

**REQUEST FOR PROPOSALS (RFP)
FOR PROFESSIONAL DESIGN SERVICES FOR THE
REHABILITATION OF THE LAUREL HOUSE, ACCESSORY
STRUCTURES AND GROUNDS**

Important Dates

RFP Issued	November 29, 2022
Optional Site Visit	December 15, 2022
Request for Clarification/Questions Deadline – 4pm	January 10, 2023
Proposal Due Date – 2pm	January 18, 2023
Award Date	February 16, 2023
Approximate Start Date	March 1, 2023

1. Overview

The City of West Hollywood, County of Los Angeles, State of California (“City”) is soliciting proposals from qualified consultant firms to provide programming and design services for the **“REHABILITATION OF THE LAUREL HOUSE, ACCESSORY STRUCTURES AND GROUNDS”**. Historic Resources Group was directed by City of West Hollywood to perform a feasibility study (Exhibit 1) to estimate the costs and proposed options for programming and use of the historic Laurel House, a City of West Hollywood Cultural Resource located at 1343 North Laurel Avenue. Utilizing the Feasibility Study, the City has elected to proceed with Option 2 – Arts and Culture AC.2 with additional direction to adapt the Chauffer’s Cottage to house the City archives and to provide a reading room to access the archives. It should be noted the feasibility study does not include architectural design; structural, mechanical, electrical, or plumbing engineering or calculations; or code analysis for planning, building, accessibility, or life safety issues. Recognizing these limitations, the design team should only use the feasibility study as a guide. The City is seeking design solutions which achieve the overall objectives of Option 2 – Arts and Culture AC.2 but does not want to limit the proposed renovation to the Historic Resources Group plan.

In addition, the City would like to explore the feasibility of converting the car port and garage structures to studio and maker space to be utilized by either the Artists in Residence or the public. The current use of the exterior grounds is a passive park which includes a small off leash dog area. This public use will remain and needs to be compatible with and augment the Artist in Residence program by providing outdoor gathering and exhibit space.

All services performed by the design consultant, or its sub-consultant shall be provided in a manner consistent with the level of care and skill exercised by members of the consultant’s or the respective sub-consultant’s profession. Such services shall be performed under the direct

supervision of qualified and experienced personnel and must follow *The Secretary of Interior Standards and Guidelines for Archeology and Historic Preservation*.

2. Background

The two-story, American Colonial Revival-style Main Residence was constructed about 1914 by Arthur J. Clarke. In 1924 the property was purchased by pioneer theater operator Adolph Linick of Chicago, who lived there with his extended family. In 1941 Linick's son-in-law, Sidney M. Weisman, converted the Main Residence into four, two- bedroom apartment units for his extended family, arranged around the central entrance hall and staircase. Other alterations to the Main Residence from this period include an updated American Colonial Revival-style façade with a new entrance and windows, and a two-story rear addition. A porte-cochère with a second-story room above was constructed on the east end of the north façade about 1952. A second porte-cochère, also with a second-story room above, was constructed on the west end of the north façade sometime later.

Other significant features of the property include the Chauffer's Cottage, constructed in 1924 and enlarged in 1934; the North Garage and Servant's Quarters constructed in 1917; the South Garage, constructed in 1941; a concrete driveway, walks, steps and curbs; the terraced front yard including two circular brick planters; and existing trees including the deodar cedars and yuccas flanking the central front walk; an Italian stone pine; and original plantings along the northern edge of the property.

The property was acquired by the City of West Hollywood in December 1997 and has been unoccupied since May 2005. In 2011 the City converted the property's front yard into a passive public park called Laurel Park.

In 2013 the Main Residence, Garage, Servants' Quarters and Chauffer's Cottage were mothballed in accordance with *Preservation Brief 31: Mothballing Historic Buildings* to stabilize them and temporarily preserve them until a new use can be determined.

In 2018, due to extensive water damage to the wood framing, the northwest porte-cochere and exterior stair were demolished to reduce risk to public safety. The porte-cochere and second-story room addition above it were not character-defining features of the historic property as they were constructed after the property's period of significance; therefore, their demolition did not adversely impact the property's historic integrity and significance.

3. Scope of Services

The City is seeking a qualified proposer to provide design services through the Design Development phase to convert and rehabilitate the property to accommodate a first-floor gallery

space, a green room, office space, storage, and a second-floor artist in residence housing to accommodate a minimum of four separate residential units. In addition to the main structure the project includes the rehabilitation and re-use of the chauffeur's cottage to house the City Archives and reading room and the conversion or replacement of the north and south garage structures with individual studio spaces, a shared maker space, or combination of the two. The exterior grounds should be considered as part of the design project and are to remain a passive public park space with a small off-leash dog area. Improvements to the park space may include parking for artist in residences, outside exhibit and gathering spaces.

The scope of work will include but is not limited to:

A: Community Engagement

- 2 artist stakeholder meetings with City Artist in Residence consultant team
- 2 community meetings
- 2 Arts and Cultural Affairs Commission meetings
- 1 Public Facilities Commission meetings

B: Schematic Design

- Confirm program information for entire site
- Landscape and contextual site integration
- Development of floor plans, exterior elevations, and building sections
- Structural building analysis and seismic retrofit requirements
- Accessibility Plan
- Preliminary selection of major building systems
- Renderings showing conceptual site plan and character of interior spaces
- Meetings: assume two (2) site meetings or meetings at City Hall with a duration of ninety (90) minutes minimum, assume three (3) coordination calls via Teams or similar conference call platform with a duration of one (1) hour minimum for each call
- Detailed cost estimates for broken down for each component of the project

C: Documentation plan for Rehabilitation pursuant to *The Secretary of the Interior's Standards for Rehabilitation* which includes the following:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.
- Each property shall 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 architectural elements from other buildings, shall not be undertaken.

- Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

4. Building and Safety Codes

1343 North Laurel Avenue qualifies for the application of a building code that specifically addresses the special situations often encountered in historic buildings. The currently adopted version of the California Historical Building Code (California Title 24, Division 8; a part of the California Building Code) has many alternatives and exemptions for qualified historic structures that can help to reduce a project's potential impacts on the historic integrity of a cultural resource. Application of the CHBC's provisions is mandatory upon application to the local building official.

The Americans with Disabilities Act (ADA) was signed into law in July 1990. This civil rights statute applies to employment, as well as access to public structures and services or "public accommodations" owned or operated by private entities. In general, the ADA provides for the application of special rules and minimum access requirements where an alteration "would threaten or destroy the historic significance" of an historic building.

Historic buildings include those eligible for listing in the National Register of Historic Places or designated under state or local law. To use the minimum requirements, consultation is recommended with the California Office of Historic Preservation and local commissions or organizations representing the interests of people with disabilities.

5. Proposal Format

All proposals shall include the following information and comply with the associated page limit restrictions twenty (20) pages or less. Note that 1 page includes the front side of an 8.5x11 sheet of paper and the cover does NOT constitute a page. Exhibits 2-5 do not count toward the page limit restrictions.

A: Cover Letter. Maximum one (1) page cover letter signed by an officer of the firm, binding the proposer to all of the commitments made in the submittal. The letter shall include name, address and phone number of the person authorized to represent the proposer and shall include the following Statement:

“I HAVE READ UNDERSTOOD AND AGREED TO ALL STATEMENTS IN THIS REQUEST FOR PROPOSAL AND ACKNOWLEDGE RECEIPT OF ALL ADDENDUMS/AMENDMENTS AS WELL AS TO THE TERMS AND CONDITIONS, ATTACHMENT(S) AND EXHIBITS REFERENCED.”

B: Proposer’s Background. Background on the proposer, and sub-consultants, including area(s) of professional expertise relevant to this RFP. For sub-consultant to be used by the proposer, specific item(s) or functions of the sub-consultant should be highlighted. (Maximum 2- Pages)

C: Qualifications and Experience of Proposer’s Personnel. Maximum 3-page summary of the relevant experience, work history, training, education, and specialized certifications of the proposer’s personnel who will be performing the professional services contemplated under this RFP on the proposer’s behalf. Briefly discuss the Consultant team's qualifications and experience with projects of a similar magnitude and nature. Proposers shall provide identical information for all subconsultants’ performing any of the items or services contemplated under this RFP on the proposer’s behalf. The summary shall also include the office location of key personnel proposed to work on this contract. Relevant experience can include your company’s overall experience, experience with similar projects, examples of similar work products with weblinks, and the experience of individuals on your proposed team. Show how your experience relates to the demands of this project.

D: Proposed Personnel. Maximum 2-page resume for the project manager and 1-page resume for each of the other key personnel, including subconsultants, which will be performing the majority of the work on this project/contract. Resumes for corporate leadership should not be included unless said individuals will be performing substantial work on this project. The designated Project Manager shall be the primary contact with the City during the contract period and shall function in that capacity while employed by the firm. In addition, the City must approve changes of personnel.

E: References. Each proposal must include at least three public agency references in California going back not more than five (5) years from the issuance of this RFP in which the proposer was engaged to perform items similar to those requested under this RFP. References should place an emphasis on past programs in which the personnel to be used by proposer for this project were deployed. The references should include the name, title, and contact information of the public agency officer or employee responsible for overseeing the proposer's work with contact information.

F: Fee Schedule/Rate Schedule. Maximum 3-page detailed cost estimate for performing specific Items identified in the RFP and a schedule of rates for each proposed personnel that may be tasked to complete the Project. The cost estimate shall include an estimate of the number of hours per staff member by the proposed item and clearly identify an hourly rate schedule for the proposed staff and overhead costs shall be broken down and profit shall be identified separately. The compensation structure for performing specific services identified in Items 1 through 6, shall be cost plus fixed fees for each Item. The proposal shall also include costs and expenses related to photocopying, postage, travel, etc. (i.e., Reimbursement expenses). To the extent that a proposal contemplates the use of subconsultants to perform any one or more of the above-described tasks on the proposer's behalf, the proposal shall include a List of Subconsultants identifying all subconsultants and state the fee for each sub-consultant in the Fee Schedule under the appropriate Item under which the service will be provided. In so far as the proposer's proposal contemplates an increase in compensation rates or charges prior to the completion of Items 1 through 6, and during the term of the portion of the PSA or any extension term, the proposal shall clearly indicate when such increases will take effect and by how much.

The Fee Schedule/Cost Proposal shall be uploaded in a separate file to PlanetBids. Named Attachment 1 – Design Services - Rehabilitation of Laurel House, Accessory Structures and Grounds Fee Schedule Cost Proposal.

6. Evaluation Criteria

Each proposal shall be evaluated on the basis of the proposer's expertise, experience and training and the expertise of its key personnel along with prior contracting history, approach to the Project, cost, proposed schedule, and compliance with the RFP requirements including the terms of the attached Sample Professional Services Agreement (PSA) – See Exhibit 5. Each such factor shall be weighted by the City as follows:

A: Expertise, Experience & Training Plus Prior Contracting History (30%) – The expertise, experience and training of the proposer and its key personnel and previous experience with similar work in similar fields and qualifications and depth of the staff that will perform the

work on this project. This factor includes evaluation of the proposer's prior contracting history, including the review of the proposer's certifications relating to false claims, debarment, and civil litigation.

