbaum & Polakov, a California Professional Corp.
Lessor Rep Westmac | Luke Palmo

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

10



NEW LEASE

Deal Size 6,347 SF
Sign Date 05/19/2022
Lease Term 130 Months
02/01/2023 - 11/30/2033

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 4.0
Free Rent Months 10 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Palm Tree LLC
Tenant Rep Guardian Commercial Realty | Robert Chavez
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

11



RENEWAL

Deal Size 5,234 SF
Sign Date 05/19/2022
Lease Term 39 Months
12/01/2022 - 02/28/2026

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Karlin Asset Management, Inc.
Tenant Rep None Involved | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Brentwood Executive Plaza

11726 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 90,307 SF
Built | Reno 1983 | 1996
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

12



RENEWAL

Deal Size 1,590 SF
Sign Date 05/12/2022
Lease Term 37 Months
08/01/2022 - 08/31/2025

Notes -

Base Rent $4.20 FSG / Mo
Effective Rent $4.24 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 1 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant EDGELINE CAPITAL PARTNERS, LLC
Tenant Rep CBRE | Lauren Morris, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

13



NEW LEASE

Deal Size 1,625 SF
Sign Date 04/19/2022
Lease Term 5 Months
07/01/2022 - 11/30/2022

Notes -

Base Rent $5.30 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 5 mo
TIA $55.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wheelock Street Capital, LLC
Tenant Rep JLL | Cassie Trosclair
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

14



NEW LEASE

Deal Size 3,167 SF
Sign Date 04/18/2022
Lease Term 39 Months
05/01/2022 - 07/31/2025

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent $5.27 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant CORAL TREE PARTNERS
Tenant Rep CBRE | Quinn Ruiz Edwards, Jake Bobek, Scott Steuber, Gregg Pasternack
Lessor 11911 SAN VICENTE, LLC
Lessor Rep Industry Partners | TIM DORNAN

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

15



NEW LEASE

Deal Size 7,833 SF
Sign Date 04/12/2022
Lease Term 126 Months
08/01/2022 - 02/01/2033

Notes -

Base Rent $3.45 FSG / Mo
Effective Rent $3.77 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $90.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant The Republic of Finland (Consulate General of Finland Los Angeles)
Tenant Rep CBRE | Alexander Solonin
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep Self-Represented | -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

16



RENEWAL

Deal Size 5,529 SF
Sign Date 04/08/2022
Lease Term 26 Months
11/01/2022 - 12/31/2024

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent $5.05 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 2 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

Tenant RCLCO (Robert Charles & Co., LLC)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor LA Realty Partners, c/o Hudson Pacific Properties
Lessor Rep L A Realty Partners | Lisa St John

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

17



EXPANSION

Deal Size 2,197 SF
Sign Date 04/01/2022
Lease Term 30 Months
09/01/2022 - 02/28/2025

Notes -

Base Rent $5.40 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 12 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

18



EXPANSION

Deal Size 4,258 SF
Sign Date 03/24/2022
Lease Term 12 Months
04/01/2022 - 03/31/2023

Notes -

Base Rent $3.65 FSG / Mo
Effective Rent $4.54 FSG / Mo
Asking Rent -
Escalations 0%
Free Rent Months 0 mo
TIA $30.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant IBORROW
Tenant Rep JLL | Jason Fine CBRE | David Swatt
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

19



RENEWAL

Deal Size 7,054 SF
Sign Date 03/09/2022
Lease Term 38 Months
10/01/2022 - 11/30/2025

Base Rent $3.70 FSG / Mo
Effective Rent $4.00 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 1.5 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wealth Enhancement Group (Oakwood Capital Management)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr, Brandon Megal, Emily Nicoll, Nick Pappas
Lessor Douglas Emmett (DE 12121 Wilshire, LP)
Lessor Rep Andrew Goodman Foundation Inc | -

Notes -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

20



EXPANSION

Deal Size 7,851 SF
Sign Date 01/10/2022
Lease Term 65 Months
05/01/2023 - 09/30/2028

Base Rent $6.42 FSG / Mo
Effective Rent $5.41 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Oaktree Capital Management LP
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

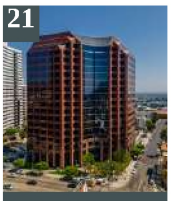
Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

21



RENEWAL

Deal Size 2,024 SF
Sign Date 12/03/2021
Lease Term 63 Months
04/01/2022 - 06/30/2027

Base Rent $3.78 FSG / Mo
Effective Rent $3.89 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant ISRAEL MINISTRY OF TOURISM
Tenant Rep CBRE | Steven Barton, Mark Landver
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 5,000 SF
Sign Date 12/02/2021
Lease Term 40 Months
12/03/2021 - 04/02/2025

Base Rent $5.63 NNN / Mo
Effective Rent $5.41 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Invisible Narratives
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes ($5.63 for 8 months) // ($5.8 for 12 months) // ($5.97 for 12 months) // ($6.15 for 4 months) // ($0 for 3 months)

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 1,201 SF
Sign Date 11/24/2021
Lease Term 59 Months
01/01/2023 - 12/31/2027

Base Rent $5.50 FSG / Mo
Effective Rent $5.90 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant South Street Capital Partners, LLC
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor 11911 San Vicente, LLC c/o Anderson Real Estate
Lessor Rep -

Notes -

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 7,400 SF
Sign Date 11/22/2021
Lease Term 67 Months
02/01/2022 - 08/31/2027

Base Rent $3.00 NNN / Mo
Effective Rent $2.90 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Signify Technology Group, Inc.
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

25



NEW LEASE

Deal Size 6,334 SF
Sign Date 11/17/2021
Lease Term 39 Months
01/03/2022 - 04/02/2025

Notes -

Base Rent $3.61 FSG / Mo
Effective Rent $3.75 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Gibbs, Giden, Locher, Turner, Senet & Wittbrodt LLP
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

26



RENEWAL

Deal Size 1,840 SF
Sign Date 11/01/2021
Lease Term 123 Months
11/01/2020 - 01/31/2031

Notes -

Base Rent $2.50 FSG / Mo
Effective Rent $2.87 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

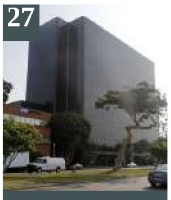
Tenant Function Physical Therapy Corporation
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

27



NEW LEASE

Deal Size 11,211 SF
Sign Date 10/22/2021
Lease Term 132 Months
07/01/2022 - 06/30/2033

Notes -

Base Rent $3.75 NNN / Mo
Effective Rent $3.37 NNN / Mo
Asking Rent -
Escalations -
Free Rent Months 6 mo
TIA $80.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Monarch LLC
Tenant Rep Thirty Three Group | Rachel Rosenberg
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Jacob Althaus

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

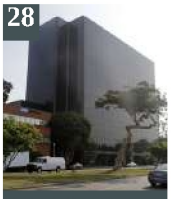
CBRE

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

28



NEW LEASE

Deal Size 1,945 SF
Sign Date 10/18/2021
Lease Term 60 Months
11/01/2021 - 10/31/2026

Base Rent $4.40 FSG / Mo
Effective Rent $4.37 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 48 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Related Fund Management, LLC
Tenant Rep -
Lessor Brentwood Square
Lessor Rep CBRE | Bryan Dunne

Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

29



OPTION

Deal Size 4,000 SF
Sign Date 10/15/2021
Lease Term 9 Months
01/01/2022 - 09/30/2022

Base Rent $4.61 NNN / Mo
Effective Rent $4.65 NNN / Mo
Asking Rent -
Escalations $263.35
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOULGAS EMMETT 1995, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelken

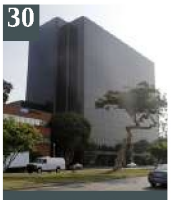
Notes Rent escalation: $263.35

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

30



NEW LEASE

Deal Size 2,874 SF
Sign Date 10/11/2021
Lease Term 120 Months
04/01/2022 - 04/01/2032

Base Rent $6.25 FSG / Mo
Effective Rent $6.66 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Hanover R.S., LP
Tenant Rep -
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

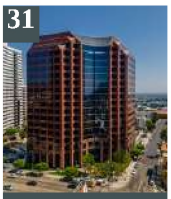
CBRE

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

31



NEW LEASE

Deal Size 2,890 SF
Sign Date 10/07/2021
Lease Term 60 Months
02/01/2022 - 01/30/2027

Notes -

Base Rent $3.90 FSG / Mo
Effective Rent $4.18 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant L&S Advisors, Inc
Tenant Rep CBRE | Martin Barkan
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

520 S Sepulveda Blvd

520 S Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 21,628 SF
Built | Reno 1970 | -
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

32



NEW LEASE

Deal Size 1,122 SF
Sign Date 09/01/2021
Lease Term 24 Months
-

Notes -

Base Rent $3.50 FSG / Mo
Effective Rent $3.21 FSG / Mo
Asking Rent -
Escalations 4%
Free Rent Months 2 mo
TIA $15.00

Space Usage General Office
Parking Ratio 2.96 / 1,000

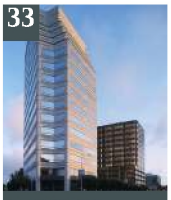
Tenant Research in Progress
Tenant Rep CBRE | Gerlach Klingensmith
Lessor Paris West Companies
Lessor Rep Paris West Companies | -

Wilshire Brentwood Plaza

12400 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 246,575 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

33



RENEWAL

Deal Size 7,228 SF
Sign Date 08/26/2021
Lease Term 36 Months
09/01/2021 - 08/31/2024

Notes Electric & Taxes - Not listed in lease Operating expenses - Section D7. Commencing on September, 2021 and throughout the Third Extended Term, the Base Year shall be calendar year 2021, provided that Tenant shall not be obligated to pay, not shall Tenant accrue charges for, Tenant's Share of Operating Expenses until the first calendar day of the thirteenth (13th) full calendar month of The Third Extended Term. Section D8. Commencing September 1, 2021 and throughout the Third Extended Term, Tenant's Share of Operating Expenses for the Premises, shall be 3.20%.

Base Rent $3.95 MG / Mo
Effective Rent $4.09 MG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Endoscopy Center of Santa Monica, LLC c/o Cedars-Sinai Medical Center
Tenant Rep CBRE | Claire Doney, Spencer Thomas, Mark Sprague, Richard Doney
Lessor Douglass Emmett 2015, LLC, a Delaware limited liability company
Lessor Rep -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Centre

12300 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 46,579 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

34



RENEWAL

Deal Size 4,417 SF
Sign Date 08/02/2021
Lease Term 75 Months
09/01/2021 - 11/30/2027

Base Rent $3.50 FSG / Mo
Effective Rent $3.52 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Terry L. Jacoby Financial Management, Inc.
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Wilshire Tower
Lessor Rep -

Notes -

11600 WILSHIRE BOULEVARD

11600 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 59,459 SF
Built | Reno 1955 | 2000
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

35



NEW LEASE

Deal Size 1,650 SF
Sign Date 06/28/2021
Lease Term 64 Months
08/01/2021 - 12/01/2026

Base Rent $4.25 FSG / Mo
Effective Rent $2.32 FSG / Mo
Asking Rent -
Escalations 3.25%
Free Rent Months 4 mo
TIA $30.00

Space Usage General Office
Parking Ratio 2.99 / 1,000

Tenant I-Sight Optometric Center, INC., a California Corporation
Tenant Rep CBRE | Alexander Solonin
Lessor CIM/ 11600 Wilshire (Los Angeles), L.P., a Deleware limited partnership
Lessor Rep -

Notes ($4.25 for 10 months) // ($0 for 24 months) // ($4.39 for 10 months) // ($0 for 24 months) // ($4.68 for 12 months) // ($4.83 for 12 months) // ($4.99 for 12 months) // ($5.02 for 4 months)

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

36



EXPANSION

Deal Size 4,069 SF
Sign Date 06/22/2021
Lease Term 81 Months
07/01/2021 - 03/31/2028

Base Rent $3.00 FSG / Mo
Effective Rent $3.13 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Elite OrthoSport Physical Therapy & Performance
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

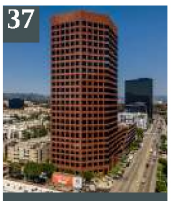
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

37



RENEWAL

Deal Size 6,031 SF
Sign Date 06/04/2021
Lease Term 40 Months
11/01/2021 - 02/28/2025

Notes -

Base Rent $5.20 FSG / Mo
Effective Rent $5.04 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

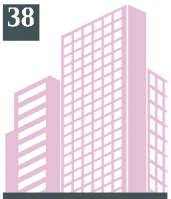
Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor Cal STRS
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11759 SAN VICENTE BLVD.

11759 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 8,260 SF
Built | Reno - | -
Building Info Office | General Office | -
Tenancy Type Multi Occupancy

38



NEW LEASE
SUBLEASE

Deal Size 1,291 SF
Sign Date 03/30/2021
Lease Term 7 Months
05/01/2021 - 11/30/2021

Notes -

Base Rent $4.35 FSG / Mo
Effective Rent $4.35 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 1 mo
TIA $0.00

Space Usage General Office
Parking Ratio -

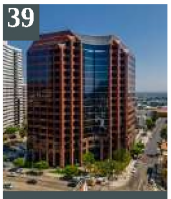
Tenant LEDO CAPITAL GROUP, LLC
Tenant Rep -
Lessor WEST COAST HOSIERY GROUP, LLC
Lessor Rep CBRE | Brandon Cohan, Evan Clark

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

39



RENEWAL

Deal Size 5,267 SF
Sign Date 03/02/2021
Lease Term 9 Months
04/01/2021 - 12/31/2021

Notes Approximately 4,000 additional SF given rent-free for 9 months.

Base Rent $3.65 NNN / Mo
Effective Rent $3.50 NNN / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

40



RENEWAL

Deal Size 4,575 SF
Sign Date 02/25/2021
Lease Term 27 Months
03/01/2021 - 06/15/2023

Notes -

Base Rent $4.50 NNN / Mo
Effective Rent $5.43 NNN / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Philip Michels a professional law corp.
Tenant Rep Guardian Commercial Realty | -
Lessor CHSV Wilshire Landmark, LLC
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

41



RENEWAL

Deal Size 1,759 SF
Sign Date 02/01/2021
Lease Term 65 Months
02/01/2021 - 06/30/2026

Notes -

Base Rent $3.15 FSG / Mo
Effective Rent -
Asking Rent $3.85 FSG / Mo
Escalations -
Free Rent Months 5 mo
TIA $20.00

Space Usage General Office
Parking Ratio 3 / 1,000

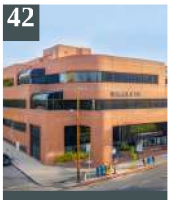
Tenant Mail2world, Inc.
Tenant Rep -
Lessor CIM Group, LP
Lessor Rep Madison Partners | -

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

42



MONTH TO MONTH

Deal Size 2,134 SF
Sign Date 01/27/2021
Lease Term 24 Months
03/01/2021 - 02/28/2023

Notes -

Base Rent $3.75 FSG / Mo
Effective Rent $3.82 FSG / Mo
Asking Rent -
Escalations 3
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant VENBROOK GROUP, LLC
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | -

Rental Survey — Retail - Un-Anchored Retail Strip — No. 1

Property Name	Topa Town & Country Plaza
Address	11640 San Vicente Boulevard Brentwood, CA 90049
County	Los Angeles
Govt./Tax ID	4265-005-020
Gross Leasable Area (GLA)	34,278 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.71:1,000 sf
Year Built/Renovated	1977/ N/A
Floor Count	2
Occupancy Type	Multi-tenant
Land Area Net	1.466 ac/ 63,867 sf
Shape	Rectangular
Zoning	N/A
Construction Class/ Type	D/ Average
Exterior Finish	Wood



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual Fixed
Occupancy / In Line	97% / 97%	Free Rent	N/A
Tenant Size	800 sf	TI Allowance	N/A
Lease Term	60 Mo(s).	Reimbursement Amount	$0.80 per sf
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	Darren Bell / 310-203-9199	Annual Base Rent	$54.00 - $78.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Cafe Lux	Retail	1,443	60	New	Jan 2017	NNN	Annual 3.0%	0.00	$0.00	$78.00

Comments

This comparable is the Topa Town & Country Plaza, a two-story, multi-tenant retail/office building located on the south side of San Vicente Boulevard, east of Barrington Avenue in the affluent community of Brentwood in West Los Angeles. Built in 1977, the center has a net rentable area of 34,278 square feet situated on a 0.50-acre parcel. Onsite surface parking is provided at a ratio of 2.71-spaces per 1,000 SF of building area. As of the date of survey, the center was 91.8% leased (retail portion is 100% occupied). Major tenants include FrontRunners, Soul Cycle, Sugarfish, and more. The most recent retail lease achieved a starting rental rate of $6.50 PSF per month, triple net, for a 1,443 SF space. The space was leased to Café Lux for a five-year duration. The current asking rate for a 1,451 SF ground floor shop space is $12,000 per month or $99.24 PSF per year, gross (triple nets are included in monthly rental rate).

Rental Survey — Retail - Un-Anchored Retail Strip — No. 2

Property Name	11906-11928 San Vicente Boulevard
Address	11906-11928 San Vicente Boulevard Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	4265-007-035, -036
Gross Leasable Area (GLA)	12,128 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	N/A/ N/A
Year Built/Renovated	1927/ 2014
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.460 ac/ 20,018 sf
Shape	Triangular
Zoning	C1.5 Limited Commercial Zone
Construction Class/ Type	C/ Average
Exterior Finish	Brick



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual 3.0%
Occupancy / In Line	60% / 60%	Free Rent	N/A
Tenant Size	N/A	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Confidential Retail	Retail	1,885	60	New	Jan 2019	NNN	Annual 3.0%	0.00	$0.00	$133.32
Confidential Retail	Retail	1,946	120	New	Nov 2018	NNN	Annual 4.0%	0.00	$0.00	$141.48

Comments

This comparable is a smaller scale specialty shopping center catering to local residents. It is located at the southwest corner of San Vicente Boulevard and Montana Avenue, in the community of Brentwood (Los Angeles City limits). The improvements consist of two buildings totaling 16,098 square feet, and situated on a 0.47-acre site. There are 12 surface, onsite parking spaces; additional offsite parking is provided. Building One (11918 San Vicente Boulevard) consist of a one-story plus basement, multi-tenant retail building containing 10,966 square feet (8,390 square feet of net rentable ground floor retail space and 2,576 square feet of net rentable square feet of basement space) that was originally built in 1927 and extensively renovated in 2009. Building Two (11906 San Vicente Boulevard) was recently constructed in 2013. It consists of a one-story plus basement, retail pad building containing 5,132 square feet (3,444 square feet of net rentable ground floor retail space – including patio space- and 1,688 square feet of net rentable square feet of basement space). The most recent leases achieved starting rental rates ranging from $11.11 to $15.86 PSF per month, triple net. Leases exhibit annual escalations and most spaces were delivered in a "vanilla shell" state.

Rental Survey — Retail - High Street Shops — No. 4

Property Name	Multi-Tenant Storefront Retail
Address	11682-11698 San Vicente Boulevard & 900-908 S. Barrington Avenue Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	Multiple
Gross Leasable Area (GLA)	14,789 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.64:1,000 sf
Year Built/Renovated	1948/ N/A
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.533 ac/ 23,234 sf
Shape	Irregular
Zoning	C1.5-1VL
Construction Class/ Type	C/ Average
Exterior Finish	Concrete

Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	N/A
Occupancy / In Line	87% / N/A	Free Rent	N/A
Tenant Size	922 - 2,955 sf	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	06/2022	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	$96.29 - $122.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Planet Beauty	Retail	1,594	N/A	New	Aug 2017	NNN	N/A	N/A	N/A	$81.03
Eye Ball Land Inc.	Retail	922	N/A	New	Jan 2017	NNN	N/A	N/A	N/A	$75.94
Juice Crafters	Retail	950	N/A	New	Feb 2012	NNN	N/A	N/A	N/A	$83.60
Chipotle	Retail	2,030	N/A	New	Mar 2011	NNN	N/A	N/A	N/A	$96.29
Coffee Bean & Tea Leaf	Retail	1,380	N/A	New	Feb 2010	NNN	N/A	N/A	N/A	$122.00
Contempo Floor Cover	Retail	2,955	N/A	New	Mar 2009	NNN	N/A	N/A	N/A	$52.00
Claudio's Coiffeure	Retail	930	N/A	New	Jan 2007	NNN	N/A	N/A	N/A	$67.20
Sortino Restaurant	Retail	2,168	N/A	New	Nov 2003	NNN	N/A	N/A	N/A	$87.21
VACANT	Retail	1,860	N/A	Available	N/A	NNN	N/A	N/A	N/A	$90.00

Comments



1415-1419 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type: Class C Office
Status: Built 1920, Renov 1994
Building Size: 13,500 SF
Typical Floor Size: 6,750 SF
Stories: 2
Expenses: 2021 Tax @ $2.70/sf
Parking: 10 Reserved Spaces @ $85.00/mo; Ratio of 0.74/1,000 SF

Space Avail: 3,053 SF
Max Contig: 1,749 SF
Smallest Space: 1,304 SF
Rent/SF/Mo: Withheld
% Leased: 77.4%



1422-1424 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type: Class B Office
Status: Built 1999
Building Size: 26,000 SF
Typical Floor Size: 9,150 SF
Stories: 3
Expenses: 2021 Tax @ $2.91/sf; 2012 Ops @ $0.60/sf
Parking: 4 Surface Spaces are available; Ratio of 0.15/1,000 SF

Space Avail: 1,708 SF
Max Contig: 1,708 SF
Smallest Space: 1,708 SF
Rent/SF/Mo: Withheld
% Leased: 100%



1217 3rd St

Restoration Hardware

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Restaurant (Regional Mall)
Status: Built 1971
Building Size: 10,000 SF
Land Area: 14,810 SF
Stories: 1
Expenses: 2020 Tax @ $2.81/sf
Parking: 5 Surface Spaces are available; Ratio of 0.50/1,000 SF

Space Avail: 10,000 SF
Max Contig: 10,000 SF
Smallest Space: 3,000 SF
Rent/SF/YR: $8.00
% Leased: 100%



262-264 26th St

Santa Monica, CA 90402

Los Angeles County

Building Type: Retail/Storefront Retail/Office
Status: Built 1947
Building Size: 1,454 SF
Land Area: 4,996 SF
Stories: 2
Expenses: 2020 Tax @ $3.06/sf
Parking: 5 Surface Spaces are available; Ratio of 3.33/1,000 SF

Space Avail: 1,454 SF
Max Contig: 1,454 SF
Smallest Space: 1,454 SF
Rent/SF/YR: Withheld
% Leased: 100%

CBRE

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201-213 Arizona Ave

Linda Vista Mall

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront (Regional Mall)
Status: Built 1977
Building Size: 10,860 SF
Land Area: 14,810 SF
Stories: 1
Expenses: 2021 Tax @ $9.60/sf
Parking: 81 Surface Spaces are available; Ratio of 5.00/1,000 SF

Space Avail: 3,000 SF
Max Contig: 1,000 SF
Smallest Space: 1,000 SF
Rent/SF/YR: $6.00
% Leased: 72.4%



120 Broadway

Palisades Promenade

Santa Monica, CA 90401

Los Angeles County

Building Type: Class A Office
Status: Built 1990
Building Size: 101,431 SF
Typical Floor Size: 19,721 SF
Stories: 5
Expenses: 2021 Tax @ $3.51/sf
Parking: Ratio of 3.00/1,000 SF

Space Avail: 42,766 SF
Max Contig: 27,022 SF
Smallest Space: 632 SF
Rent/SF/YR: Withheld
% Leased: 99.3%



721-729 Broadway

Lincoln Broadway Bldg

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront Retail/Residential (Strip Ctr)
Status: Built 1923, Renov 1992
Building Size: 10,000 SF
Land Area: 5,001 SF
Stories: 2
Expenses: 2021 Tax @ $2.66/sf; 2007 Ops @ $5.77/sf, 2011 Est Ops @ $2.57/sf

Space Avail: 800 SF
Max Contig: 800 SF
Smallest Space: 800 SF
Rent/SF/YR: $6.88
% Leased: 92.0%



1502 Broadway St

Bixby Apartments

Santa Monica, CA 90404

Los Angeles County

Building Type: Class B Multi-Family/Apartments
Status: Built Jan 2012
Building Size: 29,064 SF
Land Area: 14,810 SF
Stories: 3
Expenses: 2020 Tax @ $4163.36/Unit; 2011 Ops @ $2422.37/Unit
Parking: 32 Covered Spaces are available; Ratio of 2.00/1,000 SF

Space Avail: 553 SF
Max Contig: 553 SF
Smallest Space: 553 SF
Rent/SF/YR: $6.00
% Leased: 0%

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1601-1641 Lincoln

Catherine I, II, & Junction

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail/(Strip Ctr)	Space Avail:	26,922 SF
Status:	Built 2022	Max Contig:	26,922 SF
Building Size:	27,527 SF	Smallest Space:	1,009 SF
Land Area:	-	Rent/SF/YR:	$6.00
Stories:	4	% Leased:	2.2%



1550 Lincoln Blvd

NMS Lincoln

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class A Multi-Family/Apartments	Space Avail:	11,520 SF
Status:	Under Construction, delivers Dec 2022	Max Contig:	6,617 SF
Building Size:	102,500 SF	Smallest Space:	1,308 SF
Land Area:	-	Rent/SF/YR:	$5.50-$6.75
Stories:	5	% Leased:	0%
Expenses:	2020 Tax @ $3103.31/Unit		
Parking:	232 Covered Spaces are available; Ratio of 2.26/1,000 SF		



1600 Lincoln Blvd

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail	Space Avail:	10,606 SF
Status:	Built 1938, Renov Aug 2022	Max Contig:	5,605 SF
Building Size:	10,606 SF	Smallest Space:	5,001 SF
Land Area:	33,106 SF	Rent/SF/YR:	Withheld
Stories:	1	% Leased:	0%
Expenses:	2020 Tax @ $2.51/sf		
Parking:	10 Surface Spaces are available; Ratio of 0.94/1,000 SF		



2700 Lincoln Blvd

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Auto Repair	Space Avail:	9,828 SF
Status:	Built 1969	Max Contig:	9,828 SF
Building Size:	9,828 SF	Smallest Space:	9,828 SF
Land Area:	26,998 SF	Rent/SF/YR:	$7.65
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $3.60/sf		

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2817-2827 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Class C Office	Space Avail:	3,500 SF
Status:	Built 1923	Max Contig:	2,500 SF
Building Size:	13,500 SF	Smallest Space:	1,000 SF
Typical Floor Size:	3,000 SF	Rent/SF/YR:	Withheld
Stories:	2	% Leased:	81.5%
Expenses:	2021 Tax @ $3.44/sf		
Parking:	20 Surface Spaces are available; 12 Reserved Spaces @ $65.00/mo; Ratio of 10.67/1,000 SF		



2907-2915 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,200 SF
Status:	Built 1923, Renov 1989	Max Contig:	1,200 SF
Building Size:	10,000 SF	Smallest Space:	1,200 SF
Land Area:	10,019 SF	Rent/SF/YR:	$7.00
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $3.44/sf; 2007 Combined Est Tax/Ops @ $15.92/sf		
Parking:	Ratio of 0.00/1,000 SF		



2910 1/2 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	950 SF
Status:	Built 1913	Max Contig:	950 SF
Building Size:	1,916 SF	Smallest Space:	950 SF
Land Area:	958 SF	Rent/SF/YR:	$6.84
Stories:	2	% Leased:	100%
Expenses:	2020 Tax @ $2.33/sf		
Parking:	3 Surface Spaces are available; Ratio of 1.56/1,000 SF		



3002 Main St

Santa Monica, CA 90405

Los Angeles County

SWC Main St. & Pier Ave.

Building Type:	Class B Office/Loft/Creative Space	Space Avail:	5,018 SF
Status:	Built 2001	Max Contig:	5,018 SF
Building Size:	5,018 SF	Smallest Space:	5,018 SF
Typical Floor Size:	5,018 SF	Rent/SF/YR:	$6.25
Stories:	1	% Leased:	0%
Expenses:	2021 Tax @ $16.11/sf		
Parking:	10 Surface Spaces are available; Ratio of 1.99/1,000 SF		

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1007-1015 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1928
Building Size: 5,400 SF
Land Area: 9,583 SF
Stories: 1
Expenses: 2021 Tax @ $10.66/sf
Parking: 2 Surface Spaces are available; Ratio of 1.27/1,000 SF

Space Avail: 1,570 SF
Max Contig: 1,570 SF
Smallest Space: 1,570 SF
Rent/SF/YR: $7.95
% Leased: 100%



1028-1034 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1954
Building Size: 4,118 SF
Land Area: 7,405 SF
Stories: 1
Expenses: 2020 Tax @ $20.24/sf
Parking: Ratio of 0.00/1,000 SF

Space Avail: 3,000 SF
Max Contig: 2,300 SF
Smallest Space: 700 SF
Rent/SF/YR: $6.42
% Leased: 83.0%



1102-1110 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1964
Building Size: 7,784 SF
Land Area: 7,802 SF
Stories: 1
Expenses: 2020 Tax @ $1.96/sf
Parking: Ratio of 3.01/1,000 SF

Space Avail: 1,200 SF
Max Contig: 1,200 SF
Smallest Space: 1,200 SF
Rent/SF/YR: Withheld
% Leased: 100%



1229-1235 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1986
Building Size: 3,940 SF
Land Area: 5,227 SF
Stories: 2
Expenses: 2020 Tax @ $3.39/sf
Parking: 5 free Surface Spaces are available; Ratio of 1.27/1,000 SF

Space Avail: 800 SF
Max Contig: 800 SF
Smallest Space: 800 SF
Rent/SF/YR: $8.00
% Leased: 79.7%

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1511 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1956
Building Size: 3,337 SF
Land Area: 4,792 SF
Stories: 1
Expenses: 2020 Tax @ $7.48/sf; 2010 Ops @ $2.88/sf
Parking: 4 Surface Spaces are available; Ratio of 1.20/1,000 SF

Space Avail: 2,355 SF
Max Contig: 1,215 SF
Smallest Space: 1,140 SF
Rent/SF/YR: $7.95
% Leased: 100%



1447 Ocean Ave

Ocean View Hotel

SANTA MONICA, CA 90401

Los Angeles County

Building Type: Hospitality/Hotel
Status: Built 1963
Building Size: 30,745 SF
Land Area: 14,810 SF
Stories: 4
Expenses: 2020 Tax @ $3.37/sf

Space Avail: 740 SF
Max Contig: 740 SF
Smallest Space: 740 SF
Rent/SF/YR: $10.00
% Leased: 0%



11640-11648 San Vicente Blvd

Topa Town & Country

Los Angeles, CA 90049

Los Angeles County

Building Type: Retail/Storefront (Neighborhood Ctr)
Status: Built 1977
Building Size: 60,204 SF
Land Area: 86,249 SF
Stories: 2
Expenses: 2021 Tax @ $2.03/sf; 2010 Ops @ $3.28/sf
Parking: 93 Surface Spaces @ $135.00/mo; Ratio of 2.71/1,000 SF

Space Avail: 4,549 SF
Max Contig: 3,098 SF
Smallest Space: 1,451 SF
Rent/SF/YR: $7.00
% Leased: 100%



11706-11712 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type: Retail/Storefront
Status: Built 1964
Building Size: 7,027 SF
Land Area: 12,197 SF
Stories: 1
Expenses: 2021 Tax @ $6.50/sf; 2007 Ops @ $10.58/sf
Parking: 4 Surface Spaces are available; Ratio of 0.51/1,000 SF

Space Avail: 1,850 SF
Max Contig: 1,850 SF
Smallest Space: 1,850 SF
Rent/SF/YR: $6.00
% Leased: 100%

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11757-11759 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront Retail/Office	Space Avail:	3,349 SF
Status:	Built 1950, Renov Mar 2019	Max Contig:	2,250 SF
Building Size:	8,260 SF	Smallest Space:	1,099 SF
Land Area:	13,068 SF	Rent/SF/YR:	$6.25-$6.50
Stories:	2	% Leased:	59.5%
Expenses:	2020 Tax @ $16.50/sf; 2020 Ops @ $4.56/sf		
Parking:	16 Surface Spaces @ $250.00/mo; Ratio of 2.00/1,000 SF		



310-312 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class C Office/Loft/Creative Space	Space Avail:	9,177 SF
Status:	Built 1928	Max Contig:	4,723 SF
Building Size:	9,177 SF	Smallest Space:	4,454 SF
Typical Floor Size:	4,454 SF	Rent/SF/YR:	$4.50
Stories:	2	% Leased:	0%
Expenses:	2021 Tax @ $8.71/sf, 2013 Est Tax @ $11.70/sf; 2013 Est Ops @ $0.24/sf		



319-335 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C

Building Type:	Retail	Space Avail:	2,526 SF
Status:	Built 1970, Renov Dec 1998	Max Contig:	2,526 SF
Building Size:	23,006 SF	Smallest Space:	2,526 SF
Land Area:	14,810 SF	Rent/SF/YR:	$6.00
Stories:	2	% Leased:	89.0%
Expenses:	2021 Tax @ $5.34/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.17/1,000 SF		



631 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C of 7th & Wilshire

Building Type:	Class B Office/Office Live/Work Unit	Space Avail:	15,473 SF
Status:	Built 1958, Renov Nov 1997	Max Contig:	5,283 SF
Building Size:	28,667 SF	Smallest Space:	2,414 SF
Typical Floor Size:	7,166 SF	Rent/SF/YR:	$7.50
Stories:	4	% Leased:	63.8%
Expenses:	2021 Tax @ $14.85/sf		
Parking:	73 Surface Spaces @ $250.00/mo; Ratio of 2.50/1,000 SF		

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720 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Corner of Lincoln and Wilshire

Building Type:	Class B Office	Space Avail:	9,873 SF
Status:	Built 1986, Renov 2008	Max Contig:	5,707 SF
Building Size:	26,260 SF	Smallest Space:	1,116 SF
Typical Floor Size:	8,596 SF	Rent/SF/YR:	$4.50-$5.75
Stories:	3	% Leased:	62.4%
Expenses:	2021 Tax @ $4.85/sf; 2000 Est Ops @ $6.72/sf		
Parking:	Reserved Spaces @ $155.00/mo; Covered Spaces @ $135.00/mo; 20 Surface Spaces are available; Ratio of 4.00/1,000 SF		



1018 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type:	Retail/Restaurant	Space Avail:	2,192 SF
Status:	Built 2006	Max Contig:	2,192 SF
Building Size:	2,192 SF	Smallest Space:	2,192 SF
Land Area:	-	Rent/SF/YR:	$7.00
Stories:	1	% Leased:	0%
Expenses:	2020 Tax @ $10.96/sf		



2300 Wilshire Blvd

2300 Wilshire

Santa Monica, CA 90403

Los Angeles County

Building Type:	Class A Multi-Family/Apartments	Space Avail:	2,200 SF
Status:	Built 2019	Max Contig:	2,200 SF
Building Size:	60,184 SF	Smallest Space:	2,200 SF
Land Area:	-	Rent/SF/YR:	$6.50
Stories:	3	% Leased:	0%
Expenses:	2015 Tax @ $595.10/Unit		
Parking:	117 Covered Spaces are available; Ratio of 1.94/1,000 SF		



3001 Wilshire Blvd

Stanford Court

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Freestanding (Strip Ctr)	Space Avail:	5,408 SF
Status:	Built 1978	Max Contig:	3,446 SF
Building Size:	13,000 SF	Smallest Space:	1,962 SF
Land Area:	25,526 SF	Rent/SF/YR:	$5.00-$7.00
Stories:	2	% Leased:	58.4%
Expenses:	2020 Tax @ $2.62/sf		

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3032 Wilshire Blvd

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Storefront
Status: Built 2020
Building Size: 12,083 SF
Land Area: 29,621 SF
Stories: 2
Expenses: 2017 Tax @ $6.92/sf
Parking: 59 Surface Spaces are available; Ratio of 4.88/1,000 SF

Space Avail: 6,470 SF
Max Contig: 5,430 SF
Smallest Space: 465 SF
Rent/SF/YR: $12.13-$12.90
% Leased: 46.5%



11755 Wilshire Blvd

Wilshire Landmark I

Los Angeles, CA 90025

Los Angeles County

NEC of Wilshire Blvd & Granville Av

Building Type: Class A Office
Status: Built 1986
Building Size: 358,478 SF
Typical Floor Size: 17,500 SF
Stories: 24
Expenses: 2021 Tax @ $3.47/sf
Parking: Covered Spaces @ $230.00/mo; Reserved Spaces @ $360.00/mo; Covered Tandem Spaces @ $280.00/mo; Ratio of 0.00/1,000 SF

Space Avail: 119,587 SF
Max Contig: 37,445 SF
Smallest Space: 100 SF
Rent/SF/YR: $5.10-$5.70
% Leased: 72.1%

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1 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **218 Hill Street LLC**
218 Hill St
Santa Monica, CA 90405

True Buyer **Daniel Galdjie**
12400 Wilshire Blvd
Los Angeles, CA 90025
(310) 266-2874 (p)

Los Angeles

Recorded Seller **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Seller **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)



Sale Date **Jul 13, 2021**
Sale Price **$1,625,000**
Price/SF Land **$326**

Parcels **4288-003-047**
Comp ID **5581692**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***

2 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Buyer **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)

Los Angeles

Recorded Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)

True Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)



Sale Date **Oct 15, 2020**
Sale Price **$1,698,564**
Price/SF Land **$338**

Parcels **4288-003-047**
Comp ID **5264952**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***
Sale Condition **Redevelopment Project**

3 2133 Pontius Ave — SOLD

Los Angeles, CA 90025

Recorded Buyer **2133 & 2143 Pontius LLC**
1800 Century Park E
Los Angeles, CA 90067

True Buyer **Dean Factor**
532 Spoleto Dr
Pacific Palisades, CA 90272
(310) 613-1866 (p)

Los Angeles

Recorded Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 6 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)

True Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 6 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)



Thomas Bros. Guide 635-b6

Sale Date **May 5, 2020**
Sale Price **$1,855,765**
Price/SF Land **$281**

Parcels **4322-025-019**
Comp ID **5122658**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.15 AC**
Land SF **6,599 SF**
Zoning **LAM2**

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4 2247 Barry Ave — SOLD

Los Angeles, CA 90064

Recorded Buyer **2236 Barrington SPDC No 1 LLC**
30 S Lake Ave
Pasadena, CA 91101

Recorded Buyer **2236 Barrington SPDC No. 2 LLC**
30 S Lake Ave
Pasadena, CA 91101

True Buyer **System Property Development Company**
14724 Ventura Blvd
Sherman Oaks, CA 91403
(213) 687-7275 (p)

Los Angeles

Recorded Seller **2236 Barrington LLC**
1801 Century Park E
Los Angeles, CA 90067

Recorded Seller **2240 Barry LLC**
1801 Century Park East Blvd
Los Angeles, CA 90067

True Seller **HQ Entertainment Services, Inc.**
1801 Avenue of the Stars
Los Angeles, CA 90067
(310) 280-2830 (p)



Sale Date	**Jan 16, 2019**
Sale Price	**$1,572,574**
Price/SF Land	**$262**
Actual Cap Rate	**5.00%**
Parcels	**4260-013-011**
Comp ID	**4655179**
Comp Status	**Research Complete**

Type	**3 Star Land**
Land Acres	**0.14 AC**
Land SF	**6,004 SF**
Zoning	**LAM2**
Sale Condition	**1031 Exchange**

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1 825 Hampton Dr — SOLD

Venice, CA 90291

Recorded Buyer **SJF Venice LLC**
11440 San Vicente Blvd
Los Angeles, CA 90049

True Buyer **Westwood Financial**
11440 San Vicente Blvd
Los Angeles, CA 90049
(310) 820-5443 (p)

Los Angeles

Recorded Seller **825 Hampton LLC**
825 Hampton Dr
Venice, CA 90291

True Seller **Lori Michelle Chevalier**
3125 Ocean Blvd
Long Beach, CA 90803
(562) 439-0107 (p)



Sale Date **Jul 5, 2022**
Sale Price **$15,000,000**
Price/SF **$1,764.71**

Parcels **4286-012-039**
Comp ID **6081806**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1927**
RBA **8,500 SF**
Land Acres **0.42 AC**
Land SF **18,295 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

2 6409 W Sunset Blvd - Jack-in-the-Box — SOLD

Los Angeles, CA 90028

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **6409 Sunset LLC**

True Seller **R.D. Olson Construction**
400 Spectrum Center Dr
Irvine, CA 92618
(949) 474-2001 (p)



Sale Date **Apr 12, 2022**
Sale Price **$23,000,000**
Price/SF **$5,924.78**

Parcels **5546-012-011**
Comp ID **5961584**
Comp Status **Research Complete**

Type **3 Star Retail Fast Food**
Year Built **1987**
GLA **3,882 SF**
Land Acres **0.54 AC**
Land SF **23,605 SF**
Zoning **LAC4**
Sale Condition **Redevelopment Project**

3 400-430 S San Vicente Blvd - Beverly Plaza — SOLD

Los Angeles, CA 90048

Recorded Buyer **400 S San Vicente LLC**
501 NW Grand Blvd
Oklahoma City, OK 73118

True Buyer **The Abraham Companies**
900 Cercis Pl
Newport Beach, CA 92660
(949) 500-6772 (p)

True Buyer **Oklahoma Rock Holdings**

Los Angeles

Recorded Seller **YVF Investment Corp.**
10851 Wilkins Ave
Los Angeles, CA 90024

True Seller **Farshad Samadi**
215 N Bowling Green Way
Los Angeles, CA 90049
(310) 470-4015 (p)



Thomas Bros. Guide

Sale Date **Mar 22, 2022**
Sale Price **$26,000,000**
Price/SF **$1,509.17**

Parcels **5511-044-038**
Comp ID **5939247**
Comp Status **Research Complete**

Type **3 Star Retail Storefront (Strip Center)**
Year Built **1986**
GLA **17,228 SF**
Land Acres **0.65 AC**
Land SF **28,497 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

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4 9021 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **Bank Of America NA**
101 N Tryon St
Charlotte, NC 28202

True Seller **Bank of America Corporation**
100 N Tryon St
Charlotte, NC 28202
(980) 335-3561 (p)



Thomas Bros. Guide 592-H6

Sale Date **Mar 11, 2022**
Sale Price **$24,000,000**
Price/SF **$2,557.27**

Parcels **5560-029-023, 5560-029-024**
Comp ID **5923954**
Comp Status **Research Complete**

Type **2 Star Retail Bank**
Year Built **1955**
GLA **9,385 SF**
Land Acres **0.35 AC**
Land SF **15,237 SF**
Zoning **SSP**
Sale Condition **Redevelopment Project**

5 1430 Lincoln Blvd — SOLD

Santa Monica, CA 90401

Recorded Buyer **501 Broadway Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1325 6th Street Owner LLC**
2120 Colorado Ave
Santa Monica, CA 90404

Recorded Buyer **1318 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1650 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1338 5th Street Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

True Buyer **Tishman Speyer**
2120 Colorado Ave
Santa Monica, CA 90404
(213) 443-5030 (p)

Los Angeles

Recorded Seller **WSC 501 Broadway LLC**
501 Broadway
Santa Monica, CA 90401

Recorded Seller **1313 6th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **WSC 1318 Lincoln Blvd LLC**
1430 5th St
Santa Monica, CA 90401

Recorded Seller **1650 Lincoln NMS LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **1338 5th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

True Seller **WSC Communities**
1430 5th St
Santa Monica, CA 90401
(424) 286-9977 (p)



Sale Date **Jan 4, 2022**
Sale Price **$33,699,000**
Price/SF Land **$1,121**

Parcels **4291-021-006, 4291-021-007, 4291-021-008**
Comp ID **5826984**
Comp Status **Research Complete**

Type **Land**
Land Acres **0.69 AC**
Land SF **30,056 SF**
Zoning **SMC4***
Sale Condition **Bulk/Portfolio Sale**

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6 8501 Beverly Blvd - (Leased Fee) SOLD

Los Angeles, CA 90048

True Buyer **Abady Holdings Corporation**
335-345 N Maple Dr
Beverly Hills, CA 90210
(310) 601-2648 (p)

Los Angeles

Recorded Seller **Marica Schwartz Family Trust 9/15/04**
150 S Doheny Dr
Beverly Hills, CA 90211

Recorded Seller **JMM LLC**
150 S Doheny Dr
Beverly Hills, CA 90211

True Seller **Budget Rent-A-Car of Southern Califo...**
150 Doheny Dr
Beverly Hills, CA 90211
(310) 278-1021 (p)


Thomas Bros. Guide 632-J1

Sale Date **Oct 14, 2021**
Sale Price **$55,500,000**
Price/SF Land **$891**

Parcels **4337-012-064, 4337-012-065**
Comp ID **5722167**
Comp Status **Research Complete**

Type **Land**
Land Acres **1.43 AC**
Land SF **62,291 SF**
Zoning **C2**
Sale Condition **Ground Lease (Leased Fee)**

7 1000 N Highland Ave SOLD

Los Angeles, CA 90038

Recorded Buyer **1000 Highland Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)

True Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)


Thomas Bros. Guide 593-E6

Sale Date **Sep 24, 2021**
Sale Price **$31,500,000**
Price/SF **$1,079.14**

Parcels **5532-027-004, 5532-027-014**
Comp ID **5700784**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1962**
RBA **29,190 SF**
Land Acres **0.83 AC**
Land SF **36,273 SF**
Zoning **M2-2**
Sale Condition **Redevelopment Project**

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8 | 1630-1634 Euclid St — SOLD

Santa Monica, CA 90404

Recorded Buyer **1650 Euclid Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **1630 Euclid Street LLC**
1508 17th St
Santa Monica, CA 90404

Recorded Seller **Chrispect Estates LLC**
1630 Euclid St
Santa Monica, CA 90404

Recorded Seller **1620 Euclid LLC**
1508 17th St
Santa Monica, CA 90404

True Seller **David Wilson**
919 20th St
Santa Monica, CA 90403
(310) 451-7123 (p)

True Seller **Jean Christophe Beck**
11100 Santa Monica Blvd
Los Angeles, CA 90025
(818) 380-1918 (p)



Thomas Bros. Guide 671-F2

Sale Date	**Jul 19, 2021**
Sale Price	**$15,000,000**
Price/SF	**$1,730.10**
Pro Forma Cap	**5.00%**
Parcels	**4283-007-009, 4283-007-010**
Comp ID	**5625362**
Comp Status	**Research Complete**

Type	**2 Star Industrial Service**
Year Built	**1956**
RBA	**7,250 SF**
Land Acres	**0.34 AC**
Land SF	**15,024 SF**
Zoning	**M2, Santa Monica**
Sale Condition	**Redevelopment Project**

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9 415 N Crescent Dr — SOLD

Beverly Hills, CA 90210

Recorded Buyer **415 N Crescent Llc**
15840 Ventura
Encino, CA 91436

True Buyer **KHP Enterprises**
15840 Ventura Blvd
Encino, CA 91436
(818) 906-7800 (p)

Los Angeles

Recorded Seller **505 Investment Company LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

Recorded Seller **ED Flores LLC**

Recorded Seller **9300 Wilshire LLC**

True Seller **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Seller **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)



Sale Date **Jun 18, 2021**
Sale Price **$18,750,000**
Price/SF Land **$1,228**

Parcels **4343-008-014**
Comp ID **5565777**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.35 AC**
Land SF **15,263 SF**
Zoning **BHC3BY**

10 8829 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date **Nov 13, 2020**
Sale Price **$42,006,113**
Price/SF **$1,220.01**

Parcels **4312-015-005**
Comp ID **5297150**
Comp Status **Research Complete**

Type **3 Star Self-Storage**
Year Built **1952**
GBA **34,495 SF**
Land Acres **0.85 AC**
Land SF **36,917 SF**
Zoning **LACM**
Sale Condition **Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

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11 8833 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$59,039,692**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**2 Star Industrial Warehouse**
Year Built	**1952**
RBA	**43,647 SF**
Land Acres	**1.07 AC**
Land SF	**46,714 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

12 8876-8888 Venice Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$39,206,850**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**3 Star Retail Storefront Retail/Office**
Year Built	**1952**
GLA	**36,944 SF**
Land Acres	**0.91 AC**
Land SF	**39,539 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

13 9176 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **LDRL CA 306 LLC**

True Buyer **The John Buck Company**
151 N Franklin St
Chicago, IL 60606
(312) 993-9800 (p)

Los Angeles

Recorded Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)

True Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)



Sale Date	**Dec 3, 2019**
Sale Price	**$29,150,000**
Price/SF	**$2,492.52**
Parcels	**4340-028-001, 4340-028-002, 4340-028-010**
Comp ID	**4975156**
Comp Status	**Research Complete**
Type	**4 Star Retail Auto Dealership**
Year Built	**1929**
GLA	**11,695 SF**
Land Acres	**0.42 AC**
Land SF	**18,165 SF**
Zoning	**WDC2A***
Sale Condition	**Redevelopment Project**

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We make no guaranty as to the accuracy of the above. Opinions and estimates are CBRE's judgment as of the release date, subject to change. Re-

14 8844 Burton Way - 8844 Burton Way — SOLD

Beverly Hills, CA 90211

Recorded Buyer **8844 Burton Way LLC**
2200 Biscayne Blvd
Miami, FL 33137

True Buyer **Crescent Heights**
2200 Biscayne Blvd
Miami, FL 33137
(305) 374-5700 (p)

Los Angeles

Recorded Seller **Emanuel Center Inc.**
8844 Burton Way
Beverly Hills, CA 90211

True Seller **Temple Emanuel of Beverly Hills**
8844 Burton Way
Beverly Hills, CA 90211
(310) 288-3737 (p)



Thomas Bros. Guide 632-H1

Sale Date **Jun 21, 2019**
Sale Price **$27,400,000**
Price/SF Land **$1,023**

Parcels **4335-020-009**
Comp ID **4797202**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.61 AC**
Land SF **26,779 SF**
Zoning **BHR4YY**

15 9300 Wilshire Blvd - Wilshire-Rexford Center (Leased Fee) — SOLD

Beverly Hills, CA 90210

Recorded Buyer **9300 Wilshire Fee LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

True Buyer **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Buyer **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)

Los Angeles

Recorded Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)

True Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)



Sale Date **Apr 15, 2019**
Sale Price **$25,150,000**
Price/SF Land **$1,532**

Parcels **4331-013-044**
Comp ID **4746293**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.38 AC**
Land SF **16,552 SF**
Zoning **BHR1YY**
Sale Condition **Ground Lease (Leased Fee), Exercise of Option**

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16 | 1733 Ocean Ave - 4 Story Office Building Site (leased Fee) | SOLD

Santa Monica, CA 90401

Recorded Buyer **Ocean Avenue Santa Monica Realty LLC**
200 West St
New York, NY 10282

True Buyer **Goldman Sachs-Merchant Banking Real ...**
2001 Ross Ave
Dallas, TX 75201
(972) 368-2200 (p)

Los Angeles

Recorded Seller **1733 Ocean Avenue IV Properties LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties II LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties IV LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

True Seller **Starpoint Properties LLC**
433 N Camden Dr
Beverly Hills, CA 90210
(310) 247-0550 (p)



Thomas Bros. Guide 671-E3

Sale Date **Mar 1, 2019**
Sale Price **$65,000,000**
Price/SF Land **$1,901**
Actual Cap Rate **2.50%**

Parcels **4290-015-033**
Comp ID **4695934**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.79 AC**
Land SF **34,195 SF**
Zoning **CA, Santa Monica**
Sale Condition **Ground Lease (Leased Fee), Investment Triple Net**

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We make no guaranty as to the accuracy of the above. Opinions and estimates are CBRE's judgment as of the release date, subject to change. Re-

MARSHALL VALUATION SERVICE COST SCHEDULE

Primary Building Type:	Office	Height per Story:	12'
Effective Age:	0 YRS	Number of Buildings:	1
Condition:		Gross Building Area:	10,000 SF

MVS Sec/Page		15/17
Quality/Bldg. Class		excellent/C
Building Component		3-Story Office Bldg
Component Sq. Ft.		10,000 SF
Base Square Foot Cost		$290.00
Square Foot Refinements		
Heating and Cooling		$14.30
Sprinklers		$4.89
Subtotal		$309.19
Height and Size Refinements		
Number of Stories Multiplier		1.000
Height per Story Multiplier		1.000
Floor Area Multiplier		1.000
Subtotal		$309.19
Cost Multipliers		
Current Cost Multiplier		1.11
Local Multiplier		1.18
Final Square Foot Cost		$404.98
Base Component Cost		$4,049,771
Base Building Cost	*(via Marshall Valuation Service cost data)*	$4,049,771
Additions		
Signage, Landscaping & Misc. Site Improvements (not included above)		
Parking/Walks (not included above)		
Other		$0
Direct Building Cost		$4,049,771
Indirect Costs	0.0% of Direct Building Cost	$0
Direct and Indirect Building Cost		$4,049,771
Rounded		$4,050,000
Direct and Indirect Building Cost Per Square Foot		**$405**

Compiled by CBRE

Enclosure 2

ALSTON & BIRD

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Los Angeles, CA 90071
213-576-1000 | Fax: 213-576-1100

Edward J. Casey Direct Dial: **+1 213 576 1005** Email: **ed.casey@alston.com**

via Mail & Email

July 15, 2024

Ken Bernstein
Principal City Planner
Office of Historic Resources
Los Angeles, California
ken.bernstein@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210 ("Barry Building")

Dear Mr. Bernstein,

This firm represents the Project Applicant in the above-referenced matter, in which the Project Applicant seeks one permit from the City of Los Angeles (City)—a demolition permit ("Demo Permit"). On May 9, 2024, the Department of Building and Safety (DBS) issued a written request to Cultural Heritage Commission (CHC) for their recommendation on adoption of a Statement of Overriding Considerations (SOC) pursuant to the California Environmental Quality Act (CEQA).[1] The purpose of an SOC is to document a finding that the benefits of a project outweigh the project's significant and unavoidable impacts as balanced by the decision-maker. "If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'" (Cal. Code Regs., tit. 14, § 15093.)

[1] DBS's May 9th request also sought CHC's recommendation with respect to certification of the Environmental Impact Report (EIR) prepared for the Demo Permit as to its legal adequacy under CEQA. The Department of City Planning (Planning Dept.) prepared the EIR in compliance with CEQA, published the Final EIR in September 2023, and recommended on March 21, 2024 that DBS certify the information and analysis presented in the EIR as compliant with CEQA. (See Attachment C.) Since the Planning Dept. recommended certification of the EIR, the Project Applicant requests that CHC concur with that recommendation.

To aide CHC in weighing the balance of the Demo Permit's benefits and unavoidable impacts in support of an SOC, we provide the following information and analysis below. In addition, a draft SOC is provided for consideration. (See Attachment A.)

I. Background

Located at 11973 San Vicente Boulevard, the Barry Building is a two-story commercial building which was designated as an Historic-Cultural Monument (HCM) No. LA-887 in 2007 for its Mid-century Modern commercial architectural style.[2] The Barry Building is currently seismically unsound and is not suitable for occupancy. On October 21, 2014, the property was inspected by DBS. Based on their inspection of the Property, DBS determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (Los Angeles Municipal Code (LAMC) § 91.9300 et seq.), titled *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (also known as the "Soft Story Ordinance"). In early 2018, DBS issued an Order to Comply with the Ordinance to the Project Applicant (building owner).[3] Compliance requires either retrofitting or demolishing of the building. (LAMC § 91.9305.1.) The Project Applicant filed an application for a demolition permit from DBS in 2019 in order to comply with DBS's order regarding the Soft Story Ordinance. (See Appendix B-1 to the FEIR.) This permit request triggered the need to complete an Environmental Impact Report (EIR).

II. Structural Integrity of the Barry Building

Upon inspection of the site, DBS determined that the Barry Building is subject to the Soft Story Ordinance as it has a "soft story" likely to suffer significant damage during or after an earthquake. As a result, the building must comply with the Soft Story Ordinance or face penalties.[4] The Barry Building must either undergo seismic retrofitting or demolition to meet the minimum seismic standards outlined in the Soft Story Ordinance.[5]

Englekirk Structural Engineers prepared a technical report dated June 1, 2021 (Appendix H-2 of the Draft EIR) to evaluate the work required to retrofit the existing building to conform to the City's Soft Story Ordinance (see "Phase I" discussion). As the Englekirk report notes, the south

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[2] The Barry Building has not been designated or deemed eligible for designation under state or federal historic codes.

[3] The building has been vacant since 2017.

[4] Previously, the Project Applicant proposed redevelopment of the site ("Green Hollow Square Project") however this project faced significant opposition and the entitlement application was withdrawn.

[5] Given, among other reasons, the time it has taken to prepare an EIR, the Applicant was required to obtain an extension of the deadline to comply with the Soft Story Ordinance. The current deadline by which DBS is requiring the Applicant to comply with the Soft Story Ordinance is August 9, 2024. The Applicant will be submitting another request to extend the deadline this week.

wing of the building that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation and instead the second floor is supported on a series of isolated steel columns. The seismic retrofit scheme to correct this "soft story" consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, new wood shear walls would be installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached on pages 3-8 of this report.

However, in addition to the seismic work required to comply with the Soft Story Ordinance, additional structural retrofitting work is also needed on the remaining wings to make the building safe for occupancy. (See Appendix H-3 to the DEIR.) Englekirk Structural Engineers' analysis found that the Barry Building's seismic force resisting system is highly overstressed. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

Englekirk identified and prepared a seismic retrofit scheme that outlines the work required to address the issues identified above. (This report is included as Appendix G to the DEIR.) This work includes new and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms among other work.

Section 91.9308 of the Soft Story Ordinance applies specifically to historic buildings, and notes that "qualified historical buildings shall comply with the requirements of the California Historical Building Code." This Code allows for a building retrofit to meet 75% of the current Building Code forces. However, upon examination of the Barry Building and its current very high levels of overstress (up to 650%), Englekirk determined that significant retrofitting was needed, and that the work identified in their Seismic Assessment was still required if the Historical Building Code were applied. (See Appendix I of the FEIR.)

In addition to the extensive seismic work that would be required to retrofit the Barry Building, significant work is needed to update the building in compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) that are currently out of compliance with the ADA. (This report is Appendix H-5 to the DEIR.) The report identifies several instances of significant non-compliance with the ADA. For example, the second story is

currently not accessible; there is no accessible women's restroom; all doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width. In addition, a number of other issues were identified that would require modification of the Barry Building or surrounding property.

Many of the required renovations call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions. A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.

These extensive renovations are required despite the fact that the building's owner has performed routine maintenance and upkeep. (See Appendix I and Appendix O of the FEIR.) The Barry Building's structural issues, including necessary seismic upgrades and ADA compliance, mean that re-occupation of the building would be an infeasibly costly effort, as discussed in Section IV below.

Reports describing the renovation work to make the Barry Building suitable for re-occupancy were included in the EIR and are listed below for reference.

- Seismic Assessment, Englekirk Structural Engineers, June 6, 2022 (DEIR Appendix G)
- Letter from Englekirk Structural Engineers regarding Two Phases of Structural Work Required by Barry Building, June 1, 2021 (DEIR Appendix H-2)
- Letter from Englekirk Structural Engineers clarifying Application of Soft Story Ordinance to Barry Building Wings, June 3, 2022 (DEIR Appendix H-3)
- Barry Building ADA Upgrade Requirements, Gruen Associates, June 2021 (DEIR Appendix H-5)

The expert opinions provided by Englekirk Structural Engineers, Gruen Associates, and Historic Resources Group as provided in the EIR regarding seismic safety, ADA upgrades, and Building Code compliance are uncontroverted. No agency, individual, or expert has challenged the scope or necessity of the renovations described for future occupancy or reuse of the building.

This extent of technical analysis was required as the application of the Soft Story Ordinance to a historic building is a unique occurrence. We reviewed a copy of the Soft Story Building inventory list obtained from DBS, and of the 12,440 buildings on that list, *only four*, including the Barry Building, are designated as HCMs. Only 0.032% of HCMs are subject to this ordinance. An order for an HCM to comply with the Soft Story Ordinance is an extremely rare situation and is not one that is widely applicable to other historic buildings. (See FEIR Appendix M.) Retrofitting and rehabilitating an HCM to comply with the Soft Story Ordinance is logistically and technically challenging, and a process that could impact the historic structure of the building if attempted. In

addition, this work would impact the availability or quality of the rentable space due to the extent of retrofitting required. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. Furthermore, as explained in Section IV below, it is economically infeasible in this case.

III. Environmental Review Process

In accordance with CEQA, the City prepared an EIR for the proposed demolition of the Barry Building. (The full Draft EIR and related materials are available online here: https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0. The full Final EIR and related materials are available online here: https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1.) An EIR is generally not required for the issuance of a demolition permit, however, in this case an EIR was prepared because the building is a designated cultural resource with the City. The Draft EIR, published in February 2023, considered the impacts of the Project (consisting solely of the demolition of the Barry Building).[6] The EIR identified a significant unavoidable impact as to historic resources.

Working with City of Los Angeles Office of Historic Resources (OHR), the EIR looked at a range of alternatives to the demolition project that would rehabilitate and preserve the Barry Building, including: a no project alternative, preservation; preservation with additional annex; and relocation. In this case, even in a "no project" scenario, significant renovations to the Barry Building are required to comply with the Soft Story Ordinance. (See DEIR, Section V for complete analysis regarding alternatives.)

1. Alternative 1 is a "No Project" alternative, which assumes the project would not be implemented and the existing building would remain on site. However, as the Barry Building is required to comply with the Soft Story Ordinance, the mandatory seismic retrofit work in the south wing is included in this alternative. In this scenario, the building would not be suitable for occupancy as structural deficiencies in other wings would remain and mandatory ADA improvements would not be made.

2. Alternative 2 is the "Preservation" alternative. In this scenario, the Soft Story seismic retrofit work *and* additional structural improvements, ADA renovations, building code, and energy efficiency upgrades would be made to the existing building.

3. Alternative 3 is the "Preservation with New Construction" alternative. In this alternative, the Barry Building would be partially preserved (and renovated for

[6] Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant dirt lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). There are no plans to redevelop the site.

occupancy). A portion of the building would be demolished and a new "annex" would be built to increase leasable commercial space on the site.

4. Alternative 4 is the "Relocation" alternative. This scenario involves dismantling the building into smaller segments and transporting them onto a new location (yet to be determined).

The DEIR considered the potential impacts of each of these alternatives as compared to the project, as well as whether the alternatives would meet the Demo Permit's objectives as established by the EIR. The Lead Agency also considered whether the significant impacts of the Project would be reduced or eliminated by the proposed alternatives. The No Project alternative did not meet the Project objectives as it would leave the building vacant and a public safety hazard to the community. Alternative 4 was deemed logistically infeasible. As discussed in in Section IV of this letter below, Alternatives 2 and 3 were analyzed by experts and determined to be economically infeasible.

As part of the EIR process, numerous technical reports and analyses were prepared. The EIR included 30 appendices prepared by various experts and consultants who were engaged in the process. These reports contain more than 700 pages of supporting information regarding structural integrity, building code requirements, and historic preservation, among other topics.

In addition to the structural reports identified above, technical reports on historic resources and proposed alternatives provided as part of the EIR include the following (among others):

- Barry Building Historic Report, Historic Resources Group, November 21, 2021 (DEIR Appendix C-1)
- Potential Indirect Impacts of Demolition, Historic Resources Group, April 28, 2022 (DEIR Appendix C-2)
- Stabilization and Mothballing Outline, Historic Resources Group, June 4, 2020 (DEIR Appendix H-1)
- Phase 1 Repair Impacts Assessment, Historic Resources Group, June 22, 2021 (DEIR Appendix H-4)
- Project Impacts Assessment (Alternative 2), Historic Resources Group, October 2022 (DEIR Appendix H-7)
- Partial Demolition Alternative (Alternative 3), Historic Resources Group, November 15, 2021 (DEIR Appendix H-9)
- Barry Building Relocation Feasibility Report, Historic Resources Group, December 22, 2021 (DEIR Appendix H-12)
- Relocation Alternative Site Requirements, Historic Resources Group, November 15, 2021 (DEIR Appendix H-13)
- Memo Responding to Comment Letter, Historic Resources Group, May 11, 2023 (FEIR Appendix D)

The DEIR was made available to the public for review and comment for a 60-day public review period from February 16, 2023 to April 18, 2023. (At the request of the public the original 45-day comment period was extended.) Comments were submitted by the public during this time which the City considered and responded to. The Final EIR (or FEIR) was released on September 11, 2023. The FEIR includes responses to comments and revisions in consideration of input received on the Draft EIR.

After publication, on March 21, 2024 the Planning Department provided correspondence to DBS recommending that DBS certify the information and analysis presented in the EIR, to be considered in DBS's decision to issue or not issue the demolition permit. (See Attachment C.) On May 9, 2024, DBS issued a written request to CHC for their recommendation on adoption of an SOC.

The Applicant and the City have now spent five years on this process to consider the approval of the demolition permit, which was first requested from DBS in 2019. The City has invested considerable thought, planning, and measured consideration into the process to review and evaluate the impacts of the proposed decision.

IV. Costs & Revenue Analysis of Rehabilitation

Per the requirements of CEQA, the EIR did not consider the economic feasibility of the alternatives to preserve Barry Building. However, the Applicant commissioned detailed analysis to evaluate the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports. [7] Alternative 2 (preservation) and Alternative 3 (preservation with additional annex) were evaluated as Alternative 1 would not meet the project objectives and Alternative 4 was deemed infeasible.

Hill International prepared a Cost Report Regarding Barry Building Renovations, dated November 2, 2022. (See Attachment F.) This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building in 2022 (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000. As the costs of construction and renovation work have continued to rise since its initial analysis, Hill International opines that the cost to complete this rehabilitation work is now $17.1 million. (See Attachment H.) From June 1, 2021, to June 26, 2024, the cost per square foot for this renovation work has risen from $777 to $1,108. This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees.

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the

[7] This analysis was submitted to Planning in April 2023 and OHR in December 2023, included here as Attachment E.

costs of renovating and leasing the Barry Building. In March 2023, CBRE Brokerage prepared a pro forma regarding the land residual value for the Barry Building project. (See Attachment G, and explanatory analysis in Attachment E.) CBRE evaluated both Alternative 2 of the DEIR (the "Preservation Alternative") and Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative."

Under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately $736,960; the total value of the retrofitted Building is $11,361,308. Compared with the original cost estimate (plus additional expenses detailed in the pro forma) resulted in a residual land value of negative $5,663,653. Considering Hill International's updated cost figure, the value of preserving the Barry Building per Alternative 2 is now estimated at negative $9.9 million.

Alternative 3[8] also presented a negative land valuation despite the additional revenue opportunity with the expanded leasable space in this alternative. CBRE's initial analysis estimated a negative valuation of $3,733,908, and their revised cost estimate results in a land valuation of upwards of negative $12 million.

CBRE Brokerage's 2023 analysis was based on an income approach that could be derived from the Owner leasing space in the rehabilitated building. The Applicant also commissioned a 2024 Appraisal Report by CBRE Valuation based on a sales approach, which ultimately resulted in a similar finding. (Refer to Attachment I.) Under that analysis, the Barry Building Property, assuming rehabilitation of the existing building, has no market value and may even have a negative value of $ 5,672,747.

V. Benefits of the Demo Permit – Statement of Overriding Considerations

Pursuant to CEQA Guidelines Section 15093(b), a public agency or decision-maker must adopt a Statement of Overriding Considerations if significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. The lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. A public agency or decision-maker may implement the project finding that on balance the benefits of the project outweigh the project's significant and

[8] Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the same seismic and code compliant renovations on these wings. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). This alternative was selected to evaluate because it provides for the maximum income potential for the Property. Rising costs of construction and demolition as noted in Attachment H have resulted in the significantly more negative estimated valuation for this alternative.

unavoidable impacts. Only one benefit is required to adopt an SOC and find the project's impacts are acceptable.

The City recently adopted a template for preparing CEQA Findings and Statement of Overriding Considerations, including proffered guidance. The template notes that the overriding considerations may be based on economic, social, aesthetic, or environmental benefits provided by the project, and that the responsible agency must consider the competing public objectives of a given project. (See Attachment B.) The template further notes:

> Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding consideration separately and independently (i) outweighs the adverse environmental impacts of the Project, and (ii) justifies adoption of the Project and certification of the completed EIR. In particular, achieving the underlying purpose for the Project would be sufficient to override the significant environmental impacts of the Project.

Per CEQA and the City's guidance, any single individual project benefit, separately and independently, may be sufficient grounds to adopt a SOC. Thus, only *one* project benefit is required for a decision-maker to determine the project's impacts are acceptable. Furthermore, as noted in the City's template, achieving the project's purpose is a sufficient reason to outweigh significant environmental impacts. Here, the purpose of the Demo Permit is to comply with DBS's order regarding the Soft Story Ordinance, and to abate the hazards associated with the Barry Building's current vacancy.[9] As noted previously, Alternative 1 would leave the Barry Building vacant and thus would not achieve the project objectives. Alternatives 2 and 3 are economically infeasible as outlined in the cost revenue analysis prepared by Hill International, CBRE Brokerage, and CBRE Valuation. Alternative 4 was deemed logistically and economically infeasible and would result in significant damage to the Barry Building's historic character.[10] No alternative was identified that was able to feasibly achieve the underlying purpose of the Demo Permit. First and foremost, an SOC is warranted here to move forward with the project despite the significant impacts as it is the only means by which to achieve the underlying purpose of the project. However, in addition to achieving the Project's purpose, there are numerous benefits that weigh in favor of DBS granting the Applicant a demolition permit. Each of these alone are sufficient to proceed per the CEQA Guidelines and the City's guidance.

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[9] The Demo Permit's objectives, as stated in full in the EIR (Section II.3), are as follows: 1. Comply with the City's Soft Story Retrofit Program (citation omitted), which includes complying with the requirements under LAMC Section 91.9305.2; and 2) Abate the fire, loitering, vandalism, and other public safety hazards associated with the structural defects and current vacancy of the Barry Building.

[10] See DEIR Section V for complete analysis of alternatives evaluated for the project.

a. Removal of an existing safety hazard and seismically unsafe structure.

First, the Demo Permit would remove an existing safety hazard and seismically unsafe structure in compliance with the Soft Story Ordinance. The purpose of the Soft Story Ordinance is to "to reduce structural deficiencies by the most economical and feasible method" as these vulnerable buildings may be subjected to structural failure during and/or after an earthquake.[11] As stated in Section 91.9301 of the Ordinance, its very purpose "is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on tilt-up concrete wall buildings designed under the building codes in effect prior to January 1, 1976. Such buildings have been categorized, based on past earthquakes, as being potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake."

Also, as noted previously, this is a unique situation. While there are 12,440 buildings subject to the Soft Story Ordinance, *only four* are also designated as HCMs, including the Barry Building. Only 0.032% of the 1,181 HCM buildings have been deemed subject to the Soft Story Ordinance; this very unusual situation is not likely to set a precedent for future treatment of HCMs by DBS. (See Appendix M of the FEIR.)

b. Removal of an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior.

Second, the Demo Permit would remove an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior. The building, which is vacant and currently not suitable for occupancy has become a concern for the neighborhood. Despite best efforts at security including a locked fence, security cameras, and regular maintenance (see Appendix O of the FEIR), a break in occurred on the property in May 2024 which caused considerable damage to the Barry Building as well as collateral damage to the surrounding area. (See Attachment D.) Proceeding with the Demo Permit and demolishing the existing building would eliminate the concern for vandalism and unlawful behavior that has already occurred on the site.

c. Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning.

Third, the Demo Permit would clear the existing property of noncompliant structures in a manner that will not preclude any future development, thereby providing a clean slate to be utilized in a manner consistent with existing zoning. The Applicant has engaged the neighboring community to address concerns, and local residents are vastly in favor of demolishing the existing building. The Brentwood – Pacific Palisades Community Plan was last updated in 1996, and due to updated imminently. Removing this vacant structure would allow for new development with the input and feedback from local residents and neighbors.[12] Eliminating the existing non-compliant

[11] See DBS website, available here.

[12] The "project" at hand consists only of demolition of the existing Barry Building. No future project is planned at this time. The Applicant has stated under penalty of perjury as part of its application

hazardous building will make way for the possibility of new development that will contribute to the needs of the surrounding area and benefit the local community.

d. Comply with the Soft Story Ordinance, which provides for demolition at the owner's option, in the only economically feasible course of action.

Lastly, proceeding with the Demo Permit is the only economically feasible means of complying with the requirements of the Soft Story Ordinance. The Soft Story Ordinance specifically provides that in order to achieve compliance the building may be demolished "at the owner's option," (LAMC 91.9305.1.) The Code provision allowing the owner of the real property to demolish the building is in recognition of the legal principle that a government agency cannot force an owner of property to take actions that would render the owner's property to have no value. As discussed above, the cost and revenue analysis provided by experts on this issue found that preservation of the Barry Building is not economically feasible. The significant work required to retrofit the building to comply with the seismic requirements, the ADA, and the Building Code would cost dramatically more than the value of the improved building, thus resulting in a negative land valuation. This cost evaluation, initially prepared in 2022, has gotten significantly more negative as the cost of construction has risen without a corresponding increase in lease prices. New and productive use of the property cannot take place until the existing non-compliant structure is removed. The Soft Story Ordinance specifically allows for compliance to occur through demolition. (LAMC 91.9305.1.) DBS is charged with enforcing this requirement, by the most "economical and feasible method." The Applicant has requested the necessary permit from DBS within the deadline prescribed by the Ordinance in order to bring the site into compliance.

VI. Conclusion

Each and every one of these four benefits on its own is sufficient to approve the Project despite its unavoidable impact. While decision-makers must balance the environmental impacts of a project against its benefits – here – there are significant benefits to demolish the building in compliance with the Soft Story Ordinance. Demolition of the Barry Building achieves the underlying objectives of the project, and provides additional benefits that outweigh the significant impacts identified in the EIR. No alternative to the Demo Permit is economically feasible.

Based on the above benefits, it is appropriate for CHC to recommend that DBS prepare an SOC and issue the demolition permit.

Sincerely,

Edward J. Casey

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for the demolition that it has no plans to further develop the property. Rather, the Applicant intends only to dispose of the property. (See Appendix B-2 of the FEIR.)

Enclosures transferred electronically.

CC:

Melissa Jones
City Planner
melissa.jones@lacity.org

Lambert Giessinger
Senior Architect
lambert.giessinger@lacity.org

ENCLOSURES:

A. Attachment A: Draft Statement of Overriding Considerations

B. Attachment B: Planning Department Statement of Overriding Considerations Template

C. Attachment C: March 21, 2024, Letter from M. Zasadzien (City Planner) to Department of Building and Safety recommending EIR certification Letter from Planning to DBS

D. Attachment D: Photographs of May 2024 break-in at site

E. Attachment E: April 20, 2023, Letter to J. Harris (Planning Dept.) regarding Cost Analysis

    a. Note: Attachments A-E to this letter are not included here for brevity as they are also Appendices included in the DEIR. We are happy to provide these reports separately if desired.

F. Attachment F: *Barry Building Renovations* by Hill International, November 2022 (Attachment F to the Cost Analysis letter above)

G. Attachment G: *Barry Building Land Residual Analysis* by CBRE Brokerage, March 2023 (Pro forma) (Attachment G to the Cost Analysis letter above).

H. Attachment H: Revised Cost Estimate, Hill International, June 27, 2024

I. Attachment I: Revised Revenue Analysis, CBRE Valuation, July 2024

Attachment A

Statement of Overriding Considerations

The EIR identifies unavoidable significant impacts that would result from implementation of the project. PRC Section 21081 and CEQA Guidelines Section 15093(b) provide that when a decision of a public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated to an insignificant level or eliminated, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. The State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision-maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on the documents and materials that constitute the record of proceedings, including, but not limited to, the Final EIR and all technical appendices attached thereto.

Based on the analysis provided in the Final EIR for the Barry Building Project, including Sections IV.B and IV.D of the Environmental Impact Analysis, of the Draft EIR, implementation of the Project would result in significant impacts that cannot be feasibly mitigated attributable to the demolition of an Historic Cultural Monument (HCM).

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible the alternatives to the project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the project against the project's significant and unavoidable impacts, the City hereby finds that each of the project's benefits listed below outweigh and override the significant unavoidable impacts relating to the demolition of an HCM.

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed EIR. Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding consideration separately and independently (i) outweighs the adverse environmental impacts of the Project, and (ii) justifies adoption of the Project and certification of the completed EIR. In particular, achieving the underlying purpose for the Project would be sufficient to override the significant environmental impacts of the Project.

1. Removal of an existing safety hazard and seismically unsafe and noncompliant structure.
2. Removal of an attractive nuisance for vandals, transient populations, loitering, and other unlawful behavior.
3. Clear the existing property of noncompliant structures in a manner that will not preclude any future development consistent with existing zoning.
4. Comply with the Soft Story Ordinance, which provides for demolition at the owner's option, within the time limits as specified in the Ordinance, in the only economically feasible course of action. (LAMC 91.9305.1.)

Attachment B

XII. Statement of Overriding Considerations (*if applicable*)

The EIR identifies unavoidable significant impacts that would result from implementation of the project. PRC Section 21081 and CEQA Guidelines Section 15093(b) provide that when a decision of a public agency allows the occurrence of significant impacts that are identified in the EIR, but are not at least substantially mitigated to an insignificant level or eliminated, the lead agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. The State CEQA Guidelines require, pursuant to CEQA Guidelines Section 15093(b), that the decision-maker adopt a Statement of Overriding Considerations at the time of approval of a project if it finds that significant adverse environmental effects have been identified in the EIR that cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on the documents and materials that constitute the record of proceedings, including, but not limited to, the Final EIR and all technical appendices attached thereto.

Based on the analysis provided in Section XX, Environmental Impact Analysis, of the Draft EIR, implementation of the Project would result in significant impacts that cannot be feasibly mitigated with respect to: XXX.

Accordingly, the City adopts the following Statement of Overriding Considerations. The City recognizes that significant and unavoidable impacts would result from implementation of the project. Having (i) adopted all feasible mitigation measures, (ii) rejected as infeasible the alternatives to the project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the project against the project's significant and unavoidable impacts, the City hereby finds that each of the project's benefits, as listed below, outweigh and override the significant unavoidable impacts relating to [insert impacts].

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed EIR. Each of the listed project benefits set forth in this Statement of Overriding Considerations provides a separate and independent ground for the City's decision to approve the project despite the project's identified significant and unavoidable environmental impacts. Each of the following overriding consideration separately and independently (i) outweighs the adverse environmental impacts of the Project, and (ii) justifies adoption of the Project and certification of the completed EIR. In particular, achieving the underlying purpose for the Project would be sufficient to override the significant environmental impacts of the Project.

- XX
- XX

(*GUIDANCE: The responsible agency shall prepare a statement of overriding considerations which reflects the ultimate balancing of competing public objectives (including environmental, legal, technical, social, and economic factors. This must state specific reasons supporting the action based on the FEIR or other substantial evidence in the record, including facrs, reasonable assumptions based on facts, and expert opinions supported by facts. This is NOT simply a restatement of the Prcject Objectives. EG. Specific benefits such as environmental/sustainability, smart growth, community/public benefits, policy support, housing goals, employment/tax revenue specifics, etc.*)

Attachment C

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 21, 2024

TO: Osama Younan, General Manager
Frank Lara, Director
Department of Building and Safety

FROM: Milena Zasadzien
Principal City Planner
Department of City Planning

SUBJECT: **PROPOSED DEMOLITION OF BARRY BUILDING, 11973 SAN VICENTE BLVD**

In 2007, the Los Angeles City Council adopted the City of Los Angeles Cultural Heritage Commission's (CHC's) recommendation to designate the Barry Building, located at 11973-11975 San Vicente Boulevard (Project Site), as Historical-Cultural Monument (HCM) No. LA-887. In 2019, the property owner of the Barry Building applied for permits to demolish the building, with no further plans for development of the Project Site. The City of Los Angeles has codified two separate processes for consideration of the issuance of demolition permits for HCMs, such as the Barry Building. One of the processes is codified in Los Angeles Municipal Code (LAMC) Section 91.106.4.5 and is administered by the Los Angeles Department of Building and Safety (DBS) (DBS Process). The other process is codified in Los Angeles Administrative Code (LAAC) Sections 22.171.14 and 22.171.15 and involves the CHC and potentially the City Council (CHC Process). Both processes require compliance with the California Environmental Quality Act (CEQA). As the Barry Building has been designated as an HCM, it is considered a Historical Resource under CEQA Guidelines, Section 15064.5(a)(2). Demolition of a Historical Resource would cause an unavoidable substantial adverse change in the environment requiring preparation of an Environmental Impact Report (EIR). As such, an EIR has been prepared by the Department of City Planning (DCP), in accordance with CEQA, to serve as an informational document for public agency decision-makers and the general public regarding the objectives and environmental impacts of the demolition of the Barry Building. This memo serves to provide information to DBS related to the certification of the EIR.

PROJECT DESCRIPTION:

The 11973 San Vicente Boulevard Project (Project) consists of demolition of the existing two-story commercial building, commonly referred to as the Barry Building. The existing building is an HCM that has been vacant and fenced since 2017. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant lot, and the existing surface parking lot would remain. A landscaped buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). No future development of the Project Site is proposed or considered as part of the Project.

ENVIRONMENTAL IMPACT REPORT:

The City of Los Angeles (City), as Lead Agency, has evaluated the environmental impacts of implementation of the Project by preparing an EIR (Case No. ENV-2019-6645-EIR/State Clearinghouse No. 2020110210). The EIR was prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code (PRC) Section 21000 et seq. and the California Code of Regulations Title 15, Chapter 6 (CEQA Guidelines).

