



DATE / **MAR 7 2011**

FILE CODE /

1200 West 7th Street / Suite 500
Los Angeles / California 90017-2381

T 213 977 1600 / F 213 977 1665
www.crala.org

CRA File No. **9358**
Council District: **1.14**
Contact Person: **D. Rios**
Phone **#213-977-2636**

Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA. 90012

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on March 7, 2011, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

Self Help Graphics & Arts, Inc. Lease amendment with Self-Help Graphics & Art, Inc., for an amount not to exceed \$482,116 for tenant improvements, including hazardous material investigation and abatement and commercial façade improvements, for the CRA/LA-owned property located at 1300-1308 East First Street in the Adelanted Eastside Project Area. EASTSIDE REGION (CD 1 and 14)

RECOMMENDATION

That City Council approve(s) recommendation(s) on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

This action does not constitute a project as defined by the California Environmental Quality Act ("CEQA")

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.



Christine Essel, Chief Executive Officer

cc: Sharon Gin, Office of the City Clerk (Original & 3 Copies on 3-hole punch)
Lisa Johnson Smith, Office of the CAO
Ivania Sobalvarro, Office of the CLA
Steve Ongele, Office of the Mayor
Noreen Vincent, Office of the City Attorney

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

MEMORANDUM



DATE: MARCH 7, 2011

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER

STAFF: DAVID RICCITIELLO, REGIONAL ADMINISTRATOR
DAN RIOS, ASSISTANT PROJECT MANAGER

EA2820
100715

SUBJECT: **Self Help Graphics & Arts, Inc.** Lease amendment with Self-Help Graphics & Art, Inc., for an amount not to exceed \$482,116 for tenant improvements, including hazardous material investigation and abatement and commercial façade improvements, for the CRA/LA-owned property located at 1300-1308 East First Street in the Adelante Eastside Project Area.

EASTSIDE REGION (CD1 and 14)

RECOMMENDATION(S)

That the CRA/LA Board of Commissioners, subject to City Council approval, authorize the Chief Executive Officer (CEO) or designee to:

1. Amend lease with Self-Help Graphics & Art, Inc. in an amount not to exceed \$482,116 for tenant improvements, including hazardous material investigation and abatement, for the CRA/LA owned property located at 1300-1308 East First Street in the Adelante Eastside Project Area.
2. Amend lease to approve the two 4-year options to extend the lease.

SUMMARY

Self Help Graphics & Arts, Inc. is a nationally-recognized Latino arts organization that offers printmaking workshops and hosts artists' exhibitions to participants and audiences throughout Los Angeles. The CRA/LA owns the subject property at 1300-1308 East First Street and executed a lease agreement on February 11, 2011 and renewable through year 2020.

The existing lease requires the tenant (Self Help Graphics & Arts, Inc.) to pay for all tenant improvements, which are extensive and estimated by the General Service Department to cost \$422,116. There is probable lead paint and asbestos contamination on the site, which will cost an additional \$30,000 to investigate and remediate any hazardous materials, and an additional \$30,000 to address exterior property façade improvements, for a total cost of \$482,116 to make tenant improvements, environmental remediation, and façade improvements necessary to remove the blighting conditions of the property.

PREVIOUS ACTIONS

Lease Agreement executed on February 11, 2011.

DISCUSSION & BACKGROUND

Incorporated in 1973, Self Help Graphics & Arts, Inc. ("SHG") is the leading non-profit visual arts center serving the predominantly Latino community of Los Angeles. SHG's mission is to develop and nurture Latino artists in printmaking, and to advance Latino art broadly through programming, exhibitions and outreach to diverse audiences in East Los Angeles and beyond.

In 2008, SHG's space was sold to a private developer by the Catholic Archdiocese. The high cost of rent at that location (3802 Cesar Chavez), in addition to a reduction in the use of space, created the need for Self Help to search for a new location. The move to the new location at 1300 1st Street comes with a substantial decrease in monthly rent, allowing this community-based arts organization to remain in the neighborhood that it has served for almost 40 years.