B: Project Approach (30%) – The proposer's responsiveness in developing a comprehensive plan while meeting regulatory requirements and the City's specific needs.

C: Schedule and Budget Control (30%) – Proposal for completing the project in a timely manner, inclusive of the proposer's ability to identify critical paths for the timely and competent completion of all work contemplated by the Project.

D: Compliance with RFP (10%) – The ability of the proposer to comply with all instructions set forth under this RFP.

Consultants should thoroughly address the above selection criteria to receive the maximum possible points.

7. Selection Process

A selection committee comprised of City staff and possibly outside consultants will review the proposals. Proposals will be ranked, and the selection team may choose to interview several of the top ranked proposers. However, at its sole discretion the selection committee may dispense with interviews and select a proposer to provide the required services.

8. Proposal Requirements

The Consultant's proposal must be comprehensive, concise and to the point. Current company resumes of key personnel should be included as well as examples of previous work. However, a proposal is a voluntary response on the part of a Consultant, and this RFP does not commit the City to pay any costs incurred in its preparation. The City reserves the right to accept or reject optional elements of this proposal, or the proposal in part, or its entirety.

This RFP is a solicitation for proposals only, and is neither intended, nor to be construed as an offer to enter into an agreement or engage in any formal rule competitive bidding or negotiation pursuant to any statute, ordinance, or regulation.

All data, documents, and other products used or developed during the project will become the property of the City, even in the situation where the project is cancelled.

The deadline to submit a proposal is January 18, 2023 at 2:00 p.m. Proposals received after the deadline will not be considered. Proposer is required to submit an "ebid" through PlanetBids

online platform. See link below:

<https://pbsystem.planetbids.com/portal/22761/bo/bo-detail/100161>

A copy of the Request for Proposal (RFP) and subsequent addenda to the RFP is available on the PlanetBids online platform on the link listed above.

It is the proposer's responsibility to ensure that the most complete and current version of the solicitation, including addenda, has been downloaded. Submission of a proposal shall constitute acknowledgement and acceptance of all terms and conditions contained in this RFP and all exhibits and attachments hereto.

Proposers shall be bound to the terms of their proposal following the Submission Deadline, however, the City, in its sole and absolute discretion, reserves the right to accept post deadline modifications if it is determined that such modifications are in the best interests of the City. The City also reserves the right to waive minor non-substantive informalities or allow the proposer to correct them.

- Proposers shall be solely and exclusively responsible for all costs incurred in connection with the preparation and submission of the proposals; demonstrations; interviews; preparation of responses to questions and requests for additional information; for contract discussions; or for anything in any way related to this RFP. The City is not liable for any costs incurred by a proposer in response to this RFP.
- Whether or not a proposer is awarded a contract pursuant to this RFP, no proposer shall be entitled to reimbursement for any costs or expenses associated with the proposer's participation in this RFP process.
- Late proposals will not be considered.
- The City reserves the right to reject any and all proposals received as a result of this RFP. The City's potential award of a contract will not be based on any single factor nor will it be based on the lowest cost proposal. If a contract is awarded, it will be awarded to the proposer who in the judgment of the City has presented an optimal balance of relevant experience, technical expertise, quality of service, work history and other factors which the City may consider relevant and important in determining which proposal is best for the City.
- The City reserves the right to cancel or modify this RFP. There is no guarantee that the City will award a contract.

- The City reserves the right to investigate the qualifications of any proposer under consideration including proposed subcontractors and parties otherwise related to the proposer and require confirmation of information furnished by a proposer or require additional evidence of experience and qualifications to provide the services or otherwise discharge the obligations required by this RFP.
- Following the Submission Deadline, the City, pursuant to the California Public Records Act (Govt. Code Section 6250 et seq.) reserves the right to make copies of all submitted proposals available for inspection and copying by any interested member of the public, except to the limited extent the City determines that any information contained in a proposal is legally privileged under the California Public Records Act. By submission of a proposal, proposers acknowledge and agree that their proposal and any information contained therein may be disclosed by the City to interested members of the public, including other proposers.
- The City reserves the right to approve or disapprove of particular subcontractors, joint venture partners, or other proposed team members.
- The City reserves the right to evaluate responses in terms of the best interests of the City, applying criteria provided in this RFP and any other criteria the City, in its sole discretion, deems pertinent.
- By the submission of a proposal, each proposer accepts and agrees to execute a written Professional Services Agreement (PSA) in the form attached hereto as Exhibit 5. By submission of a proposal, each proposer agrees to execute a PSA with the City in the form attached hereto as Exhibit 5, inclusive of all stated terms and conditions relating to indemnification, required insurance and standard of care requirements. If a proposer is unable to agree to any of the terms or conditions of the PSA in the form attached hereto, the proposer must identify the provision(s) in question and provide an explanation as to why the proposer cannot comply with such provisions. If a proposer's objection to a certain provision of the PSA is merely a question of added cost, the proposer shall indicate in the proposal the difference in cost associated with complying with the provision(s) versus the cost associated with the City's waiver or modification of the provision(s). The City shall be under no obligation to make modifications to the PSA after a contract has been awarded and proposers shall be deemed to have incorporated all costs associated with compliance with the PSA into their proposal. A proposer's inability to comply with one or more provisions of the PSA shall be a factor that will be considered by the City in determining which proposal will serve the best interest of the City when all other factors are taken into account.

All proposals must remain valid for a minimum period of ninety (90) calendar days after the Submission Deadline. Responses may not be modified or withdrawn by the proposer during this period of time except in accordance with this RFP and with written permission granted by the City.

All questions or requests for clarification shall be submitted through the City's electronic bid management system (PlanetBids) at by 2:00 p.m. Pacific Standard Time on or before January 10, 2023. All questions received by this deadline will be addressed and posted on the City's PlanetBids portal.

<https://pbsystem.planetbids.com/portal/22761/bo/bo-detail/100161>

If it becomes necessary to revise any part of this RFP, written addenda will be posted on the City's PlanetBids portal. It shall be the sole responsibility of the proposer to check for any addenda to the RFP that may be issued by the City.

It is presumed that each proposer has read and is thoroughly familiar with the scope of services to be performed under this RFP.

The proposer agrees that, if a contract is awarded to a proposer, the proposer shall make no claim against the City or any of the funding agencies because of any estimate or statement made by any employees, agents, or consultants of the City which may prove to be erroneous in any respect.

Proposers may withdraw their proposal prior to the Submission Deadline.

9. Site Visit

There will be a site visit on December 15, 2022 at 9:00 a.m., at 1343 Laurel Avenue, West Hollywood, CA 90069, West Hollywood, California. Attendance at the site visit is highly recommended but is not mandatory.

10. Insurance Requirements

The selected consultant shall provide the required insurance provided in the Exhibit 5: Sample Professional Services Agreement following at the time of contract execution.

Exhibits

1. Historic Resources Group Feasibility Study
2. Bidders Questionnaire *
3. Certification Regarding Lobbying *
4. Non-Collusion Declaration *
5. Sample Professional Services Agreement

*Required at the time of submittal



FEASIBILITY STUDY

Laurel House

1343 N. Laurel Avenue, West Hollywood

March 2022

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816

Telephone 626 793 2400, Facsimile 626 793 2401

historicresourcesgroup.com

PREPARED FOR

**City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-4314**

FEASIBILITY STUDY

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1343 N. Laurel Avenue, West Hollywood**

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1.0 INTRODUCTION

This study was prepared for the City of West Hollywood to critically assess the feasibility and estimate the costs of the proposed options for programming and use of the historic Laurel House, a City of West Hollywood Cultural Resource located at 1343 North Laurel Avenue. The options studied in this report were supported by the community during the City's 2014 Community Visioning process and are listed in Table 1 on page 5 of this report.

This feasibility study was prepared to document existing conditions on the property; identify potential work items that would likely be needed to bring the property up to code and a condition that would accommodate the proposed use options; and prepare a budget estimate for that potential work. This feasibility study includes:

- A. Site documentation of current conditions on the property;
- B. Interviews with City staff and meetings as needed;
- C. Preparation of this report focusing on the four identified uses for the property as described in the Community Visioning report (I. Enhance Existing, II. Arts and Culture, III. Event and Meeting Space, and IV. Combined Options) as well as alternatives within each option (see Table 1);
- D. Estimation of probable costs for each identified option.

This feasibility study does not include architectural design, or structural, mechanical, electrical, or plumbing engineering services. The Project Team used the options identified in the Vision Table provided by the City to a) develop preliminary space planning studies that suggest a fit between the approved options and the existing conditions on the site; b) using those studies, develop recommendations that respond to upgrades that may be required to accommodate the proposed new uses; and c) prepare preliminary cost estimates of the work recommended.

The project team includes Historic Resources Group (John LoCascio, AIA, Principal Architect; Laura Janssen, Senior Architectural Historian; and Robby Aranguren, Planning Associate/GIS Specialist); Insight Structural Engineers (Brent Balckman, SE, LEED AP, President; Vanessa Luevano Chow, PE); Design West Engineering (Steven Johnson, PE, Director of Mechanical Engineering, Associate; Roy Morales, Electrical Project Manager); and Construction Cost Consultants, Inc. (Gurdeep Kaur-Dailey). The Project Team worked closely with Brian League, Property Development Manager; Christina Sarkees, AIA, Senior Project Management Supervisor; Alicen Bartle, Project Development Administrator; and Rebecca Ehemann, Arts Manager, all representing the City of West Hollywood.