CEQA Section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the

significant environmental effects of such projects[.]" The procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." CEQA Section 21002 goes on to state that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles announced in CEQA Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See CEQA Section 21081[a]; CEQA Guidelines Section 15091[a].) For each significant environmental impact identified in an EIR for a proposed project, the approving agency must issue a written finding, based on substantial evidence in light of the whole record, reaching one or more of the three possible findings, as follows:

1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant impacts as identified in the EIR.

2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been, or can or should be, adopted by that other agency.

3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings based on substantial evidence, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's benefits rendered acceptable its unavoidable adverse environmental effects. (See CEQA Guidelines Sections 15093 and 15043[b]; and CEQA Section 21081[b].)

PROCEDURE UNDER THE CITY'S BUILDING REGULATIONS:

The Building Code's procedure for the approval of a demolition permit to demolish an HCM is set forth in LAMC Section 91.106.4.5. The EIR prepared for the Project has been completed in compliance with CEQA, and therefore DCP recommends that DBS certify the information and analysis presented in the EIR. The EIR concluded that the demolition of the Barry Building would result in significant and unavoidable historic resource impacts to the HCM. Pursuant to LAMC Section 91.106.4.5, if the CEQA Initial Study and Check List determines the building or structure meeting the requirements is "significant," DBS shall not issue the permit to demolish, alter, or remove the building or structure without first finding that specific economic, social, or other considerations make infeasible the preservation of the building or structure. DBS's determination to either issue or not issue a demolition permit is appealable to the Board of Building & Safety Commissioners (Board), pursuant to LAMC Section 98.0403.1(b)(2). In addition, the decision of the Board to certify an EIR, adopt a negative declaration or mitigated negative declaration or determine, in writing, that a project is not subject to CEQA, is appealable to the City Council pursuant to LAMC Section 197.01.

CEQA Environmental Findings in accordance with the requirements listed above, to either issue or not issue demolition permits for the Project, have <u>not</u> yet been prepared and are not being presented at this time. DCP recommends that DBS certify the information and analysis presented in the EIR, which may then be considered in DBS's decision to issue or not issue the demolition permit.

RECOMMENDED ACTIONS:

Certify that the following:

1. The 11973 San Vicente Boulevard Project Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA);

2. The 11973 San Vicente Boulevard Project Final EIR was presented to the Department of Building and Safety (DBS) as a decision-making body of the lead agency and DBS reviewed and considered the information contained in the EIR prior to approving the project; and

3. The 11973 San Vicente Boulevard Project Final EIR reflects the independent judgment and analysis of the lead agency.

Regarding DBS's decision to issue or not issue the demolition permit, in the event that a demolition permit is issued by DBS, additional CEQA actions on the Project would need to occur, including the adoption of Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program.

VINCENT P. BERTONI, AICP
Director of Planning

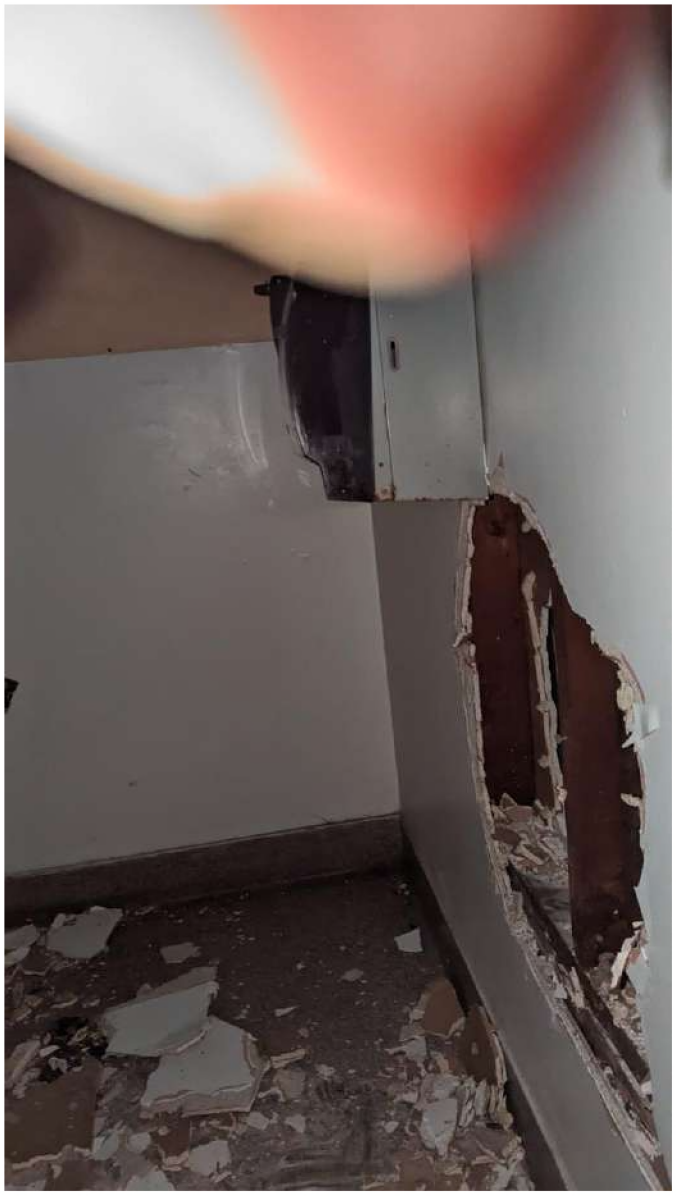
Milena Zasadzien
Principal City Planner
Milena.Zasadzien@lacity.org
213-847-3636

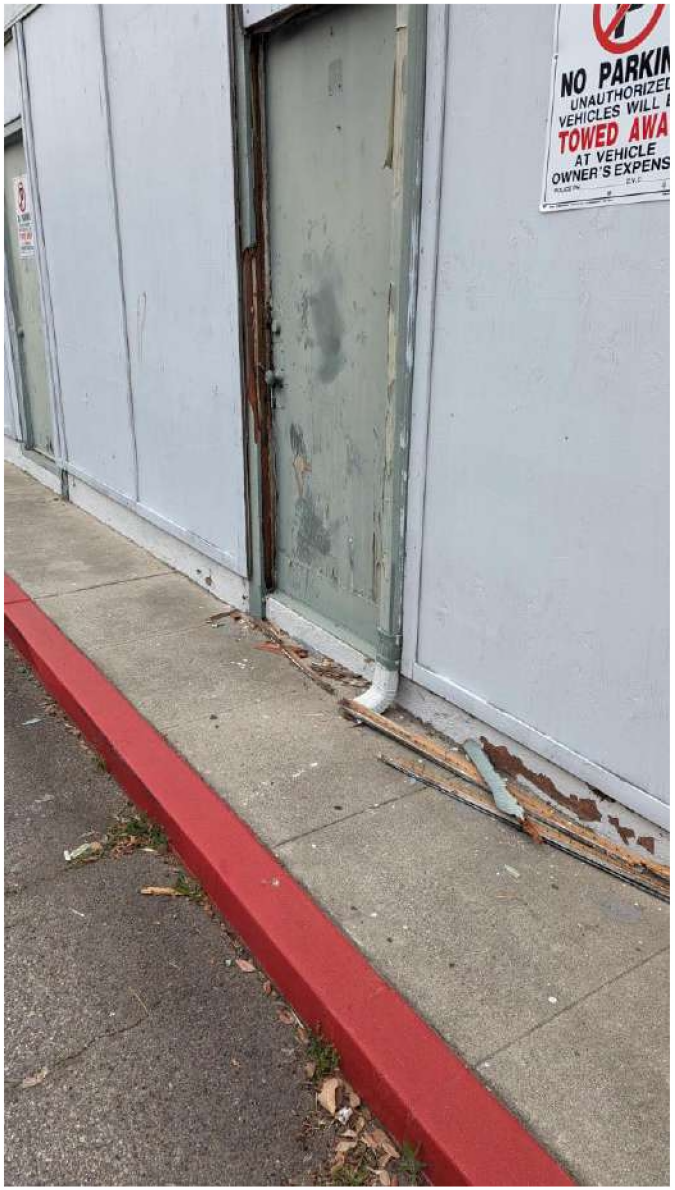
Mindy Nguyen
Senior City Planner

Attachment D

Photographs of May 2024 Break-in at Barry Building (taken by Property Manager)






NO PARKIN
UNAUTHORIZED
VEHICLES WILL
TOWED AWA
AT VEHICLE
OWNER'S EXPENS

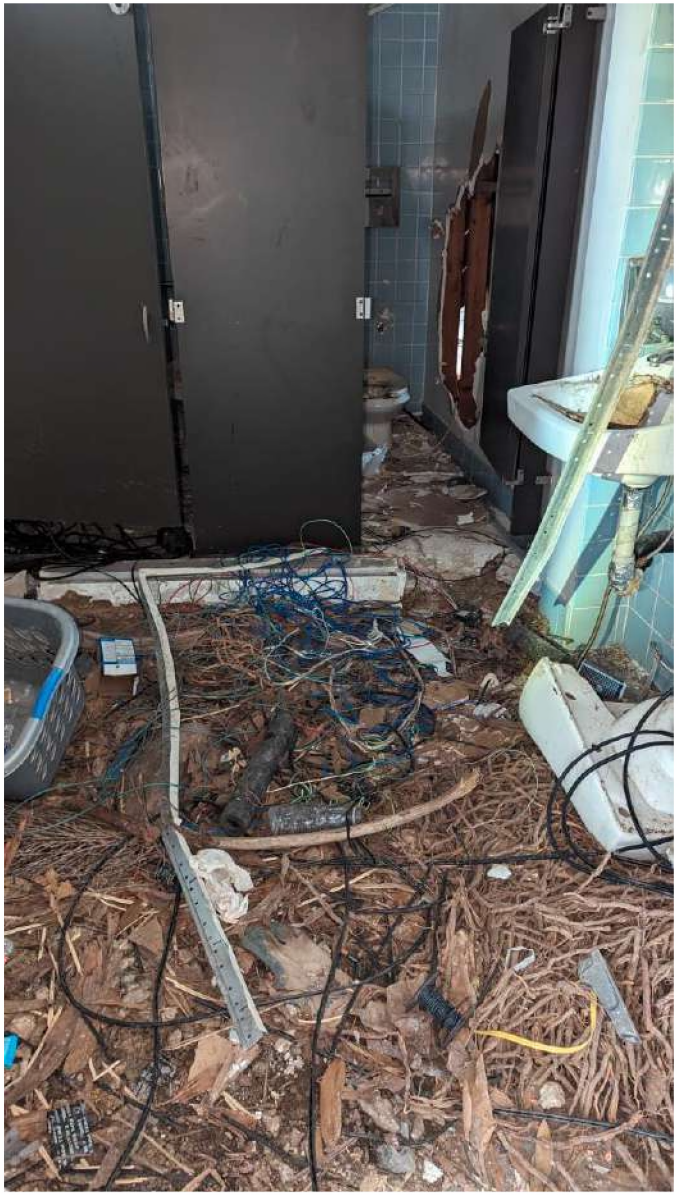









WOMEN



Attachment E

ALSTON & BIRD

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Los Angeles, CA 90071-1410
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Edward J. Casey Direct Dial: **+1 213 576 1005** Email: **ed.casey@alston.com**

Via Overnight Mail

April 20, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 978-1241
james.harris@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210

Dear Mr. Harris,

This firm represents the Project Applicant in the above-referenced matter. In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed demolition of the building (Barry Building) located at 11973 San Vicente Boulevard Project (Project). We are enclosing additional memoranda regarding the cost of rehabilitating the Barry Building property located at 11973 San Vicente Boulevard, Los Angeles, California (Property) in the manner described in Alternatives 2 and 3 in the DEIR.

The City, as the lead agency under CEQA for the Project, is not required to report detailed information on financial considerations. Accordingly, the Project Applicant is providing technical analyses as to the rehabilitation costs in an effort to provide full disclosure regarding the current status of the Barry Building. This is not a "comment letter" on the DEIR and thus requires no response in the Final EIR to be prepared by the City as the lead agency. Rather, since the DEIR has properly excluded certain financial considerations, additional information on economic feasibility is provided for inclusion in the administrative record.

The following memoranda are attached to this letter and are summarized below.

1. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A to this letter);
2. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B to this letter);
3. *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers (June 2022) (Attachment C to this letter);
4. *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group (October 2022) (Attachment D to this letter);
5. *Barry Building ADA Update Requirements* by Gruen Associates (June 2021) (Attachment E to this letter);
6. *Barry Building Renovations* by Hill International (November 2022) (Attachment F to this letter); and
7. *Barry Building Land Residual Analysis* by CBRE, Inc. (March 2023) (Pro forma) (Attachment G to this letter).

The Barry Building is currently seismically unsound for occupancy. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. Based on their inspection of the Property, the Department determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), titled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (Soft Story Ordinance). As a result, the Barry Building is required to meet the minimum seismic standards outlined in the Soft Story Ordinance through either seismic retrofit of the Building or demolition.

A voluntary seismic evaluation was completed to determine the safety of the Barry Building outside of the requirements of the Soft Story Ordinance (which applies only to the South Wing of the Barry Building). The evaluation conducted by Englekirk Structural Engineers (discussed in detail below and attached herein as Attachments B and C) determined that that even with the implementation of a structural retrofit pursuant to the Soft Story Ordinance, the remaining building wings would not be structurally sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. Englekirk's assessment determined that the wings *not* subject to the Soft Story Ordinance were currently 190 to 650% overstressed.

Englekirk noted that the building is a historic building and thus is subject to the 2016 California Historical Building Code. Although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the level of overstress, Englekirk determined that the same retrofit recommendations should apply.

Thus, in addition to the retrofitting required under the Soft Story Ordinance, if efforts were undertaken to retrofit the Barry Building in an attempt to make it safe for occupancy, additional structural retrofit requirements would be needed on the rest of the Building to address the other identified structural deficiencies and ensure the Barry Building is sufficiently sound to protect building occupants (and pedestrians) in the event of a moderate to severe seismic event.

Furthermore, given the date it was constructed, the Barry Building is currently not in compliance with the Americans with Disabilities Act (ADA) and requires significant renovations to provide even the most basic amenities under the ADA. For example, there is currently no women's restroom on the ground floor; the only women's restroom in the Barry Building is on the second story, which is only accessible by stairs. These and other renovations must be made for the Barry Building to meet the requirements of the ADA and to be suitable for public use. Additional renovations are also required for the existing structure to meet certain provisions of the Building Code.

Collectively, the above-referenced reports found that extensive modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility, costing approximately $12,818,000. In addition, these upgrades could destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building.

In addition, a pro forma analyzed the expected value of the land and rental income based on the current real estate market and the costs to complete necessary renovations. This analysis found that the value of the land (assuming rental of the Barry Building) after completing all the necessary costs would be approximately negative $5,663,653. The total cost of preservation and renovation of the Barry Building, even where leasable space is maximized, is significantly greater than value of the renovated Property. Therefore, rehabilitating the Barry Building is not an economically feasible alternative to demolition.

I. Required Structural Upgrades

The Barry Building is currently seismically unsound and is not suitable for occupancy without significant structural improvements. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. The Department determined that based on its inspection of the Building, the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (the "Soft Story Ordinance"). As a result of its current noncompliance, the Barry Building is required to either undergo seismic retrofitting or demolition in order to meet the minimum seismic standards outlined in the Soft Story Ordinance. The work required to comply with this Ordinance is discussed in Englekirk Structural Engineers' Soft Story Retrofit Letter Report (Attachment A to this letter).

Separate from the retrofitting required under the Soft Story Ordinance (which applies to the south wing of the Barry Building), additional renovations are needed on the north, east, and west wings in order to address other (non-soft story) structural deficiencies if efforts were undertaken to make the Barry Building safe for occupancy. This is noted in the second memorandum prepared by Englekirk Structural Engineers (Attachment B to this letter). The third memorandum (Attachment C to this letter) details the additional renovations that are required to address the entire Building's structural deficiencies and necessary upgrades to ensure the Barry Building is sufficiently sound to protect building occupants and pedestrians in the event of a moderate to severe seismic event. All three memoranda regarding the Barry Building's seismic and structural deficiencies are summarized below.

In addition to the required seismic renovations, additional work is needed to bring the existing Building into compliance with the ADA and the Building Code. These upgrades are detailed in a report prepared by Gruen Associates (Attachment E to this letter).[1]

1. *11971 San Vicente Boulevard – Retrofit Schemes* (Soft Story Retrofit Letter Report), Englekirk Structural Engineers (June 2021)

This report provides a structural analysis identifying the work necessary to repair the Barry Building to conform to the City of Los Angeles Soft Story Ordinance. The Soft Story Ordinance applies only to the Barry Building's south wing (the only wing with a "soft story").

The report identifies a seismic retrofit solution that addresses the south wing portion only. The seismic retrofit scheme (referred to as Phase I) consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, there would be new wood shear walls installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached to this report on pages 3-8.

In addition, Phase II of the retrofit work identifies structural work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I Soft Story scheme. This includes new

[1] The Barry Building is a designated by the City of Los Angeles as Historic-Cultural Monument. Historic Resources Group considered the voluntary seismic retrofits proposed by Englekirk Structural Engineers and the ADA upgrades recommended by Gruen Associates (both discussed above). It is important to note that Historic Resources Group found that the proposed structural upgrades would destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building. However, the renovations could still meet standards for rehabilitation of historic buildings. This report is provided as Appendix H-7 to the DEIR and Attachment D to this letter.

and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms. This work is explained in additional detail in *ASCE 41-13 Seismic Assessment*, Englekirk (June 2022) discussed below.

(This report is provided as Appendix H-2 to the DEIR and at Attachment A to this letter.).

2. *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 2022)

This letter explains that the soft story structural retrofit (Phase I work identified above) addresses only the structural deficiencies in the Barry Building's south wing. The Soft Story Ordinance is limited to this Building portion because there is no ascertainable lateral system (commonly referred to a "soft story") and the second and roof levels are not supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the remaining wings because they do not have a "soft story." Thus, even with the implementation of the Soft Story Ordinance structural retrofit, the remaining Building wings would not be structurally retrofitted and would not be sufficient to protect building occupants or pedestrians if the Barry Building was subject to a moderate to severe seismic event.

(This letter is provided as Appendix H-3 to the DEIR and at Attachment B to this letter.)

3. *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment*, Englekirk Structural Engineers (June 2022)

Englekirk Structural Engineer's analysis found that the Barry Building's seismic force resisting system is generally highly overstressed. As a result, their report proposes seismic retrofit upgrades to address structural deficiencies in the Barry Building. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

To conform the seismic force resisting requirements, Englekirk identified a seismic retrofit scheme that would include: strengthening the existing walls, adding new 2-story shear walls, and adding new steel moment frames. (A figure depicting a conceptual scheme for the new shear wall and moment frame locations is included as Figure 7.1 on page 11 of the report.) Specifically, this work would include:

A. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

B. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

C. New floor and roof diaphragm sheathing would include the addition of new 3/4" plywood sheathing over the entirety of the existing floor and roof sheathing.

D. New two-story steel moment resisting frames would be constructed at the south wing.

While efforts would be made to preserve the historic fabric of the Barry Building where possible, these renovations, may impact the availability or quality of the rentable space. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. As noted previously, although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the Barry Building's current level of overstress, Englekirk determined that the same retrofit recommendations should apply.

The scope of work considered by this report does not include additional required improvements related to Building Code, ADA compliance, plumbing, mechanical, and lighting upgrades.

(This report is included as Appendix G to the DEIR and at Attachment C to this letter.)

4. *Barry Building ADA Upgrade Requirements*, Gruen Associates (June 2021)

This report evaluates the Barry Building's compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) are currently not in compliance with the ADA.

The report identifies several instances of significant non-compliance with the ADA. For example, the second story is currently not accessible; there is no women's restroom on the ground floor, the only women's room is on the second story which is not accessible; all

doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width.

A number of other issues were identified that would require modification of the Barry Building or property. Among other deficiencies, there is no passenger drop-off or a loading zone provided at the street or along the alley; the parking layout is not compliant and does not include the required number of accessible stalls; and the parking lot needs to be re-paved at the ADA stalls to ensure floor levelness all the way to the Building's entries.

Some of the illustrated noncompliant conditions may have more than one solution. For example, there are different types or locations of an elevator that could be installed to the second story accessible. Many conditions, however, call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions.

Some of the upgrades recommended to bring the Barry Building into compliance include:

A. Accessible path of travel improvements, such as new compliant parking, paving, layout, stalls and signage; widening the sidewalk along the east façade[2]; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs;

B. Plumbing improvements, such as upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain;

C. Stair and balcony railing improvements, such as the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels;

[2] The existing driveway, to which alternation is suggested to accommodate a wider sideway is under shared ownership with another building. Consent of the building's owner would be required to make this accommodation. As a result, a waiver of the sideway width would likely be required (and may necessitate input from the Fire Marshall). If the waiver is not granted, some tenant spaces will require two doors opening into the patio which would negatively impact window space. See pages 1-2.

D. Vertical transportation improvements, such as addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony; and

E. Tenant space improvements, such as widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.[3]

(This report is also included as Appendix H-5 to the DEIR and Attachment E to this letter.)

II. Cost Analysis of Structural Upgrades

An additional memorandum was prepared to analyze and develop a comprehensive estimate of the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports.

1. *Barry Building Renovations*, Hill International (November 2022)

Attachment F to this letter contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022. This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.[4]

The cost estimate in this report reflects the findings contained in the following reports (discussed above): *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers; *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group; *Barry Building ADA Update Requirements* by Gruen Associates; and a site visit completed by the report's author.

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[3] The authority having jurisdiction (AHJ) over any renovation project (including a fire official and ADA Plan Checker) may need to identify compromises in the event that an ADA requirement conflicts with the Barry Building's historic character or other Building Code requirement.

[4] This is likely a conservative estimate, Hill International estimates that construction costs have risen since this estimate was prepared in November 2022.

The data from these reports was used to develop an estimate of the full scope of work required to complete the necessary renovations. The construction items were then priced and totaled using cost metrics as of November 2022.

This report estimates the cost of three categories of construction improvements to the Barry Building: (1) Structural and Life Safety & Building Code Compliance, (2) ADA Access, and (3) Energy and Water Conservation. The report contains two attachments, the first contains estimate supporting documentation. These three tables provide cost details regarding each item of work identified. The second attachment is a repair matrix which identifies the scope of the major categories of work required, and where additional costs may occur. (For example, repairing a sewer line may require work on the existing courtyard concrete.)

The Structural and Life Safety & Building Code Compliance scope of work includes: (1) abatement; (2) structural upgrades; (3) upgrades to steel stairs and railings; (4) fire protection; (5) replacement of HVAC System; and (6) electrical system upgrade.

The ADA Access scope of work includes: (1) development of ramps at second floor walkways and upgrades to railings; (2) replacing doors to increase width to code minimum; (3) upgrading the parking lot to meet ADA requirements; (4) installing an elevator for second floor access; (5) widening the east elevation sidewalk; and (6) realigning restrooms on the first and second floor to meet ADA requirements.

The Energy and Water Conservation scope of work includes: (1) replacing all windows with dual glazed Low E glass; (2) replacing the HVAC system with an energy efficient system; (3) diverting storm water to the storm drain system; and (4) replacing lighting with LED fixtures.

The cost calculation assumed that all minimum code requirements will be met.[5] The necessary renovations to complete the established scope of work are itemized in the three tables included as Attachment 1 to this report. The first table, located on page 9 of the report, identifies the project subtotals for work as divided into 9 subcategories. The second table, spanning pages 10-12 contains an itemized list of each task and required materials to complete the renovations. Finally, table 3 provides a detailed cost estimate for each of the itemized task items on table 2, including required hours per unit, total hours, and cost per square foot. (See table 3 on pages 13-31.)

[5] While it is possible that some of the items estimated could get a waiver from one agency, it is unlikely that all agencies will agree to any specific item. There are some areas where ADA compliance may conflict with other building requirements. For example, the ADA report recommends widening of the East Sidewalk to 5 feet. However, this change would reduce the access drive width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to waive the code requirement to achieve compliance.

As noted in the reports above, a number of major renovations are required to bring the Barry Building into compliance with the ADA, the Building Code, and to ensure the Building is safe for occupancy. For example, the structural work required (including seismic upgrades) would cost approximately $4.5 million; bringing tenant spaces into compliance (including modifying doorways and windows) would cost approximately $2 million; abatement of asbestos, lead paint and other hazardous materials would cost $1.5 million; and installing an elevator to make the second story accessible per the ADA would cost approximately $850,000. (See page 9 for all subtotals.) **The total projected cost for these and the other identified required improvements is $12,818,000**.[6]

III. Revenue Analysis

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building.

2. Barry Building Land Residual Analysis, CBRE, Inc. (March 2023)

CBRE prepared a pro forma regarding the land residual value for the Barry Building project, provided here as Attachment G. "Residual land value" is a method for calculating the value of development land. In general terms, residual land value is determined by subtracting all of the expenses and costs associated with an improvement project from the total value of the improved property (referred to as "Gross Development Value" or GDV).[7] Gross development value estimates the value of the property upon completion and lease of a completed project. This is an estimate of what a property will be worth upon refinance or re-sale.

First, CBRE evaluated Alternative 2 of the DEIR (the "Preservation Alternative" or *Land Residual Analysis (Remodel)*), which would involve seismic retrofitting of the existing Barry Building, and the ADA upgrades and Building Code compliance renovations identified in the Hill International Report (Attachment F, discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms).

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[6] This estimate does *not* take into consideration legal fees, finance costs, or tenant improvements. Hill International's estimate considers approximately 12,800 square feet of leasable space as identified in the DEIR, plus an additional 1,156 square feet of restrooms, mechanical / electric spaces and 1,478 of common spaces including an elevated walkway, main breezeway, and back breezeway into the courtyard which would also require some renovation under the ADA and/or Building Code. The total square footage considered is 15,434. See page 8 of Attachment F.

[7] This is done by subtracting from the total value of a development, all costs associated with the development, including profit but excluding the cost of the land.

To perform the land residual analysis, CBRE analyzed the costs of construction as of November 2022, and evaluated office, retail, and land sale comparable data (or "comps") to the Barry Building and the costs associated with necessary renovations per the Hill International Report. This data is included with the attached pro forma. CBRE was able to estimate the annual projected rent for the renovated Building (assuming ADA, seismic, and Building Code compliance as discussed above). Under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately $736,960; the total value of the retrofitted Building is $11,361,308.

To determine the residual land value, expenses and costs associated with construction are totaled, and then the full suite of costs is subtracted from the Gross Development Value of $11,361,308. In addition to the $12,818,000 estimated cost to complete necessary renovations (per Hill International, discussed above), leasing commissions, costs for improvements to the leased spaces ("Tenant Improvement Allowance"), transfer taxes and developer profit were considered.[8] Total costs of Alternative 2 are estimated at $17,024,961. Note that some costs associated with the development, property taxes, insurance, and certain maintenance fees are reimbursed by building tenants, and thus are not included. (These reimbursable expenses are tabulated on page 3 of Attachment G.)

Thus, preserving the Barry Building per Alternative 2, the residual land value is $11,361,308 minus $17,024,961, or negative $5,663,653. This proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are greater than the value of the renovated property.

In addition, CBRE prepared a pro forma valuation based on Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative" or *Land Residual Analysis (Remodel + Annex)*), which would involve renovation and preservation of most of the existing Building and construct an additional annex on the on the remaining portion of the Project Site. As explained in the Alternatives Section of the DEIR, Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the seismic retrofit, ADA upgrades, Building Code compliance, and energy efficiency upgrades. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). To accommodate the new construction, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing (approximately 25% of the existing building's square footage). This alternative was selected to evaluate because of all of the alternatives that include preservation of the existing Barry Building, it provides for the maximum income potential for the Property. In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses.

[8] Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost inclusive of the developer's profit.

Under this alternative, CBRE determined that estimated gross annual rental income of the total leasable space would be $1,049,100, and the value of the property at completion is approximately $15,912,339. Subtracting total costs of $19,646,307 (which includes the cost to construct the new annex, and costs of renovation adjusted for the retained leasable square footage,[9] and costs of demolition) from the Gross Development Value of $15,912,339 returns a negative valuation of $3,733,908.

Thus, under Alternative 3 which offers the highest possible revenue for the preserved Barry Building by expanding leasable space, the residual land value is still negative. Even under Alternative 3 the total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease are greater than the value of the renovated property.

It is important to note that for a project of this scale, a standard developer profit of 18% of the project value[10] is assumed to account for the developers' investment of time and money into the project, as well as the assumption of the risks associated with a development project. Here, developer profit here is estimated at $2,045,035 under Alternative 2 and $2,864,232 under Alternative 3 (which corresponds to approximately 18% of GDV). Even if developer profit was completely foregone from this analysis, the residual land value under *either* alternative would be negative. Thus, the land valuation would *still* be negative even if a developer took on the project for zero profit.

In conclusion, preserving and renovating the Barry Building is not economically feasible.

Sincerely,

Edward J. Casey

[9] Costs of renovating the entire building were reduced on a pro rata basis to account for only the portion of the building that would be retained and thus require renovation.

[10] According to CBRE, a standard acceptable developer profit, depending on the project, is generally between 16% and 20% of development costs. However, many developers may build a target gross margin of closer to 35% into their project pro forma.

Attachment F

Hill International

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Date: November 2, 2022

Greg Berlin | Alston & Bird LLP

Senior Associate | Environment, Land Use and Natural Resources
333 South Hope Street | 16th Floor | Los Angeles, CA 90071
213.576.2526 Direct | 562.547.3051 Cell | 213.576.1100 Fax
Greg.berlin@alston.com | www.alston.com

Dear Mr. Berlin

Subject: Barry Building Renovations

This report estimates projected costs associated with implementing numerous upgrades to the Barry Building, including seismically retrofitting the building, and implementing building code and ADA upgrades. The projected cost for this work is $12,818,000.

This report is divided in to two sections:

Section 1 - Estimate Methodology and source documentation

Section 2 - Estimate of projected costs - Repair matrix

Section 1 - Estimate Methodology and source documentation

Estimate methodology

The estimate analysis was isolated into three major categories listed below by priority:

- Structural / Life safety - Building Code Compliance
- ADA Access
- Energy savings as required by code

For each item listed above every construction element identified in the following reports:

- *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers Seismic Assessment
- *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group
- *Barry Building ADA Update Requirements* by Gruen Associates
- A site visit by James Oswell on March 7, 2019.

The information identified and observed was surveyed and estimate element quantities were developed. These construction items were then priced and are included in the estimate prepared by Hill International on May 7, 2019 and updated to current construction costs as of November 2022.

This document has two attachments that identify the impact and effect of the repairs on the project as a whole and the cost associated with the repairs, see Section 2.

Example-1 - Electrical Installations

The ADA report by Gruen identified several if not all electrical outlets and switches were not at the proper height. The photos provided verified this to be the case. What was not identified was the fact that all of the outlets do not meet electric code requirements as the outlets do not have a ground and the restrooms do not have ground-fault circuit interrupter ("GFCI") protection. This means that the ADA requirement for height is superseded by a building code compliance requirement. When you consider when the building was built there is a strong possibility that the wire used has an asbestos insulation we arrive at a point where all electrical wire in the building must be removed and replaced.

Example-2 - Building Access

The ADA report goes into great detail regarding building access with respect to opening width, door swings, elevation of door handles, etc. The reality is that due to the date of original construction all doors and window frames are covered with lead paint which means the abatement would be required prior to relocating the hardware and patching the existing hardware locations. It is far cheaper to replace the doors than to remove the lead paint and patch the existing door pull openings. Once again, the ADA requirement is superseded by a building code / building safety requirement. The June 2021 Gruen report identifies the need for an additional second elevator that is included in the revised project costs.

Example-3 - Railing Modifications

As part of the building access recommendations were modifications to the handrails at the existing stairs and the second floor railings. These recommendations were made from a perspective of Historical preservation only and the means and methods were not considered. The recommendations made are not constructible as there is no way of welding additional steel elements to 60-year-old steel pipe. The only way to achieve what is required is to replace all railings with what is required by code.

Example-4 - Access and Drop-off requirements

In the ADA report, recommendations were made to provide a drop-off area on San Vicente Boulevard and to widen the sidewalk located on the East side of the building. The drop-off area on San Vicente Boulevard is most likely not possible as it would create a pinch point at the front of the building. The proposed drop-off area would improve ADA access to the building but at the same time impede foot traffic in front of the building. Approval by building department would be required. Widening the sidewalk to the East of the building would decrease the width of the driveway from approximately 21 feet to 18 feet which would create very narrow drive lanes accessing the parking area at the back of the building. Both of these recommendations may improve ADA access but would most likely not get through the plan check process.

Section 2 - Estimate of projected costs - Repair matrix

This document is accompanied by two attachments:

Attachment 1 - Estimate supporting documentation

Attachment 2 - Repair Matrix "Graphic showing the interrelationship between the various repair items " Please note that the ability to cross reference between the two reports is accomplished by using the Work Breakdown Structure (WBS) code number found at the beginning of each item in the estimate and the corresponding WBS number in the Repair Matrix. It should be noted that not all references are included in

the matrix. The repair matrix is provided as a general overview with references to the major categories in the estimate.

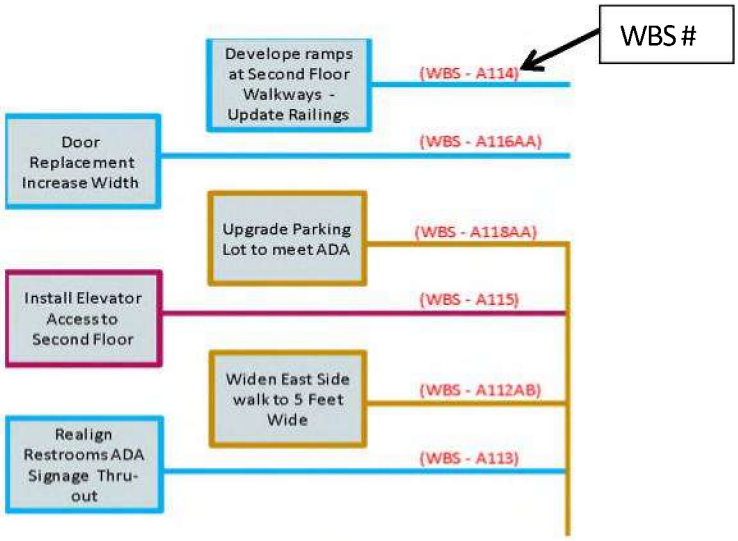
Estimate WBS

Code	Description	Total Labor	Total Materials	Total Equipment	Total
A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE	$3,865,544	$4,952,883	$1,334,228	$10,152,655
A111	STRUCTURAL	$2,030,704	$1,716,506	$662,256	$4,409,466
A111AA	ROOF	$168,996	$129,592	$65,923	$364,510
A111AA11	DEMO ROOF	$41,152	$11,619	$12,050	$64,821

WBS #

Matrix WBS

The repair work is separated into three code compliant categories



Analysis

- Structural / Life safety - Building Code Compliance
- ADA access
- Energy and Water conservation

These items were identified in consultant reports, identified on page 1, that will be supplied under a separate attachment. The assumption is that the work required is code minimum requirements that will require a separate waiver from all governing agencies for each item that will not be required. It is possible that some of the items estimated could get a waiver from one agency but it is unlikely that all agencies will agree to any specific item.

Example 1 - ADA Access Versus Access Drive width

One conflicting recommendation is identified in the ADA report is the widening of the East Sidewalk to 5 feet in width. The impact of this change would be the reduce the access drive width to 17 to 18 feet in width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to wave the code requirement. The reasonable assumption is that if the project were to go forward minimum code compliance will be required in order to bring the building back to service.

The matrix provided in attachment provides an outline of the work required and the impact and effect of each item on the project as a whole. Understandably the work is complicated, and the main intent is to bring the building up to code with the minimum impact on the perceived historical nature of the building. In some cases, the historical nature of the project will be impacted as a result of code required work; this is due primarily to the structural modifications to the South building elevation, which includes installation of two-story steel moment resistant frames at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames would consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Examples:

The south elevation at the courtyard entry will require complete demolition as the pipe columns supporting the second floor do not meet seismic standards. In addition, an elevator shaft will need to be incorporated into the structure to accommodate the ADA requirements for accessibility to the second floor for those who cannot use the stairs. This work will require the demolition of the second-floor structure, removal for the stair railing and elevated walk way, realignment of the South Stairway and the ultimate reconstruction of all of these items and the ancillary work associated with this repair.

The second-floor walkway and railing does not meet code requirements. In order to address this issue ramps will need to be added to the second floor walkway at four locations where there are steps. This modification will impact the existing railing height, the location of second floor entry doors. In addition, the railing not impacted by the ramp requirement is not to code either in height or the spacing of vertical members. The net result is that ramps will need to be added at four locations and all second floor and stair railings will need to be replaced.

The Estimate and Matrix have been subdivided into three categories with the subcategories as follows:

- Structural / Life safety - Building Code Compliance
    - Abatement
    - Structural upgrades
    - Upgrades to steel stairs and railings
    - Fire Protection
    - Replacement of HVAC System
    - Electrical System Upgrade

ADA access code requirements

- Develop ramps at second floor walkways - Upgrade railings
- Door replacement - increase width to code minimum
- Upgrade parking lot to meet ADA requirements
- Install elevator for second floor access
- Widen East elevation sidewalk
- Realign restrooms on first and second floor to meet ADA

Energy - Water conservation requirements

- Replace all windows with dual glazed Low E glass
- Replace HVAC system with energy efficient system located in 2 HR rated enclosure
- Divert storm water to storm drain system
- Replace lighting with LED fixtures

Itemized list of work required

A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE
A111	STRUCTURAL
A111AA	ROOF
A111AB	2ND STORY FLOOR
A111AC	NEW 2-STORY STEEL MOMENT FRAME
A111AD	2-STORY SHEAR WALL
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL
A111AF	SHEAR WALL ON INT OF EXT WALL
A111AG	DEMO & RESTORE CEILINGS
A111AH	MEP- FP - OUTLETS - LIGHTS - GRILLS – DUCTWORK
A111AI	REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR
A112	ACCESSIBLE PATH
A112AA	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS
A112AB	WIDEN SIDEWALKS TO 5’ AT THE EAST ELEVATION
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)
A113	PLUMBING
A113AA	UPGRADE THE MEN’S ROOM FLOOR TO COMPLIANCE
A113AB	UPGRADE WOMEN’S ROOM ON 2ND FLOOR TO COMPLIANCE
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE
A113AG	PLUMBING INFRASTRUCTURE
A114	STAIRS AND BALCONY RAILING
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER
A114AB	ADD CONTRASTING STRIPE AT EACH RISER
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS
A115	VERTICAL TRANSPORTATION
A115AA	DEVELOP VERTICAL TRANSPORTATION
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY
A116	TENANT SPACE
A116AA	WIDEN ALL TENANT DOORWAYS
A116AB	MODIFY LANDING TO NECESSARY DOORS
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS

A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR
A116AG	LEVER DOOR HANDLES
A116AH	WINDOW REPLACEMENT
A116AI	REPLACE EXTERIOR WALL FINISHES
A117	ABATEMENT
A117AA	ABATEMENT
A118	SITE IMPROVEMENTS
A118AA	SITE IMPROVEMENTS
B1	OWNER'S COSTS
B111	OWNER'S COSTS
B111AA	OWNER'S COST

Projected Cost

The projected cost for the Barry Building repairs and upgrades required to bring the building up to current building codes is $12,818,000 as of November 2022.

Building area calculations

First Floor	7,142 BSF
Second Floor	7,142 BSF
Second Floor Balcony / walkway	1,150 BSF
Total Area	**15,434 BSF**

Midpoint of construction is assumed to be January 2024

Labor Rates used "Davis Bacon / Los Angeles County - September 1, 2022

Markups included in estimate for Subcontractors based on current markup conditions

Subcontractor Overhead - GC'S	6.5%
Bond	1.1%
Profit on Labor	12.0%
Profit on Material	10.0%
Profit on Equipment	7.5%
Liability Insurance	2.1%
Mobilization - Demobilization	3.5%

Markups included in estimate for General Contractor based on current markup conditions

General Conditions	10.0%
Prime Home Office Overhead	3.5%
Prime Profit	10.0%
Bond	0.8%
Miscellaneous Taxes	1.1%
CQC	1.0%
Builders Risk	0.4%
Insurance	2.1%
Escalation to June 2022	6.8%

Exclusions:

Legal fees associated with upgrade requirements

Finance costs

Tenant improvements to meet the needs of future tenants

- Partitioning within the open shell
- Floor coverings
- T-bar acoustic Ceilings
- IT upgrades
- Phone and communication systems
- Security systems
- Landscaping & courtyard upgrades
- San Vincente drop-off development
- Site lighting
- Signage improvements
- Special permitting

Unforeseen conditions or items not specifically addressed in estimate

Schedule assumptions

Due to the nature of this project the projected bid date for this project is assumed to be June

2023 with projected duration of 12 months.

Senior Consultant Hill International Inc. - Professor ASU "Advanced Building Estimating"

James N. Oswell, Jr., CCP, has more than 45 years of professional experience in construction cost. He is an industry expert in cost estimating, budget analysis and cost forecasting. Jim's unique approach to integrating cost and schedule data enhances the project management, value engineering and enriches project efficiencies. His expertise covers claims avoidance, constructability reviews, claims review and resolution and change order request analysis and reconciliation for a wide range of projects including education, general building, government, hospitals and heavy civil construction projects. In addition to cost services, he specializes in escalation forecasting services for large construction programs, including services to notable clients such as U.S. Army Corps of Engineers, Naval Facilities Engineering Command (NAVFAC), and Office of the Capitol Architect, Washington, DC, Port of Long Beach, and Seattle school district and State of California department of corrections.

For additional Questions please call:

Louis Rivera

480-798-9629 - Cell

Attachments – Estimate Reports

B-SYS BARRY BLDG 10_18_22_V7 - Estimate Summary
C-SYS BARRY BLDG 10_18_22_V7 - Construction System Summary
E-SYS BARRY BLDG 10_18_22_V7 - Estimate Detail

Hill International

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Suite 350
Phoenix, AZ 85016
Tel: 602-778-9888
www.hillintl.com
AZ Contractor's License Number
ROC 289497

March 13, 2023

Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building Area

Dear Ms. Angiolillo,

Gina, your assumption is correct.
The total building area impacted by construction is 15434 SF.
The leasable space at 12,800 sf does not include square footage for common-use restrooms and mechanical rooms (13956 – 12800) = 1156 sf "Restrooms and Mechanical /electrical spaces."
The balance (15434 – 13956) =1478 sf, includes Perimeter elevated walkway, main breeze way, and back breeze way going from courtyard to parking area.

Louis Rivera

Louis Rivera
Director of Estimating
Hill International

Hill International

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 2 November 2022
Page 1 OF 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
		****PROJECT SUBTOTALS****		4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		***657.81/SF***	***15434@ 657.81BSF***	***4,952,883***	***3,865,544***	***1,334,228***	***0***	***10,152,655***
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		657.81/SF	15434@ 657.81BSF	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A111	STRUCTURAL	285.70/SF	15434@ 285.70BSF	1,716,506	2,030,704	662,256	0	4,409,466
A112	ACCESSIBLE PATH	32.70/SF	15434@ 32.70BSF	301,551	118,822	84,293	0	504,665
A113	PLUMBING	15.58/SF	15434@ 15.58BSF	143,518	58,306	38,698	0	240,522
A114	STAIRS AND BALCONY RAILING	7.81/SF	15434@ 7.81BSF	78,016	37,459	5,030	0	120,505
A115	VERTICAL TRANSPORTATION	56.22/SF	15434@ 56.22BSF	655,097	177,337	35,284	0	867,717
A116	TENANT SPACE	125.48/SF	15434@ 125.48BSF	1,141,923	624,222	170,565	0	1,936,710
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A118	SITE IMPROVEMENTS	34.05/SF	38811@ 13.54SF	299,495	143,742	82,216	0	525,453
OWNER'S COSTS		***172.69/SF***	***10152655@ 0.26TC$***	***0***	***0***	***0***	***2,665,320***	***2,665,320***
-OWNER'S COSTS		172.69/SF	10152655@ 0.26TC$	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COSTS	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 1 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
	*****PROJECT SUBTOTALS****			4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A1 STRUCTURAL		**285.70/SF**	**15434@ 285.70BSF**	**1,716,506**	**2,030,704**	**662,256**	**0**	**4,409,466**
A111 ROOF		23.62/SF	7142@ 51.04SF	129,592	168,996	65,923	0	364,510
A111AA	DEMO ROOF	4.20/SF	7142@ 9.08SF	11,619	41,152	12,050	0	64,821
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111AA	NEW ROOF	12.04/SF	7142@ 26.02SF	84,905	68,300	32,607	0	185,812
A111 2ND STORY FLOOR		13.38/SF	7142@ 28.91SF	44,687	128,449	33,316	0	206,452
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	6.00/SF	7142@ 12.96SF	11,619	68,906	12,050	0	92,574
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111 NEW 2-STORY STEEL MOMENT FRAME		20.86/SF	7142@ 45.07SF	121,310	102,670	97,932	0	321,911
A111AC	FOUNDATIONS	0.53/SF	6@ 1370.15EA	4,955	2,253	1,012	0	8,221
A111AC	DEMO OF SOG AT ENTRY	2.31/SF	1200@ 29.68SF	5,556	9,817	20,247	0	35,620
A111AC	SOG REPLACEMENT	2.20/SF	1200@ 28.34SF	15,918	13,679	4,407	0	34,004
A111AC	DEMO STRUCTURE	4.91/SF	1200@ 63.14SF	19,522	21,708	34,539	0	75,769
A111AC	W12x96 (8 EA TOTAL)	3.83/SF	119@ 496.25LF	24,303	20,011	14,740	0	59,053
A111AC	W14x132	4.82/SF	150@ 496.25LF	30,634	25,224	18,580	0	74,437
A111AC	RESTORE STRUCTURE @ ENTRY	2.26/SF	1200@ 29.01SF	20,423	9,978	4,407	0	34,807
A111 2-STORY SHEAR WALL		37.29/SF	245@ 2349.35LF	286,598	198,002	90,992	0	575,592
A111AD	SLAB DEMO	2.83/SF	1470@ 29.68SF	6,806	12,026	24,803	0	43,635
A111AD	SHEAR WALL FOUNDATIONS	5.44/SF	245@ 342.54LF	50,587	23,000	10,334	0	83,922
A111AD	SOG REPLACEMENT	2.70/SF	1470@ 28.34SF	19,499	16,757	5,398	0	41,655
A111AD	NEW 2-STORY SHEAR WALL	10.95/SF	245@ 689.75LF	88,910	52,116	27,964	0	168,990
A111AD	DRYWALL - FINISHES	10.00/SF	12250@ 12.60SF	84,312	57,848	12,158	0	154,318
A111AD	WALL DEMO	5.38/SF	6125@ 13.56SF	36,484	36,254	10,334	0	83,073
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL		17.87/SF	198@ 1392.61LF	126,736	117,558	31,443	0	275,736
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	5.44/SF	4950@ 16.95SF	29,113	41,508	13,265	0	83,886
A111AE	WALL DEMO	4.35/SF	4950@ 13.56SF	29,485	29,299	8,352	0	67,136
A111AE	DRYWALL - FINISHES	8.08/SF	9900@ 12.60SF	68,138	46,751	9,826	0	124,714
A111 SHEAR WALL ON INT OF EXT WALL		19.95/SF	7142@ 43.11SF	133,703	135,889	38,278	0	307,869
A111AF	NEW 2-STORY SHEAR WALL	7.84/SF	7142@ 16.95SF	42,006	59,888	19,139	0	121,033
A111AF	WALL DEMO	6.28/SF	7142@ 13.56SF	42,542	42,274	12,050	0	96,866
A111AF	DRYWALL - FINISHES	5.83/SF	7142@ 12.60SF	49,155	33,727	7,088	0	89,970
A111 DEMO & RESTORE CEILINGS		25.54/SF	15434@ 25.54BSF	198,159	154,723	41,359	0	394,242
A111AG	CEILING DEMO	12.33/SF	15434@ 12.33bSF	91,934	72,323	26,041	0	190,298
A111AG	DRYWALL - FINISHES	13.21/SF	15434@ 13.21BSF	106,226	82,400	15,318	0	203,944
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		108.19/SF	15434@ 108.19BSF	552,480	936,428	180,855	0	1,669,762
A111AH	ELECTRICAL	23.06/SF	15434@ 23.06BSF	243,354	86,534	26,041	0	355,928
A111AH	MECHANICAL	63.16/SF	15434@ 63.16BSF	93,592	752,516	128,726	0	974,835
A111AH	FIRE PROTECTION	21.96/SF	15434@ 21.96BSF	215,534	97,378	26,087	0	338,999
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR		19.01/SF	250@ 1173.57LF	123,242	87,991	82,160	0	293,393
A111AI	DEMO REQUIRED TO REPLACE PLATE	6.74/SF	250@ 415.92LF	16,406	34,907	52,667	0	103,980
A111AI	REPLACE PLATE - STUDS - PLASTER	9.20/SF	250@ 568.16LF	69,295	47,720	25,026	0	142,041
A111AI	REINFORCE STUD - TOP PLATE CONNECTION	3.07/SF	5000@ 9.47LF	37,541	5,365	4,466	0	47,372
A1 ACCESSIBLE PATH		**32.70/SF**	**15434@ 32.70BSF**	**301,551**	**118,822**	**84,293**	**0**	**504,665**
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		25.87/SF	34881@ 11.45SF	249,212	89,550	60,509	0	399,271
A112AA	AC OVERLAY - CO-PLANE	25.27/SF	34881@ 11.18SF	244,436	86,724	58,853	0	390,013
A112AA	RESTRIPE - SIGNAGE	0.60/SF	90@ 102.86STALLS	4,775	2,827	1,655	0	9,258
A112 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)		0.05/SF	3@ 279.11LF	285	463	89	0	837
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.05/SF	3@ 279.11LF	285	463	89	0	837
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)		0.10/SF	6@ 247.52LF	976	455	54	0	1,485
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.10/SF	6@ 247.52LF	976	455	54	0	1,485

C--Assembly Category Report
SUBMITTAL: CONCEPT
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Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 2 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A1 PLUMBING		**15.58/SF**	**15434@ 15.58BSF**	**143,518**	**58,306**	**38,698**	**0**	**240,522**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A113AG	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A1 STAIRS AND BALCONY RAILING		**7.81/SF**	**15434@ 7.81BSF**	**78,016**	**37,459**	**5,030**	**0**	**120,505**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A1 VERTICAL TRANSPORTATION		**56.22/SF**	**15434@ 56.22BSF**	**655,097**	**177,337**	**35,284**	**0**	**867,717**
A115	DEVELOP VERTICAL TRANSPORTATION	54.57/SF		638,203	171,206	32,753	0	842,162
A115AA	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	54.57/SF	2@ 421081.00EA	638,203	171,206	32,753	0	842,162
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	2@ 12777.62EA	16,894	6,131	2,531	0	25,555
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	150@ 170.37SF	16,894	6,131	2,531	0	25,555
A1 TENANT SPACE		**125.48/SF**	**15434@ 125.48BSF**	**1,141,923**	**624,222**	**170,565**	**0**	**1,936,710**
A116	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116AA	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116	MODIFY LANDING TO NECESSARY DOORS	1.69/SF	15434@ 1.69BSF	16,268	7,182	2,581	0	26,031
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.69/SF		16,268	7,182	2,581	0	26,031
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116AG	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116	WINDOW REPLACEMENT	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116AH	WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235
A116AI	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235

C--Assembly Category Report
SUBMITTAL: CONCEPT
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Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 3 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A1	**ABATEMENT**	**100.27/SF**	**15434@ 100.27BSF**	**616,777**	**674,952**	**255,887**	**0**	**1,547,616**
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A117AAA	BATEMENT - ASBESTOUS	17.63/SF	15434@ 17.63BSF	135,196	110,856	26,041	0	272,093
A117AAA	BATEMENT - LEAD PAINT	13.24/SF	15434@ 13.24BSF	110,089	68,219	26,041	0	204,349
A117AAA	BATEMENT - ELECTRICAL WIRE	10.11/SF	15434@ 10.11BSF	83,049	46,900	26,041	0	155,991
A117AAA	BATEMENT - BLACK MOLD	36.27/SF	15434@ 36.27BSF	0	391,140	168,632	0	559,772
A117AA	DUMP FEES	3.28/SF	30@ 1689.36LDS	50,681	0	0	0	50,681
A117AA	REMOVE PCB CONTAINING EQUIPMENT	19.74/SF	5@ 60946.08EA	237,762	57,837	9,131	0	304,730
A1	**SITE IMPROVEMENTS**	**34.05/SF**	**38811@ 13.54SF**	**299,495**	**143,742**	**82,216**	**0**	**525,453**
A118	SITE IMPROVEMENTS	34.05/SF	34881@ 15.06SF	299,495	143,742	82,216	0	525,453
A118AA	DIVERT RAIN WATER TO STORM DRAIN	10.62/SF	350@ 468.25LF	82,466	52,143	29,279	0	163,887
A118AA	UPGRADE PARKING LOT DRAINAGE	9.68/SF	3@ 49799.84EA	101,362	33,150	14,888	0	149,400
A118AA	WIDEN EAST SIDE WALKWAYY TO 5 FEET	4.39/SF	1500@ 45.16SF	39,043	20,595	8,099	0	67,736
A118AA	UPGRADE PARKING LOT TO MEET ADA	0.15/SF	4@ 589.51EA	1,251	829	278	0	2,358
A118AA	REPAIR & RESURFACE EAST ROADWAY	3.72/SF	2430@ 23.64SF	37,707	12,755	6,994	0	57,455
A118AA	SEWER LINE REPLACEMENT	5.48/SF	250@ 338.46LF	37,667	24,271	22,679	0	84,616
OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
-OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B1	**OWNER'S COSTS**	**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111	OWNER'S COST	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320
B111AA	DESIGN	64.98/SF	10152655@ 0.10TC$	0	0	0	1,002,922	1,002,922
B111AA	PERMITS	13.92/SF	10152655@ 0.02TC$	0	0	0	214,912	214,912
B111AA	CONSTRUCTION MANAGEMENT	27.85/SF	10152655@ 0.04TC$	0	0	0	429,824	429,824
B111AA	CONTINGENCY @ 15%	65.94/SF	6784419@ 0.15TC$	0	0	0	1,017,663	1,017,663

E-SYS Estimate Detail Report
CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION DATE JULY 2002
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page No. 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE: 13,000,000 USD
CURRENCY: DOLLARS

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING BASE BIDA1 BARRY BUILDING STRUCTURAL AND ADA UPGRADE							
A1 STRUCTURAL							
REF COMPLETE							
A111 STRUCTURAL							
A111AA ROOF							
A111AA11 DEMO ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Demo Roof		0.92	3.20	0.98	0.00	5.10
SUB-111/111	0.043 hrs/unit 307 TOTAL HRS	7,142.00 SF	6,578	22,883	6,981	0	36,443
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	22,883	6,981	0	36,443
	Subcontractor Markups		1,655	6,278	1,558	0	9,490
	Prime Contractor Markups		3,385	11,991	3,511	0	18,888
TOTAL A111AA11 DEMO ROOF		307 HRS	11,619	41,152	12,050	0	64,821
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*5.76*	*1.69*	*0.00*	*9.08*
A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING		486 HRS	33,068	59,544	21,265	0	113,877
7,142.00 SF	*Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
A111AA13 NEW ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Roof		6.73	5.32	2.65	0.00	14.69
SUB-711/711	0.078 hrs/unit 557 TOTAL HRS	7,142.00 SF	48,071	37,979	18,891	0	104,941
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		48,071	37,979	18,891	0	104,941
	Subcontractor Markups		12,094	10,419	4,215	0	26,728
	Prime Contractor Markups		24,740	19,902	9,501	0	54,143
TOTAL A111AA13 NEW ROOF		557 HRS	84,905	68,300	32,607	0	185,812
7,142.00 SF	*Level Unit Cost-->*		*11.89*	*9.56*	*4.57*	*0.00*	*26.02*
SUBTOTAL A111AA ROOF			73,372	93,973	38,192	0	205,536
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
TOTAL A111AA ROOF			129,592	168,996	65,923	0	364,510
A111AB 2ND STORY FLOOR							
A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	2Nd Floor Decking		0.92	5.37	0.98	0.00	7.26
SUB-111/111	0.072 hrs/unit 514 TOTAL HRS	7,142.00 SF	6,578	38,316	6,981	0	51,875
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	38,316	6,981	0	51,875
	Subcontractor Markups		1,655	10,512	1,558	0	13,724
	Prime Contractor Markups		3,385	20,078	3,511	0	26,975
TOTAL A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS		514 HRS	11,619	68,906	12,050	0	92,574
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*9.65*	*1.69*	*0.00*	*12.96*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AB 2ND STORY FLOOR							
A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AB12	NEW 3/4" PLYWOOD FLOOR SHEATHING	486 HRS	33,068	59,544	21,265	0	113,877
	7,142.00 SF *Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
	SUBTOTAL A111AB 2ND STORY FLOOR		25,301	71,426	19,301	0	116,028
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A111AB 2ND STORY FLOOR		44,687	128,449	33,316	0	206,452
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC11	FOUNDATIONS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 17 TOTAL HRS	6.00 CY	2,806	1,253	587	0	4,645
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,806	1,253	587	0	4,645
	Subcontractor Markups		706	344	131	0	1,180
	Prime Contractor Markups		1,444	657	295	0	2,395
TOTAL A111AC11	FOUNDATIONS	17 HRS	4,955	2,253	1,012	0	8,221
	6.00 EA *Level Unit Cost-->*		*825.91*	*375.52*	*168.73*	*0.00*	*1,370.15*
A111AC12	DEMO OF SOG AT ENTRY *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 73 TOTAL HRS	1,200.00 SF	3,146	5,459	11,730	0	20,335
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,146	5,459	11,730	0	20,335
	Subcontractor Markups		791	1,498	2,617	0	4,906
	Prime Contractor Markups		1,619	2,861	5,900	0	10,379
TOTAL A111AC12	DEMO OF SOG AT ENTRY	73 HRS	5,556	9,817	20,247	0	35,620
	1,200.00 SF *Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AC13	SOG REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 102 TOTAL HRS	1,200.00 SF	9,012	7,607	2,553	0	19,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,012	7,607	2,553	0	19,172
	Subcontractor Markups		2,267	2,087	570	0	4,924
	Prime Contractor Markups		4,638	3,986	1,284	0	9,908
TOTAL A111AC13	SOG REPLACEMENT	102 HRS	15,918	13,679	4,407	0	34,004
	1,200.00 SF *Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AC14	DEMO STRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Demo Structure		9.21	10.06	16.68	0.00	35.94
SUB-311/111	0.135 hrs/unit 162 TOTAL HRS	1,200.00 SF	11,053	12,071	20,010	0	43,134
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,053	12,071	20,010	0	43,134
	Subcontractor Markups		2,781	3,312	4,465	0	10,557
	Prime Contractor Markups		5,688	6,325	10,064	0	22,078
TOTAL A111AC14	DEMO STRUCTURE	162 HRS	19,522	21,708	34,539	0	75,769
	1,200.00 SF *Level Unit Cost-->*		*16.27*	*18.09*	*28.78*	*0.00*	*63.14*
A111AC15	W12x96 (8 EA TOTAL) *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 171 TOTAL HRS	11,424.00 LBS	13,760	11,127	8,539	0	33,426
	* LINE ITEM ASSEMBLY Factor:96.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		13,760	11,127	8,539	0	33,426
	Subcontractor Markups		3,462	3,053	1,905	0	8,420
	Prime Contractor Markups		7,081	5,831	4,295	0	17,207
TOTAL A111AC15 W12x96 (8 EA TOTAL)		171 HRS	24,303	20,011	14,740	0	59,053
119.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC16 W14x132	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 216 TOTAL HRS	14,400.00 LBS	17,344	14,026	10,764	0	42,134
* LINE ITEM ASSEMBLY	Factor:96.0000						
	Subtotal Direct Costs		17,344	14,026	10,764	0	42,134
	Subcontractor Markups		4,363	3,848	2,402	0	10,613
	Prime Contractor Markups		8,926	7,350	5,414	0	21,690
TOTAL A111AC16 W14x132		216 HRS	30,634	25,224	18,580	0	74,437
150.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC17 RESTORE STRUCTURE @ ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Restore Entry Structure		9.64	4.62	2.13	0.00	16.39
SUB-311/311	0.062 hrs/unit 74 TOTAL HRS	1,200.00 SF	11,563	5,548	2,553	0	19,664
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		11,563	5,548	2,553	0	19,664
	Subcontractor Markups		2,909	1,522	570	0	5,001
	Prime Contractor Markups		5,951	2,907	1,284	0	10,142
TOTAL A111AC17 RESTORE STRUCTURE @ ENTRY		74 HRS	20,423	9,978	4,407	0	34,807
1,200.00 SF	*Level Unit Cost-->*		*17.02*	*8.31*	*3.67*	*0.00*	*29.01*
SUBTOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			68,683	57,091	56,736	0	182,510
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
TOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			121,310	102,670	97,932	0	321,911
A111AD 2-STORY SHEAR WALL							
A111AD11 SLAB DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 90 TOTAL HRS	1,470.00 SF	3,854	6,687	14,369	0	24,910
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		3,854	6,687	14,369	0	24,910
	Subcontractor Markups		969	1,835	3,206	0	6,010
	Prime Contractor Markups		1,983	3,504	7,227	0	12,715
TOTAL A111AD11 SLAB DEMO		90 HRS	6,806	12,026	24,803	0	43,635
1,470.00 SF	*Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AD12 SHEAR WALL FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 172 TOTAL HRS	61.25 CY	28,641	12,790	5,987	0	47,418
* LINE ITEM ASSEMBLY	Factor:0.2500						
	Subtotal Direct Costs		28,641	12,790	5,987	0	47,418
	Subcontractor Markups		7,206	3,509	1,336	0	12,050
	Prime Contractor Markups		14,740	6,702	3,011	0	24,454
TOTAL A111AD12 SHEAR WALL FOUNDATIONS		172 HRS	50,587	23,000	10,334	0	83,922
245.00 LF	*Level Unit Cost-->*		*206.48*	*93.88*	*42.18*	*0.00*	*342.54*
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 125 TOTAL HRS	1,470.00 SF	11,040	9,318	3,127	0	23,485
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AD 2-STORY SHEAR WALL							
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Subtotal Direct Costs		11,040	9,318	3,127	0	23,485
	Subcontractor Markups		2,777	2,556	698	0	6,032
	Prime Contractor Markups		5,682	4,883	1,573	0	12,138
TOTAL A111AD13 SOG REPLACEMENT		125 HRS	19,499	16,757	5,398	0	41,655
1,470.00 SF	*Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AD14 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Shear Wall Incl Wood Framing - Plywood		8.22	4.73	2.65	0.00	15.59
	SUB-911/911 0.069 hrs/unit 423 TOTAL HRS	6,125.00 SF	50,339	28,980	16,201	0	95,519
	* LINE ITEM ASSEMBLY Factor:25.0000						
	Subtotal Direct Costs		50,339	28,980	16,201	0	95,519
	Subcontractor Markups		12,664	7,950	3,615	0	24,230
	Prime Contractor Markups		25,907	15,186	8,148	0	49,241
TOTAL A111AD14 NEW 2-STORY SHEAR WALL		423 HRS	88,910	52,116	27,964	0	168,990
245.00 LF	*Level Unit Cost-->*		*362.90*	*212.72*	*114.14*	*0.00*	*689.75*
A111AD15 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit 343 TOTAL HRS	12,250.00 SF	39,924	23,520	4,931	0	68,374
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit 147 TOTAL HRS	12,250.00 SF	7,811	8,648	2,113	0	18,572
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		47,735	32,167	7,044	0	86,946
	Subcontractor Markups		12,009	8,825	1,572	0	22,406
	Prime Contractor Markups		24,567	16,856	3,543	0	44,966
TOTAL A111AD15 DRYWALL - FINISHES		490 HRS	84,312	57,848	12,158	0	154,318
12,250.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
A111AD16 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 294 TOTAL HRS	6,125.00 SF	20,656	20,160	5,987	0	46,803
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		20,656	20,160	5,987	0	46,803
	Subcontractor Markups		5,197	5,531	1,336	0	12,063
	Prime Contractor Markups		10,631	10,564	3,011	0	24,206
TOTAL A111AD16 WALL DEMO		294 HRS	36,484	36,254	10,334	0	83,073
6,125.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
SUBTOTAL A111AD 2-STORY SHEAR WALL			162,265	110,102	52,715	0	325,082
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A111AD 2-STORY SHEAR WALL			286,598	198,002	90,992	0	575,592
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit 337 TOTAL HRS	4,950.00 SF	16,483	23,081	7,685	0	47,249
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,483	23,081	7,685	0	47,249
	Subcontractor Markups		4,147	6,332	1,715	0	12,194
	Prime Contractor Markups		8,483	12,095	3,865	0	24,443
TOTAL A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL		337 HRS	29,113	41,508	13,265	0	83,886
4,950.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit 238 TOTAL HRS	4,950.00 SF	16,694	16,292	4,839	0	37,825

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AE	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**						
A111AE12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 25						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,694	16,292	4,839	0	37,825
	Subcontractor Markups		4,200	4,470	1,080	0	9,749
	Prime Contractor Markups		8,591	8,537	2,434	0	19,563
TOTAL A111AE12 WALL DEMO		238 HRS	29,485	29,299	8,352	0	67,136
4,950.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AE13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 50						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	277 TOTAL HRS 9,900.00 SF	32,265	19,008	3,985	0	55,258
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	119 TOTAL HRS 9,900.00 SF	6,313	6,989	1,708	0	15,009
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		38,578	25,996	5,693	0	70,267
	Subcontractor Markups		9,706	7,132	1,270	0	18,108
	Prime Contractor Markups		19,854	13,622	2,863	0	36,340
TOTAL A111AE13 DRYWALL - FINISHES		396 HRS	68,138	46,751	9,826	0	124,714
9,900.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
SUBTOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			71,755	65,370	18,216	0	155,340
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
TOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			126,736	117,558	31,443	0	275,736
A111AF	**SHEAR WALL ON INT OF EXT WALL**						
A111AF11	NEW 2-STORY SHEAR WALL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
	SUB-911/911 0.068 hrs/unit	486 TOTAL HRS 7,142.00 SF	23,783	33,302	11,088	0	68,172
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		23,783	33,302	11,088	0	68,172
	Subcontractor Markups		5,983	9,136	2,474	0	17,593
	Prime Contractor Markups		12,240	17,451	5,577	0	35,267
TOTAL A111AF11 NEW 2-STORY SHEAR WALL		486 HRS	42,006	59,888	19,139	0	121,033
7,142.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AF12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Wall Demo		3.37	3.29	0.98	0.00	7.64
	SUB-911/911 0.048 hrs/unit	343 TOTAL HRS 7,142.00 SF	24,086	23,507	6,981	0	54,575
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,086	23,507	6,981	0	54,575
	Subcontractor Markups		6,060	6,449	1,558	0	14,066
	Prime Contractor Markups		12,396	12,318	3,511	0	28,225
TOTAL A111AF12 WALL DEMO		343 HRS	42,542	42,274	12,050	0	96,866
7,142.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AF13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	1.92	0.40	0.00	5.58
	SUB-911/911 0.028 hrs/unit	200 TOTAL HRS 7,142.00 SF	23,276	13,713	2,875	0	39,864
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
	SUB-991/991 0.012 hrs/unit	86 TOTAL HRS 7,142.00 SF	4,554	5,042	1,232	0	10,828
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		27,831	18,754	4,107	0	50,691
	Subcontractor Markups		7,002	5,145	916	0	13,063
	Prime Contractor Markups		14,323	9,827	2,065	0	26,216
TOTAL A111AF13 DRYWALL - FINISHES		286 HRS	49,155	33,727	7,088	0	89,970
7,142.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A111AF SHEAR WALL ON INT OF EXT WALL		75,699	75,563	22,176	0	173,438
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AF SHEAR WALL ON INT OF EXT WALL		133,703	135,889	38,278	0	307,869
	A111AG DEMO & RESTORE CEILINGS						
	A111AG11 CEILING DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ceilingl Demo		3.37	2.61	0.98	0.00	6.96
SUB-911/911	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	52,051	40,216	15,087	0	107,353
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		52,051	40,216	15,087	0	107,353
	Subcontractor Markups		13,095	11,033	3,366	0	27,494
	Prime Contractor Markups		26,788	21,074	7,588	0	55,450
	TOTAL A111AG11 CEILING DEMO	586 HRS	91,934	72,323	26,041	0	190,298
	15,434.00 bSF *Level Unit Cost-->*		*5.96*	*4.69*	*1.69*	*0.00*	*12.33*
	A111AG12 DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	2.26	0.40	0.00	5.92
SUB-911/911	0.033 hrs/unit 509 TOTAL HRS	15,434.00 SF	50,301	34,925	6,212	0	91,438
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 185 TOTAL HRS	15,434.00 SF	9,841	10,895	2,662	0	23,399
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		60,142	45,820	8,875	0	114,837
	Subcontractor Markups		15,131	12,570	1,980	0	29,681
	Prime Contractor Markups		30,953	24,010	4,464	0	59,426
	TOTAL A111AG12 DRYWALL - FINISHES	695 HRS	106,226	82,400	15,318	0	203,944
	15,434.00 BSF *Level Unit Cost-->*		*6.88*	*5.34*	*0.99*	*0.00*	*13.21*
	SUBTOTAL A111AG DEMO & RESTORE CEILINGS		112,193	86,036	23,961	0	222,190
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A111AG DEMO & RESTORE CEILINGS		198,159	154,723	41,359	0	394,242
	A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW						
	A111AH11 ELECTRICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Electrical		8.93	3.12	0.98	0.00	13.02
SUB-161/161	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	137,781	48,118	15,087	0	200,986
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		137,781	48,118	15,087	0	200,986
	Subcontractor Markups		34,663	13,201	3,366	0	51,230
	Prime Contractor Markups		70,910	25,215	7,588	0	103,712
	TOTAL A111AH11 ELECTRICAL	586 HRS	243,354	86,534	26,041	0	355,928
	15,434.00 BSF *Level Unit Cost-->*		*15.77*	*5.61*	*1.69*	*0.00*	*23.06*
	A111AH12 MECHANICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Mechanical - Duct Work & Package Units		0.31	25.78	4.37	0.00	30.46
SUB-152/152	0.32 hrs/unit 4939 TOTAL HRS	15,434.00 SF	4,811	397,877	67,447	0	470,135
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Reconstruct Mechanical Rooms On 2 Floors 2 Hr Rated Assemblies		120.44	51.43	17.82	0.00	189.70
SUB-911/911	0.75 hrs/unit 300 TOTAL HRS	400.00 SF	48,178	20,571	7,130	0	75,879
	Subtotal Direct Costs		52,989	418,448	74,577	0	546,014
	Subcontractor Markups		13,331	114,797	16,641	0	144,769
	Prime Contractor Markups		27,271	219,272	37,509	0	284,052
	TOTAL A111AH12 MECHANICAL	5,239 HRS	93,592	752,516	128,726	0	974,835
	15,434.00 BSF *Level Unit Cost-->*		*6.06*	*48.76*	*8.34*	*0.00*	*63.16*
	A111AH13 FIRE PROTECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Fire Protection		2.55	1.29	0.40	0.00	4.24
SUB-154/154	0.018 hrs/unit 278 TOTAL HRS	15,434.00 SF	39,366	19,918	6,212	0	65,496
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Install 4" Water Line		26.22	16.49	6.09	0.00	48.80
SUB-154/154	0.23 hrs/unit 35 TOTAL HRS	150.00 LF	3,932	2,474	914	0	7,320
	Water Line Replacement & Upgrade For Fire Protection		5.10	2.06	0.52	0.00	7.68
SUB-151/151	0.028 hrs/unit 432 TOTAL HRS	15,434.00	78,732	31,757	7,987	0	118,476
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		122,030	54,148	15,114	0	191,292
	Subcontractor Markups		30,701	14,855	3,372	0	48,928
	Prime Contractor Markups		62,803	28,374	7,601	0	98,779
	TOTAL A111AH13 FIRE PROTECTION	744 HRS	215,534	97,378	26,087	0	338,999
	15,434.00 BSF	*Level Unit Cost-->*	*13.96*	*6.31*	*1.69*	*0.00*	*21.96*
	SUBTOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW		312,800	520,715	104,777	0	938,292
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		552,480	936,428	180,855	0	1,669,762
	A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES						
	A111AI11 DEMO REQUIRED TO REPLACE PLATE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Building Jack(S)		0.00	4.10	17.59	0.00	21.69
SUB-111/111	0.055 hrs/unit 14 TOTAL HRS	250.00 LF	0	1,025	4,399	0	5,423
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Shoring At Building Perimeter		1.20	1.86	4.37	0.00	7.44
SUB-111/111	0.025 hrs/unit 100 TOTAL HRS	4,000.00 SF	4,818	7,451	17,480	0	29,749
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Removal Of Exterior Plaster		0.50	2.61	2.59	0.00	5.69
SUB-111/111	0.035 hrs/unit 105 TOTAL HRS	3,000.00 SF	1,488	7,824	7,763	0	17,074
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Load Bearing Studs		0.07	0.82	0.29	0.00	1.18
SUB-111/111	0.011 hrs/unit 33 TOTAL HRS	3,000.00 SF	213	2,459	863	0	3,534
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Plate		0.31	2.61	0.04	0.00	2.95
SUB-111/111	0.035 hrs/unit 9 TOTAL HRS	250.00 LF	78	652	9	0	739
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Debris Removal		538.46	0.00	0.00	0.00	538.46
SUB-111/NoCrew		5.00 LDS	2,692	0	0	0	2,692
	Subtotal Direct Costs		9,288	19,410	30,512	0	59,211
	Subcontractor Markups		2,337	5,325	6,808	0	14,470
	Prime Contractor Markups		4,780	10,171	15,346	0	30,298
	TOTAL A111AI11 DEMO REQUIRED TO REPLACE PLATE	261 HRS	16,406	34,907	52,667	0	103,980
	250.00 LF	*Level Unit Cost-->*	*65.62*	*139.63*	*210.67*	*0.00*	*415.92*
	A111AI12 REPLACE PLATE - STUDS - PLASTER *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Plate "Treated"		3.33	1.86	0.44	0.00	5.63
SUB-311/311	0.025 hrs/unit 6 TOTAL HRS	250.00 LF	832	466	109	0	1,408
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Replace Studs		2.06	1.34	0.86	0.00	4.26
SUB-311/311	0.018 hrs/unit 54 TOTAL HRS	3,000.00 LF	6,164	4,027	2,588	0	12,779
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Restore Exterior Plaster		9.07	6.29	3.39	0.00	18.75
SUB-421/421	0.085 hrs/unit 255 TOTAL HRS	3,000.00 SF	27,206	18,880	10,178	0	56,264
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Install Stud Clips		2.06	0.90	0.98	0.00	3.93
SUB-311/311	0.012 hrs/unit 12 TOTAL HRS	1,000.00 EA	2,055	895	978	0	3,927
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 2 TOTAL HRS	250.00 EA	1,063	149	129	0	1,341
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint Exterior		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 36 TOTAL HRS	3,000.00 SF	1,913	2,118	518	0	4,548
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		39,233	26,535	14,499	0	80,267
	Subcontractor Markups		9,870	7,280	3,235	0	20,385
	Prime Contractor Markups		20,192	13,905	7,292	0	41,389
	TOTAL A111AI12 REPLACE PLATE - STUDS - PLASTER	365 HRS	69,295	47,720	25,026	0	142,041
	250.00 LF	*Level Unit Cost-->*	*277.18*	*190.88*	*100.10*	*0.00*	*568.16*
	A111AI13 REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 40 TOTAL HRS	5,000.00 EA	21,255	2,983	2,588	0	26,826

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AI	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES**						
A111AI13	REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		21,255	2,983	2,588	0	26,826
	Subcontractor Markups		5,347	818	577	0	6,743
	Prime Contractor Markups		10,939	1,563	1,301	0	13,804
	TOTAL A111AI13 REINFORCE STUD - TOP PLATE CONNECTION	40 HRS	37,541	5,365	4,466	0	47,372
	5,000.00 LF *Level Unit Cost-->*		*7.51*	*1.07*	*0.89*	*0.00*	*9.47*
	SUBTOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES		69,777	48,929	47,599	0	166,304
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
	TOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IS		123,242	87,991	82,160	0	293,393
A112	**ACCESSIBLE PATH**						
A112AA	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**						
A112AA11	AC OVERLAY - CO-PLANE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ac Overlay Incl Co-Plane		3.97	1.38	0.98	0.00	6.33
	SUB-221/221 0.018 hrs/unit 628 TOTAL HRS	34,881.00 SF	138,394	48,224	34,096	0	220,714
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		138,394	48,224	34,096	0	220,714
	Subcontractor Markups		34,817	13,230	7,608	0	55,655
	Prime Contractor Markups		71,225	25,270	17,149	0	113,644
	TOTAL A112AA11 AC OVERLAY - CO-PLANE	628 HRS	244,436	86,724	58,853	0	390,013
	34,881.00 SF *Level Unit Cost-->*		*7.01*	*2.49*	*1.69*	*0.00*	*11.18*
A112AA12	RESTRIPE - SIGNAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Stripping		0.64	0.63	0.17	0.00	1.44
	SUB-221/221 0.008 hrs/unit 16 TOTAL HRS	1,980.00 LF	1,263	1,247	342	0	2,851
	* LINE ITEM ASSEMBLY Factor:22.0000						
	Hc Stalls - Markers		1.63	0.65	0.17	0.00	2.45
	SUB-221/221 0.009 hrs/unit 2 TOTAL HRS	180.00 LF	293	118	31	0	442
	Signage		191.29	34.56	97.75	0.00	323.61
	SUB-221/221 0.45 hrs/unit 3 TOTAL HRS	6.00 EA	1,148	207	587	0	1,942
	Subtotal Direct Costs		2,704	1,572	959	0	5,235
	Subcontractor Markups		680	431	214	0	1,325
	Prime Contractor Markups		1,391	824	482	0	2,698
	TOTAL A112AA12 RESTRIPE - SIGNAGE	20 HRS	4,775	2,827	1,655	0	9,258
	90.00 STALLS *Level Unit Cost-->*		*53.06*	*31.41*	*18.39*	*0.00*	*102.86*
	SUBTOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		141,097	49,796	35,055	0	225,949
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		249,212	89,550	60,509	0	399,271
A112AB	**WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION**						
A112AB11	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Slab - Curb Demo		2.62	4.55	9.78	0.00	16.95
	SUB-311/311 0.061 hrs/unit 66 TOTAL HRS	1,080.00 SF	2,831	4,913	10,557	0	18,301
	* LINE ITEM ASSEMBLY Factor:8.0000						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
	SUB-311/311 0.085 hrs/unit 69 TOTAL HRS	810.00 SF	6,083	5,135	1,723	0	12,941
	* LINE ITEM ASSEMBLY Factor:6.0000						
	Curb Replacement		12.04	6.86	2.65	0.00	21.55
	SUB-311/311 0.092 hrs/unit 12 TOTAL HRS	135.00 LF	1,626	926	357	0	2,909
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,540	10,974	12,637	0	34,151
	Subcontractor Markups		2,652	3,011	2,820	0	8,482
	Prime Contractor Markups		5,425	5,750	6,356	0	17,531
	TOTAL A112AB11 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	135 HRS	18,617	19,735	21,813	0	60,165
	135.00 LF *Level Unit Cost-->*		*137.90*	*146.18*	*161.58*	*0.00*	*445.66*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		10,540	10,974	12,637	0	34,151
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.762*
	TOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		18,617	19,735	21,813	0	60,165
	A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI						
	A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		4959.50	1062.85	287.50	0.00	6,309.85
	SUB-911/911 15.5 hrs/unit 47 TOTAL HRS	3.00 EA	14,879	3,189	863	0	18,930
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,879	3,189	863	0	18,930
	Subcontractor Markups		3,743	875	192	0	4,810
	Prime Contractor Markups		7,657	1,671	434	0	9,762
	TOTAL A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	47 HRS	26,279	5,734	1,489	0	33,502
	3.00 EA Level Unit Cost--->		*8,759.65*	*1,911.37*	*496.25*	*0.00*	*11,167.28*
	SUBTOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI		14,879	3,189	863	0	18,930
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		26,279	5,734	1,489	0	33,502
	A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS						
	A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 8 TOTAL HRS	12.00 LF	1,105	506	62	0	1,674
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,105	506	62	0	1,674
	Subcontractor Markups		278	139	14	0	431
	Prime Contractor Markups		569	265	31	0	865
	TOTAL A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	8 HRS	1,952	911	107	0	2,970
	12.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,105	506	62	0	1,674
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,952	911	107	0	2,970
	A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU						
	A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (AP	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Curb Replacement		53.85	85.76	17.25	0.00	156.86
	SUB-311/311 1.15 hrs/unit 3 TOTAL HRS	3.00 LF	162	257	52	0	471
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		162	257	52	0	471
	Subcontractor Markups		41	71	12	0	123
	Prime Contractor Markups		83	135	26	0	244
	TOTAL A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	3 HRS	285	463	89	0	837
	3.00 LF Level Unit Cost--->		*95.10*	*154.23*	*29.78*	*0.00*	*279.11*
	SUBTOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU		162	257	52	0	471
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COURTY		285	463	89	0	837
	A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME						
	A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 4 TOTAL HRS	6.00 LF	553	253	31	0	837
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		553	253	31	0	837
	Subcontractor Markups		139	69	7	0	215
	Prime Contractor Markups		284	133	16	0	433
	TOTAL A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	4 HRS	976	455	54	0	1,485
	6.00 LF Level Unit Cost--->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A112AF	**POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME**						
A112AF11	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	SUBTOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME		553	253	31	0	837
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT		976	455	54	0	1,485
A112AG	**HANDRAILS FOR THE RAMP LEADING TO THE CMU A**						
A112AG11	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 17 TOTAL HRS	26.00 LF	2,395	1,097	135	0	3,627
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,395	1,097	135	0	3,627
	Subcontractor Markups		602	301	30	0	934
	Prime Contractor Markups		1,232	575	68	0	1,875
	TOTAL A112AG11 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	17 HRS	4,230	1,974	232	0	6,435
			162.68	*75.90*	*8.93*	*0.00*	*247.52*
	26.00 LF	*Level Unit Cost-->*					
	SUBTOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU AD		2,395	1,097	135	0	3,627
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDIT		4,230	1,974	232	0	6,435
A113	**PLUMBING**						
A113AA	**UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL**						
A113AA11	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The MenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 65 TOTAL HRS	136.00 SF	11,948	4,611	2,424	0	18,984
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,948	4,611	2,424	0	18,984
	Subcontractor Markups		3,006	1,265	541	0	4,812
	Prime Contractor Markups		6,149	2,416	1,219	0	9,785
	TOTAL A113AA11 UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	65 HRS	21,103	8,293	4,184	0	33,580
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	136.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL		11,948	4,611	2,424	0	18,984
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIAN		21,103	8,293	4,184	0	33,580
A113AB	**UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI**						
A113AB11	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The WomenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 55 TOTAL HRS	115.00 SF	10,103	3,899	2,050	0	16,052
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,103	3,899	2,050	0	16,052
	Subcontractor Markups		2,542	1,070	457	0	4,069
	Prime Contractor Markups		5,200	2,043	1,031	0	8,274
	TOTAL A113AB11 UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	55 HRS	17,845	7,012	3,538	0	28,395
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	115.00 SF	*Level Unit Cost-->*					
	SUBTOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI		10,103	3,899	2,050	0	16,052
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANC		17,845	7,012	3,538	0	28,395
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Add Unisex Single Restroom At 1St Floor		116.19	33.91	17.82	0.00	167.93
	SUB-153/153 0.48 hrs/unit 86 TOTAL HRS	180.00 SF	20,915	6,103	3,209	0	30,227
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		20,915	6,103	3,209	0	30,227
	Subcontractor Markups		5,262	1,674	716	0	7,652
	Prime Contractor Markups		10,764	3,198	1,614	0	15,576
	TOTAL A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	86 HRS	36,941	10,975	5,538	0	53,454
	180.00 SF *Level Unit Cost-->*		*205.23*	*60.97*	*30.77*	*0.00*	*296.97*
	SUBTOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		20,915	6,103	3,209	0	30,227
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		36,941	10,975	5,538	0	53,454
A113AD	**ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR**						
A113AD11	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Unisex Single Restroom At 2Nd Floor		116.19	33.91	17.82	0.00	167.92
	SUB-153/153 0.48 hrs/unit	1.00 SF	116	34	18	0	168
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		116	34	18	0	168
	Subcontractor Markups		29	9	4	0	43
	Prime Contractor Markups		60	18	9	0	87
	TOTAL A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	HR	205	61	31	0	297
	SUBTOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		116	34	18	0	168
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		205	61	31	0	297
A113AE	**CODE COMPLIANT SIGNS FOR RESTROOMS**						
A113AE11	CODE COMPLIANT SIGNS FOR RESTROOMS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		85.02	19.97	4.03	0.00	109.02
	SUB-823/823 0.25 hrs/unit 1 TOTAL HRS	4.00 EA	340	80	16	0	436
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		340	80	16	0	436
	Subcontractor Markups		86	22	4	0	111
	Prime Contractor Markups		175	42	8	0	225
	TOTAL A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	1 HR	601	144	28	0	772
	4.00 EA *Level Unit Cost-->*		*150.17*	*35.91*	*6.95*	*0.00*	*193.03*
	SUBTOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		340	80	16	0	436
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		601	144	28	0	772
A113AF	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR**						
A113AF11	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Mounted Drinking Fountain At 1St Floor In A New Alcove		3117.40	388.51	212.75	0.00	3,718.66
	SUB-153/153 5.5 hrs/unit 6 TOTAL HRS	1.00 EA	3,117	389	213	0	3,719
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,117	389	213	0	3,719
	Subcontractor Markups		784	107	47	0	938
	Prime Contractor Markups		1,604	204	107	0	1,915
	TOTAL A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	6 HRS	5,506	699	367	0	6,572
	SUBTOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR		3,117	389	213	0	3,719
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN		5,506	699	367	0	6,572
A113AG	**PLUMBING INFRASTRUCTURE**						
A113AG11	PLUMBING INFRASTRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Replace Sewer Line And Run New To All Spaces		49.59	24.72	20.70	0.00	95.02
	SUB-153/153 0.35 hrs/unit 245 TOTAL HRS	700.00 LF	34,717	17,306	14,490	0	66,513