The Boyle Heights community of Los Angeles is experiencing an unprecedented revival with the First Street corridor as its epicenter. Over the last two years, First Street has received considerable public investment, including the Metro Gold Line rail system with three station stops within the Adelante Eastside Project Area, the LAUSD Mendez Learning Center/High School, HACLA's Hope VI Pueblo del Sol Apartments and Condominiums project, the new Pueblo del Sol Community Center, the Pecan Park Recreation Center, the new LAPD Hollenbeck Police Station, and the Boyle Heights Constituent Service Center. Similarly, establishment of an Arts District has long been a part of the city's community plan for Boyle Heights and the concept has taken root along what is now referred to as the *First Street Arts District of Boyle Heights*. The 1300 East First Street Property is immediately adjacent to the Pico/Aliso Metro Gold Line station and the new Mendez Learning Center/High School. Already, there are is an organic blossoming of local artists, art galleries, a theater group, art studios, street festivals, a banquet hall, and a number of cultural observances along the First Street corridor providing arts exposure and cultural enrichment opportunities for the local community.

SHG will host events on the Property that will engage the local residents and bring people from all over the city, via the Metro subway system, to the Project Area and will help promote the area as an arts district. Established in 1973, SHG's mission is to advance art through programming, exhibitions and outreach to diverse audiences in Los Angeles and beyond, and to identify and engage young and emerging artists from the community in all aspects of its activities in limited edition fine art print making, digital arts network programming in partnership with Cal Arts, bringing art exhibitions to local, regional, national and international audiences, holding artists workshops, and youth and family community art workshops.

Providing funding for tenant improvements and hazardous materials remediation helps achieve the following goals of the Adelante Eastside Redevelopment Project Area:

1. Improve the quality of life for those that live and work and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.
2. Promote the elimination and prevention of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area.
3. Encourage the involvement and participation of residents, business owners, property owners and community organizations from the Project Area in the redevelopment of the Project area.

4. Preserve and increase employment, training, business and investment opportunities through redevelopment programs, and to the greatest extent feasible, promote these opportunities for residents who reside in or adjacent to the Project Area and for businesses that are located in the Project Area.
5. Promote the development of educational, cultural, entertainment and recreational facilities that serve the needs of residents of the project area and reflect the ethnicities and cultures of the Project Area.

SOURCE OF FUNDS

Adelante Eastside Tax increment, Tax-Exempt Series D Bond Proceeds, and Taxable Series C Bond Proceeds.

PROGRAM AND BUDGET IMPACT

This action is consistent with the amended FY2011 Adelante Eastside Budget and Work Program.

Following approval of this project, \$6,436,884 of \$6,919,000 will remain for *Economic Development Opportunities* Budget Category.

There is no impact on the City's General Fund as a result of this action.

ENVIRONMENTAL REVIEW

This action does not constitute a project as defined by the California Environmental Quality Act ("CEQA").

Christine Essel
Chief Executive Officer

By:



