MEETING DATE: July 6, 2009

AGENDA ITEM : Approval of ARRA Grant Application for Fire Station Repairs Under the Fire Station Construction Grant Program.

ATTACHMENTS

AEI

ROUTINE SERVICES COST ESTIMATES - TABLE 3.1

Site Address:		Building Age (Years):	24
Fire Station No. 2		Building Area (SF):	11,620
11252 Washington Boulevard		Number of Buildings:	2
Culver City, California 90232		Inflation Rate (%):	5.0
Appendix # F			
AEI Project # 270823-F			

Sec	Item	Quantity	Sevices Schedule	Service Type	Cost	Unit	Estimated Budget Reserves	Comments
2.1.0 SUBJECT FACILITY SITE IMPROVEMENTS								
2.1.1	Exterior Lighting	1	Annual	per visit	$ 3,000	LS	$ 3,000	
2.1.2	Landscaping	1	Quarterly	In-House	$ 1,000	LS	$ 1,000	
2.1.3	Gates	2	Quarterly	per visit	$ 250	EA	$ 2,000	
2.2.0 BUILDING ENVELOPE AND INTERIOR SPACE								
2.2.2	Roofing	2	Annual	per visit	$ 500	LS	$ 1,000	
2.2.3	Roll-up Doors	4	Bi-Annual	per visit	$ 250	EA	$ 2,000	
2.2.6	Fire Extinguisher	1	Annual	per visit	$ 1,000	LS	$ 1,000	
2.2.6	Emergency Generators	1	Annual	In-House	$ 1,000	LS	$ 1,000	
2.3.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEM								
2.3.1	HVAC	5	Quarterly	In-House	$ 2,000	LS	$ 8,000	
2.4.0 SPECIALTY AREAS / SYSTEMS								
					$ -		$ -	

LS: Lump Sum
EA: Each
SF: Square Feet
SY: Square Yard
LF: Linear Foot
NP: Not Provided
UK: Unknown

Total Estimated Budget Reserves Per Year $ 19,000

The above table outlines suggested routine service agreements for building components which will require routine maintenance. Please note that the "Cost" column reflects only the cost of a routine on-site visit; while the "Estimated Budget Reserves" column reflects the estimated potential capital expenditure for repair replacement of components over the evaluation period.

AEI

IMMEDIATE REPAIRS COST ESTIMATES - TABLE 3.2

Site Address:
Fire Station No. 2
11252 Washington Boulevard
Culver City, California 90232
Appendix # F
AEI Project # 270823-F

Building Age (Years): 24
Building Area (SF): 11,620
Number of Buildings: 2
Inflation Rate (%): 5

Sec	Item	Quantity	Units	Unit Cost	Total Cost	Comments	Picture #
2.1.0 SUBJECT FACILITY SITE IMPROVEMENTS							
	Secondary Containment for Fuel Island	1	LS	$ 10,000.00	$ 10,000	Add containment for potential fuel spill.	
	Reseal and restripe parking area	15000	SF	$ 0.30	$ 4,500	Costs are slightly higher due to square footage	
	Spill Kit	1	LS	$ 500.00	$ 500	Add a spill kit a the fuel island.	
	Replace chain link fence	1	LS	$ 3,000.00	$ 3,000	Replace the entire chain link fence	
	Replace Lanscaping	1	LS	$ 6,000.00	$ 6,000	Remove all the ivy and replace with new landscaping .	
2.2.0 BUILDING ENVELOPE AND INTERIOR SPACE							
	Replace Roofs	7000	SF	$ 7.00	$ 49,000	Replace Roofs at both buildings	
	General interior remodel	10500	SF	$ 25.00	$ 262,500	Provide a general remodel of the interior of the firehouse building this would include all finihes below noted for the firehouse bldg	
	Repair Interior Finishes in Raquet Ball Building	1	LS	$ 15,000.00	$ 15,000	Interior finishes are damage and contain mold	
	Remove Roof Debris	1	LS	Low Cost	Low Cost		
	Replace Ceiling Tiles	1	LS	$ 8,500.00	$ 8,500	The suspended ceiling tiles should be replaced	
	Replace florescent light fixtures	1	LS	$ 15,000.00	$ 15,000	Replace all light fixtures in the suspended ceiling	
	Reseal all Windows	1	LS	$ 2,000.00	$ 2,000	Windows appear to have water penetration	
	Replace guard rails at the second floor stairwell	1	1	$ 2,000.00	$ 2,000	The spacing in the rails are inaquoate and additional rail need to be put in place	
	New Carpet through out	1	LS	$ 6,000.00	$ 6,000	Carpet appears to be worn and past is useful life	
	Repaint all interior partitions	1	LS	$ 6,000.00	$ 6,000		
	Replace smoke detectors	1	LS	$ 500.00	$ 500	Replace all smoke detectors with new units	
	Replace emergency generator	1	LS	$ 20,000.00	$ 20,000	The generator is non compliant	
	Repair Stucco Damage along the Trim of the Raquet Ball Building	1	LS	$ 500.00	$ 500		
2.3.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEM							
	Strap Water Heater	1	1	$ 100.00	$ 100	Missing seismic strapping	
	Replace HVAC units	2	EA	$ 4,000.00	$ 8,000	Replace the new older units	
	Replace shower enclosure and correct plumbing problems	1	1	$ 15,000.00	$ 15,000	Shower enclosure is leaking, recommend replacement.	
2.4.0 SPECIALTY AREAS / SYSTEMS							
				$ -	$ -		