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Table 1: Community Visioning Options

Options	Feasibility Scoping Scenarios	House	Garages	Cottage	Grounds**	
Option 1 - Enhance Existing Property	EU.1	Renovate main house and grounds for multi-family occupancy housing.	*	*	*	*
	EU.2	Renovate 1st floor of main house and grounds for Artist-in-Residence long term housing (six month residency or longer). This may be for more than one artist at the same time. Provide common area for artists and public to gather and socialize.	*			*
	EU.3	Renovate main house; add a new residential building (perhaps along the south and/or west portion of the site) for multi-family occupancy housing. Renovate existing grounds.	*	*	*	*
Option 2 - Arts and Culture	AC.1	Renovate 1st floor of main house and grounds to support an art gallery and museum(history of house or film industry); Redesign garage spaces into artist studios or performing arts rehearsal spaces; Renovate exterior grounds for small performance space or sculpture garden	*	*		*
	AC.2	In conjunction with AC.1, renovate and designate portions of the 2nd floor of main house into an Artist-in-Residence living accommodation	*	*		*
Option 3 - Event and Meeting Space	EM.1	Renovate 1st floor of main house and grounds for use as Community rooms/spaces to reserve for meetings, classes, events; Renovate 2nd floor of main house for limited use as a support staff living accommodation	*			*
	EM.2	Renovate both floors of main house and grounds for use as accessible Community rooms/spaces to reserve for meetings, classes, events both floors. Apportion small section of 2nd floor of main house for limited usage as support staff living accommodation	*			*
Option 4 - Variation of All Options Combined	CU.1	Similar to AC.1, except with public access for community rooms/spaces to both floors of house; Renovate and designate the cottage into an Artist-in-Residence living accommodation; Redesign garage spaces into artist studios and commercial kitchen area to support events on grounds or in house	*	*	*	*
	CU.2	Similar to EM.1, except renovate and designate the cottage, rather than the house 2nd floor, as an Artist-in-Residence living accommodation. No renovations to second floor of main house	*	*	*	*
	CU.3	Renovate and designate cottage as library & quiet area; Redesign garages for artists studios in garages; Renovate 1st floor of house for public community rooms/spaces to reserve for meeting, classes, events; public access to grounds. No renovation to 2nd floor	*	*	*	*
		**Renovation of grounds would be specific to programming needs and could include art education demonstration areas, quiet areas, dog friendly amenities, seating, and landscaping				

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2.0 DEVELOPMENT HISTORY

The two-story, American Colonial Revival-style Main Residence was constructed about 1914 by Arthur J. Clarke. In 1924 the property was purchased by pioneer theater operator Adolph Linick of Chicago, who lived there with his extended family. In 1941 Linick's son-in-law, Sidney M. Weisman, converted the Main Residence into four, two-bedroom apartment units for his extended family, arranged around the central entrance hall and staircase. Other alterations to the Main Residence from this period include an updated American Colonial Revival-style façade with a new entrance and windows, and a two-story rear addition. A porte-cochère with a second-story room above was constructed on the east end of the north façade about 1952. A second porte-cochère, also with a second-story room above, was constructed on the west end of the north façade sometime later.

In addition to the Main House, significant features of the property include the Chauffer's Cottage, constructed in 1924 and enlarged in 1934; the North Garage and Servant's Quarters constructed in 1917; the South Garage, constructed in 1941; a concrete driveway, walks, steps and curbs; the terraced front yard including two circular brick planters; and existing trees including the deodar cedars and yuccas flanking the central front walk; an Italian stone pine; and original plantings along the northern edge of the property.

The property was acquired by the City of West Hollywood in December 1997 and has been unoccupied since May 2005. In 2011 the City converted the property's front yard into a passive public park called Laurel Park.

In 2013 the Main Residence, Garage, Servants' Quarters and Chauffer's Cottage were mothballed in accordance with *Preservation Brief 31: Mothballing Historic Buildings* to stabilize them and temporarily preserve them until a new use can be determined.

In 2018, due to extensive water damage to the wood framing, the northwest porte-cochère and exterior stair were demolished to reduce risk to public safety. The porte-cochère and second-story room addition above it were not character-defining features of the historic property as they were constructed after the property's period of significance; therefore, their demolition did not adversely impact the property's historic integrity and significance.

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3.0 HISTORIC SIGNIFICANCE

The property at 1343 N. Laurel Avenue is eligible for listing in the National Register of Historic Places and the California Register of Historical Resources under Criterion A/1, at the local level of significance, as an important example of the transformation of single-family residences to multiple-family housing that was typical of residential development in West Hollywood during the 1930s and 1940s. The period of significance under Criterion A/1 extends from 1924, when the property was acquired by its second owner, Adolph Linick, to 1941, when the Main Residence was converted from a single-family dwelling into four apartment units. The period of significance does not start at 1914, the date of original construction, because the residence no longer conveys its appearance from that time.

On March 21, 1994 the property was designated by the City Council as a City of West Hollywood Cultural Resource. On February 28, 2005 the property was formally determined eligible for listing in the National Register under Criterion A by consensus through Section 106 review, and as a result was automatically listed in the California Register of Historical Resources.

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4.0 PHYSICAL DESCRIPTION¹

The property is located on the west side of Laurel Avenue, between Sunset Boulevard on the north and Fountain Avenue on the South, in the City of West Hollywood, California. There is a 30,080-square-foot rectangular parcel, or approximately 0.7 acres. The site measures 188 feet deep by 160 feet wide at the street and terraces higher in elevation toward the northwest. It is occupied by a two-story primary residential building situated in the center of the site, and several single-story outbuildings located behind the residence.

The primary residence (Main Residence) is a large, American Colonial Revival style single-family home, constructed in 1914, which was converted into four apartment units in 1941. The residence faces east and is set above grade on a low brick foundation. A row of attached outbuildings -- including a one-room dwelling (Chauffeur's Cottage), a two-bay garage (North Garage) with an attached studio apartment (Servant's Quarters), and a four-bay garage (South Garage) -- is located at the northwest corner of the site behind the rear of the residence. A concrete driveway leads from the street, through a porte cochère attached to the house on the north, to the outbuildings at the rear of the site. A variety of plants, including shrubs and trees have matured on the site over the years, creating a dense landscape around the residence. The property is bounded on the north, south and west by multi-story apartment buildings.

4.1 Main Residence (Exterior)

The building's exterior retains features from its original 1914 construction as a single-family residence, including horizontal wood clapboard siding, divided-light double-hung sash wood windows, and overall symmetry. Other features, such as the American Colonial Revival style detailing on the primary façade and several rear additions, reflect the residence's appearance following its major 1941 alteration.

The Main Residence is two stories in height with a partial level. It has a gross square footage of approximately 5,700 square feet. The structure is wood frame in construction, attached to a continuous unreinforced brick masonry foundation; the foundation is finished with cement on the exterior; some portions of the foundation walls may be of concrete construction. Additions to the residence in 1941 have continuous poured-in-place concrete foundations that match the exterior appearance of the original. The building is irregular in plan. It has a medium-pitch, hipped roof finished

¹ The physical description is adapted from the Historic Preservation Certification Application Part 1 that was submitted on behalf of the City of West Hollywood; it was approved by the California State Office of Historic Preservation on April 15, 2008, and by the National Park Service on May 15, 2008.

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with mineral-surfaced asphalt composition shingles. Roof details include deep overhanging eaves with a wide plain frieze below. The eaves are boxed with a beadboard soffit and supported by shaped wood brackets. During the 1941 alterations a south-facing gable-on-hip roof and a north-facing pedimented roof dormer were added. The residence is clad with horizontal wood clapboard siding throughout. Fenestration consists primarily of original wood-frame double-hung sash windows throughout the residence, with some non-original aluminum sliding windows. Original window openings have wide wood lintels and protruding sills.

East (Primary) Façade

The Main Residence's primary facade is symmetrical. It is five bays in width and dominated by an elaborated main entrance in the center bay. The main entrance consists of a wide wood door with wood-framed screen door attached to the frame and a five-light transom above. The entrance was recessed during the 1941 alteration to accommodate new closets constructed in adjacent apartment units. The front door has a beveled rectangular light in the upper half and a pair of wood panels below, with metal hardware and door knocker. The entrance is accentuated by an exaggerated broken pediment with dentil molding, supported by two pairs of engaged classical columns with Corinthian capitals.

The central bay is flanked by two six-over-one, wood-frame double-hung sash windows. Each ground-level window features fixed wood louvered shutters and is topped with a decorative hood in the form of a very shallow pediment. All ground story windows on this façade were installed during the 1941 remodeling. At the upper story, the central bay contains two small four-light octagonal windows, which were added during the 1941 changes. These windows are flanked on each side by two six-over-one double hung sash windows with flat board surrounds.

A two-story addition, constructed in 1941, occupies the southernmost corner of the façade. This volume has a hipped roof with asphalt shingles, boxed eaves and shaped wood brackets, and wood clapboard siding. The ground story fenestration is comprised of tripartite four-over-one double-hung sash windows. A pair of two-over-one double-hung sash windows are placed at the upper story. A porte cochère with a room addition above projects from the northern portion of the façade.

A full width walled terrace spans the front. There is a painted scored concrete floor and red brick foundations. Brick cheek walls flank central steps leading to the structure. There is a painted wood balustrade.

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North Façade

The Main Residence's north façade has one projecting porte cochère with a second-story room addition above that spans the adjacent driveway immediately north of the residence. (In 2018, due to extensive water damage to the wood framing, a secondary porte cochère and exterior stair were removed to reduce risk to public safety.) The eastern (front) porte cochère appears to correlate with a 1952 building permit. The upper story room addition is clad with horizontal wood clapboard, with a hipped roof, shallow overhanging eaves, a wide plain frieze, and shaped wood brackets. Fenestration is of aluminum sash: double-sliding windows with wood trim. A metal awning shades the addition's west-facing window. The upper story is supported by slender square wood posts with simple capitals and concrete footings, grouped in twos and threes. With the exception of the aluminum windows, the front porte cochère and room addition is compatible with the overall design of the Main Residence.

The ground-story fenestration on the north façade is irregular. There is a wide single-light picture window, which appears to have been added in 1941, at the front porte cochère. There are three four-over-one wood windows, and a pair of one-over-one wood windows, flanking the picture window to the west. A secondary entrance and a four-over-one wood window occupy the area beneath the staircase. The entrance has a concrete stoop, metal-framed screen door, and wood entry door.

A projecting three-sided bay was added to the upper story of this façade during the 1941 rehabilitation to accommodate a new dining room. The bay features a plain frieze along the roofline and horizontal wood clapboard. The central bay contains a six-over-one wood window, with four-over-one windows in the outer bays. The underside of the bay has a beadboard soffit and two shaped wood brackets, recalling the eaves of the Main Residence. A pair of small louvered glass windows flanks the projecting bay to the west. A single four-over-one wood window is placed on the westernmost portion of the façade's upper story. A front-gable roof dormer protrudes between the two upper-story room additions. The dormer is simply expressed, with a pedimented gable end and a plain frieze below. A wood-frame window opening is partially filled with a fan.

West (Rear) Façade

Several additions were constructed on this façade during the 1941 changes. These additions feature low-pitched hipped roofs with shallow boxed eaves and shaped wood brackets, horizontal wood clapboard siding, and continuous concrete foundations walls. A two-story projecting bay occupies the northernmost portion of the rear façade. This bay contains a pair of four-over-one wood windows flanked by one-over-one windows on both sides in each story. A wood utility box with a shed roof flanks the bay to the

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south on the first story. Fenestration elsewhere on the façade is composed of small single one-over-one, and paired four-over-one, wood windows in both stories.

A basement is reached at the center portion of this façade. A set of concrete steps leads down to an eight-light wood-frame entry door. This basement access was added during the 1941 work.

