

# PLATINUM

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## CONSTRUCTION, INC.

Thousand Oaks, Ca Ph 805-505-1752    fx 805-888-7087

**Project: New Pad Shell Building @ 14571 Hermes Blvd, Villa Park, CA 92861** **11/09/15**  
**New site improvement with parking stalls, planters, landscaping, trash enclosure & light poles.**  
**New ground up Type V building shell with drive-thru, HVAC units & wet/dry utility services.**

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| <b>1</b> | <b>MOBILIZATION &amp; GENERAL REQUIREMENTS</b>   | \$ | 42,573.50  |
|          | Temporary facilities (office, chain link, storage, lighting), temporary utilities and fire prevention. Storm water prevention control (BMP's), CPM scheduling, surveying, and traffic control.                           |    |            |
| <b>2</b> | <b>DEMOLITION</b>  | \$ | 40,080.40  |
|          | Demolition and haul away of AC paving, concrete curbs and landscaping. Tree and stump removal, light poles and footings demolition and haul away as per plan.  |    |            |
| <b>3</b> | <b>EARTHWORK</b>   | \$ | 88,542.95  |
|          | Cutting & grading of lot, digging & backfilling of new utility trenches, exporting. Over-excavation & compaction under slabs, footings, AC paving, walkways & landscape areas. Moisture barrier installation under slab. |    |            |
| <b>4</b> | <b>UTILITIES</b>   | \$ | 57,732.00  |
|          | Installation of sewer, domestic water, fire water, and storm drain lines as per plan. Installation of fire check valve assembly, 1500 gal precast grease trap interceptor and storm drain filterterra unit.              |    |            |
| <b>5</b> | <b>CONCRETE &amp; MASONRY</b>  | \$ | 208,180.50 |
|          | Installation of new concrete slabs, ramps, drive-thru slab, continuous footings and concrete pads. Installatio of concrete curb, gutters and swales and trash enclosure CMU walls as per plan.                           |    |            |
| <b>6</b> | <b>AC PAVING &amp; STRIPING</b>  | \$ | 43,069.32  |
|          | Installation of Asphalt Coat paving parking lot, handicap signs, post signs, striping, concrete wheel stops and painted signs as per plan.   |    |            |
| <b>7</b> | <b>METALS</b>  | \$ | 59,654.50  |
|          | Installation of steel trellis and gates at trash enclosure, handrails, pipe bollards, bike racks and lockers as per plan. Fabrication and installation of structural HSS steel columns as per plan.                      |    |            |
| <b>8</b> | <b>FRAMING</b>   | \$ | 185,581.50 |
|          | Walls and roof framing w/ 2x6 wood studs @ 16" OC, bracing & blocking, roof gluelam beam, I-90 joists, and sheating as per plan. New partition walls with 6" 20 GA studs @ 16"OC as per plan.                            |    |            |
| <b>9</b> | <b>ELECTRICAL</b>  | \$ | 167,500.00 |
|          | Installation of new switchboards, main panels, light fixtures, receptacles, switches, 1" conduit, lightpoles, AC units electrical lines and hookup as per plan. (No electric signs package, 1" conduit only).            |    |            |