LS: Lump Sum
EA: Each
SF: Square Feet
SY: Square Yard
LF: Linear Foot
NP: Not Provided
UK: Unknown

Total Immediate Repair Cost: **$434,100.00**

Expenditures that require immediate action as a result of (i) existing or potentially material unsafe conditions, (ii) material adverse physical deficiencies impacting existing tenancy; (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, (v) a condition that if left "as-is", are likely to result in an extensive delay in required service or system failure within one (1) year, or a significant escalation in remedial cost.

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REPLACEMENT RESERVES COST ESTIMATES - TABLE 3.3

Site Address:
Fire Station No. 2
11252 Washington Boulevard
Culver City, California 90232
Appendix # F
AEI Project # 270823-F

Building Age (Years):	24
Building Area (SF):	11,620
Number of Buildings:	2
Inflation Rate (%):	5.0

Sec	Item	Avg EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	Quantity	Unit	Unit Cost	Replacement Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Uninflated	Total Inflated
2.1.0 SUBJECT FACILITY SITE IMPROVEMENTS																				
2.1.1	Parking Area Asphalt Sealing/Striping	5-7	4+	0	15,000	SF	$0.30	$4,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,500	$4,500	$7,251
2.2.0 BUILDING ENVELOPE AND INTERIOR SPACE																				
2.2.4			0	0			$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.2.4			0	0			$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.3.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEMS																				
2.3.1	HVAC Replacement	15-20	20+	0	13	tons	$1,500.00	$19,500	$19,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,500	$19,500
2.3.2	Water Heater (100-gal) Replacement	10-15	10+	5	1		$1,000.00	$1,000	$0	$0	$0	$0	$1,000	$0	$0	$0	$0	$0	$1,000	$1,233
2.4.0 SPECIALTY AREAS / SYSTEMS																				
		0	0	0	0		$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

LS: Lump Sum
EA: Each
SF: Square Feet
SY: Square Yard
LF: Linear Foot
NP: Not Provided
UK: Unknown

Avg. EUL: Average Expected Useful Life
EFF AGE: Effective Age
RUL: Remaining Useful Life

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Annual Reserve Requirements (Uninflated)	$19,500	$0	$0	$0	$1,000	$0	$0	$0	$0	$4,500	$25,000
Inflation Rate Factor (5 %)	1.0000	1.0500	1.1078	1.1687	1.2330	1.3008	1.3723	1.4478	1.5274	1.6114	
Annual Reserve Requirements (Inflated)	$19,500	$0	$0	$0	$1,233	$0	$0	$0	$0	$7,251	$27,984

Uninflated Reserve Requirements/SF/Year	$0.215	$2,500.00
Inflated Reserve Requirements/SF/Year	$0.241	$2,798.43

Replacement reserves are recurring expenditures that should be annually budgeted for in advance. Replacement reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Budgeting are excluded for systems or components that are estimated to expire after the forecast period.
Replacement Reserves include (i) deficiencies that may not warrant immediate attention, but require repair or replacement that should be undertaken on a priority basis over routine preventive maintenance work and (ii) components or systems that have realized or exceeded their Estimated Useful Life ("EUL") during the evaluation period (realization of EUL alone does not constitute an immediate repair).