South Façade

The south façade of the Main Residence was substantially altered during the 1941 rehabilitation, including construction of a rear addition and the installation of two wood exterior staircases. The rear portion of this façade is capped by a prominent gable-on-hip roof with a pedimented gable end. The westernmost staircase leads to a secondary entrance for an upper-story unit. The staircase features a simple wood railing and wood landing. The entrance is composed of a single-light wood panel door. Directly below is a single flight of wood steps, also with simple wood railings and landing. The landing is covered by a projecting shed roof supported by wood posts and leads to a wood panel door with an aluminum vertical-sliding window that provides access to a ground-story unit.

The south façade is composed of a recessed western section and a projecting eastern section. The fenestration on this façade is irregular due to the 1941 additions which included the enclosure of the easternmost portion of the façade. The westernmost portion of the façade includes a trio of four-over-one wood windows and small single one-over-one wood windows in each story. Fenestration in the eastern section includes two small one-over-one wood windows and two large four-over-one wood windows in the upper story. Two one-over-ones occupy the ground story wall directly beneath the upper-story landing. The easternmost portion of the façade on the ground story was enclosed during the 1941 alterations and contains two narrow four-over-one wood windows, separated by a clapboard panel and set between a pair of engaged columns. The raised concrete foundations for these additions are clearly visible on this façade.

4.2 Main Residence (Interior)

The interior of the Main Residence is divided into four apartment units, two on each floor, arranged around a central entrance hall. The apartment units are lettered A through D and are similarly configured and appointed. The building's interior retains features from its original 1914 construction as a single-family residence, including decorative wood crown moldings, wood baseboards, wood window and door surrounds, wood single-panel interior doors with metal hardware and glass handles, plaster walls and ceilings, and hardwood flooring. These features appear throughout the interior except where otherwise noted. Other features, such as new wall partitions, and

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kitchens and bathrooms, reflect the residence's 1941 conversion to multiple units. Peeling paint is found to greater and lesser degrees throughout the building. Small wall heating vents with metal grilles occur throughout.

Entrance Hall

The entrance hall is the residence's only common interior space. It is dominated by an L-shaped staircase which runs along the south and west interior walls. The staircase has wood treads and risers with a carpet runner. A quarter space landing separates the upper and lower flights of stairs. There is a decorative wood balustrade with a polished wood railing and turned-spindle wood balusters. The lower end of the railing terminates in a decorative curtail. A decorative crown molding encircles the ceilings in both the lower and upper stories. On the upper-story, a carpeted landing curves along the north and east interior walls leading to the second-floor apartment units. The walls are finished with floral patterned wallpaper.

First floor, South (Unit A)

Unit A, the south unit on the first floor, has a single-panel wood entry door which opens onto a large living room. The living room contains a brick *faux* fireplace with a plaster mantel on the east wall, and decorative crown molding. The dining room has a wood chair rail with painted wallpaper above, simple crown molding, and a decorative metal pendant ceiling fixture. The dimensions of the hardwood strip flooring in this space differ from those in the living room, as the dining room was added during the 1941 alteration. The kitchen has built-in painted wood cabinetry with metal hardware, and both tile and linoleum countertops. The same linoleum pattern covers the floor. A fascia and soffit with simple crown molding run along the perimeter of the ceiling. There is a wood panel door with an aluminum sliding window at the rear entrance.

The master bedroom contains a wide alcove flanked by two small closets. The alcove contains recessed lighting and a built-in wood vanity that appear to postdate the 1941 rehabilitation. The hardwood floor in this bedroom has decorative geometric parquetry that does not appear anywhere else in the residence; this space was originally used as a library. The second bedroom is decorated with wallpaper that has been painted over. A large collage along two walls above the wood chair rail is a later tenant addition. A metal pendant light fixture is located at the center of the room.

This unit has a third bedroom, due to a reconfiguration in the 1970s that appropriated a bedroom and a bathroom from the adjacent unit (Unit B). This third bedroom has severe water damage in the northwest portion of the room, including the wood flooring, plaster walls and ceilings, as well as extensive peeling paint and wallpaper below paint. Beyond the bedroom, a narrow hallway with a recessed telephone phone nook leads to

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a small bathroom. The bathroom has tile floors, a wood built-in cabinet, a decorative wall heater grille, a tiled shower stall, and a vanity with wood cabinetry and an acrylic top. The vanity and tile flooring appear to be 1970s alterations.

A second bathroom largely retains its original 1941 appearance, including tiled flooring, and built-in wood cabinetry with tiled countertop and backsplash. There are tile wainscots at the walls. A square enameled bathtub with a diagonal basin is enclosed in a tiled shower stall. The small tile in the shower stall is a later alteration. Louvered wood shutters are attached at two small windows.

First floor, North (Unit B)

Unit B, the north unit on the first floor, opens into a small entry foyer through a single-panel wood door. The foyer features a domed ceiling with an open metal light fixture and two sconces on the north wall. The living room has a plaster *faux* fireplace and mantel, and a decorative crown molding. The dining room has a wood chair rail and wallpaper that has been painted over. The kitchen features built-in painted wood cabinetry with metal hardware, and tile countertops and backsplash. Linoleum tile flooring postdates the 1941 changes. A fascia and soffit with simple crown molding remain at the ceiling. A wood panel door with a window is the secondary entrance.

Due to the 1970s reconfiguration, this unit contains only one bedroom. The bedroom has a three-sided window bay on the west wall, and decorative crown molding. Peeling paint and discolored hardwood flooring in the southeast corner of the room evidence water damage. The bathroom largely retains its original 1941 appearance, including tile flooring, and built-in wood cabinetry with tiled countertop and backsplash. There are tile wainscots and a wall heater grille. A square enameled bathtub with a diagonal basin is enclosed in a shower stall.

Second floor, South (Unit C)

Unit C, the south unit on the second floor, has a single-panel wood entry door which opens to a large living room. The living room has carpeted flooring, decorative crown molding, and a plaster *faux* fireplace and mantle. A shallow alcove in the northeast corner of the room is framed by paired half-height spiral columns set on two built-in wood cabinets with glazed double-doors. The alcove walls are covered in striped wallpaper. A single four-light octagonal window illuminates the space. The dining room has carpeted flooring. The walls have a wood chair rail with floral wallpaper above. A decorative lighting fixture is suspended from the ceiling. A single-panel wood swinging door leads to the kitchen, which features built-in painted wood cabinetry with metal hardware, and both tile and linoleum countertops. The same linoleum pattern covers

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the floor. A fascia and soffit with simple crown molding run along the perimeter of the ceiling. A wood panel door remains at the rear entrance.

The master bedroom has a wide alcove flanked by two small closets. A second bedroom has two adjacent closets. The bathroom largely retains its 1941 appearance, including tile flooring, and built-in wood cabinetry with tiled countertop and backsplash. There are tile wainscots at the lower portion of walls, and wall heater grille. A square enameled bathtub with a diagonal basin is enclosed with a painted shower stall. Louvered wood shutters are attached at two small windows.

Second Floor, North (Unit D)

Unit D, the north unit on the second floor, was occupied by Elsie Linick-Weisman and has been repeatedly remodeled. Interior decoration includes arched door openings, textile treatments around windows and other openings, and patterned wallpaper.

The single-panel wood entry door opens to a small entry foyer. The foyer has carpeted floors, pastoral wallpaper and a decorative metal and glass ceiling fixture. An arched door opening leads to the living room. The living room has carpeted floors, papered walls, decorative crown molding, and a marble *faux* fireplace and mantle. Flanking windows are trimmed by an upholstered valence. A shallow alcove in the southeast corner of the room has a wide shaped opening and built-in shelving. The alcove walls are clad in quilted floral textiles. A four-light octagonal window illuminates the space.

To the north of the living room is an enclosed porch. The porch has linoleum tile floor with plaster walls and ceiling. There is damage to the lower portion of the north interior wall. An arched door opening leads to the dining room. The dining room is carpeted; there is wallpaper above a wood chair rail. Built-in wood cabinetry spans the south wall, while a three-sided bay window is located on the north wall.

A single-panel wood double acting swinging door leads to the kitchen, which has stained wood cabinetry with decorative metal hardware and a built-in range and stovetop. The floor is linoleum tile. Countertops are both linoleum and tile. There is a fascia and soffit with scalloped crown molding at the ceiling. A wood panel door with a single-light window leads to a screened rear porch.

The rear bedroom has carpeted floors, striped wallpaper, and decorative crown molding. A projecting three-sided alcove is located on the west wall. A narrow built-in shelving unit flanks the bathroom door. The bathroom largely retains its original 1941 appearance, including tile flooring, and built-in wood cabinetry with tiled countertop and backsplash. Large tile panels clad the lower portion of walls. A square enameled

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bathhtub with a diagonal basin is enclosed in a painted shower stall. The south shower wall has been damaged.

A second bedroom has vertical wood wall paneling and scalloped wood crown molding. The floors are carpeted and wood valences trim the windows. The adjacent bathroom contains a tile shower stall and a pedestal sink set on metal legs. Other features of this bathroom are tile flooring, a built-in wood cabinet, and a decorative wall heater grille. The hallway has papered walls and a built-in telephone nook.

Basement

The partial basement has poured concrete floors, open wood structure (posts, girders, joists, and board subfloor sheathing at ceilings, and wood support posts throughout. The main space contains two sink basins and built-in wood cabinetry. Unfinished crawl spaces are mostly visible and accessible from the partial basement. A six-light wood door leads to a storage area. A second room is accessed via a wood door. Concrete and masonry continuous foundations at the perimeter of the building are visible from the basement.

4.3 Chauffeur's Cottage

This one-story single dwelling unit stands at the northwest corner of the property. Its address is 1345 N. Laurel Ave. Originally constructed in 1924 with a front addition in 1934, the Chauffeur's Cottage has American Colonial Revival features similar to those of the main residence. The cottage is wood frame on a continuous concrete foundation wall. The roof is hipped in form with boxed eaves and a mineral surfaced asphalt composition shingles. The exterior walls are painted wood clapboard siding with wood corner boards. A brick chimney is located on the south wall. There are painted wood windows throughout, including one-over-one double-hung and divided-light double casements. Some windows have exterior metal security bars which appear to be later additions. There is a full-width porch on the east façade. There are concrete steps to the east and south that lead to the painted scored concrete floor. There are simple wood railings. The porch has a beadboard soffit and paired wood posts with simple capitals. Wood steps at the north end of the porch lead to a patio with brick pavers.

The building's interior retains many features from its original construction, including hardwood flooring, decorative wood crown moldings, wood baseboards, wood window and door frame trim, wood multi-panel interior doors with some metal hardware, and plaster walls and ceilings. These features appear throughout the interior except where otherwise noted. A six-panel wood entry door leads to the living room, which features a coved plaster ceiling with a decorative wood crown molding and vertical wood wall paneling. A brick fireplace dominates the south wall with two metal wall sconces above.

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A four-light double-casement window flanks the fireplace on each side. On the east wall, a single-light picture window features two six-light casement sidelights. There are wood valences at the windows. A heating supply air vent on the west wall appears to be a later addition. The wood paneling and flooring in the northwest corner of the living room shows evidence of water damage.