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| <b>10 HVAC</b>   | \$ 87,905.00 |
| Installation of AC units (6), flexible and rigid steel ducting, supply and return T-bar diffusers, thermostats, and roof mounting AC unit curbs, as per plan.                                  |              |
| <b>11 PLUMBING</b>   | \$ 72,355.00 |
| Installation of new cold water, gas and sewer lines. Roof storm drains and scupers, gas shut off valves and water meters, as per plan.   |              |
| <b>12 SUSPENDED CEILING</b>  | \$ 7,975.90  |
| Installation of Armstrong suspended ceiling. Armstrong metallic 15/16" Tee Grid System, white color and 2' x 4' Ceiling tiles. Tile material allowance @ \$ 1.00 / sq ft                       |              |
| <b>13 INSULATION</b>   | \$ 25,852.50 |
| Installation, R-13 insulation for new walls and R-30 insulation for ceiling, includes demising and all exterior walls.   |              |
| <b>14 DRYWALL</b>  | \$ 19,216.70 |
| Installation of new 5/8" drywall up to T-bar ceiling at donut store only (perimeter walls only). New demising walls both sides, full height, and prep and sanding for future painting.         |              |
| <b>15 ROOFING</b>  | \$ 34,290.00 |
| Installation of Single ply Class - A roofing (TPO, thermoplastic polyolefin) as per plan.  |              |
| <b>16 SHEET METAL &amp; FLASHING</b>   | \$ 13,470.50 |
| Installation of galvanized parapet wall coping and reglet flashing, footing flashing, weep screen edge, drip edge, 18" louvered dormer vents as per plan.                                      |              |
| <b>17 PAINTING</b>   | \$ 6,919.80  |
| Preping and painting of trash enclosure walls, trellis and gates, pipe bollards, handicap handrails, building steel trellises and canopies and new steel service doors only. No wall painting. |              |
| <b>18 STUCCO</b>   | \$ 76,574.30 |
| Installation of new colored stucco on exterior walls, includes paper, lath and scratch coat, control joints, 18"x6" foam cornice, and wood trim for tile wainscot as per plan.                 |              |
| <b>19 TILE VENEER WAINSCOT</b>   | \$ 8,624.00  |
| Installation of wainscot tile veneer at exterior wall, 3'-4" high (tile allowance @ \$ 3 / sf)   |              |

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| <b>20 GLASS FRONTAGE (Allowance)</b>   | \$ 30,470.00 |
| Installation of new glass frontage as per plan.  |              |
| <b>21 DOORS</b>  | \$ 21,039.00 |
| Installation of new service doors, and store frontage glass doors as per plan, includes metal frames, louvers, panic hardware, thresholds and installation.                                |              |
| <b>22 LANDSCAPING</b>  | \$ 79,064.37 |
| Installation of new 36" and 24" box trees, palms, 15 gal, 5 gal and 1 gal plants, soil amendments, 4" mulch, irrigation lines, 30 day maintenance period and drip line system as per plan. |              |
| <b>23 TOILET ROOMS FOR TENANT 1C AS PER ADDENDUM B</b>   | \$ 31,185.80 |
| Installation of two toilet rooms at donut store as per Addendum " B ", includes walls, drywall, doors, insulation, plumbing, electric, HVAC, tile and toilet fixtures as per Addendum B.   |              |

|                           |     |                        |
|---------------------------|-----|------------------------|
| <b>TOTAL</b>              |     | <b>\$ 1,407,857.54</b> |
| Overhead @                | 6%  | \$ 84,471.45           |
| Profit @                  | 12% | \$ 168,942.90          |
| Total Overhead & Profit   |     | \$ 253,414.36          |
| <b>TOTAL PROJECT COST</b> |     | <b>\$ 1,661,271.90</b> |

### EXCLUSIONS:

Any and all permits, any engineering, any inspection, any exterior painting, any tenant signage, any fixture, extra work due to unforeseen code violations, any flooring, sealer, or exterior or wall painting, fire extinguishers. Lowering or removing of existing utilities that conflicts with over-excavation, demolition and removal of existing gas meter, gas lines, electrical meter, electrical lines & phone lines, demolition and haul away of any footing or concrete slab that conflicts with any excavation, demo and haul away of any existing underground tank, additional over-excavation if required by geotechnical engineer, importing of soils if required, rock breaking if encountered during excavation, hazardous materials abatement. Any music system, or speakers. Filterra unit maintenance, landscape maintenance, new monument sign, any restroom. Drywall above T-bar ceiling at donut store (no full height, Tenant 1C), any drywall other than dimising walls (no drywall at Tenant 1A & 1B perimeter walls). Store preview board, signs, menu, loops, or similar (only 1" electric conduit for future installation), building signage, fire alarm, security alarm, performance bond, any kitchen or kitchen furniture. building fire sprinkler system, any counters, furniture, painting, or fixtures for any tenant, fixture rack plans.