(4)

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INSURABLE REPLACEMENT COST ESTIMATE - TABLE 3.4

Site Address:
Fire Station No. 2
11252 Washington Boulevard
Culver City, California 90232
Appendix # F
AEI Project # 270823-F

Building Age (Years):	24
Building Area (SF):	11,620
Number of Buildings:	2
Inflation Rate (%):	5

CATEGORY	DESCRIPTION	COMMENTS
Building Occupancy	Fire Station	
Number of Stories	2	
Shape	3 irregular	
Exterior Walls	concrete block textured	
HVAC	package units and ventilation	
Elevators	none	
Sprinklers	yes	
Mezzanine	none	

Total Square Footage	Cost Per Square Foot	Total Cost	Total Rounded Cost
11,620	$358.82	$4,169,488.40	$4,170,000.00

Depreciation	$ 834,000.00	Depreciation at 20%

Total Rounded Cost - Depreciation
$3,475,000.00

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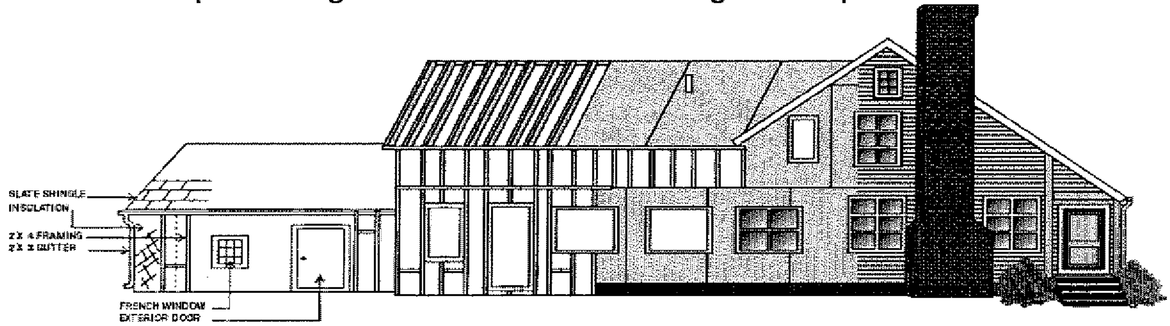

June 29, 2009

City of Culver City
Re: Culver City Fire Station # 2 Bathroom Remodel

The following are factored into this estimate for the bathroom remodel at fire station # 2. It is not necessarily inclusive of all costs that may be required. The estimated cost of the project is $499,000. Additionally, adding an additional 30% ($175,000)to cover unforeseen repairs and as a contingency fee brings the requested amount to $647,000.

This is not a bid. These are unconfirmed estimates for the work we discussed last week.

Pre construction management

Design and non-architectural plans

Prevailing wage management

Temporary shower and lavatory stations

Demo and hauling

Ventilation, dust suppression and flooring protection

New framing; new separation wall and reframe for new larger doors

3916 Albright Avenue, Los Angeles, CA 90066 310 397 6554 State Lic. 835499

Plumbing; changes, improvements, primed drains, new low flow fixtures and new supply lines

Electrical; new lighting and new lighting control

HVAC; new thermostat, check operation of existing heating and cooling equipment, new ventilators, possible new supply air and exhaust ventilation

Cabinets; new wall hung cabinetry with new synthetic counter tops and splash

Doors; new 36" doors and frames, new self closers, new lever door locks and latches

Drywall; replace all drywall

Waterproofing; new waterproofing on floors and showers

Tile surfaces; new tile on floor and walls as currently exists

Shower doors; 6 new shower doors

Painting

Privacy panels; new privacy panels

Miscellaneous; new mirrors w/ stainless frames, new soap, trash, tp, sanitary dispenser fixtures (stainless), etc

Project management and supervision

Project management secretary

Profit and overhead