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		34,717	17,306	14,490	0	66,513
	Subcontractor Markups		8,734	4,748	3,233	0	16,715
	Prime Contractor Markups		17,867	9,069	7,288	0	34,224
TOTAL A113AG11 PLUMBING INFRASTRUCTURE		245 HRS	61,318	31,123	25,011	0	117,451
15,434.00 BSF	*Level Unit Cost-->*		*3.97*	*2.02*	*1.62*	*0.00*	*7.61*
SUBTOTAL A113AG PLUMBING INFRASTRUCTURE			34,717	17,306	14,490	0	66,513
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.766*
TOTAL A113AG PLUMBING INFRASTRUCTURE			61,318	31,123	25,011	0	117,451
A114 STAIRS AND BALCONY RAILING							
A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC							
A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add A Solid Or Perforated Steel Panel At Each Open Riser		49.59	22.73	7.47	0.00	79.80
	SUB-511/511 0.35 hrs/unit 14 TOTAL HRS	40.00 EA	1,984	909	299	0	3,192
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,984	909	299	0	3,192
	Subcontractor Markups		499	249	67	0	815
	Prime Contractor Markups		1,021	476	150	0	1,648
TOTAL A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER		14 HRS	3,504	1,635	516	0	5,655
40.00 RISERS	*Level Unit Cost-->*		*87.60*	*40.87*	*12.90*	*0.00*	*141.37*
SUBTOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC			1,984	909	299	0	3,192
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
TOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EACH O			3,504	1,635	516	0	5,655
A114AB ADD CONTRASTING STRIPE AT EACH RISER							
A114AB11 ADD CONTRASTING STRIPE AT EACH RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Contrasting Stripe At Each Riser		6.80	11.98	1.73	0.00	20.51
	SUB-823/823 0.15 hrs/unit 6 TOTAL HRS	40.00 EA	272	479	69	0	820
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		272	479	69	0	820
	Subcontractor Markups		68	131	15	0	215
	Prime Contractor Markups		140	251	35	0	426
TOTAL A114AB11 ADD CONTRASTING STRIPE AT EACH RISER		6 HRS	481	862	119	0	1,462
40.00 EA	*Level Unit Cost-->*		*12.01*	*21.55*	*2.98*	*0.00*	*36.54*
SUBTOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			272	479	69	0	820
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.782*
TOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			481	862	119	0	1,462
A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O							
A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 114 TOTAL HRS	175.00 LF	16,118	7,386	906	0	24,410
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,118	7,386	906	0	24,410
	Subcontractor Markups		4,055	2,026	202	0	6,284
	Prime Contractor Markups		8,295	3,871	455	0	12,621
TOTAL A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES		114 HRS	28,469	13,283	1,563	0	43,315
175.00 LF	*Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
SUBTOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O			16,118	7,386	906	0	24,410
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES			28,469	13,283	1,563	0	43,315

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A114AD	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL**						
A114AD11	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
SUB-511/511	0.65 hrs/unit 128 TOTAL HRS	197.00 LF	18,145	8,315	1,019	0	27,479
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,145	8,315	1,019	0	27,479
	Subcontractor Markups		4,565	2,281	227	0	7,073
	Prime Contractor Markups		9,338	4,357	513	0	14,208
	TOTAL A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	128 HRS	32,048	14,953	1,760	0	48,761
	197.00 LF *Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL		18,145	8,315	1,019	0	27,479
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS		32,048	14,953	1,760	0	48,761
A114AE	**WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW**						
A114AE11	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR L *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rai Wall Mountl		63.77	31.17	5.17	0.00	100.11
SUB-511/511	0.48 hrs/unit 58 TOTAL HRS	120.00 LF	7,652	3,740	621	0	12,013
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		7,652	3,740	621	0	12,013
	Subcontractor Markups		1,925	1,026	139	0	3,090
	Prime Contractor Markups		3,938	1,960	312	0	6,210
	TOTAL A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	58 HRS	13,515	6,726	1,072	0	21,313
	120.00 LF *Level Unit Cost-->*		*112.62*	*56.05*	*8.93*	*0.00*	*177.61*
	SUBTOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW		7,652	3,740	621	0	12,013
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN		13,515	6,726	1,072	0	21,313
A115	**VERTICAL TRANSPORTATION**						
A115AA	**DEVELOP VERTICAL TRANSPORTATION**						
A115AA11	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Elevators Two Door Two Stop		63765.00	21339.10	4025.00	0.00	89,129.10
SUB-141/141	215 hrs/unit 860 TOTAL HRS	4.00 STPS	255,060	85,356	16,100	0	356,516
	* LINE ITEM ASSEMBLY Factor:2.0000						
	Add Backup Generator		106275.00	9845.30	2875.00	0.00	118,995.30
SUB-161/161	120 hrs/unit 120 TOTAL HRS	1.00 EA	106,275	9,845	2,875	0	118,995
	Subtotal Direct Costs		361,335	95,202	18,975	0	475,512
	Subcontractor Markups		90,906	26,118	4,234	0	121,257
	Prime Contractor Markups		185,963	49,887	9,544	0	245,393
	TOTAL A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	980 HRS	638,203	171,206	32,753	0	842,162
	2.00 EA *Level Unit Cost-->*		*319,101.66*	*85,603.01*	*16,376.33*	*0.00*	*421,081.00*
	SUBTOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		361,335	95,202	18,975	0	475,512
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		638,203	171,206	32,753	0	842,162
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Two Exterior Areas Of Assisted Rescue		63.77	22.73	9.78	0.00	96.27
SUB-511/511	0.35 hrs/unit 53 TOTAL HRS	150.00 SF	9,565	3,409	1,466	0	14,440
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,565	3,409	1,466	0	14,440
	Subcontractor Markups		2,406	935	327	0	3,669
	Prime Contractor Markups		4,923	1,786	737	0	7,446
	TOTAL A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	53 HRS	16,894	6,131	2,531	0	25,555
	150.00 SF *Level Unit Cost-->*		*112.62*	*40.87*	*16.87*	*0.00*	*170.37*
	SUBTOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL		9,565	3,409	1,466	0	14,440
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG		16,894	6,131	2,531	0	25,555

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
A116	**TENANT SPACE**						
	REF COMPLETE						
A116AA	**WIDEN ALL TENANT DOORWAYS**						
A116AA11	WIDEN ALL TENANT DOORWAYS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 340 TOTAL HRS	40.00 EA	68,016	23,314	6,210	0	97,540
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		68,016	23,314	6,210	0	97,540
	Subcontractor Markups		17,112	6,396	1,386	0	24,893
	Prime Contractor Markups		35,005	12,217	3,123	0	50,345
	TOTAL A116AA11 WIDEN ALL TENANT DOORWAYS	340 HRS	120,132	41,927	10,719	0	172,778
	40.00 EA	*Level Unit Cost-->*	*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AA WIDEN ALL TENANT DOORWAYS		68,016	23,314	6,210	0	97,540
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AA WIDEN ALL TENANT DOORWAYS		120,132	41,927	10,719	0	172,778
A116AB	**MODIFY LANDING TO NECESSARY DOORS**						
A116AB11	MODIFY LANDING TO NECESSARY DOORS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Modify Landing To Necessary Doors		9210.50	3993.81	1495.00	0.00	14,699.31
	SUB-823/823 50 hrs/unit 50 TOTAL HRS	1.00 ALW	9,211	3,994	1,495	0	14,699
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,211	3,994	1,495	0	14,699
	Subcontractor Markups		2,317	1,096	334	0	3,746
	Prime Contractor Markups		4,740	2,093	752	0	7,585
	TOTAL A116AB11 MODIFY LANDING TO NECESSARY DOORS	50 HRS	16,268	7,182	2,581	0	26,031
	SUBTOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		9,211	3,994	1,495	0	14,699
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		16,268	7,182	2,581	0	26,031
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	LEVELS IN THE SAME BRANCH BELOW THIS LEVEL CONTAIN DETAIL LINE ITEMS; ALL LINE ITEMS IN THE SAME BRANCH MUST BE AT ONLY ONE LEVEL!!						
	Provide Handrails For Tenant Interior Steps		0.00	0.00	0.00	0.00	0.00
	NoSub/NoCrew	240.00 LF	0	0	0	0	0
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Subtotal Direct Costs		0	0	0	0	0
	Rollup from Child Levels		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*
	THIS WBS CODE DOES NOT FOLLOW TRI-SERVICE NUMBERING SYSTEM. MODIFY CODE TO MATCH EXISTING WBS, OR USE THE A1 XX 9? or A1 XX 8? NUMBERING CONVENTION						T
	SUBTOTAL A116 TENANT SPACE		646,529	347,108	98,815	0	1,092,452
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
	TOTAL A116 TENANT SPACE		1,141,923	624,222	170,565	0	1,936,710
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail Wall Mount		63.77	31.17	5.17	0.00	100.11
	SUB-511/511 0.48 hrs/unit 86 TOTAL HRS	180.00 LF	11,478	5,610	932	0	18,020
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		11,478	5,610	932	0	18,020
	Subcontractor Markups		2,888	1,539	208	0	4,635
	Prime Contractor Markups		5,907	2,940	469	0	9,315
	TOTAL A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	86 HRS	20,272	10,089	1,608	0	31,970
	15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*

CODE SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**							
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	SUBTOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			11,478	5,610	932	0	18,020
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS			20,272	10,089	1,608	0	31,970
A116AD	**REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"**							
A116AD11	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Replace Door & Frame For Doors Less Than 34" W			1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 255 TOTAL HRS	30.00	EA	51,012	17,486	4,658	0	73,155
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			51,012	17,486	4,658	0	73,155
	Subcontractor Markups			12,834	4,797	1,039	0	18,670
	Prime Contractor Markups			26,254	9,163	2,343	0	37,759
	TOTAL A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	255	HRS	90,099	31,445	8,039	0	129,584
	30.00 EA *Level Unit Cost-->*			*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"			51,012	17,486	4,658	0	73,155
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W			90,099	31,445	8,039	0	129,584
A116AE	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9**							
A116AE11	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Reinstall Doors			538.46	359.44	51.75	0.00	949.65
	SUB-823/823 4.5 hrs/unit 113 TOTAL HRS	25.00	EA	13,462	8,986	1,294	0	23,741
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			13,462	8,986	1,294	0	23,741
	Subcontractor Markups			3,387	2,465	289	0	6,141
	Prime Contractor Markups			6,928	4,709	651	0	12,288
	TOTAL A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	113	HRS	23,776	16,160	2,233	0	42,169
	25.00 EA *Level Unit Cost-->*			*951.05*	*646.40*	*89.33*	*0.00*	*1,686.78*
	SUBTOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9			13,462	8,986	1,294	0	23,741
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.776*
	TOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 D			23,776	16,160	2,233	0	42,169
A116AF	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR**							
A116AF11	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Code Compliant Signs For Restrooms			85.02	19.97	4.03	0.00	109.01
	SUB-823/823 0.25 hrs/unit 10 TOTAL HRS	40.00	EA	3,401	799	161	0	4,361
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			3,401	799	161	0	4,361
	Subcontractor Markups			856	219	36	0	1,111
	Prime Contractor Markups			1,750	419	81	0	2,250
	TOTAL A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	10	HRS	6,007	1,436	278	0	7,721
	40.00 EA *Level Unit Cost-->*			*150.17*	*35.91*	*6.95*	*0.00*	*193.02*
	SUBTOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR			3,401	799	161	0	4,361
	MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY D			6,007	1,436	278	0	7,721
A116AG	**LEVER DOOR HANDLES**							
A116AG11	LEVER DOOR HANDLES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
	Lever Door Handles - Replace Door Hardware			191.29	11.98	4.03	0.00	207.30
	SUB-823/823 0.15 hrs/unit 11 TOTAL HRS	75.00	EA	14,347	899	302	0	15,548
	* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs			14,347	899	302	0	15,548
	Subcontractor Markups			3,609	247	67	0	3,923
	Prime Contractor Markups			7,384	471	152	0	8,007
	TOTAL A116AG11 LEVER DOOR HANDLES	11	HRS	25,340	1,616	521	0	27,478
	75.00 EA *Level Unit Cost-->*			*337.87*	*21.55*	*6.95*	*0.00*	*366.37*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AG LEVER DOOR HANDLES		14,347	899	302	0	15,548
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A116AG LEVER DOOR HANDLES		25,340	1,616	521	0	27,478
A116AH WINDOW REPLACEMENT							
A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace At Least 1 Window W/ Operating Parts		495.95	283.73	74.75	0.00	854.43
SUB-823/824	3.5 hrs/unit 35 TOTAL HRS	10.00 EA	4,960	2,837	748	0	8,544
	Replace Exterior Windows With Low E Dual Glazed		68.02	20.27	9.78	0.00	98.06
SUB-824/824	0.25 hrs/unit 550 TOTAL HRS	2,200.00 SF	149,635	44,586	21,505	0	215,726
	Subtotal Direct Costs		154,595	47,423	22,253	0	224,270
	Subcontractor Markups		38,893	13,010	4,965	0	56,869
	Prime Contractor Markups		79,563	24,850	11,192	0	115,605
	TOTAL A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	585 HRS	273,051	85,283	38,410	0	396,744
	2,200.00 SF *Level Unit Cost-->*		*124.11*	*38.77*	*17.46*	*0.00*	*180.34*
	SUBTOTAL A116AH WINDOW REPLACEMENT		154,595	47,423	22,253	0	224,270
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A116AH WINDOW REPLACEMENT		273,051	85,283	38,410	0	396,744
A116AI REPLACE EXTERIOR WALL FINISHES							
A116AI11 REPLACE EXTERIOR WALL FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Insulate Building Perimeter		1.20	1.17	0.40	0.00	2.77
SUB-911/911	0.017 hrs/unit 1070 TOTAL HRS	62,928.00 SF	75,794	73,355	25,329	0	174,477
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 1762 TOTAL HRS	62,928.00 SF	205,089	120,820	25,329	0	351,238
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 755 TOTAL HRS	62,928.00 SF	40,126	44,422	10,855	0	95,403
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		321,008	238,598	61,512	0	621,118
	Subcontractor Markups		80,760	65,457	13,726	0	159,942
	Prime Contractor Markups		165,208	125,028	30,938	0	321,175
	TOTAL A116AI11 REPLACE EXTERIOR WALL FINISHES	3,587 HRS	566,977	429,083	106,176	0	1,102,235
	62,928.00 SF *Level Unit Cost-->*		*9.01*	*6.82*	*1.69*	*0.00*	*17.52*
	SUBTOTAL A116AI REPLACE EXTERIOR WALL FINISHES		321,008	238,598	61,512	0	621,118
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A116AI REPLACE EXTERIOR WALL FINISHES		566,977	429,083	106,176	0	1,102,235
A117 ABATEMENT							
REF COMPLETE							
A117AA ABATEMENT							
A117AA11 ABATEMENT - ASBESTOUS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Asbestous		4.96	3.99	0.98	0.00	9.93
SUB-221/221	0.052 hrs/unit 803 TOTAL HRS	15,434.00 BSF	76,545	61,643	15,087	0	153,275
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		76,545	61,643	15,087	0	153,275
	Subcontractor Markups		19,257	16,911	3,366	0	39,535
	Prime Contractor Markups		39,394	32,302	7,588	0	79,284
	TOTAL A117AA11 ABATEMENT - ASBESTOUS	803 HRS	135,196	110,856	26,041	0	272,093
	15,434.00 BSF *Level Unit Cost-->*		*8.76*	*7.18*	*1.69*	*0.00*	*17.63*
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Lead Paint		4.04	2.46	0.98	0.00	7.47
SUB-221/221	0.032 hrs/unit 494 TOTAL HRS	15,434.00 BSF	62,329	37,934	15,087	0	115,350
* LINE ITEM ASSEMBLY	Factor:1.0000						

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A117AA		**ABATEMENT**							
A117AA12		ABATEMENT - LEAD PAINT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Subtotal Direct Costs			62,329	37,934	15,087	0	115,350
		Subcontractor Markups			15,681	10,407	3,366	0	29,454
		Prime Contractor Markups			32,078	19,878	7,588	0	59,544
		TOTAL A117AA12 ABATEMENT - LEAD PAINT	494	HRS	110,089	68,219	26,041	0	204,349
		15,434.00 BSF *Level Unit Cost-->*			*7.13*	*4.42*	*1.69*	*0.00*	*13.24*
A117AA13		ABATEMENT - ELECTRICAL WIRE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Abatement - Electrical Wire			3.05	1.69	0.98	0.00	5.71
	SUB-221/221	0.022 hrs/unit 340 TOTAL HRS	15,434.00	BSF	47,020	26,080	15,087	0	88,187
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			47,020	26,080	15,087	0	88,187
		Subcontractor Markups			11,830	7,155	3,366	0	22,351
		Prime Contractor Markups			24,199	13,666	7,588	0	45,453
		TOTAL A117AA13 ABATEMENT - ELECTRICAL WIRE	340	HRS	83,049	46,900	26,041	0	155,991
		15,434.00 BSF *Level Unit Cost-->*			*5.38*	*3.04*	*1.69*	*0.00*	*10.11*
A117AA14		ABATEMENT - BLACK MOLD *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
		Remove Interior Wall Finishes			0.00	3.46	1.55	0.00	5.01
	SUB-221/221	0.045 hrs/unit 2832 TOTAL HRS	62,928.00	SF	0	217,499	97,696	0	315,195
		Subtotal Direct Costs			0	217,499	97,696	0	315,195
		Subcontractor Markups			0	59,668	21,800	0	81,468
		Prime Contractor Markups			0	113,972	49,137	0	163,109
		TOTAL A117AA14 ABATEMENT - BLACK MOLD	2,832	HRS	0	391,140	168,632	0	559,772
		15,434.00 BSF *Level Unit Cost-->*			*0.00*	*25.34*	*10.93*	*0.00*	*36.27*
A117AA15		DUMP FEES *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Debris Removal			1912.95	0.00	0.00	0.00	1,912.95
	SUB-111/NoCrew		15.00	LDS	28,694	0	0	0	28,694
		Subtotal Direct Costs			28,694	0	0	0	28,694
		Subcontractor Markups			7,219	0	0	0	7,219
		Prime Contractor Markups			14,768	0	0	0	14,768
		TOTAL A117AA15 DUMP FEES			50,681	0	0	0	50,681
		30.00 LDS *Level Unit Cost-->*			*1,689.36*	*0.00*	*0.00*	*0.00*	*1,689.36*
A117AA16		REMOVE PCB CONTAINING EQUIPMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Replace Switch Gear "Main"			63765.00	16408.84	1380.00	0.00	81,553.84
	SUB-161/161	200 hrs/unit 200 TOTAL HRS	1.00	EA	63,765	16,409	1,380	0	81,554
		Replace Subpanels			17712.50	3938.12	977.50	0.00	22,628.12
	SUB-161/161	48 hrs/unit 192 TOTAL HRS	4.00	EA	70,850	15,752	3,910	0	90,512
		Subtotal Direct Costs			134,615	32,161	5,290	0	172,066
		Subcontractor Markups			33,867	8,823	1,180	0	43,870
		Prime Contractor Markups			69,280	16,853	2,661	0	88,794
		TOTAL A117AA16 REMOVE PCB CONTAINING EQUIPMENT	392	HRS	237,762	57,837	9,131	0	304,730
		5.00 EA *Level Unit Cost-->*			*47,552.40*	*11,567.47*	*1,826.21*	*0.00*	*60,946.08*
		SUBTOTAL A117AA ABATEMENT			349,204	375,317	148,246	0	872,767
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
		TOTAL A117AA ABATEMENT			616,777	674,952	255,887	0	1,547,616
A118		**SITE IMPROVEMENTS**							
		REF COMPLETE							
A118AA		**SITE IMPROVEMENTS**							
A118AA11		DIVERT RAIN WATER TO STORM DRAIN *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Divert Rain Water To Storm Drain			120.44	65.29	40.25	0.00	225.98
	SUB-221/221	0.85 hrs/unit 298 TOTAL HRS	350.00	LF	42,156	22,850	14,088	0	79,093
		Storm Drain Tie-In			4534.40	6144.57	2875.00	0.00	13,553.97
	SUB-221/221	80 hrs/unit 80 TOTAL HRS	1.00	EA	4,534	6,145	2,875	0	13,554

CODE	SUB/CREW	DESCRIPTION	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
		Subtotal Direct Costs			46,690	28,995	16,963	0	92,647
		Subcontractor Markups			11,746	7,954	3,785	0	23,486
		Prime Contractor Markups			24,029	15,194	8,531	0	47,754
		TOTAL A118AA11 DIVERT RAIN WATER TO STORM DRAIN	378	HRS	82,466	52,143	29,279	0	163,887
		350.00 LF	*Level Unit Cost-->*		*235.62*	*148.98*	*83.65*	*0.00*	*468.25*
		A118AA12 UPGRADE PARKING LOT DRAINAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Install Catch Basins			19129.50	6144.57	2875.00	0.00	28,149.07
	SUB-221/221	80 hrs/unit 240 TOTAL HRS	3.00	EA	57,389	18,434	8,625	0	84,447
		Subtotal Direct Costs			57,389	18,434	8,625	0	84,447
		Subcontractor Markups			14,438	5,057	1,925	0	21,420
		Prime Contractor Markups			29,535	9,659	4,338	0	43,533
		TOTAL A118AA12 UPGRADE PARKING LOT DRAINAGE	240	HRS	101,362	33,150	14,888	0	149,400
		3.00 EA	*Level Unit Cost-->*		*33,787.23*	*11,050.08*	*4,962.52*	*0.00*	*49,799.84*
		A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Widen Side Walk			12.05	6.53	2.70	0.00	21.28
	SUB-221/221	0.085 hrs/unit 128 TOTAL HRS	1,500.00	SF	18,067	9,793	4,054	0	31,913
		Install New Curb			13.46	5.53	2.13	0.00	21.12
	SUB-221/221	0.072 hrs/unit 22 TOTAL HRS	300.00	LF	4,038	1,659	638	0	6,336
		Subtotal Direct Costs			22,105	11,452	4,692	0	38,249
		Subcontractor Markups			5,561	3,142	1,047	0	9,750
		Prime Contractor Markups			11,377	6,001	2,360	0	19,737
		TOTAL A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	149	HRS	39,043	20,595	8,099	0	67,736
		1,500.00 SF	*Level Unit Cost-->*		*26.03*	*13.73*	*5.40*	*0.00*	*45.16*
		A118AA14 UPGRADE PARKING LOT TO MEET ADA *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Parking Lot Ada Signage			177.13	115.21	40.25	0.00	332.59
	SUB-221/221	1.5 hrs/unit 6 TOTAL HRS	4.00	EA	709	461	161	0	1,330
		Subtotal Direct Costs			709	461	161	0	1,330
		Subcontractor Markups			178	126	36	0	341
		Prime Contractor Markups			365	241	81	0	687
		TOTAL A118AA14 UPGRADE PARKING LOT TO MEET ADA	6	HRS	1,251	829	278	0	2,358
		4.00 EA	*Level Unit Cost-->*		*312.84*	*207.19*	*69.48*	*0.00*	*589.51*
		A118AA15 REPAIR & RESURFACE EAST ROADWAY *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Repair & replace East roadway			8.79	2.92	1.67	0.00	13.37
	SUB-221/221	0.038 hrs/unit 92 TOTAL HRS	2,430.00	SF	21,349	7,092	4,052	0	32,493
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Subtotal Direct Costs			21,349	7,092	4,052	0	32,493
		Subcontractor Markups			5,371	1,946	904	0	8,221
		Prime Contractor Markups			10,987	3,716	2,038	0	16,742
		TOTAL A118AA15 REPAIR & RESURFACE EAST ROADWAY	92	HRS	37,707	12,755	6,994	0	57,455
		2,430.00 SF	*Level Unit Cost-->*		*15.52*	*5.25*	*2.88*	*0.00*	*23.64*
		A118AA16 SEWER LINE REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*							
		Sewer Line Replacement			49.59	25.72	21.27	0.00	96.59
	SUB-151/151	0.35 hrs/unit 88 TOTAL HRS	250.00	LF	12,399	6,430	5,319	0	24,147
		* LINE ITEM ASSEMBLY Factor:1.0000							
		Demo & Replace Building Slab			8.93	7.07	7.82	0.00	23.81
	SUB-221/221	0.092 hrs/unit 92 TOTAL HRS	1,000.00	SF	8,927	7,066	7,820	0	23,813
		* LINE ITEM ASSEMBLY Factor:4.0000							
		Subtotal Direct Costs			21,326	13,496	13,139	0	47,961
		Subcontractor Markups			5,365	3,703	2,932	0	12,000
		Prime Contractor Markups			10,975	7,072	6,608	0	24,656
		TOTAL A118AA16 SEWER LINE REPLACEMENT	180	HRS	37,667	24,271	22,679	0	84,616
		250.00 LF	*Level Unit Cost-->*		*150.67*	*97.08*	*90.71*	*0.00*	*338.46*
		SUBTOTAL A118AA SITE IMPROVEMENTS			169,567	79,930	47,631	0	297,128
		MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
		TOTAL A118AA SITE IMPROVEMENTS			299,495	143,742	82,216	0	525,453

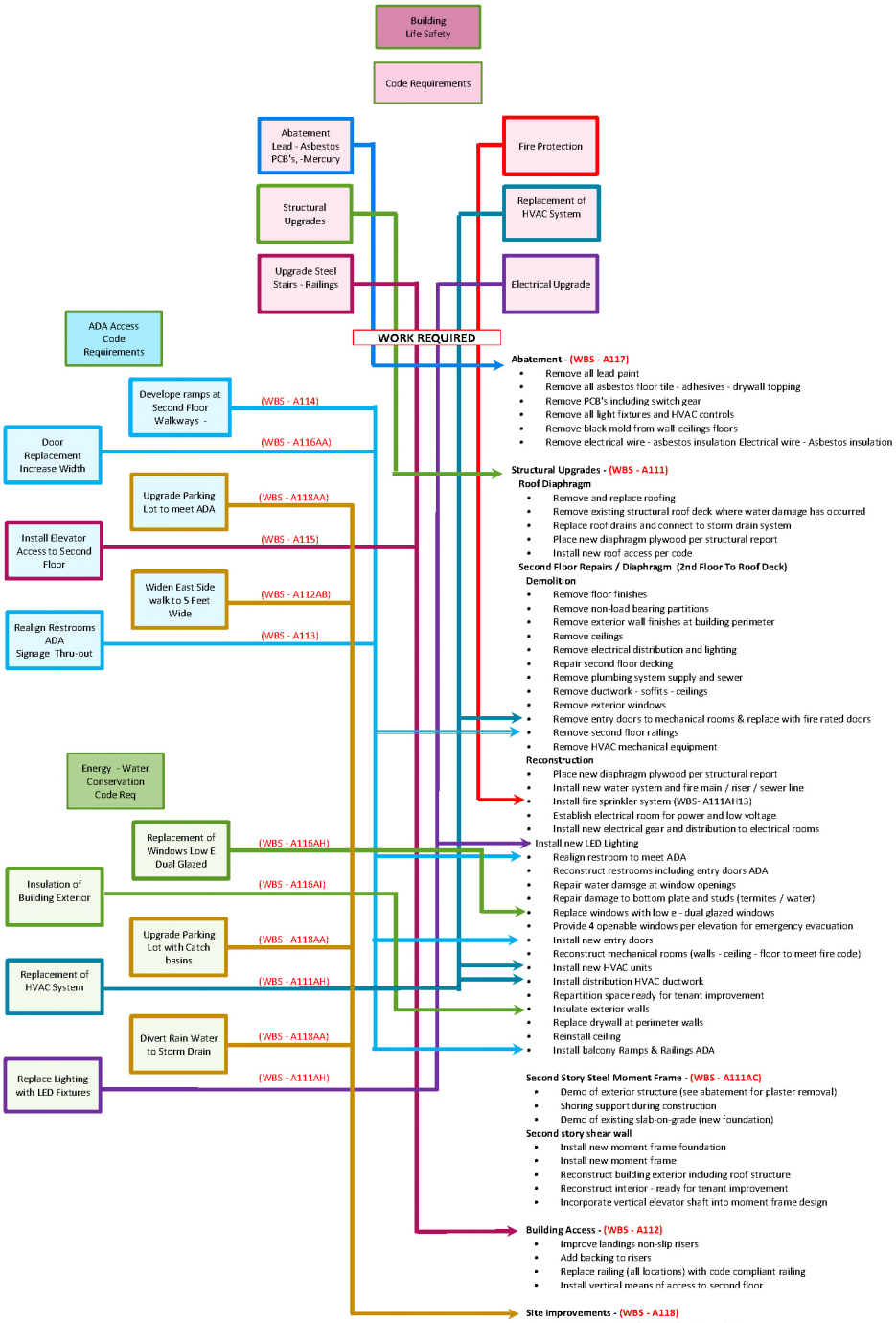
E-SYS Estimate Detail Report
CONCEPT

ESTIMATE NAME:
PRINTING DATE: 11/02/2022
Page No. 19

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING OWNER'S COSTSB1 OWNER'S COSTS							
B1 OWNER'S COSTS							
B111 OWNER'S COSTS							
B111AA OWNER'S COST							
B111AA11 DESIGN							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Design		0.00	0.00	0.00	0.07	0.07
SUB-998/NoCrew		***,***.** TC$	0	0	0	710,686	710,686
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	710,686	710,686
TOTAL B111AA11 DESIGN			0	0	0	1,002,922	1,002,922
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.10*	*0.10*
B111AA12 PERMITS							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Permits		0.00	0.00	0.00	0.01	0.01
SUB-998/NoCrew		***,***.** TC$	0	0	0	152,290	152,290
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	152,290	152,290
TOTAL B111AA12 PERMITS			0	0	0	214,912	214,912
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.02*	*0.02*
B111AA13 CONSTRUCTION MANAGEMENT							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Pm / Cm		0.00	0.00	0.00	0.03	0.03
SUB-998/NoCrew		***,***.** TC$	0	0	0	304,580	304,580
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	304,580	304,580
TOTAL B111AA13 CONSTRUCTION MANAGEMENT			0	0	0	429,824	429,824
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.04*	*0.04*
B111AA14 CONTINGENCY @ 15%							
	Contingency		0.00	0.00	0.00	0.15	0.15
NoSub/NoCrew		***,***.** TC$	0	0	0	1,017,663	1,017,663
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		0	0	0	1,017,663	1,017,663
TOTAL B111AA14 CONTINGENCY @ 15%			0	0	0	1,017,663	1,017,663
6,784,419.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.15*	*0.15*
SUBTOTAL B111AA OWNER'S COST			0	0	0	2,185,218	2,185,218
MARKUP			*0.000*	*0.000*	*0.000*	*1.220*	*1.220*
TOTAL B111AA OWNER'S COST			0	0	0	2,665,320	2,665,320

98.2% OF PROJECT PERFORMED BY SUBCONTRACTORS

109 DETAIL LINE ITEMS


Building Life Safety
Code Requirements
Abatement Lead - Asbestos PCB's, -Mercury
Structural Upgrades
Upgrade Steel Stairs - Railings
Fire Protection
Replacement of HVAC System
Electrical Upgrade
ADA Access Code Requirements
WORK REQUIRED
Develope ramps at Second Floor Walkways -
(WBS - A114)
Door Replacement Increase Width
(WBS - A116AA)
Upgrade Parking Lot to meet ADA
(WBS - A118AA)
Install Elevator Access to Second Floor
(WBS - A115)
Widen East Side walk to 5 Feet Wide
(WBS - A112AB)
Realign Restrooms ADA Signage Thru-out
(WBS - A113)
Energy - Water Conservation Code Req
Replacement of Windows Low E Dual Glazed
(WBS - A116AH)
Insulation of Building Exterior
(WBS - A116AI)
Upgrade Parking Lot with Catch basins
(WBS - A118AA)
Replacement of HVAC System
(WBS - A111AH)
Divert Rain Water to Storm Drain
(WBS - A118AA)
Replace Lighting with LED Fixtures
(WBS - A111AH)
Abatement - (WBS - A117)
Remove all lead paint
Remove all asbestos floor tile - adhesives - drywall topping
Remove PCB's including switch gear
Remove all light fixtures and HVAC controls
Remove black mold from wall-ceilings floors
Remove electrical wire - asbestos insulation Electrical wire - Asbestos insulation
Structural Upgrades - (WBS - A111)
Roof Diaphragm
Remove and replace roofing
Remove existing structural roof deck where water damage has occurred
Replace roof drains and connect to storm drain system
Place new diaphragm plywood per structural report
Install new roof access per code
Second Floor Repairs / Diaphragm (2nd Floor To Roof Deck)
Demolition
Remove floor finishes
Remove non-load bearing partitions
Remove exterior wall finishes at building perimeter
Remove ceilings
Remove electrical distribution and lighting
Repair second floor decking
Remove plumbing system supply and sewer
Remove ductwork - soffits - ceilings
Remove exterior windows
Remove entry doors to mechanical rooms & replace with fire rated doors
Remove second floor railings
Remove HVAC mechanical equipment
Reconstruction
Place new diaphragm plywood per structural report
Install new water system and fire main / riser / sewer line
Install fire sprinkler system (WBS- A111AH13)
Establish electrical room for power and low voltage
Install new electrical gear and distribution to electrical rooms
Install new LED Lighting
Realign restroom to meet ADA
Reconstruct restrooms including entry doors ADA
Repair water damage at window openings
Repair damage to bottom plate and studs (termites / water)
Replace windows with low e - dual glazed windows
Provide 4 openable windows per elevation for emergency evacuation
Install new entry doors
Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
Install new HVAC units
Install distribution HVAC ductwork
Repartition space ready for tenant improvement
Insulate exterior walls
Replace drywall at perimeter walls
Reinstall ceiling
Install balcony Ramps & Railings ADA
Second Story Steel Moment Frame - (WBS - A111AC)
Demo of exterior structure (see abatement for plaster removal)
Shoring support during construction
Demo of existing slab-on-grade (new foundation)
Second story shear wall
Install new moment frame foundation
Install new moment frame
Reconstruct building exterior including roof structure
Reconstruct interior - ready for tenant improvement
Incorporate vertical elevator shaft into moment frame design
Building Access - (WBS - A112)
Improve landings non-slip risers
Add backing to risers
Replace railing (all locations) with code compliant railing
Install vertical means of access to second floor
Site Improvements - (WBS - A118)
Divert rain water from roof to storm drain
Upgrade parking lot with catch basins piping to storm drain
Widen east side sidewalk to 5 feet in width - new walk and curb
Upgrade parking lot to meet ADA
Resurface parking lot for safety purposes
Install new sewer line
First Floor Repairs (Slab on Grade to 2nd Floor deck)
Demolition
Remove floor finishes
Remove non-load bearing partitions
Remove exterior wall finishes at building perimeter
Remove ceilings
Remove electrical distribution and lighting
Remove plumbing system supply and sewer
Remove ductwork - soffits - ceilings
Remove exterior windows
Remove entry doors
Replace 2x wood plates damaged by water or insects (WBS - A111AI)
Reconstruction (Slab on grade to second floor structure)
Install new sewer line
Install new water system and fire main / riser / sewer line
Install fire sprinkler system
Establish electrical room for power and low voltage
Install new electrical gear and distribution to electrical rooms
Install new led lighting
Realign restroom to meet ADA
Reconstruct restrooms including entry doors ADA
Repair water damage at window openings
Repair damage to bottom plate and studs(termites / water)
Replace windows with low e - dual glazed windows
Provide 4 openable windows per elevation for emergency evacuation
Install new entry doors
Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
Install new HVAC units
Install distribution HVAC ductwork
Repartition space ready for tenant improvement
Insulate exterior walls
Replace drywall at perimeter walls
Reinstall ceiling
Add FDC "fire department connection"
Strengthen Existing 2 Story Shear Wall - (WBS - A111AD)
Demo of exterior structure (see abatement for plaster removal)
Shoring support during construction
Demo of existing slab-on-grade (new foundation)
Shear wall on interior of existing wall
Install new shear wall foundation
Install new moment frame
Reconstruct building exterior including roof structure
Reconstruct interior - ready for tenant improvement
Incorporate shear wall into diaphragm framing

Attachment G

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
Rear of Ground Floor	2,129	$4.50	$114,966	nnn	3% annual
2nd Floor Office	6,331	$3.50	$265,918	nnn	3% annual
Common Area	1,319	-	-	-	-
Parking (20 office spaces)	-	-	$48,000	Gross	3% annual
TOTALS	**12,800**	**4.80**	**$736,960**		

*Barry Building measurements per attached Gruen space plan.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$736,960**
EXPENSE REIMBURSEMENT		**1.44 psf/mo**	$221,547
GROSS OPERATING INCOME			**$958,507**
VACANCY		**5%**	-$36,848
EFFECTIVE RENTAL INCOME			**$921,659**
OPERATING EXPENSES		**1.44 psf/mo**	-$221,547
RESERVES		**2%**	-$18,433
NET OPERATING INCOME			**$681,678**
FINANCING		60.0% LTV	$6,816,785
DOWNPAYMENT		40.0%	$4,544,523
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		517,041	-$517,041
ANNUAL CASH FLOW			**$164,638**
INDICATED VALUE AT COMPLETION			**$11,361,308**
CAPITALIZATION RATE			**$0**
CASH ON CASH RETURN			**$0**
VALUE PER S.F. OF BLDG.	**12,800 SF**		**$888**
PROJECTED REMODEL COSTS*			
CONSTRUCTION COSTS PER BID		$1,001 /SF	-$12,818,000
LEASING COMMISSIONS		$15 /SF	-$191,996
TIA‡ GROUND FLOOR RETAIL		$50 /SF	-$257,468
TIA‡ 2ND FLOOR		$100 /SF	-$633,138
DEVELOPER PROFIT ¥		18%	-$2,045,035
CITY TRANSFER TAX		5.5%	-$624,872
COST OF SALE		4%	-$454,452
TOTAL COSTS			**-$17,024,961**
LAND RESIDUAL			**-$5,663,653**
LAND RESIDUAL/SF LAND			**-$103**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Expenses	**$221,547**

Reimbursement

Item	Annual Reimbursement
Property Taxes	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Reimbursement	**$221,547**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Construction Costs*:	**$12,818,000**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed new financing:		
LTV	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale.

***per Hill International cost estimate**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Prepared By:
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THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Existing Building Remodel (Partial Demolition)					
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
2nd Floor Office	4,257	$3.50	$178,794	nnn	3% annual
Common Area	1,679	-	-	-	-
Monthly Parking (13 office spaces)	-	-	$31,200	Gross	3% annual
Subtotal	**8,956**	-	-	-	-
Proposed 3-Story Annex					
Ground Floor Office	3,605	$3.50	$151,410	nnn	3% annual
2nd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
3rd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
Parking (32 office spaces)	-	-	$76,800	Gross	3% annual
Subtotal	**10,815**	-	-	-	-
TOTALS	**19,771**	**$4.42**	**$1,049,100**		

*Barry Building measurements per attached Gruen space plan, adjusted for partial demolition.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$1,049,100**
EXPENSE REIMBURSEMENT		**1.34 psf/mo**	$318,375
GROSS OPERATING INCOME			**$1,367,475**
VACANCY		**5%**	-$68,374
EFFECTIVE RENTAL INCOME			**$1,299,101**
OPERATING EXPENSES		**1.34 psf/mo**	-$318,375
RESERVES		**2%**	-$25,982
NET OPERATING INCOME			**$954,744**
FINANCING		60.0% LTV	$9,547,439
DOWNPAYMENT		40.0%	$6,364,959
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		724,156	-$724,156
ANNUAL CASH FLOW			**$230,588**
INDICATED VALUE AT COMPLETION			**$15,912,399**
CAPITALIZATION RATE			**6.00%**
CASH ON CASH RETURN			**3.6%**
VALUE PER S.F. OF BLDG. -	**19,771 SF**		**$805**
PROJECTED PROJECT COSTS*			
CONSTRUCTION COSTS PER BID - BARRY BUILDING		$1,001 /SF	-$8,968,594
CONSTRUCTION COSTS - ANNEX		$400 /SF	-$4,326,000
DEMOLITION COSTS (+/- 4,203 SF)		$5 /SF	-$21,015
LEASING COMMISSIONS		$15 /SF	-$296,570
TIA‡ - BARRY BUILDING GROUND FLOOR RETAIL		$50 /SF	-$151,018
TIA‡ - BARRY BUILDING 2ND FLOOR		$100 /SF	-$425,700
TIA‡ - ANNEX		$100 /SF	-$1,081,500
DEVELOPER PROFIT ¥		18%	-$2,864,232
CITY TRANSFER TAX		5.5%	-$875,182
COST OF SALE		4%	-$636,496
TOTAL COSTS			**-$19,646,307**
LAND RESIDUAL			**-$3,733,908**
LAND RESIDUAL/SF LAND			**-$68**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Expenses	**$318,375**

Estimated Reimbursement

Item	Annual Reimbursement
Property Taxes	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Reimbursement	**$318,375**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Barry Building Construction Costs*:	**$8,968,594**	
Annex Estimated Construction Costs:	**$400 /SF**	
Estimated Demolition Costs:	**$5 /SF**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed New Financing:		
Loan to Value Ratio	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale

***per Hill International cost estimate, adjusted pro-rate for demolition of the rear portion.**

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Prepared By:
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COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

1



NEW LEASE

Deal Size 1,952 SF
Sign Date 10/14/2022
Lease Term 12 Months
01/01/2023 - 12/31/2023

Notes Short-term lease.

Base Rent $4.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 2 mo
TIA $35.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Upland Workshop, LLC
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor DE SALTAIR SV, LLC c/o Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

2



NEW LEASE

Deal Size 5,724 SF
Sign Date 10/05/2022
Lease Term 64 Months
04/01/2023 - 07/31/2028

Notes -

Base Rent $6.25 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.0
Free Rent Months 4 mo
TIA $45.15

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Lone View Capital Management, LLC
Tenant Rep CBRE | Drew Pion
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Lauren Morris, Blake Mirkin

11777 Wilshire Blvd

11777 WILSHIRE Blvd, LOS ANGELES, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 99,111 SF
Built | Reno 1974 | -
Building Info Office | General Office | -
Tenancy Type -

3



RENEWAL

Deal Size 18,890 SF
Sign Date 09/28/2022
Lease Term 96 Months
05/01/2023 - 04/30/2031

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 1.01 / 1,000

Tenant SEMLER BROSSY CONSULTING GROUP, LLC a California limited liability company
Tenant Rep NONE LISTED | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

4



RENEWAL

Deal Size 9,754 SF
Sign Date 09/27/2022
Lease Term 12 Months
07/01/2023 - 06/30/2024

Notes Short-term renewal.

Base Rent $3.90 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Walker & Dunlop, LLC
Tenant Rep CBRE | Jordan Brainard, Bradley Wilner, Daniel Falls, Louis Christopher, Charles Carroccio
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Craig Newlands

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

5



RENEWAL

Deal Size 10,845 SF
Sign Date 08/03/2022
Lease Term 72 Months
10/01/2023 - 09/30/2029

Notes -

Base Rent $3.68 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 2 mo
TIA $25.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Sitrick And Company, Inc.
Tenant Rep CBRE | Carter Haslam, Mikkel Pearce, Katelyn Hollywood, Jeffrey Gerlach, Stanley Gerlach Jr, Scott Kenny
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

6



RENEWAL

Deal Size 3,428 SF
Sign Date 06/28/2022
Lease Term 62 Months
07/01/2022 - 08/31/2027

Notes -

Base Rent $4.10 FSG / Mo
Effective Rent $4.28 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant TOKYU LAND US CORPORATION
Tenant Rep CBRE | Mitsuko Aso, Kenji Sakai
Sevenly Group, Inc. | Ben L. Gary
Lessor DE Pacific 12100, LLC
Lessor Rep CBRE | Kenji Sakai

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

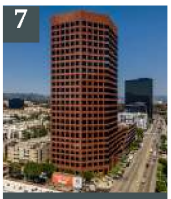
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

7



RENEWAL

Deal Size 10,822 SF
Sign Date 06/10/2022
Lease Term 39 Months
05/01/2023 - 07/31/2026

Notes -

Base Rent $4.85 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Broadshore Capital Partners
Tenant Rep Newmark | A.J. Dorn
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

8



RENEWAL

Deal Size 9,295 SF
Sign Date 06/03/2022
Lease Term 60 Months
11/01/2022 - 10/31/2027

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.45
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

Tenant Wells Fargo Bank NA
Tenant Rep CBRE | Adam Seltzer
Lessor Hudson Properties, LLC
Lessor Rep Hudson Pacific Properties, Inc. | Jeff Lasky

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

9



NEW LEASE
SUBLEASE

Deal Size 2,742 SF
Sign Date 06/02/2022
Lease Term 47 Months
06/15/2022 - 04/30/2026

Notes -

Base Rent $1.25 FSG / Mo
Effective Rent $2.37 FSG / Mo
Asking Rent -
Escalations 0.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Roger A. Brown & Co. LLP
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor Stoll, Nussbaum & Polakov, a California Professional Corp.
Lessor Rep Westmac | Luke Palmo

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

10



NEW LEASE

Deal Size 6,347 SF
Sign Date 05/19/2022
Lease Term 130 Months
02/01/2023 - 11/30/2033

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 4.0
Free Rent Months 10 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Palm Tree LLC
Tenant Rep Guardian Commercial Realty | Robert Chavez
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

11



RENEWAL

Deal Size 5,234 SF
Sign Date 05/19/2022
Lease Term 39 Months
12/01/2022 - 02/28/2026

Notes -

Base Rent $4.75 FSG / Mo
Effective Rent -
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Karlin Asset Management, Inc.
Tenant Rep None Involved | -
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Brentwood Executive Plaza

11726 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 90,307 SF
Built | Reno 1983 | 1996
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

12



RENEWAL

Deal Size 1,590 SF
Sign Date 05/12/2022
Lease Term 37 Months
08/01/2022 - 08/31/2025

Notes -

Base Rent $4.20 FSG / Mo
Effective Rent $4.24 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 1 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant EDGELINE CAPITAL PARTNERS, LLC
Tenant Rep CBRE | Lauren Morris, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | Clayton Hjulberg

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

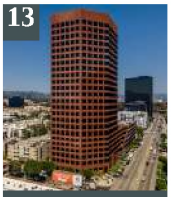
CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

13



NEW LEASE

Deal Size 1,625 SF
Sign Date 04/19/2022
Lease Term 5 Months
07/01/2022 - 11/30/2022

Notes -

Base Rent $5.30 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 5 mo
TIA $55.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wheelock Street Capital, LLC
Tenant Rep JLL | Cassie Trosclair
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

14



NEW LEASE

Deal Size 3,167 SF
Sign Date 04/18/2022
Lease Term 39 Months
05/01/2022 - 07/31/2025

Notes -

Base Rent $5.50 FSG / Mo
Effective Rent $5.27 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant CORAL TREE PARTNERS
Tenant Rep CBRE | Quinn Ruiz Edwards, Jake Bobek, Scott Steuber, Gregg Pasternack
Lessor 11911 SAN VICENTE, LLC
Lessor Rep Industry Partners | TIM DORNAN

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

15



NEW LEASE

Deal Size 7,833 SF
Sign Date 04/12/2022
Lease Term 126 Months
08/01/2022 - 02/01/2033

Notes -

Base Rent $3.45 FSG / Mo
Effective Rent $3.77 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $90.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant The Republic of Finland (Consulate General of Finland Los Angeles)
Tenant Rep CBRE | Alexander Solonin
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep Self-Represented | -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wells Fargo Center

11601 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 500,475 SF
Built | Reno 1984 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

16



RENEWAL

Deal Size 5,529 SF
Sign Date 04/08/2022
Lease Term 26 Months
11/01/2022 - 12/31/2024

Notes -

Base Rent $5.35 FSG / Mo
Effective Rent $5.05 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 2 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.5 / 1,000

Tenant RCLCO (Robert Charles & Co., LLC)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr
Lessor LA Realty Partners, c/o Hudson Pacific Properties
Lessor Rep L A Realty Partners | Lisa St John

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

17



EXPANSION

Deal Size 2,197 SF
Sign Date 04/01/2022
Lease Term 30 Months
09/01/2022 - 02/28/2025

Notes -

Base Rent $5.40 FSG / Mo
Effective Rent $5.32 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 12 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor CSHV Wilshire Landmark, Llc
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

18



EXPANSION

Deal Size 4,258 SF
Sign Date 03/24/2022
Lease Term 12 Months
04/01/2022 - 03/31/2023

Notes -

Base Rent $3.65 FSG / Mo
Effective Rent $4.54 FSG / Mo
Asking Rent -
Escalations 0%
Free Rent Months 0 mo
TIA $30.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant IBORROW
Tenant Rep JLL | Jason Fine CBRE | David Swatt
Lessor Douglas Emmett Management
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

19



RENEWAL

Deal Size 7,054 SF
Sign Date 03/09/2022
Lease Term 38 Months
10/01/2022 - 11/30/2025

Base Rent $3.70 FSG / Mo
Effective Rent $4.00 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 1.5 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Wealth Enhancement Group (Oakwood Capital Management)
Tenant Rep CBRE | Jeffrey Gerlach, Stanley Gerlach Jr, Brandon Megal, Emily Nicoll, Nick Pappas
Lessor Douglas Emmett (DE 12121 Wilshire, LP)
Lessor Rep Andrew Goodman Foundation Inc | -

Notes -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

20



EXPANSION

Deal Size 7,851 SF
Sign Date 01/10/2022
Lease Term 65 Months
05/01/2023 - 09/30/2028

Base Rent $6.42 FSG / Mo
Effective Rent $5.41 FSG / Mo
Asking Rent -
Escalations 3.0%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Oaktree Capital Management LP
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

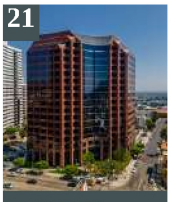
Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

21



RENEWAL

Deal Size 2,024 SF
Sign Date 12/03/2021
Lease Term 63 Months
04/01/2022 - 06/30/2027

Base Rent $3.78 FSG / Mo
Effective Rent $3.89 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant ISRAEL MINISTRY OF TOURISM
Tenant Rep CBRE | Steven Barton, Mark Landver
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 5,000 SF
Sign Date 12/02/2021
Lease Term 40 Months
12/03/2021 - 04/02/2025

Base Rent $5.63 NNN / Mo
Effective Rent $5.41 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Invisible Narratives
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes ($5.63 for 8 months) // ($5.8 for 12 months) // ($5.97 for 12 months) // ($6.15 for 4 months) // ($0 for 3 months)

Topa Plaza

11911 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 91,431 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 1,201 SF
Sign Date 11/24/2021
Lease Term 59 Months
01/01/2023 - 12/31/2027

Base Rent $5.50 FSG / Mo
Effective Rent $5.90 FSG / Mo
Asking Rent -
Escalations 3.5
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3.5 / 1,000

Tenant South Street Capital Partners, LLC
Tenant Rep CBRE | Raquel Binswanger, David Freitag
Lessor 11911 San Vicente, LLC c/o Anderson Real Estate
Lessor Rep -

Notes -

640 N Sepulveda Blvd

640 N Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 45,630 SF
Built | Reno 1987 | 1992
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy



NEW LEASE

Deal Size 7,400 SF
Sign Date 11/22/2021
Lease Term 67 Months
02/01/2022 - 08/31/2027

Base Rent $3.00 NNN / Mo
Effective Rent $2.90 NNN / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $0.00

Space Usage General Office
Parking Ratio 4.49 / 1,000

Tenant Signify Technology Group, Inc.
Tenant Rep -
Lessor 640 ASSOCIATES, LLC
Lessor Rep CBRE | Ryan Gurman, Neal Golub
1st Property Group | Ben Silver

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

12100 Wilshire Blvd

12100 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 365,325 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

25



NEW LEASE

Deal Size 6,334 SF
Sign Date 11/17/2021
Lease Term 39 Months
01/03/2022 - 04/02/2025

Notes -

Base Rent $3.61 FSG / Mo
Effective Rent $3.75 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Gibbs, Giden, Locher, Turner, Senet & Wittbrodt LLP
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor DE Pacific 12100, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelkin

Saltair San Vicente

12011 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 55,730 SF
Built | Reno 1964 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

26



RENEWAL

Deal Size 1,840 SF
Sign Date 11/01/2021
Lease Term 123 Months
11/01/2020 - 01/31/2031

Notes -

Base Rent $2.50 FSG / Mo
Effective Rent $2.87 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

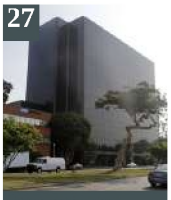
Tenant Function Physical Therapy Corporation
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

27



NEW LEASE

Deal Size 11,211 SF
Sign Date 10/22/2021
Lease Term 132 Months
07/01/2022 - 06/30/2033

Notes -

Base Rent $3.75 NNN / Mo
Effective Rent $3.37 NNN / Mo
Asking Rent -
Escalations -
Free Rent Months 6 mo
TIA $80.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Monarch LLC
Tenant Rep Thirty Three Group | Rachel Rosenberg
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Jacob Althaus

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

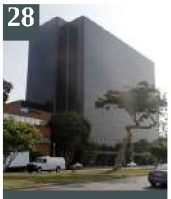
CBRE

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

28



NEW LEASE

Deal Size 1,945 SF
Sign Date 10/18/2021
Lease Term 60 Months
11/01/2021 - 10/31/2026

Base Rent $4.40 FSG / Mo
Effective Rent $4.37 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 48 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Related Fund Management, LLC
Tenant Rep -
Lessor Brentwood Square
Lessor Rep CBRE | Bryan Dunne

Notes -

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

29



OPTION

Deal Size 4,000 SF
Sign Date 10/15/2021
Lease Term 9 Months
01/01/2022 - 09/30/2022

Base Rent $4.61 NNN / Mo
Effective Rent $4.65 NNN / Mo
Asking Rent -
Escalations $263.35
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOULGAS EMMETT 1995, LLC
Lessor Rep Douglas Emmett, Inc. | Bob Zelken

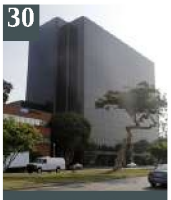
Notes Rent escalation: $263.35

11611 San Vicente Blvd - Brentwood Gateway

11611 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 104,716 SF
Built | Reno 1977 | 2020
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

30



NEW LEASE

Deal Size 2,874 SF
Sign Date 10/11/2021
Lease Term 120 Months
04/01/2022 - 04/01/2032

Base Rent $6.25 FSG / Mo
Effective Rent $6.66 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 6 mo
TIA $0.00

Space Usage General Office
Parking Ratio 2.71 / 1,000

Tenant Hanover R.S., LP
Tenant Rep -
Lessor SARAGOSSA LLC
Lessor Rep CBRE | Richard Ratner, Blake Mirkin

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

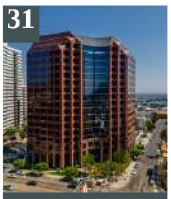
CBRE

Landmark II

11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

31



NEW LEASE

Deal Size 2,890 SF
Sign Date 10/07/2021
Lease Term 60 Months
02/01/2022 - 01/30/2027

Base Rent $3.90 FSG / Mo
Effective Rent $4.18 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant L&S Advisors, Inc
Tenant Rep CBRE | Martin Barkan
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

Notes -

520 S Sepulveda Blvd

520 S Sepulveda Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 21,628 SF
Built | Reno 1970 | -
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

32



NEW LEASE

Deal Size 1,122 SF
Sign Date 09/01/2021
Lease Term 24 Months
-

Base Rent $3.50 FSG / Mo
Effective Rent $3.21 FSG / Mo
Asking Rent -
Escalations 4%
Free Rent Months 2 mo
TIA $15.00

Space Usage General Office
Parking Ratio 2.96 / 1,000

Tenant Research in Progress
Tenant Rep CBRE | Gerlach Klingensmith
Lessor Paris West Companies
Lessor Rep Paris West Companies | -

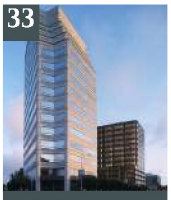
Notes -

Wilshire Brentwood Plaza

12400 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 246,575 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

33



RENEWAL

Deal Size 7,228 SF
Sign Date 08/26/2021
Lease Term 36 Months
09/01/2021 - 08/31/2024

Base Rent $3.95 MG / Mo
Effective Rent $4.09 MG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Endoscopy Center of Santa Monica, LLC c/o Cedars-Sinai Medical Center
Tenant Rep CBRE | Claire Doney, Spencer Thomas, Mark Sprague, Richard Doney
Lessor Douglass Emmett 2015, LLC, a Delaware limited liability company
Lessor Rep -

Notes Electric & Taxes - Not listed in lease Operating expenses - Section D7. Commencing on September, 2021 and throughout the Third Extended Term, the Base Year shall be calendar year 2021, provided that Tenant shall not be obligated to pay, not shall Tenant accrue charges for, Tenant's Share of Operating Expenses until the first calendar day of the thirteenth (13th) full calendar month of The Third Extended Term. Section D8. Commencing September 1, 2021 and throughout the Third Extended Term, Tenant's Share of Operating Expenses for the Premises, shall be 3.20%.

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

Wilshire Centre

12300 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 46,579 SF
Built | Reno 1985 | -
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

34



RENEWAL

Deal Size 4,417 SF
Sign Date 08/02/2021
Lease Term 75 Months
09/01/2021 - 11/30/2027

Base Rent $3.50 FSG / Mo
Effective Rent $3.52 FSG / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Terry L. Jacoby Financial Management, Inc.
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Wilshire Tower
Lessor Rep -

Notes -

11600 WILSHIRE BOULEVARD

11600 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 59,459 SF
Built | Reno 1955 | 2000
Building Info Office | General Office | Class C
Tenancy Type Multi Occupancy

35



NEW LEASE

Deal Size 1,650 SF
Sign Date 06/28/2021
Lease Term 64 Months
08/01/2021 - 12/01/2026

Base Rent $4.25 FSG / Mo
Effective Rent $2.32 FSG / Mo
Asking Rent -
Escalations 3.25%
Free Rent Months 4 mo
TIA $30.00

Space Usage General Office
Parking Ratio 2.99 / 1,000

Tenant I-Sight Optometric Center, INC., a California Corporation
Tenant Rep CBRE | Alexander Solonin
Lessor CIM/ 11600 Wilshire (Los Angeles), L.P., a Deleware limited partnership
Lessor Rep -

Notes ($4.25 for 10 months) // ($0 for 24 months) // ($4.39 for 10 months) // ($0 for 24 months) // ($4.68 for 12 months) // ($4.83 for 12 months) // ($4.99 for 12 months) // ($5.02 for 4 months)

Wilshire Bundy Plaza

12121 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 313,749 SF
Built | Reno 1984 | 2007
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

36



EXPANSION

Deal Size 4,069 SF
Sign Date 06/22/2021
Lease Term 81 Months
07/01/2021 - 03/31/2028

Base Rent $3.00 FSG / Mo
Effective Rent $3.13 FSG / Mo
Asking Rent -
Escalations 3%
Free Rent Months 4 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Elite OrthoSport Physical Therapy & Performance
Tenant Rep CBRE | Michelle Esquivel Hall, Jeffrey Pion
Lessor Douglas Emmett
Lessor Rep -

Notes -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

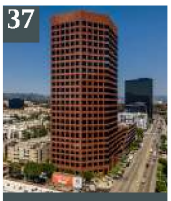
Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I
11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

37



RENEWAL

Deal Size 6,031 SF
Sign Date 06/04/2021
Lease Term 40 Months
11/01/2021 - 02/28/2025

Notes -

Base Rent $5.20 FSG / Mo
Effective Rent $5.04 FSG / Mo
Asking Rent -
Escalations 3.5%
Free Rent Months 3 mo
TIA $15.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant CITIZENS BANK NA
Tenant Rep Cushman & Wakefield | Locke Burnette
Lessor Cal STRS
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

11759 SAN VICENTE BLVD.
11759 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 8,260 SF
Built | Reno - | -
Building Info Office | General Office | -
Tenancy Type Multi Occupancy

38



NEW LEASE
SUBLEASE

Deal Size 1,291 SF
Sign Date 03/30/2021
Lease Term 7 Months
05/01/2021 - 11/30/2021

Notes -

Base Rent $4.35 FSG / Mo
Effective Rent $4.35 FSG / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 1 mo
TIA $0.00

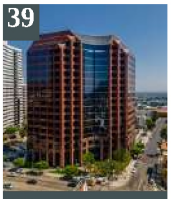
Space Usage General Office
Parking Ratio -

Tenant LEDO CAPITAL GROUP, LLC
Tenant Rep -
Lessor WEST COAST HOSIERY GROUP, LLC
Lessor Rep CBRE | Brandon Cohan, Evan Clark

Landmark II
11766 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 393,744 SF
Built | Reno 1989 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

39



RENEWAL

Deal Size 5,267 SF
Sign Date 03/02/2021
Lease Term 9 Months
04/01/2021 - 12/31/2021

Notes Approximately 4,000 additional SF given rent-free for 9 months.

Base Rent $3.65 NNN / Mo
Effective Rent $3.50 NNN / Mo
Asking Rent -
Escalations $0.00
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Caltius Capital Management, LP
Tenant Rep CBRE | Nicholas Christensen
Lessor DOUGLAS EMMETT 1995 LLC
Lessor Rep -

COMPS_BRENTWOOD 18 MONTHS_TBOWER

Prepared on 11/23/2022 | **42** Records

CBRE

11755 Wilshire Blvd - Wilshire Landmark I

11755 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 338,960 SF
Built | Reno 1986 | 1986
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

40



RENEWAL

Deal Size 4,575 SF
Sign Date 02/25/2021
Lease Term 27 Months
03/01/2021 - 06/15/2023

Notes -

Base Rent $4.50 NNN / Mo
Effective Rent $5.43 NNN / Mo
Asking Rent -
Escalations 3.0
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant Philip Michels a professional law corp.
Tenant Rep Guardian Commercial Realty | -
Lessor CHSV Wilshire Landmark, LLC
Lessor Rep CBRE | Raquel Binswanger, Bryan Dunne

West Wilshire Center

11620 Wilshire Blvd, Los Angeles, CA 90025

Location Los Angeles - West Los Angeles - Brentwood
Property Size 186,963 SF
Built | Reno 1976 | 2002
Building Info Office | General Office | Class B
Tenancy Type Multi Occupancy

41



RENEWAL

Deal Size 1,759 SF
Sign Date 02/01/2021
Lease Term 65 Months
02/01/2021 - 06/30/2026

Notes -

Base Rent $3.15 FSG / Mo
Effective Rent -
Asking Rent $3.85 FSG / Mo
Escalations -
Free Rent Months 5 mo
TIA $20.00

Space Usage General Office
Parking Ratio 3 / 1,000

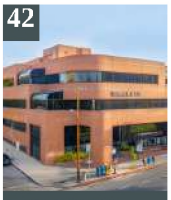
Tenant Mail2world, Inc.
Tenant Rep -
Lessor CIM Group, LP
Lessor Rep Madison Partners | -

Brentwood Saltair

11999 San Vicente Blvd, Los Angeles, CA 90049

Location Los Angeles - West Los Angeles - Brentwood
Property Size 60,502 SF
Built | Reno 1986 | -
Building Info Office | General Office | Class A
Tenancy Type Multi Occupancy

42



MONTH TO MONTH

Deal Size 2,134 SF
Sign Date 01/27/2021
Lease Term 24 Months
03/01/2021 - 02/28/2023

Notes -

Base Rent $3.75 FSG / Mo
Effective Rent $3.82 FSG / Mo
Asking Rent -
Escalations 3
Free Rent Months 0 mo
TIA $0.00

Space Usage General Office
Parking Ratio 3 / 1,000

Tenant VENBROOK GROUP, LLC
Tenant Rep CBRE | Richard Ratner, Blake Mirkin
Lessor Douglas Emmett
Lessor Rep Douglas Emmett, Inc. | -

Rental Survey — Retail - Un-Anchored Retail Strip — No. 1

Property Name	Topa Town & Country Plaza
Address	11640 San Vicente Boulevard Brentwood, CA 90049
County	Los Angeles
Govt./Tax ID	4265-005-020
Gross Leasable Area (GLA)	34,278 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.71:1,000 sf
Year Built/Renovated	1977/ N/A
Floor Count	2
Occupancy Type	Multi-tenant
Land Area Net	1.466 ac/ 63,867 sf
Shape	Rectangular
Zoning	N/A
Construction Class/ Type	D/ Average
Exterior Finish	Wood



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual Fixed
Occupancy / In Line	97% / 97%	Free Rent	N/A
Tenant Size	800 sf	TI Allowance	N/A
Lease Term	60 Mo(s).	Reimbursement Amount	$0.80 per sf
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	Darren Bell / 310-203-9199	Annual Base Rent	$54.00 - $78.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Cafe Lux	Retail	1,443	60	New	Jan 2017	NNN	Annual 3.0%	0.00	$0.00	$78.00

Comments

This comparable is the Topa Town & Country Plaza, a two-story, multi-tenant retail/office building located on the south side of San Vicente Boulevard, east of Barrington Avenue in the affluent community of Brentwood in West Los Angeles. Built in 1977, the center has a net rentable area of 34,278 square feet situated on a 0.50-acre parcel. Onsite surface parking is provided at a ratio of 2.71-spaces per 1,000 SF of building area. As of the date of survey, the center was 91.8% leased (retail portion is 100% occupied). Major tenants include FrontRunners, Soul Cycle, Sugarfish, and more. The most recent retail lease achieved a starting rental rate of $6.50 PSF per month, triple net, for a 1,443 SF space. The space was leased to Café Lux for a five-year duration. The current asking rate for a 1,451 SF ground floor shop space is $12,000 per month or $99.24 PSF per year, gross (triple nets are included in monthly rental rate).

Rental Survey — Retail - Un-Anchored Retail Strip — No. 2

Property Name	11906-11928 San Vicente Boulevard
Address	11906-11928 San Vicente Boulevard Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	4265-007-035, -036
Gross Leasable Area (GLA)	12,128 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	N/A/ N/A
Year Built/Renovated	1927/ 2014
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.460 ac/ 20,018 sf
Shape	Triangular
Zoning	C1.5 Limited Commercial Zone
Construction Class/ Type	C/ Average
Exterior Finish	Brick



Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	Annual 3.0%
Occupancy / In Line	60% / 60%	Free Rent	N/A
Tenant Size	N/A	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	09/2021	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Confidential Retail	Retail	1,885	60	New	Jan 2019	NNN	Annual 3.0%	0.00	$0.00	$133.32
Confidential Retail	Retail	1,946	120	New	Nov 2018	NNN	Annual 4.0%	0.00	$0.00	$141.48

Comments

This comparable is a smaller scale specialty shopping center catering to local residents. It is located at the southwest corner of San Vicente Boulevard and Montana Avenue, in the community of Brentwood (Los Angeles City limits). The improvements consist of two buildings totaling 16,098 square feet, and situated on a 0.47-acre site. There are 12 surface, onsite parking spaces; additional offsite parking is provided. Building One (11918 San Vicente Boulevard) consist of a one-story plus basement, multi-tenant retail building containing 10,966 square feet (8,390 square feet of net rentable ground floor retail space and 2,576 square feet of net rentable square feet of basement space) that was originally built in 1927 and extensively renovated in 2009. Building Two (11906 San Vicente Boulevard) was recently constructed in 2013. It consists of a one-story plus basement, retail pad building containing 5,132 square feet (3,444 square feet of net rentable ground floor retail space – including patio space- and 1,688 square feet of net rentable square feet of basement space). The most recent leases achieved starting rental rates ranging from $11.11 to $15.86 PSF per month, triple net. Leases exhibit annual escalations and most spaces were delivered in a "vanilla shell" state.

Rental Survey — Retail - High Street Shops — No. 4

Property Name	Multi-Tenant Storefront Retail
Address	11682-11698 San Vicente Boulevard & 900-908 S. Barrington Avenue Los Angeles, CA 90049
County	Los Angeles
Govt./Tax ID	Multiple
Gross Leasable Area (GLA)	14,789 sf
Condition	Average
Number of Buildings	2
Parking Type/Ratio	Surface/ 2.64:1,000 sf
Year Built/Renovated	1948/ N/A
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	0.533 ac/ 23,234 sf
Shape	Irregular
Zoning	C1.5-1VL
Construction Class/ Type	C/ Average
Exterior Finish	Concrete

Quoted Terms

Reimbursements	NNN	Rent Changes/Steps	N/A
Occupancy / In Line	87% / N/A	Free Rent	N/A
Tenant Size	922 - 2,955 sf	TI Allowance	N/A
Lease Term	N/A	Reimbursement Amount	N/A
Survey Date	06/2022	Total Oper. & Fixed Exp.	N/A
Verification	N/A	Annual Base Rent	$96.29 - $122.00 per sf

Actual Leases

Tenant Name	Tenancy Use Type	Size (sf)	Term (Mo.)	Type of Lease	Start Date	Reimbs.	Rent Changes / Steps	Free Rent (Mo.)	TI Allowance per sf	Annual Base Rate per sf
Planet Beauty	Retail	1,594	N/A	New	Aug 2017	NNN	N/A	N/A	N/A	$81.03
Eye Ball Land Inc.	Retail	922	N/A	New	Jan 2017	NNN	N/A	N/A	N/A	$75.94
Juice Crafters	Retail	950	N/A	New	Feb 2012	NNN	N/A	N/A	N/A	$83.60
Chipotle	Retail	2,030	N/A	New	Mar 2011	NNN	N/A	N/A	N/A	$96.29
Coffee Bean & Tea Leaf	Retail	1,380	N/A	New	Feb 2010	NNN	N/A	N/A	N/A	$122.00
Contempo Floor Cover	Retail	2,955	N/A	New	Mar 2009	NNN	N/A	N/A	N/A	$52.00
Claudio's Coiffeure	Retail	930	N/A	New	Jan 2007	NNN	N/A	N/A	N/A	$67.20
Sortino Restaurant	Retail	2,168	N/A	New	Nov 2003	NNN	N/A	N/A	N/A	$87.21
VACANT	Retail	1,860	N/A	Available	N/A	NNN	N/A	N/A	N/A	$90.00

Comments



1415-1419 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class C Office	Space Avail:	3,053 SF
Status:	Built 1920, Renov 1994	Max Contig:	1,749 SF
Building Size:	13,500 SF	Smallest Space:	1,304 SF
Typical Floor Size:	6,750 SF	Rent/SF/Mo:	Withheld
Stories:	2	% Leased:	77.4%
Expenses:	2021 Tax @ $2.70/sf		
Parking:	10 Reserved Spaces @ $85.00/mo; Ratio of 0.74/1,000 SF		



1422-1424 2nd St

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class B Office	Space Avail:	1,708 SF
Status:	Built 1999	Max Contig:	1,708 SF
Building Size:	26,000 SF	Smallest Space:	1,708 SF
Typical Floor Size:	9,150 SF	Rent/SF/Mo:	Withheld
Stories:	3	% Leased:	100%
Expenses:	2021 Tax @ $2.91/sf; 2012 Ops @ $0.60/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.15/1,000 SF		



1217 3rd St

Restoration Hardware

Santa Monica, CA 90401

Los Angeles County

Building Type:	Retail/Restaurant (Regional Mall)	Space Avail:	10,000 SF
Status:	Built 1971	Max Contig:	10,000 SF
Building Size:	10,000 SF	Smallest Space:	3,000 SF
Land Area:	14,810 SF	Rent/SF/YR:	$8.00
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $2.81/sf		
Parking:	5 Surface Spaces are available; Ratio of 0.50/1,000 SF		



262-264 26th St

Santa Monica, CA 90402

Los Angeles County

Building Type:	Retail/Storefront Retail/Office	Space Avail:	1,454 SF
Status:	Built 1947	Max Contig:	1,454 SF
Building Size:	1,454 SF	Smallest Space:	1,454 SF
Land Area:	4,996 SF	Rent/SF/YR:	Withheld
Stories:	2	% Leased:	100%
Expenses:	2020 Tax @ $3.06/sf		
Parking:	5 Surface Spaces are available; Ratio of 3.33/1,000 SF		

CBRE

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201-213 Arizona Ave

Linda Vista Mall

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront (Regional Mall)
Status: Built 1977
Building Size: 10,860 SF
Land Area: 14,810 SF
Stories: 1
Expenses: 2021 Tax @ $9.60/sf
Parking: 81 Surface Spaces are available; Ratio of 5.00/1,000 SF

Space Avail: 3,000 SF
Max Contig: 1,000 SF
Smallest Space: 1,000 SF
Rent/SF/YR: $6.00
% Leased: 72.4%



120 Broadway

Palisades Promenade

Santa Monica, CA 90401

Los Angeles County

Building Type: Class A Office
Status: Built 1990
Building Size: 101,431 SF
Typical Floor Size: 19,721 SF
Stories: 5
Expenses: 2021 Tax @ $3.51/sf
Parking: Ratio of 3.00/1,000 SF

Space Avail: 42,766 SF
Max Contig: 27,022 SF
Smallest Space: 632 SF
Rent/SF/YR: Withheld
% Leased: 99.3%



721-729 Broadway

Lincoln Broadway Bldg

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Storefront Retail/Residential (Strip Ctr)
Status: Built 1923, Renov 1992
Building Size: 10,000 SF
Land Area: 5,001 SF
Stories: 2
Expenses: 2021 Tax @ $2.66/sf; 2007 Ops @ $5.77/sf, 2011 Est Ops @ $2.57/sf

Space Avail: 800 SF
Max Contig: 800 SF
Smallest Space: 800 SF
Rent/SF/YR: $6.88
% Leased: 92.0%



1502 Broadway St

Bixby Apartments

Santa Monica, CA 90404

Los Angeles County

Building Type: Class B Multi-Family/Apartments
Status: Built Jan 2012
Building Size: 29,064 SF
Land Area: 14,810 SF
Stories: 3
Expenses: 2020 Tax @ $4163.36/Unit; 2011 Ops @ $2422.37/Unit
Parking: 32 Covered Spaces are available; Ratio of 2.00/1,000 SF

Space Avail: 553 SF
Max Contig: 553 SF
Smallest Space: 553 SF
Rent/SF/YR: $6.00
% Leased: 0%

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1601-1641 Lincoln

Catherine I, II, & Junction

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail/(Strip Ctr)	Space Avail:	26,922 SF
Status:	Built 2022	Max Contig:	26,922 SF
Building Size:	27,527 SF	Smallest Space:	1,009 SF
Land Area:	-	Rent/SF/YR:	$6.00
Stories:	4	% Leased:	2.2%



1550 Lincoln Blvd

NMS Lincoln

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class A Multi-Family/Apartments	Space Avail:	11,520 SF
Status:	Under Construction, delivers Dec 2022	Max Contig:	6,617 SF
Building Size:	102,500 SF	Smallest Space:	1,308 SF
Land Area:	-	Rent/SF/YR:	$5.50-$6.75
Stories:	5	% Leased:	0%
Expenses:	2020 Tax @ $3103.31/Unit		
Parking:	232 Covered Spaces are available; Ratio of 2.26/1,000 SF		



1600 Lincoln Blvd

Santa Monica, CA 90404

Los Angeles County

Building Type:	Retail	Space Avail:	10,606 SF
Status:	Built 1938, Renov Aug 2022	Max Contig:	5,605 SF
Building Size:	10,606 SF	Smallest Space:	5,001 SF
Land Area:	33,106 SF	Rent/SF/YR:	Withheld
Stories:	1	% Leased:	0%
Expenses:	2020 Tax @ $2.51/sf		
Parking:	10 Surface Spaces are available; Ratio of 0.94/1,000 SF		



2700 Lincoln Blvd

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Auto Repair	Space Avail:	9,828 SF
Status:	Built 1969	Max Contig:	9,828 SF
Building Size:	9,828 SF	Smallest Space:	9,828 SF
Land Area:	26,998 SF	Rent/SF/YR:	$7.65
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $3.60/sf		

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2817-2827 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Class C Office	Space Avail:	3,500 SF
Status:	Built 1923	Max Contig:	2,500 SF
Building Size:	13,500 SF	Smallest Space:	1,000 SF
Typical Floor Size:	3,000 SF	Rent/SF/YR:	Withheld
Stories:	2	% Leased:	81.5%
Expenses:	2021 Tax @ $3.44/sf		
Parking:	20 Surface Spaces are available; 12 Reserved Spaces @ $65.00/mo; Ratio of 10.67/1,000 SF		



2907-2915 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,200 SF
Status:	Built 1923, Renov 1989	Max Contig:	1,200 SF
Building Size:	10,000 SF	Smallest Space:	1,200 SF
Land Area:	10,019 SF	Rent/SF/YR:	$7.00
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $3.44/sf; 2007 Combined Est Tax/Ops @ $15.92/sf		
Parking:	Ratio of 0.00/1,000 SF		



2910 1/2 Main St

Santa Monica, CA 90405

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	950 SF
Status:	Built 1913	Max Contig:	950 SF
Building Size:	1,916 SF	Smallest Space:	950 SF
Land Area:	958 SF	Rent/SF/YR:	$6.84
Stories:	2	% Leased:	100%
Expenses:	2020 Tax @ $2.33/sf		
Parking:	3 Surface Spaces are available; Ratio of 1.56/1,000 SF		



3002 Main St

Santa Monica, CA 90405

Los Angeles County

SWC Main St. & Pier Ave.

