

MEETING DATE: January 7, 2008

AGENDA ITEM: Authorization to Enter into a Contract with C. A. Light Construction Corp for the Upgrade and Rehabilitation of 4031 Jackson Avenue, Culver City, CA 90232.

ATTACHMENTS

	<u>Pages</u>
1. C.A. Light Construction Corp. Proposal	1 - 6
2. Delta 3 Construction Services Proposal	7- 9
3. Construction Concern Proposal	10 - 12

CA~LIGHT GENERAL CONTRACTOR3876 York Blvd., Los Angeles, CA 90065 Phone 323.254.0220 FAX 323.254.0258

December 11, 2007

CBM Consulting, Inc.
17601 South Denver Avenue
Gardenia, CA 90248

RE: Jackson Avenue Apartments

Dear Ronnie:

We are pleased to propose to furnish labor, materials and equipment to perform the following work per specification provided by the CBM Consulting, Inc.

DESCRIPTION	AMOUNT	UNIT	TOTAL COST
Laundry Room	1	LS	\$1,850.00
Plumbing Repairs	1	LS	5,250.00
External Painting	1	LS	21,100.00
Repair of Irrigation, Landscape & Drainage	1	LS	6,100.00
Replacement Doors	1	LS	9,400.00
Security Fencing & Gate	1	LS	1,400.00
Windows	1	LS	39,750.00
Concrete Work	1	LS	7,000.00
Gutters and Downspouts	1	LS	6,400.00
Carport Lighting/Security Lighting	1	LS	4,000.00
Miscellaneous Improvements	1	LS	4,180.00
Interior Improvements	1	LS	4,460.00
TOTAL			\$110,890.00

All work are guaranteed to be performed in a professional workman like manner according to standard construction practice for the total sum of one hundred ten thousand eight hundred ninety dollars any deviation or changes from this scope of work shall be in writing and approved by both parties.

If you have questions relating to this matter please contact me at (213) 204-2864.
Thank you for your time and attention.

Sincerely,

Charlie Light, Owner

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Jackson Avenue Improvements - Culver City

<u>Description</u>		<u>Amount</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Laundry Room					
	Replacement of flooring, replacement of ceiling light fixture, painting of walls and ceiling	1	LS	\$1850.00	\$1850.00
Plumbing Repairs					
	Replace the drain line traps to the showers in the 4 units above the carport area	8	EA	300.00	2400.00
	Installation of access panels	8	EA	250.00	2000.00
	Insulate exposed water lines, paint exposed sewer pipes, provide structural support to 2nd level scupper	1	LS	850.00	850.00
External Painting					
	Power wash exterior, patch/repair any holes and paint the entire exterior in two tones including carport area.	1	LS	12400.00	12400.00
	Paint the fascias on both levels and the ceiling and lockers in the carport area.	1	LS	6800.00	6800.00
	Paint all of the metal framework for the stairs	1	LS	1890.00	1890.00
	Paint the second level walkway	1	LS	1400.00	1400.00
Repair of Irrigation, Landscape & Drainage					
	Check all ground drains, trimming of 2 front trees, landscape improvements and verification irrigation is functioning properly	1	LS	6200.00	6200.00
Replacement Doors					
	Remove and replace the entrance door to Unit 101.	1	LS	850.00	850.00
	Installation of new security screen doors	9	EA	950.00	8550.00
Security Gate					
	Provide and install security gate at front entrance	1	LS	1400.00	1400.00
Windows					
	Remove and replace the existing windows with new Atrium windows.	53	EA	750	39750.00
Concrete Work					
	Remove and replace the 5 panels of the entrance sidewalk with new colored concrete	1	LS	1950.00	1950.00
	Remove and replace a 24' x 5' section of the concrete walkway adjacent to the trash enclosure including the adjustment of the sewer clean out to grade.	1	LS	3200.00	3200.00
	Removal of existing pads and the placement of a new concrete pad under the existing AC units on the North side of the building.	1	LS	1200.00	1200.00
	Repair 6" wide utility trench at the driveway entrance.	1	LS	650.00	650.00