Like the living room, the dining room also has a coved plaster ceiling. The walls are covered with wallpaper that has been painted over. Decorative built-in wood cabinets are located at the northeast and southeast corners of the room. A three-light double-casement window is located on the east wall between the cabinets. The north wall has a three-light transom with an air conditioning unit inserted in the opening below. The windows have a wood valence. The west wall in this room shows evidence of severe water damage. A wood multi-panel swinging door leads from dining room to the kitchen. The kitchen has linoleum tile flooring and wood cabinetry with tile countertops and backsplash. There are two nooks above the sink. There is a wood door with a single light at the rear entry to the unit. There is a one-over-one double-hung sash window next to the door.

The single bedroom has simple wood crown moldings and baseboards. A wood paneled door leads to a closet with built-in wood shelving. There is a pair of one-over-one double-hung sash windows on the west wall with attached wood shutters in the upper portion, and a single casement window with three horizontal panes on the east wall. The bathroom has all porcelain and enameled cast iron fixtures, including bathtub, water closet, and pedestal sink. There is marble tile on the floor. A built-in wood cabinet and a single-light hopper window are located on the west wall. Beyond the bathroom is a dressing area with wall-to-wall carpet, built-in wood cabinetry, and a one-over-one double-hung sash window.

4.4 North Garage & Servant's Quarters

The North Garage & Servant's Quarters was constructed in 1917 and subsequently altered. This building is attached to the south wall of the Chauffeur's Cottage by a hipped roof extension. The building has a single parking bay (#7), a double-parking bay (#5 and #6), and a studio apartment with an address of 1343½ N. Laurel Avenue. The exterior cladding is painted wood clapboard. There is a hipped roof, with overhanging boxed eaves and mineral-surfaced composition asphalt roll material. Inside the parking bays, the floors are scored concrete with open wood structure. The interior walls are finished with stucco and wood clapboard. The single bay has no door. The double bay is closed with a wood, tongue-and-groove overhead hinging door.

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The southernmost portion of the building is used as a studio apartment. It has a continuous concrete foundation. Fenestration consists of two wood one-over-one double-hung sash windows and a single-light wood panel door with a wood frame and trim. The front room has hardwood floors with wood baseboards, and painted plaster ceiling and walls. Wood multi-panel interior doors have metal hardware. The west wall contains built-in wood shelving flanked by a closet to the north and the bathroom door to the south.

The bathroom has resilient tile floors, a toilet, and a shower stall. The walls are plaster, and the ceiling is painted wood beadboard. A single one-over-one double-hung sash window occupies the west wall. The kitchen steps down from the front room, and has resilient sheet flooring, plaster walls, and acoustical ceiling tile. There is a freestanding metal sink and base cabinet. A three-light metal casement is located on the west wall. There is a metal pendant light fixture at the center of the room.

4.5 South Garage

Constructed in 1941, the South Garage is attached to the south façade of the Servant's Quarters and has four single parking bays (#1, #2, #3 and #4). The structure has a hipped roof with mineral-surfaced rolled asphalt cap sheet, closed eaves, and wood clapboard siding. Each bay steps downward to the south, following the grade of the site, and is closed with a wood tongue-and-groove hinged overhead door. Parking bays have poured concrete floors and open beam ceilings and are separated by wood board partitions. The southernmost bay has particle board wall finishes.

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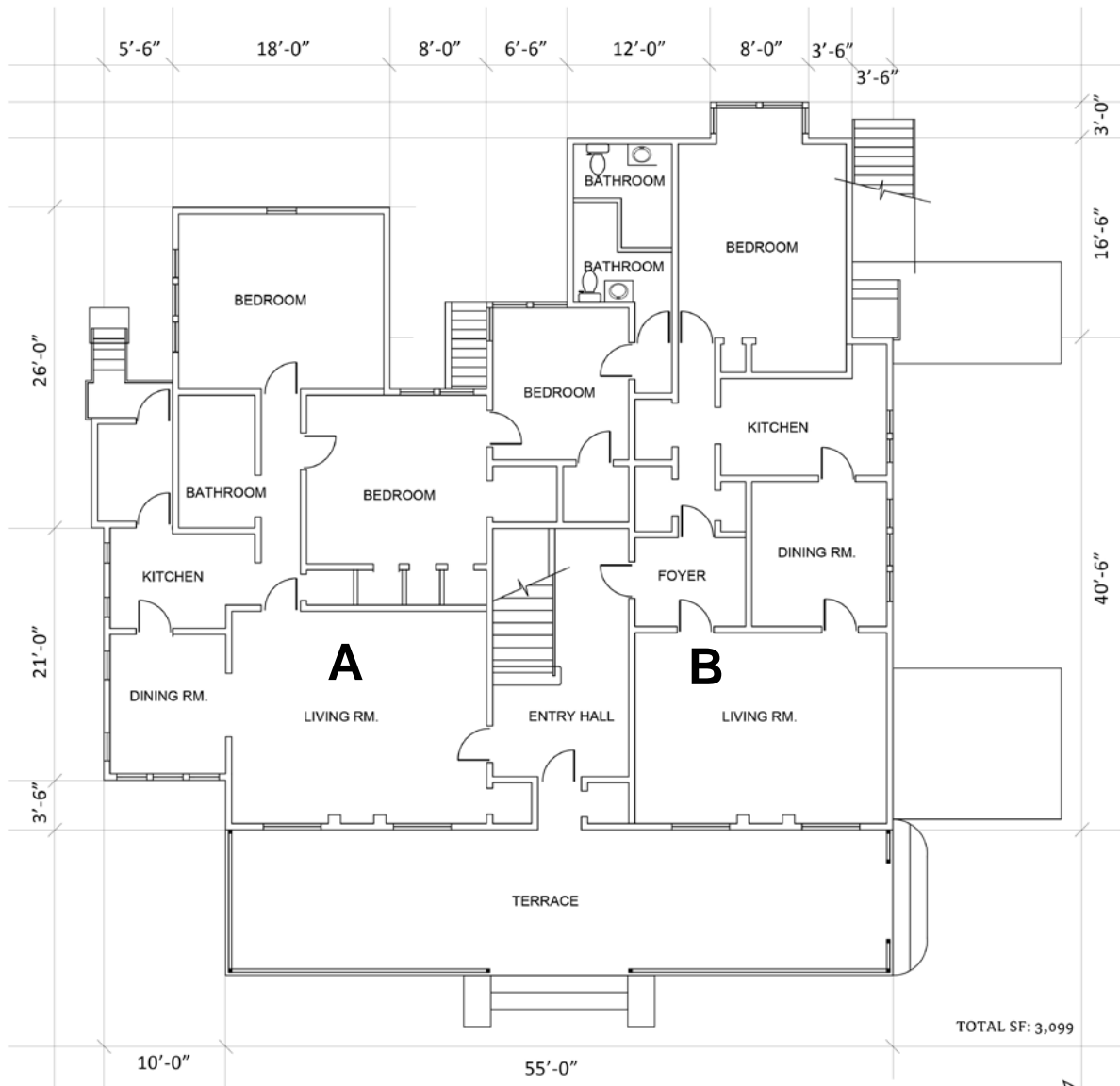
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TOTAL SF: 3,099

LAUREL HOUSE - 1ST FLOOR PLAN



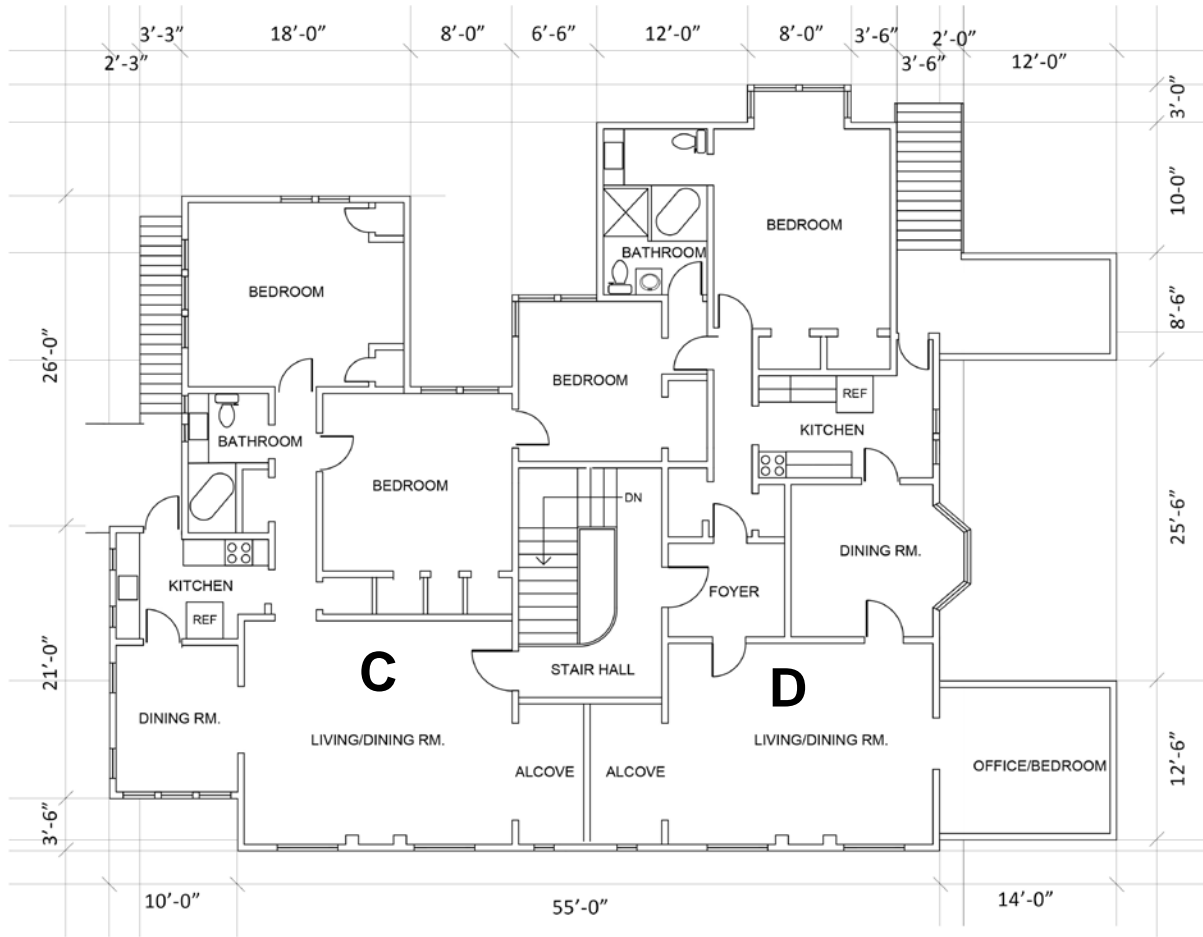
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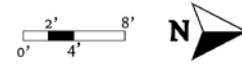
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LAUREL HOUSE - 2ND FLOOR PLAN