Building Type:	Class B Office/Loft/Creative Space	Space Avail:	5,018 SF
Status:	Built 2001	Max Contig:	5,018 SF
Building Size:	5,018 SF	Smallest Space:	5,018 SF
Typical Floor Size:	5,018 SF	Rent/SF/YR:	$6.25
Stories:	1	% Leased:	0%
Expenses:	2021 Tax @ $16.11/sf		
Parking:	10 Surface Spaces are available; Ratio of 1.99/1,000 SF		

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1007-1015 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,570 SF
Status:	Built 1928	Max Contig:	1,570 SF
Building Size:	5,400 SF	Smallest Space:	1,570 SF
Land Area:	9,583 SF	Rent/SF/YR:	$7.95
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $10.66/sf		
Parking:	2 Surface Spaces are available; Ratio of 1.27/1,000 SF		



1028-1034 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	3,000 SF
Status:	Built 1954	Max Contig:	2,300 SF
Building Size:	4,118 SF	Smallest Space:	700 SF
Land Area:	7,405 SF	Rent/SF/YR:	$6.42
Stories:	1	% Leased:	83.0%
Expenses:	2020 Tax @ $20.24/sf		
Parking:	Ratio of 0.00/1,000 SF		



1102-1110 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,200 SF
Status:	Built 1964	Max Contig:	1,200 SF
Building Size:	7,784 SF	Smallest Space:	1,200 SF
Land Area:	7,802 SF	Rent/SF/YR:	Withheld
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $1.96/sf		
Parking:	Ratio of 3.01/1,000 SF		



1229-1235 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	800 SF
Status:	Built 1986	Max Contig:	800 SF
Building Size:	3,940 SF	Smallest Space:	800 SF
Land Area:	5,227 SF	Rent/SF/YR:	$8.00
Stories:	2	% Leased:	79.7%
Expenses:	2020 Tax @ $3.39/sf		
Parking:	5 free Surface Spaces are available; Ratio of 1.27/1,000 SF		

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1511 Montana Ave

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	2,355 SF
Status:	Built 1956	Max Contig:	1,215 SF
Building Size:	3,337 SF	Smallest Space:	1,140 SF
Land Area:	4,792 SF	Rent/SF/YR:	$7.95
Stories:	1	% Leased:	100%
Expenses:	2020 Tax @ $7.48/sf; 2010 Ops @ $2.88/sf		
Parking:	4 Surface Spaces are available; Ratio of 1.20/1,000 SF		



1447 Ocean Ave

Ocean View Hotel

SANTA MONICA, CA 90401

Los Angeles County

Building Type:	Hospitality/Hotel	Space Avail:	740 SF
Status:	Built 1963	Max Contig:	740 SF
Building Size:	30,745 SF	Smallest Space:	740 SF
Land Area:	14,810 SF	Rent/SF/YR:	$10.00
Stories:	4	% Leased:	0%
Expenses:	2020 Tax @ $3.37/sf		



11640-11648 San Vicente Blvd

Topa Town & Country

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront (Neighborhood Ctr)	Space Avail:	4,549 SF
Status:	Built 1977	Max Contig:	3,098 SF
Building Size:	60,204 SF	Smallest Space:	1,451 SF
Land Area:	86,249 SF	Rent/SF/YR:	$7.00
Stories:	2	% Leased:	100%
Expenses:	2021 Tax @ $2.03/sf; 2010 Ops @ $3.28/sf		
Parking:	93 Surface Spaces @ $135.00/mo; Ratio of 2.71/1,000 SF		



11706-11712 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	1,850 SF
Status:	Built 1964	Max Contig:	1,850 SF
Building Size:	7,027 SF	Smallest Space:	1,850 SF
Land Area:	12,197 SF	Rent/SF/YR:	$6.00
Stories:	1	% Leased:	100%
Expenses:	2021 Tax @ $6.50/sf; 2007 Ops @ $10.58/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.51/1,000 SF		

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11757-11759 San Vicente Blvd

Los Angeles, CA 90049

Los Angeles County

Building Type:	Retail/Storefront Retail/Office	Space Avail:	3,349 SF
Status:	Built 1950, Renov Mar 2019	Max Contig:	2,250 SF
Building Size:	8,260 SF	Smallest Space:	1,099 SF
Land Area:	13,068 SF	Rent/SF/YR:	$6.25-$6.50
Stories:	2	% Leased:	59.5%
Expenses:	2020 Tax @ $16.50/sf; 2020 Ops @ $4.56/sf		
Parking:	16 Surface Spaces @ $250.00/mo; Ratio of 2.00/1,000 SF		



310-312 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type:	Class C Office/Loft/Creative Space	Space Avail:	9,177 SF
Status:	Built 1928	Max Contig:	4,723 SF
Building Size:	9,177 SF	Smallest Space:	4,454 SF
Typical Floor Size:	4,454 SF	Rent/SF/YR:	$4.50
Stories:	2	% Leased:	0%
Expenses:	2021 Tax @ $8.71/sf, 2013 Est Tax @ $11.70/sf; 2013 Est Ops @ $0.24/sf		



319-335 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C

Building Type:	Retail	Space Avail:	2,526 SF
Status:	Built 1970, Renov Dec 1998	Max Contig:	2,526 SF
Building Size:	23,006 SF	Smallest Space:	2,526 SF
Land Area:	14,810 SF	Rent/SF/YR:	$6.00
Stories:	2	% Leased:	89.0%
Expenses:	2021 Tax @ $5.34/sf		
Parking:	4 Surface Spaces are available; Ratio of 0.17/1,000 SF		



631 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

N/W/C of 7th & Wilshire

Building Type:	Class B Office/Office Live/Work Unit	Space Avail:	15,473 SF
Status:	Built 1958, Renov Nov 1997	Max Contig:	5,283 SF
Building Size:	28,667 SF	Smallest Space:	2,414 SF
Typical Floor Size:	7,166 SF	Rent/SF/YR:	$7.50
Stories:	4	% Leased:	63.8%
Expenses:	2021 Tax @ $14.85/sf		
Parking:	73 Surface Spaces @ $250.00/mo; Ratio of 2.50/1,000 SF		

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720 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Corner of Lincoln and Wilshire

Building Type: Class B Office
Status: Built 1986, Renov 2008
Building Size: 26,260 SF
Typical Floor Size: 8,596 SF
Stories: 3
Expenses: 2021 Tax @ $4.85/sf; 2000 Est Ops @ $6.72/sf
Parking: Reserved Spaces @ $155.00/mo; Covered Spaces @ $135.00/mo; 20 Surface Spaces are available; Ratio of 4.00/1,000 SF

Space Avail: 9,873 SF
Max Contig: 5,707 SF
Smallest Space: 1,116 SF
Rent/SF/YR: $4.50-$5.75
% Leased: 62.4%



1018 Wilshire Blvd

Santa Monica, CA 90401

Los Angeles County

Building Type: Retail/Restaurant
Status: Built 2006
Building Size: 2,192 SF
Land Area: -
Stories: 1
Expenses: 2020 Tax @ $10.96/sf

Space Avail: 2,192 SF
Max Contig: 2,192 SF
Smallest Space: 2,192 SF
Rent/SF/YR: $7.00
% Leased: 0%



2300 Wilshire Blvd

2300 Wilshire

Santa Monica, CA 90403

Los Angeles County

Building Type: Class A Multi-Family/Apartments
Status: Built 2019
Building Size: 60,184 SF
Land Area: -
Stories: 3
Expenses: 2015 Tax @ $595.10/Unit
Parking: 117 Covered Spaces are available; Ratio of 1.94/1,000 SF

Space Avail: 2,200 SF
Max Contig: 2,200 SF
Smallest Space: 2,200 SF
Rent/SF/YR: $6.50
% Leased: 0%



3001 Wilshire Blvd

Stanford Court

Santa Monica, CA 90403

Los Angeles County

Building Type: Retail/Freestanding (Strip Ctr)
Status: Built 1978
Building Size: 13,000 SF
Land Area: 25,526 SF
Stories: 2
Expenses: 2020 Tax @ $2.62/sf

Space Avail: 5,408 SF
Max Contig: 3,446 SF
Smallest Space: 1,962 SF
Rent/SF/YR: $5.00-$7.00
% Leased: 58.4%

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3032 Wilshire Blvd

Santa Monica, CA 90403

Los Angeles County

Building Type:	Retail/Storefront	Space Avail:	6,470 SF
Status:	Built 2020	Max Contig:	5,430 SF
Building Size:	12,083 SF	Smallest Space:	465 SF
Land Area:	29,621 SF	Rent/SF/YR:	$12.13-$12.90
Stories:	2	% Leased:	46.5%
Expenses:	2017 Tax @ $6.92/sf		
Parking:	59 Surface Spaces are available; Ratio of 4.88/1,000 SF		



11755 Wilshire Blvd

Wilshire Landmark I

Los Angeles, CA 90025

Los Angeles County

NEC of Wilshire Blvd & Granville Av

Building Type:	Class A Office	Space Avail:	119,587 SF
Status:	Built 1986	Max Contig:	37,445 SF
Building Size:	358,478 SF	Smallest Space:	100 SF
Typical Floor Size:	17,500 SF	Rent/SF/YR:	$5.10-$5.70
Stories:	24	% Leased:	72.1%
Expenses:	2021 Tax @ $3.47/sf		
Parking:	Covered Spaces @ $230.00/mo; Reserved Spaces @ $360.00/mo; Covered Tandem Spaces @ $280.00/mo; Ratio of 0.00/1,000 SF		

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1 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **218 Hill Street LLC**
218 Hill St
Santa Monica, CA 90405

True Buyer **Daniel Galdjie**
12400 Wilshire Blvd
Los Angeles, CA 90025
(310) 266-2874 (p)

Los Angeles

Recorded Seller **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Seller **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)



Sale Date **Jul 13, 2021**
Sale Price **$1,625,000**
Price/SF Land **$326**

Parcels **4288-003-047**
Comp ID **5581692**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***

2 218 Hill St — SOLD

Santa Monica, CA 90405

Recorded Buyer **Big N Properties LLC**
111 Broadway
Oakland, CA 94607

True Buyer **Sullivan Management**
111 Broadway
Oakland, CA 94607
(510) 225-9161 (p)

Los Angeles

Recorded Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)

True Seller **Wilbur Trust**
218 Hill St
Santa Monica, CA 90405
(210) 994-5479 (p)



Sale Date **Oct 15, 2020**
Sale Price **$1,698,564**
Price/SF Land **$338**

Parcels **4288-003-047**
Comp ID **5264952**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.11 AC**
Land SF **4,989 SF**
Zoning **SMOP2***
Sale Condition **Redevelopment Project**

3 2133 Pontius Ave — SOLD

Los Angeles, CA 90025

Recorded Buyer **2133 & 2143 Pontius LLC**
1800 Century Park E
Los Angeles, CA 90067

True Buyer **Dean Factor**
532 Spoleto Dr
Pacific Palisades, CA 90272
(310) 613-1866 (p)

Los Angeles

Recorded Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 6 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)

True Seller **Bruno & Ursula Heidenwag Family Trus...**
27363 6 Eastvale Rd
Palos Verdes Peninsula, CA 90274
(310) 544-0784 (p)



Thomas Bros. Guide 635-b6

Sale Date **May 5, 2020**
Sale Price **$1,855,765**
Price/SF Land **$281**

Parcels **4322-025-019**
Comp ID **5122658**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.15 AC**
Land SF **6,599 SF**
Zoning **LAM2**

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4 2247 Barry Ave — SOLD

Los Angeles, CA 90064

Recorded Buyer **2236 Barrington SPDC No 1 LLC**
30 S Lake Ave
Pasadena, CA 91101

Recorded Buyer **2236 Barrington SPDC No. 2 LLC**
30 S Lake Ave
Pasadena, CA 91101

True Buyer **System Property Development Company**
14724 Ventura Blvd
Sherman Oaks, CA 91403
(213) 687-7275 (p)

Los Angeles

Recorded Seller **2236 Barrington LLC**
1801 Century Park E
Los Angeles, CA 90067

Recorded Seller **2240 Barry LLC**
1801 Century Park East Blvd
Los Angeles, CA 90067

True Seller **HQ Entertainment Services, Inc.**
1801 Avenue of the Stars
Los Angeles, CA 90067
(310) 280-2830 (p)



Sale Date	**Jan 16, 2019**
Sale Price	**$1,572,574**
Price/SF Land	**$262**
Actual Cap Rate	**5.00%**
Parcels	**4260-013-011**
Comp ID	**4655179**
Comp Status	**Research Complete**

Type	**3 Star Land**
Land Acres	**0.14 AC**
Land SF	**6,004 SF**
Zoning	**LAM2**
Sale Condition	**1031 Exchange**

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1 825 Hampton Dr — SOLD

Venice, CA 90291

Recorded Buyer **SJF Venice LLC**
11440 San Vicente Blvd
Los Angeles, CA 90049

True Buyer **Westwood Financial**
11440 San Vicente Blvd
Los Angeles, CA 90049
(310) 820-5443 (p)

Los Angeles

Recorded Seller **825 Hampton LLC**
825 Hampton Dr
Venice, CA 90291

True Seller **Lori Michelle Chevalier**
3125 Ocean Blvd
Long Beach, CA 90803
(562) 439-0107 (p)



Sale Date **Jul 5, 2022**
Sale Price **$15,000,000**
Price/SF **$1,764.71**

Parcels **4286-012-039**
Comp ID **6081806**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1927**
RBA **8,500 SF**
Land Acres **0.42 AC**
Land SF **18,295 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

2 6409 W Sunset Blvd - Jack-in-the-Box — SOLD

Los Angeles, CA 90028

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **6409 Sunset LLC**

True Seller **R.D. Olson Construction**
400 Spectrum Center Dr
Irvine, CA 92618
(949) 474-2001 (p)



Sale Date **Apr 12, 2022**
Sale Price **$23,000,000**
Price/SF **$5,924.78**

Parcels **5546-012-011**
Comp ID **5961584**
Comp Status **Research Complete**

Type **3 Star Retail Fast Food**
Year Built **1987**
GLA **3,882 SF**
Land Acres **0.54 AC**
Land SF **23,605 SF**
Zoning **LAC4**
Sale Condition **Redevelopment Project**

3 400-430 S San Vicente Blvd - Beverly Plaza — SOLD

Los Angeles, CA 90048

Recorded Buyer **400 S San Vicente LLC**
501 NW Grand Blvd
Oklahoma City, OK 73118

True Buyer **The Abraham Companies**
900 Cercis Pl
Newport Beach, CA 92660
(949) 500-6772 (p)

True Buyer **Oklahoma Rock Holdings**

Los Angeles

Recorded Seller **YVF Investment Corp.**
10851 Wilkins Ave
Los Angeles, CA 90024

True Seller **Farshad Samadi**
215 N Bowling Green Way
Los Angeles, CA 90049
(310) 470-4015 (p)



Thomas Bros. Guide

Sale Date **Mar 22, 2022**
Sale Price **$26,000,000**
Price/SF **$1,509.17**

Parcels **5511-044-038**
Comp ID **5939247**
Comp Status **Research Complete**

Type **3 Star Retail Storefront (Strip Center)**
Year Built **1986**
GLA **17,228 SF**
Land Acres **0.65 AC**
Land SF **28,497 SF**
Zoning **LAC2**
Sale Condition **Redevelopment Project**

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4 9021 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **KBS Holdco LLC**
8820 W Sunset Blvd
West Hollywood, CA 90069

True Buyer **Regency Outdoor Advertising Inc**
8820 Sunset Blvd
West Hollywood, CA 90069
(310) 657-8883 (p)

Los Angeles

Recorded Seller **Bank Of America NA**
101 N Tryon St
Charlotte, NC 28202

True Seller **Bank of America Corporation**
100 N Tryon St
Charlotte, NC 28202
(980) 335-3561 (p)



Thomas Bros. Guide 592-H6

Sale Date **Mar 11, 2022**
Sale Price **$24,000,000**
Price/SF **$2,557.27**

Parcels **5560-029-023, 5560-029-024**
Comp ID **5923954**
Comp Status **Research Complete**

Type **2 Star Retail Bank**
Year Built **1955**
GLA **9,385 SF**
Land Acres **0.35 AC**
Land SF **15,237 SF**
Zoning **SSP**
Sale Condition **Redevelopment Project**

5 1430 Lincoln Blvd — SOLD

Santa Monica, CA 90401

Recorded Buyer **501 Broadway Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1325 6th Street Owner LLC**
2120 Colorado Ave
Santa Monica, CA 90404

Recorded Buyer **1318 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1650 Lincoln Blvd Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

Recorded Buyer **1338 5th Street Owner LLC**
2120 Colorado Blvd
Santa Monica, CA 90404

True Buyer **Tishman Speyer**
2120 Colorado Ave
Santa Monica, CA 90404
(213) 443-5030 (p)

Los Angeles

Recorded Seller **WSC 501 Broadway LLC**
501 Broadway
Santa Monica, CA 90401

Recorded Seller **1313 6th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **WSC 1318 Lincoln Blvd LLC**
1430 5th St
Santa Monica, CA 90401

Recorded Seller **1650 Lincoln NMS LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

Recorded Seller **1338 5th Street LLC**
10960 Wilshire Blvd
Los Angeles, CA 90024

True Seller **WSC Communities**
1430 5th St
Santa Monica, CA 90401
(424) 286-9977 (p)



Sale Date **Jan 4, 2022**
Sale Price **$33,699,000**
Price/SF Land **$1,121**

Parcels **4291-021-006, 4291-021-007, 4291-021-008**
Comp ID **5826984**
Comp Status **Research Complete**

Type **Land**
Land Acres **0.69 AC**
Land SF **30,056 SF**
Zoning **SMC4***
Sale Condition **Bulk/Portfolio Sale**

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6 8501 Beverly Blvd - (Leased Fee) SOLD

Los Angeles, CA 90048

True Buyer **Abady Holdings Corporation**
335-345 N Maple Dr
Beverly Hills, CA 90210
(310) 601-2648 (p)

Los Angeles

Recorded Seller **Marica Schwartz Family Trust 9/15/04**
150 S Doheny Dr
Beverly Hills, CA 90211

Recorded Seller **JMM LLC**
150 S Doheny Dr
Beverly Hills, CA 90211

True Seller **Budget Rent-A-Car of Southern Califo...**
150 Doheny Dr
Beverly Hills, CA 90211
(310) 278-1021 (p)


Thomas Bros. Guide 632-J1

Sale Date **Oct 14, 2021**
Sale Price **$55,500,000**
Price/SF Land **$891**

Parcels **4337-012-064, 4337-012-065**
Comp ID **5722167**
Comp Status **Research Complete**

Type **Land**
Land Acres **1.43 AC**
Land SF **62,291 SF**
Zoning **C2**
Sale Condition **Ground Lease (Leased Fee)**

7 1000 N Highland Ave SOLD

Los Angeles, CA 90038

Recorded Buyer **1000 Highland Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)

True Seller **Joel J Chen & Margaret Y Chen Lifeti...**
941 N Highland Ave
Los Angeles, CA 90038
(323) 466-9700 (p)


Thomas Bros. Guide 593-E6

Sale Date **Sep 24, 2021**
Sale Price **$31,500,000**
Price/SF **$1,079.14**

Parcels **5532-027-004, 5532-027-014**
Comp ID **5700784**
Comp Status **Research Complete**

Type **2 Star Office**
Year Built **1962**
RBA **29,190 SF**
Land Acres **0.83 AC**
Land SF **36,273 SF**
Zoning **M2-2**
Sale Condition **Redevelopment Project**

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8 | 1630-1634 Euclid St — SOLD

Santa Monica, CA 90404

Recorded Buyer **1650 Euclid Owner LLC**
2341 Michigan Ave
Santa Monica, CA 90404

True Buyer **Redcar Properties LTD**
2341 Michigan Ave
Santa Monica, CA 90404
(310) 880-3363 (p)

Los Angeles

Recorded Seller **1630 Euclid Street LLC**
1508 17th St
Santa Monica, CA 90404

Recorded Seller **Chrispect Estates LLC**
1630 Euclid St
Santa Monica, CA 90404

Recorded Seller **1620 Euclid LLC**
1508 17th St
Santa Monica, CA 90404

True Seller **David Wilson**
919 20th St
Santa Monica, CA 90403
(310) 451-7123 (p)

True Seller **Jean Christophe Beck**
11100 Santa Monica Blvd
Los Angeles, CA 90025
(818) 380-1918 (p)



Thomas Bros. Guide 671-F2

Sale Date	**Jul 19, 2021**
Sale Price	**$15,000,000**
Price/SF	**$1,730.10**
Pro Forma Cap	**5.00%**
Parcels	**4283-007-009, 4283-007-010**
Comp ID	**5625362**
Comp Status	**Research Complete**

Type	**2 Star Industrial Service**
Year Built	**1956**
RBA	**7,250 SF**
Land Acres	**0.34 AC**
Land SF	**15,024 SF**
Zoning	**M2, Santa Monica**
Sale Condition	**Redevelopment Project**

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9 415 N Crescent Dr — SOLD

Beverly Hills, CA 90210

Recorded Buyer **415 N Crescent Llc**
15840 Ventura
Encino, CA 91436

True Buyer **KHP Enterprises**
15840 Ventura Blvd
Encino, CA 91436
(818) 906-7800 (p)

Los Angeles

Recorded Seller **505 Investment Company LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

Recorded Seller **ED Flores LLC**

Recorded Seller **9300 Wilshire LLC**

True Seller **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Seller **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)



Sale Date **Jun 18, 2021**
Sale Price **$18,750,000**
Price/SF Land **$1,228**

Parcels **4343-008-014**
Comp ID **5565777**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.35 AC**
Land SF **15,263 SF**
Zoning **BHC3BY**

10 8829 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date **Nov 13, 2020**
Sale Price **$42,006,113**
Price/SF **$1,220.01**

Parcels **4312-015-005**
Comp ID **5297150**
Comp Status **Research Complete**

Type **3 Star Self-Storage**
Year Built **1952**
GBA **34,495 SF**
Land Acres **0.85 AC**
Land SF **36,917 SF**
Zoning **LACM**
Sale Condition **Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

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11 8833 National Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$59,039,692**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**2 Star Industrial Warehouse**
Year Built	**1952**
RBA	**43,647 SF**
Land Acres	**1.07 AC**
Land SF	**46,714 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

12 8876-8888 Venice Blvd — SOLD

Culver City, CA 90232

Recorded Buyer **Culver Crossings Properties LP**

True Buyer **Apple Inc.**
1 Apple Park Way
Cupertino, CA 95014
(408) 996-1010 (p)

Los Angeles

Recorded Seller **Venice Pacific Investments LP**
8771 Washington Blvd
Culver City, CA 90232

True Seller **William D. Feldman Associates**
12540 Beatrice St
Los Angeles, CA 90066
(310) 339-4986 (p)



Sale Date	**Nov 13, 2020**
Sale Price	**$39,206,850**
Price/SF	**$1,220.01**
Parcels	**4312-015-005**
Comp ID	**5297150**
Comp Status	**Research Complete**
Type	**3 Star Retail Storefront Retail/Office**
Year Built	**1952**
GLA	**36,944 SF**
Land Acres	**0.91 AC**
Land SF	**39,539 SF**
Zoning	**LACM**
Sale Condition	**Bulk/Portfolio Sale, Redevelopment Project, Recapitalization**

13 9176 W Sunset Blvd — SOLD

West Hollywood, CA 90069

Recorded Buyer **LDRL CA 306 LLC**

True Buyer **The John Buck Company**
151 N Franklin St
Chicago, IL 60606
(312) 993-9800 (p)

Los Angeles

Recorded Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)

True Seller **John H Hornburg**
9174 W Sunset Blvd
West Hollywood, CA 90069
(310) 476-9403 (p)



Sale Date	**Dec 3, 2019**
Sale Price	**$29,150,000**
Price/SF	**$2,492.52**
Parcels	**4340-028-001, 4340-028-002, 4340-028-010**
Comp ID	**4975156**
Comp Status	**Research Complete**
Type	**4 Star Retail Auto Dealership**
Year Built	**1929**
GLA	**11,695 SF**
Land Acres	**0.42 AC**
Land SF	**18,165 SF**
Zoning	**WDC2A***
Sale Condition	**Redevelopment Project**

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We make no guaranty as to the accuracy of the above. Opinions and estimates are CBRE's judgment as of the release date, subject to change. Re-

14 8844 Burton Way - 8844 Burton Way — SOLD

Beverly Hills, CA 90211

Recorded Buyer **8844 Burton Way LLC**
2200 Biscayne Blvd
Miami, FL 33137

True Buyer **Crescent Heights**
2200 Biscayne Blvd
Miami, FL 33137
(305) 374-5700 (p)

Los Angeles

Recorded Seller **Emanuel Center Inc.**
8844 Burton Way
Beverly Hills, CA 90211

True Seller **Temple Emanuel of Beverly Hills**
8844 Burton Way
Beverly Hills, CA 90211
(310) 288-3737 (p)



Thomas Bros. Guide 632-H1

Sale Date **Jun 21, 2019**
Sale Price **$27,400,000**
Price/SF Land **$1,023**

Parcels **4335-020-009**
Comp ID **4797202**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.61 AC**
Land SF **26,779 SF**
Zoning **BHR4YY**

15 9300 Wilshire Blvd - Wilshire-Rexford Center (Leased Fee) — SOLD

Beverly Hills, CA 90210

Recorded Buyer **9300 Wilshire Fee LLC**
9300 Wilshire Blvd
Beverly Hills, CA 90212

True Buyer **Dromy International Investment Corpo...**
9744 Wilshire Blvd
Beverly Hills, CA 90212
(310) 208-4100 (p)

True Buyer **SLH Investments**
13700 Marina Pointe Dr
Marina Del Rey, CA 90292
(818) 425-9776 (p)

Los Angeles

Recorded Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)

True Seller **Wescot B. Stone III Living Trust 1/9...**
2820 Via de la Guerra
Palos Verdes Estates, CA 90274
(310) 947-1103 (p)



Sale Date **Apr 15, 2019**
Sale Price **$25,150,000**
Price/SF Land **$1,532**

Parcels **4331-013-044**
Comp ID **4746293**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.38 AC**
Land SF **16,552 SF**
Zoning **BHR1YY**
Sale Condition **Ground Lease (Leased Fee), Exercise of Option**

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We make no guaranty as to the accuracy of the above. Opinions and estimates are CBRE's judgment as of the release date, subject to change. Re-

16 | 1733 Ocean Ave - 4 Story Office Building Site (leased Fee) | SOLD

Santa Monica, CA 90401

Recorded Buyer **Ocean Avenue Santa Monica Realty LLC**
200 West St
New York, NY 10282

True Buyer **Goldman Sachs-Merchant Banking Real ...**
2001 Ross Ave
Dallas, TX 75201
(972) 368-2200 (p)

Los Angeles

Recorded Seller **1733 Ocean Avenue IV Properties LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties II LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

Recorded Seller **1733 Ocean Avenue Properties IV LLC**
450 N Roxbury Dr
Beverly Hills, CA 90210

True Seller **Starpoint Properties LLC**
433 N Camden Dr
Beverly Hills, CA 90210
(310) 247-0550 (p)



Thomas Bros. Guide 671-E3

Sale Date **Mar 1, 2019**
Sale Price **$65,000,000**
Price/SF Land **$1,901**
Actual Cap Rate **2.50%**

Parcels **4290-015-033**
Comp ID **4695934**
Comp Status **Research Complete**

Type **2 Star Land**
Land Acres **0.79 AC**
Land SF **34,195 SF**
Zoning **CA, Santa Monica**
Sale Condition **Ground Lease (Leased Fee), Investment Triple Net**

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We make no guaranty as to the accuracy of the above. Opinions and estimates are CBRE's judgment as of the release date, subject to change. Re-

MARSHALL VALUATION SERVICE COST SCHEDULE

Primary Building Type:	Office	Height per Story:	12'
Effective Age:	0 YRS	Number of Buildings:	1
Condition:		Gross Building Area:	10,000 SF

MVS Sec/Page		15/17
Quality/Bldg. Class		excellent/C
Building Component		3-Story Office Bldg
Component Sq. Ft.		10,000 SF
Base Square Foot Cost		$290.00
Square Foot Refinements		
Heating and Cooling		$14.30
Sprinklers		$4.89
Subtotal		$309.19
Height and Size Refinements		
Number of Stories Multiplier		1.000
Height per Story Multiplier		1.000
Floor Area Multiplier		1.000
Subtotal		$309.19
Cost Multipliers		
Current Cost Multiplier		1.11
Local Multiplier		1.18
Final Square Foot Cost		$404.98
Base Component Cost		$4,049,771
Base Building Cost	*(via Marshall Valuation Service cost data)*	$4,049,771
Additions		
Signage, Landscaping & Misc. Site Improvements (not included above)		
Parking/Walks (not included above)		
Other		$0
Direct Building Cost		$4,049,771
Indirect Costs	0.0% of Direct Building Cost	$0
Direct and Indirect Building Cost		$4,049,771
Rounded		$4,050,000
Direct and Indirect Building Cost Per Square Foot		**$405**

Compiled by CBRE

Attachment H

Hill International

Hill International (Arizona) Inc.
2231 East Camelback Road
Suite 102
Phoenix, AZ 85016
Tel : 602-778-9888
www.hillintl.com
AZ Contractor's License Number
ROC 289497

June 27, 2024

Ms. Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Cost

Dear Ms. Angiolillo,

I hope this letter finds you well. I am writing in response to your follow-up regarding the Barry Building project. We appreciate the opportunity to provide further insights to support your submission to the Cultural Heritage Commission. Below, I address the specific points you raised concerning the opinion of probable costs, based on current market conditions from our original analysis performed in November 2022.

Cost Increase in Rehabilitation Construction

Since our initial analysis in November 2022, the cost of construction for rehabilitating the Barry Building has indeed increased. From June 1, 2021, to June 26, 2024, the cost per square foot has risen from $777 to $1,108, representing a 42.5% increase. This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees. The revised estimate for the rehabilitation now stands at $17.1 million, and we have attached the detailed reports (B-SYS "Estimate Summary Report," C-SYS "Assembly Category Report," and E-SYS "Estimate Detail Report") for your reference.

General Estimate for New Construction

For new commercial construction in Los Angeles, costs currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could exceed $1,200 per square foot. This higher estimate considers the required access and roadway modifications, as well as the necessary replacement of the 70-year-old water main and storm drainage system. Thus, your pro forma estimate of $400 per square foot appears significantly underestimated based on current market conditions.

Conservative Estimate for Demolition Costs

The demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a CMU structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side, aligning with your request to mitigate potential negative impacts on land valuation.

We trust that this updated analysis will be valuable for your presentation to the Cultural Heritage Commission. Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

B-SYS - Estimate Summary Report
C-SYS - Assembly Category Report
E-SYS - Estimate Detail Report

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY 6_26_24_V9.pws

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 26 June 2024

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024
BID DATE: JAN 2025

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**17,007,000**
	****PROJECT SUBTOTALS****			6,697,601	5,025,313	1,535,350	3,748,570	17,006,833
BASE BID		***859.03/SF***	***15434@ 859.03BSF***	***6,697,601***	***5,025,313***	***1,535,350***	***0***	***13,258,264***
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		859.03/SF	15434@ 859.03BSF	**6,697,601**	**5,025,313**	**1,535,350**	**0**	**13,258,264**
A111	STRUCTURAL	380.60/SF	15434@ 380.60BSF	2,471,492	2,639,950	762,717	0	5,874,159
A112	ACCESSIBLE PATH	41.91/SF	15434@ 41.91BSF	395,036	154,471	97,320	0	646,827
A113	PLUMBING	19.99/SF	15434@ 19.99BSF	188,188	75,797	44,502	0	308,487
A114	STAIRS AND BALCONY RAILING	14.02/SF	15434@ 14.02BSF	161,909	48,697	5,783	0	216,390
A115	VERTICAL TRANSPORTATION	72.67/SF	15434@ 72.67BSF	850,456	230,527	40,578	0	1,121,562
A116	TENANT SPACE	162.83/SF	15434@ 162.83BSF	1,505,853	811,545	195,734	0	2,513,133
A117	ABATEMENT	124.81/SF	15434@ 124.81BSF	754,741	877,458	294,155	0	1,926,354
A118	SITE IMPROVEMENTS	42.20/SF	38811@ 16.78SF	369,925	186,868	94,559	0	651,353
OWNER'S COSTS		***242.88/SF***	***16827499@ 0.22TC$***	***0***	***0***	***0***	***3,748,570***	***3,748,570***
-OWNER'S COSTS		242.88/SF	16827499@ 0.22TC$	**0**	**0**	**0**	**3,748,570**	**3,748,570**
B111	OWNER'S COSTS	242.88/SF	16827499@ 0.22TC$	0	0	0	3,748,570	3,748,570

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**17,007,000**
	*****PROJECT SUBTOTALS****			6,697,601	5,025,313	1,535,350	3,748,570	17,006,833
BASE BID		**859.03/SF**	**15434@ 859.03BSF**	**6,697,601**	**5,025,313**	**1,535,350**	**0**	**13,258,264**
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		**859.03/SF**	**15434@ 859.03BSF**	**6,697,601**	**5,025,313**	**1,535,350**	**0**	**13,258,264**
A1 STRUCTURAL		**380.60/SF**	**15434@ 380.60BSF**	**2,471,492**	**2,639,950**	**762,717**	**0**	**5,874,159**
A111	ROOF	30.07/SF	7142@ 64.99SF	168,366	219,706	76,062	0	464,134
A111AA	DEMO ROOF	5.12/SF	7142@ 11.07SF	11,619	53,503	13,930	0	79,052
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	9.46/SF	7142@ 20.43SF	43,999	77,410	24,532	0	145,941
A111AA	NEW ROOF	15.49/SF	7142@ 33.48SF	112,748	88,794	37,600	0	239,141
A111	2ND STORY FLOOR	19.01/SF	7142@ 41.09SF	87,999	166,996	38,463	0	293,457
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	9.56/SF	7142@ 20.65SF	43,999	89,586	13,930	0	147,516
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	9.46/SF	7142@ 20.43SF	43,999	77,410	24,532	0	145,941
A111	NEW 2-STORY STEEL MOMENT FRAME	27.70/SF	7142@ 59.87SF	181,444	133,473	112,678	0	427,594
A111AC	FOUNDATIONS	0.59/SF	6@ 1508.10EA	4,955	2,929	1,164	0	9,049
A111AC	DEMO OF SOG AT ENTRY	3.26/SF	1200@ 41.99SF	14,323	12,762	23,302	0	50,388
A111AC	SOG REPLACEMENT	2.61/SF	1200@ 33.56SF	17,419	17,783	5,075	0	40,277
A111AC	DEMO STRUCTURE	5.67/SF	1200@ 72.89SF	19,522	28,223	39,728	0	87,472
A111AC	W12x96 (8 EA TOTAL)	7.34/SF	119@ 952.53LF	70,379	26,014	16,958	0	113,351
A111AC	W14x132	5.49/SF	150@ 565.34LF	30,634	32,791	21,376	0	84,800
A111AC	RESTORE STRUCTURE @ ENTRY	2.74/SF	1200@ 35.21SF	24,211	12,971	5,075	0	42,257
A111	2-STORY SHEAR WALL	49.14/SF	245@ 3095.47LF	396,178	257,417	104,794	0	758,389
A111AD	SLAB DEMO	4.00/SF	1470@ 41.99SF	17,546	15,633	28,545	0	61,725
A111AD	SHEAR WALL FOUNDATIONS	5.98/SF	245@ 377.03LF	50,587	29,900	11,884	0	92,371
A111AD	SOG REPLACEMENT	3.20/SF	1470@ 33.56SF	21,339	21,784	6,217	0	49,339
A111AD	NEW 2-STORY SHEAR WALL	15.49/SF	245@ 976.11LF	139,144	67,757	32,246	0	239,146
A111AD	DRYWALL - FINISHES	13.46/SF	12250@ 16.96SF	118,626	75,208	13,955	0	207,789
A111AD	WALL DEMO	7.00/SF	6125@ 17.64SF	48,936	47,135	11,947	0	108,018
A111	STRENGTHEN EXISTING 2-STORY SHEAR WALL	24.01/SF	198@ 1871.80LF	181,637	152,838	36,142	0	370,617
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	7.48/SF	4950@ 23.31SF	46,219	53,965	15,209	0	115,393
A111AE	WALL DEMO	5.66/SF	4950@ 17.64SF	39,548	38,093	9,655	0	87,296
A111AE	DRYWALL - FINISHES	10.88/SF	9900@ 16.96SF	95,869	60,780	11,278	0	167,928
A111	SHEAR WALL ON INT OF EXT WALL	26.80/SF	7142@ 57.91SF	192,909	176,672	44,010	0	413,591
A111AF	NEW 2-STORY SHEAR WALL	10.79/SF	7142@ 23.31SF	66,686	77,862	21,943	0	166,492
A111AF	WALL DEMO	8.16/SF	7142@ 17.64SF	57,062	54,962	13,930	0	125,954
A111AF	DRYWALL - FINISHES	7.85/SF	7142@ 16.96SF	69,161	43,848	8,136	0	121,145
A111	DEMO & RESTORE CEILINGS	33.80/SF	15434@ 33.80BSF	272,770	201,157	47,687	0	521,613
A111AG	CEILING DEMO	16.03/SF	15434@ 16.03bSF	123,311	94,029	30,104	0	247,444
A111AG	DRYWALL - FINISHES	17.76/SF	15434@ 17.76BSF	149,459	107,128	17,583	0	274,170
A111	MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK	144.78/SF	15434@ 144.78BSF	808,923	1,217,303	208,304	0	2,234,531
A111AH	ELECTRICAL	33.88/SF	15434@ 33.88BSF	380,333	112,501	30,104	0	522,938
A111AH	MECHANICAL	81.93/SF	15434@ 81.93BSF	138,082	978,208	148,149	0	1,264,439
A111AH	FIRE PROTECTION	28.97/SF	15434@ 28.97BSF	290,509	126,593	30,051	0	447,153
A111	REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR	25.28/SF	250@ 1560.93LF	181,267	114,389	94,577	0	390,233
A111AI	DEMO REQUIRED TO REPLACE PLATE	8.99/SF	250@ 555.22LF	32,810	45,383	60,612	0	138,805
A111AI	REPLACE PLATE - STUDS - PLASTER	12.91/SF	250@ 797.31LF	108,509	62,032	28,787	0	199,328
A111AI	REINFORCE STUD - TOP PLATE CONNECTION	3.38/SF	5000@ 10.42LF	39,948	6,974	5,178	0	52,100
A1 ACCESSIBLE PATH		**41.91/SF**	**15434@ 41.91BSF**	**395,036**	**154,471**	**97,320**	**0**	**646,827**
A112	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	33.13/SF	34881@ 14.66SF	324,977	116,418	69,945	0	511,340
A112AA	C OVERLAY - CO-PLANE	32.29/SF	34881@ 14.29SF	317,633	112,743	68,035	0	498,411
A112AA	RESTRIPE - SIGNAGE	0.84/SF	90@ 143.66STALLS	7,344	3,675	1,910	0	12,929
A112	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	5.19/SF	135@ 593.38LF	29,343	25,655	25,108	0	80,106
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	5.19/SF	135@ 593.38LF	29,343	25,655	25,108	0	80,106
A112	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.58/SF	3@ 13259.27EA	30,611	7,455	1,712	0	39,778
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.58/SF	3@ 13259.27EA	30,611	7,455	1,712	0	39,778
A112	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.26/SF	12@ 330.34LF	2,657	1,184	123	0	3,964
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.26/SF	12@ 330.34LF	2,657	1,184	123	0	3,964
A112	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.07/SF	3@ 356.03LF	364	601	103	0	1,068
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.07/SF	3@ 356.03LF	364	601	103	0	1,068
A112	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.13/SF	6@ 330.34LF	1,328	592	62	0	1,982
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.13/SF	6@ 330.34LF	1,328	592	62	0	1,982

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.56/SF	26@ 330.34LF	5,756	2,566	267	0	8,589
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.56/SF	26@ 330.34LF	5,756	2,566	267	0	8,589
A1 PLUMBING		**19.99/SF**	**15434@ 19.99BSF**	**188,188**	**75,797**	**44,502**	**0**	**308,487**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	3.96/SF	136@ 336.03SF	30,110	10,780	4,810	0	45,700
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.96/SF	136@ 336.03SF	30,110	10,780	4,810	0	45,700
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	3.67/SF	115@ 336.03SF	25,461	9,116	4,067	0	38,644
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	2.50/SF	115@ 336.03SF	25,461	9,116	4,067	0	38,644
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.92/SF	180@ 336.03SF	39,852	14,268	6,366	0	60,486
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.92/SF	180@ 336.03SF	39,852	14,268	6,366	0	60,486
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		221	79	35	0	336
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		221	79	35	0	336
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.08/SF	4@ 304.95EA	1,001	187	32	0	1,220
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.08/SF	4@ 304.95EA	1,001	187	32	0	1,220
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.47/SF		5,968	908	422	0	7,299
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.47/SF		5,968	908	422	0	7,299
A113	PLUMBING INFRASTRUCTURE	10.03/SF	15434@ 10.03BSF	85,575	40,459	28,769	0	154,803
A113AG	PLUMBING INFRASTRUCTURE	10.03/SF	15434@ 10.03BSF	85,575	40,459	28,769	0	154,803
A1 STAIRS AND BALCONY RAILING		**14.02/SF**	**15434@ 14.02BSF**	**161,909**	**48,697**	**5,783**	**0**	**216,390**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.49/SF	40@ 189.25RISERS	4,852	2,125	593	0	7,570
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.49/SF	40@ 189.25RISERS	4,852	2,125	593	0	7,570
A114	ADD CONTRASTING STRIPE AT EACH RISER	3.65/SF	40@ 1407.96EA	55,061	1,120	137	0	56,318
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	3.65/SF	40@ 1407.96EA	55,061	1,120	137	0	56,318
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	3.75/SF	175@ 330.34LF	38,745	17,268	1,797	0	57,810
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	3.75/SF	175@ 330.34LF	38,745	17,268	1,797	0	57,810
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	4.22/SF	197@ 330.34LF	43,615	19,439	2,023	0	65,078
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	4.22/SF	197@ 330.34LF	43,615	19,439	2,023	0	65,078
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.92/SF	120@ 246.78LF	19,637	8,744	1,232	0	29,614
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.92/SF	120@ 246.78LF	19,637	8,744	1,232	0	29,614
A1 VERTICAL TRANSPORTATION		**72.67/SF**	**15434@ 72.67BSF**	**850,456**	**230,527**	**40,578**	**0**	**1,121,562**
A115	DEVELOP VERTICAL TRANSPORTATION	70.37/SF		825,910	222,557	37,666	0	1,086,133
A115AA	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	70.37/SF	2@ 543066.56EA	825,910	222,557	37,666	0	1,086,133
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	2.30/SF	2@ 17714.51EA	24,546	7,970	2,913	0	35,429
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	2.30/SF	150@ 236.19SF	24,546	7,970	2,913	0	35,429
A1 TENANT SPACE		**162.83/SF**	**15434@ 162.83BSF**	**1,505,853**	**811,545**	**195,734**	**0**	**2,513,133**
A116	WIDEN ALL TENANT DOORWAYS	13.56/SF	40@ 5232.55EA	142,465	54,510	12,327	0	209,302
A116AA	WIDEN ALL TENANT DOORWAYS	13.56/SF	40@ 5232.55EA	142,465	54,510	12,327	0	209,302
A116	MODIFY LANDING TO NECESSARY DOORS	1.94/SF	15434@ 1.94BSF	17,616	9,337	2,968	0	29,920
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.94/SF		17,616	9,337	2,968	0	29,920
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.88/SF	15@ 2961.36EA	29,456	13,116	1,849	0	44,420
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.88/SF	15@ 2961.36EA	29,456	13,116	1,849	0	44,420
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	9.98/SF	30@ 5136.29EA	103,961	40,883	9,245	0	154,089
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	9.98/SF	30@ 5136.29EA	103,961	40,883	9,245	0	154,089
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	3.49/SF	25@ 2155.89EA	30,322	21,007	2,568	0	53,897
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	3.49/SF	25@ 2155.89EA	30,322	21,007	2,568	0	53,897
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.79/SF	40@ 304.95EA	10,011	1,867	320	0	12,198
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.79/SF	40@ 304.95EA	10,011	1,867	320	0	12,198
A116	LEVER DOOR HANDLES	2.05/SF	75@ 421.04EA	28,878	2,101	599	0	31,578
A116AG	LEVER DOOR HANDLES	2.05/SF	75@ 421.04EA	28,878	2,101	599	0	31,578
A116	WINDOW REPLACEMENT	34.03/SF	2200@ 238.77SF	370,216	110,872	44,205	0	525,293
A116AH	WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	34.03/SF	2200@ 238.77SF	370,216	110,872	44,205	0	525,293
A116	REPLACE EXTERIOR WALL FINISHES	94.11/SF	62928@ 23.08SF	772,930	557,852	121,654	0	1,452,436
A116AI	REPLACE EXTERIOR WALL FINISHES	94.11/SF	62928@ 23.08SF	772,930	557,852	121,654	0	1,452,436

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $17,500,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: JUNE 26, 2024

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A1 ABATEMENT		**124.81/SF**	**15434@ 124.81BSF**	**754,741**	**877,458**	**294,155**	**0**	**1,926,354**
A117 ABATEMENT		124.81/SF	15434@ 124.81BSF	754,741	877,458	294,155	0	1,926,354
A117AAABATEMENT - ASBESTOUS		23.42/SF	15434@ 23.42BSF	187,195	144,115	30,104	0	361,414
A117AAABATEMENT - LEAD PAINT		16.36/SF	15434@ 16.36BSF	133,711	88,686	30,104	0	252,501
A117AAABATEMENT - ELECTRICAL WIRE		11.87/SF	15434@ 11.87BSF	92,112	60,972	30,104	0	183,187
A117AAABATEMENT - BLACK MOLD		45.47/SF	15434@ 45.47BSF	0	508,491	193,343	0	701,834
A117AADUMP FEES		4.30/SF	30@ 2213.98LDS	66,419	0	0	0	66,419
A117AAREMOVE PCB CONTAINING EQUIPMENT		23.39/SF	5@ 72199.59EA	275,303	75,194	10,501	0	360,998
A1 SITE IMPROVEMENTS		**42.20/SF**	**38811@ 16.78SF**	**369,925**	**186,868**	**94,559**	**0**	**651,353**
A118 SITE IMPROVEMENTS		42.20/SF	34881@ 18.67SF	369,925	186,868	94,559	0	651,353
A118AADIVERT RAIN WATER TO STORM DRAIN		12.91/SF	350@ 569.31LF	97,800	67,787	33,672	0	199,259
A118AAUPGRADE PARKING LOT DRAINAGE		12.51/SF	3@ 64351.85EA	132,839	43,096	17,121	0	193,056
A118AAWIDEN EAST SIDE WALKWAYY TO 5 FEET		5.33/SF	1500@ 54.87SF	46,205	26,773	9,321	0	82,299
A118AAUPGRADE PARKING LOT TO MEET ADA		0.18/SF	4@ 686.16EA	1,348	1,077	320	0	2,745
A118AAREPAIR & RESURFACE EAST ROADWAY		4.42/SF	2430@ 28.04SF	43,508	16,581	8,053	0	68,142
A118AASEWER LINE REPLACEMENT		6.86/SF	250@ 423.41LF	48,226	31,553	26,073	0	105,852
OWNER'S COSTS		**242.88/SF**	**16827499@ 0.22TC$**	**0**	**0**	**0**	**3,748,570**	**3,748,570**
-OWNER'S COSTS		**242.88/SF**	**16827499@ 0.22TC$**	**0**	**0**	**0**	**3,748,570**	**3,748,570**
B1 OWNER'S COSTS		**242.88/SF**	**16827499@ 0.22TC$**	**0**	**0**	**0**	**3,748,570**	**3,748,570**
B111 OWNER'S COST		242.88/SF	16827499@ 0.22TC$	0	0	0	3,748,570	3,748,570
B111AADESIGN		107.70/SF	16827499@ 0.10TC$	0	0	0	1,662,291	1,662,291
B111AAPERMITS		23.08/SF	16827499@ 0.02TC$	0	0	0	356,205	356,205
B111AACONSTRUCTION MANAGEMENT		46.16/SF	16827499@ 0.04TC$	0	0	0	712,411	712,411
B111AACONTINGENCY @ 15%		65.94/SF	6784419@ 0.15TC$	0	0	0	1,017,663	1,017,663

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BASE BIDA1 BARRY BUILDING STRUCTURAL AND ADA UPGRADE							
A1 STRUCTURAL							
REF COMPLETE							
A111 STRUCTURAL							
A111AA ROOF							
A111AA11 DEMO ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Demo Roof		0.92	4.17	1.13	0.00	6.22
SUB-111/111	0.043 hrs/unit 307 TOTAL HRS	7,142.00 SF	6,578	29,751	8,070	0	44,400
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	29,751	8,070	0	44,400
	Subcontractor Markups		1,655	8,162	1,801	0	11,618
	Prime Contractor Markups		3,385	15,590	4,059	0	23,034
TOTAL A111AA11 DEMO ROOF		307 HRS	11,619	53,503	13,930	0	79,052
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*7.49*	*1.95*	*0.00*	*11.07*
A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		3.49	6.03	1.99	0.00	11.51
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	24,911	43,045	14,213	0	82,169
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		24,911	43,045	14,213	0	82,169
	Subcontractor Markups		6,267	11,809	3,171	0	21,247
	Prime Contractor Markups		12,821	22,556	7,148	0	42,525
TOTAL A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING		486 HRS	43,999	77,410	24,532	0	145,941
7,142.00 SF	*Level Unit Cost-->*		*6.16*	*10.84*	*3.43*	*0.00*	*20.43*
A111AA13 NEW ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Roof		8.94	6.91	3.05	0.00	18.90
SUB-711/711	0.078 hrs/unit 557 TOTAL HRS	7,142.00 SF	63,835	49,375	21,783	0	134,993
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		63,835	49,375	21,783	0	134,993
	Subcontractor Markups		16,060	13,545	4,861	0	34,466
	Prime Contractor Markups		32,853	25,873	10,956	0	69,682
TOTAL A111AA13 NEW ROOF		557 HRS	112,748	88,794	37,600	0	239,141
7,142.00 SF	*Level Unit Cost-->*		*15.79*	*12.43*	*5.26*	*0.00*	*33.48*
SUBTOTAL A111AA ROOF			95,325	122,171	44,066	0	261,562
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A111AA ROOF			168,366	219,706	76,062	0	464,134
A111AB 2ND STORY FLOOR							
A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	2Nd Floor Decking		3.49	6.97	1.13	0.00	11.59
SUB-111/111	0.072 hrs/unit 514 TOTAL HRS	7,142.00 SF	24,911	49,816	8,070	0	82,797
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		24,911	49,816	8,070	0	82,797
	Subcontractor Markups		6,267	13,666	1,801	0	21,734
	Prime Contractor Markups		12,821	26,104	4,059	0	42,984
TOTAL A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS		514 HRS	43,999	89,586	13,930	0	147,516
7,142.00 SF	*Level Unit Cost-->*		*6.16*	*12.54*	*1.95*	*0.00*	*20.65*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AB 2ND STORY FLOOR							
A111AB12 NEW 3/4" PLYWOOD FLOOR SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		3.49	6.03	1.99	0.00	11.51
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	24,911	43,045	14,213	0	82,169
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		24,911	43,045	14,213	0	82,169
	Subcontractor Markups		6,267	11,809	3,171	0	21,247
	Prime Contractor Markups		12,821	22,556	7,148	0	42,525
TOTAL A111AB12 NEW 3/4" PLYWOOD FLOOR SHEATHING		486 HRS	43,999	77,410	24,532	0	145,941
7,142.00 SF	*Level Unit Cost-->*		*6.16*	*10.84*	*3.43*	*0.00*	*20.43*
SUBTOTAL A111AB 2ND STORY FLOOR			49,823	92,861	22,283	0	164,966
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
TOTAL A111AB 2ND STORY FLOOR			87,999	166,996	38,463	0	293,457
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC11 FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Concrete		467.61	271.45	112.41	0.00	851.47
SUB-311/311	2.8 hrs/unit 17 TOTAL HRS	6.00 CY	2,806	1,629	674	0	5,109
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		2,806	1,629	674	0	5,109
	Subcontractor Markups		706	447	150	0	1,303
	Prime Contractor Markups		1,444	853	339	0	2,637
TOTAL A111AC11 FOUNDATIONS		17 HRS	4,955	2,929	1,164	0	9,049
6.00 EA	*Level Unit Cost-->*		*825.91*	*488.16*	*194.03*	*0.00*	*1,508.10*
A111AC12 DEMO OF SOG AT ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab Demo		6.76	5.91	11.25	0.00	23.92
SUB-311/311	0.061 hrs/unit 73 TOTAL HRS	1,200.00 SF	8,110	7,096	13,500	0	28,706
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		8,110	7,096	13,500	0	28,706
	Subcontractor Markups		2,040	1,947	3,012	0	6,999
	Prime Contractor Markups		4,174	3,719	6,790	0	14,682
TOTAL A111AC12 DEMO OF SOG AT ENTRY		73 HRS	14,323	12,762	23,302	0	50,388
1,200.00 SF	*Level Unit Cost-->*		*11.94*	*10.63*	*19.42*	*0.00*	*41.99*
A111AC13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab On Grade Replacement		8.22	8.24	2.45	0.00	18.91
SUB-311/311	0.085 hrs/unit 102 TOTAL HRS	1,200.00 SF	9,862	9,889	2,940	0	22,691
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		9,862	9,889	2,940	0	22,691
	Subcontractor Markups		2,481	2,713	656	0	5,850
	Prime Contractor Markups		5,076	5,182	1,479	0	11,736
TOTAL A111AC13 SOG REPLACEMENT		102 HRS	17,419	17,783	5,075	0	40,277
1,200.00 SF	*Level Unit Cost-->*		*14.52*	*14.82*	*4.23*	*0.00*	*33.56*
A111AC14 DEMO STRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Demo Structure		9.21	13.08	19.18	0.00	41.47
SUB-311/111	0.135 hrs/unit 162 TOTAL HRS	1,200.00 SF	11,053	15,694	23,016	0	49,762
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		11,053	15,694	23,016	0	49,762
	Subcontractor Markups		2,781	4,305	5,136	0	12,222
	Prime Contractor Markups		5,688	8,224	11,576	0	25,488
TOTAL A111AC14 DEMO STRUCTURE		162 HRS	19,522	28,223	39,728	0	87,472
1,200.00 SF	*Level Unit Cost-->*		*16.27*	*23.52*	*33.11*	*0.00*	*72.89*
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		3.49	1.27	0.86	0.00	5.61
SUB-511/511	0.015 hrs/unit 171 TOTAL HRS	11,424.00 LBS	39,847	14,465	9,825	0	64,137
* LINE ITEM ASSEMBLY	Factor:96.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		39,847	14,465	9,825	0	64,137
	Subcontractor Markups		10,025	3,968	2,192	0	16,185
	Prime Contractor Markups		20,507	7,580	4,941	0	33,029
TOTAL A111AC15 W12x96 (8 EA TOTAL)		171 HRS	70,379	26,014	16,958	0	113,351
	119.00 LF	*Level Unit Cost-->*	*591.42*	*218.60*	*142.51*	*0.00*	*952.53*
A111AC16 W14x132	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	1.27	0.86	0.00	3.33
	SUB-511/511 0.015 hrs/unit	216 TOTAL HRS 14,400.00 LBS	17,344	18,234	12,384	0	47,962
	* LINE ITEM ASSEMBLY Factor:96.0000						
	Subtotal Direct Costs		17,344	18,234	12,384	0	47,962
	Subcontractor Markups		4,363	5,002	2,763	0	12,129
	Prime Contractor Markups		8,926	9,555	6,229	0	24,710
TOTAL A111AC16 W14x132		216 HRS	30,634	32,791	21,376	0	84,800
	150.00 LF	*Level Unit Cost-->*	*204.23*	*218.60*	*142.51*	*0.00*	*565.34*
A111AC17 RESTORE STRUCTURE @ ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Restore Entry Structure		11.42	6.01	2.45	0.00	19.88
	SUB-311/311 0.062 hrs/unit	74 TOTAL HRS 1,200.00 SF	13,708	7,213	2,940	0	23,861
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		13,708	7,213	2,940	0	23,861
	Subcontractor Markups		3,449	1,979	656	0	6,083
	Prime Contractor Markups		7,055	3,780	1,479	0	12,313
TOTAL A111AC17 RESTORE STRUCTURE @ ENTRY		74 HRS	24,211	12,971	5,075	0	42,257
	1,200.00 SF	*Level Unit Cost-->*	*20.18*	*10.81*	*4.23*	*0.00*	*35.21*
SUBTOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			102,729	74,219	65,279	0	242,228
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.765*
TOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			181,444	133,473	112,678	0	427,594
A111AD 2-STORY SHEAR WALL							
A111AD11 SLAB DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab Demo		6.76	5.91	11.25	0.00	23.92
	SUB-311/311 0.061 hrs/unit	90 TOTAL HRS 1,470.00 SF	9,934	8,693	16,538	0	35,165
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,934	8,693	16,538	0	35,165
	Subcontractor Markups		2,499	2,385	3,690	0	8,574
	Prime Contractor Markups		5,113	4,555	8,318	0	17,986
TOTAL A111AD11 SLAB DEMO		90 HRS	17,546	15,633	28,545	0	61,725
	1,470.00 SF	*Level Unit Cost-->*	*11.94*	*10.63*	*19.42*	*0.00*	*41.99*
A111AD12 SHEAR WALL FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Concrete		467.61	271.45	112.41	0.00	851.47
	SUB-311/311 2.8 hrs/unit	172 TOTAL HRS 61.25 CY	28,641	16,626	6,885	0	52,153
	* LINE ITEM ASSEMBLY Factor:0.2500						
	Subtotal Direct Costs		28,641	16,626	6,885	0	52,153
	Subcontractor Markups		7,206	4,561	1,536	0	13,303
	Prime Contractor Markups		14,740	8,712	3,463	0	26,916
TOTAL A111AD12 SHEAR WALL FOUNDATIONS		172 HRS	50,587	29,900	11,884	0	92,371
	245.00 LF	*Level Unit Cost-->*	*206.48*	*122.04*	*48.51*	*0.00*	*377.03*
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab On Grade Replacement		8.22	8.24	2.45	0.00	18.91
	SUB-311/311 0.085 hrs/unit	125 TOTAL HRS 1,470.00 SF	12,081	12,113	3,602	0	27,796
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AD 2-STORY SHEAR WALL							
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Subtotal Direct Costs		12,081	12,113	3,602	0	27,796
	Subcontractor Markups		3,039	3,323	804	0	7,166
	Prime Contractor Markups		6,218	6,348	1,811	0	14,377
TOTAL A111AD13 SOG REPLACEMENT		125 HRS	21,339	21,784	6,217	0	49,339
1,470.00 SF	*Level Unit Cost-->*		*14.52*	*14.82*	*4.23*	*0.00*	*33.56*
A111AD14 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Shear Wall Incl Wood Framing - Plywood		12.86	6.15	3.05	0.00	22.06
	SUB-911/911 0.069 hrs/unit 423 TOTAL HRS	6,125.00 SF	78,780	37,677	18,681	0	135,138
	* LINE ITEM ASSEMBLY Factor:25.0000						
	Subtotal Direct Costs		78,780	37,677	18,681	0	135,138
	Subcontractor Markups		19,820	10,336	4,168	0	34,324
	Prime Contractor Markups		40,544	19,743	9,396	0	69,684
TOTAL A111AD14 NEW 2-STORY SHEAR WALL		423 HRS	139,144	67,757	32,246	0	239,146
245.00 LF	*Level Unit Cost-->*		*567.93*	*276.56*	*131.61*	*0.00*	*976.11*
A111AD15 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		4.23	2.50	0.46	0.00	7.19
	SUB-911/911 0.028 hrs/unit 343 TOTAL HRS	12,250.00 SF	51,808	30,579	5,635	0	88,021
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
	SUB-991/991 0.012 hrs/unit 147 TOTAL HRS	12,250.00 SF	15,355	11,242	2,450	0	29,047
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		67,163	41,820	8,085	0	117,069
	Subcontractor Markups		16,897	11,473	1,804	0	30,174
	Prime Contractor Markups		34,566	21,914	4,066	0	60,547
TOTAL A111AD15 DRYWALL - FINISHES		490 HRS	118,626	75,208	13,955	0	207,789
12,250.00 SF	*Level Unit Cost-->*		*9.68*	*6.14*	*1.14*	*0.00*	*16.96*
A111AD16 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		4.52	4.28	1.13	0.00	9.93
	SUB-911/911 0.048 hrs/unit 294 TOTAL HRS	6,125.00 SF	27,706	26,210	6,921	0	60,838
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		27,706	26,210	6,921	0	60,838
	Subcontractor Markups		6,970	7,190	1,544	0	15,705
	Prime Contractor Markups		14,259	13,734	3,481	0	31,475
TOTAL A111AD16 WALL DEMO		294 HRS	48,936	47,135	11,947	0	108,018
6,125.00 SF	*Level Unit Cost-->*		*7.99*	*7.70*	*1.95*	*0.00*	*17.64*
SUBTOTAL A111AD 2-STORY SHEAR WALL			224,306	143,141	60,712	0	428,158
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A111AD 2-STORY SHEAR WALL			396,178	257,417	104,794	0	758,389
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Strengthen Existing 2-Story Shear Wall		5.29	6.06	1.78	0.00	13.13
	SUB-911/911 0.068 hrs/unit 337 TOTAL HRS	4,950.00 SF	26,168	30,008	8,811	0	64,987
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		26,168	30,008	8,811	0	64,987
	Subcontractor Markups		6,583	8,232	1,966	0	16,782
	Prime Contractor Markups		13,468	15,725	4,432	0	33,624
TOTAL A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL		337 HRS	46,219	53,965	15,209	0	115,393
4,950.00 SF	*Level Unit Cost-->*		*9.34*	*10.90*	*3.07*	*0.00*	*23.31*
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		4.52	4.28	1.13	0.00	9.93
	SUB-911/911 0.048 hrs/unit 238 TOTAL HRS	4,950.00 SF	22,391	21,182	5,594	0	49,167

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AE	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**						
A111AE12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 25						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		22,391	21,182	5,594	0	49,167
	Subcontractor Markups		5,633	5,811	1,248	0	12,692
	Prime Contractor Markups		11,524	11,100	2,813	0	25,437
	TOTAL A111AE12 WALL DEMO	238 HRS	39,548	38,093	9,655	0	87,296
	4,950.00 SF	*Level Unit Cost-->*	*7.99*	*7.70*	*1.95*	*0.00*	*17.64*
A111AE13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 50						
	Drywall		4.23	2.50	0.46	0.00	7.19
	SUB-911/911 0.028 hrs/unit	277 TOTAL HRS 9,900.00 SF	41,869	24,713	4,554	0	71,136
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
	SUB-991/991 0.012 hrs/unit	119 TOTAL HRS 9,900.00 SF	12,410	9,085	1,980	0	23,475
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		54,279	33,798	6,534	0	94,610
	Subcontractor Markups		13,656	9,272	1,458	0	24,386
	Prime Contractor Markups		27,935	17,710	3,286	0	48,932
	TOTAL A111AE13 DRYWALL - FINISHES	396 HRS	95,869	60,780	11,278	0	167,928
	9,900.00 SF	*Level Unit Cost-->*	*9.68*	*6.14*	*1.14*	*0.00*	*16.96*
	SUBTOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL		102,838	84,988	20,939	0	208,765
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL		181,637	152,838	36,142	0	370,617
A111AF	**SHEAR WALL ON INT OF EXT WALL**						
A111AF11	NEW 2-STORY SHEAR WALL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Strengthen Existing 2-Story Shear Wall		5.29	6.06	1.78	0.00	13.13
	SUB-911/911 0.068 hrs/unit	486 TOTAL HRS 7,142.00 SF	37,756	43,297	12,713	0	93,765
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		37,756	43,297	12,713	0	93,765
	Subcontractor Markups		9,499	11,878	2,837	0	24,213
	Prime Contractor Markups		19,431	22,688	6,394	0	48,513
	TOTAL A111AF11 NEW 2-STORY SHEAR WALL	486 HRS	66,686	77,862	21,943	0	166,492
	7,142.00 SF	*Level Unit Cost-->*	*9.34*	*10.90*	*3.07*	*0.00*	*23.31*
A111AF12	WALL DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Wall Demo		4.52	4.28	1.13	0.00	9.93
	SUB-911/911 0.048 hrs/unit	343 TOTAL HRS 7,142.00 SF	32,307	30,562	8,070	0	70,940
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		32,307	30,562	8,070	0	70,940
	Subcontractor Markups		8,128	8,384	1,801	0	18,313
	Prime Contractor Markups		16,627	16,015	4,059	0	36,701
	TOTAL A111AF12 WALL DEMO	343 HRS	57,062	54,962	13,930	0	125,954
	7,142.00 SF	*Level Unit Cost-->*	*7.99*	*7.70*	*1.95*	*0.00*	*17.64*
A111AF13	DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		4.23	2.50	0.46	0.00	7.19
	SUB-911/911 0.028 hrs/unit	200 TOTAL HRS 7,142.00 SF	30,205	17,828	3,285	0	51,318
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
	SUB-991/991 0.012 hrs/unit	86 TOTAL HRS 7,142.00 SF	8,952	6,554	1,428	0	16,935
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		39,157	24,382	4,714	0	68,253
	Subcontractor Markups		9,851	6,689	1,052	0	17,592
	Prime Contractor Markups		20,153	12,777	2,371	0	35,300
	TOTAL A111AF13 DRYWALL - FINISHES	286 HRS	69,161	43,848	8,136	0	121,145
	7,142.00 SF	*Level Unit Cost-->*	*9.68*	*6.14*	*1.14*	*0.00*	*16.96*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A111AF SHEAR WALL ON INT OF EXT WALL		109,220	98,241	25,497	0	232,958
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AF SHEAR WALL ON INT OF EXT WALL		192,909	176,672	44,010	0	413,591
	A111AG DEMO & RESTORE CEILINGS						
	A111AG11 CEILING DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ceilingl Demo		4.52	3.39	1.13	0.00	9.04
SUB-911/911	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	69,816	52,286	17,440	0	139,542
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		69,816	52,286	17,440	0	139,542
	Subcontractor Markups		17,564	14,344	3,892	0	35,800
	Prime Contractor Markups		35,931	27,399	8,772	0	72,101
	TOTAL A111AG11 CEILING DEMO	586 HRS	123,311	94,029	30,104	0	247,444
	15,434.00 bSF *Level Unit Cost-->*		*7.99*	*6.09*	*1.95*	*0.00*	*16.03*
	A111AG12 DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		4.23	2.94	0.46	0.00	7.63
SUB-911/911	0.033 hrs/unit 509 TOTAL HRS	15,434.00 SF	65,273	45,406	7,100	0	117,779
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
SUB-991/991	0.012 hrs/unit 185 TOTAL HRS	15,434.00 SF	19,347	14,164	3,087	0	36,597
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		84,620	59,570	10,186	0	154,377
	Subcontractor Markups		21,289	16,342	2,273	0	39,904
	Prime Contractor Markups		43,550	31,215	5,123	0	79,889
	TOTAL A111AG12 DRYWALL - FINISHES	695 HRS	149,459	107,128	17,583	0	274,170
	15,434.00 BSF *Level Unit Cost-->*		*9.68*	*6.94*	*1.14*	*0.00*	*17.76*
	SUBTOTAL A111AG DEMO & RESTORE CEILINGS		154,436	111,856	27,627	0	293,919
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AG DEMO & RESTORE CEILINGS		272,770	201,157	47,687	0	521,613
	A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW						
	A111AH11 ELECTRICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Electrical		13.95	4.05	1.13	0.00	19.14
SUB-161/161	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	215,335	62,558	17,440	0	295,334
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		215,335	62,558	17,440	0	295,334
	Subcontractor Markups		54,175	17,162	3,892	0	75,228
	Prime Contractor Markups		110,823	32,781	8,772	0	152,376
	TOTAL A111AH11 ELECTRICAL	586 HRS	380,333	112,501	30,104	0	522,938
	15,434.00 BSF *Level Unit Cost-->*		*24.64*	*7.29*	*1.95*	*0.00*	*33.88*
	A111AH12 MECHANICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Mechanical - Duct Work & Package Units		0.69	33.51	5.03	0.00	39.23
SUB-152/152	0.32 hrs/unit 4939 TOTAL HRS	15,434.00 SF	10,599	517,202	77,633	0	605,434
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Reconstruct Mechanical Rooms On 2 Floors 2 Hr Rated Assemblies		168.95	66.86	20.49	0.00	256.30
SUB-911/911	0.75 hrs/unit 300 TOTAL HRS	400.00 SF	67,580	26,745	8,196	0	102,521
	Subtotal Direct Costs		78,179	543,948	85,829	0	707,955
	Subcontractor Markups		19,668	149,226	19,152	0	188,046
	Prime Contractor Markups		40,235	285,035	43,168	0	368,438
	TOTAL A111AH12 MECHANICAL	5,239 HRS	138,082	978,208	148,149	0	1,264,439
	15,434.00 BSF *Level Unit Cost-->*		*8.95*	*63.38*	*9.60*	*0.00*	*81.93*
	A111AH13 FIRE PROTECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Fire Protection		3.49	1.68	0.46	0.00	5.63
SUB-154/154	0.018 hrs/unit 278 TOTAL HRS	15,434.00 SF	53,834	25,892	7,100	0	86,826
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Install 4" Water Line		31.07	21.44	7.00	0.00	59.50
SUB-154/154	0.23 hrs/unit 35 TOTAL HRS	150.00 LF	4,660	3,215	1,050	0	8,925
	Water Line Replacement & Upgrade For Fire Protection		6.87	2.67	0.60	0.00	10.14
SUB-151/151	0.028 hrs/unit 432 TOTAL HRS	15,434.00	105,985	41,286	9,260	0	156,532
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		164,479	70,394	17,410	0	252,283
	Subcontractor Markups		41,380	19,312	3,885	0	64,577
	Prime Contractor Markups		84,650	36,887	8,757	0	130,294
	TOTAL A111AH13 FIRE PROTECTION	744 HRS	290,509	126,593	30,051	0	447,153
	15,434.00 BSF	*Level Unit Cost-->*	*18.82*	*8.20*	*1.95*	*0.00*	*28.97*
	SUBTOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW		457,993	676,900	120,679	0	1,255,572
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		808,923	1,217,303	208,304	0	2,234,531
	A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES						
	A111AI11 DEMO REQUIRED TO REPLACE PLATE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Building Jack(S)		0.00	5.33	20.23	0.00	25.56
SUB-111/111	0.055 hrs/unit 14 TOTAL HRS	250.00 LF	0	1,332	5,058	0	6,390
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Shoring At Building Perimeter		3.05	2.42	5.03	0.00	10.50
SUB-111/111	0.025 hrs/unit 100 TOTAL HRS	4,000.00 SF	12,208	9,688	20,120	0	42,016
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Removal Of Exterior Plaster		0.70	3.39	2.98	0.00	7.07
SUB-111/111	0.035 hrs/unit 105 TOTAL HRS	3,000.00 SF	2,093	10,172	8,940	0	21,205
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Load Bearing Studs		0.24	1.07	0.33	0.00	1.64
SUB-111/111	0.011 hrs/unit 33 TOTAL HRS	3,000.00 SF	719	3,197	990	0	4,906
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Plate		0.49	3.39	0.03	0.00	3.91
SUB-111/111	0.035 hrs/unit 9 TOTAL HRS	250.00 LF	123	848	8	0	978
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Debris Removal		686.70	0.00	0.00	0.00	686.70
SUB-111/NoCrew		5.00 LDS	3,434	0	0	0	3,434
	Subtotal Direct Costs		18,576	25,236	35,115	0	78,927
	Subcontractor Markups		4,673	6,923	7,835	0	19,432
	Prime Contractor Markups		9,560	13,224	17,661	0	40,446
	TOTAL A111AI11 DEMO REQUIRED TO REPLACE PLATE	261 HRS	32,810	45,383	60,612	0	138,805
	250.00 LF	*Level Unit Cost-->*	*131.24*	*181.53*	*242.45*	*0.00*	*555.22*
	A111AI12 REPLACE PLATE - STUDS - PLASTER *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Plate "Treated"		4.52	2.42	0.51	0.00	7.46
SUB-311/311	0.025 hrs/unit 6 TOTAL HRS	250.00 LF	1,131	606	128	0	1,864
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Replace Studs		3.43	1.75	0.99	0.00	6.17
SUB-311/311	0.018 hrs/unit 54 TOTAL HRS	3,000.00 LF	10,301	5,235	2,970	0	18,506
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Restore Exterior Plaster		13.95	8.18	3.90	0.00	26.03
SUB-421/421	0.085 hrs/unit 255 TOTAL HRS	3,000.00 SF	41,856	24,542	11,700	0	78,098
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Install Stud Clips		2.67	1.16	1.13	0.00	4.96
SUB-311/311	0.012 hrs/unit 12 TOTAL HRS	1,000.00 EA	2,671	1,163	1,130	0	4,964
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Install H8 Ties Stud To Top Plate		4.25	0.78	0.60	0.00	5.63
SUB-311/311	0.008 hrs/unit 2 TOTAL HRS	250.00 EA	1,063	194	150	0	1,407
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint Exterior		1.47	0.92	0.20	0.00	2.59
SUB-991/991	0.012 hrs/unit 36 TOTAL HRS	3,000.00 SF	4,415	2,753	600	0	7,768
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		61,435	34,494	16,678	0	112,606
	Subcontractor Markups		15,456	9,463	3,721	0	28,640
	Prime Contractor Markups		31,618	18,075	8,388	0	58,081
	TOTAL A111AI12 REPLACE PLATE - STUDS - PLASTER	365 HRS	108,509	62,032	28,787	0	199,328
	250.00 LF	*Level Unit Cost-->*	*434.04*	*248.13*	*115.15*	*0.00*	*797.31*
	A111AI13 REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install H8 Ties Stud To Top Plate		4.52	0.78	0.60	0.00	5.90
SUB-311/311	0.008 hrs/unit 40 TOTAL HRS	5,000.00 EA	22,618	3,878	3,000	0	29,495

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AI	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES**						
A111AI13	REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		22,618	3,878	3,000	0	29,495
	Subcontractor Markups		5,690	1,064	669	0	7,423
	Prime Contractor Markups		11,640	2,032	1,509	0	15,181
	TOTAL A111AI13 REINFORCE STUD - TOP PLATE CONNECTION	40 HRS	39,948	6,974	5,178	0	52,100
	5,000.00 LF *Level Unit Cost-->*		*7.99*	*1.39*	*1.04*	*0.00*	*10.42*
	SUBTOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES		102,629	63,608	54,793	0	221,029
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.766*
	TOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IS		181,267	114,389	94,577	0	390,233
A112	**ACCESSIBLE PATH**						
A112AA	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**						
A112AA11	AC OVERLAY - CO-PLANE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ac Overlay Incl Co-Plane		5.16	1.80	1.13	0.00	8.08
	SUB-221/221 0.018 hrs/unit	628 TOTAL HRS 34,881.00 SF	179,836	62,692	39,416	0	281,944
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		179,836	62,692	39,416	0	281,944
	Subcontractor Markups		45,244	17,199	8,795	0	71,238
	Prime Contractor Markups		92,553	32,852	19,824	0	145,229
	TOTAL A112AA11 AC OVERLAY - CO-PLANE	628 HRS	317,633	112,743	68,035	0	498,411
	34,881.00 SF *Level Unit Cost-->*		*9.11*	*3.23*	*1.95*	*0.00*	*14.29*
A112AA12	RESTRIPE - SIGNAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Stripping		1.91	0.82	0.20	0.00	2.93
	SUB-221/221 0.008 hrs/unit	16 TOTAL HRS 1,980.00 LF	3,777	1,621	396	0	5,794
	* LINE ITEM ASSEMBLY Factor:22.0000						
	Hc Stalls - Markers		2.02	0.85	0.20	0.00	3.07
	SUB-221/221 0.009 hrs/unit	2 TOTAL HRS 180.00 LF	363	153	36	0	552
	Signage		3.05	44.93	112.41	0.00	160.40
	SUB-221/221 0.45 hrs/unit	3 TOTAL HRS 6.00 EA	18	270	674	0	962
	Subtotal Direct Costs		4,158	2,044	1,106	0	7,308
	Subcontractor Markups		1,046	561	247	0	1,854
	Prime Contractor Markups		2,140	1,071	557	0	3,767
	TOTAL A112AA12 RESTRIPE - SIGNAGE	20 HRS	7,344	3,675	1,910	0	12,929
	90.00 STALLS *Level Unit Cost-->*		*81.60*	*40.83*	*21.22*	*0.00*	*143.66*
	SUBTOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		183,994	64,736	40,522	0	289,252
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		324,977	116,418	69,945	0	511,340
A112AB	**WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION**						
A112AB11	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Slab - Curb Demo		6.76	5.91	11.25	0.00	23.92
	SUB-311/311 0.061 hrs/unit	66 TOTAL HRS 1,080.00 SF	7,299	6,387	12,150	0	25,835
	* LINE ITEM ASSEMBLY Factor:8.0000						
	Slab On Grade Replacement		9.05	8.24	2.45	0.00	19.74
	SUB-311/311 0.085 hrs/unit	69 TOTAL HRS 810.00 SF	7,328	6,675	1,985	0	15,987
	* LINE ITEM ASSEMBLY Factor:6.0000						
	Curb Replacement		14.72	8.92	3.05	0.00	26.68
	SUB-311/311 0.092 hrs/unit	12 TOTAL HRS 135.00 LF	1,987	1,204	412	0	3,602
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,613	14,266	14,546	0	45,425
	Subcontractor Markups		4,180	3,914	3,246	0	11,339
	Prime Contractor Markups		8,550	7,475	7,316	0	23,342
	TOTAL A112AB11 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	110 HRS	29,343	25,655	25,108	0	80,106
	135.00 LF *Level Unit Cost-->*		*217.35*	*190.03*	*185.99*	*0.00*	*593.38*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		16,613	14,266	14,546	0	45,425
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.763*
	TOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		29,343	25,655	25,108	0	80,106
	A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI						
	A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Doorway Modification		5777.00	1381.83	330.63	0.00	7,489.46
SUB-911/911	15.5 hrs/unit 47 TOTAL HRS	3.00 EA	17,331	4,146	992	0	22,468
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		17,331	4,146	992	0	22,468
	Subcontractor Markups		4,360	1,137	221	0	5,719
	Prime Contractor Markups		8,919	2,172	499	0	11,591
	TOTAL A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	47 HRS	30,611	7,455	1,712	0	39,778
			10,203.55	*2,485.02*	*570.70*	*0.00*	*13,259.27*
	3.00 EA *Level Unit Cost-->*						
	SUBTOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI		17,331	4,146	992	0	22,468
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		30,611	7,455	1,712	0	39,778
	A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS						
	A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
SUB-511/511	0.65 hrs/unit 8 TOTAL HRS	12.00 LF	1,504	658	71	0	2,234
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,504	658	71	0	2,234
	Subcontractor Markups		378	181	16	0	575
	Prime Contractor Markups		774	345	36	0	1,155
	TOTAL A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	8 HRS	2,657	1,184	123	0	3,964
	12.00 LF *Level Unit Cost-->*		*221.40*	*98.68*	*10.27*	*0.00*	*330.34*
	SUBTOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,504	658	71	0	2,234
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		2,657	1,184	123	0	3,964
	A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU						
	A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (AP	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Curb Replacement		68.67	111.49	19.84	0.00	200.00
SUB-311/311	1.15 hrs/unit 3 TOTAL HRS	3.00 LF	206	334	60	0	600
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		206	334	60	0	600
	Subcontractor Markups		52	92	13	0	157
	Prime Contractor Markups		106	175	30	0	311
	TOTAL A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	3 HRS	364	601	103	0	1,068
			121.29	*200.49*	*34.25*	*0.00*	*356.03*
	3.00 LF *Level Unit Cost-->*						
	SUBTOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU		206	334	60	0	600
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COURTY		364	601	103	0	1,068
	A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME						
	A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
SUB-511/511	0.65 hrs/unit 4 TOTAL HRS	6.00 LF	752	329	36	0	1,117
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		752	329	36	0	1,117
	Subcontractor Markups		189	90	8	0	287
	Prime Contractor Markups		387	173	18	0	578
	TOTAL A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	4 HRS	1,328	592	62	0	1,982
			221.40	*98.68*	*10.27*	*0.00*	*330.34*
	6.00 LF *Level Unit Cost-->*						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A112AF	**POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME**						
A112AF11	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	SUBTOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME		752	329	36	0	1,117
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT		1,328	592	62	0	1,982
A112AG	**HANDRAILS FOR THE RAMP LEADING TO THE CMU A**						
A112AG11	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
	SUB-511/511 0.65 hrs/unit 17 TOTAL HRS	26.00 LF	3,259	1,427	155	0	4,840
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,259	1,427	155	0	4,840
	Subcontractor Markups		820	391	35	0	1,246
	Prime Contractor Markups		1,677	748	78	0	2,503
	TOTAL A112AG11 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE) 17 HRS		5,756	2,566	267	0	8,589
			221.40	*98.68*	*10.27*	*0.00*	*330.34*
	26.00 LF *Level Unit Cost-->*						
	SUBTOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU AD		3,259	1,427	155	0	4,840
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDIT		5,756	2,566	267	0	8,589
A113	**PLUMBING**						
A113AA	**UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL**						
A113AA11	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The MenÆS Room On 1St Floor To Compliance		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit 65 TOTAL HRS	136.00 SF	17,048	5,994	2,787	0	25,829
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		17,048	5,994	2,787	0	25,829
	Subcontractor Markups		4,289	1,645	622	0	6,555
	Prime Contractor Markups		8,774	3,141	1,402	0	13,316
	TOTAL A113AA11 UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE 65 HRS		30,110	10,780	4,810	0	45,700
			221.40	*79.27*	*35.37*	*0.00*	*336.03*
	136.00 SF *Level Unit Cost-->*						
	SUBTOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL		17,048	5,994	2,787	0	25,829
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIAN		30,110	10,780	4,810	0	45,700
A113AB	**UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI**						
A113AB11	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The WomenÆS Room On 1St Floor To Compliance		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit 55 TOTAL HRS	115.00 SF	14,415	5,069	2,356	0	21,840
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,415	5,069	2,356	0	21,840
	Subcontractor Markups		3,627	1,391	526	0	5,543
	Prime Contractor Markups		7,419	2,656	1,185	0	11,260
	TOTAL A113AB11 UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE 55 HRS		25,461	9,116	4,067	0	38,644
			221.40	*79.27*	*35.37*	*0.00*	*336.03*
	115.00 SF *Level Unit Cost-->*						
	SUBTOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI		14,415	5,069	2,356	0	21,840
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANC		25,461	9,116	4,067	0	38,644
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Add Unisex Single Restroom At 1St Floor		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit 86 TOTAL HRS	180.00 SF	22,563	7,934	3,688	0	34,185
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		22,563	7,934	3,688	0	34,185
	Subcontractor Markups		5,676	2,177	823	0	8,676
	Prime Contractor Markups		11,612	4,157	1,855	0	17,625
	TOTAL A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	86 HRS	39,852	14,268	6,366	0	60,486
	180.00 SF *Level Unit Cost-->*		*221.40*	*79.27*	*35.37*	*0.00*	*336.03*
	SUBTOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		22,563	7,934	3,688	0	34,185
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		39,852	14,268	6,366	0	60,486
A113AD	**ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR**						
A113AD11	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Unisex Single Restroom At 2Nd Floor		125.35	44.08	20.49	0.00	189.92
	SUB-153/153 0.48 hrs/unit	1.00 SF	125	44	20	0	190
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		125	44	20	0	190
	Subcontractor Markups		32	12	5	0	48
	Prime Contractor Markups		65	23	10	0	98
	TOTAL A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	HR	221	79	35	0	336
	SUBTOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		125	44	20	0	190
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		221	79	35	0	336
A113AE	**CODE COMPLIANT SIGNS FOR RESTROOMS**						
A113AE11	CODE COMPLIANT SIGNS FOR RESTROOMS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		141.70	25.96	4.63	0.00	172.29
	SUB-823/823 0.25 hrs/unit 1 TOTAL HRS	4.00 EA	567	104	19	0	689
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		567	104	19	0	689
	Subcontractor Markups		143	28	4	0	175
	Prime Contractor Markups		292	54	9	0	355
	TOTAL A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	1 HR	1,001	187	32	0	1,220
	4.00 EA *Level Unit Cost-->*		*250.28*	*46.68*	*7.99*	*0.00*	*304.95*
	SUBTOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		567	104	19	0	689
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS		1,001	187	32	0	1,220
A113AF	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR**						
A113AF11	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Mounted Drinking Fountain At 1St Floor In A New Alcove		3379.00	505.05	244.66	0.00	4,128.71
	SUB-153/153 5.5 hrs/unit 6 TOTAL HRS	1.00 EA	3,379	505	245	0	4,129
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,379	505	245	0	4,129
	Subcontractor Markups		850	139	55	0	1,043
	Prime Contractor Markups		1,739	265	123	0	2,127
	TOTAL A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	6 HRS	5,968	908	422	0	7,299
	SUBTOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR		3,379	505	245	0	4,129
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN		5,968	908	422	0	7,299
A113AG	**PLUMBING INFRASTRUCTURE**						
A113AG11	PLUMBING INFRASTRUCTURE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Replace Sewer Line And Run New To All Spaces		69.22	32.14	23.81	0.00	125.16
	SUB-153/153 0.35 hrs/unit 245 TOTAL HRS	700.00 LF	48,451	22,498	16,667	0	87,615