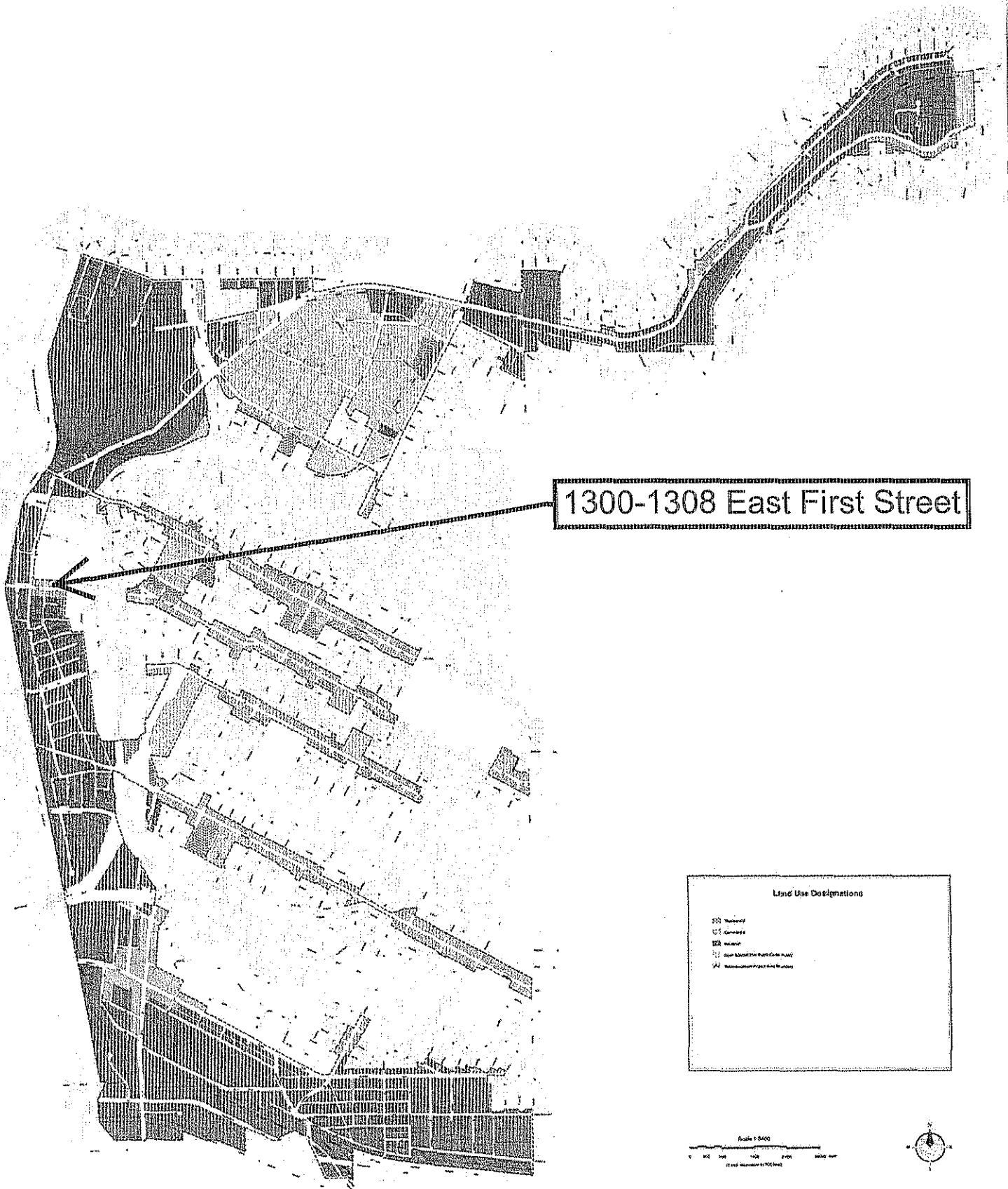
Calvin E. Hollis
Chief Operating Officer
Real Estate and Economic Development

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning this action.

ATTACHMENTS

- Attachment A. Location/Site Map
- Attachment B. Lease Amendment
- Attachment C. General Services Department Tenant Improvement Estimate

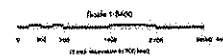
ATTACHMENT A



1300-1308 East First Street

Land Use Designations

RD	Residential
CT	Community
BB	Business
RI	Community Redevelopment Project Area
RA	Redevelopment Project Area Boundary



FIRST AMENDMENT

This FIRST AMENDMENT TO RENTAL AGREEMENT ("First Amendment") is made and entered into as of the ____ day of _____, 2010, by and between the COMMUNITY REDEVELOPMENT AGENCY of the CITY OF LOS ANGELES, California, a public body, corporate and politic ("CRA/LA"), and Self Help Graphics & Arts, Inc. ("Tenant"), a California 501(c)(3) nonprofit organization.