<u>Description</u>		<u>Amount</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Gutters and Downspouts					
	Remove the existing and install new gutters around all of the perimeter of the building	1	LS	\$5800.00	\$5800.00
	Extend the downspout at 2 locations by pouring a small concrete channel to the in-ground drain.	1	LS	600.00	600.00
Carport Lighting/Security Lighting					
	Remove and replace 8 light fixtures in the car park area.	8	EA	350.00	2800.00
	Provide and install protective cages over each of the new 8 lights	8	EA	150.00	1200.00
Miscellaneous Improvements					
	Adjust and paint the two wood doors to the electrical panel	1	LS	400.00	400.00
	Replace the masonry blocks that are missing from the top corner of the trash enclosure	1	LS	300.00	300.00
	Install parking wheel stops in the trash enclosure	1	LS	280.00	280.00
	Construct a new wood fence on the North side of the building.	1	LS	3200.00	3200.00
Interior Improvements					
Unit 101	Change light fixtures in both bedrooms	1	LS	400.00	400.00
Unit 102	Change light fixture in the hallway outside the master bedroom	1	LS	200.00	200.00
Unit 103	Install base cove at side of Kitchen worktop unit, adjust stove height, caulks seams on countertops and remove loose cable in main bedroom.	1	LS	800.00	800.00
	Change light fixtures in both bedrooms and both bathrooms	1	LS	800.00	800.00
	Remove and replace vanity unit top	1	LS	800.00	800.00
Unit 201	Change light fixture in hallway, both bedrooms and both bathrooms.	1	LS	800.00	800.00
Unit 203	Secure in place the loose vent grille at the hallway entrance	1	LS	80.00	80.00
Unit 204	Allow 4 hours to inspect and determine cause of the non working exhaust fan in the master bathroom.	1	LS	180.00	180.00
	Change light fixture in both bathrooms.	1	LS	400.00	400.00
Total:					110,890.00

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COMPREHENSIVE PAST AND PRESENT PROJECTS:

Hollywood West Apartments (Rehabilitation)

• 5822 Willoughby	(16 Units)	\$137,020.00
• 5819 Gregory	(16 Units)	\$132,664.00
• 5715 Camerford	(16 Units)	\$121,928.00
• 5603 Lexington	(20 Units)	\$158,852.00
• 5712 La Mirada	(16 Units)	\$ 69,821.00

Earthquake Seismic Retrofit Camerford Apt. Bldg.	\$120,000.00
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MTA

• Block Wall and Fence at Vernon	\$ 44,348.00
• Grade Crossing Improvements	\$117,189.88

LAUSD

• City Terrace Elementary School Modernization of East Bldg. Sub-Contractor	\$235,900.00
• Belvedere Middle School Modernization of H.E. Building	\$799,070.00

SEI Management Inc.

• Office remodeling	\$ 50,000.00
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New Haven Moving Equipment Office remodeling

\$ 54,000.00

National United Property

• Rehabilitation of different Apt. Units	\$ 50,000.00
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Wilshire House

• Painting of all Apt. Units	\$ 10,000.00
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American Real Property Management

• Rehabilitation	\$ 40,000.00
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CCAC

- Complete House Remodeling \$ 15,000.00

Sprint Telecommunications

- Rehabilitations of various sites \$ 100,000.00

J. Laska/ P. Perez

- House/Office remodeling \$ 20,000.00

Romaine St. Apartments-Helen Wolfe

- Repair & rehabilitate burned units \$ 15,000.00

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REFERENCES:

- Sprint Telecommunications
Gene Gatorian
12502 Sunrise Valley Dr.
Reston, VA 20191-3438
Tel. 703.689.5205
Fax 703.689.7880

- Rich Coakley
1850 Gateway Drive
San Mateo, CA 94404
Tel. 650.513.2505
Fax 650.513.2526
- American Real Property Management
Larry Wahl
3255 Wilshire Blvd. Ste. 1802
Los Angeles, CA 90010
Tel. 213.252.5997
Fax 213.252.5298
- Hollywood West Tenant Action Committee
Gregory Matthews
334 N. Normandie
Los Angeles, CA 90004
Tel. 213.252.9285

- SEI Management Inc.
Sheldon La Zar
15840 Ventura Blvd. Ste. 208
Encino, CA 91436
Tel. 818.986.5551

- Holy Virgin Mary Russian Orthodox Cathedral
Leo Gregory
650 Mithceltorena St.
Los Angeles, CA 90026
Tel. 818.767.0716

- New Haven Moving Equipment
Larry Levine
1521 Essix Street
Tel. 213.749.8181

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REJECTED

583-720-10



Delta 3 Construction Services

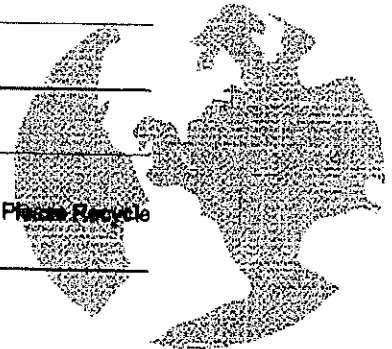
14111 Freeway Drive, Suite 204
Santa Fe Springs, CA 90670

Tel: 562.926.7688
Fax: 562.926.5506

Facsimile transmittal :

To: CMB Consulting	Fax: 310.329.1021
Attn: Ronnie Villarreal	Date: November 30, 2007
Re: Jackson Avenue / Culver City	Pages: Three (inclusive)
From: Gary Ayala	Tel: 310.329.0102

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle



Ronnie, see attached proposal.