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		48,451	22,498	16,667	0	87,615
	Subcontractor Markups		12,189	6,172	3,719	0	22,080
	Prime Contractor Markups		24,935	11,789	8,383	0	45,107
TOTAL A113AG11 PLUMBING INFRASTRUCTURE		245 HRS	85,575	40,459	28,769	0	154,803
15,434.00 BSF	*Level Unit Cost-->*		*5.54*	*2.62*	*1.86*	*0.00*	*10.03*
SUBTOTAL A113AG PLUMBING INFRASTRUCTURE			48,451	22,498	16,667	0	87,615
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
TOTAL A113AG PLUMBING INFRASTRUCTURE			85,575	40,459	28,769	0	154,803
A114 STAIRS AND BALCONY RAILING							
A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC							
A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add A Solid Or Perforated Steel Panel At Each Open Riser		68.67	29.55	8.59	0.00	106.81
	SUB-511/511 0.35 hrs/unit 14 TOTAL HRS	40.00 EA	2,747	1,182	344	0	4,272
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,747	1,182	344	0	4,272
	Subcontractor Markups		691	324	77	0	1,092
	Prime Contractor Markups		1,414	619	173	0	2,206
TOTAL A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER		14 HRS	4,852	2,125	593	0	7,570
			121.29	*53.13*	*14.83*	*0.00*	*189.25*
40.00 RISERS	*Level Unit Cost-->*						
SUBTOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC			2,747	1,182	344	0	4,272
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
TOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EACH O			4,852	2,125	593	0	7,570
A114AB ADD CONTRASTING STRIPE AT EACH RISER							
A114AB11 ADD CONTRASTING STRIPE AT EACH RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Contrasting Stripe At Each Riser		779.35	15.57	1.99	0.00	796.92
	SUB-823/823 0.15 hrs/unit 6 TOTAL HRS	40.00 EA	31,174	623	80	0	31,877
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		31,174	623	80	0	31,877
	Subcontractor Markups		7,843	171	18	0	8,032
	Prime Contractor Markups		16,044	326	40	0	16,410
TOTAL A114AB11 ADD CONTRASTING STRIPE AT EACH RISER		6 HRS	55,061	1,120	137	0	56,318
40.00 EA	*Level Unit Cost-->*		*1,376.52*	*28.01*	*3.43*	*0.00*	*1,407.96*
SUBTOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			31,174	623	80	0	31,877
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
TOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			55,061	1,120	137	0	56,318
A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O							
A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
	SUB-511/511 0.65 hrs/unit 114 TOTAL HRS	175.00 LF	21,936	9,602	1,041	0	32,580
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		21,936	9,602	1,041	0	32,580
	Subcontractor Markups		5,519	2,634	232	0	8,385
	Prime Contractor Markups		11,290	5,032	524	0	16,845
TOTAL A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES		114 HRS	38,745	17,268	1,797	0	57,810
			221.40	*98.68*	*10.27*	*0.00*	*330.34*
175.00 LF	*Level Unit Cost-->*						
SUBTOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O			21,936	9,602	1,041	0	32,580
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES			38,745	17,268	1,797	0	57,810

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A114AD	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL**						
A114AD11	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail		125.35	54.87	5.95	0.00	186.17
SUB-511/511	0.65 hrs/unit 128 TOTAL HRS	197.00 LF	24,694	10,809	1,172	0	36,676
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,694	10,809	1,172	0	36,676
	Subcontractor Markups		6,213	2,965	262	0	9,440
	Prime Contractor Markups		12,709	5,664	590	0	18,963
	TOTAL A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	128 HRS	43,615	19,439	2,023	0	65,078
	197.00 LF *Level Unit Cost-->*		*221.40*	*98.68*	*10.27*	*0.00*	*330.34*
	SUBTOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL		24,694	10,809	1,172	0	36,676
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS		43,615	19,439	2,023	0	65,078
A114AE	**WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW**						
A114AE11	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR L *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rai Wall Mountl		92.65	40.52	5.95	0.00	139.12
SUB-511/511	0.48 hrs/unit 58 TOTAL HRS	120.00 LF	11,118	4,862	714	0	16,694
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,118	4,862	714	0	16,694
	Subcontractor Markups		2,797	1,334	159	0	4,290
	Prime Contractor Markups		5,722	2,548	359	0	8,629
	TOTAL A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	58 HRS	19,637	8,744	1,232	0	29,614
	120.00 LF *Level Unit Cost-->*		*163.64*	*72.87*	*10.27*	*0.00*	*246.78*
	SUBTOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW		11,118	4,862	714	0	16,694
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN		19,637	8,744	1,232	0	29,614
A115	**VERTICAL TRANSPORTATION**						
A115AA	**DEVELOP VERTICAL TRANSPORTATION**						
A115AA11	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Elevators Two Door Two Stop		80115.00	27739.15	4628.75	0.00	112,482.90
SUB-141/141	215 hrs/unit 860 TOTAL HRS	4.00 STPS	320,460	110,957	18,515	0	449,932
	* LINE ITEM ASSEMBLY Factor:2.0000						
	Add Backup Generator		147150.00	12799.79	3306.25	0.00	163,256.04
SUB-161/161	120 hrs/unit 120 TOTAL HRS	1.00 EA	147,150	12,800	3,306	0	163,256
	Subtotal Direct Costs		467,610	123,756	21,821	0	613,188
	Subcontractor Markups		117,643	33,951	4,869	0	156,463
	Prime Contractor Markups		240,658	64,850	10,975	0	316,483
	TOTAL A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	980 HRS	825,910	222,557	37,666	0	1,086,133
	2.00 EA *Level Unit Cost-->*		*412,955.09*	*111,278.69*	*18,832.78*	*0.00*	*543,066.56*
	SUBTOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		467,610	123,756	21,821	0	613,188
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		825,910	222,557	37,666	0	1,086,133
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Two Exterior Areas Of Assisted Rescue		92.65	29.55	11.25	0.00	133.45
SUB-511/511	0.35 hrs/unit 53 TOTAL HRS	150.00 SF	13,898	4,432	1,688	0	20,017
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		13,898	4,432	1,688	0	20,017
	Subcontractor Markups		3,496	1,216	377	0	5,089
	Prime Contractor Markups		7,152	2,322	849	0	10,323
	TOTAL A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	148 HRS	24,546	7,970	2,913	0	35,429
	150.00 SF *Level Unit Cost-->*		*163.64*	*53.13*	*19.42*	*0.00*	*236.19*
	SUBTOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL		13,898	4,432	1,688	0	20,017
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG		24,546	7,970	2,913	0	35,429

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A115AB	**ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL**						
A115AB11	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
A116	**TENANT SPACE**						
	REF COMPLETE						
A116AA	**WIDEN ALL TENANT DOORWAYS**						
A116AA11	WIDEN ALL TENANT DOORWAYS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Doorway Modification		2016.50	757.78	178.54	0.00	2,952.82
SUB-911/911	8.5 hrs/unit 340 TOTAL HRS	40.00 EA	80,660	30,311	7,142	0	118,113
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		80,660	30,311	7,142	0	118,113
	Subcontractor Markups		20,293	8,316	1,594	0	30,202
	Prime Contractor Markups		41,512	15,883	3,592	0	60,987
	TOTAL A116AA11 WIDEN ALL TENANT DOORWAYS	340 HRS	142,465	54,510	12,327	0	209,302
	40.00 EA	*Level Unit Cost-->*	*3,561.62*	*1,362.75*	*308.18*	*0.00*	*5,232.55*
	SUBTOTAL A116AA WIDEN ALL TENANT DOORWAYS		80,660	30,311	7,142	0	118,113
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
	TOTAL A116AA WIDEN ALL TENANT DOORWAYS		142,465	54,510	12,327	0	209,302
A116AB	**MODIFY LANDING TO NECESSARY DOORS**						
A116AB11	MODIFY LANDING TO NECESSARY DOORS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Modify Landing To Necessary Doors		9973.50	5191.79	1719.25	0.00	16,884.54
SUB-823/823	50 hrs/unit 50 TOTAL HRS	1.00 ALW	9,974	5,192	1,719	0	16,885
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,974	5,192	1,719	0	16,885
	Subcontractor Markups		2,509	1,424	384	0	4,317
	Prime Contractor Markups		5,133	2,721	865	0	8,718
	TOTAL A116AB11 MODIFY LANDING TO NECESSARY DOORS	50 HRS	17,616	9,337	2,968	0	29,920
	SUBTOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		9,974	5,192	1,719	0	16,885
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
	TOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		17,616	9,337	2,968	0	29,920
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	LEVELS IN THE SAME BRANCH BELOW THIS LEVEL CONTAIN DETAIL LINE ITEMS; ALL LINE ITEMS IN THE SAME BRANCH MUST BE AT ONLY ONE LEVEL!!						
	Provide Handrails For Tenant Interior Steps		0.00	0.00	0.00	0.00	0.00
NoSub/NoCrew		240.00 LF	0	0	0	0	0
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Subtotal Direct Costs		0	0	0	0	0
	Rollup from Child Levels		16,677	7,294	1,071	0	25,042
	Subcontractor Markups		4,196	2,001	239	0	6,436
	Prime Contractor Markups		8,583	3,822	539	0	12,943
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		29,456	13,116	1,849	0	44,420
	15.00 EA	*Level Unit Cost-->*	*1,963.70*	*874.42*	*123.24*	*0.00*	*2,961.36*
	THIS WBS CODE DOES NOT FOLLOW TRI-SERVICE NUMBERING SYSTEM. MODIFY CODE TO MATCH EXISTING WBS, OR USE THE A1 XX 9? or A1 XX 8? NUMBERING CONVENTION						T
	SUBTOTAL A116 TENANT SPACE		852,577	451,272	113,397	0	1,417,246
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
	TOTAL A116 TENANT SPACE		1,505,853	811,545	195,734	0	2,513,133
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail Wall Mount		92.65	40.52	5.95	0.00	139.12
SUB-511/511	0.48 hrs/unit 86 TOTAL HRS	180.00 LF	16,677	7,294	1,071	0	25,042
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		16,677	7,294	1,071	0	25,042
	Subcontractor Markups		4,196	2,001	239	0	6,436
	Prime Contractor Markups		8,583	3,822	539	0	12,943
	TOTAL A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	86 HRS	29,456	13,116	1,849	0	44,420
	15.00 EA	*Level Unit Cost-->*	*1,963.70*	*874.42*	*123.24*	*0.00*	*2,961.36*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AC	**PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS**						
A116AC11	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		16,677	7,294	1,071	0	25,042
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		29,456	13,116	1,849	0	44,420
A116AD	**REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"**						
A116AD11	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Door & Frame For Doors Less Than 34" W		1962.00	757.78	178.54	0.00	2,898.32
	SUB-911/911 8.5 hrs/unit 255 TOTAL HRS	30.00 EA	58,860	22,733	5,356	0	86,950
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		58,860	22,733	5,356	0	86,950
	Subcontractor Markups		14,808	6,237	1,195	0	22,240
	Prime Contractor Markups		30,293	11,913	2,694	0	44,899
	TOTAL A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	255 HRS	103,961	40,883	9,245	0	154,089
	30.00 EA *Level Unit Cost-->*		*3,465.36*	*1,362.75*	*308.18*	*0.00*	*5,136.29*
	SUBTOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"		58,860	22,733	5,356	0	86,950
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
	TOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		103,961	40,883	9,245	0	154,089
A116AE	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9**						
A116AE11	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Reinstall Doors		686.70	467.26	59.51	0.00	1,213.47
	SUB-823/823 4.5 hrs/unit 113 TOTAL HRS	25.00 EA	17,168	11,682	1,488	0	30,337
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		17,168	11,682	1,488	0	30,337
	Subcontractor Markups		4,319	3,205	332	0	7,856
	Prime Contractor Markups		8,835	6,121	748	0	15,705
	TOTAL A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	113 HRS	30,322	21,007	2,568	0	53,897
	25.00 EA *Level Unit Cost-->*		*1,212.88*	*840.30*	*102.72*	*0.00*	*2,155.89*
	SUBTOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9		17,168	11,682	1,488	0	30,337
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.777*
	TOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 D		30,322	21,007	2,568	0	53,897
A116AF	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR**						
A116AF11	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		141.70	25.96	4.63	0.00	172.29
	SUB-823/823 0.25 hrs/unit 10 TOTAL HRS	40.00 EA	5,668	1,038	185	0	6,892
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		5,668	1,038	185	0	6,892
	Subcontractor Markups		1,426	285	41	0	1,752
	Prime Contractor Markups		2,917	544	93	0	3,554
	TOTAL A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	10 HRS	10,011	1,867	320	0	12,198
	40.00 EA *Level Unit Cost-->*		*250.28*	*46.68*	*7.99*	*0.00*	*304.95*
	SUBTOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR		5,668	1,038	185	0	6,892
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY D		10,011	1,867	320	0	12,198
A116AG	**LEVER DOOR HANDLES**						
A116AG11	LEVER DOOR HANDLES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Lever Door Handles - Replace Door Hardware		218.00	15.57	4.63	0.00	238.21
	SUB-823/823 0.15 hrs/unit 11 TOTAL HRS	75.00 EA	16,350	1,168	347	0	17,865
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		16,350	1,168	347	0	17,865
	Subcontractor Markups		4,113	320	77	0	4,511
	Prime Contractor Markups		8,415	612	175	0	9,201
	TOTAL A116AG11 LEVER DOOR HANDLES	11 HRS	28,878	2,101	599	0	31,578
	75.00 EA *Level Unit Cost-->*		*385.04*	*28.01*	*7.99*	*0.00*	*421.04*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AG LEVER DOOR HANDLES		16,350	1,168	347	0	17,865
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A116AG LEVER DOOR HANDLES		28,878	2,101	599	0	31,578
A116AH WINDOW REPLACEMENT							
A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace At Least 1 Window W/ Operating Parts		817.50	368.86	85.96	0.00	1,272.32
SUB-823/824	3.5 hrs/unit 35 TOTAL HRS	10.00 EA	8,175	3,689	860	0	12,723
	Replace Exterior Windows With Low E Dual Glazed		91.56	26.35	11.25	0.00	129.16
SUB-824/824	0.25 hrs/unit 550 TOTAL HRS	2,200.00 SF	201,432	57,964	24,750	0	284,146
	Subtotal Direct Costs		209,607	61,652	25,610	0	296,869
	Subcontractor Markups		52,733	16,914	5,714	0	75,362
	Prime Contractor Markups		107,875	32,306	12,881	0	153,062
	TOTAL A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	585 HRS	370,216	110,872	44,205	0	525,293
	2,200.00 SF *Level Unit Cost-->*		*168.28*	*50.40*	*20.09*	*0.00*	*238.77*
	SUBTOTAL A116AH WINDOW REPLACEMENT		209,607	61,652	25,610	0	296,869
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A116AH WINDOW REPLACEMENT		370,216	110,872	44,205	0	525,293
A116AI REPLACE EXTERIOR WALL FINISHES							
A116AI11 REPLACE EXTERIOR WALL FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Insulate Building Perimeter		1.47	1.52	0.46	0.00	3.45
SUB-911/911	0.017 hrs/unit 1070 TOTAL HRS	62,928.00 SF	92,599	95,371	28,947	0	216,917
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Drywall		4.23	2.50	0.46	0.00	7.19
SUB-911/911	0.028 hrs/unit 1762 TOTAL HRS	62,928.00 SF	266,135	157,082	28,947	0	452,164
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		1.25	0.92	0.20	0.00	2.37
SUB-991/991	0.012 hrs/unit 755 TOTAL HRS	62,928.00 SF	78,880	57,749	12,586	0	149,215
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		437,614	310,202	70,479	0	818,295
	Subcontractor Markups		110,096	85,100	15,727	0	210,923
	Prime Contractor Markups		225,220	162,549	35,448	0	423,218
	TOTAL A116AI11 REPLACE EXTERIOR WALL FINISHES	3,587 HRS	772,930	557,852	121,654	0	1,452,436
	62,928.00 SF *Level Unit Cost-->*		*12.28*	*8.86*	*1.93*	*0.00*	*23.08*
	SUBTOTAL A116AI REPLACE EXTERIOR WALL FINISHES		437,614	310,202	70,479	0	818,295
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A116AI REPLACE EXTERIOR WALL FINISHES		772,930	557,852	121,654	0	1,452,436
A117 ABATEMENT							
REF COMPLETE							
A117AA ABATEMENT							
A117AA11 ABATEMENT - ASBESTOUS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Asbestous		6.87	5.19	1.13	0.00	13.19
SUB-221/221	0.052 hrs/unit 803 TOTAL HRS	15,434.00 BSF	105,985	80,137	17,440	0	203,563
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		105,985	80,137	17,440	0	203,563
	Subcontractor Markups		26,664	21,985	3,892	0	52,540
	Prime Contractor Markups		54,546	41,993	8,772	0	105,310
	TOTAL A117AA11 ABATEMENT - ASBESTOUS	803 HRS	187,195	144,115	30,104	0	361,414
	15,434.00 BSF *Level Unit Cost-->*		*12.13*	*9.34*	*1.95*	*0.00*	*23.42*
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Lead Paint		4.91	3.19	1.13	0.00	9.23
SUB-221/221	0.032 hrs/unit 494 TOTAL HRS	15,434.00 BSF	75,704	49,315	17,440	0	142,459
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A117AA ABATEMENT							
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		75,704	49,315	17,440	0	142,459
	Subcontractor Markups		19,046	13,529	3,892	0	36,466
	Prime Contractor Markups		38,961	25,842	8,772	0	73,575
TOTAL A117AA12 ABATEMENT - LEAD PAINT		494 HRS	133,711	88,686	30,104	0	252,501
15,434.00 BSF	*Level Unit Cost-->*		*8.66*	*5.75*	*1.95*	*0.00*	*16.36*
A117AA13 ABATEMENT - ELECTRICAL WIRE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Electrical Wire		3.38	2.20	1.13	0.00	6.71
	SUB-221/221 0.022 hrs/unit 340 TOTAL HRS	15,434.00 BSF	52,151	33,904	17,440	0	103,496
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		52,151	33,904	17,440	0	103,496
	Subcontractor Markups		13,120	9,301	3,892	0	26,313
	Prime Contractor Markups		26,840	17,766	8,772	0	53,378
TOTAL A117AA13 ABATEMENT - ELECTRICAL WIRE		340 HRS	92,112	60,972	30,104	0	183,187
15,434.00 BSF	*Level Unit Cost-->*		*5.97*	*3.95*	*1.95*	*0.00*	*11.87*
A117AA14 ABATEMENT - BLACK MOLD	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Remove Interior Wall Finishes		0.00	4.49	1.78	0.00	6.27
	SUB-221/221 0.045 hrs/unit 2832 TOTAL HRS	62,928.00 SF	0	282,754	112,012	0	394,766
	Subtotal Direct Costs		0	282,754	112,012	0	394,766
	Subcontractor Markups		0	77,570	24,994	0	102,564
	Prime Contractor Markups		0	148,167	56,337	0	204,504
TOTAL A117AA14 ABATEMENT - BLACK MOLD		2,832 HRS	0	508,491	193,343	0	701,834
15,434.00 BSF	*Level Unit Cost-->*		*0.00*	*32.95*	*12.53*	*0.00*	*45.47*
A117AA15 DUMP FEES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Debris Removal		2507.00	0.00	0.00	0.00	2,507.00
	SUB-111/NoCrew	15.00 LDS	37,605	0	0	0	37,605
	Subtotal Direct Costs		37,605	0	0	0	37,605
	Subcontractor Markups		9,461	0	0	0	9,461
	Prime Contractor Markups		19,354	0	0	0	19,354
TOTAL A117AA15 DUMP FEES			66,419	0	0	0	66,419
30.00 LDS	*Level Unit Cost-->*		*2,213.98*	*0.00*	*0.00*	*0.00*	*2,213.98*
A117AA16 REMOVE PCB CONTAINING EQUIPMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Switch Gear "Main"		79570.00	21332.99	1587.00	0.00	102,489.99
	SUB-161/161 200 hrs/unit 200 TOTAL HRS	1.00 EA	79,570	21,333	1,587	0	102,490
	Replace Subpanels		19075.00	5119.92	1124.13	0.00	25,319.05
	SUB-161/161 48 hrs/unit 192 TOTAL HRS	4.00 EA	76,300	20,480	4,497	0	101,276
	Subtotal Direct Costs		155,870	41,813	6,084	0	203,766
	Subcontractor Markups		39,214	11,471	1,357	0	52,042
	Prime Contractor Markups		80,219	21,910	3,060	0	105,189
TOTAL A117AA16 REMOVE PCB CONTAINING EQUIPMENT		392 HRS	275,303	75,194	10,501	0	360,998
5.00 EA	*Level Unit Cost-->*		*55,060.68*	*15,038.76*	*2,100.15*	*0.00*	*72,199.59*
SUBTOTAL A117AA ABATEMENT			427,316	487,924	170,417	0	1,085,656
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A117AA ABATEMENT			754,741	877,458	294,155	0	1,926,354
A118 SITE IMPROVEMENTS							
REF COMPLETE							
A118AA SITE IMPROVEMENTS							
A118AA11 DIVERT RAIN WATER TO STORM DRAIN	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Divert Rain Water To Storm Drain		141.70	84.87	46.29	0.00	272.86
	SUB-221/221 0.85 hrs/unit 298 TOTAL HRS	350.00 LF	49,595	29,706	16,202	0	95,502
	Storm Drain Tie-In		5777.00	7988.08	3306.25	0.00	17,071.33
	SUB-221/221 80 hrs/unit 80 TOTAL HRS	1.00 EA	5,777	7,988	3,306	0	17,071

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	Subtotal Direct Costs		55,372	37,694	19,508	0	112,574
	Subcontractor Markups		13,931	10,341	4,353	0	28,624
	Prime Contractor Markups		28,497	19,752	9,812	0	58,061
	TOTAL A118AA11 DIVERT RAIN WATER TO STORM DRAIN	378 HRS	97,800	67,787	33,672	0	199,259
	350.00 LF	*Level Unit Cost-->*	*279.43*	*193.68*	*96.21*	*0.00*	*569.31*
	A118AA12 UPGRADE PARKING LOT DRAINAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install Catch Basins		25070.00	7988.08	3306.25	0.00	36,364.33
SUB-221/221	80 hrs/unit 240 TOTAL HRS	3.00 EA	75,210	23,964	9,919	0	109,093
	Subtotal Direct Costs		75,210	23,964	9,919	0	109,093
	Subcontractor Markups		18,922	6,574	2,213	0	27,709
	Prime Contractor Markups		38,707	12,558	4,989	0	56,253
	TOTAL A118AA12 UPGRADE PARKING LOT DRAINAGE	240 HRS	132,839	43,096	17,121	0	193,056
	3.00 EA	*Level Unit Cost-->*	*44,279.57*	*14,365.38*	*5,706.90*	*0.00*	*64,351.85*
	A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Widen Side Walk		14.28	8.49	3.11	0.00	25.88
SUB-221/221	0.085 hrs/unit 128 TOTAL HRS	1,500.00 SF	21,419	12,731	4,665	0	38,815
	Install New Curb		15.81	7.19	2.45	0.00	25.44
SUB-221/221	0.072 hrs/unit 22 TOTAL HRS	300.00 LF	4,742	2,157	735	0	7,633
	Subtotal Direct Costs		26,160	14,888	5,400	0	46,448
	Subcontractor Markups		6,581	4,084	1,205	0	11,871
	Prime Contractor Markups		13,463	7,801	2,716	0	23,981
	TOTAL A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	149 HRS	46,205	26,773	9,321	0	82,299
	1,500.00 SF	*Level Unit Cost-->*	*30.80*	*17.85*	*6.21*	*0.00*	*54.87*
	A118AA14 UPGRADE PARKING LOT TO MEET ADA *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Parking Lot Ada Signage		190.75	149.78	46.29	0.00	386.82
SUB-221/221	1.5 hrs/unit 6 TOTAL HRS	4.00 EA	763	599	185	0	1,547
	Subtotal Direct Costs		763	599	185	0	1,547
	Subcontractor Markups		192	164	41	0	398
	Prime Contractor Markups		393	314	93	0	800
	TOTAL A118AA14 UPGRADE PARKING LOT TO MEET ADA	6 HRS	1,348	1,077	320	0	2,745
	4.00 EA	*Level Unit Cost-->*	*336.91*	*269.35*	*79.90*	*0.00*	*686.16*
	A118AA15 REPAIR & RESURFACE EAST ROADWAY *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Repair & replace East roadway		10.14	3.79	1.92	0.00	15.85
SUB-221/221	0.038 hrs/unit 92 TOTAL HRS	2,430.00 SF	24,633	9,220	4,666	0	38,519
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		24,633	9,220	4,666	0	38,519
	Subcontractor Markups		6,197	2,529	1,041	0	9,768
	Prime Contractor Markups		12,677	4,832	2,347	0	19,856
	TOTAL A118AA15 REPAIR & RESURFACE EAST ROADWAY	92 HRS	43,508	16,581	8,053	0	68,142
	2,430.00 SF	*Level Unit Cost-->*	*17.90*	*6.82*	*3.31*	*0.00*	*28.04*
	A118AA16 SEWER LINE REPLACEMENT *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Sewer Line Replacement		68.67	33.44	24.46	0.00	126.57
SUB-151/151	0.35 hrs/unit 88 TOTAL HRS	250.00 LF	17,168	8,359	6,115	0	31,642
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Demo & Replace Building Slab		10.14	9.19	8.99	0.00	28.31
SUB-221/221	0.092 hrs/unit 92 TOTAL HRS	1,000.00 SF	10,137	9,186	8,990	0	28,313
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Subtotal Direct Costs		27,305	17,546	15,105	0	59,955
	Subcontractor Markups		6,869	4,813	3,370	0	15,053
	Prime Contractor Markups		14,052	9,194	7,597	0	30,844
	TOTAL A118AA16 SEWER LINE REPLACEMENT	180 HRS	48,226	31,553	26,073	0	105,852
	250.00 LF	*Level Unit Cost-->*	*192.90*	*126.21*	*104.29*	*0.00*	*423.41*
	SUBTOTAL A118AA SITE IMPROVEMENTS		209,442	103,911	54,782	0	368,136
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A118AA SITE IMPROVEMENTS		369,925	186,868	94,559	0	651,353

CODE	DESCRIPTION / SUB/CREW	QTY	UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL

99.0% OF PROJECT PERFORMED BY SUBCONTRACTORS

105 DETAIL LINE ITEMS

Attachment I

CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049
CBRE FILE NO. CB24US054736-1

CLIENT: ALSTON & BIRD LLP

CBRE

VALUATION & ADVISORY SERVICES

CBRE

400 S. Hope St., #2500
Los Angeles, CA 90071

T 213-613-3658

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Date of Report: July 15, 2024

Mr. Edward Casey, Partner
Alston & Bird LLP
350 South Grand Avenue, 51st Floor
Los Angeles, CA 90071
Phone: 213-576-1005
Email: Ed.Casey@alston.com

RE: Appraisal of: Barry Building
11973 San Vicente Boulevard
Los Angeles (Brentwood), CA 90040
CBRE, Inc. File No. CB24US054736-1

Dear Mr. Casey:

At your request and authorization, CBRE, Inc. has prepared a market value appraisal of the referenced property. Our analysis is presented in the following Appraisal Report. The subject property is a commercial site at 11973 San Vicente Boulevard, improved with a vacant but historical structure, known as the Barry Building.

The appraisal is based on the specific assumption that the existing building, due to its historic status, must be preserved. This in turn will require extensive and very expensive retrofit/renovation costs.

Based on the analysis contained in the following report, and the specific assumptions described and reported, the market value of the subject property is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	July 10, 2024	Zero

Compiled by CBRE

Reflecting the specific assumptions, the subject property has no (or potentially a negative) market value.

The legal rights appraised were the fee simple interest; the date of value was July 10, 2024. The intended use is to aid the Commission's consideration of approval of demolition of the subject; the intended user is Ed Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission.

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The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

David A. Zoraster, MAI
Director
Lic. No. AG001735 (exp 5/16/2026)
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Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. David A Zoraster, MAI and David Warren have provided services, as appraisers, but not in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The subject property was previously appraised in February 2024 (for estate purposes).
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Interior and exterior inspections of the property that is the subject of this report were performed by the appraisers in January 2024 for a prior assignment (an appraisal for estate purposes).
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, David A Zoraster, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

David A. Zoraster, MAI
Lic. No. AG001735 (exp 5/16/2026)

David Warren
Lic. No. 3012073 (exp 1/16/2026)

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Subject Photographs



Aerial View (boundaries are approximate)

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San Vicente frontage, looking east. Note landscaped median.



San Vicente frontage, looking west. Note chain link fencing along Barry Building frontage.



Street view (San Vicente) of Barry Building.



Barry Building, east side exterior and driveway easement.

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Barry Building, rear side.



Barry Building court yard. Note plywood over windows.



Barry Building courtyard.



Barry Building "soft" ground floor.

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Vacant commercial land adjacent west of Barry Building.



Barry Building rear surface parking.

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Executive Summary

Property Name	Barry Building
Location	11973 San Vicente Boulevard Los Angeles, Los Angeles County, CA 90049
Parcel Number(s)	4404-025-008
Client	Alston & Bird LLP
Highest and Best Use	
As If Vacant	Not Applicable
As Improved	Office Over Retail with Rear Parking
Property Rights Appraised	Fee Simple Estate
Date of Inspection	January 17, 2024
Estimated Exposure/Marketing Time	9 - 12 Months
Land Area	0.61 AC 26,700 SF
Improvements	14,284 SF gross (the 2-story Barry Building)
Zoning	C4-1VL

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
Preservation of Barry Building	Fee Simple Estate	July 10, 2024	Zero

Compiled by CBRE

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STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject Brentwood neighborhood of West Los Angeles is an upscale and prestigious area.

Weaknesses/ Threats

- Land use regulations and approvals in the area are time consuming and difficult.
- The site (11973 San Vicente) is improved with a vacated, vandalized, historic building with earthquake code, Americans with Disabilities (ADA) issues, and major additional costs.
- Building has been vacant and boarded up since 2017, with substantial physical deterioration and some vandalism.

MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

SPECIFIC ASSUMPTIONS

A specific assumption for this purpose is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." [1]

- This appraisal assumes that the existing building, due to its historic status, must be preserved. (To be determined by the Los Angeles City Cultural Heritage Commission.)
- The subject property was inspected for purposes of this appraisal approximately six months prior to the date of value. It is assumed – based on that inspection and interviews with the property manager – that it was essentially unchanged during that time period.
- Site (land) areas and dimensions were taken or calculated from L.A. County Assessor's Office Maps and Records. A land survey was requested but was not available.

[1] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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- We have relied in part on engineering studies by Englekirk Structural Engineers; ADA access studies by Gruen Associates (ADA access requirements); and a Hill International cost study (dated June 26, 2024; a copy is contained in the Addenda). These result in an estimated direct cost to retrofit/renovate the subject Barry Building to meet seismic and Americans with Disabilities Act requirements of $17,100,000 (direct costs only, excluding legal, finance, developer's profit, and tenant improvements).

- The gross area of the Barry Building (14,284 sq. ft., plus 1,150 sq. ft. of balcony/walkway) was taken from the Hill International cost study, with indirect verification from the Englekirk study and our onsite inspection. (Note, L.A. County Assessor's Office public records show a considerably larger area, apparently erroneously including the interior courtyard.)

- Information on the Environmental Impact Report process and status, relative to demolition of the Barry Building, was based on interviews with Ed Casey, Partner, Alston & Bird, land use attorney representing the property owner.

- We have assumed that the retrofit/renovation costs would qualify for the full 20% income tax credit as "Qualified Rehabilitation Expenditures" under I.R.C. Treasury Regulations.

- The use of these specific assumptions significantly affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis." [2]

- None noted

OWNERSHIP AND PROPERTY HISTORY

Title to the property is vested in 11993 San Vicente LLC. Related entities own neighboring sites.

The subject site is improved with a two-story office building. Known as the Barry Building, it was built in 1951 and contains approximately 15,434 square feet, including 1,150 sq. ft. of balcony/walkway. Its address is 11973 San Vicente (MB 4404-025-008).

The building is considered an example of mid-century modern commercial architecture. In 2007—apparently in order to delay its demolition and redevelopment of the site—it was listed as a Los Angeles City Historic Cultural Monument (#887). As a result, demolition of the building requires a full Environmental Impact Report (EIR), now complete (L.A. City ENV-2019-EIR). As of the date of value, the EIR required certification and then public hearings.

The building has been vacant and boarded up since 2017. In March of 2018 it was cited by L.A. City Department of Building and Safety with an Order to Comply under Ordinance 183893 for

[2] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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its Soft Story design (weak seismic safety due to tuck under ground floor). It has suffered considerable vandalism and deterioration.

CBRE is unaware of any sales or other ownership transfers of the subject property within three years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone.

The complex issues required of development generally in the area and added complications of the mixed zoning and of the vacant historic building have been considered in our analysis.

We have therefore concluded to marketing and exposure times of: Nine to 12 months.

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ADDENDA

A Hill International June 27, 2024 Cost Letter
B Qualifications

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Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

INTENDED USE OF REPORT

The intended use is to aid the Commission's consideration of approval of demolition of the subject.

CLIENT

The client is Mr. Edward Casey, Partner; and his firm, Alston & Bird LLP.

INTENDED USER OF REPORT

This appraisal is to be used by Edward Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission. No other user(s) may rely on our report unless as specifically indicated in this report.

> Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience. [3]

RELIANCE LANGUAGE

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or

[3] Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

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conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the subject property, specifically assuming that the subject building must be preserved.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [4]

INTEREST APPRAISED

The value estimated represents Fee Simple Estate as defined below:

> *Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. [5]

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

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[4] 12 CFR, Part 34, Subpart C-Appraisals, 34.42(h).

[5] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 73.

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Extent to Which the Property is Inspected

The appraisers inspected the interior and exterior of the subject, as well as its surrounding environs on January 17, 2024, approximately six months prior to the date of value. This inspection was considered adequate and is in part the basis for our findings. Note however, that the building is boarded up, limiting the interior inspection.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- multiple listing service
- comparable data
- the subject Environmental Impact Report and related studies
- CBRE interviewed the following:
    - Mr. Robert Harden, Property Manager
    - Mr. Ed Casey, Land Use Attorney
    - Mr. Kevin Brogan, Attorney

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

STATEMENT OF COMPETENCY

The appraisers have the appropriate knowledge, education and experience to complete this assignment competently.

APPRAISAL METHODOLOGY

Methodology Used

We have used the sales comparison approach to value the subject building, assuming its preservation and renovation.

Cost estimates, provided primarily by Hill International, were used to estimate the costs that would be required to renovate the Barry Building to allow legal occupancy.

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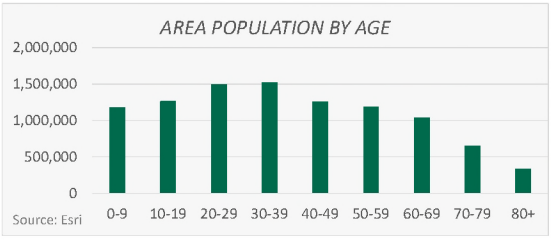
Area Analysis

The subject property is located in Los Angeles County which includes 88 cities and approximately 140 unincorporated areas and communities within a 4,084 square-mile area. The following map illustrates the County boundaries.

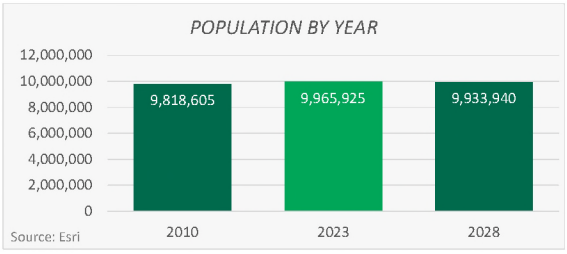


POPULATION

The area has a population of 9,965,925 and a median age of 37, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.



Population has increased by 147,320 since 2010, reflecting an annual increase of 0.1%. Population is projected to decrease by 31,985 between 2023 and 2028, reflecting a 0.1% annual population decline.



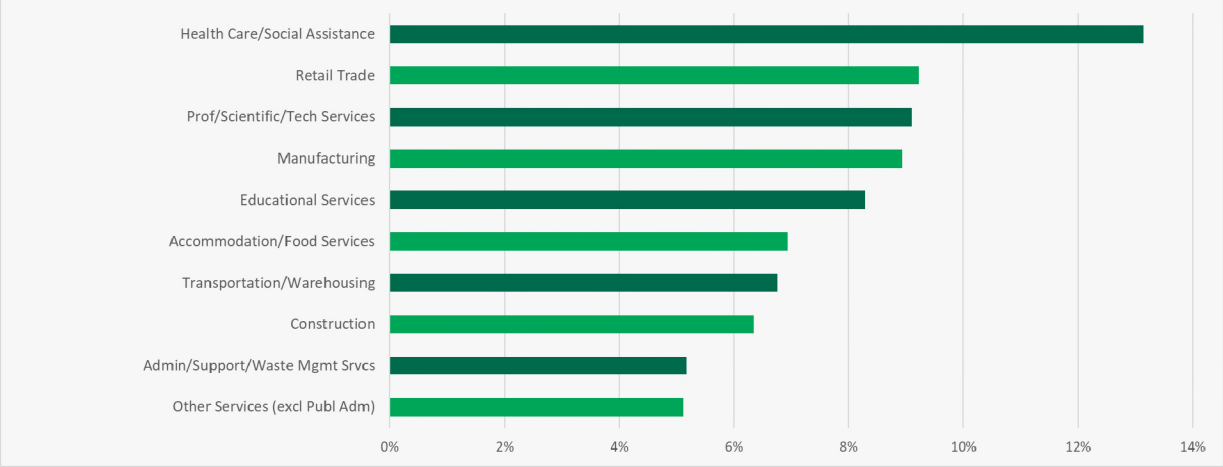
Source: ESRI, downloaded on Dec, 14 2023

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According to the County website, the 10 most populated cities are as follows:

TOP 10 POPULATED CITIES	
City	Population
Los Angeles	3,898,747
Long Beach	466,742
Santa Clarita	228,673
Glendale	196,543
Lancaster	173,576
Palmdale	169,450
Pomona	151,713
Torrance	147,067
Pasadena	138,699
Downey	114,355
Source: Los Angeles County	

EMPLOYMENT



The top three industries within the area are Health Care/Social Assistance, Retail Trade, and Prof/Scientific/Tech Services. The top 25 employers within Los Angeles County listed below are predominately in healthcare, education, entertainment, and government sectors.

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TOP 25 EMPLOYERS - LOS ANGELES COUNTY

Company	Industry	Employees
Los Angeles International Airport (LAX)	Airports	45,000
UCLA Health System	Physicians & Surgeons	35,543
UCLA Community Based Learning	Junior Colleges & Technical Institutes	30,000
University of California Los Angeles	Schools-Universities & Colleges Academic	27,489
National Institutes Of Health	Physicians & Surgeons	20,000
Los Angeles County Sheriff	Government Offices-County	20,000
Cedars-Sinai Medical Center	Hospitals	11,246
Vision X	Call Centers	10,000
Los Angeles Police Dept	Police Departments	9,000
Warner Brothers Studio	Television Program Producers	8,000
Deluxe Digital Media Management Inc.	Audio-Visual Consultants	8,000
Kaiser Permanente Los Angeles	Hospitals	6,061
Space Exploration Tech Corp	Aerospace Industries (Mfrs)	6,001
Walt Disney Co.	Water Parks	6,000
Paramount Special Events	Motion Picture Producers & Studios	6,000
Twentieth Century Fox	Motion Picture Producers & Studios	6,000
AHMC Healthcare Inc	Health Care Management	6,000
Sony Pictures Entertainment	Motion Picture Producers & Studios	6,000
Jet Propulsion Laboratory	Research Service	6,000
Radford Studio Center Inc	Government-Operators-Nonresidential Bldg	5,000
Six Flags Magic Mountain	Amusement & Theme Parks	5,000
Long Beach City Hall	Government Offices-City, Village & Twp	5,000
Northrop Grumman	Engineers	5,000
Longshore Dispatch	Nonclassified Establishments	5,000
Cedars-Sinai Medical Center	Medical Centers	5,000

Source: Fastreport Dimension

The following chart compares the unemployment rate for the County to that of the state and country.

AVERAGE ANNUAL UNEMPLOYMENT RATE

Year	Los Angeles County	State of California	U.S.
2013	7.7%	7.9%	9.8%
2014	6.8%	7.4%	8.2%
2015	5.8%	6.8%	6.7%
2016	5.2%	5.4%	5.3%
2017	4.6%	4.2%	4.8%
2018	3.9%	2.7%	4.6%
2019	3.4%	3.7%	4.5%
2020	6.8%	9.0%	12.3%
2021	3.9%	6.4%	8.9%
2022	2.9%	4.4%	4.9%
Oct 2023	5.8%	4.8%	3.8%

Source: U.S. Bureau of Labor Statistics

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EDUCATION

The State of California has over 750 colleges and universities and the county has 63, making Los Angeles a higher education destination. The five largest colleges/universities in Los Angeles County are shown in the table below.

FIVE LARGEST COLLEGES/UNIVERSITIES

Name	Student Population	Ranked Nationally	Annual Tuition
California State University Northridge	40,108	25	$5,742
East Los Angeles Community College	36,970	N/A	$1,238
California State University Long Beach	32,711	105	$6,904
University of California Los Angeles (UCLA)	32,423	15	$13,752
University of Southern California (USC)	20,699	28	$68,237

Source: US World News Report

Student housing has historically been provided by a limited number of on-campus resources and private owners in traditional multi-family projects. However, in recent years several new properties have been built in the USC area due to the increased demand and high rental rates, some averaging $1,500 per bed.

ENTERTAINMENT

Visitors come to Los Angeles for the abundance of activities, restaurants, and shopping, and for its diverse culture and fantastic weather.

Los Angeles is home to six professional sports teams who utilize various sports venues. The most notable and recently built Sofi Stadium hosts the Los Angeles Rams and Los Angeles Chargers football teams. It is a 70,240-seat sports and entertainment complex outside of Downtown Los Angeles, in the city of Inglewood. It was reported to have cost approximately $5.5 billion to build and added 3,000 non-construction jobs. It has been a boost to the local economy which was generally considered a low-income neighborhood.

Additional entertainment options include those in West Hollywood including the Kodak Theater, El Capitan Theater, Pantages Theater, the Roxy, and the Troubadour. Downtown Los Angeles includes notable museums, the Broad, Grammy Museum, and the Museum of Contemporary Art. The Disney Music Hall is not only a popular musical venue but an architecturally significant structure.

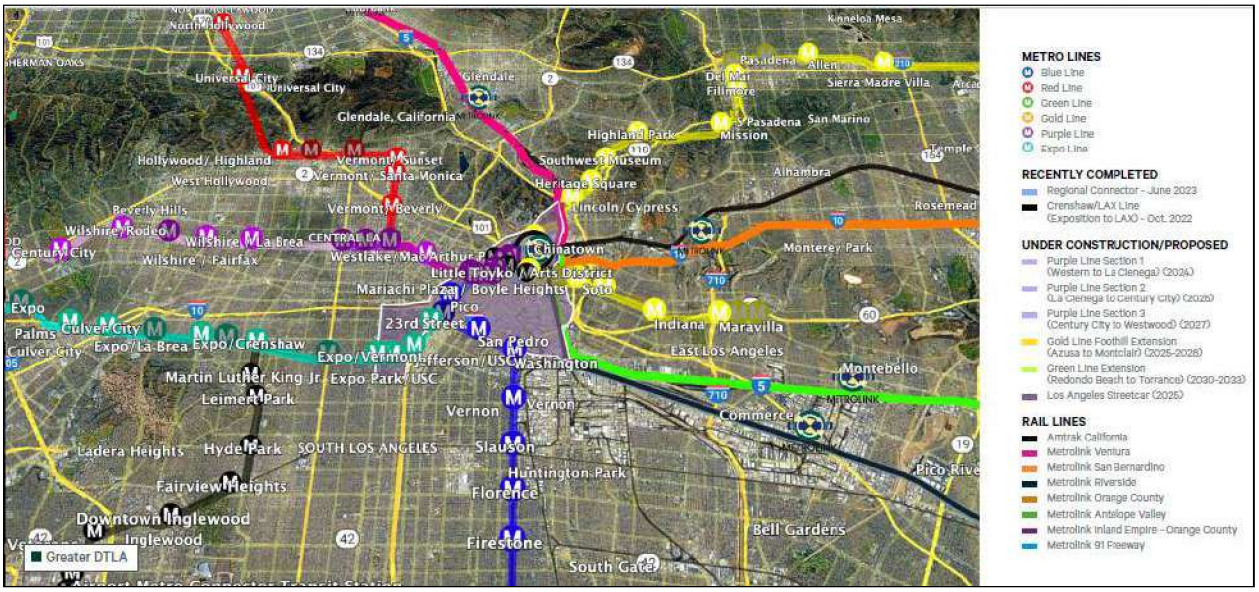
While downtown Los Angeles has increased its retail presence, high-end shopping is still found on Rodeo Drive in Beverly Hills with The Grove in West Los Angeles and the Americana in Glendale offering unique outdoor shopping experiences.

TRANSPORTATION

Los Angeles International Airport is one of the largest in the Country. Smaller airports in the area include the Bob Hope International Airport and commuter planes utilize Van Nuys Airport. Over

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the past 20 years, a focus on providing public transportation options has led to several new passenger railways that expand to Downtown Los Angeles, the beach cities, and the valley areas.

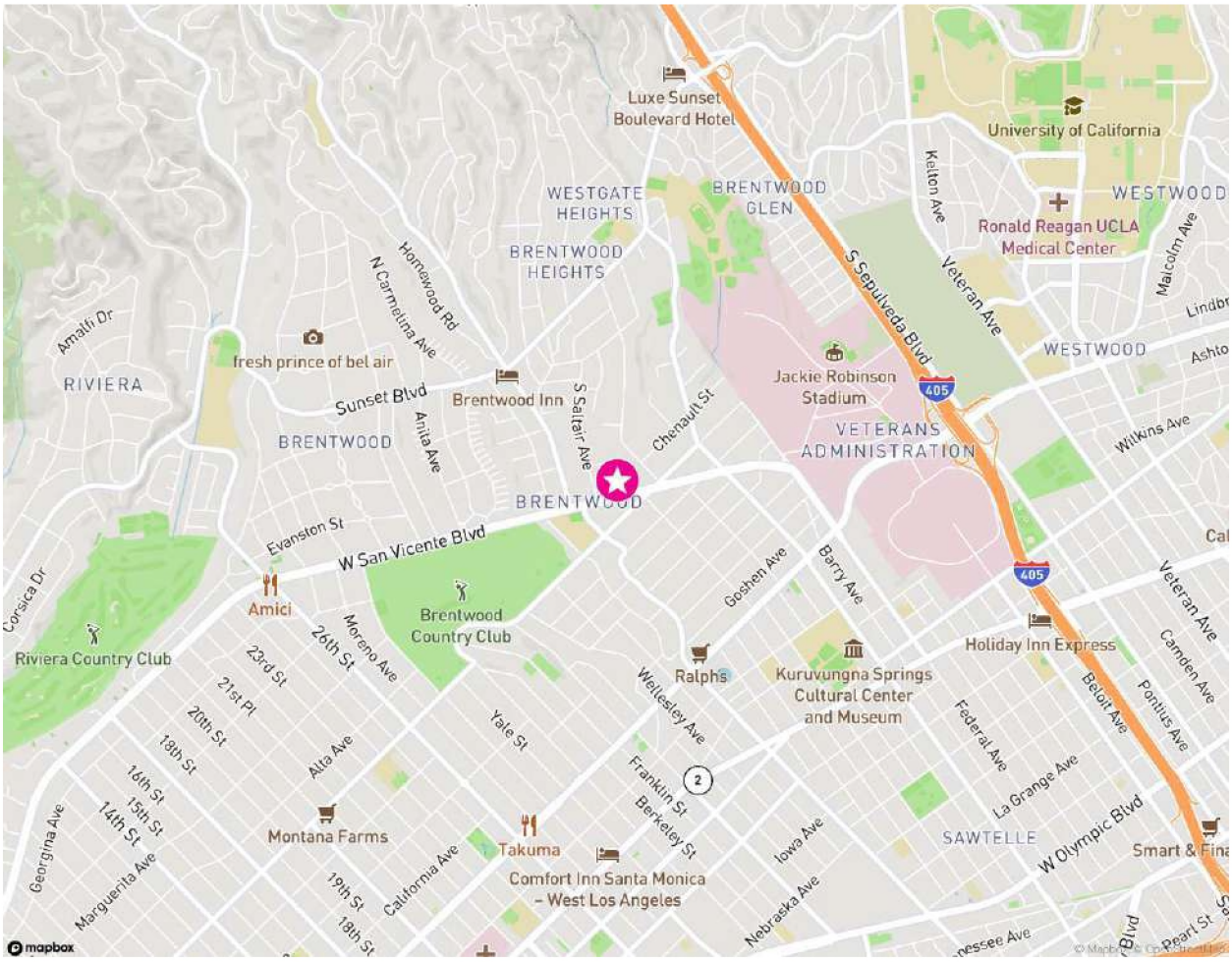


CONCLUSION

Despite current conditions, Los Angeles County continues to be a significant economic landscape not only within California but the entire United States. Health care, a growing industry remains a strong economic force as well as the educational employment sector. Leisure and Hospitality have had the fastest growth rate largely due to the pandemic declines, but growth is expected to moderate in 2024. The cost of living is expected to negatively impact population growth as affordable housing continues to be an issue. On a positive note, according to the Los Angeles County Economic Development Corporation, the County and City of Los Angeles are undertaking efforts to attract and facilitate regional investment to transform the economy positively and equitably.

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Neighborhood Analysis



COMMUNITY OF BRENTWOOD

The subject property is located in the western portion of the City of Los Angeles in the community of Brentwood. Neighborhood boundaries consist of the San Diego (405) Freeway to the east, the Santa Monica Mountains to the north, Wilshire Boulevard to the south, and 26th Street to the west. The surrounding neighborhoods consist of the city of Santa Monica (southwest), the community of Pacific Palisades (west) and the communities of Bel Air and Westwood (northeast and east).

The community of Brentwood is located three miles east of the Pacific Ocean. This location provides more favorable weather conditions than inland areas and has increased both the residential and commercial desirability of the area. The West Los Angeles area has good regional freeway access, which provides an additional benefit.

Land Use

Brentwood is primarily a high-end single family residential area. San Vicente Boulevard is a major east/west street through the subject neighborhood. Land use along San Vicente Boulevard

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consists of a high concentration of both retail-oriented uses and low- and mid-rise office buildings. The subject neighborhood is primarily built-out and there are few vacant in-fill sites available. The majority of properties in the subject market area are of older construction and in average to good condition.

Major developments in the area include the Brentwood Country Club (a block west of the subject), Riviera Country Club, Will Rogers State Historic Park, Saint John's Hospital (Santa Monica), and the Veterans Administration Center (three+ blocks east of the subject). The City of Santa Monica begins several blocks to the west, at 26th Street.

Transportation

The community of Brentwood has good regional access to all of Southern California through local and freeway arterials. The San Diego (405) Freeway is located approximately one mile east of the subject, and the Santa Monica (10) Freeway is located two miles south of the subject. In addition, Pacific Coast Highway is situated approximately three miles west of the subject. Access to the San Diego (405) Freeway is provided by San Vicente Boulevard and Wilshire Boulevard. Main north/south arterials include Barrington Avenue and Bundy Drive. Vehicle traffic in the area is heavy.

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MULTIFAMILY RESIDENTIAL MARKET

The following table summarizes historical and projected performance for the Brentwood/Westwood/Beverly Hills apartment submarket, as reported by Axiometrics.

BRENTWOOD/WESTWOOD/BEVERLY HILLS APARTMENT SUBMARKET							
Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Effective Rent ($/Unit / Mo.)	Effective Rent Change	Net Absorption (Units)
2013	54,467	206	51,760	95.0%	$2,536	3.54%	-1,451
2014	54,883	434	53,121	96.8%	$2,893	4.09%	1,363
2015	54,896	39	53,128	96.8%	$3,018	3.55%	8
2016	55,156	260	52,961	96.0%	$3,054	4.55%	-171
2017	55,357	249	53,447	96.6%	$3,249	3.38%	487
2018	55,705	348	54,257	97.4%	$3,383	4.02%	811
2019	55,940	235	53,926	96.4%	$3,468	1.43%	-334
2020	55,940	0	51,101	91.4%	$3,172	-10.08%	-2,822
2021	56,153	213	53,963	96.1%	$3,747	7.37%	2,861
Q1 2022	56,553	400	54,461	96.3%	$3,800	0.93%	498
Q2 2022	56,601	48	54,592	96.5%	$3,541	2.15%	126
Q3 2022	56,601	0	53,714	94.9%	$3,780	1.86%	-880
Q4 2022	56,682	81	54,239	95.7%	$3,651	-0.10%	531
2022	56,682	529	54,239	95.7%	$3,651	6.74%	277
Q1 2023	56,694	12	53,814	94.9%	$3,665	0.35%	-421
Q2 2023	56,701	43	53,497	94.4%	$3,657	-0.05%	-321
Q3 2023	56,909	208	53,398	93.8%	$3,644	0.05%	-101
Q4 2023	56,939	30	54,138	95.1%	$3,618	-0.45%	746
2023	56,939	293	54,138	95.1%	$3,618	-0.10%	-101
2024*	57,659	720	55,007	95.4%	$3,634	0.40%	905
2025*	57,945	286	55,222	95.3%	$3,678	1.20%	189
2026*	58,152	207	55,303	95.1%	$3,758	2.20%	80
2027*	58,329	177	55,354	94.9%	$3,836	2.10%	52
2028*	58,476	147	55,494	94.9%	$3,942	2.80%	140

*Future Projected Data according to Axiometrics

Source: Axiometrics, 4th Quarter 2023

The Brentwood/Westwood/Beverly Hills submarket consists of approximately 56,939 residential units. Completions are projected to total 1,537 units over the next five years, representing approximately 2.7% of 2023 inventory. After negative net absorption and slightly negative rent growth in 2023, the submarket is forecast to experience positive net absorption and positive rent growth from 2024 to 2028.

The most current figures (Q1 through Q4, 2023) show slowing and then a decline in apartment rents. Broker interviews indicate a significant reduction in development land activity.

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DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS

11973 San Vicente Los Angeles, CA 90049	1 Mile Radius	3 Mile Radius	5 Mile Radius	Los Angeles County
Population				
2028 Total Population	35,185	236,665	478,108	9,933,940
2023 Total Population	34,879	235,232	474,677	9,965,925
2010 Total Population	31,975	221,326	456,364	9,818,605
2000 Total Population	31,034	209,240	440,678	9,519,048
Annual Growth 2023 - 2028	*0.17%*	*0.12%*	*0.14%*	*-0.06%*
Annual Growth 2010 - 2023	*0.67%*	*0.47%*	*0.30%*	*0.11%*
Annual Growth 2000 - 2010	*0.30%*	*0.56%*	*0.35%*	*0.31%*
Households				
2028 Total Households	18,318	106,762	219,596	3,453,233
2023 Total Households	18,031	105,268	216,145	3,427,635
2010 Total Households	16,828	102,912	211,730	3,241,204
2000 Total Households	17,155	99,435	207,272	3,133,696
Annual Growth 2023 - 2028	*0.32%*	*0.28%*	*0.32%*	*0.15%*
Annual Growth 2010 - 2023	*0.53%*	*0.17%*	*0.16%*	*0.43%*
Annual Growth 2000 - 2010	*-0.19%*	*0.34%*	*0.21%*	*0.34%*
Income				
2023 Median Household Income	$114,309	$111,602	$112,129	$81,362
2023 Average Household Income	$180,027	$176,110	$177,979	$120,981
2023 Per Capita Income	$92,669	$79,721	$81,526	$41,719
2023 Pop 25+ College Graduates	22,210	120,732	246,434	2,514,491
Age 25+ Percent College Graduates - 2023	78.3%	73.2%	71.4%	37.0%

Source: ESRI

As shown, population and household growth in the immediate area has been and is projected to be limited, but overall similar or somewhat superior to Los Angeles County as a whole. This reflects the generally built-up nature of both.

Conversely the subject neighborhood income and education levels are substantially superior to the County as a whole.

IMMEDIATE SURROUNDING AREA

The subject site is located on the northside of San Vicente Boulevard. The parcel adjacent north of the subject is used as surface parking and is under related ownership to the subject. Vacant residential land is located on the north side of the surface parking and is under related ownership to the subject. Further north are upscale single family residences, all in the Brentwood area of the City of Los Angeles.

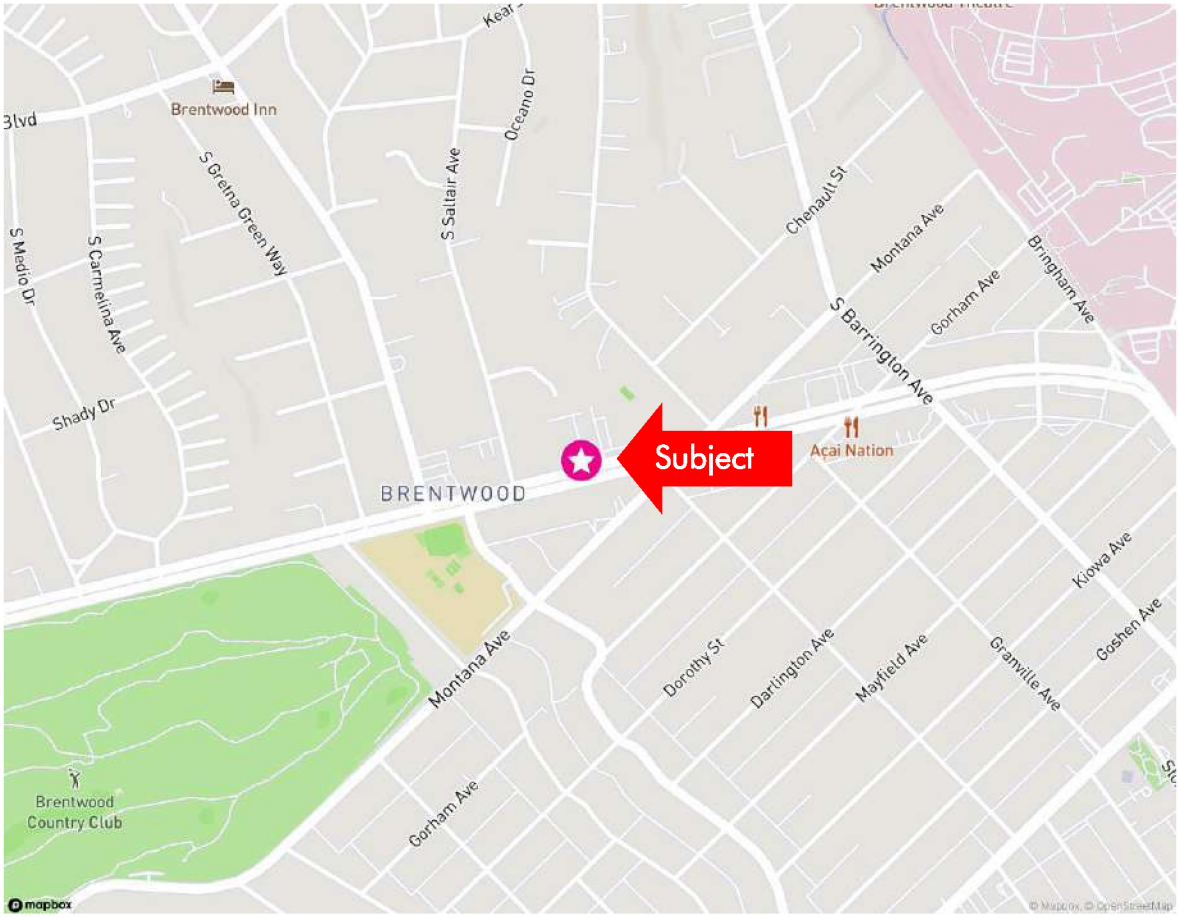
San Vicente Boulevard is a scenic corridor, with a landscaped median and mature trees. South across San Vicente from the subject are a mix of low- and mid-rise office buildings and one- and

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two-story retail and service buildings. Vacant land under related ownership to the subject is located adjacent west of the subject. Further west (at the northeast corner of San Vicente and Saltair Avenue) is a three-story office building.

Adjacent east of the subject is an older retail/service building.

The following map is provided to show the location of the subject and the immediate surrounding area.



San Vicente Boulevard at the subject site is a major divided roadway, heavily landscaped, crossing through West Los Angeles in a generally north-west/south-west direction.

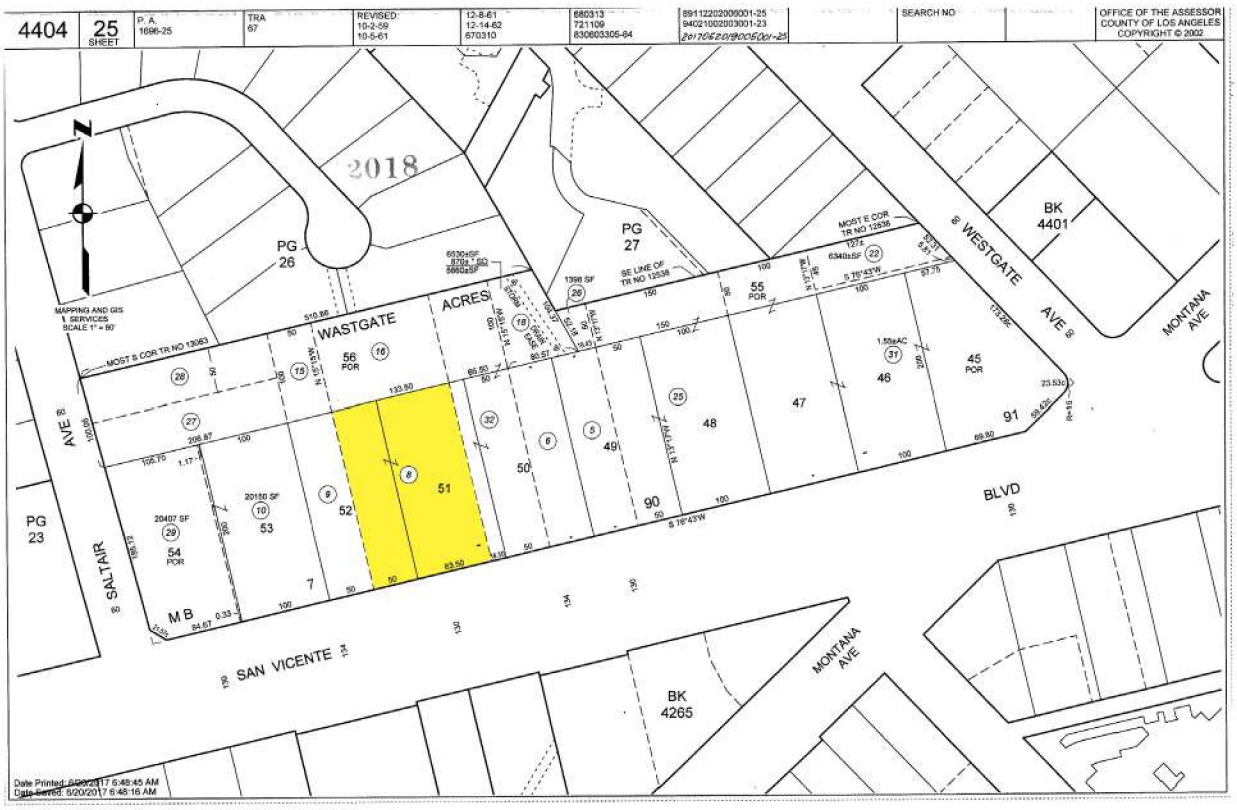
Overall, surrounding uses are considered to be conforming.

CONCLUSION

The subject property is located in the West Los Angeles area, in the community of Brentwood. With its diverse residential and commercial base along with its close proximity to the Pacific Ocean and the UCLA campus, the West Los Angeles area is one of the most desirable areas in Los Angeles County. Based on present market conditions, lack of abundant vacant land, and the overall desirability of the area, property value in Brentwood is expected to retain its highly desirable reputation, establishing the benchmark for the remainder of the region.

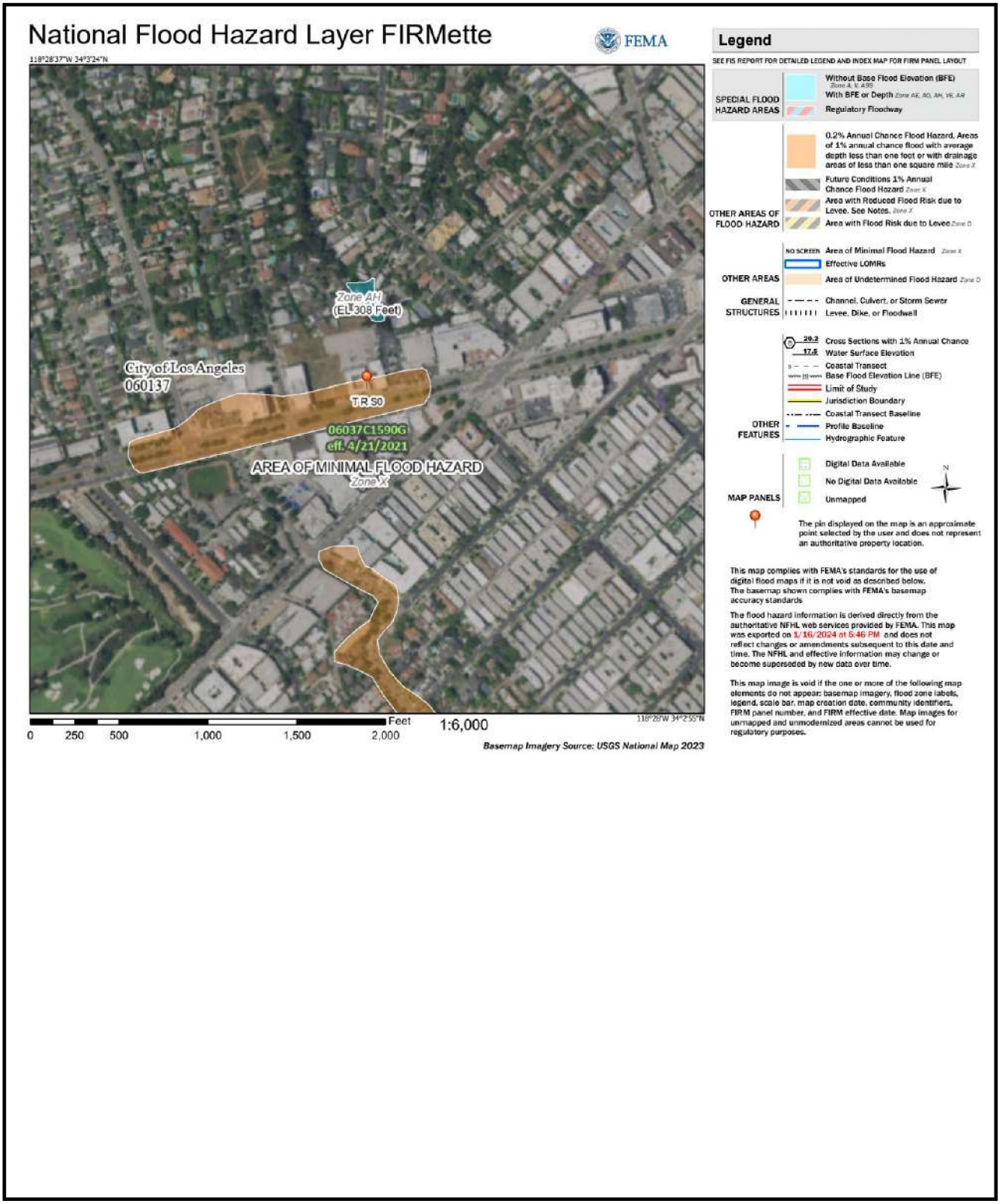
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PLAT MAP



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FLOOD PLAIN MAP



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Site Analysis

The following chart and narrative summarize the characteristics of the subject site.

SITE SUMMARY AND ANALYSIS - 11973 SAN VICENTE

Physical Description		
Gross Site Area	0.61 Acres	26,700 Sq. Ft.
Net Site Area	0.61 Acres	26,700 Sq. Ft.
Parcel Number(s)	MB 4404-025-008	
Zoning	C4-1VL	
Flood Map Panel No. & Date	06037C1590G	21-Apr-21
Flood Zone	Zone X (Shaded)	
Shape	Rectangular	
Frontage	133.5 Fr. Ft. (on San Vicente)	
Depth	200 Feet	

Comparative Analysis	**Rating**
Visibility	Good
Functional Utility	Average
Traffic Volume	-
Adequacy of Utilities	Adequate
Landscaping	-
Drainage	Adequate

Utilities	**Availability**
Water	Yes
Sewer	Yes
Natural Gas	Yes
Electricity	Yes
Mass Transit	No

Other	**Yes**	**No**	**Unknown**
Detrimental Easements			X
Encroachments			X
Deed Restrictions	X		
Reciprocal Parking Rights			X

Various sources compiled by CBRE

LOCATION

The subject site is on the north side of San Vicente Boulevard, east of Saltair Avenue.

TOPOGRAPHY

The site slopes slightly upward from San Vicente Street.

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INGRESS/EGRESS – STREETS

San Vicente Boulevard, at the subject, is an east/west street that has a dedicated width of 134 feet and is improved with two lanes of traffic in each direction separated by a center median. Street improvements include asphalt paving and concrete curbs, gutters and sidewalks, and street lighting. Street parking is permitted. The street median is landscaped, with mature trees.

The east side of the San Vicente frontage (11973 San Vicente) is a driveway shared with the abutting property to the east (11961 San Vicente). It is approximately 15 feet wide, based on a recorded "Agreement" (recorded June 18, 1970; doc. #2948). The legal description of this document is apparently in error.

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Improvement Description – Required Work/Status

The only significant improvements consist of the Barry Building, located at 11973 San Vicente Boulevard, on the subject site, with surface parking to the rear.

Size: Per Hill International, the building has a gross area of 15,434 square feet, including 1,150 square feet of balcony and walkway. The gross building area excluding the balcony and walkway is 14,284 square feet. The "leaseable" area is reported at 12,800 square feet.

Design and Layout: A two-story office over retail/service structure with overall dimensions of 100 by 107 feet, built around a 43 by 56 foot court yard, essentially dividing the building into four wings.

Exterior Walls: Stucco with flat windows, now boarded up.

Structural: Wood-frame on a four inch concrete slab at grade, with a flat roof structure.

The south wing ground floor is an open pedestrian passage way to the interior court yard. It has no bearing walls, resulting in the Soft Story Ordinance issues discussed below (required code work).

Mechanical: One restroom on each floor; central meter for electrical; ducted heat; window/wall air conditioning units (removed); stair access only to second floor.

Interior: All in poor condition. Considerable water damage from roof leaks. Wood floors. Painted plaster walls and ceiling.

History: Built in 1951, an example of commercial mid-century modern design. It was listed in 2007 as L.A. City Historic-Cultural Monument #887.

It has been vacant since 2017, with chain link fencing and plywood placed around it for security. Ongoing problems with break-ins and homeless squatters.

Other Improvements: The central courtyard has some remaining landscaping, and two design stairways. Interior access on the second floor is by walkways and covered balconies, totaling approximately 1,150 square feet.

Rear asphalt paving, in poor condition.

Required Code Work: Based on data provided by the law firm of Alston & Bird, attorneys for the property owner (letter dated April 20, 2023, subsequent interviews with Ed Casey, Esq.); together with studies by the City of Los Angeles Department of Building and Safety (inspection October 21, 2014); by Englekirk Structural Engineers (June 2021 to October 2022), Gruen Associates-Barry Building, ADA Upgrade Requirements (June 2021), and Hill International Cost Report Regarding Barry Building Renovation (June 26, 2024); our onsite inspection, and interviews with Mr. Harden, the

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site manager; the subject building has the following seismic and other code issues and costs:

1) It violates the L.A. City Soft Story Ordinance, specifically due to its open ground floor at its south wing.
2) The remaining wings are severely (190 to 650%) "over stressed", requiring major additional seismic work.
3) The building requires major Americans with Disabilities Act (ADA), including limits on the number and design of restrooms and the lack of elevators.
4) Additional code work is also required, as well as major mechanical, roof, interior and exterior repairs and replacements.
5) The cost for renovating the Barry Building is estimated at $17,100,000, per Hill International letter dated June 27, 2024. (This is the direct cost only, not including legal, finance, interior tenant improvements, or developer's profit.)

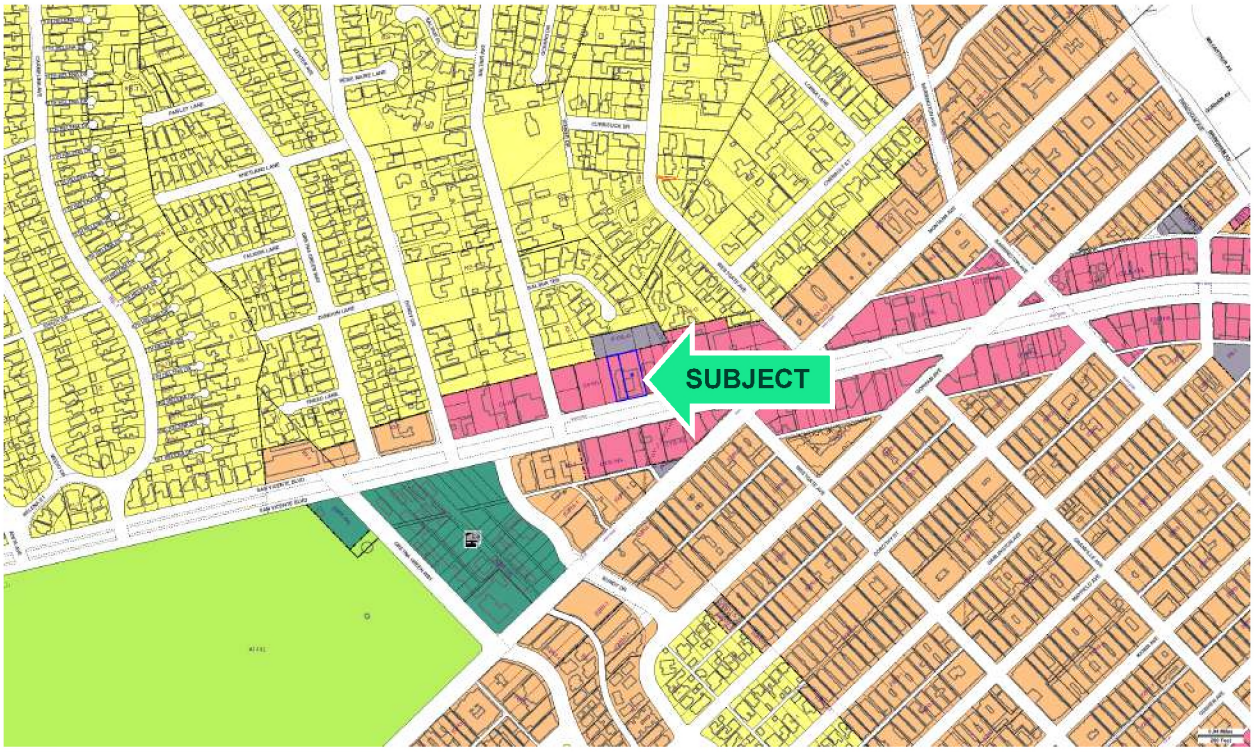
   As described, it would require very major costs to renovate, in the range of $1,197.14+ per square foot of gross area ($17,100,000 ÷ 14,284 sq. ft. gross), direct costs only.

Demo Permit EIR:

In 2019 an application to demolish the building was made by the owner, requiring an Environmental Impact Report (EIR). That report, citing the issues and costs described above, was completed in 2023, prior to the date of value. However certification of it, and public hearings remain.

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ZONING MAP



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Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY - 11973 SAN VICENTE	
Current Zoning	C4-1VL
Legally Conforming	Yes
Uses Permitted	Most retail, office, & commercial uses; multi-family residential to the R4 (1/400 Sq. Ft. land area) density.
Zoning Change	Not likely
Category	**Zoning Requirement**
Minimum Lot Size	Generally none
Minimum Lot Width	Generally none
Maximum Height	45 Feet; 3 story
Minimum Setbacks	Generally None
Maximum FAR/Density	1.50 : 1
Subject's Actual FAR	N/A
Subject's Actual Density	N/A
Parking Requirements	-
Subject's Actual Parking	N/A
Source: Planning & Zoning Dept.	