RECITALS

- A. WHEREAS, the CRA/LA and Tenant executed a Rental Agreement on February 11, 2011 for the Property.
- B. WHEREAS, by this First Amendment, CRA/LA and Tenant desire to amend certain terms of the Rental Agreement.
- C. Unless otherwise defined herein, capitalized terms as used herein shall have the same meanings as given thereto in the Rental Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. Notwithstanding anything to the contrary contained in Paragraph 5, Section (a) "Tenant Improvements", CRA/LA and Tenant agree that CRA/LA shall fund an amount not to exceed FOUR HUNDRED TWENTY-TWO THOUSAND ONE HUNDRED SIXTEEN DOLLARS (\$422,116) for tenant improvements as listed on Page 4 of the General Services Department Tenant Improvement Estimate (attached hereto as "Exhibit A"). CRA/LA and Tenant further agree that CRA/LA shall fund an amount not to exceed \$30,000 for hazardous materials investigation and remediation and an amount not to exceed \$30,000 for façade improvements, for a total of FOUR HUNDRED EIGHTY-TWO THOUSAND ONE HUNDRED SIXTEEN DOLLARS (\$482,116).
2. Notwithstanding anything to the contrary, continued in Paragraph 2, Section (b) "Options to Extend", CRA/LA and Tenant agree that Tenant shall have two (2) option periods of four (4) years each to extend the Initial Term of the Rental Agreement.
3. All terms of this First Amendment are agreed to and incorporated by reference into the Rental Agreement.
4. Except as modified in this First Amendment, all of the terms and provisions of the Rental Agreement shall apply to the Property and premises, and shall remain unmodified and in full force and effect. Effective as of the date hereof, all references to the "Rental Agreement" shall refer to the Rental Agreement as amended by this First Amendment.

5. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute together one and the same instrument.

6. The Rental Agreement as amended hereby, shall apply to and bind CRA/LA, Tenant and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the date first above written.

TENANT:
SELF HELP GRAPHICS & ARTS, INC.

By: 

Name: EVONNE GALLARDO, EXECUTIVE DIRECTOR

Dated: 3/4/11

LANDLORD:
THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES, CALIFORNIA

By: _____

Calvin E. Hollis
Chief Operating Officer

Dated: _____

APPROVED AS TO FORM:

CARMEN A. TRUTANICH
CITY ATTORNEY

By: 

CRA/LA General Counsel

Date: 3/4/11

Project 8715010P/E CRA OCEAN QUEEN BLDG
Type Budgetary
Labor Rate Table GSD Rpt Ctr 9-02-10, w/ wage esc
Equipment Rate Table 2004 RS Means Equipment

Client CRA
Address 1300 E. 1st Street

Main Estimator William Rutan
Project Manager/Dept. Donna Debruhi-Hemer

****NOTE TO CLIENT: THE FOLLOWING SCOPE OF WORK AND ESTIMATE NOTES ARE PROVIDED TO ENSURE THAT GSD CONSTRUCTION HAS CAPTURED THE DETAILS OF THE PROJECT AND REFLECTED THE SAME IN THE ESTIMATE. PLEASE READ THESE NOTES CAREFULLY AND FULLY, AND BRING TO OUR IMMEDIATE ATTENTION ANY DISCREPANCIES YOU'VE NOTED. THANK YOU.****

PROJECT NOTES:

- The estimate is based on GSD working their regular schedule (Monday-Thursday, 5:30AM-4PM). Work outside of these conditions may require modification of this estimate, and could result in overtime charges being applied.
- No schedule has been created in conjunction with this estimate. A project duration has been set for purposes of estimating general conditions items only.
- For purposes of this estimate, the building/facility will continue to be open to the public, requiring clear access and appropriate dust and existing-surface protection/safety precautions, as well as additional cleanup. Allowances have been incorporated into the estimate for projected delays inherent with open/occupied spaces/facilities.

SCOPE OF WORK: Preliminary Rough Order of Magnitude estimate based on job walk with client. No plans provided.

1. Demo.
2. ADA bathrooms
3. New HVAC system
4. Clean up electrical
5. Fire alarm system
6. roof

NOT IN SCOPE OF WORK: HazMat survey or abatement, as per Ronald Mones. No engineering or additional plans by GSD. No additional work as may later be required by Building & Safety, Plans, Design, Engineering.