Thanks,

A handwritten signature of Gary Ayala, written in black ink, with the name "Gary Ayala" printed below it.

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Jackson Avenue Improvements - Culver City

<u>Description</u>	<u>Amount</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Laundry Room:				
Replacement of flooring, replacement of ceiling light fixture, painting of walls and ceiling	1	LS		3,865.00
Plumbing/Repairs:				
Replace the drain line traps to the showers in the 4 units above the carport area	8	EA		3,000.00
Installation of access panels	8	EA		inc.
Insulate exposed water lines, paint exposed sewer pipes, provide structural support to 2nd level scupper	1	LS		8,875
External Painting:				
Power wash exterior, patch/repair any holes and paint the entire exterior in two tones including carport area.	1	LS		48,775.00
Paint the fascias on both levels and the ceiling and lockers in the carport area.	1	LS		19,088.00
Paint all of the metal framework for the stairs	1	LS		6,250.00
Paint the second level walkway	1	LS		5,625.00
Repair of Irrigation, Landscape & Drainage:				
Check all ground drains, trimming of 2 front trees, landscape improvements and verification irrigation is functioning properly	1	LS		20,625.00
Replacement Doors:				
Remove and replace the entrance door to Unit 101.	1	LS		625.00
Installation of new security screen doors	9	EA		5,250.00
Security Gate:				
Provide and install security gate at front entrance	1	LS		750.00
Windows:				
Remove and replace the existing windows with new Atrium windows.	53	EA		41,300.00
Concrete Work:				
Remove and replace the 5 panels of the entrance sidewalk with new colored concrete	1	LS		5,773.00
Remove and replace a 24' x 5' section of the concrete walkway adjacent to the trash enclosure including the adjustment of the sewer clean out to grade.	1	LS		1,648.00
Removal of existing pads and the placement of a new concrete pad under the existing AC units on the North side of the building.	1	LS		1,750.00
Repair 6" wide utility trench at the driveway entrance.	1	LS		375.00

Description		Amount	Unit	Unit Cost	Total Cost
Gutters and Downspouts					
	Remove the existing and install new gutters around all of the perimeter of the building	1	LS		15,000.00
	Extend the downspout at 2 locations by pouring a small concrete channel to the in-ground drain.	1	LS		750.00
Carport Lighting/Security Lighting					
	Remove and replace 8 light fixtures in the car park area.	8	EA		3,750.00
	Provide and install protective cages over each of the new 8 lights	8	EA		1,625.00
Miscellaneous Improvements					
	Adjust and paint the two wood doors to the electrical panel	1	LS		375.00
	Replace the masonry blocks that are missing from the top corner of the trash enclosure	1	LS		625.00
	Install parking wheel stops in the trash enclosure	1	LS		312.00
	Construct a new wood fence on the North side of the building.	1	LS		1,000.00
Interior Improvements					
Unit 101	Change light fixtures in both bedrooms	1	LS		350.00
Unit 102	Change light fixture in the hallway outside the master bedroom	1	LS		175.00
Unit 103	Install base cove at side of Kitchen worktop unit, adjust stove height, caulk seams on countertops and remove loose cable in main bedroom.	1	LS		375.00
	Change light fixtures in both bedrooms and both bathrooms	1	LS		350.00
	Remove and replace vanity unit top	1	LS		625.00
Unit 201	Change light fixture in hallway, both bedrooms and both bathrooms.	1	LS		875.00
Unit 203	Secure in place the loose vent grille at the hallway entrance	1	LS		250.00
Unit 204	Allow 4 hours to inspect and determine cause of the non working exhaust fan in the master bathroom.	1	LS		250.00
	Change light fixture in both bathrooms.	1	LS		350.00
Total					