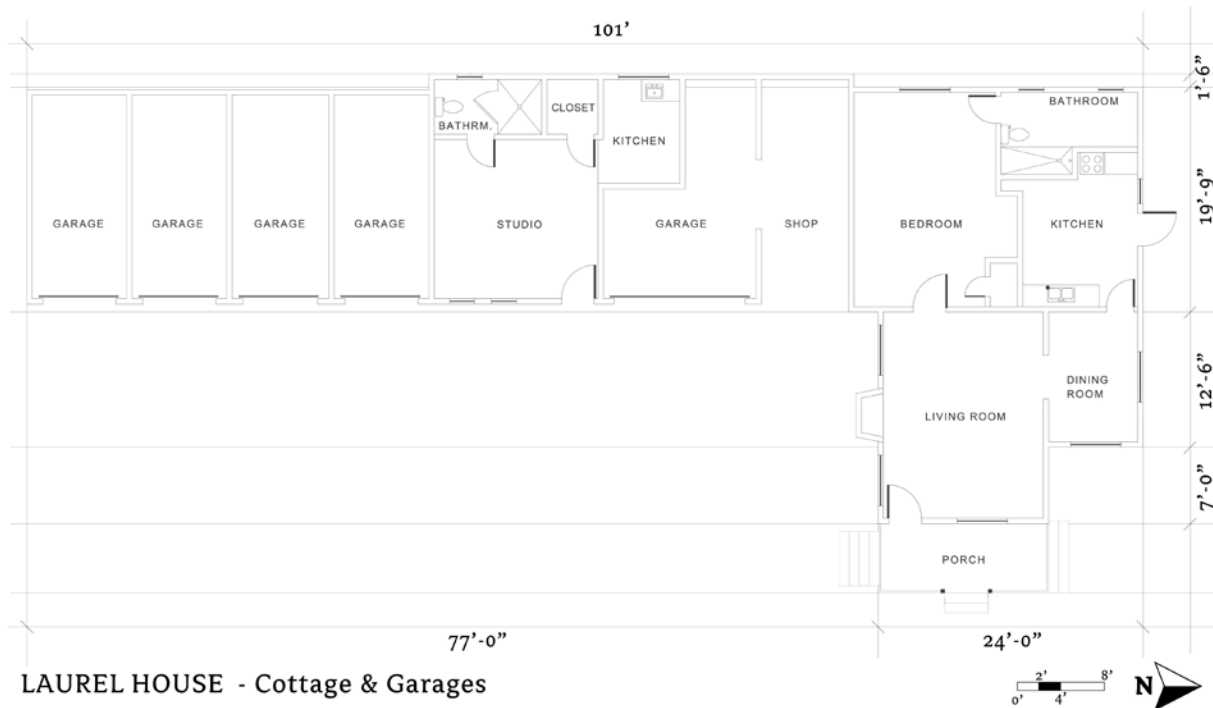
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5.0 CHARACTER-DEFINING FEATURES

Character-defining features are those visual aspects and physical features or elements, constructed during a historic property's period of significance, that give the property its historic character and contribute to its historic integrity. Character-defining features should be considered in the planning and design of a project and should be preserved to the maximum extent possible. In general, retaining character-defining features retains the integrity of an historic property; i.e., contributes to retaining the property's eligibility as an historic resource.

Character-defining features of the property at 1343 North Laurel Avenue include buildings, structures, exterior spaces, hardscape, and landscape features, including:

- The Main Residence and its existing exterior features, including both original 1914 features and 1941 alterations, but not subsequent changes.
- The symmetry of the Main Residence's primary façade and its relationship to the formal character of the front yard.
- The Chauffeur's Cottage, including both original 1924 features and 1934 alterations, but not subsequent changes.
- The North Garage and attached Servant's Quarters, and the South Garage, including original 1914 features, and alterations through 1941, but not subsequent changes.
- Concrete driveway, walks, steps & curbing, including original 1914 features, and alterations through 1941, but not subsequent changes.
- The terraced front lawn, including two circular brick planters around the deodar cedars in front of the Main Residence.
- Existing trees, including the deodar cedars flanking the central walk in the front yard; yuccas flanking the central walk in the front yard; the Italian stone pine; and the original plantings along the northern edge of the property.²

² Significant features of the historic landscape were identified in the Historical Landscape Context report, prepared by EDAW, Inc., November 2004.

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The Main Residence interior retains character-defining features, both from its original construction, and including original 1914 features, and alterations through 1941, but not subsequent changes. Significant features include:

- The plan and layout of the four existing apartment units around a central public entrance hall and stair.
- The front entrance, including the existing door, screen door, transom window, and jambs.
- The central hall, staircase, and balustrade on the first and second floors.
- Bathrooms including cabinets, sinks, countertops, bathtubs, some fittings, and original tile work on the walls and floors.
- Crown molding, chair rail molding, and base boards.
- Built-in shelves and cabinets.
- Hardwood floors.
- Window frames and trims.
- The interior door openings, doors, and surrounds.
- The metal heating vent grilles.
- Some light fixtures, including the fixtures in the kitchens and hallways of the two south units.

Identified non-significant features include:

- The large picture window in the north wall of the living room of the north unit on the first floor.
- The resilient flooring in the kitchens of the north and south units on the first floor;
- The cabinets and sink in the secondary bathroom of the south unit on the first floor (added in the 1970s).
- The door opening and wall partition that converted the two two-bedroom units on the first floor into a three-bedroom and one-bedroom unit (altered in the 1970s).

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- The two second-story room additions projecting from the northeast and northwest portions of the Main Residence (constructed in the 1950s).
- The stone patio east of the Chauffeur's Cottage.

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6.0 SUMMARY OF EXISTING CONDITIONS

The project team observed the Laurel House site and buildings in September 2021 to verify and document existing conditions. The buildings and site are well-maintained and in generally good condition, and do not appear to have changed since the mothballing plan was updated in 2019.

- Staff reported that the added area drains west of the Main Residence functioned as intended and prevented water infiltration in the basement, even during the heavy rains of the 2018-19 season.
- The new roofing and repaired siding appear sound and in good condition. There are no signs of new moisture infiltration, and staff reported no instances of leakage.
- The windows appear sound and are securely closed. There are no signs of new moisture infiltration, and staff reported no instances of leakage.
- The structural repairs made in 2013 appear sound, and staff reported no new structural issues.
- Areas of buckled wood flooring have been temporarily replaced with plywood; areas of delaminated plaster on walls and ceilings have been removed or stabilized with plywood overlays.
- Staff reports that the HVAC system is in good working condition. The building interiors do not smell musty or damp, and there is no visible sign of mold, indicating sufficient air circulation and temperature and humidity control.
- Unused electrical equipment and outlets are disconnected. The electrical service is maintained for task and security lighting, the HVAC and alarm systems. Remaining site lighting is operated on a timer.
- The gas supply remains disconnected, and the water heater is strapped to the basement wall. Water lines have been cut and capped.

Photographs of existing conditions are provided on the following pages.

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Existing Conditions Photographs, September 2021

Main Residence; east (primary) façade. View to the northwest.



Main Residence; east (primary) façade front porch. View to the east.

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Main Residence; east (primary) façade with driveway and porte cochere. View to the west.



Main Residence; north façade with driveway and porte cochere. View to the east.

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Main Residence; west façade. View to the east.



Main Residence; south façade. View to the northwest.

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Chauffer's Cottage; south façade. View to the north.



North Garage and Servant's Quarters; east façade. View to the southwest.

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South Garage; east façade. View to the northwest.

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7.0 REQUIREMENTS FOR TREATMENT

There are a number of applicable laws, regulations, and functional requirements that should be considered when considering the development, rehabilitation, and/or future use of 1343 North Laurel Avenue.

The property at 1343 North Laurel Avenue was designated a City of West Hollywood Cultural Resource on March 21, 1994. The purpose of the designation is to prevent significant impacts to a cultural resource through the application of the standards set forth in the Cultural Heritage Preservation Ordinance of the City of West Hollywood (Municipal Code Title 19 Article 19-4 Chapter 19.58). The *Secretary of the Interior's Standards for Rehabilitation* are expressly incorporated into the City's Cultural Heritage Preservation Ordinance and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the Cultural Resource.

Locally designated cultural resources are presumed to be historically significant under the California Environmental Quality Act (CEQA). Therefore, demolition and/or alterations of landmarks are subject to review under CEQA for potential impacts to an historical resource.

In addition to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and CEQA, any adaptive reuse project at 1343 North Laurel Avenue may be eligible to implement the *California Historical Building Code* (CHBC), where appropriate.

7.1 The Secretary of the Interior's Standards

The preservation and protection of historic objects and sites is guided in the United States by a set of principles known as the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.³ These Standards provide four primary treatments to be used in the protection of cultural resources listed in or eligible for listing in the National Register of Historic Places. The treatments are "Preservation," "Rehabilitation," "Restoration," and "Reconstruction," and they have been defined as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

³ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington, D.C.: United States Department of the Interior, 1995).

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Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.

The United States Department of the Interior has established standards and guidelines for each of the four basic treatments. These standards and guidelines are intended as general guidance for any historic preservation project. They are designed to promote responsible preservation practices and to provide philosophical consistency in an approach to the work.

Choosing the appropriate treatment for the continued protection of 1343 North Laurel Avenue should be the result of careful inquiry, research and data gathering; analysis of the collected information; and informed decision-making.

The historic distinctive materials and features of 1343 North Laurel Avenue are substantially intact and convey the building's historic significance. Retaining and repairing these materials and features, as found, are important to the overall protection of the building's historic integrity. Therefore, it is important to adopt a treatment standard that preserves the historic spaces and features, while allowing the compatible use and continued evolution of the building.

Based on the findings of this HSR, *Rehabilitation* is recommended as the guiding principle in preparing a treatment plan for protection, repair, and maintenance of 1343 North Laurel Avenue, whichever reuse option is pursued. As stated in the definition, 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. Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate.

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Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

The *Secretary of the Interior's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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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 are unimpaired

7.2 California Environmental Quality Act

In most cases there is discretionary review that results in projects being subject to review under the *California Environmental Quality Act* (CEQA). This regulation has several levels of review, depending on the nature of the project. The review alternatives that may apply include a categorical exemption, a negative declaration, or an environmental impact report. A project that conforms to the *Secretary of the Interior's Standards* and does not include any other substantial construction might receive a categorical exemption or a mitigated negative declaration. CEQA provides an additional mechanism under the state law for the protection of cultural properties.

7.3 Building and Safety Codes

1343 North Laurel Avenue qualifies for the application of a building code that specifically addresses the special situations often encountered in historic buildings. The currently adopted version of the *California Historical Building Code* (California Title 24, Division 8; a part of the California Building Code) has many alternatives and exemptions for qualified historic structures that can help to reduce a project's potential impacts on the historic integrity of a cultural resource. Application of the CHBC's provisions is mandatory upon application to the local building official.