Construction Forces Division works on projects with "as needed" employees and materials purchased for specific projects. Each project is supported by its own funding. The Division charges departments only the actual project cost to perform the work, and provides to Project Managers and departments the cost accounting reports that identify all the materials, labor and vendor services charged to a project. If the project cost exceeds the funding, Construction Forces Division does not have "reserve" funds to complete the project. If there is insufficient funding for the project, work may be stopped until additional funding is provided. Conversely, the Division returns all monies not expended [on the project] to the funding source. The Division will make all efforts to ensure that all work is performed efficiently and diligently. However, the Division requires that departments provide funds to cover all extra work, change order costs, and cost overruns on a project.

Commodity shortages and subsequent price fluctuations as a result of the current world economic climate have greatly affected the construction industry. The prices reflected in this estimate (vendor and material costs) are current as of the date of the estimate; but they are subject to change due to both the time lapse between presentation of the estimate and actual job start, and because they are determined by City contracts in place at the time of the purchase. Accordingly, requests for change orders may be initiated to compensate for increased costs. Note that a Wage Escalation contingency is included in the total figure to adjust for annual contract increases, and may come into play as determined by the project

CSI	Tak Code	Crew	Description	Takeoff Qty	Unit	Labor Mix	Labor Hours	Labor Total	Mat Total	Subr Total	Equip Total	Other Total	Grand Total
01													
16136700	DM	373	Remove unused power circuits	1.00	lsun	ELECTRICIAN - HH	82.88	4,891.00					4,891.00
				01 Total			82.88	4,891.00					4,891.00
02													
03310220	TI	372	Demc and replace concrete slab by ADA toilets -two restrooms	2.00	ea	CEM FIN II - HH, LABORER - GROUP I - HH	20.00	1,951.40	250.00				2,101.40
<i>Needed to set toilets in right location.</i>													
08110250	TI	375	Change out two restroom doors,frames and hardware for ADA requirements.	2.00	each	CARPENTER - HH	34.00	1,687.08	2,350.00				4,037.08
09310100	CF	377	Ceramic tile, Patch only in restrooms after plumbing/electrical is done.	1.00	lsun	TILE SETTER II - HH	20.00	934.20	226.00				1,160.20
11454500	TI	372	Replace water heater with a 50 gal, seismic restraint, vent thru roof and new flashing.	1.00	each	PLUMBER II - HH, LABORER - GROUP I - HH	10.00	982.00	1,500.00				2,482.00
15418900	TI	372	Provide new lavs and toilets to meet ADA requirements, Rough in will have to be moved- Two bathrooms.	2.00	each	PLUMBER II - HH, LABORER - GROUP I - HH	80.00	7,852.80	3,900.00				11,752.80
				02 Total			274.01	13,307.48	8,226.00				21,632.48
03													
13838200	AC	376	Thermostats, electric, low voltage, 3 wire	5.00	each	AIR COND MECH - HH	5.00	267.80	337.00				604.80
13838200	AC	376	Install thermostats	5.00	each	SHEET METAL WORKER - HH	2.00	124.80	337.00				461.80
13838200	AC	376	Install duct smoke detectors, AC units and dusting thru out.	1.00	lsun	SHEET METAL WORKER - HH	180.45	11,260.00	1,431.00				12,691.00
15055300	DM	376	Demo all existing A/C units	1.00	lsun	SHEET METAL WORKER - HH	35.26	2,200.00		3,500.00			5,700.00
<i>Crane and truck to haul off units.</i>													
16180300	AC	372	Condensate Line for five new units	500.00	lf	PLUMBER II - HH	60.02	3,330.00	2,000.00				5,330.00
15418500	TI	372	Misc floor sink+ drain covers for existing fixtures through building.	1.00	lsun	PLUMBER II - HH	5.00	277.40	220.00				497.40
15705600	AC	376	Install three- 5 ton Iso curbs.	3.00	each	SHEET METAL WORKER - HH, CARPENTER - HH	3.00	336.00		1,500.00			1,836.00
15705600	AC	376	Install two 3-ton Iso curbs	2.00	each	SHEET METAL WORKER - HH, CARPENTER - HH	2.00	224.04		1,000.00			1,224.04
15720300	DM	376	Evacuation of existing units/recycle of refrigerant	1.00	lsun	AIR COND MECH SUPVR	6.00	300.36		4,500.00			4,800.36
15730840	AC	376	3-5-ton Heal pump package units	3.00	each	SHEET METAL WORKER - HH	6.00	374.40	16,887.00	1,500.00			18,761.40
15730840	AC	376	2-3 Ton Heal pump package units	2.00	each	SHEET METAL WORKER - HH	4.00	249.60	7,875.00	1,000.00			9,124.60
15810600	AC	376	Fabrication of 6-plenums ducts (insulated)	6.00	ea	SHEET METAL WORKER - HH	13.22	829.00	1,078.00				1,907.00
15810600	AC	376	Platform covers	1.00	lsun	SHEET METAL WORKER - HH	4.41	275.00	90.00				365.00
15810600	AC	376	Duct, spiral preformed, stl, galv, connector, 22" dia	1.00	lsun	SHEET METAL WORKER - HH	100.00	6,240.00	1,670.00				7,910.00
15905960	AC	376	Fabrication of 4-elbows& 4- 12' pcs of duct	1.00	lsun	SHEET METAL WORKER - HH	8.81	550.00	820.00				1,370.00
16136700	DM	373	Demo conduits on roof.	1.00	lsun	ELECTRICIAN - HH	82.88	4,891.00					4,891.00
16136700	DM	373	Run power conduits for A/C units.	1.00	lsun	ELECTRICIAN - HH	82.88	4,891.00	6,055.00				10,946.00
16410800	AC	373	Safety switches, general duty 240 volt, 3 pole NEMA 1, fusible, 60 amp	5.00	each	ELECTRICIAN - HH	10.00	611.40	600.00				1,211.40
				03 Total			616.94	37,227.66	39,400.00	4,500.00	8,600.00		89,627.66
04													
02580300	DM	373	Disconnect power to roof units	1.00	lsun	ELECTRICIAN - HH	10.35	611.00					611.00
				04 Total			10.35	611.00					611.00