Total = \$ 201,411.00

REJECTED*Construction Concern*

5583-720-10

Jackson Avenue Improvements - Culver City

<u>Description</u>		<u>Amount</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Laundry Room					
	Replacement of flooring, replacement of ceiling light fixture, painting of walls and ceiling	1	LS		\$3,686.00
Plumbing Repairs					
	Replace the drain line traps to the showers in the 4 units above the carport area	8	EA	\$285.90	\$2,287.20
	Installation of access panels	8	EA	\$369.75	\$2,958.00
	Insulate exposed water lines, paint exposed sewer pipes, provide structural support to 2nd level scupper	1	LS		\$2,576.00
External Painting					
	Power wash exterior, patch/repair any holes and paint the entire exterior in two tones including carport area.	1	LS		\$28,280.00
	Paint the fascias on both levels and the ceiling and lockers in the carport area.	1	LS		\$8,880.00
	Paint all of the metal framework for the stairs	1	LS		\$1,592.00
	Paint the second level walkway	1	LS		\$2,520.00
Repair of Irrigation, Landscape & Drainage					
	Check all ground drains, trimming of 2 front trees, landscape improvements and verification irrigation is functioning properly	1	LS		\$10,820.00
Replacement Doors					
	Remove and replace the entrance door to Unit 101.	1	LS		\$585.00
	Installation of new security screen doors	9	EA	\$475.00	\$4,275.00
Security Gate					
	Provide and install security gate at front entrance	1	LS		\$635.00
Windows					
	Remove and replace the existing windows with new Atrium windows.	53	EA	\$725.00 avg.	\$38,425.00
Concrete Work					
	Remove and replace the 5 panels of the entrance sidewalk with new colored concrete	1	LS		\$3,260.00
	Remove and replace a 16' x 5' section of the concrete walkway adjacent to the trash enclosure including the adjustment of the sewer clean out to grade.	1	LS		\$3,880.00
	Removal of existing pads and the placement of a new concrete pad under the existing AC units on the North side of the building.	1	LS		\$3,360.00
	Removal and replacement of the utility trench at the driveway entrance.	1	LS		\$1,500.00

→ Construction Concern

<u>Description</u>		<u>Amount</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Gutters and Downspouts					
	Remove the existing and install new gutters around all of the perimeter of the building	1	LS		\$7,160.00
	Extend the downspout at 2 locations by pouring a small concrete channel to the in-ground drain.	1	LS		\$720.00
Carport Lighting/Security Lighting					
	Remove and replace 8 light fixtures in the car park area.	8	EA	\$196.00	\$1,568.00
	Provide and install protective cages over each of the new 8 lights	8	EA	\$145.00	\$1,160.00
Miscellaneous Improvements					
	Adjust and paint the two wood doors to the electrical panel	1	LS		\$425.00
	Replace the masonry blocks that are missing from the top corner of the trash enclosure	1	LS		\$478.00
	Install parking wheel stops in the trash enclosure	1	LS		\$385.00
	Construct a new wood fence on the North side of the building.	1	LS		\$1,500.00
Interior Improvements					
Unit 101	Change light fixtures in both bedrooms	1	LS		\$320.00
Unit 102	Change light fixture in the hallway outside the master bedroom	1	LS		\$160.00
Unit 103	Install base cove at side of Kitchen worktop unit, adjust stove height, caulks seams on countertops and remove loose cable in main bedroom.	1	LS		\$448.00
	Change light fixtures in both bedrooms and both bathrooms	1	LS		\$640.00
	Remove and replace vanity unit top	1	LS		\$730.00
Unit 201	Change light fixture in hallway, both bedrooms and both bathrooms.	1	LS		\$800.00
Unit 203	Secure in place the loose vent grille at the hallway entrance	1	LS		\$145.00
Unit 204	Repair or replace the non working exhaust fan in the master bathroom.	1	LS		\$285.00
	Change light fixture in both bathrooms.	1	LS		\$320.00
Total:					\$136,763.20

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→ Construction Concern

Description	Amount	Unit	Total Cost
Laundry Room	1	LS	\$3,686.00
Plumbing Repairs	1	LS	\$7,821.20
External Painting	1	LS	\$41,272.00
Repair of Irrigation, Landscape & Drainage	1	LS	\$10,820.00
Replacement Doors	1	LS	\$4,860.00
Security Fencing & Gate	1	LS	\$635.00
Windows	1	LS	\$38,425.00
Concrete Work	1	LS	\$12,000.00
Gutters and Downspouts	1	LS	\$7,880.00
Carport Lighting / Security Lighting	1	LS	\$2,728.00
Miscellaneous Improvements	1	LS	\$2,788.00
Interior Improvements	1	LS	\$3,848.00
Total:			\$136,763.20

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