The *Americans with Disabilities Act* (ADA) was signed into law in July 1990. This civil rights statute applies to employment, as well as access to public structures and services or "public accommodations" owned or operated by private entities. In general, the ADA provides for the application of special rules and minimum access requirements where an alteration "would threaten or destroy the historic significance" of an historic building. Historic buildings include those eligible for listing in the National Register of Historic Places or designated under state or local law. To use the minimum requirements, consultation is recommended with the California Office of Historic Preservation and local commissions or organizations representing the interests of people with disabilities.

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8.0 WORK RECOMMENDATIONS

The Community Visioning process resulted in four general options for re-use of the Laurel House property that were supported by the community: enhancement of the existing property for primarily residential purposes; adaptive reuse of the property for arts and cultural functions; adaptive reuse as community event and meeting space; and various combinations of these three. Within each of the four general options are two to three variations for slight modifications within the general use.

For each option, the Project Team developed preliminary space planning studies to illustrate the fit between the approved options and the existing conditions on the site. The project team assessed the reuse options against the existing conditions of the property, in order to identify a functional fit that would minimally impact the building's historic character and significance. The property's rooms and features were evaluated for both historical significance and accessibility, and programmatic functions were then assigned based on the least impactful fit. These studies allowed the Project Team to identify modifications and upgrades that may be required to accommodate the proposed new uses.

This study does not include architectural design; structural, mechanical, electrical, or plumbing engineering or calculations; or code analysis for planning, building, accessibility, or life safety issues. For each option, the Project Team made general assumptions regarding potential requirements that will likely be triggered by the proposed improvements, and these have been incorporated as general recommendations for budget estimating purposes. Actual service and code requirements, and corresponding costs, can only be determined with the development of a rehabilitation project.

This section describes each of the Community Visioning options and variations provided by the City, and the general architectural, structural, mechanical, electrical, and plumbing recommendations for property improvements needed to accommodate each option. Each option is illustrated with the accompanying space planning diagrams. The City's Visioning Table outlining each option is reproduced on the following page.

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1343 N. Laurel Avenue
Attachment A
Vision Table
1.8.2020

Options	Feasibility Scoping Scenarios	House	Garages	Cottage	Grounds**	
Option 1 - Enhance Existing Property	EU.1	Renovate main house and grounds for multi-family occupancy housing.	*	*	*	*
	EU.2	Renovate 1st floor of main house and grounds for Artist-in-Residence long term housing (six month residency or longer). This may be for more than one artist at the same time. Provide common area for artists and public to gather and socialize.	*			*
	EU.3	Renovate main house; add a new residential building (perhaps along the south and/or west portion of the site) for multi-family occupancy housing. Renovate existing grounds.	*	*	*	*
Option 2 - Arts and Culture	AC.1	Renovate 1st floor of main house and grounds to support an art gallery and museum (history of house or film industry); Redesign garage spaces into artist studios or performing arts rehearsal spaces; Renovate exterior grounds for small performance space or sculpture garden	*	*		*
	AC.2	In conjunction with AC.1, renovate and designate portions of the 2nd floor of main house into an Artist-in-Residence living accommodation	*	*		*
Option 3 - Event and Meeting Space	EM.1	Renovate 1st floor of main house and grounds for use as Community rooms/spaces to reserve for meetings, classes, events; Renovate 2nd floor of main house for limited use as a support staff living accommodation	*			*
	EM.2	Renovate both floors of main house and grounds for use as accessible Community rooms/spaces to reserve for meetings, classes, events both floors. Apportion small section of 2nd floor of main house for limited usage as support staff living accommodation	*			*
Option 4 - Variation of All Options Combined	CU.1	Similar to AC.1, except with public access for community rooms/spaces to both floors of house; Renovate and designate the cottage into an Artist-in-Residence living accommodation; Redesign garage spaces into artist studios and commercial kitchen area to support events on grounds or in house	*	*	*	*
	CU.2	Similar to EM.1, except renovate and designate the cottage, rather than the house 2nd floor, as an Artist-in-Residence living accommodation. No renovations to second floor of main house	*	*	*	*
	CU.3	Renovate and designate cottage as library & quiet area; Redesign garages for artists studios in garages; Renovate 1st floor of house for public community rooms/spaces to reserve for meeting, classes, events; public access to grounds. No renovation to 2nd floor	*	*	*	*
**Renovation of grounds would be specific to programming needs and could include art education demonstration areas, quiet areas, dog friendly amenities, seating, and landscaping						

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Option 1 – Enhance Existing Property

EU.1 Multi-family Housing

Renovate the Main House and grounds for multi-family occupancy housing.

Architectural Recommendations

- Retain four existing units (A, B, C, and D) in Main House and update as needed.
- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Construct a new, permanent concrete access ramp to the rear entrance of Unit B (first floor, north) to provide one fully accessible unit.
- Rebuild stairs to second-floor kitchen entrances.
- Demolish existing non-historic porch enclosure on the south façade.
- Remove connecting door between unit bedrooms and fill door opening.
- Remodel Unit B (first floor, north) kitchen and hallway to provide accessible spaces.
- Remodel two small bathrooms in Unit B (first floor, north) into one accessible bathroom.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms.
- Install new wood flooring in bedrooms and hallways.
- Install new ceramic tile flooring in kitchens and bathrooms.
- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.

Structural Recommendations

First Floor:

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- Infill existing wall openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at northwest and southeast corners of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC system: Provide (4) DX split systems with the fan coils located within the basement and the outdoor condensing units located within the rear of the building. Coordinate duct shafts with the floor plan to distribute the ductwork from the basement to the 2nd floor. The first floor can have ductwork distribution similar to the existing condition with ductwork in the basement and routed within the walls to low wall supply diffusers. Each tenant would require a 3- to 5-ton unit that would need to be confirmed with actual floor plan layout.
- Electrical: Install new switches and panels. Install complete new interior wiring, outlets and light fixtures. Install 4 new meters (one for each tenant) along with corresponding panel. Install house meter to take care of the exterior site electrical and lighting.
- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

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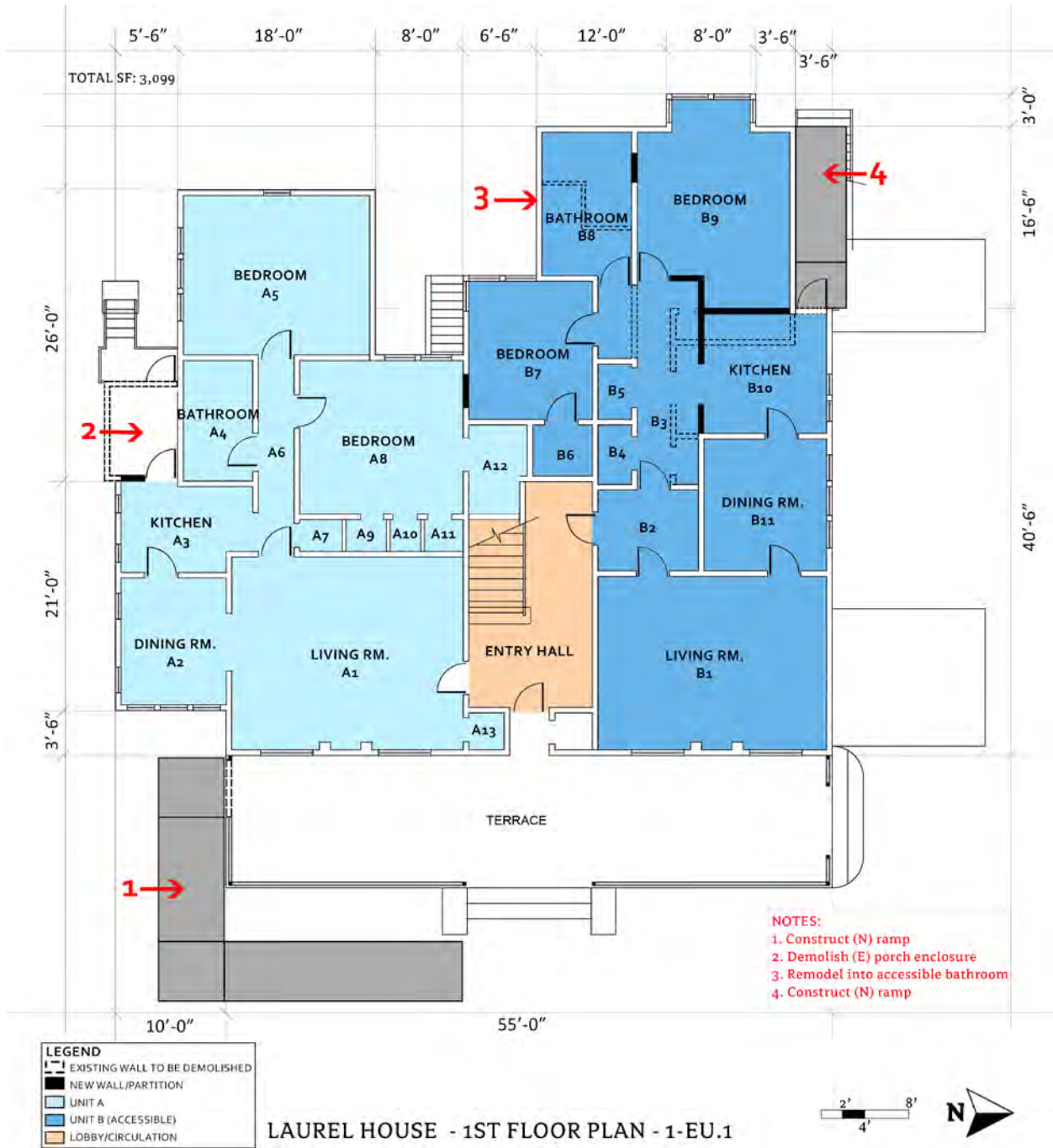
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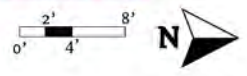
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LEGEND

	EXISTING WALL TO BE DEMOLISHED
	NEW WALL/PARTITION
	UNIT C
	UNIT D
	LOBBY/CIRCULATION

- NOTES:**
1. Repair/rebuild (E) stair
 2. Construct (N) stair



LAUREL HOUSE - 2ND FLOOR PLAN - 1-EU.3

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EU.2 Artist-in-Residence Housing

Renovate first floor of the Main House for Artist-in-Residence long-term housing (six-month residency or longer). This may be for more than one artist at the same time. Provide common areas for artists and public to gather and socialize.