CSI	Typ Code	Crew	Description	Takeoff Qty	Unit	Labor Mix	Labor Hours	Labor Total	Mat Total	Subs Total	Equip Total	Other Total	Grand Total
05													
02080400	TI	372	Fire Dept walk thru- Rtg and test to determine corrections.	1.00	lsun	PLUMBER II - HH	2.00	110.95		2,500.00			2,610.95
02080400	TI	372	Replace/repair existing fire sprinklers on roof.	1.00	lf	PLUMBER II - HH	55.41	3,074.03	500.00				3,574.03
13851055	TI	373	Fire alarm design/parts/engineering	1.00	lsun	ELECTRICIAN - HH	2.00	122.29		9,500.00			9,622.29
13851065	TI	373	Pull fire alarm wiring/terminate	1.00	lsun	ELECTRICIAN - HH	40.00	2,445.60	4,555.00				7,000.60
<i>Material cost is part of the electrical work for this job.</i>													
16120750	TI	373	Run conduit for fire alarm.	1.00	lsun	ELECTRICIAN - HH	40.00	2,445.60	1,500.00				3,945.60
05 Total								139.41	8,196.44	6,565.00	12,000.00		25,763.44

06													
02225690	RF	375	Replace 1" x 8" sheathing where bad- Allowance	1.00	lsun	CARPENTER - HH	120.00	5,954.40	500.00				6,454.40
02225690	RF	375	Demol and haul off old roofing and parapet walls. - Allowance	14,400.00	sqft	CARPENTER - HH	20.00	992.40		36,000.00			36,992.40
<i>Based on the roof being hot. Will need a Haz-Mat report</i>													
07510300	RF	375	New Build up hot mop roof-Allowance	14,400.00	sf	CARPENTER - HH	20.00	992.40		110,200.00			116,192.40
07720480	RF	372	Pitch Pockets for pipe thru roof-Allowance	1.00	lsun	PLUMBER II - HH	17.70	982.03	540.00				1,522.03
06 Total								177.70	8,921.29	1,040.00	151,200.00		161,161.29