The general plan (Brentwood-Pacific Palisades) designation is Neighborhood Office Commercial. It is ineligible under the Transit Oriented Communities (TOC).

The site is also subject to the San Vicente Scenic Corridor Specific Plan, which requires streetscape design criteria to "…protect the pedestrian-scale and community-oriented commercial nature…" along the Boulevard (ENV-2019-EIR).

The "1VL" is a height district generally allowing a maximum building height of 45 feet or 3-story and a density (floor area ratio or FAR) of 1.5 to one.

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Tax and Assessment Data

In California, privately held real property is typically assessed at 100% of full cash value (which is interpreted to mean market value of the fee simple estate) as determined by the County Assessor. Generally, a reassessment occurs only when a property is sold (or transferred) or when new construction occurs (as differentiated from replacing existing construction). In the case of long-term ground leases, the general rule is that a reassessment is made at the time of assigning or terminating a lease where the remaining term is more than 35 years. For reassessment purposes, the lease term includes all options to extend. Assessments for properties that were acquired before the tax year 1975-1976 were stabilized as of the tax year 1975-1976. Property taxes are limited by state law to 1% of the assessed value plus voter-approved obligations and special assessments. If no sale (or transfer) occurs or no new building takes place, assessments may not increase by more than 2% annually.

The following table summarizes the actual subject 2023-2024 assessments.

AD VALOREM TAX INFORMATION

Assessor Parcel No.	Assessed Value	Property Taxes	Effective Tax Rate
MB 4404-025-008	$5,270,505	$65,276.49	1.2385%

Source: L.A. County Assessor's Office

The subject is located in Tax Rate Area 67, with a current real property tax rate of 1.199398%.

CONCLUSION

For purposes of this analysis, CBRE, Inc. assumes that all taxes are current. If the subject sold for the value estimate in this report, a reassessment at that value would most likely occur, with tax increases limited to two percent annually thereafter until the property is sold again. The consequences of this reassessment have been considered in the appropriate valuation sections.

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Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

legally permissible;
physically possible;
financially feasible; and
maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

The "As Vacant" highest and best use analysis is excluded from consideration due to the specific assumption that the existing building must be preserved.

AS IMPROVED

The subject site is improved with the Barry Building, a vacant and very deteriorated building.

Required Costs

As described, it would require very major costs to retrofit/renovate, in the range of $1,197.14+ per square foot of gross area ($17,100,000 ÷ 14,284 square feet gross), direct costs only.

A portion of these costs may be offset by a 20% income tax credit for the rehabilitation of historic buildings. "Certified Historic Structures," as determined by the Secretary of the Interior, through the National Park Service, may be eligible for the credit. The 20% rehabilitation tax credit is equal to 20% of the amount spent on "qualified rehabilitation expenditures." For additional information the term "qualified rehabilitation expenditures" see I.R.C. § 47(c)(2), Treasury Regulation § 1.48-12(b) and (c). CBRE is not qualified to provide tax, legal or accounting advice, and it is recommended that the client/reader consult an accountant, tax attorney, or the Internal Revenue Service.

However, even with the potential 20% income tax credit, the direct project costs would be in the range of more than $957.71+ per square foot of gross area ($17,100,000 x 80% = $13,605,600 ÷ 14,284 square feet gross).

Additional Costs Not Shown

These direct costs do not include the additional indirect costs that would be incurred for legal, finance, developer's profit, and tenant improvements.

1) These required direct costs would almost certainly require some additional legal and administrative costs.
2) Required direct costs would either be financed, with additional interest costs; or would be paid for out of savings taken from other (profit or interest earning) investments.

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3) The developer doing this work—undertaking the economic risks of the project—requires some reward or profit.

4) The office market typically requires a landlord to provide interior buildout for floor cover, walls, ceiling, electric and mechanical specific to the tenant's requirements—costs not included in the Hill International cost study.

These indirect costs (excluding tenant improvements/interior buildout) typically are in the range of 10% to 20% of direct costs.

Highest and Best Use – As Improved

As shown in the following section, the rehabilitation costs, both with and without the possible tax credit, are substantially above the value of similar (but operating) low rise office buildings in the area.

Under the specific assumption that the existing building must be preserved, highest and best use "As Improved" is to abandon it.

Note, conversion to a residential or partial residential use would require essentially similar seismic, structural, and ADA access work and costs, with increased interior remodeling, plumbing, and mechanical work.

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Sales Comparison Approach

Assuming preservation and retrofit/renovation of the subject Barry Building, its value after retrofit/renovation would reflect the sales prices of similar low rise office buildings in the West Los Angeles market.

COMPARABLE OFFICE BUILDING SALES

	Address Name	Size (S.F.) Year Built/Renov.	Sale Date Doc. No.	Sales Price Price/S.F.
1)	11860 Wilshire Boulevard, Los Angeles, CA 90025	16,000 1963/2005	Feb. 23, 2024 24-119879, 119904, & 125238	$11,500,000 $718.75
2)	2136 Cotner Avenue, Los Angeles, CA 90025	7,000 1969	Feb. 16, 2024 24-104834	$3,625,000 $517.86
3)	1100 South Beverly Drive, Los Angeles, CA 90035	7,160 1952	Feb. 20, 2024 24-109367	$4,500,000 $628.49
4)	520 South Sepulveda Boulevard, Los Angeles, CA 90049	19,812 1970	Mar. 30, 2023 23-201478	$9,300,000 $469.41
5)	1554 South Sepulveda Boulevard, Los Angeles, CA 90025	19,600 1949/1986	Mar. 28, 2023 23-195008	$10,000,000 $510.20
6)	11440 San Vicente Boulevard, Brentwood, CA 90049	24,317 1972	Feb. 2, 2022 22-131010	$19,000,000 $781.35
7)	1630-1638 12th Street, Santa Monica, CA 90404	19,335 1955	Sept. 26, 2023 23-647492	$20,200,000 $1,044.74
8)	604 Arizona Avenue, Santa Monica, CA 90401	44,260 1950/2005	Aug. 25, 2023 23-567028	$32,500,000 $734.30
9)	1386-1388 Westwood Boulevard (Retail/Office) Los Angeles, CA 90024	7,530 1931	Sept. 8, 2023 23-59936	$3,900,000 $517.93
	SUBJECT 11973 San Vicente, Los Angeles (Brentwood), CA 90049	14,284 1951/2024*	D.O.V. July 10, 2024	Renovation Costs $17,100,000** $1,197.14+

Source: CBRE *Hypothetical after renovation **Estimated direct cost only

The comparable sales range in price per square foot from $469.41 to $1,044.74 per square foot, averaging $658.11 per square foot.

Comparable 4, at the low end of the range, is a larger four-story, multi-tenant office building located just east of the 405 Freeway and south of Montana Avenue, in Los Angeles. It requires some upward adjustment.

Comparable 7, at the high end of the range, is a one-story, single-tenant office building with a superior location in the City of Santa Monica. Comparable 1, the most recent sale (and the third highest), is a medical office building with a superior build-out compared to general office buildings. Both require downward adjustment.

The subject value, if retrofitted/renovated, would be towards the upper middle of the range, at $650 to $800 per square foot.

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Value Conclusion

In the sales comparison approach, the subject assuming required retrofit/renovation was compared to similar recently sold properties.

As described in the prior section, we found nine such sales, ranging in price per square foot from $469.41 to $1,044.74 per square foot, averaging $658.11 per square foot.

The cost to retrofit/renovate is estimated at $957.71, assuming the 20% rehabilitation tax credit is received, but excluding indirect costs (legal, finance, developer's profit, and tenant improvements).

Value Conclusion – Assuming Preservation

Under the specific assumption that the existing building must be preserved, and reflecting the costs required to retrofit/renovate it, the subject property has zero (or negative) value.

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	July 10, 2024	Zero

Compiled by CBRE

If all required costs were in fact incurred, the resulting value would be negative.

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Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
   (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
   (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
   (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
   (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
   (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
   (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
   (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
   (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
   (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
   (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

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(xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.

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10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

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ADDENDA

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Addendum A

HILL INTERNATIONAL JUNE 27, 2024 COST LETTER

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Hill International

Hill International (Arizona) Inc.
2231 East Camelback Road
Suite 102
Phoenix, AZ 85016
Tel : 602-778-9888
www.hillintl.com
AZ Contractor's License Number
ROC 289497

June 27, 2024

Ms. Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Cost

Dear Ms. Angiolillo,

I hope this letter finds you well. I am writing in response to your follow-up regarding the Barry Building project. We appreciate the opportunity to provide further insights to support your submission to the Cultural Heritage Commission. Below, I address the specific points you raised concerning the opinion of probable costs, based on current market conditions from our original analysis performed in November 2022.

Cost Increase in Rehabilitation Construction

Since our initial analysis in November 2022, the cost of construction for rehabilitating the Barry Building has indeed increased. From June 1, 2021, to June 26, 2024, the cost per square foot has risen from $777 to $1,108, representing a 42.5% increase. This escalation is primarily driven by higher labor costs, increased material prices, and rising transportation and disposal fees. The revised estimate for the rehabilitation now stands at $17.1 million, and we have attached the detailed reports (B-SYS "Estimate Summary Report," C-SYS "Assembly Category Report," and E-SYS "Estimate Detail Report") for your reference.

General Estimate for New Construction

For new commercial construction in Los Angeles, costs currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could exceed $1,200 per square foot. This higher estimate considers the required access and roadway modifications, as well as the necessary replacement of the 70-year-old water main and storm drainage system. Thus, your pro forma estimate of $400 per square foot appears significantly underestimated based on current market conditions.

Conservative Estimate for Demolition Costs

The demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a CMU structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side, aligning with your request to mitigate potential negative impacts on land valuation.

We trust that this updated analysis will be valuable for your presentation to the Cultural Heritage Commission. Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

B-SYS - Estimate Summary Report
C-SYS - Assembly Category Report
E-SYS - Estimate Detail Report

Addendum B

QUALIFICATIONS

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QUALIFICATIONS OF DAVID A. ZORASTER, MAI

Senior Vice President
CBRE
Valuation & Advisory Services
400 South Street, 25th Floor
Los Angeles, California 90071
Phone: (213) 613-3658

EDUCATION

University of California at Santa Barbara, Bachelor of Arts
Society of Governmental Appraisers, Seminars
American Society of Appraisers, Seminars
International Association of Assessment Officers, Seminars
Appraisal Institute, Seminars and Courses
American Society of Farm Managers and Rural Appraisers, Seminars
University of California at Los Angeles, Extension Courses

LICENSES/CERTIFICATIONS

- Member, Appraisal Institute (MAI)
- California Certified General Real Estate Appraiser, No. AG001735
- Advanced Appraiser for Property Tax Purposes, State Board of Equalization
- California Community College Instructor's Credential in Real Estate
- UCLA Extension Certificate in Real Estate

GUEST LECTURER AND AUTHOR

- Society of Governmental Appraisers
- The American Society of Appraisers
- The Trust Real Estate Bankers Group
- The Appraisal Journal, Appraisal Institute
- Society of Real Estate Appraisers
- CLE (Continuing Legal Education)
- International Assoc. of Assessment Officers
- Appraisal Institute, National Conference
- So. Calif. Chapter of the Appraisal Institute
- International Right of Way Association
- UCLA Extension
- ULI (Urban Land Institute)

EXPERT WITNESS

Los Angeles County Superior Court; Los Angeles County Assessment Appeals Board; San Francisco Assessment Appeals Board; United States Bankruptcy Court; United States Federal District Court; American Arbitration Association; Kern County Superior Court

EMPLOYMENT

CBRE Valuation and Advisory Services	2012 –
Los Angeles County Assessor's Office – Chief Deputy, Commercial & Investment Properties	2011
CB Richard Ellis, Inc. (Coldwell Banker) Valuation & Advisory Services	1978 – 2011
Los Angeles County Assessor's Office	1970 – 1978
Evening Instructor, Real Estate Appraisal – West Los Angeles Community College	1976 – 1978
Evening Instructor, Real Estate Economics – Glendale Community College	2009 – 2013

SIGNIFICANT ASSIGNMENTS

Pacific Design Center, West Hollywood
California Mart, Downtown Los Angeles
Broadway (The Bloc) Plaza, Arco Towers, Union Bank Plaza
Downtown Los Angeles Financial District
Seventh Street Produce Market, Downtown Los Angeles
New Chinatown, Los Angeles
Los Angeles Center Studios, Los Angeles
East Fifth Street Skid Row, Los Angeles
Million Dollar Theatre Building/Grand Central Market,
Downtown Los Angeles
Redondo Beach/King Harbor Rent Arbitration
Broad Museum, Museum of Contemporary Art (MOCA),
Colburn School, (ground leases) Bunker Hill
Patina Restaurant Group leaseholds,
Hollywood Bowl, Disney Concert Hall,
LACMA, Norton Simon
Hollywood Park/Santa Anita/Golden Gate Racetracks
Hauser & Wirth Art Gallery Rent Reset Arbitration,
Downtown Los Angeles, 2024
Marriott/Intercontinental Hotel and Marina, San Diego
Hollywood Palladium, Hollywood
Egyptian Theater, Hollywood
Los Angeles Times Mirror Square, Downtown Los Angeles
Chevron Corporate Headquarters, San Francisco
Los Angeles Flower Mart, Downtown Los Angeles
Los Angeles Union Station, Downtown Los Angeles
Federal Reserve Bank of San Francisco Headquarters, San Francisco
The Cornfield State Park Site, Los Angeles
The Shrine Auditorium, Los Angeles
Murdock Plaza (10900 Wilshire), Ground Rent Arbitrations, 2008 & 2018
Sony Pictures Plaza Lease Arbitration, Culver City, 2003 & 2008
Capitol Records, Hollywood, 2016 Lease Arbitration
Santa Monica Business Park Ground Rent Arbitration 2008; Mediation 2018
Paul Hastings, 515 S. Flower, Downtown LA, 1998 Lease Arbitration
Baker & Hostetler, 600 S. Grand, Downtown LA, 1995 Lease Arbitration
Neiman Marcus, 9700 Wilshire, Beverly Hills,
2019 Ground Lease Arbitration



VALUATION & ADVISORY SERVICES

David Warren

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Education

- Georgetown University, Washington, D.C., Bachelor of Arts, Economics and Government

Professional Experience

David Warren is a Senior Valuation Associate with CBRE Valuation & Advisory Services in Los Angeles. Since joining CBRE in 2017, Mr. Warren has provided significant appraisal assistance in the valuation of industrial, office, retail, multifamily, land, and mixed-use properties in Southern California. He is a graduate of Georgetown University, Washington, D.C., with an undergraduate degree in Economics and Government.

Professional Affiliation & Accreditations

- California Certified General Real Estate Appraiser

Appraisal Coursework

- Sales Comparison Approach, Site Valuation and Cost Approach, Laws and Regulations for California Appraisers, Elimination of Bias and Cultural Competency for Appraisers, Income Approach, Commercial Appraisal Review, Market Analysis Highest and Best Use, General Report Writing & Case Studies, Basic Appraisal Principles

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Valuation & Advisory Services
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Enclosure 3

Hill, Kathleen

From: Casey, Ed
Sent: Wednesday, October 30, 2024 10:46 AM
To: Angiolillo, Gina
Subject: Fw: Barry Building
Attachments: BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx

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From: Casey, Ed
Sent: Wednesday, October 30, 2024 1:20:19 PM
To: Kenneth Fong (kenneth.fong@lacity.org) <kenneth.fong@lacity.org>
Subject: Barry Building

This e-mail concerns the economic feasibility of the preservation alternative studied in the EIR, particularly Alternative 2. We updated our prior cost analysis (provided in my July 15th letter to the CHC) to account for the California Historic Building Code. On the first page, the costs associated with the items that do not need to be performed because of the California Historic Building Code (refer to the third sheet in the spreadsheet for a listing of those items) equals $3,496,635. After reducing the prior cost estimate developed by our consultant by that figure and then accounting for the increase in construction costs due to the annual inflation rate of 6.8%, the updated cost figure is $15,438,389. (The work comprising that figure is provided in the second sheet of the spreadsheet.) That cost figure would still render the value of the property very close to zero, if not zero itself.

Finally, see below from for e-mail from our historic resource consultant confirming that the updated scope provided in the attached spreadsheet would comply with the Secretary's Standards of Rehabilitation as well as the California Historic Building Code.

(I believe this info has been provided to LADBS staff.)

Edward J. Casey, Partner
ALSTON & BIRD
350 South Grand Avenue
51st Floor
Los Angeles, CA 90071
+1 213 576 1005 (O)
+818 203 0499 (cell)
Ed.Casey@alston.com

From: John LoCascio <john@historicresourcesgroup.com>
Sent: Monday, October 14, 2024 12:47 PM
To: Casey, Ed <Ed.Casey@alston.com>
Subject: Barry Building Retrofit Scope

EXTERNAL SENDER – Proceed with caution

Dear Ed,

As you requested, I have reviewed the attached scope cost estimate for potential retrofit of the Barry Building. The scope of work as outlined in the estimate could, in general, comply with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") and the California Historical Building Code ("CHBC"). Please note that this is a preliminary review of the general scope only; actual compliance with the Standards can only be determined by review of detailed project plans, and applicability of the CHBC can only be determined by the local Building Official on a case-by-case basis.

Please let me know if you have any questions.

Thank you.
John

John LoCascio, AIA
Principal Architect



Historic Resources Group
Celebrating 35 Years

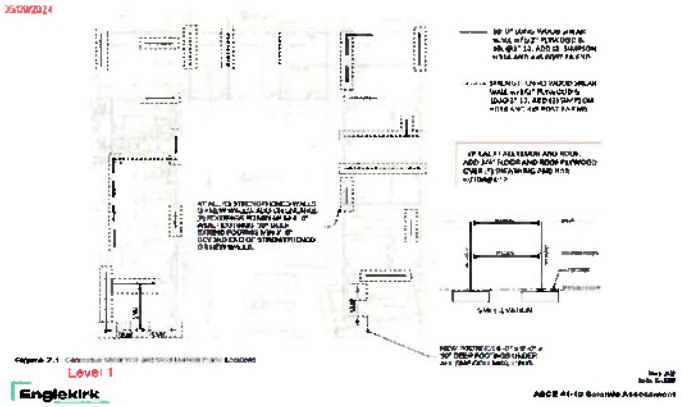
I am working remotely until further notice. The best way to reach me is by email or on my mobile.

Historic Resources Group
12 S. Fair Oaks Ave., Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400 x109, Mobile 818 399 8283
www.historicresourcesgroup.com
john@historicresourcesgroup.com

Attachment A

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL	NOTES
	BARRY BUILDING TOTAL COSTS									
TOTAL COSTS (SUMMARY)		15,434	SQFT	$ 1,226.84	$5,789,897	$6,675,098	$1,586,331	$4,883,698	$18,935,024	Estimate Cost has Increased 6.8% Year over Year
Base Bid - STRUCTURAL (TAB 2)		15,434	SQFT	$ 1,000.28	$5,424,632	$5,489,414	$1,493,138	$3,031,205	$15,438,389	
Base Bid - ADA COSTS (TAB 3)		15,434	SQFT	$ 226.55	$365,265	$1,185,684	$93,193	$1,852,493	$3,496,635	

Basis of Estimate - 09/09/2024 **Engineer's Drawing**





WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COST	TOTAL	NOTES
BARRY BUILDING STRUCTURAL COSTS									
Base Bid - Structural Mods & Markups	**15,434**	**SQFT**	**$ 1,000.28**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$3,031,205**	**$15,438,389**	
Barry Building Mods	15,434	SQFT	$ 803.89	$5,424,632	$5,489,414	$1,493,138	$-	$12,407,184	
A1 STRUCTURAL	15,434	SQFT	$ 486.18	$3,532,630	$3,092,753	$878,349	$-	$7,503,732	
A111 STRUCTURAL	15,434	SQFT	$ 30.07	$ 219,707	$ 168,366	$ 76,062	$ -	$ 464,135	
A111 DEMO ROOF	15,434	SQFT	$ 5.12	$ 53,503	$ 11,619	$ 13,930		$79,052	
A111 NEW 3/4" PLYWOOD ROOF SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW ROOF	15,434	SQFT	$ 15.49	$ 88,794	$ 112,748	$ 37,600		$239,142	
A111 2ND STORY FLOOR	15,434	SQFT	$ 19.01	$ 166,996	$ 87,998	$ 38,462	$ -	$ 293,456	
A111 DEMO FLOOR DECKING FLOOR COVERINGS	15,434	SQFT	$ 9.56	$ 89,586	$ 43,999	$ 13,930		$147,516	
A111 NEW 3/4" PLYWOOD FLOOR SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW 2-STORY STEEL MOMENT FRAME	15,434	SQFT	$ 27.70	$ 133,473	$ 181,443	$ 112,678	$ -	$ 427,594	
A111 FOUNDATIONS	15,434	SQFT	$ 0.59	$ 2,929	$ 4,955	$ 1,164		$9,048	
A111 DEMO OF SOG AT ENTRY	15,434	SQFT	$ 3.26	$ 12,762	$ 14,323	$ 23,302		$50,387	
A111 SOG REPLACEMENT	15,434	SQFT	$ 2.61	$ 17,783	$ 17,419	$ 5,075		$40,277	
A111 DEMO STRUCTURE	15,434	SQFT	$ 5.67	$ 28,223	$ 19,522	$ 39,728		$87,473	
A111 W12x96 (8 EA TOTAL)	15,434	SQFT	$ 7.34	$ 26,014	$ 70,379	$ 16,958		$113,351	
A111 W14x132	15,434	SQFT	$ 5.49	$ 32,791	$ 30,634	$ 21,376		$84,801	
A111 RESTORE STRUCTURE @ ENTRY	15,434	SQFT	$ 2.74	$ 12,971	$ 24,211	$ 5,075		$42,257	
A111 2-STORY SHEAR WALL	15,434	SQFT	$ 134.09	$ 1,059,556	$ 795,481	$ 214,567	$ -	$ 2,069,604	
A111 SLAB DEMO	15,434	SQFT	$ 6.95	$ 27,183	$ 30,509	$ 49,634		$107,326	
A111 SHEAR WALL FOUNDATIONS	15,434	SQFT	$ 10.41	$ 51,989	$ 87,959	$ 20,664		$160,612	
A111 SOG REPLACEMENT	15,434	SQFT	$ 5.56	$ 37,878	$ 37,103	$ 10,809		$85,790	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 26.94	$ 117,814	$ 241,940	$ 56,068		$415,822	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 23.41	$ 130,769	$ 206,264	$ 24,265		$361,298	
A111 WALL DEMO	15,434	SQFT	$ 60.82	$ 693,923	$ 191,706	$ 53,127		$938,756	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 24.01	$ 152,838	$ 181,636	$ 36,142	$ -	$ 370,616	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 7.48	$ 53,965	$ 46,219	$ 15,209		$115,393	
A111 WALL DEMO	15,434	SQFT	$ 5.66	$ 38,093	$ 39,548	$ 9,655		$87,296	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 10.88	$ 60,780	$ 95,869	$ 11,278		$167,927	
A111 SHEAR WALL ON INT OF EXT WALL	15,434	SQFT	$ 26.80	$ 176,672	$ 192,909	$ 44,009	$ -	$ 413,590	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 10.79	$ 77,862	$ 86,686	$ 21,943		$166,491	
A111 WALL DEMO	15,434	SQFT	$ 8.16	$ 54,962	$ 57,062	$ 13,930		$125,954	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 7.85	$ 43,848	$ 69,161	$ 8,136		$121,145	
A111 DEMO & RESTORE CEILINGS	15,434	SQFT	$ 33.80	$ 201,157	$ 272,770	$ 47,687	$ -	$ 521,614	
A111 CEILING DEMO	15,434	SQFT	$ 16.03	$ 94,029	$ 123,311	$ 30,104		$247,444	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 17.76	$ 107,128	$ 149,459	$ 17,583		$274,170	All ceilings to be replaced to accommodate Fire Protection & HVAC
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK	15,434	SQFT	$ 165.41	$ 1,307,842	$ 1,030,883	$ 214,165	$ -	$ 2,552,890	
A111 ELECTRICAL	15,434	SQFT	$ 33.88	$ 112,501	$ 380,333	$ 30,104		$522,938	Does not include Phone or IT upgrades
A111 FIRE ALARM	15,434	SQFT	$ 9.71	$ 90,540	$ 53,484	$ 5,861		$149,885	
A111 MECHANICAL	15,434	SQFT	$ 92.84	$ 978,208	$ 306,557	$ 148,149		$1,432,914	Includes 15 Ton Split system & Ductwork
A111 FIRE PROTECTION	15,434	SQFT	$ 28.97	$ 126,593	$ 290,509	$ 30,051		$447,153	Inlcudes Fire Main from Road with Backflow
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES 1ST FLOOR	15,434	SQFT	$ 25.26	$ 114,369	$ 181,267	$ 94,577	$ -	$ 390,233	
A111 DEMO REQUIRED TO REPLACE PLATE	15,434	SQFT	$ 8.99	$ 45,383	$ 32,810	$ 60,612		$138,805	
A111 REPLACE PLATE - STUDS - PLASTER	15,434	SQFT	$ 12.91	$ 62,032	$ 108,509	$ 28,787		$199,328	
A111 REINFORCE STUD - TOP PLATE CONNECTION	15,434	SQFT	$ 3.38	$ 6,974	$ 39,948	$ 5,178		$52,100	
A1 ACCESSIBLE PATH	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 AC OVERLAY - CO-PLANE	15,434	SQFT	$ 32.29	$ 112,743	$ 317,633	$ 68,035		$498,411	
A112 RESTRIPE - SIGNAGE	15,434	SQFT	$ 0.84	$ 3,675	$ 7,344	$ 1,910		$12,929	
A1 PLUMBING	15,434	SQFT	$ 15.97	$ 61,263	$ 147,114	$ 38,068	$ -	$ 246,445	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810	$ -	$ 45,700	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810		$45,700	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067	$ -	$ 38,644	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067		$38,644	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422	$ -	$ 7,298	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422		$7,298	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769	$ -	$ 154,803	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769		$154,803	
A1 STAIRS AND BALCONY RAILING	15,434	SQFT	$ 5.55	$ 15,193	$ 68,750	$ 1,733	$ -	$ 85,676	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593	$ -	$ 7,570	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593		$7,570	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137	$ -	$ 56,318	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137		$56,318	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003	$ -	$ 21,788	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003		$21,788	Add Plexiglass behind Original Guardrails
A1 TENANT SPACE	15,434	SQFT	$ 103.58	$ 603,447	$ 865,532	$ 129,674	$ -	$ 1,598,653	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568	$ -	$ 53,897	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568		$53,897	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320	$ -	$ 12,198	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320		$12,198	
REPLACE DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829	$ -	$ 14,709	
DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829		$14,709	40 Each
A116 WINDOW REPLACEMENT	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303	$ -	$ 65,413	
A116 WINDOW REPLACEMENT + 29 OPENABLE WINDOWS	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303		$65,413	Renlace - 29 Windows/Frames with Cranks -
A116 REPLACE EXTERIOR WALL FINISHES	15,434	SQFT	$ 94.11	$ 557,852	$ 772,930	$ 121,654	$ -	$ 1,452,436	
A116 REPLACE EXTERIOR WALL FINISHES	62,928	SQFT	$ 23.08	$ 557,852	$ 772,930	$ 121,654		$1,452,436	Includes Reworking of Louvers South Elevation

A1 ABATEMENT	15,434	SQFT	$ 124.81	$ 943,877.00	$ 688,321.00	$ 294,156.00	$ -	$ 1,926,354		
A117 ABATEMENT	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877**	**$ 688,321**	**$ 294,156**	**$ -**	**$ 1,926,354**		
A117 ABATEMENT - ASBESTOS	15,434	SQFT	$ 23.42	$ 144,115	$ 187,195	$ 30,104		$361,414		
A117 ABATEMENT - LEAD PAINT	15,434	SQFT	$ 16.36	$ 88,686	$ 133,711	$ 30,104		$252,501		
A117 ABATEMENT - ELECTRICAL WIRE	15,434	SQFT	$ 11.87	$ 60,972	$ 92,112	$ 30,104		$183,188		
A117 ABATEMENT - BLACK MOLD	15,434	SQFT	$ 45.47	$ 508,491		$ 193,343		$701,834		
A117 DUMP FEES	15,434	SQFT	$ 4.30	$ 66,419	$ -	$ -		$66,419		
A117 REMOVE PCB CONTAINING EQUIPMENT	15,434	SQFT	$ 23.39	$ 75,194	$ 275,303	$ 10,501		$360,998		
A1 SITE IMPROVEMENTS	15,434	SQFT	$ 34.66	$ 151,804	$ 301,967	$ 81,213	$ -	$ 534,984		
A118 SITE IMPROVEMENTS	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**		
A118 DIVERT RAIN WATER TO STORM DRAIN	15,434	SQFT	$ 12.91	$ 67,787	$ 97,800	$ 33,672		$199,259		
A118 UPGRADE PARKING LOT DRAINAGE	15,434	SQFT	$ 12.51	$ 43,096	$ 132,839	$ 17,121		$193,056		
A118 UPGRADE PARKING LOT TO MEET ADA	15,434	SQFT	$ 0.18	$ 1,077	$ 1,348	$ 320		$2,745		
A118 REPAIR & RESURFACE EAST ROADWAY	15,434	SQFT	$ 2.21	$ 8,291	$ 21,754	$ 4,027		$34,072	1/2 Cost - Shared with Neighbor	
A118 SEWER LINE REPLACEMENT	15,434	SQFT	$ 6.86	$ 31,553	$ 48,226	$ 26,073		$105,852		
B1 OWNER'S COSTS	15,434	SQFT	$ 196.40	$ -	$ -	$ -	$ 3,031,205	$ 3,031,205		
B111 OWNER'S COST	**15,434**	SQFT	$ 196.40	$ -	$ -	$ -	**$ 3,031,205**	$ 3,031,205		
B111 DESIGN @7%	15,434	SQFT	$ 79.41				$ 1,225,634	$1,225,634		
B111 PERMITS @1%	15,434	SQFT	$ 17.02				$ 262,636	$262,636		
B111 CONSTRUCTION MANAGEMENT @3%	15,434	SQFT	$ 34.03				$ 525,272	$525,272		
B111 CONTINGENCY @ 15%	15,434	SQFT	$ 65.94				$ 1,017,663	$1,017,663		

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL		NOTES
	BARRY BUILDING ADA COSTS										
Base Bid - ADA Costs		**15,434**	**SQFT**	**$ 226.55**	**$365,265**	**$1,185,684**	**$93,193**	**$1,852,493**	**$3,496,635**		
ADA COSTS		15,434	SQFT	$ 106.53	$365,265	$1,185,684	$93,193	$-	$1,644,142		
A1 ACCESSIBLE PATH		15,434	SQFT	$ 3.59	$ 12,398	$ 40,716	$ 2,267	$ -	$ 55,381		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		15,434	SQFT	$ 2.58	$ 7,455	$ 30,611	$ 1,712	$ -	$39,778		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		15,434	SQFT	$ 2.58	$ 7,455	$ 30,611	$ 1,712	$ -	$39,778	ADA	Doors that are Street side East elevation
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		15,434	SQFT	$ 0.26	$ 1,184	$ 2,657	$ 123	$ -	$3,964		
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		15,434	SQFT	$ 0.26	$ 1,184	$ 2,657	$ 123	$ -	$3,964	ADA	
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP		15,434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1,068		
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX		15,434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1,068	ADA	
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		15,434	SQFT	$ 0.13	$ 592	$ 1,328	$ 62	$ -	$1,982		
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		15,434	SQFT	$ 0.13	$ 592	$ 1,328	$ 62	$ -	$1,982	ADA	
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH		15,434	SQFT	$ 0.56	$ 2,566	$ 5,756	$ 267	$ -	$8,589		
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)		15,434	SQFT	$ 0.56	$ 2,566	$ 5,756	$ 267	$ -	$8,589	ADA	
A1 PLUMBING		15,434	SQFT	$ 4.02	$ 14,534	$ 41,074	$ 6,433		$ 62,041		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		15,434	SQFT	$ 3.92	$ 14,268	$ 39,852	$ 6,366	$ -	$60,486		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		15,434	SQFT	$ 3.92	$ 14,268	$ 39,852	$ 6,366		$60,486	ADA	
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		15,434	SQFT	$ 0.02	$ 79	$ 221	$ 35	$ -	$335		
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		15,434	SQFT	$ 0.02	$ 79	$ 221	$ 35		$335	ADA	Modifications Only
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		15,434	SQFT	$ 0.08	$ 187	$ 1,001	$ 32	$ -	$1,220		
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		15,434	SQFT	$ 0.08	$ 187	$ 1,001	$ 32		$1,220	ADA	
A1 STAIRS AND BALCONY RAILING		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$ 29,613		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$29,613		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRSBETWEEN 2ND FLOOR LEVELS		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$29,613	ADA	
A1 VERTICAL TRANSPORTATION		15,434	SQFT	$ 74.96	$ 238,497	$ 875,003	$ 43,492		$ 1,156,992		
A115 DEVELOP VERTICAL TRANSPORTATION		15,434	SQFT	$ 70.37	$ 222,557	$ 825,910	$ 37,666	$ -	$1,086,133		
A115 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS		15,434	SQFT	$ 70.37	$ 222,557	$ 825,910	$ 37,666		$1,086,133	ADA	
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		15,434	SQFT	$ 4.59	$ 15,940	$ 49,093	$ 5,826	$ -	$70,859		
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		15,434	SQFT	$ 4.59	$ 15,940	$ 49,093	$ 5,826		$70,859		
A1 TENANT SPACE		15,434	SQFT	$ 16.85	$ 65,437	$ 179,911	$ 14,661	$ -	$ 260,009		
A116 MODIFY LANDING TO NECESSARY DOORS		15,434	SQFT	$ 1.94	$ 9,337	$ 17,616	$ 2,968	$ -	$29,921		
A116 MODIFY LANDING TO NECESSARY DOORS		15,434	SQFT	$ 1.94	$ 9,337	$ 17,616	$ 2,968		$29,921	ADA	
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		15,434	SQFT	$ 2.88	$ 13,116	$ 29,456	$ 1,849	$ -	$44,421		
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		15,434	SQFT	$ 2.88	$ 13,116	$ 29,456	$ 1,849		$44,421	ADA	
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		15,434	SQFT	$ 9.98	$ 40,883	$ 103,961	$ 9,245	$ -	$154,089		
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		15,434	SQFT	$ 9.98	$ 40,883	$ 103,961	$ 9,245		$154,089	ADA	
A116 LEVER DOOR HANDLES		15,434	SQFT	$ 2.05	$ 2,101	$ 28,878	$ 599	$ -	$31,578		
A116 LEVER DOOR HANDLES		15,434	SQFT	$ 2.05	$ 2,101	$ 28,878	$ 599	$ -	$31,578	ADA	
A1 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$ 80,106		
A118 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106		
A118 WIDEN EAST SIDE WALKWAY TO 5 FEET		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106	ADA	
B1 OWNER'S COSTS		15,434	SQFT	$ 120.03	$ -	$ -	$ -	$ 1,852,493	$1,852,493		
B111 OWNER'S COST		15,434	SQFT	$ 120.03				$ 1,852,493	$1,852,493		
B111 DESIGN @7%		15,434	SQFT	$ 16.42				$ 253,439	$253,439		
B111 PERMITS @1%		15,434	SQFT	$ 3.52				$ 54,308	$54,308		
B111 CONSTRUCTION MANAGEMENT @3%		15,434	SQFT	$ 7.04				$ 108,617	$108,617		
B111 CONTINGENCY @ 15%		15,434	SQFT	$ 93.05				$ 1,436,129	$1,436,129		

Enclosure 4

Hill, Kathleen

From:	Casey, Ed
Sent:	Thursday, November 14, 2024 6:12 PM
To:	Jason McCrea
Cc:	Milenia Zasadzien (milena.zasadzien@lacity.org); Mindy Nguyen (mindy.nguyen@lacity.org); Angiolillo, Gina
Subject:	11973 San Vicente Blvd
Attachments:	Hill Opinion of Cost Letter 110624 LR R1.pdf; BARRY BUILDING RETROFIT SCOPE COSTS 10_3_24_OSWELL R3.xlsx; Email 11.14.24 rev.pdf; CB24US054736-2_11973 San Vicente, Los Angeles.pdf; Photographs of May 2024 Break In.pdf

On behalf of the applicant for the demolition permit for the building located at 11973 San Vicente Blvd, I am providing the following documents and reports:

1. A letter report dated November 2024 from Hill International that addresses the cost to rehabilitate the subject building accounting for the California Historic Building Code (CHBC). That letter is the first attached document and the spreadsheet referenced in the letter is the second attached document.
2. An email from the Historic Resources Group confirming that the analysis in the attached letter from Hill International is consistent with the CHBC. That email is the third attached document.
3. An updated valuation analysis from CBRE that accounts for the Hill International analysis provided in the attached letter report. That updated CBRE valuation study is the fourth attached document.
4. Photographs (fifth attached document) of a recent break-in at the subject building during the late night hours. (That break-in was reported to the police.)

Edward J. Casey, Partner
ALSTON & BIRD
350 South Grand Avenue
51st Floor
Los Angeles, CA 90071
+1 213 576 1005 (O)
+818 203 0499 (cell)
Ed.Casey@alston.com

Attachment A

November 6, 2024

Mr. Edward Casey
Partner, Alston & Bird
350 South Grand Avenue
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Retrofit Cost

Dear Mr. Casey,

I am sending you this letter to provide a summary of our updated analysis of the costs to perform seismic retrofit and other work on the Barry Building in Los Angeles. Our last analysis was reviewed in my letter to Alston & Bird dated June 27, 2024, and the enclosures to that letter. We updated our analysis to primarily address two issues. First, we updated for the inflationary increase in construction costs, which has been at an annualized rate of 6.8% during 2024.

Second, we excluded certain work that may not have to be carried out due to the provisions of the California Historic Building Code. For example, ADA work including Elevators, Railings, Plumbing, and pathways. The details of this excluded work are provided on the third sheet of the attached spreadsheet. The work that remains to be performed for the seismic retrofit and other necessary work is detailed on the second sheet of the attached spreadsheet.

General Estimate for New Construction

A summary of our updated analysis is provided on the first sheet of the attached spreadsheet. Our construction estimates for this project are in line with the costs for new commercial construction in Los Angeles, which currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could be on the higher side due to, among other things, the required access and roadway modifications, and the necessary replacement of the 70-year-old water main and storm drainage system. In addition, the demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a concrete masonry unit structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side.

Based on the analysis and information provided in the attached spreadsheet, it is our opinion that the direct cost to carry out the structural work and associated construction tasks described in the first and second pages of the attached spreadsheet is $15,438,389 as of October 2024.

Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

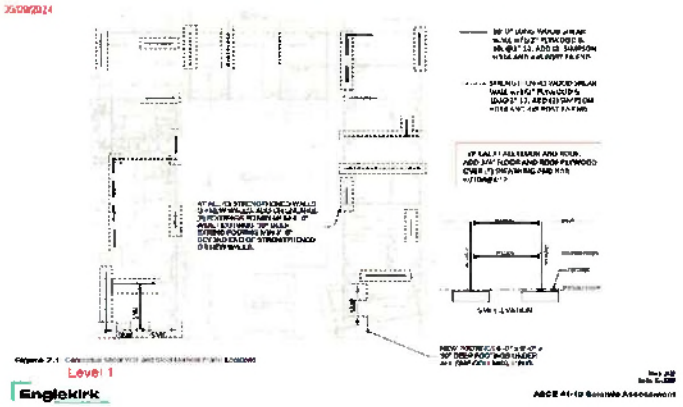
Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

Barry Building Retrofit Scope Costs 10_3_24 OSWELL R3

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL	NOTES
	BARRY BUILDING TOTAL COSTS									
TOTAL COSTS (SUMMARY)		15,434	SQFT	$ 1,226.84	$5,789,897	$6,675,098	$1,586,331	$4,883,698	$18,935,024	Estimate Cost has Increased 6.8% Year over Year
Base Bid - STRUCTURAL (TAB 2)		15,434	SQFT	$ 1,000.28	$5,424,632	$5,489,414	$1,493,138	$3,031,205	$15,438,389	
Base Bid - ADA COSTS (TAB 3)		15,434	SQFT	$ 226.55	$365,265	$1,185,684	$93,193	$1,852,493	$3,496,635	

Basis of Estimate - 09/09/2024 **Engineer's Drawing**





WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COST	TOTAL	NOTES
BARRY BUILDING STRUCTURAL COSTS									
Base Bid - Structural Mods & Markups	**15,434**	**SQFT**	**$ 1,000.28**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$3,031,205**	**$15,438,389**	
Barry Building Mods	15,434	SQFT	$ 803.89	$5,424,632	$5,489,414	$1,493,138	$-	$12,407,184	
A1 STRUCTURAL	15,434	SQFT	$ 486.18	$3,532,630	$3,092,753	$878,349	$-	$7,503,732	
A111 STRUCTURAL	15,434	SQFT	$ 30.07	$ 219,707	$ 168,366	$ 76,062	$ -	$ 464,135	
A111 DEMO ROOF	15,434	SQFT	$ 5.12	$ 53,503	$ 11,619	$ 13,930		$79,052	
A111 NEW 3/4" PLYWOOD ROOF SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW ROOF	15,434	SQFT	$ 15.49	$ 88,794	$ 112,748	$ 37,600		$239,142	
A111 2ND STORY FLOOR	15,434	SQFT	$ 19.01	$ 166,996	$ 87,998	$ 38,462	$ -	$ 293,456	
A111 DEMO FLOOR DECKING FLOOR COVERINGS	15,434	SQFT	$ 9.56	$ 89,586	$ 43,999	$ 13,930		$147,516	
A111 NEW 3/4" PLYWOOD FLOOR SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111 NEW 2-STORY STEEL MOMENT FRAME	15,434	SQFT	$ 27.70	$ 133,473	$ 181,443	$ 112,678	$ -	$ 427,594	
A111 FOUNDATIONS	15,434	SQFT	$ 0.59	$ 2,929	$ 4,955	$ 1,164		$9,048	
A111 DEMO OF SOG AT ENTRY	15,434	SQFT	$ 3.26	$ 12,762	$ 14,323	$ 23,302		$50,387	
A111 SOG REPLACEMENT	15,434	SQFT	$ 2.61	$ 17,783	$ 17,419	$ 5,075		$40,277	
A111 DEMO STRUCTURE	15,434	SQFT	$ 5.67	$ 28,223	$ 19,522	$ 39,728		$87,473	
A111 W12x96 (8 EA TOTAL)	15,434	SQFT	$ 7.34	$ 26,014	$ 70,379	$ 16,958		$113,351	
A111 W14x132	15,434	SQFT	$ 5.49	$ 32,791	$ 30,634	$ 21,376		$84,801	
A111 RESTORE STRUCTURE @ ENTRY	15,434	SQFT	$ 2.74	$ 12,971	$ 24,211	$ 5,075		$42,257	
A111 2-STORY SHEAR WALL	15,434	SQFT	$ 134.09	$ 1,059,556	$ 795,481	$ 214,567	$ -	$ 2,069,604	
A111 SLAB DEMO	15,434	SQFT	$ 6.95	$ 27,183	$ 30,509	$ 49,634		$107,326	
A111 SHEAR WALL FOUNDATIONS	15,434	SQFT	$ 10.41	$ 51,989	$ 87,959	$ 20,664		$160,612	
A111 SOG REPLACEMENT	15,434	SQFT	$ 5.56	$ 37,878	$ 37,103	$ 10,809		$85,790	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 26.94	$ 117,814	$ 241,940	$ 56,068		$415,822	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 23.41	$ 130,769	$ 206,264	$ 24,265		$361,298	
A111 WALL DEMO	15,434	SQFT	$ 60.82	$ 693,923	$ 191,706	$ 53,127		$938,756	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 24.01	$ 152,838	$ 181,636	$ 36,142	$ -	$ 370,616	
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 7.48	$ 53,965	$ 46,219	$ 15,209		$115,393	
A111 WALL DEMO	15,434	SQFT	$ 5.66	$ 38,093	$ 39,548	$ 9,655		$87,296	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 10.88	$ 60,780	$ 95,869	$ 11,278		$167,927	
A111 SHEAR WALL ON INT OF EXT WALL	15,434	SQFT	$ 26.80	$ 176,672	$ 192,909	$ 44,009	$ -	$ 413,590	
A111 NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 10.79	$ 77,862	$ 86,686	$ 21,943		$166,491	
A111 WALL DEMO	15,434	SQFT	$ 8.16	$ 54,962	$ 57,062	$ 13,930		$125,954	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 7.85	$ 43,848	$ 69,161	$ 8,136		$121,145	
A111 DEMO & RESTORE CEILINGS	15,434	SQFT	$ 33.80	$ 201,157	$ 272,770	$ 47,687	$ -	$ 521,614	
A111 CEILING DEMO	15,434	SQFT	$ 16.03	$ 94,029	$ 123,311	$ 30,104		$247,444	
A111 DRYWALL - FINISHES	15,434	SQFT	$ 17.76	$ 107,128	$ 149,459	$ 17,583		$274,170	All ceilings to be replaced to accommodate Fire Protection & HVAC
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK	15,434	SQFT	$ 165.41	$ 1,307,842	$ 1,030,883	$ 214,165	$ -	$ 2,552,890	
A111 ELECTRICAL	15,434	SQFT	$ 33.88	$ 112,501	$ 380,333	$ 30,104		$522,938	Does not include Phone or IT upgrades
A111 FIRE ALARM	15,434	SQFT	$ 9.71	$ 90,540	$ 53,484	$ 5,861		$149,885	
A111 MECHANICAL	15,434	SQFT	$ 92.84	$ 978,208	$ 306,557	$ 148,149		$1,432,914	Includes 15 Ton Split system & Ductwork
A111 FIRE PROTECTION	15,434	SQFT	$ 28.97	$ 126,593	$ 290,509	$ 30,051		$447,153	Inlcudes Fire Main from Road with Backflow
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES 1ST FLOOR	15,434	SQFT	$ 25.26	$ 114,369	$ 181,267	$ 94,577	$ -	$ 390,233	
A111 DEMO REQUIRED TO REPLACE PLATE	15,434	SQFT	$ 8.99	$ 45,383	$ 32,810	$ 60,612		$138,805	
A111 REPLACE PLATE - STUDS - PLASTER	15,434	SQFT	$ 12.91	$ 62,032	$ 108,509	$ 28,787		$199,328	
A111 REINFORCE STUD - TOP PLATE CONNECTION	15,434	SQFT	$ 3.38	$ 6,974	$ 39,948	$ 5,178		$52,100	
A1 ACCESSIBLE PATH	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	15,434	SQFT	$ 33.13	$ 116,418	$ 324,977	$ 69,945	$ -	$ 511,340	
A112 AC OVERLAY - CO-PLANE	15,434	SQFT	$ 32.29	$ 112,743	$ 317,633	$ 68,035		$498,411	
A112 RESTRIPE - SIGNAGE	15,434	SQFT	$ 0.84	$ 3,675	$ 7,344	$ 1,910		$12,929	
A1 PLUMBING	15,434	SQFT	$ 15.97	$ 61,263	$ 147,114	$ 38,068	$ -	$ 246,445	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810	$ -	$ 45,700	
A113 UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.96	$ 10,780	$ 30,110	$ 4,810		$45,700	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067	$ -	$ 38,644	
A113 UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067		$38,644	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422	$ -	$ 7,298	
A113 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422		$7,298	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769	$ -	$ 154,803	
A113 PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769		$154,803	
A1 STAIRS AND BALCONY RAILING	15,434	SQFT	$ 5.55	$ 15,193	$ 68,750	$ 1,733	$ -	$ 85,676	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593	$ -	$ 7,570	
A114 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593		$7,570	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137	$ -	$ 56,318	
A114 ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137		$56,318	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003	$ -	$ 21,788	
A114 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003		$21,788	Add Plexiglass behind Original Guardrails
A1 TENANT SPACE	15,434	SQFT	$ 103.58	$ 603,447	$ 865,532	$ 129,674	$ -	$ 1,598,653	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568	$ -	$ 53,897	
A116 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568		$53,897	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320	$ -	$ 12,198	
A116 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320		$12,198	
REPLACE DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829	$ -	$ 14,709	
DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829		$14,709	40 Each
A116 WINDOW REPLACEMENT	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303	$ -	$ 65,413	
A116 WINDOW REPLACEMENT + 29 OPENABLE WINDOWS	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303		$65,413	Renlace - 29 Windows/Frames with Cranks -
A116 REPLACE EXTERIOR WALL FINISHES	15,434	SQFT	$ 94.11	$ 557,852	$ 772,930	$ 121,654	$ -	$ 1,452,436	
A116 REPLACE EXTERIOR WALL FINISHES	62,928	SQFT	$ 23.08	$ 557,852	$ 772,930	$ 121,654		$1,452,436	Includes Reworking of Louvers South Elevation

A1 ABATEMENT	15,434	SQFT	$ 124.81	$ 943,877.00	$ 688,321.00	$ 294,156.00	$ -	$ 1,926,354		
A117 ABATEMENT	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877**	**$ 688,321**	**$ 294,156**	**$ -**	**$ 1,926,354**		
A117 ABATEMENT - ASBESTOS	15,434	SQFT	$ 23.42	$ 144,115	$ 187,195	$ 30,104		$361,414		
A117 ABATEMENT - LEAD PAINT	15,434	SQFT	$ 16.36	$ 88,686	$ 133,711	$ 30,104		$252,501		
A117 ABATEMENT - ELECTRICAL WIRE	15,434	SQFT	$ 11.87	$ 60,972	$ 92,112	$ 30,104		$183,188		
A117 ABATEMENT - BLACK MOLD	15,434	SQFT	$ 45.47	$ 508,491		$ 193,343		$701,834		
A117 DUMP FEES	15,434	SQFT	$ 4.30	$ 66,419	$ -	$ -		$66,419		
A117 REMOVE PCB CONTAINING EQUIPMENT	15,434	SQFT	$ 23.39	$ 75,194	$ 275,303	$ 10,501		$360,998		
A1 SITE IMPROVEMENTS	15,434	SQFT	$ 34.66	$ 151,804	$ 301,967	$ 81,213	$ -	$ 534,984		
A118 SITE IMPROVEMENTS	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**		
A118 DIVERT RAIN WATER TO STORM DRAIN	15,434	SQFT	$ 12.91	$ 67,787	$ 97,800	$ 33,672		$199,259		
A118 UPGRADE PARKING LOT DRAINAGE	15,434	SQFT	$ 12.51	$ 43,096	$ 132,839	$ 17,121		$193,056		
A118 UPGRADE PARKING LOT TO MEET ADA	15,434	SQFT	$ 0.18	$ 1,077	$ 1,348	$ 320		$2,745		
A118 REPAIR & RESURFACE EAST ROADWAY	15,434	SQFT	$ 2.21	$ 8,291	$ 21,754	$ 4,027		$34,072	1/2 Cost - Shared with Neighbor	
A118 SEWER LINE REPLACEMENT	15,434	SQFT	$ 6.86	$ 31,553	$ 48,226	$ 26,073		$105,852		
B1 OWNER'S COSTS	15,434	SQFT	$ 196.40	$ -	$ -	$ -	$ 3,031,205	$ 3,031,205		
B111 OWNER'S COST	**15,434**	SQFT	$ 196.40	$ -	$ -	$ -	**$ 3,031,205**	$ 3,031,205		
B111 DESIGN @7%	15,434	SQFT	$ 79.41				$ 1,225,634	$1,225,634		
B111 PERMITS @1%	15,434	SQFT	$ 17.02				$ 262,636	$262,636		
B111 CONSTRUCTION MANAGEMENT @3%	15,434	SQFT	$ 34.03				$ 525,272	$525,272		
B111 CONTINGENCY @ 15%	15,434	SQFT	$ 65.94				$ 1,017,663	$1,017,663		

WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL		NOTES
	BARRY BUILDING ADA COSTS										
Base Bid - ADA Costs		**15,434**	**SQFT**	**$ 226.55**	**$365,265**	**$1,185,684**	**$93,193**	**$1,852,493**	**$3,496,635**		
ADA COSTS		15,434	SQFT	$ 106.53	$365,265	$1,185,684	$93,193	$-	$1,644,142		
A1 ACCESSIBLE PATH		15,434	SQFT	$ 3.59	$ 12,398	$ 40,716	$ 2,267	$ -	$ 55,381		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		15,434	SQFT	$ 2.58	$ 7,455	$ 30,611	$ 1,712	$ -	$39,778		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		15,434	SQFT	$ 2.58	$ 7,455	$ 30,611	$ 1,712	$ -	$39,778	ADA	Doors that are Street side East elevation
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		15,434	SQFT	$ 0.26	$ 1,184	$ 2,657	$ 123	$ -	$3,964		
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		15,434	SQFT	$ 0.26	$ 1,184	$ 2,657	$ 123	$ -	$3,964	ADA	
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP		15,434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1,068		
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX		15,434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1,068	ADA	
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		15,434	SQFT	$ 0.13	$ 592	$ 1,328	$ 62	$ -	$1,982		
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)		15,434	SQFT	$ 0.13	$ 592	$ 1,328	$ 62	$ -	$1,982	ADA	
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH		15,434	SQFT	$ 0.56	$ 2,566	$ 5,756	$ 267	$ -	$8,589		
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)		15,434	SQFT	$ 0.56	$ 2,566	$ 5,756	$ 267	$ -	$8,589	ADA	
A1 PLUMBING		15,434	SQFT	$ 4.02	$ 14,534	$ 41,074	$ 6,433		$ 62,041		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		15,434	SQFT	$ 3.92	$ 14,268	$ 39,852	$ 6,366	$ -	$60,486		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR		15,434	SQFT	$ 3.92	$ 14,268	$ 39,852	$ 6,366		$60,486	ADA	
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		15,434	SQFT	$ 0.02	$ 79	$ 221	$ 35	$ -	$335		
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR		15,434	SQFT	$ 0.02	$ 79	$ 221	$ 35		$335	ADA	Modifications Only
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		15,434	SQFT	$ 0.08	$ 187	$ 1,001	$ 32	$ -	$1,220		
A113 CODE COMPLIANT SIGNS FOR RESTROOMS		15,434	SQFT	$ 0.08	$ 187	$ 1,001	$ 32		$1,220	ADA	
A1 STAIRS AND BALCONY RAILING		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$ 29,613		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$29,613		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRSBETWEEN 2ND FLOOR LEVELS		15,434	SQFT	$ 1.92	$ 8,744	$ 19,637	$ 1,232	$ -	$29,613	ADA	
A1 VERTICAL TRANSPORTATION		15,434	SQFT	$ 74.96	$ 238,497	$ 875,003	$ 43,492		$ 1,156,992		
A115 DEVELOP VERTICAL TRANSPORTATION		15,434	SQFT	$ 70.37	$ 222,557	$ 825,910	$ 37,666	$ -	$1,086,133		
A115 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS		15,434	SQFT	$ 70.37	$ 222,557	$ 825,910	$ 37,666		$1,086,133	ADA	
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		15,434	SQFT	$ 4.59	$ 15,940	$ 49,093	$ 5,826	$ -	$70,859		
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR		15,434	SQFT	$ 4.59	$ 15,940	$ 49,093	$ 5,826		$70,859		
A1 TENANT SPACE		15,434	SQFT	$ 16.85	$ 65,437	$ 179,911	$ 14,661	$ -	$ 260,009		
A116 MODIFY LANDING TO NECESSARY DOORS		15,434	SQFT	$ 1.94	$ 9,337	$ 17,616	$ 2,968	$ -	$29,921		
A116 MODIFY LANDING TO NECESSARY DOORS		15,434	SQFT	$ 1.94	$ 9,337	$ 17,616	$ 2,968		$29,921	ADA	
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		15,434	SQFT	$ 2.88	$ 13,116	$ 29,456	$ 1,849	$ -	$44,421		
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		15,434	SQFT	$ 2.88	$ 13,116	$ 29,456	$ 1,849		$44,421	ADA	
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		15,434	SQFT	$ 9.98	$ 40,883	$ 103,961	$ 9,245	$ -	$154,089		
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		15,434	SQFT	$ 9.98	$ 40,883	$ 103,961	$ 9,245		$154,089	ADA	
A116 LEVER DOOR HANDLES		15,434	SQFT	$ 2.05	$ 2,101	$ 28,878	$ 599	$ -	$31,578		
A116 LEVER DOOR HANDLES		15,434	SQFT	$ 2.05	$ 2,101	$ 28,878	$ 599	$ -	$31,578	ADA	
A1 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$ 80,106		
A118 SITE IMPROVEMENTS		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106		
A118 WIDEN EAST SIDE WALKWAY TO 5 FEET		15,434	SQFT	$ 5.19	$ 25,655	$ 29,343	$ 25,108	$ -	$80,106	ADA	
B1 OWNER'S COSTS		15,434	SQFT	$ 120.03	$ -	$ -	$ -	$ 1,852,493	$1,852,493		
B111 OWNER'S COST		15,434	SQFT	$ 120.03				$ 1,852,493	$1,852,493		
B111 DESIGN @7%		15,434	SQFT	$ 16.42				$ 253,439	$253,439		
B111 PERMITS @1%		15,434	SQFT	$ 3.52				$ 54,308	$54,308		
B111 CONSTRUCTION MANAGEMENT @3%		15,434	SQFT	$ 7.04				$ 108,617	$108,617		
B111 CONTINGENCY @ 15%		15,434	SQFT	$ 93.05				$ 1,436,129	$1,436,129		

Attachment B

From: John LoCascio <john@historicresourcesgroup.com>
Sent: Monday, October 14, 2024 12:46:49 PM
To: Casey, Ed <Ed.Casey@alston.com>
Subject: Barry Building Retrofit Scope

EXTERNAL SENDER – Proceed with caution

Dear Ed,

As you requested, I have reviewed the attached scope cost estimate for potential retrofit of the Barry Building. The scope of work as outlined in the estimate could, in general, comply with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") and the California Historical Building Code ("CHBC"). Please note that this is a preliminary review of the general scope only; actual compliance with the Standards can only be determined by review of detailed project plans, and applicability of the CHBC can only be determined by the local Building Official on a case-by-case basis.

Please let me know if you have any questions.

Thank you.
John

John LoCascio, AIA
Principal Architect

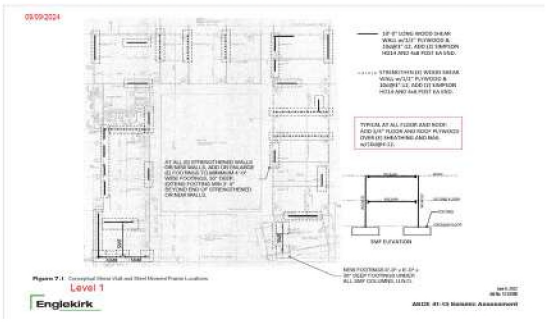
Historic Resources Group
Celebrating 35 Years

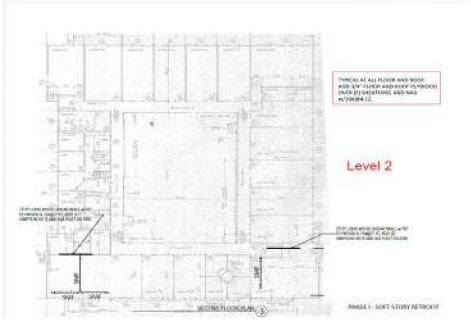
I am working remotely until further notice. The best way to reach me is by email or on my mobile.

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WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL	NOTES
BARRY BUILDING TOTAL COSTS									
TOTAL COSTS (SUMMARY)	15,434	SQFT	$ 1,226.84	$5,789,897	$6,675,098	$1,586,331	$4,883,698	$18,935,024	Estimate Cost has Increased 6.8% Year over Year
Base Bid - STRUCTURAL (TAB 2)	15,434	SQFT	$ 1,000.28	$5,424,632	$5,489,414	$1,493,138	$3,031,205	$15,438,389	
Base Bid - ADA COSTS (TAB 3)	15,434	SQFT	$ 226.55	$365,265	$1,185,684	$93,193	$1,852,493	$3,496,635	

Basis of Estimate - 09/09/2024 Engineer's Drawing





WBS CODE	DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COST	TOTAL	NOTES
	BARRY BUILDING STRUCTURAL COSTS									
	Base Bid - Structural Mods & Markups	**15,434**		**$ 1,000.28**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$3,031,205**	**$15,438,389**	
	Barry Building Mods	**15,434**		**$ 803.89**	**$5,424,632**	**$5,489,414**	**$1,493,138**	**$-**	**$12,407,184**	
A1	**STRUCTURAL**	**15,434**	**SQFT**	**$ 486.18**	**$3,532,630**	**$3,092,753**	**$878,349**	**$-**	**$7,503,732**	
A111	**STRUCTURAL**	**15,434**	**SQFT**	**$ 30.07**	**$ 219,707**	**$ 168,366**	**$ 76,062**	**$ -**	**$ 464,135**	
A111	DEMO ROOF	15,434	SQFT	$ 5.12	$ 53,503	$ 11,619	$ 13,930		$79,052	
A111	NEW 3/4" PLYWOOD ROOF SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111	NEW ROOF	15,434	SQFT	$ 15.49	$ 88,794	$ 112,748	$ 37,800		$239,142	
A111	**2ND STORY FLOOR**	**15,434**	**SQFT**	**$ 19.01**	**$ 166,996**	**$ 87,998**	**$ 38,462**	**$ -**	**$ 293,456**	
A111	DEMO FLOOR DECKING FLOOR COVERINGS	15,434	SQFT	$ 9.56	$ 89,586	$ 43,999	$ 13,930		$147,515	
A111	NEW 3/4" PLYWOOD FLOOR SHEATHING	15,434	SQFT	$ 9.46	$ 77,410	$ 43,999	$ 24,532		$145,941	
A111	**NEW 2-STORY STEEL MOMENT FRAME**	**15,434**	**SQFT**	**$ 27.70**	**$ 133,473**	**$ 181,443**	**$ 112,678**	**$ -**	**$ 427,594**	
A111	FOUNDATIONS	15,434	SQFT	$ 0.59	$ 2,929	$ 4,955	$ 1,164		$9,048	
A111	DEMO OF SOG AT ENTRY	15,434	SQFT	$ 3.28	$ 12,782	$ 14,323	$ 23,302		$50,387	
A111	SOG REPLACEMENT	15,434	SQFT	$ 2.81	$ 17,783	$ 17,419	$ 5,075		$40,277	
A111	DEMO STRUCTURE	15,434	SQFT	$ 5.67	$ 28,223	$ 19,522	$ 39,726		$87,473	
A111	W 12x96 (8 EA TOTAL)	15,434	SQFT	$ 7.34	$ 28,014	$ 70,379	$ 16,958		$113,351	
A111	W 14x132	15,434	SQFT	$ 5.49	$ 32,791	$ 30,834	$ 21,376		$84,801	
A111	RESTORE STRUCTURE @ ENTRY	15,434	SQFT	$ 2.74	$ 12,971	$ 24,211	$ 5,075		$42,257	
A111	**2-STORY SHEAR WALL**	**15,434**	**SQFT**	**$ 134.09**	**$ 1,059,556**	**$ 795,481**	**$ 214,567**	**$ -**	**$ 2,069,604**	
A111	SLAB DEMO	15,434	SQFT	$ 8.95	$ 27,183	$ 30,509	$ 49,634		$107,326	
A111	SHEAR WALL FOUNDATIONS	15,434	SQFT	$ 10.41	$ 51,989	$ 87,959	$ 20,884		$160,812	
A111	SOG REPLACEMENT	15,434	SQFT	$ 5.56	$ 37,878	$ 37,103	$ 10,809		$85,790	
A111	NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 26.94	$ 117,514	$ 241,940	$ 56,088		$415,822	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 23.41	$ 130,789	$ 206,264	$ 24,285		$361,298	
A111	WALL DEMO	15,434	SQFT	$ 30.82	$ 693,923	$ 191,708	$ 53,127		$938,756	
A111	**STRENGTHEN EXISTING 2-STORY SHEAR WALL**	**15,434**	**SQFT**	**$ 24.01**	**$ 152,838**	**$ 181,636**	**$ 36,142**	**$ -**	**$ 370,616**	
A111	STRENGTHEN EXISTING 2-STORY SHEAR WALL	15,434	SQFT	$ 7.48	$ 53,985	$ 48,219	$ 15,209		$115,393	
A111	WALL DEMO	15,434	SQFT	$ 5.88	$ 38,093	$ 39,548	$ 9,655		$87,296	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 10.85	$ 60,760	$ 93,869	$ 11,278		$167,927	
A111	**SHEAR WALL ON INT OF EXT WALL**	**15,434**	**SQFT**	**$ 26.80**	**$ 176,672**	**$ 192,909**	**$ 44,009**	**$ -**	**$ 413,590**	
A111	NEW 2-STORY SHEAR WALL	15,434	SQFT	$ 10.79	$ 77,862	$ 68,686	$ 21,943		$168,491	
A111	WALL DEMO	15,434	SQFT	$ 8.18	$ 54,962	$ 57,062	$ 13,930		$125,954	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 7.85	$ 43,848	$ 69,161	$ 8,136		$121,145	
A111	**DEMO & RESTORE CEILINGS**	**15,434**	**SQFT**	**$ 33.80**	**$ 201,157**	**$ 272,770**	**$ 47,687**	**$ -**	**$ 521,614**	
A111	CEILING DEMO	15,434	SQFT	$ 16.03	$ 94,029	$ 123,311	$ 30,104		$247,444	
A111	DRYWALL - FINISHES	15,434	SQFT	$ 17.78	$ 107,128	$ 149,459	$ 17,583		$274,170	All ceilings to be replaced to accommodate Fire Protection & HVAC
A111	**MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK**	**15,434**	**SQFT**	**$ 165.41**	**$ 1,307,842**	**$ 1,030,883**	**$ 214,165**	**$ -**	**$ 2,552,890**	
A111	ELECTRICAL	15,434	SQFT	$ 33.88	$ 112,501	$ 380,333	$ 30,104		$522,938	Does not include Phone or IT upgrades
A111	FIRE ALARM	15,434	SQFT	$ 9.71	$ 90,540	$ 53,484	$ 5,861		$149,885	
A111	MECHANICAL	15,434	SQFT	$ 92.84	$ 978,208	$ 306,557	$ 148,149		$1,432,914	Includes 15 Ton Solit system & Ductwork
A111	FIRE PROTECTION	15,434	SQFT	$ 28.97	$ 126,593	$ 290,509	$ 30,951		$447,153	Inlcudes Fire Main from Road with Backflow
A111	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR**	**15,434**	**SQFT**	**$ 25.28**	**$ 114,389**	**$ 181,287**	**$ 94,577**	**$ -**	**$ 390,233**	
A111	DEMO REQUIRED TO REPLACE PLATE	15,434	SQFT	$ 8.99	$ 45,383	$ 32,810	$ 60,612		$138,805	
A111	REPLACE PLATE - STUDS - PLASTER	15,434	SQFT	$ 12.91	$ 82,032	$ 108,509	$ 28,787		$199,328	
A111	REINFORCE STUD - TOP PLATE CONNECTION	15,434	SQFT	$ 3.38	$ 6,974	$ 39,948	$ 5,178		$52,100	
A1	**ACCESSIBLE PATH**	**15,434**	**SQFT**	**$ 33.13**	**$ 116,418**	**$ 324,977**	**$ 69,945**	**$ -**	**$ 511,340**	
A112	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**	**15,434**	**SQFT**	**$ 33.13**	**$ 116,418**	**$ 324,977**	**$ 69,945**	**$ -**	**$ 511,340**	
A112	AC OVERLAY - CO-PLANE	15,434	SQFT	$ 32.29	$ 112,743	$ 317,633	$ 68,035		$498,411	
A112	RESTRIPE - SIGNAGE	15,434	SQFT	$ 0.84	$ 3,675	$ 7,344	$ 1,910		$12,929	
A1	**PLUMBING**	**15,434**	**SQFT**	**$ 15.97**	**$ 61,283**	**$ 147,114**	**$ 38,068**	**$ -**	**$ 246,445**	
A113	**UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE**	**15,434**	**SQFT**	**$ 2.96**	**$ 10,780**	**$ 30,110**	**$ 4,810**	**$ -**	**$ 45,700**	
A113	UPGRADE THE MENS ROOM ON 1ST FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.98	$ 10,780	$ 30,110	$ 4,810		$45,700	
A113	**UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE**	**15,434**	**SQFT**	**$ 2.50**	**$ 9,116**	**$ 25,461**	**$ 4,067**	**$ -**	**$ 38,644**	
A113	UPGRADE WOMENS ROOM ON 2ND FLOOR TO COMPLIANCE	15,434	SQFT	$ 2.50	$ 9,116	$ 25,461	$ 4,067		$38,644	
A113	**WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE**	**15,434**	**SQFT**	**$ 0.47**	**$ 908**	**$ 5,968**	**$ 422**	**$ -**	**$ 7,298**	
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	15,434	SQFT	$ 0.47	$ 908	$ 5,968	$ 422		$7,298	
A113	**PLUMBING INFRASTRUCTURE**	**15,434**	**SQFT**	**$ 10.03**	**$ 40,459**	**$ 85,575**	**$ 28,769**	**$ -**	**$ 154,803**	
A113	PLUMBING INFRASTRUCTURE	15,434	SQFT	$ 10.03	$ 40,459	$ 85,575	$ 28,769		$154,803	
A1	**STAIRS AND BALCONY RAILING**	**15,434**	**SQFT**	**$ 5.55**	**$ 15,193**	**$ 68,750**	**$ 1,733**	**$ -**	**$ 85,676**	
A114	**ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER**	**15,434**	**SQFT**	**$ 0.49**	**$ 2,125**	**$ 4,852**	**$ 593**	**$ -**	**$ 7,570**	
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	15,434	SQFT	$ 0.49	$ 2,125	$ 4,852	$ 593		$7,570	
A114	**ADD CONTRASTING STRIPE AT EACH RISER**	**15,434**	**SQFT**	**$ 3.65**	**$ 1,120**	**$ 55,061**	**$ 137**	**$ -**	**$ 56,318**	
A114	ADD CONTRASTING STRIPE AT EACH RISER	15,434	SQFT	$ 3.65	$ 1,120	$ 55,061	$ 137		$56,318	
A114	**REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS**	**15,434**	**SQFT**	**$ 1.41**	**$ 11,948**	**$ 8,837**	**$ 1,003**	**$ -**	**$ 21,788**	
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	15,434	SQFT	$ 1.41	$ 11,948	$ 8,837	$ 1,003		$21,788	Add Plexiglass behind Orieinal Guardrails
A1	**TENANT SPACE**	**15,434**	**SQFT**	**$ 103.58**	**$ 603,447**	**$ 865,532**	**$ 129,674**	**$ -**	**$ 1,598,653**	
A116	**MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES**	**15,434**	**SQFT**	**$ 3.49**	**$ 21,007**	**$ 30,322**	**$ 2,568**	**$ -**	**$ 53,897**	
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90DEGREES	15,434	SQFT	$ 3.49	$ 21,007	$ 30,322	$ 2,568		$53,897	
A116	**PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR**	**15,434**	**SQFT**	**$ 0.79**	**$ 1,867**	**$ 10,011**	**$ 320**	**$ -**	**$ 12,198**	
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	15,434	SQFT	$ 0.79	$ 1,867	$ 10,011	$ 320		$12,198	
A116	**REPLACE DOOR HARDWARE**	**15,434**	**SQFT**	**$ 0.95**	**$ 3,484**	**$ 10,396**	**$ 829**	**$ -**	**$ 14,709**	
A116	DOOR HARDWARE	15,434	SQFT	$ 0.95	$ 3,484	$ 10,396	$ 829		$14,709	40 Each
A116	**WINDOW REPLACEMENT**	**15,434**	**SQFT**	**$ 4.24**	**$ 19,237**	**$ 41,873**	**$ 4,303**	**$ -**	**$ 65,413**	
A116	WINDOW REPLACEMENT + 29 OPENABLE WINDOWS	15,434	SQFT	$ 4.24	$ 19,237	$ 41,873	$ 4,303		$65,413	Replace - 29 Windows/Frames with Cranks -
A116	**REPLACE EXTERIOR WALL FINISHES**	**15,434**	**SQFT**	**$ 94.11**	**$ 557,852**	**$ 772,930**	**$ 121,654**	**$ -**	**$ 1,452,436**	
A116	REPLACE EXTERIOR WALL FINISHES	82,928	SQFT	$ 23.08	$ 557,852	$ 772,930	$ 121,654		$1,452,436	Includes Reworking of Louvers South Elevation
A1	**ABATEMENT**	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877.00**	**$ 688,321.00**	**$ 294,156.00**	**$ -**	**$ 1,926,354**	
A117	**ABATEMENT**	**15,434**	**SQFT**	**$ 124.81**	**$ 943,877**	**$ 688,321**	**$ 294,156**	**$ -**	**$ 1,926,354**	
A117	ABATEMENT - ASBESTOS	15,434	SQFT	$ 23.42	$ 144,115	$ 187,195	$ 30,104		$361,414	
A117	ABATEMENT - LEAD PAINT	15,434	SQFT	$ 16.38	$ 88,686	$ 133,711	$ 30,104		$252,501	
A117	ABATEMENT - ELECTRICAL WIRE	15,434	SQFT	$ 11.87	$ 80,972	$ 92,112	$ 30,104		$183,188	
A117	ABATEMENT - BLACK MOLD	15,434	SQFT	$ 45.47	$ 508,491		$ 193,343		$701,834	
A117	DUMP FEES	15,434	SQFT	$ 4.30	$ 66,419	$ -	$ -		$66,419	
A117	REMOVE PCB CONTAINING EQUIPMENT	15,434	SQFT	$ 23.39	$ 75,194	$ 275,303	$ 10,501		$360,998	
A1	**SITE IMPROVEMENTS**	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**	
A118	**SITE IMPROVEMENTS**	**15,434**	**SQFT**	**$ 34.66**	**$ 151,804**	**$ 301,967**	**$ 81,213**	**$ -**	**$ 534,984**	
A118	DIVERT RAIN WATER TO STORM DRAIN	15,434	SQFT	$ 12.91	$ 67,787	$ 97,800	$ 33,672		$199,259	
A118	UPGRADE PARKING LOT DRAINAGE	15,434	SQFT	$ 12.51	$ 43,096	$ 132,839	$ 17,121		$193,056	
A118	UPGRADE PARKING LOT TO MEET ADA	15,434	SQFT	$ 0.18	$ 1,077	$ 1,348	$ 320		$2,745	
A118	REPAIR & RESURFACE EAST ROADWAY	15,434	SQFT	$ 2.21	$ 8,291	$ 21,754	$ 4,027		$34,072	1/2 Cost - Shared with Neighbor
A118	SEWER LINE REPLACEMENT	15,434	SQFT	$ 8.88	$ 31,553	$ 48,226	$ 26,073		$105,852	
B1	**OWNER'S COSTS**	**15,434**	**SQFT**	**$ 196.40**	**$ -**	**$ -**	**$ -**	**$ 3,031,205**	**$ 3,031,205**	
B111	**OWNER'S COST**	**15,434**	**SQFT**	**$ 196.40**	**$ -**	**$ -**	**$ -**	**$ 3,031,205**	**$ 3,031,205**	
B111	DESIGN @7%	15,434	SQFT	$ 79.41				$ 1,225,634	$1,225,634	
B111	PERMITS @1%	15,434	SQFT	$ 17.02				$ 262,636	$262,636	
B111	CONSTRUCTION MANAGEMENT @3%	15,434	SQFT	$ 34.03				$ 525,272	$525,272	
B111	CONTINGENCY @ 15%	15,434	SQFT	$ 85.94				$ 1,017,663	$1,017,663	

WBS CODE DESCRIPTION	SF	UNIT	$/SF	LABOR	MATERIAL	EQUIP	OTHER COSTS	TOTAL		NOTES
BARRY BUILDING ADA COSTS										
Base Bid - ADA Costs	**15.434**	**SQFT**	**$ 226.55**	**$365.265**	**$1.185.684**	**$93.193**	**$1.852.493**	**$3.496.635**		
ADA COSTS	**15.434**	**SQFT**	**$ 106.53**	**$365.265**	**$1.185.684**	**$93.193**	**$-**	**$1.644.142**		
A1 ACCESSIBLE PATH	**15.434**	**SQFT**	**$ 3.59**	**$ 12.398**	**$ 40.716**	**$ 2.267**	**$ -**	**$ 55.381**		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	**15.434**	**SQFT**	**$ 2.58**	**$ 7.455**	**$ 30.611**	**$ 1.712**	**$ -**	**$39.778**		
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	15.434	SQFT	$ 2.58	$ 7.455	$ 30.611	$ 1.712	$ -	$39.778	ADA	Doors that are Street side East elevation
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	**15.434**	**SQFT**	**$ 0.26**	**$ 1.184**	**$ 2.657**	**$ 123**	**$ -**	**$3.964**		
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	15.434	SQFT	$ 0.26	$ 1.184	$ 2.657	$ 123	$ -	$3.964	ADA	
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX	**15.434**	**SQFT**	**$ 0.07**	**$ 601**	**$ 364**	**$ 103**	**$ -**	**$1.068**		
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX	15.434	SQFT	$ 0.07	$ 601	$ 364	$ 103	$ -	$1.068	ADA	
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)	**15.434**	**SQFT**	**$ 0.13**	**$ 592**	**$ 1.328**	**$ 62**	**$ -**	**$1.982**		
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT(36 SF)	15.434	SQFT	$ 0.13	$ 592	$ 1.328	$ 62	$ -	$1.982	ADA	
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	**15.434**	**SQFT**	**$ 0.56**	**$ 2.566**	**$ 5.756**	**$ 267**	**$ -**	**$8.589**		
A112 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	15.434	SQFT	$ 0.56	$ 2.566	$ 5.756	$ 267	$ -	$8.589	ADA	
A1 PLUMBING	**15.434**	**SQFT**	**$ 4.02**	**$ 14.534**	**$ 41.074**	**$ 6.433**		**$ 62.041**		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	**15.434**	**SQFT**	**$ 3.92**	**$ 14.268**	**$ 39.852**	**$ 6.366**	**$ -**	**$60.486**		
A113 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	15.434	SQFT	$ 3.92	$ 14.268	$ 39.852	$ 6.366		$60.486	ADA	
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	**15.434**	**SQFT**	**$ 0.02**	**$ 79**	**$ 221**	**$ 35**	**$ -**	**$335**		
A113 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	15.434	SQFT	$ 0.02	$ 79	$ 221	$ 35		$335	ADA	Modifications Only
A113 CODE COMPLIANT SIGNS FOR RESTROOMS	**15.434**	**SQFT**	**$ 0.08**	**$ 187**	**$ 1.001**	**$ 32**	**$ -**	**$1.220**		
A113 CODE COMPLIANT SIGNS FOR RESTROOMS	15.434	SQFT	$ 0.08	$ 187	$ 1.001	$ 32		$1.220	ADA	
A1 STAIRS AND BALCONY RAILING	**15.434**	**SQFT**	**$ 1.92**	**$ 8.744**	**$ 19.637**	**$ 1.232**	**$ -**	**$ 29.613**		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	**15.434**	**SQFT**	**$ 1.92**	**$ 8.744**	**$ 19.637**	**$ 1.232**	**$ -**	**$29.613**		
A114 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRSBETWEEN 2ND FLOOR LEVELS	15.434	SQFT	$ 1.92	$ 8.744	$ 19.637	$ 1.232	$ -	$29.613	ADA	
A1 VERTICAL TRANSPORTATION	**15.434**	**SQFT**	**$ 74.96**	**$ 238.497**	**$ 875.003**	**$ 43.492**		**$ 1.156.992**		
A115 DEVELOP VERTICAL TRANSPORTATION	**15.434**	**SQFT**	**$ 70.37**	**$ 222.557**	**$ 825.910**	**$ 37.666**	**$ -**	**$1.086.133**		
A115 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	15.434	SQFT	$ 70.37	$ 222.557	$ 825.910	$ 37.666		$1.086.133	ADA	
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR	**15.434**	**SQFT**	**$ 4.59**	**$ 15.940**	**$ 49.093**	**$ 5.826**	**$ -**	**$70.859**		
A115 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR	15.434	SQFT	$ 4.59	$ 15.940	$ 49.093	$ 5.826		$70.859		
A1 TENANT SPACE	**15.434**	**SQFT**	**$ 16.85**	**$ 65.437**	**$ 179.911**	**$ 14.661**	**$ -**	**$ 260.009**		
A116 MODIFY LANDING TO NECESSARY DOORS	**15.434**	**SQFT**	**$ 1.94**	**$ 9.337**	**$ 17.616**	**$ 2.968**	**$ -**	**$29.921**		
A116 MODIFY LANDING TO NECESSARY DOORS	15.434	SQFT	$ 1.94	$ 9.337	$ 17.616	$ 2.968		$29.921	ADA	
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	**15.434**	**SQFT**	**$ 2.88**	**$ 13.116**	**$ 29.456**	**$ 1.849**	**$ -**	**$44.421**		
A116 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	15.434	SQFT	$ 2.88	$ 13.116	$ 29.456	$ 1.849		$44.421	ADA	
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	**15.434**	**SQFT**	**$ 9.98**	**$ 40.883**	**$ 103.961**	**$ 9.245**	**$ -**	**$154.089**		
A116 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	15.434	SQFT	$ 9.98	$ 40.883	$ 103.961	$ 9.245		$154.089	ADA	
A116 LEVER DOOR HANDLES	**15.434**	**SQFT**	**$ 2.05**	**$ 2.101**	**$ 28.878**	**$ 599**	**$ -**	**$31.578**		
A116 LEVER DOOR HANDLES	15.434	SQFT	$ 2.05	$ 2.101	$ 28.878	$ 599	$ -	$31.578	ADA	
A1 SITE IMPROVEMENTS	**15.434**	**SQFT**	**$ 5.19**	**$ 25.655**	**$ 29.343**	**$ 25.108**	**$ -**	**$ 80.106**		
A118 SITE IMPROVEMENTS	**15.434**	**SQFT**	**$ 5.19**	**$ 25.655**	**$ 29.343**	**$ 25.108**	**$ -**	**$80.106**		
A118 WIDEN EAST SIDE WALKWAY TO 5 FEET	15.434	SQFT	$ 5.19	$ 25.655	$ 29.343	$ 25.108	$ -	$80.106	ADA	
B1 OWNER'S COSTS	**15.434**	**SQFT**	**$ 120.03**	**$ -**	**$ -**	**$ -**	**$ 1.852.493**	**$1.852.493**		
B111 OWNER'S COST	**15.434**	**SQFT**	**$ 120.03**				**$ 1.852.493**	**$1.852.493**		
B111 DESIGN @7%	15.434	SQFT	$ 16.42				$ 253.439	$253.439		
B111 PERMITS @1%	15.434	SQFT	$ 3.52				$ 54.308	$54.308		
B111 CONSTRUCTION MANAGEMENT @3%	15.434	SQFT	$ 7.04				$ 108.617	$108.617		
B111 CONTINGENCY @ 15%	15.434	SQFT	$ 93.05				$ 1.436.129	$1.436.129		

Attachment C

CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049
CBRE FILE NO. CB24US054736-2

CLIENT: ALSTON & BIRD LLP

CBRE

VALUATION & ADVISORY SERVICES

CBRE

400 S. Hope St., #2500
Los Angeles, CA 90071

T 213-613-3658

www.cbre.com

Date of Report: November 7, 2024

Mr. Edward Casey, Partner
Alston & Bird LLP
350 South Grand Avenue, 51st Floor
Los Angeles, CA 90071
Phone: 213-576-1005
Email: Ed.Casey@alston.com

RE: Appraisal of: Barry Building
11973 San Vicente Boulevard
Los Angeles (Brentwood), CA 90040
CBRE, Inc. File No. CB24US054736-2

Dear Mr. Casey:

At your request and authorization, CBRE, Inc. has prepared a market value appraisal of the referenced property. Our analysis is presented in the following Appraisal Report. The subject property is a commercial site at 11973 San Vicente Boulevard, improved with a vacant but historical structure, known as the Barry Building.