General													
01108000	OP	375	Plans and Specs, client-provided - scan and log (create e-file)	2.00	hour	CARPENTER - HH	2.00	99.24					99.24
01108000	OP	375	Plans and Specs - reproduction	3.00	hour	CARPENTER - HH	3.00	145.85					145.85
<i>Construction sets as required at beginning of project</i>													
01108000	GC	375	Plan check and permits-all	3.00	hour	CARPENTER - HH	3.00	145.85				2,902.13	3,050.99
01310700	GC	371	Const & Maint Supervisor/Construction Project Coordinator	60.00	hour	CONSTR & MAINT SUPV II	60.00	3,424.80					3,424.80
01310700	GC	372	Supervision-Plumbing	20.00	hour	PLUMBER SUPERVISOR	52.00	2,536.04					2,536.04
01310700	GC	373	Supervision-Electrical	1.00	lsun	ELECTRICIAN SUPV	17.47	800.00					800.00
01310700	GC	375	Supervision-Carpentry	40.00	hour	CARPENTER SUPVR	40.00	1,785.20					1,785.20
01310700	GC	377	Supervision-CerTile, Masonry	6.00	hour	CEMENT FINISHER SUPVR	6.00	256.56					256.56
01310700	GC	377	Patch where walls are opened up for repair work	30.00	hour	PAINTER - HH	30.00	1,201.20					1,201.20
01310700	GC	377	Supervision-Masonry	8.00	hour	CEMENT FINISHER SUPVR	8.00	334.48					334.48
01310700	GC	378	Supervision-Concrete	4.00	hour	CEMENT FINISHER SUPVR	4.00	171.04					171.04
01322000	GC	371	Construction Meeting Fees	1.00	lsun	CONSTR & MAINT SUPV II	5.54	300.00					300.00
01322000	GC	371	Safety Meetings	1.00	lsun		1.00	350.00					350.00
01322000	GC	371	Specialized Training (2% of labor)	1.00	lsun		1.00	201.00					201.00
<i>Incl any of the following related to safety: scaffolding, forklift, respirator, lead, field, powder-actuated tools, MSDS, etc. Charged at 2% of total labor.</i>													
01450700	GC	372	Inspection-Plumbing (Fire Sprinklers only)	1.00	lsun	PLUMBER SUPERVISOR	2.28	111.00				400.00	511.00
01450700	GC	372	Inspection-Plumbing	4.00	hour	PLUMBER SUPERVISOR	4.00	195.08					195.08
01450700	GC	373	Inspection-Electrical	4.00	hour	ELECTRICIAN SUPV	4.00	187.24					187.24
01450700	GC	375	Inspection-Building, Carpentry	3.00	hour	CARPENTER SUPVR	3.00	133.74					133.74
01450700	GC	378	Inspection-HVAC	4.00	hour	SHEET METAL SUPVR	4.00	188.12					188.12
01450300	GC	375	"Notice to Occupants", prepare and post/distribute	2.00	hour	LABORER - GROUP I - HH	2.00	88.14	10.00				98.14
01510800	TI	373	Temporary power	1.00	lsun	ELECTRICIAN - HH	10.35	611.00	300.00				911.00
01520500	GC	375	Storage container, 20' x 8' rent per month	1.00	each		1.00	346.00			1,200.00		1,592.00
01540700	GC	371	Safety supplies and first aid kits	1.00	lsun			75.00					75.00
01540300	GC	375	Dust protection, polyethylene, 4 mil thick, white, clr or black	1.00	lsun	LABORER - GROUP I - HH	10.00	440.70	100.00				540.70
01590400	GC	375	Rent toilet portable chemical, non-ADA, w/water	16.00	week						1,200.00		1,200.00
01740500	GC	375	Cleanup, continuous during const.	30.00	hour	LABORER - GROUP I - HH	30.00	1,322.10	100.00		475.00		1,927.10
01740500	GC	375	Cleanup, final	20.00	hour	LABORER - GROUP I - HH	20.00	881.40	50.00				931.40
01740510	GC	372	Mobilization and demobilization-Plumbing	10.00	hour	PLUMBER II - HH	10.00	554.80					554.80
01740510	GC	373	Mobilization and demobilization-Electrical	10.00	hour	ELECTRICIAN - HH	10.00	511.40					511.40
01740510	GC	375	Mobilization and demobilization-Carpenter	20.00	hour	CARPENTER - HH	20.00	992.40					992.40

CSI	Est Code	Crew	Description	Takeoff Qty	Unit	Labor Mix	Labor Hours	Labor Total	Mat Total	Subs Total	Equip Total	Other Total	Grand Total	
01740510	GC	375	Mobilization and demobilization-SheetMetal/HVAC	20.00	hour	SHEET METAL WORKER - HH	20.00	1,248.00					1,248.00	
01740510	GC	377	Mobilization and demobilization-Plaster	4.00	hour	PLASTERER - HH	4.00	175.04					175.04	
01740510	GC	377	Mobilization and demobilization-Cer Tile	2.00	hour	TILE SETTER II - HH	2.00	93.42					93.42	
01740510	GC	378	Mobilization and demobilization-Concrete	4.00	hour	CEM FIN II - HH	4.00	199.66					199.66	
01740510	GC	377	Mobilization and Demobilization-Masonry	4.00	hour	MASONRY WORKER - HH	4.00	198.88					198.88	
01740600	SM	375	Submittals-all	10.00	hour	CARPENTER - HH	10.00	495.20					495.20	
01900300	GC	372	As-Builts - Plumbing	6.00	hour	PLUMBER II - HH	6.00	332.85					332.85	
01900300	GC	373	As-Builts - Electrical	4.00	hour	ELECTRICIAN - HH	4.00	244.55					244.55	
01900300	GC	376	As-Builts - HVAC	4.00	hour	SHEET METAL WORKER - HH	4.00	249.60					249.60	
01900400	GC	372	Product Warranty/Op Manuals-Plumbing	1.00	hour	PLUMBER II - HH	1.00	55.48					55.48	
01900400	GC	373	Product Warranty/Op Manuals-Electrical	1.00	hour	ELECTRICIAN - HH	1.00	61.14					61.14	
01900400	GC	376	Product Warranty/Op Manuals-HVAC	4.00	hour	SHEET METAL WORKER - HH	4.00	249.60					249.60	
01900700	OE	371	Estimating Cost	1.00	isum			6,125.00					6,125.00	
01900700	GC	371	Final Jobwalk with Client	4.00	hour	CONSTR & MAINT SUPV II	4.00	223.32					223.32	
Indl final jobwalk client and GSDPF Project Manager.														
01900700	GC	371	GSU Job Completion Package, at project conclusion, by CPC/C&M Supv	12.00	hour	CITY CRAFT ASSISTANT-HH	12.00	369.60					369.60	
Done not include archiving of plans, specs, job permits - see "As-builts" time allotted for project review, and coordination with Admin Staff in prep of final closeout package.														
02225730	GC	371	Waste handling, dumpster, 3 C.Y. cap., per wk rent w/1 dump	18.00	week					2,723.20			2,723.20	
open verified as of 4-15-08														
02630200	SI	372	Replace 24"x24" traffic grate, wheel chair proof in parking lot.	1.00	each	PLUMBER II - HH, LABORER - GROUP I - HH	1.50	147.24	450.00				597.24	
16136700	TI	373	Blank unused openings in panelboards	1.00	isum	ELECTRICIAN - HH	2.07	122.00	50.00				172.00	
General Total								448.71	28,663.92	1,481.00	2,723.20	1,675.00	3,302.13	37,845.25
(Unassigned)														
16120750	TI	372	Certification- Backflow Prev	2.00	isum	PLUMBER II - HH	2.29	126.90	268.00	2,400.00			2,794.90	
(Unassigned) Total								2.29	126.90	268.00	2,400.00			2,794.90
Grand Total								1,751.29	101,947.80	56,969.00	172,823.20	10,175.00	3,302.13	346,217.13