The appraisal is based on the specific assumption that the existing building, due to its historic status, must be preserved. This in turn will require extensive and very expensive retrofit/renovation costs.

Based on the analysis contained in the following report, and the specific assumptions described and reported, the market value of the subject property is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	October 15, 2024	Zero

Compiled by CBRE

Reflecting the specific assumptions, the subject property has no (or potentially a negative) market value.

The legal rights appraised were the fee simple interest; the date of value was October 15, 2024. The intended use is to aid the L.A. Cultural Heritage Commission's consideration of approval of demolition of the subject; the intended user is Ed Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission.

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The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

David A. Zoraster, MAI
Director
Lic. No. AG001735 (exp 5/16/2026)
Phone: 213.613.3658
Email: david.zoraster@cbre.com

David Warren
Senior Valuation Associate
Lic. No. 3012073 (exp 1/16/2026)
Phone: 213.613.3225
Email: david.warren@cbre.com

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Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. David A Zoraster, MAI and David Warren have provided services, as appraisers, but not in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The subject property was previously appraised in February 2024 (for estate purposes), and in July 2024 (also to assist the L.A. Cultural Heritage Commission in its decision regarding the subject property).
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Interior and exterior inspections of the property that is the subject of this report were performed by the appraisers in January 2024 for a prior assignment (an appraisal for estate purposes).
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, David A Zoraster, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

David A. Zoraster, MAI
Lic. No. AG001735 (exp 5/16/2026)

David Warren
Lic. No. 3012073 (exp 1/16/2026)

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Subject Photographs



Aerial View (boundaries are approximate)

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San Vicente frontage, looking east. Note landscaped median.



San Vicente frontage, looking west. Note chain link fencing along Barry Building frontage.



Street view (San Vicente) of Barry Building.



Barry Building, east side exterior and driveway easement.

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Barry Building, rear side.



Barry Building court yard. Note plywood over windows.



Barry Building courtyard.



Barry Building "soft" ground floor.

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Vacant commercial land adjacent west of Barry Building.



Barry Building rear surface parking.

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Executive Summary

Property Name	Barry Building
Location	11973 San Vicente Boulevard Los Angeles, Los Angeles County, CA 90049
Parcel Number(s)	4404-025-008
Client	Alston & Bird LLP
Highest and Best Use	
As If Vacant	Not Applicable
As Improved	Office Over Retail with Rear Parking
Property Rights Appraised	Fee Simple Estate
Date of Inspection	January 17, 2024
Estimated Exposure/Marketing Time	9 - 12 Months
Land Area	0.61 AC 26,700 SF
Improvements	14,284 SF gross (the 2-story Barry Building)
Zoning	C4-1VL

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
Preservation of Barry Building	Fee Simple Estate	October 15, 2024	Zero

Compiled by CBRE

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STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject Brentwood neighborhood of West Los Angeles is an upscale and prestigious area.

Weaknesses/ Threats

- Land use regulations and approvals in the area are time consuming and difficult.
- The site (11973 San Vicente) is improved with a vacated, vandalized, historic building with earthquake code, Americans with Disabilities (ADA) issues, and major additional costs.
- Building has been vacant and boarded up since 2017, with substantial physical deterioration and some vandalism.

MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

SPECIFIC ASSUMPTIONS

A specific assumption for this purpose is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." [1]

- This appraisal assumes that the existing building, due to its historic status, must be preserved. (To be determined by the Los Angeles City Cultural Heritage Commission.)
- The subject property was inspected for purposes of this appraisal approximately eight months prior to the date of value. It is assumed – based on that inspection and interviews with the property manager – that it was essentially unchanged during that time period.
- Site (land) areas and dimensions were taken or calculated from L.A. County Assessor's Office Maps and Records. A land survey was requested but was not available.

[1] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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- We have relied in part on engineering studies by Englekirk Structural Engineers; ADA access studies by Gruen Associates (ADA access requirements); and a Hill International cost study (dated June 26, 2024, and revised November 6, 2024). We have specifically relied on the revised study; a copy is retained in the Addenda. These result in an estimated direct cost to retrofit/renovate the subject Barry Building to meet seismic and Americans with Disabilities Act requirements of $15,440,000 (direct costs only, excluding legal, finance, developer's profit, and tenant improvements).

- The gross area of the Barry Building (14,284 sq. ft., plus 1,150 sq. ft. of balcony/walkway) was taken from the Hill International cost study, with indirect verification from the Englekirk study and our onsite inspection. (Note, L.A. County Assessor's Office public records show a considerably larger area, apparently erroneously including the interior courtyard.)

- Information on the Environmental Impact Report process and status, relative to demolition of the Barry Building, was based on interviews with Ed Casey, Partner, Alston & Bird, land use attorney representing the property owner.

- We have assumed that the retrofit/renovation costs would qualify for the full 20% income tax credit as "Qualified Rehabilitation Expenditures" under I.R.C. Treasury Regulations.

- The use of these specific assumptions significantly affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis." [2]

- None noted

OWNERSHIP AND PROPERTY HISTORY

Title to the property is vested in 11993 San Vicente LLC. Related entities own neighboring sites.

The subject site is improved with a two-story office building. Known as the Barry Building, it was built in 1951 and contains approximately 15,434 square feet, including 1,150 sq. ft. of balcony/walkway. Its address is 11973 San Vicente (MB 4404-025-008).

The building is considered an example of mid-century modern commercial architecture. In 2007—apparently in order to delay its demolition and redevelopment of the site—it was listed as a Los Angeles City Historic Cultural Monument (#887). As a result, demolition of the building requires a full Environmental Impact Report (EIR), now complete (L.A. City ENV-2019-EIR). As of the date of value, the EIR required certification and then public hearings.

The building has been vacant and boarded up since 2017. In March of 2018 it was cited by L.A. City Department of Building and Safety with an Order to Comply under Ordinance 183893 for

[2] The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

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its Soft Story design (weak seismic safety due to tuck under ground floor). It has suffered considerable vandalism and deterioration.

CBRE is unaware of any sales or other ownership transfers of the subject property within three years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone.

The complex issues required of development generally in the area and added complications of the mixed zoning and of the vacant historic building have been considered in our analysis, as has the value conclusion.

We have therefore concluded to marketing and exposure times of: Nine to 12 months.

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ADDENDA

A Hill International, November 6, 2024 Cost Letter
B Qualifications

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Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

INTENDED USE OF REPORT

The intended use is to aid the Commission's consideration of approval of demolition of the subject.

CLIENT

The client is Mr. Edward Casey, Partner; and his firm, Alston & Bird LLP.

INTENDED USER OF REPORT

This appraisal is to be used by Edward Casey, Partner, Alston & Bird, their client in this matter, and the Los Angeles Cultural Heritage Commission. No other user(s) may rely on our report unless as specifically indicated in this report.

> Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience. [3]

RELIANCE LANGUAGE

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or

[3] Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

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conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the subject property, specifically assuming that the subject building must be preserved.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [4]

INTEREST APPRAISED

The value estimated represents Fee Simple Estate as defined below:

> *Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. [5]

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

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[4] 12 CFR, Part 34, Subpart C-Appraisals, 34.42(h).

[5] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 73.

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Extent to Which the Property is Inspected

The appraisers inspected the interior and exterior of the subject, as well as its surrounding environs on January 17, 2024, approximately six months prior to the date of value. This inspection was considered adequate and is in part the basis for our findings. Note however, that the building is boarded up, limiting the interior inspection.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- multiple listing service
- comparable data
- the subject Environmental Impact Report and related studies
- CBRE interviewed the following:
    - Mr. Robert Harden, Property Manager
    - Mr. Ed Casey, Land Use Attorney
    - Mr. Kevin Brogan, Attorney

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

STATEMENT OF COMPETENCY

The appraisers have the appropriate knowledge, education and experience to complete this assignment competently.

APPRAISAL METHODOLOGY

Methodology Used

We have used the sales comparison approach to value the subject building, assuming its preservation and renovation.

Cost estimates, provided primarily by Hill International, were used to estimate the costs that would be required to renovate the Barry Building to allow legal occupancy.

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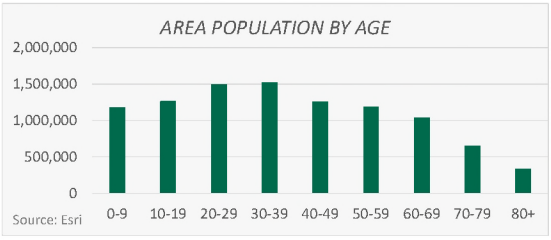
Area Analysis

The subject property is located in Los Angeles County which includes 88 cities and approximately 140 unincorporated areas and communities within a 4,084 square-mile area. The following map illustrates the County boundaries.

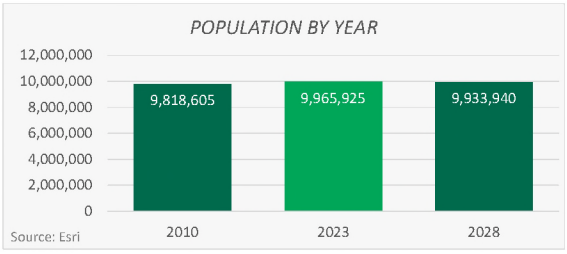


POPULATION

The area has a population of 9,965,925 and a median age of 37, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.



Population has increased by 147,320 since 2010, reflecting an annual increase of 0.1%. Population is projected to decrease by 31,985 between 2023 and 2028, reflecting a 0.1% annual population decline.



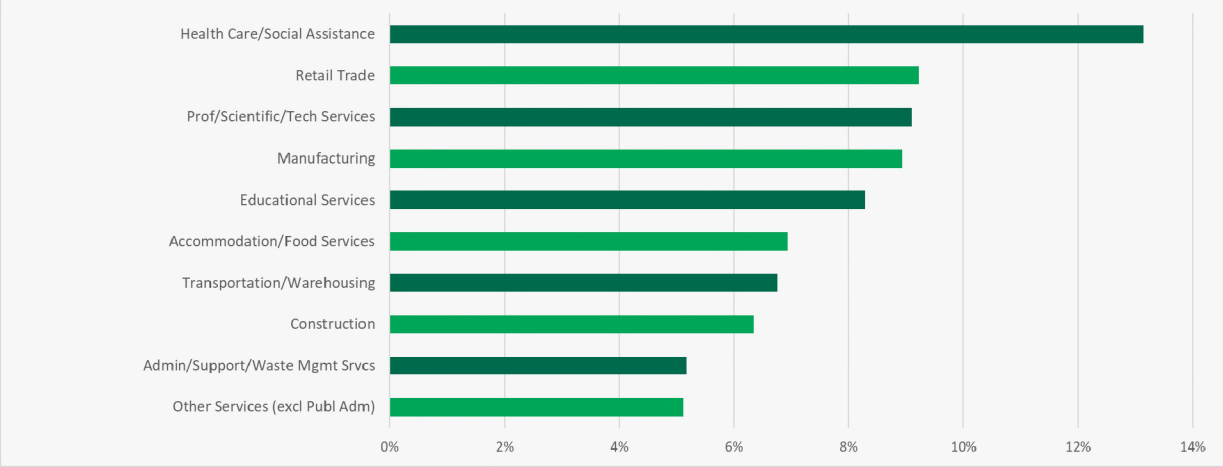
Source: ESRI, downloaded on Dec, 14 2023

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According to the County website, the 10 most populated cities are as follows:

TOP 10 POPULATED CITIES	
City	Population
Los Angeles	3,898,747
Long Beach	466,742
Santa Clarita	228,673
Glendale	196,543
Lancaster	173,576
Palmdale	169,450
Pomona	151,713
Torrance	147,067
Pasadena	138,699
Downey	114,355
Source: Los Angeles County	

EMPLOYMENT



The top three industries within the area are Health Care/Social Assistance, Retail Trade, and Prof/Scientific/Tech Services. The top 25 employers within Los Angeles County listed below are predominately in healthcare, education, entertainment, and government sectors.

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TOP 25 EMPLOYERS - LOS ANGELES COUNTY		
Company	Industry	Employees
Los Angeles International Airport (LAX)	Airports	45,000
UCLA Health System	Physicians & Surgeons	35,543
UCLA Community Based Learning	Junior Colleges & Technical Institutes	30,000
University of California Los Angeles	Schools-Universities & Colleges Academic	27,489
National Institutes Of Health	Physicians & Surgeons	20,000
Los Angeles County Sheriff	Government Offices-County	20,000
Cedars-Sinai Medical Center	Hospitals	11,246
Vision X	Call Centers	10,000
Los Angeles Police Dept	Police Departments	9,000
Warner Brothers Studio	Television Program Producers	8,000
Deluxe Digital Media Management Inc.	Audio-Visual Consultants	8,000
Kaiser Permanente Los Angeles	Hospitals	6,061
Space Exploration Tech Corp	Aerospace Industries (Mfrs)	6,001
Walt Disney Co.	Water Parks	6,000
Paramount Special Events	Motion Picture Producers & Studios	6,000
Twentieth Century Fox	Motion Picture Producers & Studios	6,000
AHMC Healthcare Inc	Health Care Management	6,000
Sony Pictures Entertainment	Motion Picture Producers & Studios	6,000
Jet Propulsion Laboratory	Research Service	6,000
Radford Studio Center Inc	Government-Operators-Nonresidential Bldg	5,000
Six Flags Magic Mountain	Amusement & Theme Parks	5,000
Long Beach City Hall	Government Offices-City, Village & Twp	5,000
Northrop Grumman	Engineers	5,000
Longshore Dispatch	Nonclassified Establishments	5,000
Cedars-Sinai Medical Center	Medical Centers	5,000

Source: Fastreport Dimension

The following chart compares the unemployment rate for the County to that of the state and country.

AVERAGE ANNUAL UNEMPLOYMENT RATE			
Year	Los Angeles County	State of California	U.S.
2013	7.7%	7.9%	9.8%
2014	6.8%	7.4%	8.2%
2015	5.8%	6.8%	6.7%
2016	5.2%	5.4%	5.3%
2017	4.6%	4.2%	4.8%
2018	3.9%	2.7%	4.6%
2019	3.4%	3.7%	4.5%
2020	6.8%	9.0%	12.3%
2021	3.9%	6.4%	8.9%
2022	2.9%	4.4%	4.9%
Oct 2023	5.8%	4.8%	3.8%

Source: U.S. Bureau of Labor Statistics

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EDUCATION

The State of California has over 750 colleges and universities and the county has 63, making Los Angeles a higher education destination. The five largest colleges/universities in Los Angeles County are shown in the table below.

FIVE LARGEST COLLEGES/UNIVERSITIES

Name	Student Population	Ranked Nationally	Annual Tuition
California State University Northridge	40,108	25	$5,742
East Los Angeles Community College	36,970	N/A	$1,238
California State University Long Beach	32,711	105	$6,904
University of California Los Angeles (UCLA)	32,423	15	$13,752
University of Southern California (USC)	20,699	28	$68,237

Source: US World News Report

Student housing has historically been provided by a limited number of on-campus resources and private owners in traditional multi-family projects. However, in recent years several new properties have been built in the USC area due to the increased demand and high rental rates, some averaging $1,500 per bed.

ENTERTAINMENT

Visitors come to Los Angeles for the abundance of activities, restaurants, and shopping, and for its diverse culture and fantastic weather.

Los Angeles is home to six professional sports teams who utilize various sports venues. The most notable and recently built Sofi Stadium hosts the Los Angeles Rams and Los Angeles Chargers football teams. It is a 70,240-seat sports and entertainment complex outside of Downtown Los Angeles, in the city of Inglewood. It was reported to have cost approximately $5.5 billion to build and added 3,000 non-construction jobs. It has been a boost to the local economy which was generally considered a low-income neighborhood.

Additional entertainment options include those in West Hollywood including the Kodak Theater, El Capitan Theater, Pantages Theater, the Roxy, and the Troubadour. Downtown Los Angeles includes notable museums, the Broad, Grammy Museum, and the Museum of Contemporary Art. The Disney Music Hall is not only a popular musical venue but an architecturally significant structure.

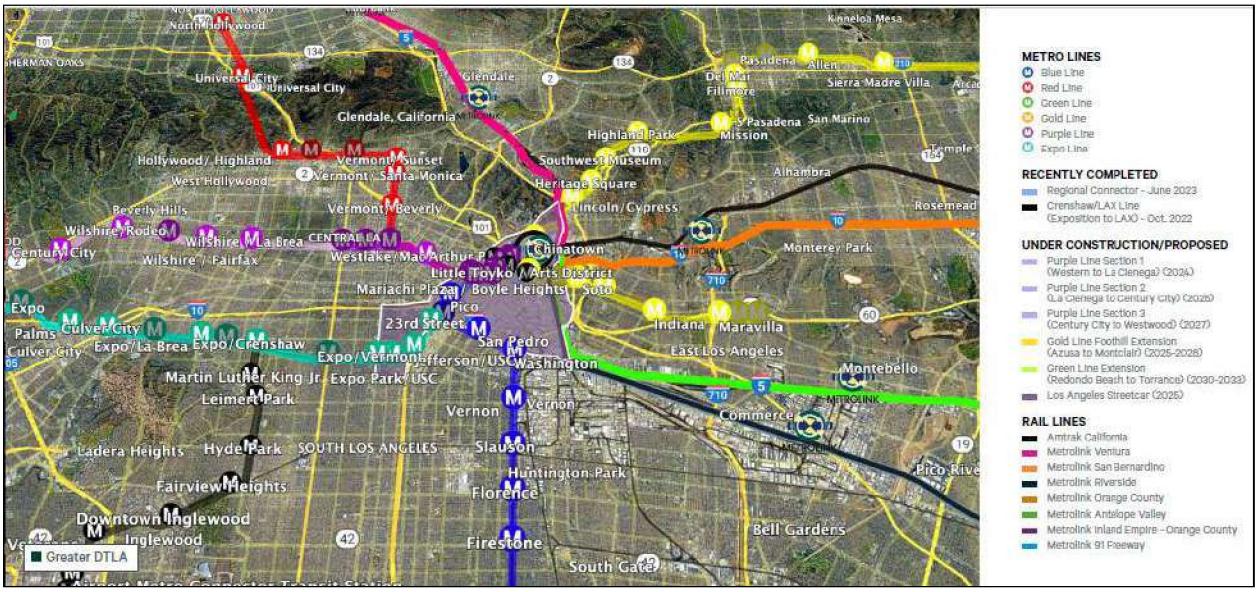
While downtown Los Angeles has increased its retail presence, high-end shopping is still found on Rodeo Drive in Beverly Hills with The Grove in West Los Angeles and the Americana in Glendale offering unique outdoor shopping experiences.

TRANSPORTATION

Los Angeles International Airport is one of the largest in the Country. Smaller airports in the area include the Bob Hope International Airport and commuter planes utilize Van Nuys Airport. Over

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the past 20 years, a focus on providing public transportation options has led to several new passenger railways that expand to Downtown Los Angeles, the beach cities, and the valley areas.

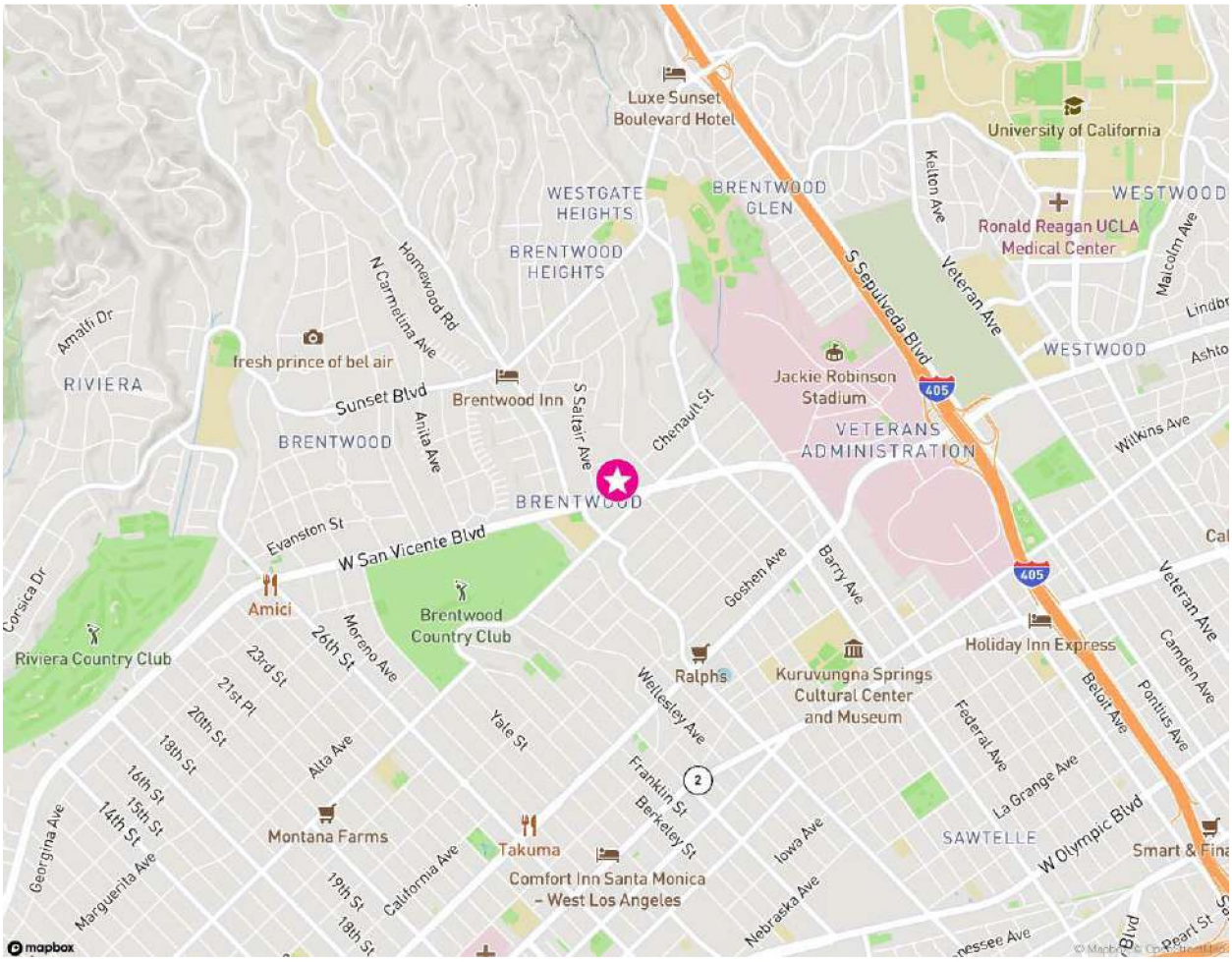


CONCLUSION

Despite current conditions, Los Angeles County continues to be a significant economic landscape not only within California but the entire United States. Health care, a growing industry remains a strong economic force as well as the educational employment sector. Leisure and Hospitality have had the fastest growth rate largely due to the pandemic declines, but growth is expected to moderate in 2024. The cost of living is expected to negatively impact population growth as affordable housing continues to be an issue. On a positive note, according to the Los Angeles County Economic Development Corporation, the County and City of Los Angeles are undertaking efforts to attract and facilitate regional investment to transform the economy positively and equitably.

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Neighborhood Analysis



COMMUNITY OF BRENTWOOD

The subject property is located in the western portion of the City of Los Angeles in the community of Brentwood. Neighborhood boundaries consist of the San Diego (405) Freeway to the east, the Santa Monica Mountains to the north, Wilshire Boulevard to the south, and 26th Street to the west. The surrounding neighborhoods consist of the city of Santa Monica (southwest), the community of Pacific Palisades (west) and the communities of Bel Air and Westwood (northeast and east).

The community of Brentwood is located three miles east of the Pacific Ocean. This location provides more favorable weather conditions than inland areas and has increased both the residential and commercial desirability of the area. The West Los Angeles area has good regional freeway access, which provides an additional benefit.

Land Use

Brentwood is primarily a high-end single family residential area. San Vicente Boulevard is a major east/west street through the subject neighborhood. Land use along San Vicente Boulevard

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consists of a high concentration of both retail-oriented uses and low- and mid-rise office buildings. The subject neighborhood is primarily built-out and there are few vacant in-fill sites available. The majority of properties in the subject market area are of older construction and in average to good condition.

Major developments in the area include the Brentwood Country Club (a block west of the subject), Riviera Country Club, Will Rogers State Historic Park, Saint John's Hospital (Santa Monica), and the Veterans Administration Center (three+ blocks east of the subject). The City of Santa Monica begins several blocks to the west, at 26th Street.

Transportation

The community of Brentwood has good regional access to all of Southern California through local and freeway arterials. The San Diego (405) Freeway is located approximately one mile east of the subject, and the Santa Monica (10) Freeway is located two miles south of the subject. In addition, Pacific Coast Highway is situated approximately three miles west of the subject. Access to the San Diego (405) Freeway is provided by San Vicente Boulevard and Wilshire Boulevard. Main north/south arterials include Barrington Avenue and Bundy Drive. Vehicle traffic in the area is heavy.

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MULTIFAMILY RESIDENTIAL MARKET

The following table summarizes historical and projected performance for the Brentwood/Westwood/Beverly Hills apartment submarket, as reported by Axiometrics.

BRENTWOOD/WESTWOOD/BEVERLY HILLS APARTMENT SUBMARKET							
Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Effective Rent ($/Unit / Mo.)	Effective Rent Change	Net Absorption (Units)
2013	54,467	206	51,760	95.0%	$2,536	3.54%	-1,451
2014	54,883	434	53,121	96.8%	$2,893	4.09%	1,363
2015	54,896	39	53,128	96.8%	$3,018	3.55%	8
2016	55,156	260	52,961	96.0%	$3,054	4.55%	-171
2017	55,357	249	53,447	96.6%	$3,249	3.38%	487
2018	55,705	348	54,257	97.4%	$3,383	4.02%	811
2019	55,940	235	53,926	96.4%	$3,468	1.43%	-334
2020	55,940	0	51,101	91.4%	$3,172	-10.08%	-2,822
2021	56,153	213	53,963	96.1%	$3,747	7.37%	2,861
Q1 2022	56,553	400	54,461	96.3%	$3,800	0.93%	498
Q2 2022	56,601	48	54,592	96.5%	$3,541	2.15%	126
Q3 2022	56,601	0	53,714	94.9%	$3,780	1.86%	-880
Q4 2022	56,682	81	54,239	95.7%	$3,651	-0.10%	531
2022	56,682	529	54,239	95.7%	$3,651	6.74%	277
Q1 2023	56,694	12	53,814	94.9%	$3,665	0.35%	-421
Q2 2023	56,701	43	53,497	94.4%	$3,657	-0.05%	-321
Q3 2023	56,909	208	53,398	93.8%	$3,644	0.05%	-101
Q4 2023	56,939	30	54,138	95.1%	$3,618	-0.45%	746
2023	56,939	293	54,138	95.1%	$3,618	-0.10%	-101
2024*	57,659	720	55,007	95.4%	$3,634	0.40%	905
2025*	57,945	286	55,222	95.3%	$3,678	1.20%	189
2026*	58,152	207	55,303	95.1%	$3,758	2.20%	80
2027*	58,329	177	55,354	94.9%	$3,836	2.10%	52
2028*	58,476	147	55,494	94.9%	$3,942	2.80%	140

*Future Projected Data according to Axiometrics

Source: Axiometrics, 4th Quarter 2023

The Brentwood/Westwood/Beverly Hills submarket consists of approximately 56,939 residential units. Completions are projected to total 1,537 units over the next five years, representing approximately 2.7% of 2023 inventory. After negative net absorption and slightly negative rent growth in 2023, the submarket is forecast to experience positive net absorption and positive rent growth from 2024 to 2028.

The most current figures (Q1 through Q4, 2023) show slowing and then a decline in apartment rents. Broker interviews indicate a significant reduction in development land activity.

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DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS

11973 San Vicente Los Angeles, CA 90049	1 Mile Radius	3 Mile Radius	5 Mile Radius	Los Angeles County
Population				
2028 Total Population	35,185	236,665	478,108	9,933,940
2023 Total Population	34,879	235,232	474,677	9,965,925
2010 Total Population	31,975	221,326	456,364	9,818,605
2000 Total Population	31,034	209,240	440,678	9,519,048
Annual Growth 2023 - 2028	*0.17%*	*0.12%*	*0.14%*	*-0.06%*
Annual Growth 2010 - 2023	*0.67%*	*0.47%*	*0.30%*	*0.11%*
Annual Growth 2000 - 2010	*0.30%*	*0.56%*	*0.35%*	*0.31%*
Households				
2028 Total Households	18,318	106,762	219,596	3,453,233
2023 Total Households	18,031	105,268	216,145	3,427,635
2010 Total Households	16,828	102,912	211,730	3,241,204
2000 Total Households	17,155	99,435	207,272	3,133,696
Annual Growth 2023 - 2028	*0.32%*	*0.28%*	*0.32%*	*0.15%*
Annual Growth 2010 - 2023	*0.53%*	*0.17%*	*0.16%*	*0.43%*
Annual Growth 2000 - 2010	*-0.19%*	*0.34%*	*0.21%*	*0.34%*
Income				
2023 Median Household Income	$114,309	$111,602	$112,129	$81,362
2023 Average Household Income	$180,027	$176,110	$177,979	$120,981
2023 Per Capita Income	$92,669	$79,721	$81,526	$41,719
2023 Pop 25+ College Graduates	22,210	120,732	246,434	2,514,491
Age 25+ Percent College Graduates - 2023	78.3%	73.2%	71.4%	37.0%

Source: ESRI

As shown, population and household growth in the immediate area has been and is projected to be limited, but overall similar or somewhat superior to Los Angeles County as a whole. This reflects the generally built-up nature of both.

Conversely the subject neighborhood income and education levels are substantially superior to the County as a whole.

IMMEDIATE SURROUNDING AREA

The subject site is located on the northside of San Vicente Boulevard. The parcel adjacent north of the subject is used as surface parking and is under related ownership to the subject. Vacant residential land is located on the north side of the surface parking and is under related ownership to the subject. Further north are upscale single family residences, all in the Brentwood area of the City of Los Angeles.

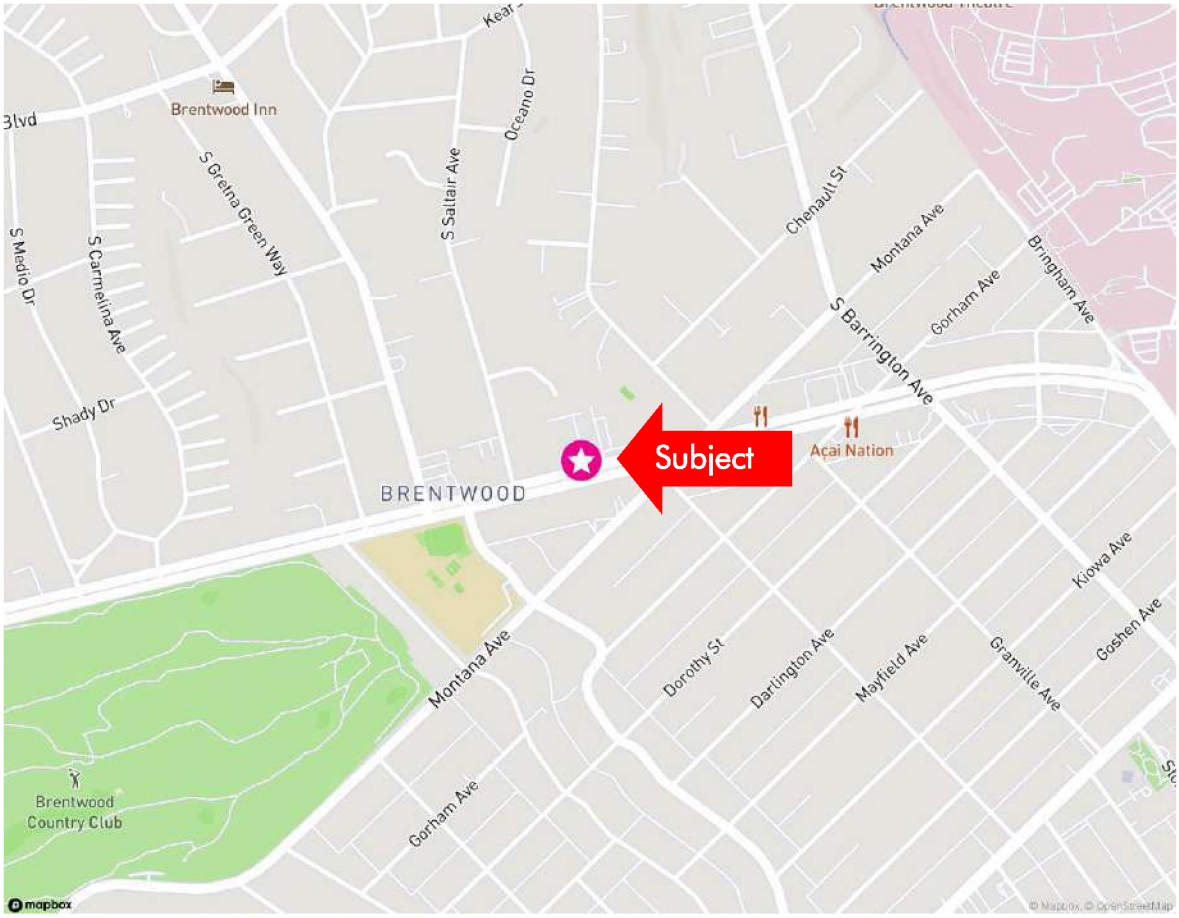
San Vicente Boulevard is a scenic corridor, with a landscaped median and mature trees. South across San Vicente from the subject are a mix of low- and mid-rise office buildings and one- and

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two-story retail and service buildings. Vacant land under related ownership to the subject is located adjacent west of the subject. Further west (at the northeast corner of San Vicente and Saltair Avenue) is a three-story office building.

Adjacent east of the subject is an older retail/service building.

The following map is provided to show the location of the subject and the immediate surrounding area.



San Vicente Boulevard at the subject site is a major divided roadway, heavily landscaped, crossing through West Los Angeles in a generally north-west/south-west direction.

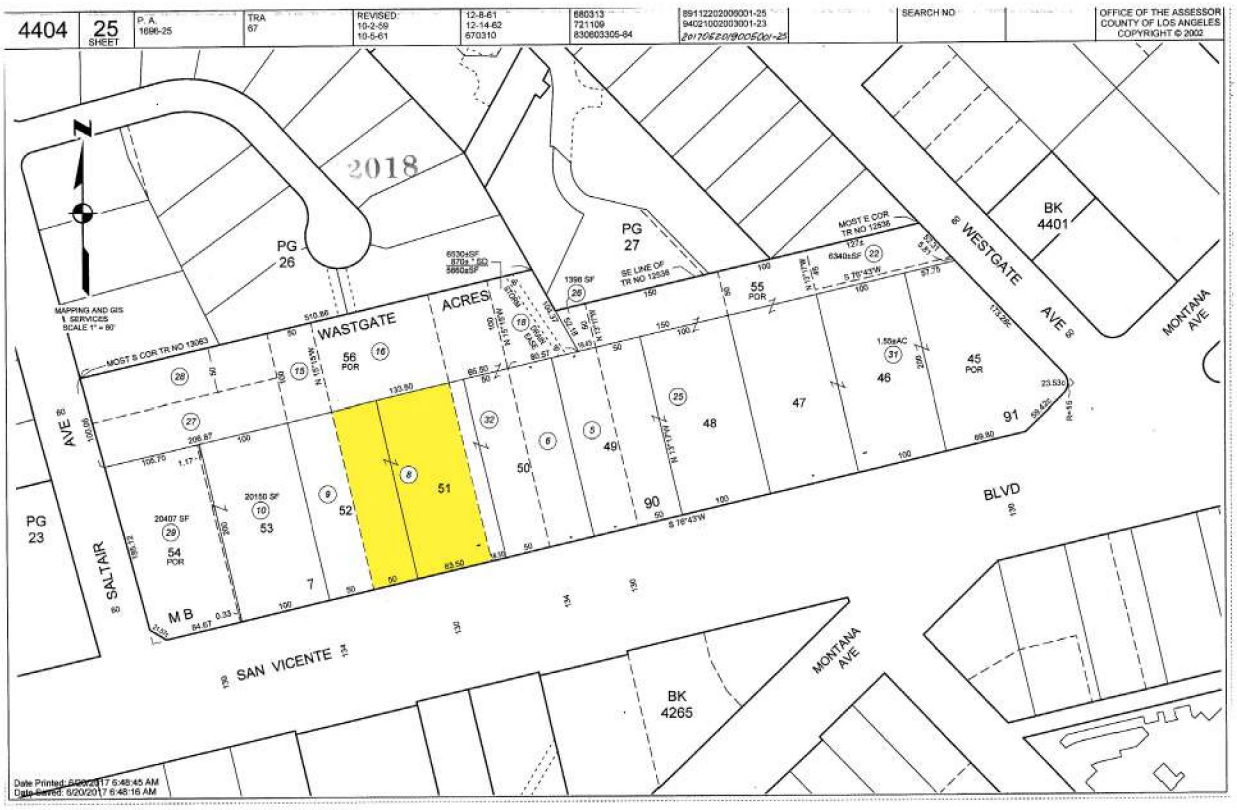
Overall, surrounding uses are considered to be conforming.

CONCLUSION

The subject property is located in the West Los Angeles area, in the community of Brentwood. With its diverse residential and commercial base along with its close proximity to the Pacific Ocean and the UCLA campus, the West Los Angeles area is one of the most desirable areas in Los Angeles County. Based on present market conditions, lack of abundant vacant land, and the overall desirability of the area, property value in Brentwood is expected to retain its highly desirable reputation, establishing the benchmark for the remainder of the region.

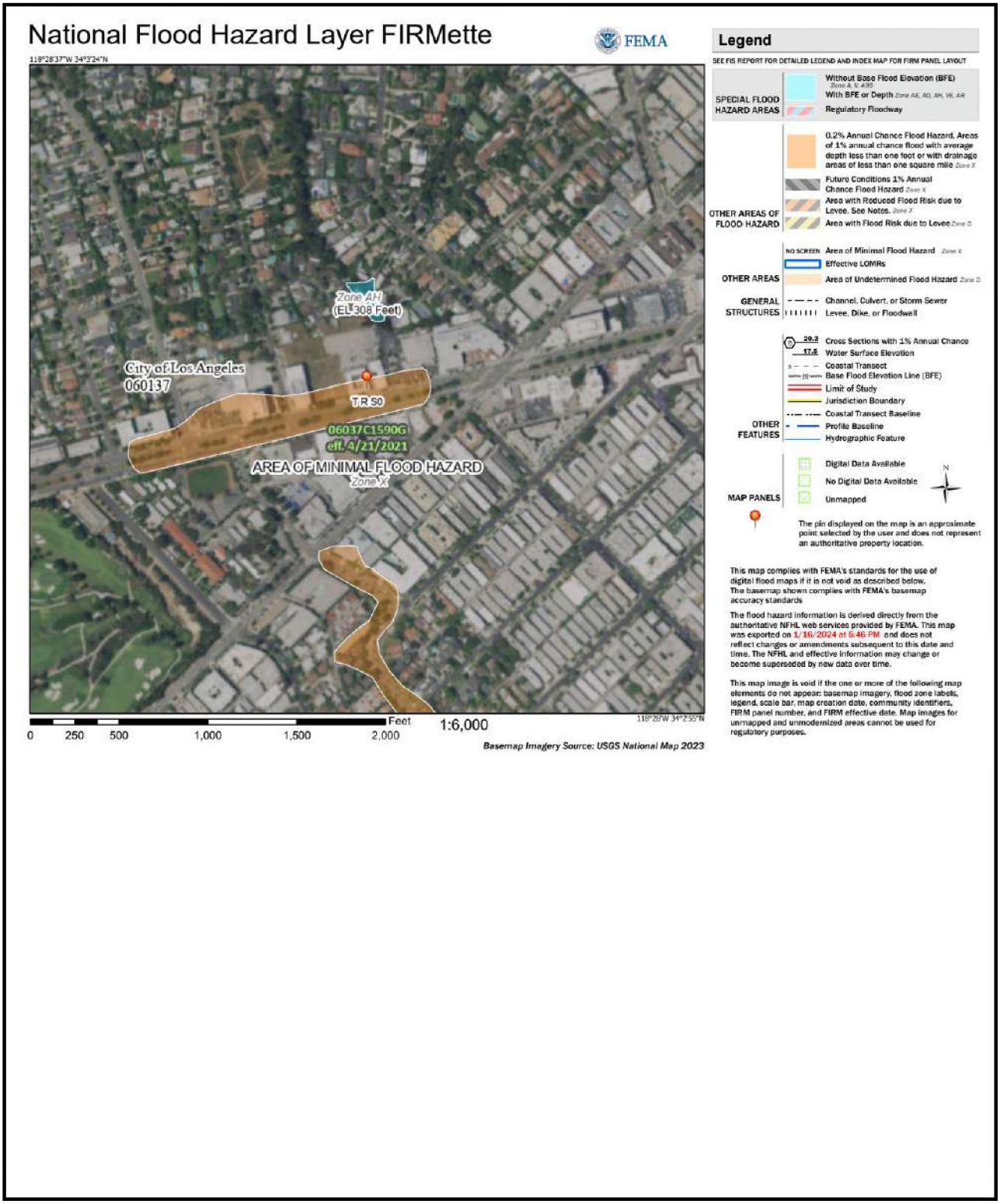
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PLAT MAP



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FLOOD PLAIN MAP



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Site Analysis

The following chart and narrative summarize the characteristics of the subject site.

SITE SUMMARY AND ANALYSIS - 11973 SAN VICENTE

Physical Description		
Gross Site Area	0.61 Acres	26,700 Sq. Ft.
Net Site Area	0.61 Acres	26,700 Sq. Ft.
Parcel Number(s)	MB 4404-025-008	
Zoning	C4-1VL	
Flood Map Panel No. & Date	06037C1590G	21-Apr-21
Flood Zone	Zone X (Shaded)	
Shape	Rectangular	
Frontage	133.5 Fr. Ft. (on San Vicente)	
Depth	200 Feet	

Comparative Analysis	**Rating**
Visibility	Good
Functional Utility	Average
Traffic Volume	-
Adequacy of Utilities	Adequate
Landscaping	-
Drainage	Adequate

Utilities	**Availability**
Water	Yes
Sewer	Yes
Natural Gas	Yes
Electricity	Yes
Mass Transit	No

Other	**Yes**	**No**	**Unknown**
Detrimental Easements			X
Encroachments			X
Deed Restrictions	X		
Reciprocal Parking Rights			X

Various sources compiled by CBRE

LOCATION

The subject site is on the north side of San Vicente Boulevard, east of Saltair Avenue.

TOPOGRAPHY

The site slopes slightly upward from San Vicente Street.

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INGRESS/EGRESS – STREETS

San Vicente Boulevard, at the subject, is an east/west street that has a dedicated width of 134 feet and is improved with two lanes of traffic in each direction separated by a center median. Street improvements include asphalt paving and concrete curbs, gutters and sidewalks, and street lighting. Street parking is permitted. The street median is landscaped, with mature trees.

The east side of the San Vicente frontage (11973 San Vicente) is a driveway shared with the abutting property to the east (11961 San Vicente). It is approximately 15 feet wide, based on a recorded "Agreement" (recorded June 18, 1970; doc. #2948). The legal description of this document is apparently in error.

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Improvement Description – Required Work/Status

The only significant improvements consist of the Barry Building, located at 11973 San Vicente Boulevard, on the subject site, with surface parking to the rear.

Size: Per Hill International, the building has a gross area of 15,434 square feet, including 1,150 square feet of balcony and walkway. The gross building area excluding the balcony and walkway is 14,284 square feet. The "leaseable" area is reported at 12,800 square feet.

Design and Layout: A two-story office over retail/service structure with overall dimensions of 100 by 107 feet, built around a 43 by 56 foot court yard, essentially dividing the building into four wings.

Exterior Walls: Stucco with flat windows, now boarded up.

Structural: Wood-frame on a four inch concrete slab at grade, with a flat roof structure.

The south wing ground floor is an open pedestrian passage way to the interior court yard. It has no bearing walls, resulting in the Soft Story Ordinance issues discussed below (required code work).

Mechanical: One restroom on each floor; central meter for electrical; ducted heat; window/wall air conditioning units (removed); stair access only to second floor.

Interior: All in poor condition. Considerable water damage from roof leaks. Wood floors. Painted plaster walls and ceiling.

History: Built in 1951, an example of commercial mid-century modern design. It was listed in 2007 as L.A. City Historic-Cultural Monument #887.

It has been vacant since 2017, with chain link fencing and plywood placed around it for security. Ongoing problems with break-ins and homeless squatters.

Other Improvements: The central courtyard has some remaining landscaping, and two design stairways. Interior access on the second floor is by walkways and covered balconies, totaling approximately 1,150 square feet.

Rear asphalt paving, in poor condition.

Required Code Work: Based on data provided by the law firm of Alston & Bird, attorneys for the property owner (letter dated April 20, 2023, subsequent interviews with Ed Casey, Esq.); together with studies by the City of Los Angeles Department of Building and Safety (inspection October 21, 2014); by Englekirk Structural Engineers (June 2021 to October 2022), Gruen Associates-Barry Building, ADA Upgrade Requirements (June 2021), and Hill International Cost Report Regarding Barry Building Renovation (June 26, 2024, updated November 6, 2024), our onsite inspection, and

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interviews with Mr. Harden, the site manager; the subject building has the following seismic and other code issues and costs:

1) It violates the L.A. City Soft Story Ordinance, specifically due to its open ground floor at its south wing.
2) The remaining wings are severely (190 to 650%) "over stressed", requiring major additional seismic work.
3) The building requires major Americans with Disabilities Act (ADA), including limits on the number and design of restrooms and the lack of elevators.
4) Additional code work is also required, as well as major mechanical, roof, interior and exterior repairs and replacements.
5) The cost for renovating the Barry Building is estimated at $15,440,000, per Hill International letter dated June 27, 2024, as updated November 6, 2024. (This is the direct cost only, not including legal, finance, interior tenant improvements, or developer's profit.)

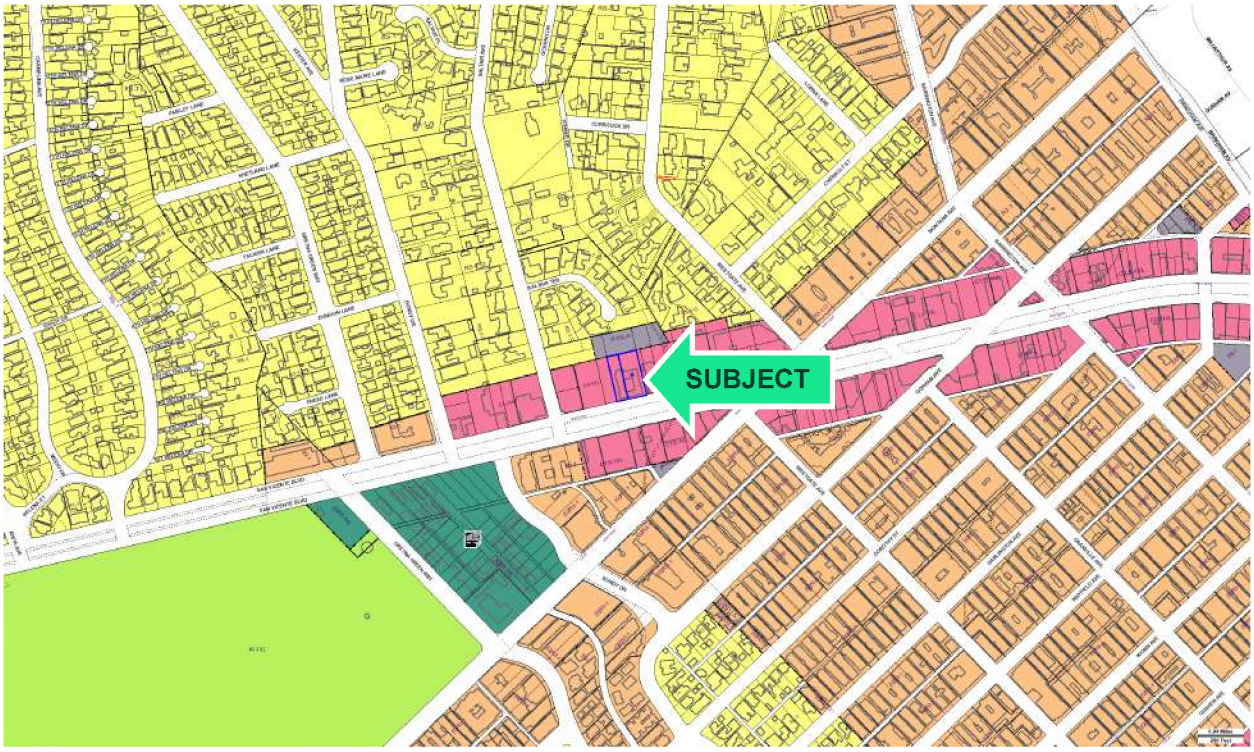
   As described, it would require very major costs to renovate, in the range of $1,080.85 per square foot of gross area ($15,440,000 ÷ 14,284 sq. ft. gross), direct costs only.

Demo Permit EIR:

In 2019 an application to demolish the building was made by the owner, requiring an Environmental Impact Report (EIR). That report, citing the issues and costs described above, was completed in 2023, prior to the date of value. However certification of it, and additional public hearings remain.

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ZONING MAP



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Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY - 11973 SAN VICENTE	
Current Zoning	C4-1VL
Legally Conforming	Yes
Uses Permitted	Most retail, office, & commercial uses; multi-family residential to the R4 (1/400 Sq. Ft. land area) density.
Zoning Change	Not likely
Category	**Zoning Requirement**
Minimum Lot Size	Generally none
Minimum Lot Width	Generally none
Maximum Height	45 Feet; 3 story
Minimum Setbacks	Generally None
Maximum FAR/Density	1.50 : 1
Subject's Actual FAR	N/A
Subject's Actual Density	N/A
Parking Requirements	-
Subject's Actual Parking	N/A
Source: Planning & Zoning Dept.	

The general plan (Brentwood-Pacific Palisades) designation is Neighborhood Office Commercial. It is ineligible under the Transit Oriented Communities (TOC).

The site is also subject to the San Vicente Scenic Corridor Specific Plan, which requires streetscape design criteria to "…protect the pedestrian-scale and community-oriented commercial nature…" along the Boulevard (ENV-2019-EIR).

The "1VL" is a height district generally allowing a maximum building height of 45 feet or 3-story and a density (floor area ratio or FAR) of 1.5 to one.

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Tax and Assessment Data

In California, privately held real property is typically assessed at 100% of full cash value (which is interpreted to mean market value of the fee simple estate) as determined by the County Assessor. Generally, a reassessment occurs only when a property is sold (or transferred) or when new construction occurs (as differentiated from replacing existing construction). In the case of long-term ground leases, the general rule is that a reassessment is made at the time of assigning or terminating a lease where the remaining term is more than 35 years. For reassessment purposes, the lease term includes all options to extend. Assessments for properties that were acquired before the tax year 1975-1976 were stabilized as of the tax year 1975-1976. Property taxes are limited by state law to 1% of the assessed value plus voter-approved obligations and special assessments. If no sale (or transfer) occurs or no new building takes place, assessments may not increase by more than 2% annually.

The following table summarizes the actual subject 2023-2024 assessments.

AD VALOREM TAX INFORMATION

Assessor Parcel No.	Assessed Value	Property Taxes	Effective Tax Rate
MB 4404-025-008	$5,270,505	$65,276.49	1.2385%

Source: L.A. County Assessor's Office

The subject is located in Tax Rate Area 67, with a current real property tax rate of 1.199398%.

CONCLUSION

For purposes of this analysis, CBRE, Inc. assumes that all taxes are current. If the subject sold for the value estimate in this report, a reassessment at that value would most likely occur, with tax increases limited to two percent annually thereafter until the property is sold again. The consequences of this reassessment have been considered in the appropriate valuation sections.

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Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

legally permissible;
physically possible;
financially feasible; and
maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

The "As Vacant" highest and best use analysis is excluded from consideration due to the specific assumption that the existing building must be preserved.

AS IMPROVED

The subject site is improved with the Barry Building, a vacant and very deteriorated building.

Required Costs

As described, it would require very major costs to retrofit/renovate, in the range of $1,080 per square foot of gross area ($15,440,000 ÷ 14,284 square feet gross), direct costs only.

A portion of these costs may be offset by a 20% income tax credit for the rehabilitation of historic buildings. "Certified Historic Structures," as determined by the Secretary of the Interior, through the National Park Service, may be eligible for the credit. The 20% rehabilitation tax credit is equal to 20% of the amount spent on "qualified rehabilitation expenditures." For additional information the term "qualified rehabilitation expenditures" see I.R.C. § 47(c)(2), Treasury Regulation § 1.48-12(b) and (c). CBRE is not qualified to provide tax, legal or accounting advice, and it is recommended that the client/reader consult an accountant, tax attorney, or the Internal Revenue Service.

However, even with the potential 20% income tax credit, the direct project costs would be in the range of $865 per square foot of gross area ($15,440,000 x 80% = $12,355,200 ÷ 14,284 square feet gross).

Additional Costs Not Shown

These direct costs do not include the additional indirect costs that would be incurred for legal, finance, developer's profit, and tenant improvements.

1) These required direct costs would almost certainly require some additional legal and administrative costs.
2) Required direct costs would either be financed, with additional interest costs; or would be paid for out of savings taken from other (profit or interest earning) investments.

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3) The developer doing this work—undertaking the economic risks of the project—requires some reward or profit.

4) The office market typically requires a landlord to provide interior buildout for floor cover, walls, ceiling, electric and mechanical specific to the tenant's requirements—costs not included in the Hill International cost study.

These indirect costs (excluding tenant improvements/interior buildout) typically are in the range of 10% to 20% of direct costs.

Highest and Best Use – As Improved

As shown in the following section, the rehabilitation costs, both with and without the possible tax credit, are substantially above the value of similar (but operating) low rise office buildings in the area.

Under the specific assumption that the existing building must be preserved, highest and best use "As Improved" is to abandon it.

Note, conversion to a residential or partial residential use would require essentially similar seismic, structural, and ADA access work and costs, with increased interior remodeling, plumbing, and mechanical work.

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Sales Comparison Approach

Assuming preservation and retrofit/renovation of the subject Barry Building, its value after retrofit/renovation would reflect the sales prices of similar low rise office buildings in the West Los Angeles market.

COMPARABLE OFFICE BUILDING SALES

	Address Name	Size (S.F.) Year Built/Renov.	Sale Date Doc. No.	Sales Price Price/S.F.
1)	11860 Wilshire Boulevard, Los Angeles, CA 90025	16,000 1963/2005	Feb. 23, 2024 24-119879, 119904, & 125238	$11,500,000 $718.75
2)	2136 Cotner Avenue, Los Angeles, CA 90025	7,000 1969	Feb. 16, 2024 24-104834	$3,625,000 $517.86
3)	1100 South Beverly Drive, Los Angeles, CA 90035	7,160 1952	Feb. 20, 2024 24-109367	$4,500,000 $628.49
4)	520 South Sepulveda Boulevard, Los Angeles, CA 90049	19,812 1970	Mar. 30, 2023 23-201478	$9,300,000 $469.41
5)	1554 South Sepulveda Boulevard, Los Angeles, CA 90025	19,600 1949/1986	Mar. 28, 2023 23-195008	$10,000,000 $510.20
6)	11440 San Vicente Boulevard, Brentwood, CA 90049	24,317 1972	Feb. 2, 2022 22-131010	$19,000,000 $781.35
7)	1630-1638 12th Street, Santa Monica, CA 90404	19,335 1955	Sept. 26, 2023 23-647492	$20,200,000 $1,044.74
8)	604 Arizona Avenue, Santa Monica, CA 90401	44,260 1950/2005	Aug. 25, 2023 23-567028	$32,500,000 $734.30
9)	1386-1388 Westwood Boulevard (Retail/Office) Los Angeles, CA 90024	7,530 1931	Sept. 8, 2023 23-59936	$3,900,000 $517.93
	SUBJECT 11973 San Vicente, Los Angeles (Brentwood), CA 90049	14,284 1951/2024*	D.O.V. Oct. 15, 2024	Renovation Costs $12,355,200** $865

Source: CBRE *Hypothetical after renovation **Estimated direct cost only

The comparable sales range in price per square foot from $469 to $1,045 per square foot, averaging $658 per square foot.

Comparable 4, at the low end of the range, is a larger four-story, multi-tenant office building located just east of the 405 Freeway and south of Montana Avenue, in Los Angeles. It requires some upward adjustment.

Comparable 7, at the high end of the range, is a one-story, single-tenant office building with a superior location in the City of Santa Monica.

Excluding Comparables 4 and 7 (the two extremes) narrows the ranger from $518 to $781, and lowers the average to $630.

Comparable 1, the most recent sale (and the third highest), is a medical office building with a superior build-out compared to general office buildings. It also requires downward adjustment.

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The office market generally is clearly distressed, due to remote work, higher interest rates, and the general economy. Retained in our files is data on a number of current, unsuccessful office building sale listings, at prices similar to the range of the prior sales cited above.

The subject value, if retrofitted/renovated, would be towards the upper middle of the range, at $600 to $700 per square foot.

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Value Conclusion

In the sales comparison approach, the subject assuming required retrofit/renovation was compared to similar recently sold properties.

As described in the prior section, we found nine such sales, ranging in price per square foot from $469.41 to $1,044.74 per square foot, averaging $658.11 per square foot. Excluding the high and low extremes leaves seven sales at an average sales price of $630 per square foot.

The cost to retrofit/renovate is estimated at $865 per square foot, or $12,355,200, assuming the 20% rehabilitation tax credit is received, but excluding indirect costs (legal, finance, developer's profit, and tenant improvements). The latter items would add 10 to 20% to the cost, plus the tenant improvements. The resulting cost significantly exceeds the potential value.

Value Conclusion – Assuming Preservation

Under the specific assumption that the existing building must be preserved, and reflecting the costs required to retrofit/renovate it, the subject property has zero (or negative) value.

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Preservation of Barry Building	Fee Simple Estate	October 15, 2024	Zero

Compiled by CBRE

If all required costs were in fact incurred, the resulting value would be negative.

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Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
   (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
   (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
   (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
   (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
   (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
   (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
   (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
   (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
   (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
   (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

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(xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.

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11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

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ADDENDA

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Addendum A

HILL INTERNATIONAL NOVEMBER 6, 2024 COST LETTER

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November 6, 2024

Mr. Edward Casey
Partner, Alston & Bird
350 South Grand Avenue
Los Angeles, CA 90071

Subject: Barry Building – Opinion of Probable Retrofit Cost

Dear Mr. Casey,

I am sending you this letter to provide a summary of our updated analysis of the costs to perform seismic retrofit and other work on the Barry Building in Los Angeles. Our last analysis was reviewed in my letter to Alston & Bird dated June 27, 2024, and the enclosures to that letter. We updated our analysis to primarily address two issues. First, we updated for the inflationary increase in construction costs, which has been at an annualized rate of 6.8% during 2024.

Second, we excluded certain work that may not have to be carried out due to the provisions of the California Historic Building Code. For example, ADA work including Elevators, Railings, Plumbing, and pathways. The details of this excluded work are provided on the third sheet of the attached spreadsheet. The work that remains to be performed for the seismic retrofit and other necessary work is detailed on the second sheet of the attached spreadsheet.

General Estimate for New Construction

A summary of our updated analysis is provided on the first sheet of the attached spreadsheet. Our construction estimates for this project are in line with the costs for new commercial construction in Los Angeles, which currently range from $970 to $1,270 per square foot. In the context of the proposed Annex, we project that costs could be on the higher side due to, among other things, the required access and roadway modifications, and the necessary replacement of the 70-year-old water main and storm drainage system. In addition, the demolition of a portion of the Barry Building to accommodate the Annex presents some complexities. The targeted section is a concrete masonry unit structure that supports the original building, necessitating additional structural work post-demolition to ensure stability. We estimate the demolition cost to be approximately $8.50 per square foot, with the added structural support to the original building projected at $135,000. This estimate errs on the conservative side.

Based on the analysis and information provided in the attached spreadsheet, it is our opinion that the direct cost to carry out the structural work and associated construction tasks described in the first and second pages of the attached spreadsheet is $15,438,389 as of October 2024.

Please feel free to reach out if you need further clarification or additional information.

Sincerely,

Louis Rivera

Mr. Louis Rivera
Sr. Director of Estimating
Hill International, Inc.

Enclosures:

Barry Building Retrofit Scope Costs 10_3_24 OSWELL R3

Addendum B

QUALIFICATIONS

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QUALIFICATIONS OF DAVID A. ZORASTER, MAI

Senior Vice President
CBRE
Valuation & Advisory Services
400 South Street, 25th Floor
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EDUCATION

University of California at Santa Barbara, Bachelor of Arts
Society of Governmental Appraisers, Seminars
American Society of Appraisers, Seminars
International Association of Assessment Officers, Seminars
Appraisal Institute, Seminars and Courses
American Society of Farm Managers and Rural Appraisers, Seminars
University of California at Los Angeles, Extension Courses

LICENSES/CERTIFICATIONS

- Member, Appraisal Institute (MAI)
- California Certified General Real Estate Appraiser, No. AG001735
- Advanced Appraiser for Property Tax Purposes, State Board of Equalization
- California Community College Instructor's Credential in Real Estate
- UCLA Extension Certificate in Real Estate

GUEST LECTURER AND AUTHOR

- Society of Governmental Appraisers
- The American Society of Appraisers
- The Trust Real Estate Bankers Group
- The Appraisal Journal, Appraisal Institute
- Society of Real Estate Appraisers
- CLE (Continuing Legal Education)
- International Assoc. of Assessment Officers
- Appraisal Institute, National Conference
- So. Calif. Chapter of the Appraisal Institute
- International Right of Way Association
- UCLA Extension
- ULI (Urban Land Institute)

EXPERT WITNESS

Los Angeles County Superior Court; Los Angeles County Assessment Appeals Board; San Francisco Assessment Appeals Board; United States Bankruptcy Court; United States Federal District Court; American Arbitration Association; Kern County Superior Court

EMPLOYMENT

CBRE Valuation and Advisory Services	2012 –
Los Angeles County Assessor's Office – Chief Deputy, Commercial & Investment Properties	2011
CB Richard Ellis, Inc. (Coldwell Banker) Valuation & Advisory Services	1978 – 2011
Los Angeles County Assessor's Office	1970 – 1978
Evening Instructor, Real Estate Appraisal – West Los Angeles Community College	1976 – 1978
Evening Instructor, Real Estate Economics – Glendale Community College	2009 – 2013

SIGNIFICANT ASSIGNMENTS

Pacific Design Center, West Hollywood
California Mart, Downtown Los Angeles
Broadway (The Bloc) Plaza, Arco Towers, Union Bank Plaza
Downtown Los Angeles Financial District
Seventh Street Produce Market, Downtown Los Angeles
New Chinatown, Los Angeles
Los Angeles Center Studios, Los Angeles
East Fifth Street Skid Row, Los Angeles
Million Dollar Theatre Building/Grand Central Market,
Downtown Los Angeles
Redondo Beach/King Harbor Rent Arbitration
Broad Museum, Museum of Contemporary Art (MOCA),
Colburn School, (ground leases) Bunker Hill
Patina Restaurant Group leaseholds,
Hollywood Bowl, Disney Concert Hall,
LACMA, Norton Simon
Hollywood Park/Santa Anita/Golden Gate Racetracks
Hauser & Wirth Art Gallery Rent Reset Arbitration,
Downtown Los Angeles, 2024
Marriott/Intercontinental Hotel and Marina, San Diego
Hollywood Palladium, Hollywood
Egyptian Theater, Hollywood
Los Angeles Times Mirror Square, Downtown Los Angeles
Chevron Corporate Headquarters, San Francisco
Los Angeles Flower Mart, Downtown Los Angeles
Los Angeles Union Station, Downtown Los Angeles
Federal Reserve Bank of San Francisco Headquarters, San Francisco
The Cornfield State Park Site, Los Angeles
The Shrine Auditorium, Los Angeles
Murdock Plaza (10900 Wilshire), Ground Rent Arbitrations, 2008 & 2018
Sony Pictures Plaza Lease Arbitration, Culver City, 2003 & 2008
Capitol Records, Hollywood, 2016 Lease Arbitration
Santa Monica Business Park Ground Rent Arbitration 2008; Mediation 2018
Paul Hastings, 515 S. Flower, Downtown LA, 1998 Lease Arbitration
Baker & Hostetler, 600 S. Grand, Downtown LA, 1995 Lease Arbitration
Neiman Marcus, 9700 Wilshire, Beverly Hills,
2019 Ground Lease Arbitration



VALUATION & ADVISORY SERVICES

David Warren

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Education

- Georgetown University, Washington, D.C., Bachelor of Arts, Economics and Government

Professional Experience

David Warren is a Senior Valuation Associate with CBRE Valuation & Advisory Services in Los Angeles. Since joining CBRE in 2017, Mr. Warren has provided significant appraisal assistance in the valuation of industrial, office, retail, multifamily, land, and mixed-use properties in Southern California. He is a graduate of Georgetown University, Washington, D.C., with an undergraduate degree in Economics and Government.

Professional Affiliation & Accreditations

- California Certified General Real Estate Appraiser

Appraisal Coursework

- Sales Comparison Approach, Site Valuation and Cost Approach, Laws and Regulations for California Appraisers, Elimination of Bias and Cultural Competency for Appraisers, Income Approach, Commercial Appraisal Review, Market Analysis Highest and Best Use, General Report Writing & Case Studies, Basic Appraisal Principles

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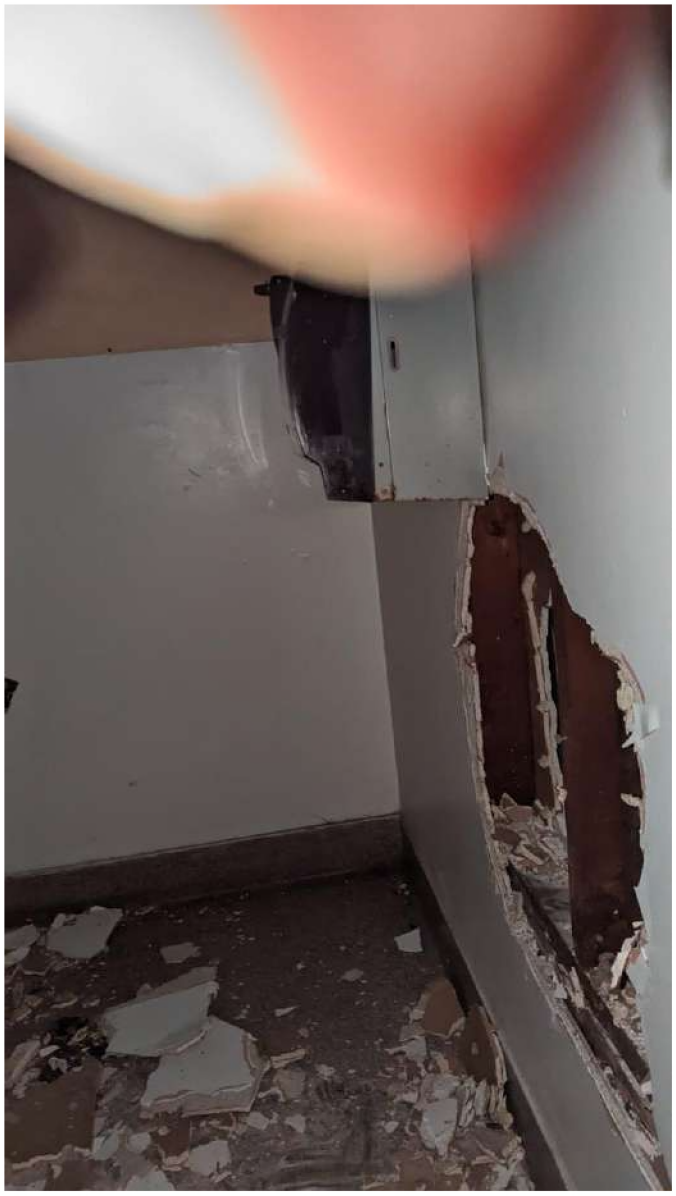
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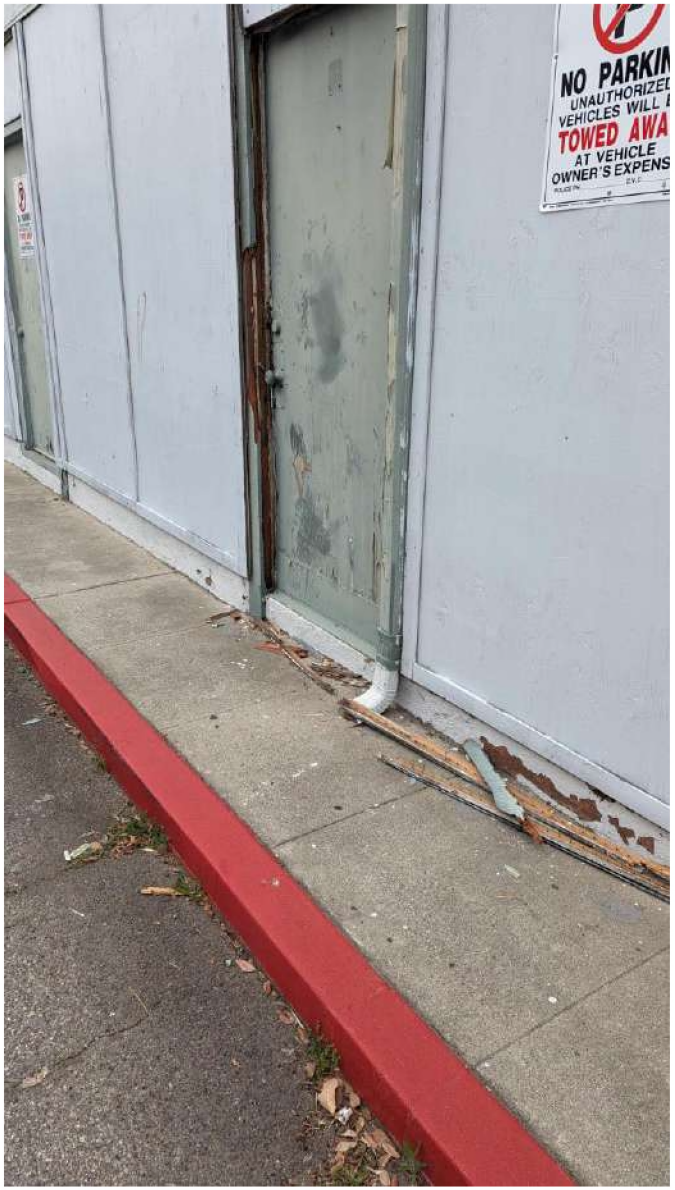
CBRE

Attachment D

Photographs of May 2024 Break-in at Barry Building (taken by Property Manager)






NO PARKIN
UNAUTHORIZED
VEHICLES WILL
TOWED AWA
AT VEHICLE
OWNER'S EXPENS

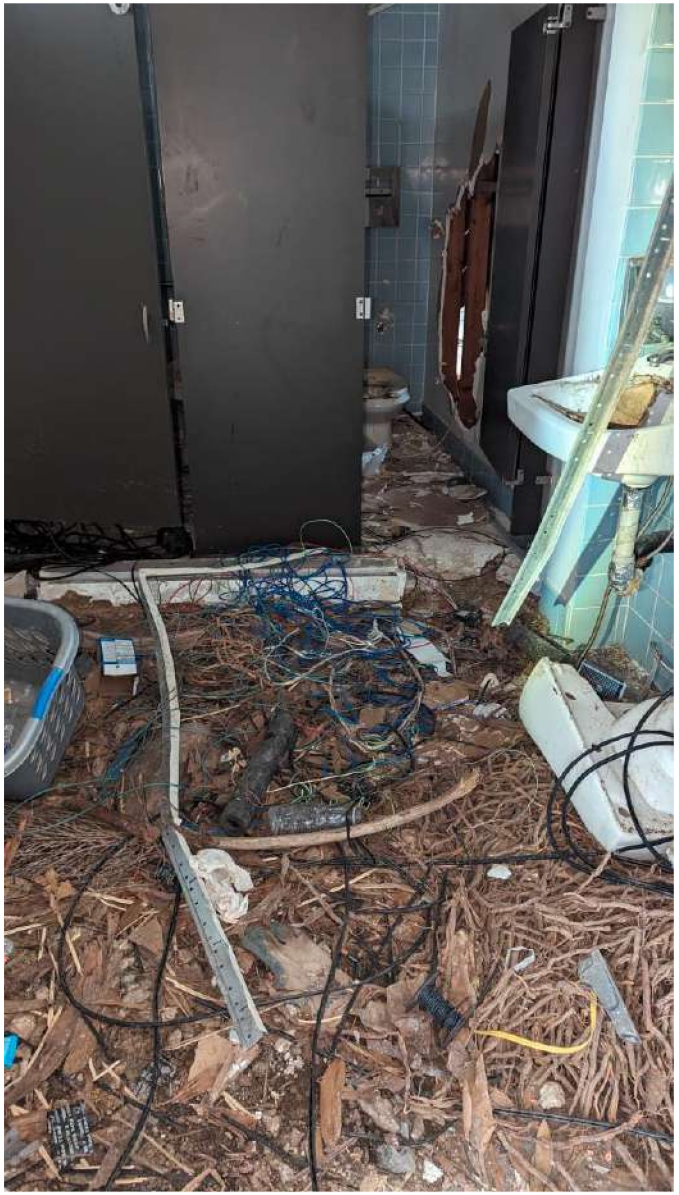









WOMEN



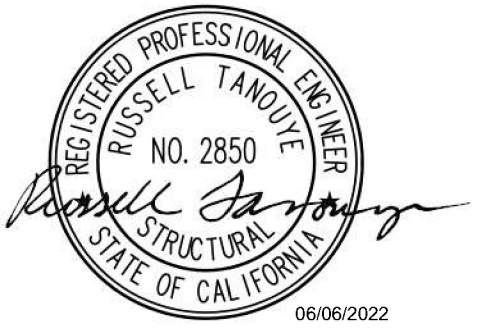
Enclosure 5

Attachment A

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California



06/06/2022

Englekirk

STRUCTURAL ENGINEERS

June 6, 2022

Job No. 12-L038B

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

Submitted to:

Alston & Bird LLP
333 South Hope Street
16th Floor
Los Angeles, CA 90071
(213) 576-2526
Attn: Mr. Greg Berlin

June 6, 2022

Job No. 12-L038B

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Appendix A – Tier 1 Checklists

1.0 INTRODUCTION

This report summarizes findings of the Seismic assessment per ASCE 41-13 (Tier 1) for the existing building located at 11973 San Vicente Boulevard. A seismic retrofit scheme was also developed for the report, based on ASCE 41-13.

This building is also considered a Historical Building and thus can be considered to be subject to the 2016 California Historical Building Code.

2.0 INFORMATION REVIEWED

Existing building plans were provided to our office. The existing building plans were prepared by Milton Caughey Architect for the "Office and Store Building Mr. David Barry" building. There is no construction date shown on these plans. These plans include Sheets 1 through 8, and include the foundation plan and typical framing sections. Based on the site visit performed on March 27, 2012, the existing building condition generally matched the existing building plans. Some discrepancies were observed. These discrepancies include new windows, new doorways, and modified interior demising walls. These discrepancies appear to have been created due to various tenant improvement revisions during the life of the building. This report was performed as an observation of the visible portions of the building and based on the available drawings. No destructive testing was performed.

3.0 BUILDING STRUCTURAL DESCRIPTION

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab on grade. The second floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the

sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

4.0 SEISMICITY

4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13)

A geotechnical report was not provided for review. Site geotechnical conditions were assumed to be consistent with Site Class D. The spectral accelerations were obtained from probabilistic hazard mapping software developed by the United States Geological Survey (USGS).

Spectral accelerations were obtained from the USGS for the Basic Safety Earthquake-1E (BSE-1E) hazard level. The BSE-1E hazard level corresponds to an earthquake with an average return period of 225 years or 20% probability of exceedance in 50 years. BSE-1E spectral accelerations are used to evaluate the level of seismicity of the site as required for the Tier 1 Checklist. The ordinates are illustrated in Figure 4.1.

Base on the 0.2 second and 1.0 second spectral accelerations, in accordance with ASCE 41 Table 2-4, the level of seismicity at this site is defined as High. This classification determines the ASCE 41-13 structural checklists required for use in evaluating the building.

4.2 Seismic or Geotechnical Hazards

The state of California has issued a set of regulatory maps detailing regions of potential liquefaction, landside and ground fault rupture. This site is in the Beverly Hills Quadrangle, as shown in Figure 4.2. Areas shown in white have not been identified as locations of potential liquefaction, landside or ground

fault rupture. The map indicates that the site, shown in Figure 4.2, has not been identified as a potential location for any of these seismic or geotechnical hazards.

5.0 SEISMIC EVALUATION SUMMMARY

5.1 ASCE 41-13 Tier 1

The building site is classified as "high seismicity" and in accordance with Tier 1 evaluation requirements, the following checklists were reviewed, and applicable "quick checks" were performed:

16.1 Basic Checklist
16.1.2LS Life Safety Basic Configuration Checklist
16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

A copy of the checklists is found in Appendix A. A summary is provided in Table 5.1 below for items that were found "Non-Compliant" or "Unknown".

Table 5.1: Summary of Checklist Findings

16.1 Basic Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	Discontinuous horizontal diaphragms occur at second floor and roof. Vertical elements of seismic-force-resisting system (such as wood shear walls or frames) were not found at all sides of the perimeter. Interior demising walls do not form a complete seismic-force-resisting system as they are discontinuous between floors.
16.1.2LS Life Safety Basic Configuration Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	See 16.1 for Description
Weak Story	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter. Interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors.

Soft Story	Unknown	Stiffness of the seismic-force-resisting system cannot be confirmed, as the seismic-force-resisting system (wood shear walls) are not found at all sides of perimeter, and wood shear walls are found discontinuous between floors.
Vertical Irregularities	Non-Complaint	Vertical elements of seismic-force-resisting system (Wood shear walls) were found discontinuous between floors.
Torsion	Unknown	The story center of rigidity cannot be confirmed.
Overturning		
16.3LS Life Safety Checklist for Building Type W2: Wood Frames, Commercial and Industrial		
Item	**Non-Compliant/Unknow**	**Description**
Redundancy	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter.
Shear Stress Check	Non-Complaint	The shear stress check provides an assessment of the overall level of demand on the structure. Existing shear walls are found to be overstressed.
Stucco (Exterior Plaster) Shear Wall	Unknown	Plywood sheathing on existing exterior wall shear walls cannot be confirmed. Existing shear walls could be a stucco shear wall
Gypsum Wallboard or Plaster Shear Walls	Non-Complaint	Existing interior demising walls are found to be Gypsum board.
Narrow Wood Shear Walls	Non-Compliant	Existing shear walls were found with an aspect ratio less than 2-to-1.

6.0 VOLUNTARY SEISMIC EVALUATION

Based on the potential deficiencies outlined in Section 5.1, additional analyses were performed to review the elements of the seismic-force-resisting system. Shear stress of shear walls and diaphragms were reviewed. The Basic Safety Earthquake-1E (BSE-1E) hazard level per ASCE/SEI 41-13 was used to determine building element 'demand over capacity ratios' (DCRs). These ratios compare the seismic demand versus the estimated capacity to provide a comparative estimate as to what level these building elements are overstressed. The lateral capacity of existing building elements is based on ASCE 41-13 Table 12-1, "The Default Expected Strength Values for Wood and Light Frame Shear Walls," and Table 12-2, "The Default Expected Strength Values for Wood Diaphragms."

The existing building geometry structurally separates the building into four separate wings. Discontinuities at the second floor and roof occur at each wing interface, thereby creating discontinuous horizontal

diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

In the north-south direction, roughly 120 feet of existing walls are located, such that they act as lateral resisting elements. In the east-west direction, roughly 42 feet of existing walls are located, such that they act as lateral resisting elements. The DCR for the walls in the north-south direction is 230% overstressed. The DCR for the walls in the east-west direction is 650% overstressed.

6.2 East Wing

In the north-south direction, there is no existing wall located as a lateral resisting element. The exterior wall along grid H and the interior courtyard wall along grid G do not contain structural elements that can be identified as a lateral resisting element. In the east-west direction, roughly 90 feet of existing walls are located as lateral resisting element. The DCR for walls in the north-south direction cannot be determined since no lateral resisting element can be identified. Significant lateral displacement may be expected in the north-south direction of the east wing during a seismic event. The DCR for walls in the east-west direction is 190% overstressed.

6.3 South Wing

There is no existing wall or lateral resisting element to resist seismic loads from the second floor and roof in either the north-south or east-west directions. As a result, significant lateral displacement may be expected during a seismic event. The steel posts that support this wing will be subjected to this potential lateral displacement. Since the steel posts do not possess any lateral resistance, a possible collapse of this wing can result during a seismic event.

6.4 West Wing

In the north-south direction, roughly 50 feet of existing walls are located, such that they act as a lateral resisting element. In the east-west direction, roughly 40 feet of existing walls are located, such that they act as a lateral resisting element. There is no wall located at the south end of the wing. Significant lateral displacement may be expected in the east-west direction during a seismic event. The DCR for the walls in the north-south direction is 360% overstressed. The DCR for the walls in the east-west direction is 400% overstressed.

6.5 Typical Existing Roof and Floor Diaphragm

The DCR for the typical diaphragm at the roof and second floor is highly overstressed. Diaphragm shear stress cannot be determined at areas where vertical seismic-force resisting elements are not found.

7.0 Voluntary Seismic Retrofit Scheme

To conform to the seismic force resisting requirements for a new structure, we propose a seismic retrofit scheme that includes strengthening the existing walls, adding new 2-story shear walls, and new steel moment frames. (See Figure 7.1 for conceptual shear wall and steel moment frame locations)

7.1 Strengthening Existing Shear Wall

The existing shear walls need to be continuous between floors. The strengthening requirements include adding new plywood sheathing and nailing, new hold-down anchors at each end of the wall, new floor to wall connection, and new footing/enhancing for the existing footing.

New Shear Wall: New wood shear walls need to be continuous between floors. The new wood shear wall construction includes new 2x stud wall framing, new plywood sheathing and nailing, new hold-down anchors at each end of the wall, and new footing.

New Floor and Roof Diaphragm Sheathing: New ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.

Steel Moment Resisting Frame: Two-story steel moment resisting frames are to be introduced at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Consideration for Reducing Impact of Retrofit on Historical Fabric: The above seismic retrofit can be done to minimize the impact on the building historic fabric. The addition of new plywood shear walls can be performed on the inside force of the exterior walls to avoid removing or damage the exterior skin. The new walls can be located to avoid closing any existing historic windows. The new steel moment resisting frames that are located at the front wing can be placed interior to the building footprint. The second floor and roof diaphragm will require enhanced nailing to allow the adjustment of the frame relocations.

Seismic Retrofit Cost: The cost to retrofit the building can vary, depending on the specific repair details, sequencing, and potential unforeseen conditions. We estimate the retrofit cost will be about $2.0M to $2.5M. This cost does not include any costs such as possible code required upgrades such as the American Disability Act (ADA), plumbing, mechanical, lighting, etc. Also, the addition of new shear walls may render portions of the building less rentable because of the shear wall obstruction at storefront windows, office windows, etc.

8.0 CONCLUSIONS

Based on our evaluation per the ASCE/SEI 41-13 Tier 1 checklist, the seismic force resisting system of the subject property is generally highly overstressed.

The analysis indicates high demand over capacity ratios for all parts of the existing building. These high ratios indicate that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin. Some portions of the building have no significant seismic resisting elements that can resist the seismic forces from the roof and second floor and can result in a possible collapse when subject to a moderate to strong earthquake. These structural deficiencies represent life safety hazards to occupants in and around the building. The above mentioned seismic retrofits would correct the structural deficiencies identified in this report.

The California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces. A direct comparison of this force level to ASCE 41-13 was not performed. However, based on the level of overstress, it is our opinion that the same conclusion and retrofit recommendations will apply.

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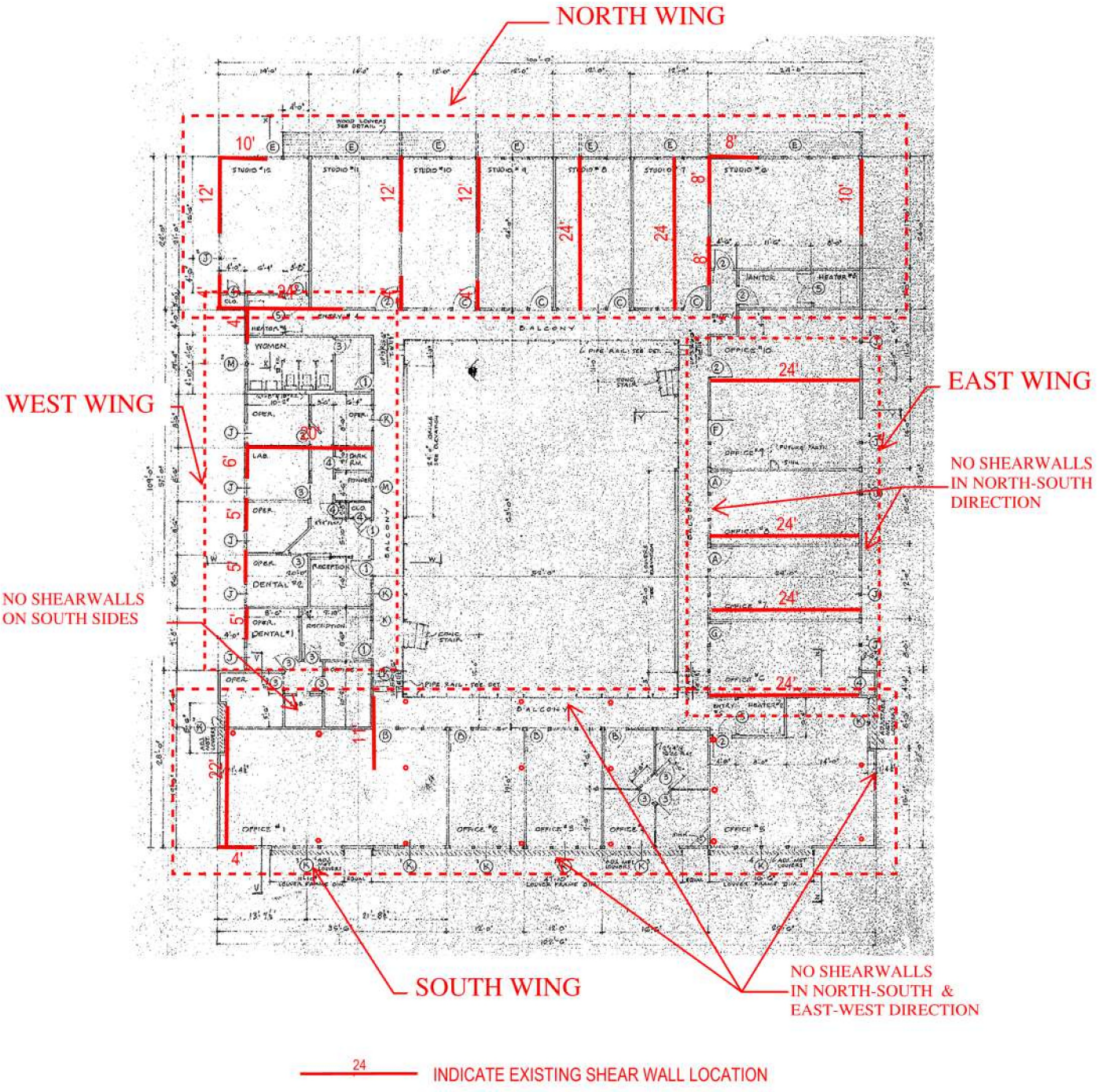


Figure 3.1: Existing Shear Wall Locations

May 26, 2021
Job No. 12-L038B

USGS Design Maps Summary Report

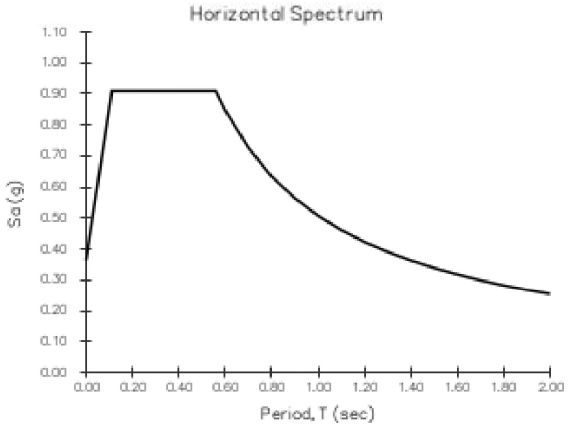
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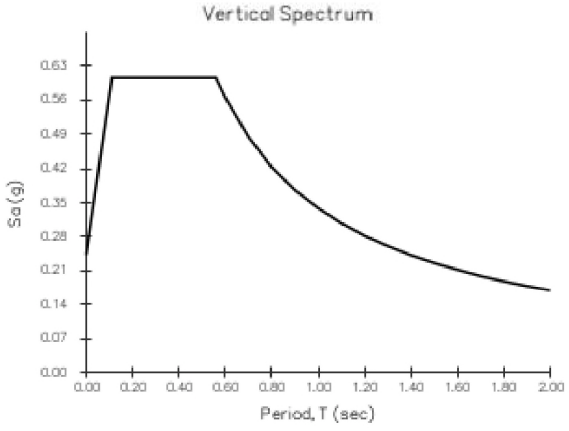
Report Title	11973 San Vicente Blvd Wed May 31, 2017 18:40:24 UTC
Building Code Reference Document	ASCE 41-13 Retrofit Standard, BSE-1E (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.05251°N, 118.47185°W
Site Soil Classification	Site Class D – "Stiff Soil"



USGS–Provided Output

$S_{S,20/50}$	0.760 g	$S_{XS,BSE-1E}$	0.909 g
$S_{1,20/50}$	0.274 g	$S_{X1,BSE-1E}$	0.508 g





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Figure 4.1: Spectral Ordinates per ASCE 41-13

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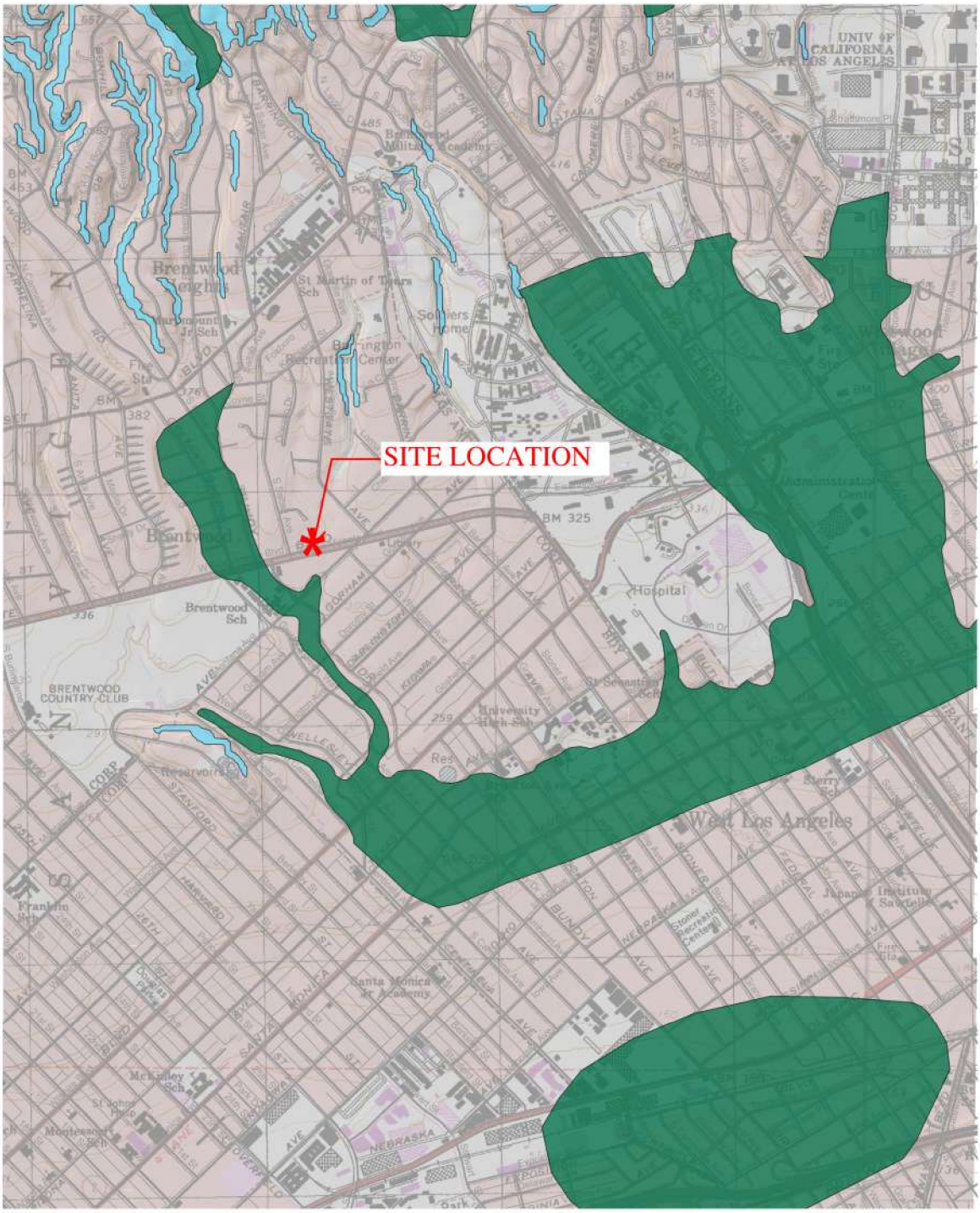
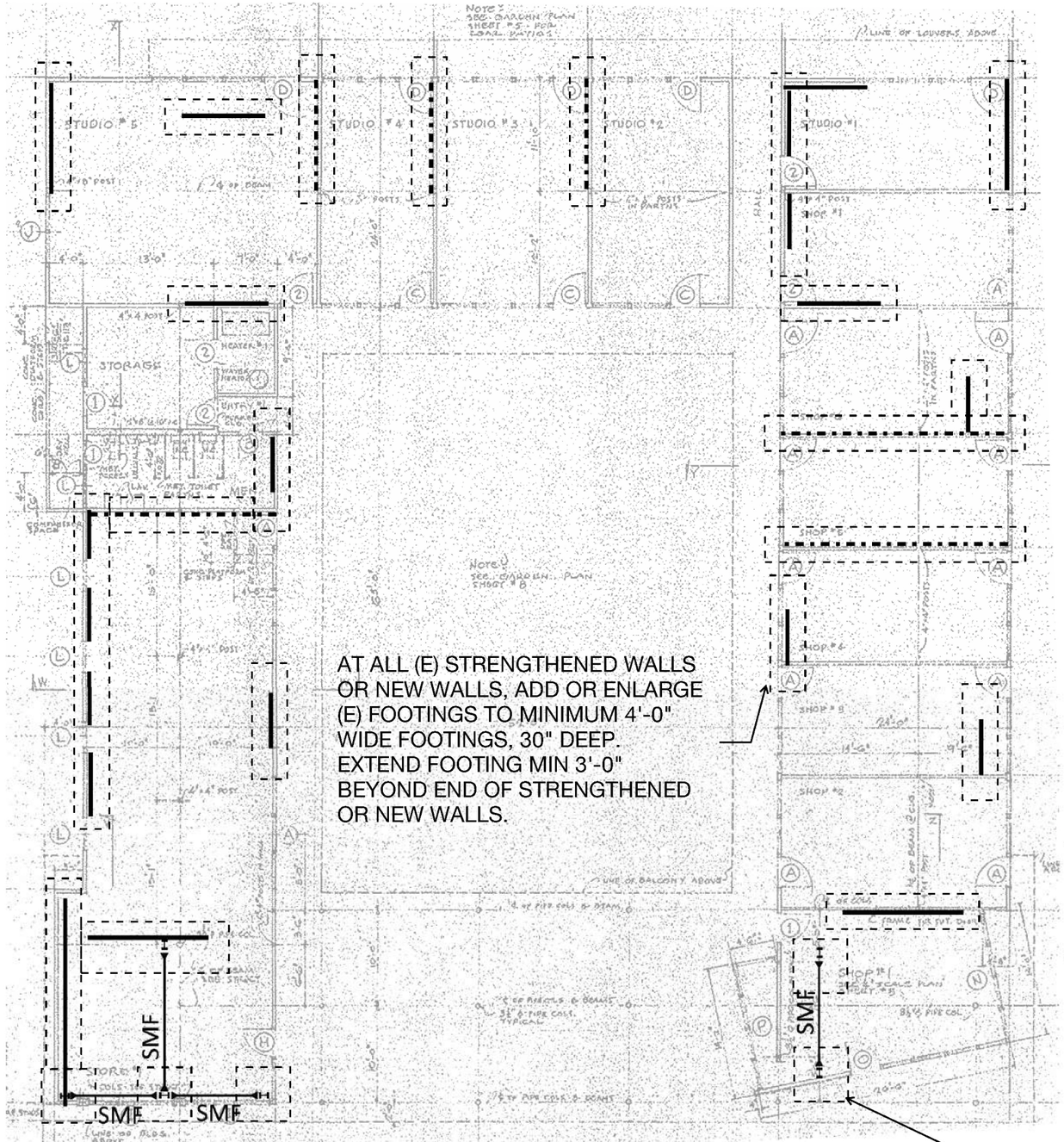


Figure 4.2: State of California Regulatory Map for Seismic Hazards (Beverly Hills Quadrangle)

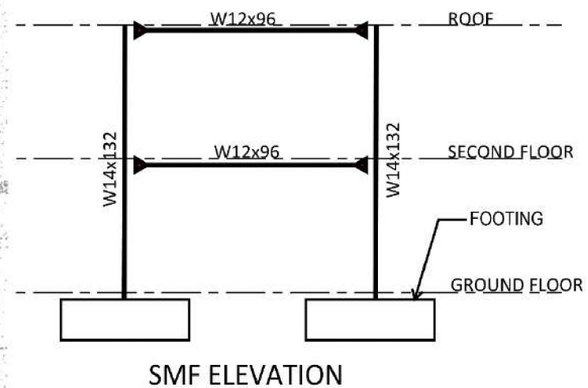
May 26, 2021
Job No. 12-L038B



10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.



SMF ELEVATION

Figure 7.1: Conceptual Shear Wall and Steel Moment Frame Locations

APPENDIX A
Tier 1 Checklists

Chapter 16.0 Tier 1 Checklist

STRUCTURAL COMPONENTS	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well-defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	WALL ANCHORAGE. Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.5.3.7. (Commentary: Sec. A.5.1.1. Tier 2: Sec. 5.7.1)

16.1.2LS Life Safety Basic Configuration Checklist

Low Seismicity

Building System

GENERAL	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	ADJACENT BUILDING. The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building. This statement shall not apply for the following building types: W1, W1a, and W2. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2)
C NC U (NA)	MEZZANINES. Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3)
BUILDING CONFIGURATION	
C (NC) U NA	WEAK STORY. The sum of the shear strengths of the seismic-force resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)
C NC (U) NA	SOFT STORY. The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)
C (NC) U NA	VERTICAL IRREGULARITIES. All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)
C NC U (NA)	GEOMETRY. There are no changes in the horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)
(C) NC U NA	MASS. There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)
C NC (U) NA	TORSION. The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)

Moderate Seismicity (Complete the following items in addition to the items for Low Seismicity)

GEOLOGIC SITE HAZARDS	
(C) NC U NA	LIQUEFACTION. Liquefaction-susceptible, saturated, loose granular soils granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 ft. under the building. (Commentary: Sec. A.6.1.1. Tier 2: Sec. 5.4.3.1)
(C) NC U NA	SLOPE FAILURE. The building site sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: Sec. 5.4.3.1)

C NC U NA	SURFACE FAULT RUPTURE. Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: Sec. 5.4.3.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

FOUNDATION CONFIGURATION	
C NC U NA	OVERTURNING. The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)
C NC U NA	THIS BETWEEN FOUNDATION ELEMENTS. The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)

16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

Low and Moderate Seismicity

LATERAL-SEISMIC-FORCE-RESISTING SYSTEM	
C (NC) U NA	REDUNDANCY. The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1. Tier 2: Sec. 5.5.1.1, and)
C (NC) U NA	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1. Tier 2: Sec. 5.5.3.1.1): Structural panel sheathing 1,000 lb/ft Diagonal sheathing 700 lb/ft Straight sheathing 100 lb/ft All other conditions 100 lb/ft
C (NC) U NA	STUCCO (EXTERIOR PLASTER) SHEAR WALLS. Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system. (Commentary: Sec. A.3.2.7.2. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS. Interior plaster or gypsum wallboard is not used as shear walls on buildings over one story in height with the exception of the uppermost level of a multistory building. (Commentary: Sec. A.3.2.7.3. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	NARROW WOOD SHEAR WALLS. Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces. (Commentary: Sec. A.3.2.7.4. Tier 2: Sec. 5.5.3.6.1)
C NC (U) NA	WALLS CONNECTED THROUGH FLOORS. Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor. (Commentary: Sec. A.3.2.7.5. Tier 2: Sec.5.5.3.6.2)
C NC U (NA)	HILLSIDE SITE. For structures that are taller on at least one side by more than one-half story due to a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1. (Commentary: Sec. A.3.2.7.6. Tier 2: Sec. 5.5.3.6.3)
C NC U (NA)	CRIPPLE WALLS. Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels. (Commentary: Sec. A.3.2.7.7. Tier 2: Sec. 5.5.3.6.4)
C NC U (NA)	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces. (Commentary: Sec. A.3.2.7.8. Tier 2: Sec. 5.5.3.6.5)
CONNECTIONS	
C NC (U) NA	WOOD POSTS. There is a positive connection of wood posts to the foundation. (Commentary: Sec. A.5.3.3. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	WOOD SILLS. All wood sills are bolted to the foundation. (Commentary: Sec. A.5.3.4. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	GIRDER/COLUMN CONNECTION. There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1. Tier 2: Sec. 5.7.4.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

DIAPHRAGMS	
C (NC) U NA	DIAPHRAGM CONTINUITY. The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	ROOF CHORD CONTINUITY. All chord elements are continuous, regardless of changes in roof elevation. (Commentary: Sec. A.4.1.3. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	DIAPHRAGM REINFORCEMENT AT OPENINGS. There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension. (Commentary: Sec. A.4.1.8. Tier 2: Sec. 5.6.1.5)
C NC U (NA)	STRAIGHT SHEATHING. All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2)
C (NC) U NA	SPANS. All wood diaphragms with spans greater than 24 ft. consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2)
C (NC) U NA	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS. All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 feet and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2)
C NC U (NA)	OTHER DIAPHRAGMS. The diaphragm does not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Commentary: Sec. A.4.7.1. Tier 2: Sec. 5.6.5)
CONNECTIONS	
C NC (U) NA	WOOD SILL BOLTS. Sill bolts are spaced at 6 feet or less, with proper edge and end distance provided for wood and concrete. (Commentary: A.5.3.7. Tier 2: Sec. 5.7.3.3)

Attachment B

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STRUCTURAL ENGINEERS

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Mitchel Le Heux, PE, SE
Katherlin Lee Choi
Milton S. Shiosaki
Daniel W. Shubin
Edward Silver, PE, SE
Kimberly F. Tanouye

June 1, 2021

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

This letter summarizes the structural analysis work that you have requested we perform for the above noted building. You have requested that we perform a structural analysis to repair the building to conform to the City of Los Angeles Soft Story Ordinance (Ordinance No. 183893). We were also requested to provide structural sketches that convey the structural work required to conform to this ordinance. This work is identified as a Phase I level repair work. For a Phase II level repair work, we were to develop structural sketches that will conform to ASCE 41-13 level of repair using the Basic Service Earthquake – 1E (BSE-1E) as the design criterion.

Existing Building Description

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab-on-grade. The second-floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

Phase I – City of Los Angeles Soft Story Ordinance

We have reviewed the Ordinance and have determined that this ordinance will apply to the building south wing as there is no ascertainable lateral system. The wing is supported on isolated steel columns. Therefore, we have developed a seismic retrofit solution that addresses this building portion only. The

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Ordinance stipulates a seismic design force level of 75% of the current California Building Code. Additionally, because of the historic nature of the building, a structural solution that minimizes the architectural impacts on the building was selected.

The seismic retrofit scheme consists of steel moment frame structures that are located within the building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for this south wing. In addition, there are some new wood shear walls that are placed to minimize architectural impact on the building. New footings are added, and the first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Phase II – ASCE 41-13 Retrofit

This scheme delineates the structural retrofit work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I scheme.

The seismic retrofit scheme consists of new and strengthened wood shear walls that are sheathed with 12" plywood sheathing and wall anchors. There are new foundations to support the seismic loads resisted by the new shear walls. These walls are distributed throughout the wings. The locations of these walls are general in nature and can be located more precisely in the future. The first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Summary

The two schemes presented are conceptual in nature and do not represent final construction repair plans. These plans can be used to develop conceptual budgeting pricing only for the seismic related retrofit work. Additional non-structural costs such as American with Disabilities (ADA) compliance, MEP relocation, construction sequencing, etc. should be reviewed and assessed by a qualified Contractor or Cost Estimator.

Respectfully submitted,

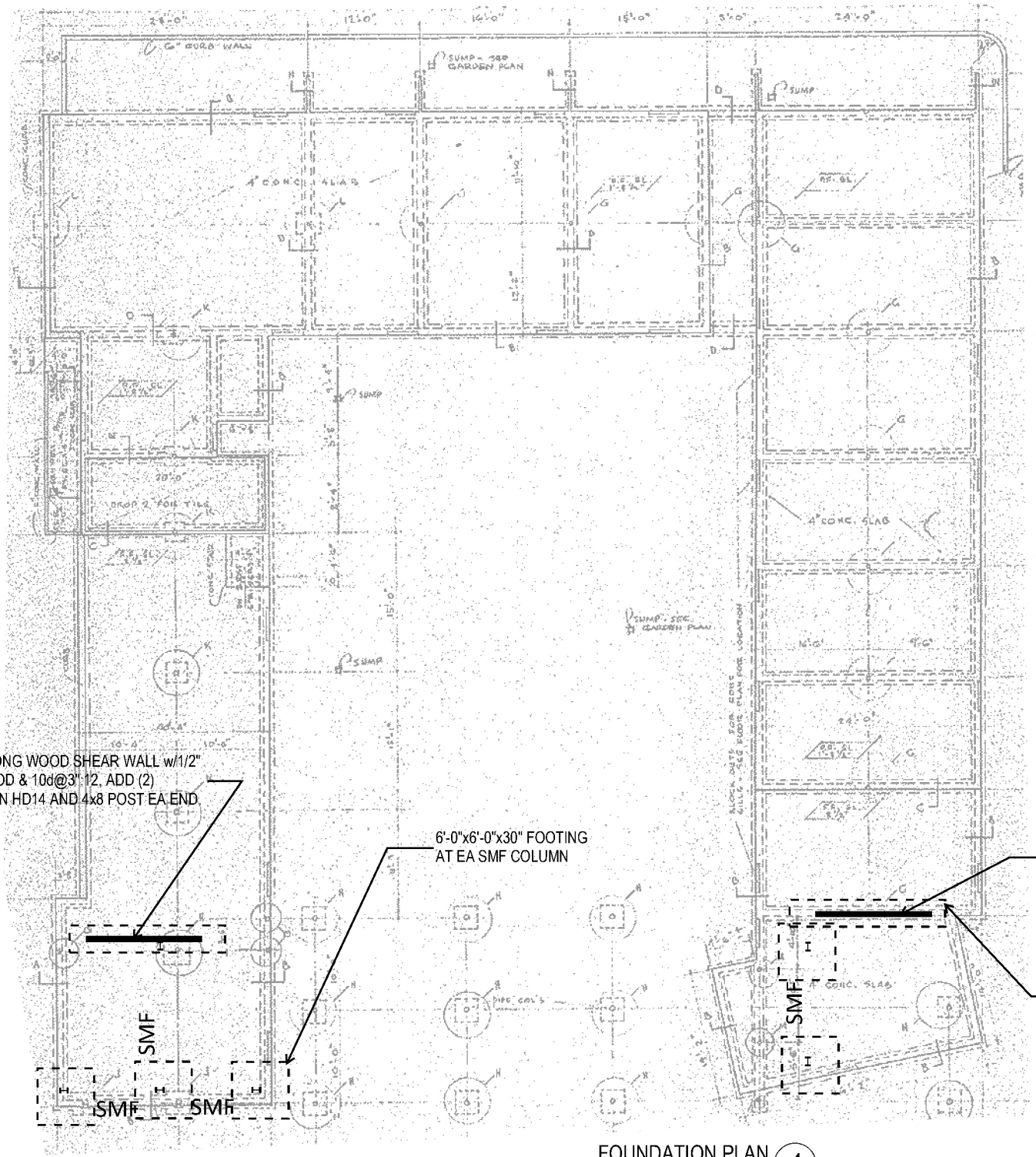
Russell Tanouye, PE, SE, LEED AP
Principal

REGISTERED PROFESSIONAL ENGINEER
RUSSELL TANOUYE
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STATE OF CALIFORNIA

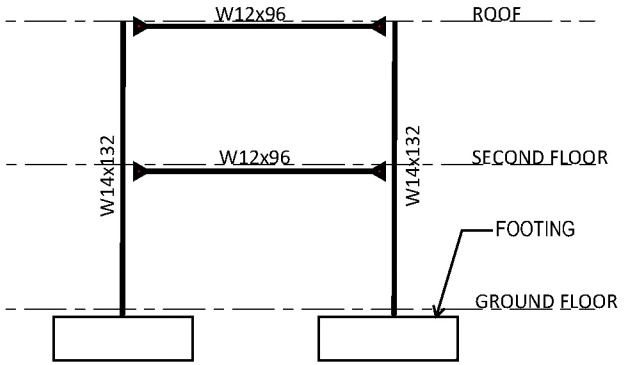
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Attachments

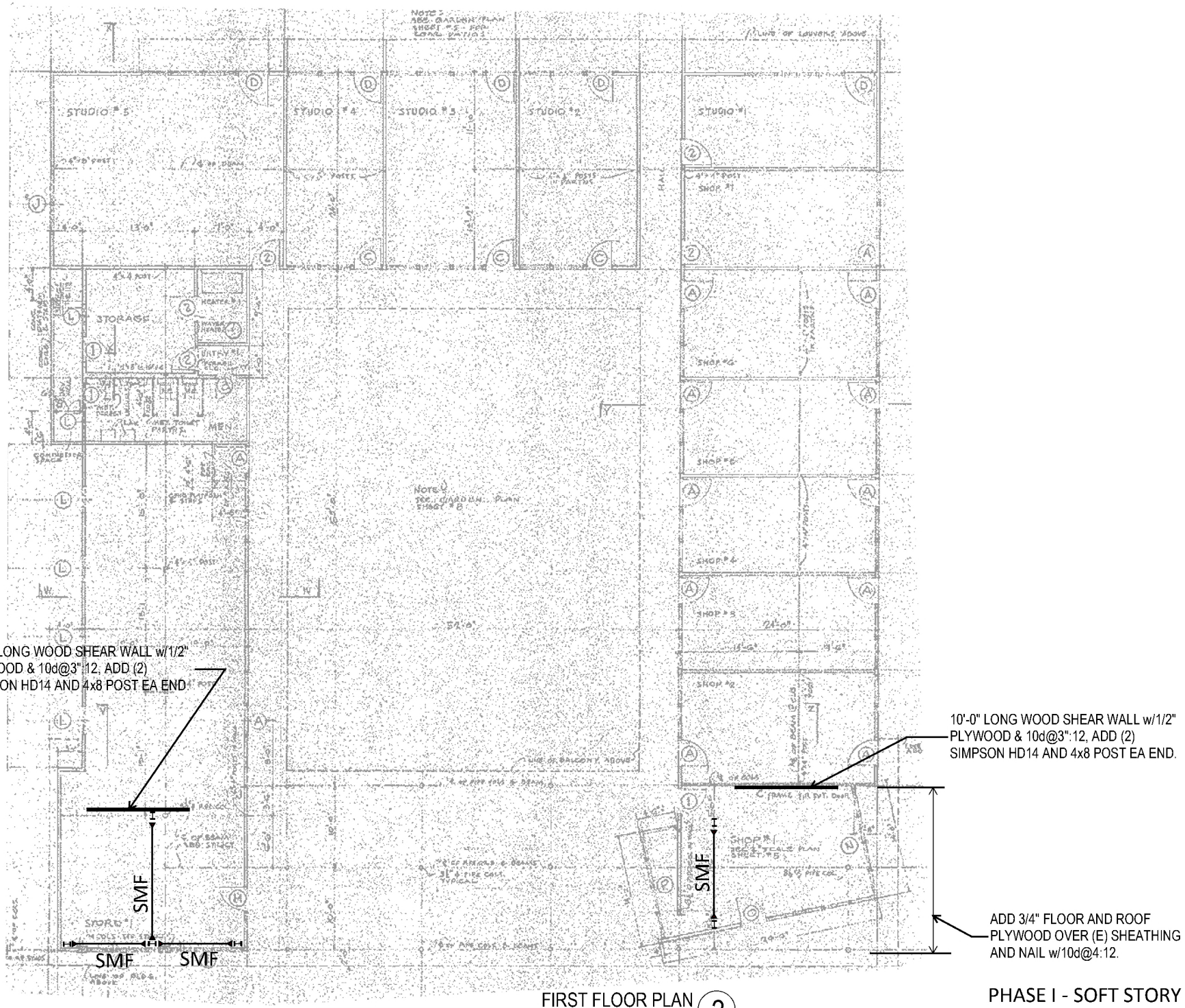


FOUNDATION PLAN 1



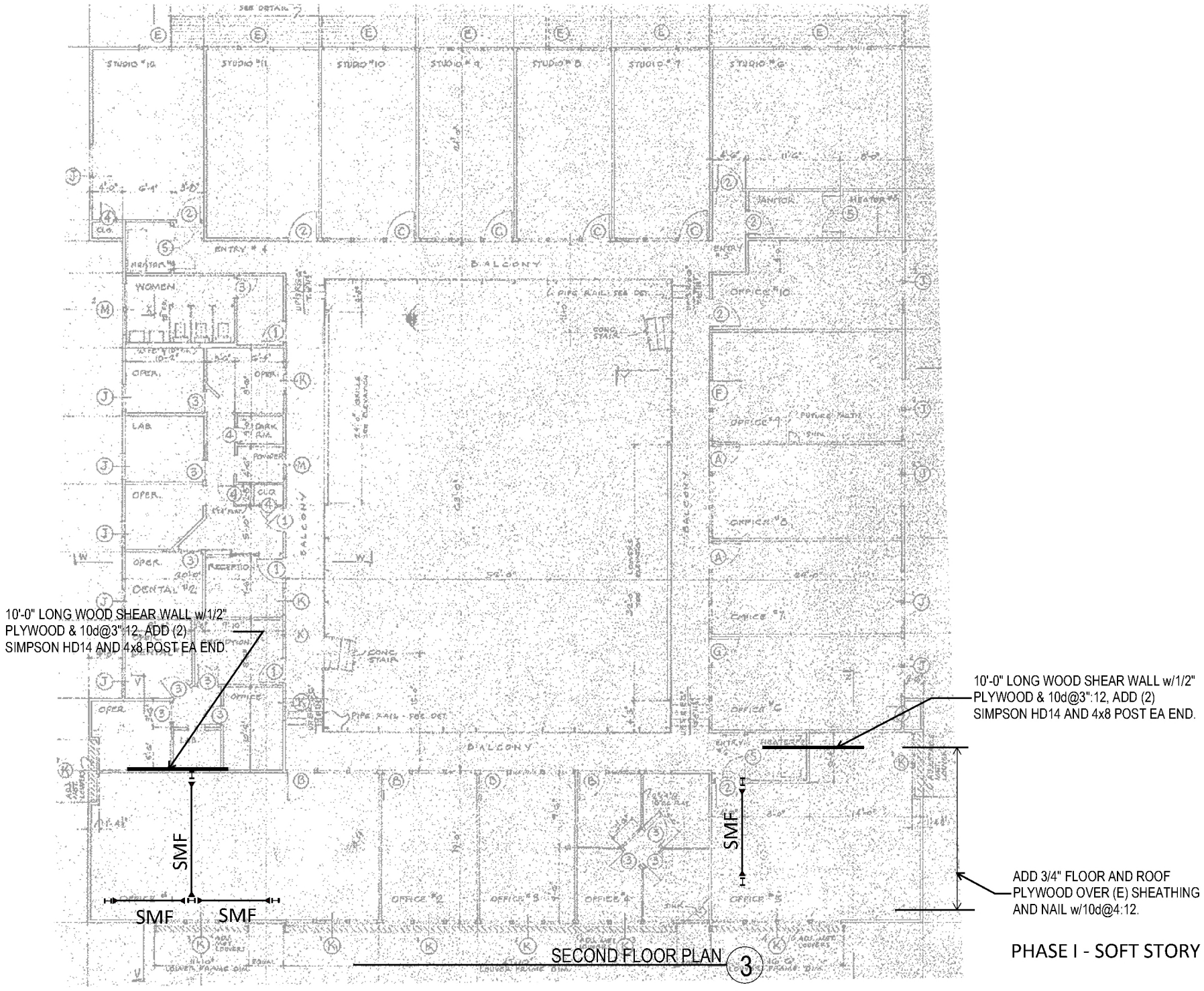
SMF ELEVATION

PHASE I - SOFT STORY RETROFIT



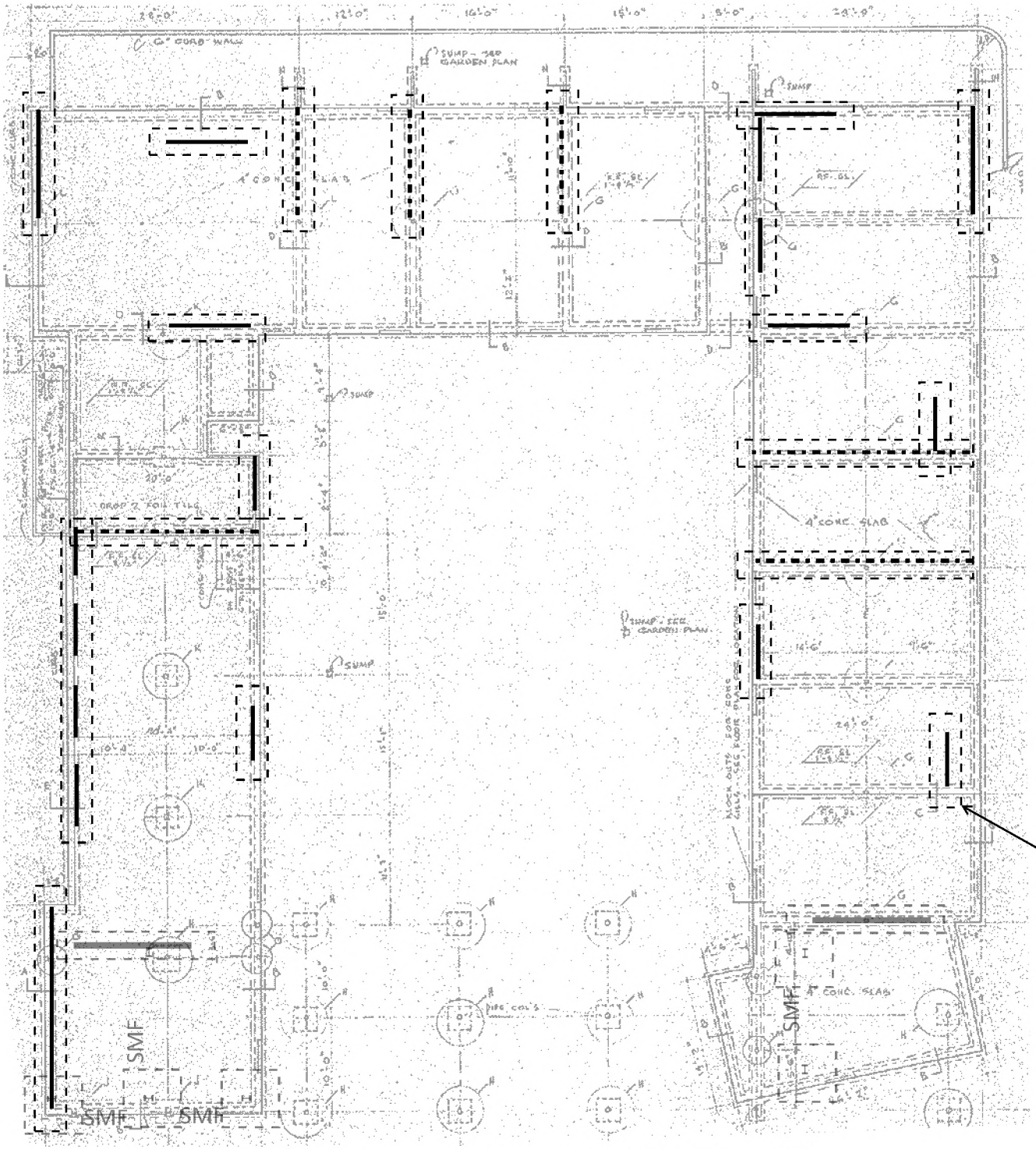
FIRST FLOOR PLAN 2

PHASE I - SOFT STORY RETROFIT



SECOND FLOOR PLAN 3

PHASE I - SOFT STORY RETROFIT



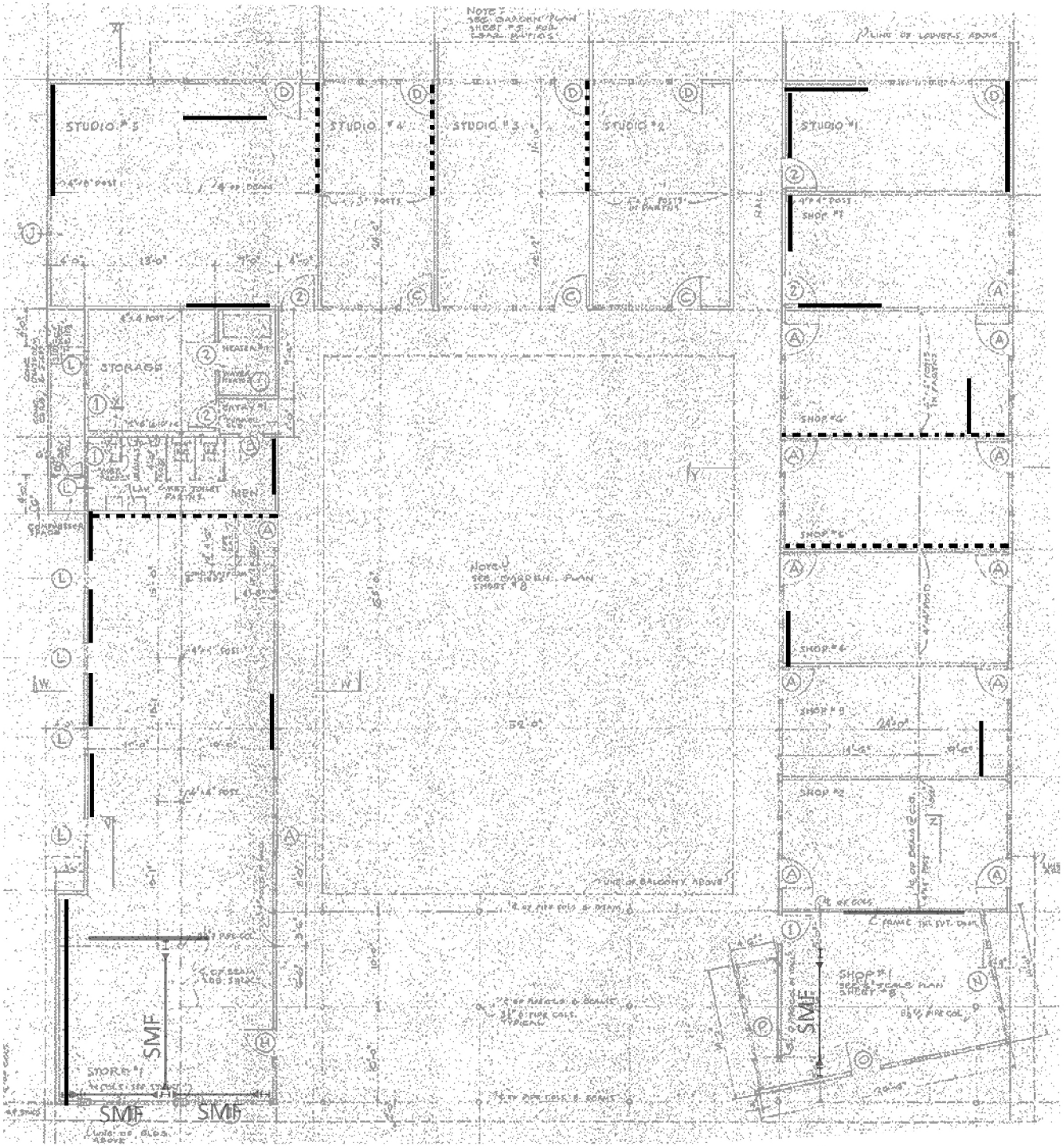
10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

3'-0"x30" FOOTING AT EA WOOD SHEAR WALL

FOUNDATION PLAN 1

PHASE II - ASCE 41-13 RETROFIT



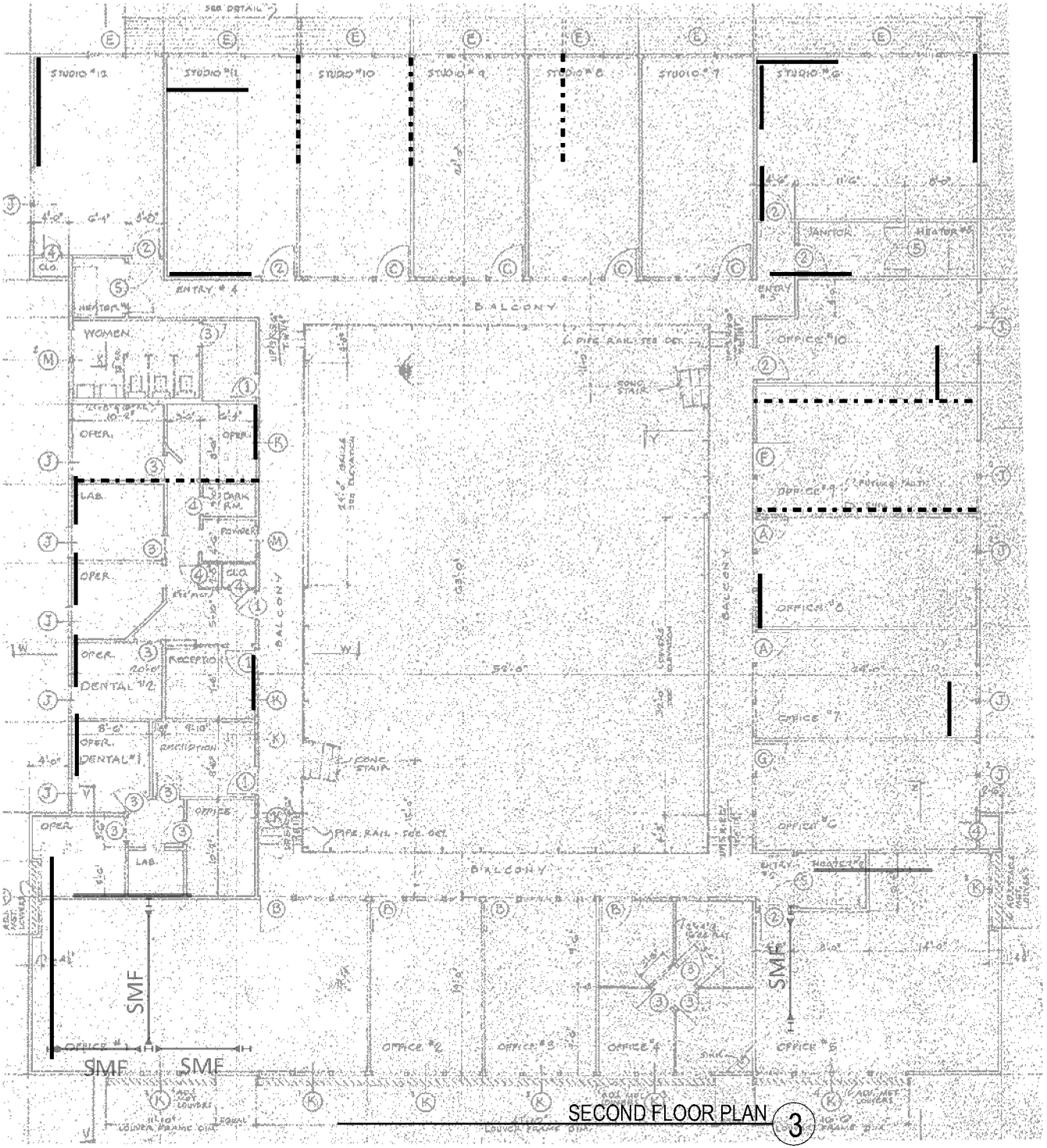
FIRST FLOOR PLAN 2

10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.

PHASE II - ASCE 41-13 RETROFIT



10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

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PHASE II - ASCE 41-13 RETROFIT

Attachment C

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June 1, 2021
Revised June 3, 2022

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

We have prepared a report letter dated May 26, 2021 that developed a recommended structural retrofit to meet the Los Angeles City Soft Story Ordinance (Ordinance No. 183893). This recommended structural retrofit only addresses the structural deficiencies in the south wing. This ordinance is limited to this building portion as there is no ascertainable lateral system (commonly referred to as the "soft story") and the second and roof levels are supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the east, north or west wing structural deficiencies, which are identified in my May 26 report, because these wings do not have a "soft story." Thus, the ordinance does not mandate a retrofit for these wings.

Accordingly, it is our professional opinion that even with the implementation of the Soft Story Ordinance structural retrofit, the remaining building wings will not be structurally retrofitted and will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA Basin.

Respectfully submitted,



06/03/2022

Russell Tanouye, PE, SE, LEED AP
Principal

RT:gh

Attachment D

Barry Building ADA Upgrade Requirements

Part 1 **Analysis**

Part 2 **Accessible Route**

Sidewalk

Parking

Building Access

Ramps

Path of Travel

Doors and Doorway

Building Elements

Stairs

Handrails

Restrooms

Signs

Outlets & Switches

Windows

INTRODUCTION

At the request of Alston & Bird, LLP, Gruen Associates evaluated the ADA compliance requirements of the Barry Building and prepared this report. The Barry Building was constructed in 1951 and was designated as a Los Angeles Historic-Cultural Monument in 2007. The codes referenced in this report are from the 2019 California Building Code and the 2019 California Historical Building Code.

The Barry Building ADA compliance review effort includes the following activities: 1) original building plans review, 2) photo survey on site of the non-compliant elements, and 3) analysis based on comparison with the specific code sections.

Because the building has been protected from vandalism, all doors and windows have been covered by screwed-on plywood panels. Therefore, the field photo survey documents a random selection of five suites and the first floor main tenant space.

The final report consists of three parts. Part 1 is an analysis of the ADA issues that affect the use of the building the most. It also attempts to find common architectural solutions to overcome the use limitation. Part 2 is the illustrated findings. It covers the accessible route and the more specific building elements that are currently not compliant.

The premise is that in order to restore the building one needs to know what is currently not in compliance. Each one of the illustrated conditions may lead to one or multiple solutions. Some may be quick and inexpensive fixes that are simply to achieve code compliance. However, many conditions call for costly and systematic modifications to the building components which overlap with the key character definitive features. Thoughtful studies and discussions with AHJ are necessary to reach the ideal solutions and many of them may be a form of compromise. This report simply focuses on exposing the issues which we hope will eventually lead to good solutions for the building.

<u>East Sidewalk</u>

At the east elevation, most of the ground floor tenants have a door that opens to a sidewalk that is less than 36" wide. CBC Section 11B-403.5.1.3 requires that sidewalks be a minimum width of 48". The 36" wide sidewalk makes these doors neither a public entry nor a legal accessible means of egress. Under these conditions, it is logical to discourage the public from accessing the units through these doors by clearly not making them doors. A fixed solid or glass panel would be the closest to the current solid door look and any door hardware should be removed. This is contrary to the character of a commercial window storefront which is part of the character-defining features of the building. Alternatively the existing doors could be fixed in place and made inoperable to maintain the historic visual character.

Currently, a standard single bay unit is small enough to require only one exit. However, if two or more spaces are leased together two exits may be required and that tenant will need to have both exits located at the courtyard. The courtyard will be burdened with a greater exit load, which will bottleneck the passageway. The owner loses the ability to attract desirable tenants that would want a better exit layout or visible access on the public side.

The current driveway width is 21'-6" based on the original plans. The minimum two-way driveway, based on LADBS Doc P/ZC 2002-001, is 19' wide; therefore, it is possible to reduce the driveway by 2'-6" and widen the sidewalk to 5'-6", assuming the owner of the building has a fee ownership of the

driveway. If so, an east facing door will open into a legal sidewalk. If not the doors and the sidewalk will need to remain not used. If the east sidewalk can be widened, the doors still need to provide the code required floor transition discussed below.

East Exterior Doors

East exterior doors are wood doors currently having an average of 4" vertical floor transition at the door threshold. CBC Sections 11B-303.2 and 303.3 only allow a combined, vertical and sloped, ½" height change at a door threshold. Therefore, these doorways cannot be made into a code compliant entry or egress without modifications. Such modifications could be either adding an exterior sloped alcove or adding a short ramp within the tenant space. The former will lessen the character of the existing window wall. The latter will require new doors at the east elevation due to the drop of the door sill.

The California Historical Building Code Section 8-603.4 allows a power assisted door to be considered as an equivalent alternative to level landing and strike side clearance. The 4" height change at the current door threshold exceeds a normal threshold's height change by a significant amount. Its' hazard level cannot be compensated by a power-assisted door mechanism. Even for the general public, it presents a tripping hazard. Alternatively the doors can be fixed in place and made inoperable. Tenant exiting would need to be accomplished entirely through the courtyard.

Courtyard Stairs and Ramp

At the ground floor, the courtyard is in two levels separated by two steps with approximately a one-foot height change. Currently, a ramp connects the two levels. The steps in the courtyard do not have handrails and all stairs in the courtyard do not have code required handrail extensions, per CBC Sections 11B-505.10.2 and 505.10.3 The existing stair and balcony guardrail design has very large openings between the rails and will most likely require modification due to the high hazard level. If the railing is modified, it would be natural to update the extension to meet the current code. The stairs do not have the proper contrasting stripes required for the upper approach and all treads per CBC Section 11B-504.4.1.

Second Floor Access

All four levels of the second floor are not currently accessible. To make the space rentable, they will need to be made accessible, which will require at least one or multiple elevators or lifts. The four height transitions at the balcony, theoretically, can be dealt with by ramps or wheelchair lifts if a continuous circulation loop is maintained for exiting purposes or for a communal experience.

2 Elevators, 2 LULA Elevators or 2 Lifts Scenario

At least one elevator or a wheelchair lift will be required to take people from the ground floor to the second floor. This paragraph explores the possibility of utilizing the two elevators to connect all four second floor levels by putting each at a diagonal opposite corner of the courtyard. Each will have two arrival lobbies at the second floor and the elevator will have two doors in 180 degrees or 90 degrees. The 90-degree version is more uncommon, but can utilize the balcony as one of the two lobbies, so it is more efficient. An elevator lobby is about the same size as an elevator shaft which is about 85 sf. Each elevator will need a small room to house a control panel or a machine. At the end, the two elevators for

the entire project will take away at least 660 sf and possibly 800 sf, which is about the area of two to three rental units.

The shortest elevator shaft height is 12'-6" from the top of the arrival floor to the underside of the roof, whether it is a hydraulic or a machine room less type of elevator. This dimension exceeds the height of any of the four wings of the current second floor. Because the north and south wings are taller, it would make sense to put the elevator in those wings to minimize its visual impact to the courtyard elevations. Because the shafts would be the tallest building element, it is important to push it far back from the south elevation to avoid it being seen from any parts of the street. Two ideal corner locations that work with the sightline happen to coincide with the entry point of the two ground floor tenant spaces on San Vicente. This would be a big compromise and may make the prime units less leasable.

An elevator also requires a pit, two guiderail supports and a hoist beam. Therefore, the ground floor will need to be dug out at least six feet deep to install the pit and two guiderail supports. Such an intervention may not be proportional to a building of this size. Due to the lower cost of the hydraulic elevator, many owners choose to use it for two-stop application. The hydraulic elevators are much slower so putting two elevators next to each other can reduce the wait time. Putting one elevator at opposite corners of the balcony diminishes such a benefit.

This scenario can be substituted with two Limited Use Limited Application elevators traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and can save some overhead space and substantial pit depth. The advantage is that they can still be used by general public. This type of elevator's cab has less wheelchair maneuvering space and weight capacity.

This scenario can also be substituted with two lifts traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and will not require a pit. The disadvantage is that they are less likely to be used by the general public.

<u>1 Elevator + Ramps Scenario</u>

The following explores the possibility that only one elevator or lift will be installed to travel between the first and second floors and from there the other three levels are reached by ramps. The change of the level in the second floor is approximately 2'-6" at the southeast and the southwest, and 1'-6" at the northeast and the northwest. Under CBC, it will require two 30' long ramps to transition at 1:12 slope for the south wing and two 18' long ramps for the north wing. California Historical Building Code Section 8-603.6 provides Alternatives 1 and 2 which allows greater slope. They do not offer any advantage because they cannot achieve the current height change without adding intermediate landings. Although advantageous in terms of maintaining the historic character of the building, locating the ramps at the interior of the second floor spaces, even with slightly steeper slopes as permitted under the Historic Building Code, is problematic considering the quantity of usable space they would displace.

The ramps are not a workable option because they will literally wipe out most of the second floor unit's entries. These units cannot be individually adjusted to a new level because they don't have the ceiling height to accommodate a raised floor. It will take too much space to provide an ADA entry transition at

each unit from the ramp. A ramp will also destroy many wood window's bases. It would be a significant change of character if all the window's bases become sloped or stepped.

From a planning perspective, internal or balcony ramps can work if all the in-line units are combined into one larger unit so it can have a single entry and an exit point occurring at the ramp landings. Since many interior partitions are structural, it is unrealistic to assume the removal of large sections of the wall to create larger rentable units. Above all, changing from steps to a ramp will significantly alter the look of the courtyard facing elevations and the railing, a character defining feature, will need to slope to follow the ramp slope.

1 Elevator + Wheelchair Lifts Scenario

The following explores the possibility that only one elevator will be installed and from its second floor Lobby the other three levels are connected by lifts. The second floor balcony width is about 50" which is not wide enough to allow a wheelchair lift to be added while maintaining the required exit width. If a wheelchair lift needs to be added, it will need to be located at an adjacent tenant space. Under this scenario not only will significant rentable square footage be lost, but the exterior wall will need to be pushed in to create the space for the lift and the landings. The structural enhancements at the lift floor and the mast will need to be added, as well. All can alter the courtyard character. The look of the lift itself may not be compatible with the building's character.

Two Accessible Means of Egress

If the second floor tenants can be served by any combination of the above vertical transportations, two means of accessible egress will still be required for the tenants and that will trigger the requirement of the Exterior Area of Assisted Rescue along the second floor balcony per CBC Section 1009.7. The Interior Area of Refuge is not a logical option because the circulation of the units is exterior. A minimum width of a combined exit path and the Area of Assisted Rescue is 68" (44"+24") and that exceeds the current balcony width which is consistently at about 50". Unless two of the Interior Areas of Refuge can be accepted by AHJ and reached by all tenants, a total of two Area of Assisted Rescues will be required. The slanted guardrail takes away some of the exit width, so the wheelchair spaces for this requirement will need to be created by carving into the existing window wall which is along the balcony. A one-hour rated solid wall offering the fire protection adjacent to the wheelchair spaces will need to be provided. This will impact the courtyard elevations and change the building character.

Restrooms

Currently, there is no accessible women's restroom on the site. The only women's restroom is on the second floor which is not on the accessible route due to the lack of an elevator. It has not been upgraded to meet ADA. This is not in compliance with CBC Section 11B-213.2.

California Historical Building Code allows an accessible unisex toilet facility to replace separate-gender toilet facilities required in the regular code. Since the Interior Character Defining Features Inventory does not include the interior of the current restrooms, bringing the existing toilet facilities to full ADA compliance may be an option provided that the current space enclosed by the restroom walls is workable. Based on the field survey, the current dimensions of the restrooms appear not to be

sufficient to achieve such a layout. Some dimensions between the fixtures are already under the code requirement.

If the existing restrooms are upgraded, there still could be a long distance for a person in a wheelchair to get to them, even though the restroom is in full compliance with the applicable codes. The Plumbing Code allows restrooms to be located within one vertical floor travel distance. The current men's and women's restrooms on each floor are in compliance to that code. However, for a male in a wheelchair on the second floor, if the elevator is located in the opposite wing, he will have to travel through two lifts (or ramps) and the elevator to arrive to the men's restroom.

Vice versa for a female in a wheelchair at the ground floor, she may have to take the elevator and two lifts to get to a women's restroom, if the only elevator is located in the east wing. Such a convenience issue is beyond what a code can prevent or address. Fixes do exist for the code compliance, but the same fixes may never be able to provide a satisfactory user experience.

Building Access

The Barry Building's San Vicente arrival point and its' wide open connection, under the floating second floor to the courtyard, is the most recognized character defining feature. However, the building has two accessible arrival points and the two are unconnected by an outdoor pedestrian path. For someone in a wheelchair arriving from a private vehicle, the arrival point is the rear parking lot and a 5' wide corridor. For someone in a wheelchair arriving from the sidewalk or public transportation, the arrival point is the grander San Vicente entrance.

The two-lane San Vicente Blvd and its current bike lane makes it quite challenging for the front sidewalk to be made into a Passenger Drop-off and a Loading Zone in compliance with CBC Section 11B-503. There is also no easy way for a driver to get to the back parking lot after dropping off someone. The driver will need to make two U-turns on the already congested San Vicente to get back to the driveway to the rear parking lot. Going through the residential block behind to get back to San Vicente is not an option.

The two-lane driveway on the east does not have a legal sidewalk width; therefore, it cannot be a drop-off point. The rear access is separated from the public street and the public transportation stops due to the lack of a legal sidewalk providing a pedestrian connection outside the building. The only pedestrian connection between the street and the rear parking lot is through the courtyard. One needs to enter the building to get to the courtyard and the experience of getting into the courtyard is very different from the front versus the rear. However, the rear parking lot is sufficient in size, so it has the potential to provide the required accessible parking spaces and even a drop off.

The rear passageway is lined with electrical closet doors. It offers a more utilitarian access to the building, which is not comparable to the San Vicente entry in the arrival experience. This dual entry character may be in conflict with CBC Section 11B-206.3, which requires accessible routes to coincide with or be located in the same area as the general circulation paths. It is reasonable to assume that the building's main entrance is the San Vicente entrance. All who must park their car on site will have to park their car in the rear. Although most of them will likely choose entering the building through the rear corridor, due to the shorter path, the lack of ability for a wheelchair user to experience the main entrance arrival seems to be non-compliant with the code. While the Historic Building Code allows an

accessable entrance to be located within 200 feet of an inaccessible main entrance the rear arrival experience is clearly inferior to that of the main or front entry. To address this issue, the sidewalk should be upgraded.

Conclusion

To upgrade The Barry Building to be fully ADA compliant for both floors the following will be required.

Accessible Path

- Provide a compliant parking layout and the required number of accessible stalls. Provide marking and signs required.
- Improve parking lot paving at the ADA stalls and insure floor levelness all the way to building's entries.
- The current building code contains electrical car charging stations requirements. If this section applies due to the extent of the building's ADA upgrade, provide the required number of ADA accessible charging stations.
- Widen sidewalks to 5' at the east elevation to make the storefronts commercially accessible and to allow a wheelchair user to have a direct outdoor access to the front sidewalk.
- Modify exterior doorways at the east elevation to create only a ½" height change. Depress the concrete floor in the unit to create a concrete ramp at the doorway. Modify or replace the existing door and frame to the increased height. If the ramp has greater than 5% slope provide handrails. Alternatively these doors could be fixed in place and made inoperable if exiting through the courtyard can handle the exiting load and required exit separations for larger tenants.
- Add a floor mounted handrail at the steps between the two courtyard levels, one on each end for each set of steps.
- Fill in the missing edge protection at the courtyard ramp by adding a concrete curb or a welded steel plate between the posts.
- Add a post mounted horizontal rail or a landscape element where the stair underside is lower than 80" above the ground.
- Add a set of handrails for the ramp leading to the CMU addition.

Plumbing

- Upgrade the men's room on the first floor to compliance. Relocate all accessories and fixtures that are not mounted at the right place.
- Upgrade the women's room on the second floor to compliance. Relocate all fixtures and accessories that are not mounted at the right place. Enlarge the entry doorway to provide the required strike side clearance or provide a button activated automatic door. Replace the door threshold with an ADA compliant type.
- Add a unisex single restroom at the ground floor.
- Add a unisex single restroom at the second floor.
- Install code compliant signs for all restrooms.
- Add a wall mounted drinking fountain at the first floor in a new alcove. As an alternative, provide a freestanding ADA compliant dual fountain in the courtyard.

Stairs and Balcony Railing

- Upgrade the two main stairs by adding a solid or perforated steel panel at the each open riser.
- Upgrade the two main stairs by adding a contrasting stripe at each riser.
- Replace the existing stair's steel guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max. Provide new stair handrails with top and bottom handrail extensions integrated into the guardrail.
- Replace the existing second floor balcony guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max.
- Provide a wall mounted handrail at each one of the 4 stairs between the second floor levels. Provide a handrail integrated into the balcony guardrail on the open side of these stairs.
- If the building official determines that the stair or handrail conditions do not present a distinct hazard some aspects could remain or be modified in a less obtrusive manner, e.g. adding transparent infill materials or adding rails on top of the existing.

Vertical Transportation

- Implement one of the following scenarios to provide access to all floors:
    - Adding two 2-door elevators, each with 2 stops at the second floor.
    - Adding two 2-door limited use limited application elevators, each with 2 stops at the second floor.
    - Adding two 2-door lifts between the ground floor and second floor, each with 2 stops at the second floor.
    - Adding one 2 door elevator + 2 wheelchair lifts that connect with the other two second floor levels
- Add two exterior areas of assisted rescue along the 2nd floor balcony. If AHJ (authority having jurisdiction) allows make one or both an interior area of refuge. The AHJ in this case includes at least a Fire and an ADA plan checker.

Tenant Space

- Widen all tenant doorways that do not have the required maneuvering space outside the door.
- For all doors lacking proper interior door landing, modify landing to meet the requirements.
- For all tenant interior steps provide the required handrails on both sides of the steps.
- Other than reach-in closet doors, for all interior doors that are less than 32" wide, replace with new door and frame of minimum 32" width so the clear opening width is 29.5" min. to meet the Historic Bulding Code requirement
- For all interior doors that cannot open to 90 degree, modify and reinstall the door and door frame so they can open to 90 degree.
- For all tenant entry door identification, provide code compliant signs.
- Change all door handles to a lever type.
- For door hardware mounted outside the reach range, relocate or replace with new hardware. Modify door as required so the new hardware can be installed in right range.
- For the glazed wood doors that has only a 9" high door bottom, modify to a smooth 10" high bottom.

- For the doors that has a door mail slot mounted below 10", remove the slot, patch and refinish the door.
- For the wood door with a vertically mounted mail slot above 10" height, provide an alternative mail receiving system. Remove or fill in the current slot in the door.
- Adjust all switches and outlets not in the right height to within the required reach range.
- For a unit with the steel and wood windows that have the operating parts all above the reach range, modify or replace at least one window with the operating parts within the required reach range.
- For any of the above modifications alternative means or mitigations can be discussed with the building official.

Accessible Route

There is no passenger drop-off or a loading zone provided at the street or along the alley. This is not a code violation. If there is no passenger loading zone provided, then CBC Section 11B-503 does not apply.




The south sidewalk is lined with metered parking spaces. The east sidewalk has no passenger loading zone either.

The East sidewalk is 34" wide only. This is not in compliance with CBC Section 11B-403.5. This sidewalk is not a legal sidewalk for public access to the building and it is not an accessible route.




The east sidewalk width is 34".

The parking lot has 1 ADA stall. The marking is faded beyond recognition. It cannot be measured to verify compliance with CBC Sections 11B-502.1, 502.2 and 502.3.

The sign posted in front of the stall is missing the lettering required in CBC Section 11B-502.6.2.



The accessible parking space has a faded marking and a pole mounted sign.

The paving adjacent to the ADA stall shows the asphalt cracks and settlement, which may not be in compliance with CBC Section 11B-502.4.

The accessible route marking terminates at the passageway and the ramp leading to the CMU Addition.





The cracked asphalt adjacent to the accessible parking space and the marking leading to the building's rear entrance and the CMU Addition.

The site arrival point is in the rear parking lot and the only accessible route is through a passageway. Such accessible route does not coincide with and is not in the same area as the general circulation paths because the building's main entrance is in the front. The front entry is accessed by the pedestrians from the street, the meter parking, the sidewalk and the public transportation. **This may not comply with CBC Section 11B-206.3.**




The contrast between the front entrance and the accessible entrance from the rear parking lot.

The only accessible building entrance is the 5' wide passageway which is next to the electrical closets and a service ramp. **This may not comply with CBC Section 11B-206.3.**




The Accessible Route/Building Entrance adjacent to the electrical closets and the service area.

The ramp to the CMU Addition also leads to a north wing tenant's door. The ramp's slope is greater than 5% based on 10" rise and 12' length. **If the ramp is an accessible path as marked, it is not in compliance with CBC Section 11B-505.2 due to the lack of handrails.**





The ramp to CMU Addition and the North Wing Tenant Door has a greater than 5% slope (12' long with 10" rise).

A portion of the courtyard ramp is missing the edge protection to be in full compliance with CBC Section 11B-405.9




Courtyard ramp is missing the edge protection on one side.

Only the men's restroom is in the accessible route. The only women's restroom is on the second floor, which is not accessible. There is no accessible, single unisex restrooms in the building. **This is not in compliance with CBC Section 11B-213.2.**





The only men's restroom is accessible. The only women's restroom is in a floor that is not accessible.

The second floor is not accessible and the building is over 3,000 sf per story. **This may not comply with CBC Section 11B-206.2.3.** Exception 1.2 applies ***if a reasonable portion of all facilities and accommodations normally sought and used by public in such a building are accessible to and usable by persons with disabilities.*** The first floor is 50% of the overall building area, so it may not satisfy the definition of a reasonable portion. The women's restroom is a facility normally sought and used by the public, but is not available on the first floor.



Only 50% of the building area is accessible. The first floor does not offer an accessible women's restroom.

The second floor balcony is 50" wide. It is not wide enough to provide an Area of Assisted Rescue because a minimum of a 44" exit width and additional 24" wheelchair space will be required. **If 1009.7 Area of Assisted Rescue cannot be satisfied, then the second floor is not in compliance with CBC Section 11B-207.**





The balcony width is 50". The slanted railing reduces the balcony's clear width.

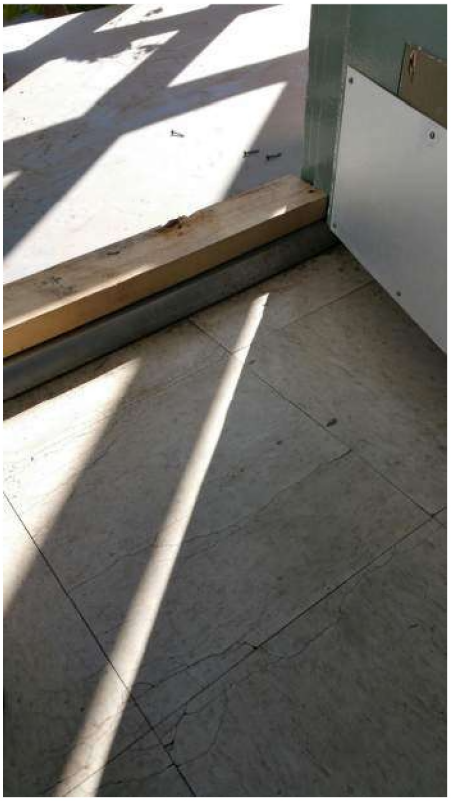
Building Blocks - Doors

The door threshold is not in compliance with CBC Section 11B-303.2.



A few doors at the east elevation have a straight drop at the sidewalk which exceeds the maximum allowed, such as the 7" shown.

The door threshold is not in compliance with CBC Sections 11B-404.2.5 & 11B-303.3.



The women's restroom door threshold has a bevel that exceeds the 1:2 slope.

The door width is not in compliance with CBC Section 11B-404.2.3.







The tenant interior doors are only 28" and 24" wide.

The door landing is not in compliance with CBC Section 11B-404.2.4.4





A first floor tenant's interior does not have a level landing at the entry door maneuvering space.



A second floor tenant's interior does not have a landing at a door. The door may have not be used due to the lack of a door knob.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1



A first floor tenant's entry door only has 42" deep maneuvering clearance due to a projected wall.







A first floor tenant's door does not have the code required 12" push side clearance.

At least two second floor tenant's doors do not have the code required 12" push side clearance.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1 at a restroom.




The women's restroom does not have pull side and push side clearance at the entry and the vestibule door.

The door opening degree is not in compliance with CBC Section 11B-404.2.3.





Some of the first floor tenant doors cannot open 90 degrees due to the door jamb installed into the wall.

The door bottom is not in compliance with CBC Section 11B-404.2.10.




The original glass door's bottom is less than 10" high. The mail slot is not a smooth surface for a wheelchair.

The door hardware mounting height is not in compliance with CBC Section 11B-404.2.7 & 11B-309



A first floor tenant's lock is mounted at 46" above floor.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The first floor men's restroom does not have a lever activated lock. The push plate is accessible if the door is not latched and remains unlocked.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The original wood framed glass doors and the exterior wood doors all have non-lever type hardware.

Stairs and Handrails

The four second floor stairs connecting the balconies do not have handrails on both sides. **This is not in compliance with CBC Section 11B-505.2.**

The four second floor stairs are not in compliance with CBC Section 11B-504.4.1 due to the lack of the contrasting stripes.



The four second floor stairs do not have a handrail on the wall side. They also do not have the contrasting stripe at the top approach and at all the treads.

The four second floor stairs do not have handrail extensions at the bottom landing; therefore, they are not in compliance with CBC Section 11B-505.10.3.



A second floor stair is missing a handrail extension at the bottom landing.

The two main stairs connecting the first floor and the second floor have handrails less than 34" high; therefore, they are not in compliance with CBC Section 11B-505.4.



The main stair's handrail is 32" high measured from the nosing.

The two main stairs do not have bottom handrail extensions; therefore, they are not in compliance with CBC Section 11B-505.10.3.

The two main stairs do not have contrasting stripes; therefore, they are not in compliance with CBC Section 11B-504.4.1.



The main stair's handrail has no extension at the bottom and no contrasting stripes at the treads.

The two main stairs connecting the first and second floors have open risers; therefore, they are not in compliance with CBC Section 11B-504.3.



Main stairs have open risers.

The second floor's balcony guardrail height is 32". This is not in compliance with CBC Section 1015.3 (Chapter 10). The handrail configuration does not offer the edge protection or a barrier at the balcony edge. **CBC Section 11B-405.9 or 11B-405.9.2 (handrail for ramp) may apply due to concern of the wheel entrapment.**



The balcony guard rail height and the lack of the edge protection.

The courtyard steps do not have handrails; therefore, the courtyard steps are not in compliance with CBC Section 11B-504.6.



The courtyard steps have no handrails.

The courtyard step's contrasting stripe is not in full compliance with CBC Section 11B-504.4.1.



The contrasting stripe placed on both the treads and the risers, while only the treads require it.

A barrier shall be provided where the vertical clearance is less than 80" high, per CBC Section 11B-307.4.



The space under one of the main stairs has less than 80" vertical clearance and does not have a barrier.

The stair does not have the uniform riser heights; therefore, it is not in compliance with CBC Section 11B-504.2.

The stair does not have handrails; therefore, it is not in compliance with CBC Section 11B-504.6



One concrete stair inside a unit has a 6" and 4" tall risers. The stair does not have handrails.

Restroom

The first floor men's restroom lavatories do not have the required clearance from the adjacent wall to the center of the fixtures; **therefore, it is not in compliance with CBC Section 11B-606.6.**



The distance from the adjacent wall to the center of the fixture is only 12" for each lavatory.

The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall. **The ADA stall side grab bar is not in compliance with CBC Section 11B-604.5.1.**



The distance from the rear wall to the end of the grab bar is 17" and the grab bar length is 36".

The rear wall grab bar shall be 36” long min and extend from the center line of the water closet 12” min on one side and 24” min on the other side. Exception 2: Where an administrative authority requires flush controls for the flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet. **The rear grab bar may conflict with the flush valve and is not located per CBC Section 11B-604.5.2.**





The rear grab bar is not split or shifted to the open side at the flush valve.

The toilet paper dispenser shall be 7” minimum and 9” maximum in the front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14” minimum and 19” maximum above the finish floor. **The toilet paper dispenser mounting is not in compliance with CBC Section 11B-604.7.1.**





The toilet paper dispenser is 19” in front of the water closet and is 24” above floor at the outlet.

The second floor women's restroom (The only women's restroom on the site is not on an accessible floor).

The women's restroom lavatories are spaced close to each other and to the adjacent wall. **The mirror height is more than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.3.**





The mirror height is 45" above the floor.

The women's restroom water supply and the drain pipes under the lavatory are not insulated; therefore, it is not in compliance with CBC Section 11B-606.5.



There is no insulation for the water supply and the drain pipes.

The second floor women's restroom has three regular stalls, no ADA stall or the minimum ADA clearance outside the stalls. **It is not in compliance with CBC Sections 11B-213.2 and 11B-603.2.**



There are three regular toilet stalls. There is no ADA stall or the minimum ADA clearance outside the stalls.

The second floor women's paper towel dispenser has operable part higher than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.5.





The paper towel dispenser's highest operable part is at 53" above the floor.

Drinking Fountain:

Currently, there is no drinking fountain on the site. The plumbing code requires drinking fountains. **CBC Section 11B-202.4 requires drinking fountains to be in the Accessible Path of Travel.**



A removed drinking fountain was spotted at the second floor balcony which is not accessible.

ISA should not contain HANDICAPPED letters. The door mounted triangular or the circular restroom sign normally does not have Braille letters. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned on the room sign below the corresponding tactile letters. **The men's restroom sign is not in full compliance with CBC Section 11B-703.**



The ISA symbol does not contain the letter HANDICAPPED. The Braille letters should be on wall-mounted room sign.

The women's restroom door sign commonly is a circle. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned in the room sign below the corresponding tactile letters. **The original women's restroom sign does not comply with CBC Section 11B-703**. It may be preserved; however, an additional sign adjacent to the door should be provided to serve the visually impaired.



The original ladies' room sign is not the circular symbol nor a pictogram. It is not of raised characters and it does not contain Braille letters. It does not have a color contrast and the type is not San Serif.

Under CBC Section 11B-703.4.1, the code required room sign should be centered at 60" above the floor and should be located next to a door. It requires a certain visual and tactile characters including a color contrast. These original suite numbers may not comply with the current code requirements.



The original suite numbers are mounted above the door and have a low color contrast.

Reaching Range

The electrical receptacle outlets' mounting height should be 15" minimum. **The majority of the original outlets do not comply with CBC Section 11B-308.1.**





The original outlets are mounted at typical 12" above the floor. One outlet is mounted higher than 48" above the floor.

The electrical switches' mounting height should be 48" maximum. **Some of the switches are mounted too high to be in compliance with CBC Section 11B-308.1.**



A switch is mounted at 67" above the floor.

Mail boxes provide at least five percent, but none less than one of each type should comply with **CBC Section 11B-309. Some of the original mail slots are mounted lower than 15" from the floor; therefore, they do not comply.**



An original mail slot mounted at about 9" from the floor.

Per Section 11B-229.1, when glazed openings are provided at least one opening shall comply with **CBC Section 11B-309. Almost all steel and wood window latches are mounted at more than 48" above the floor; therefore, latches are not in compliance.**



Second floor steel window's latch is mounted at 62" above the floor.



Most of the floor wood window's operable parts are mounted above the door height.