Architectural Recommendations

- Convert living and dining rooms of both existing first-floor apartments (Units A and B) to serve as common areas
- Convert remainder of first-floor apartments into two, one-bedroom Artist-in-Residence units (Unit B1 will be accessible unit)
- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Construct a new, permanent access ramp to the rear entrance of accessible Unit B1 (first floor, north); install new exterior entrance door into former bedroom/new living room.
- Remove two doors in existing Unit B entry hall; fill door openings and convert entry hall to new accessible public toilet.
- Remove connecting door between unit bedrooms and fill door opening.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible bathroom.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in communal areas (entry hall, stair hall, and former living and dining rooms).
- Install new wood flooring in residential unit living/dining rooms, bedrooms and hallways.
- Install new ceramic tile flooring in kitchens and bathrooms.
- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.

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- Install new light fixtures throughout.

Structural Recommendations

First Floor:

- Infill existing wall openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at northwest and southeast corners of the house.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC: Provide (3) DX split systems with the fan coils located within the basement and the outdoor condensing units located at the rear of the building.
- Electrical: Install new switches and panels. Install complete new interior wiring, outlets and light fixtures. Install 2 new meters (one for each tenant) along with corresponding panel. Install house meter to take care of the common areas, exterior site electrical and lighting.
- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

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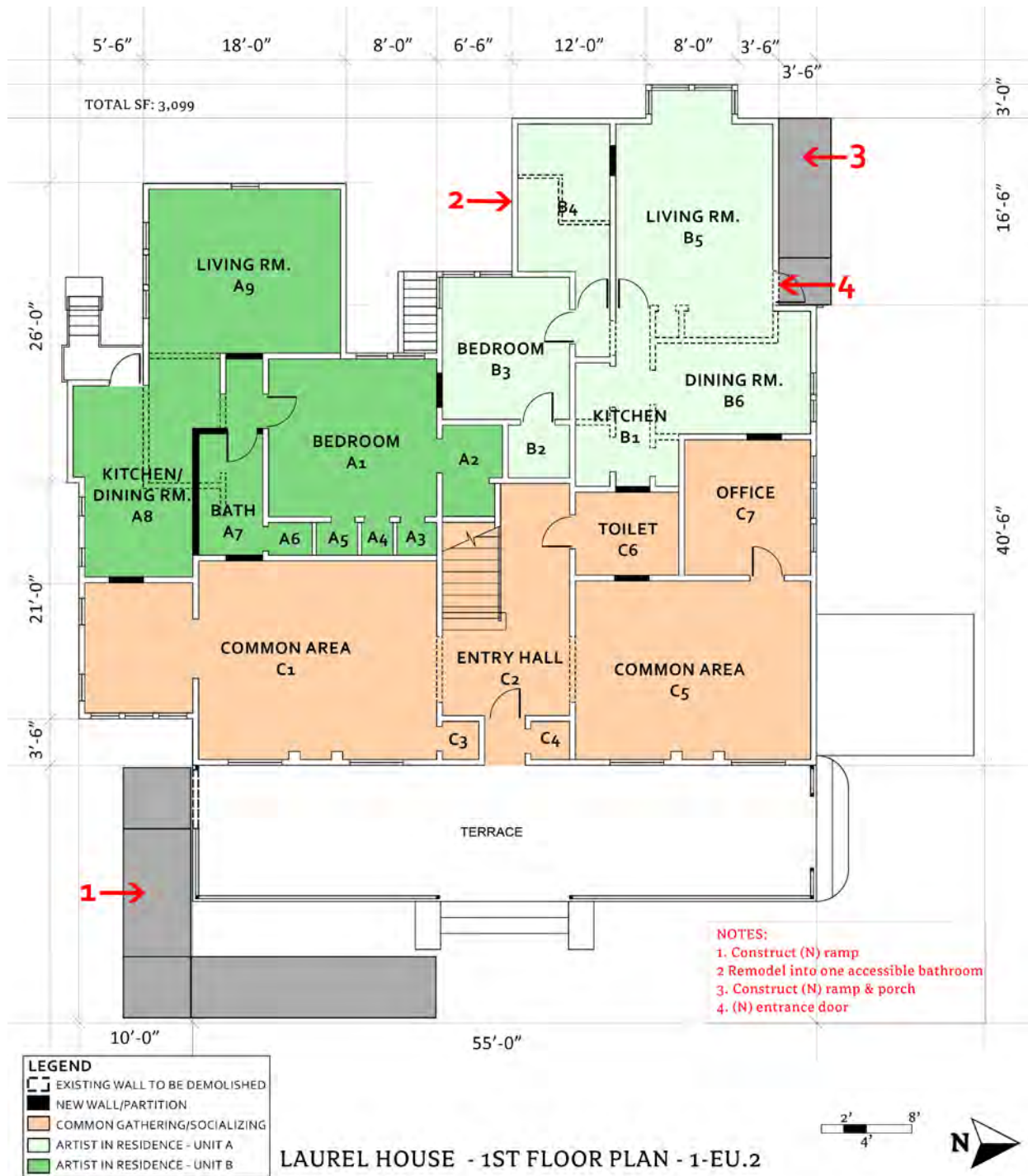
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EU.3 Multi-family Housing with New Construction

Renovate the Main House for use as multi-family housing; add a new residential building along the south and/or west portion of the site for additional multi-family occupancy housing.

Architectural Recommendations

- Retain four existing units (A, B, C, and D) and update as needed.
- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Construct a new, permanent access ramp to the rear entrance of Unit B (first floor, north) to create accessible unit.
- Rebuild stairs to second-floor kitchen entrances.
- Demolish existing porch enclosure on the south façade.
- Remove connecting door between unit bedrooms and fill door opening.
- Remodel Unit B (first floor, north) kitchen and hallway to provide accessible spaces.
- Remodel two small bathrooms in Unit B (first floor, north) into one accessible bathroom.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms.
- Install new wood flooring in bedrooms and hallways.
- Install new ceramic tile flooring in kitchens and bathrooms.
- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.
- Demolish existing North Garage/Servants' Quarters and South Garage.

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- Construct a new three-story, 21-unit multi-family residential building over one level of subterranean parking along south and west side of property (similar to that proposed in 2013 project; see below).

Structural Recommendations

First Floor:

- Infill existing wall openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC system: Provide (4) DX split systems with the fan coils located within the basement and the outdoor condensing units located within the rear of the building. Coordinate duct shafts with the floor plan to distribute the ductwork from the basement to the 2nd floor. The first floor can have ductwork distribution similar to the existing condition with ductwork in the basement and routed within the walls to low wall supply diffusers. Each tenant would require a 3- to 5-ton unit that would need to be confirmed with actual floor plan layout.
- Electrical: Install new switches and panels. Install complete new interior wiring, outlets and light fixtures. Install 4 new meters (one for each tenant) along with corresponding panel. Install house meter to take care of the exterior site electrical and lighting.
- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

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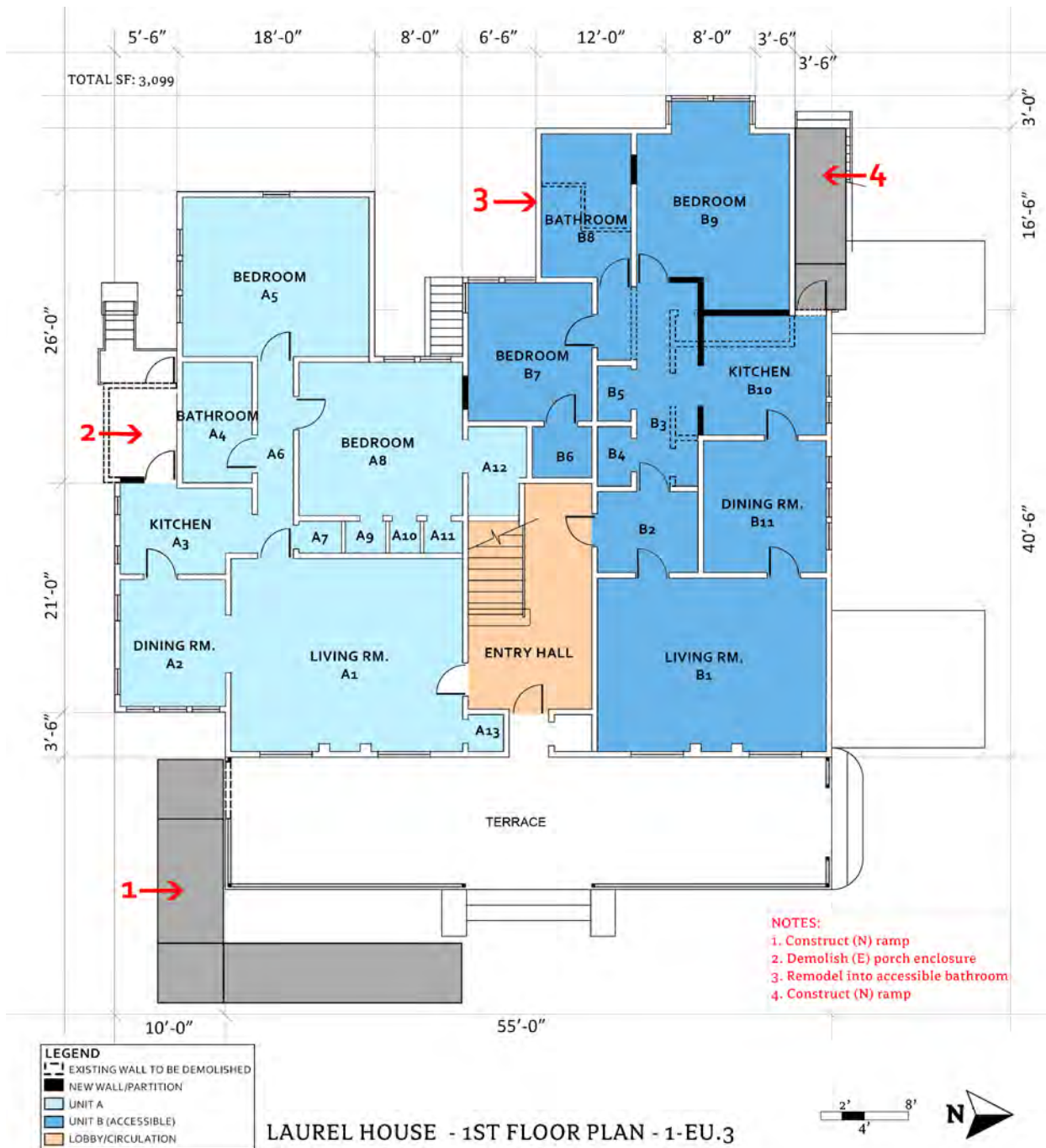
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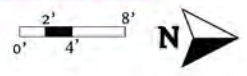
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LEGEND

- EXISTING WALL TO BE DEMOLISHED
- NEW WALL/PARTITION
- UNIT C
- UNIT D
- LOBBY/CIRCULATION

- NOTES:**
1. Repair/rebuild (E) stair
 2. Construct (N) stair



LAUREL HOUSE - 2ND FLOOR PLAN - 1-EU.1

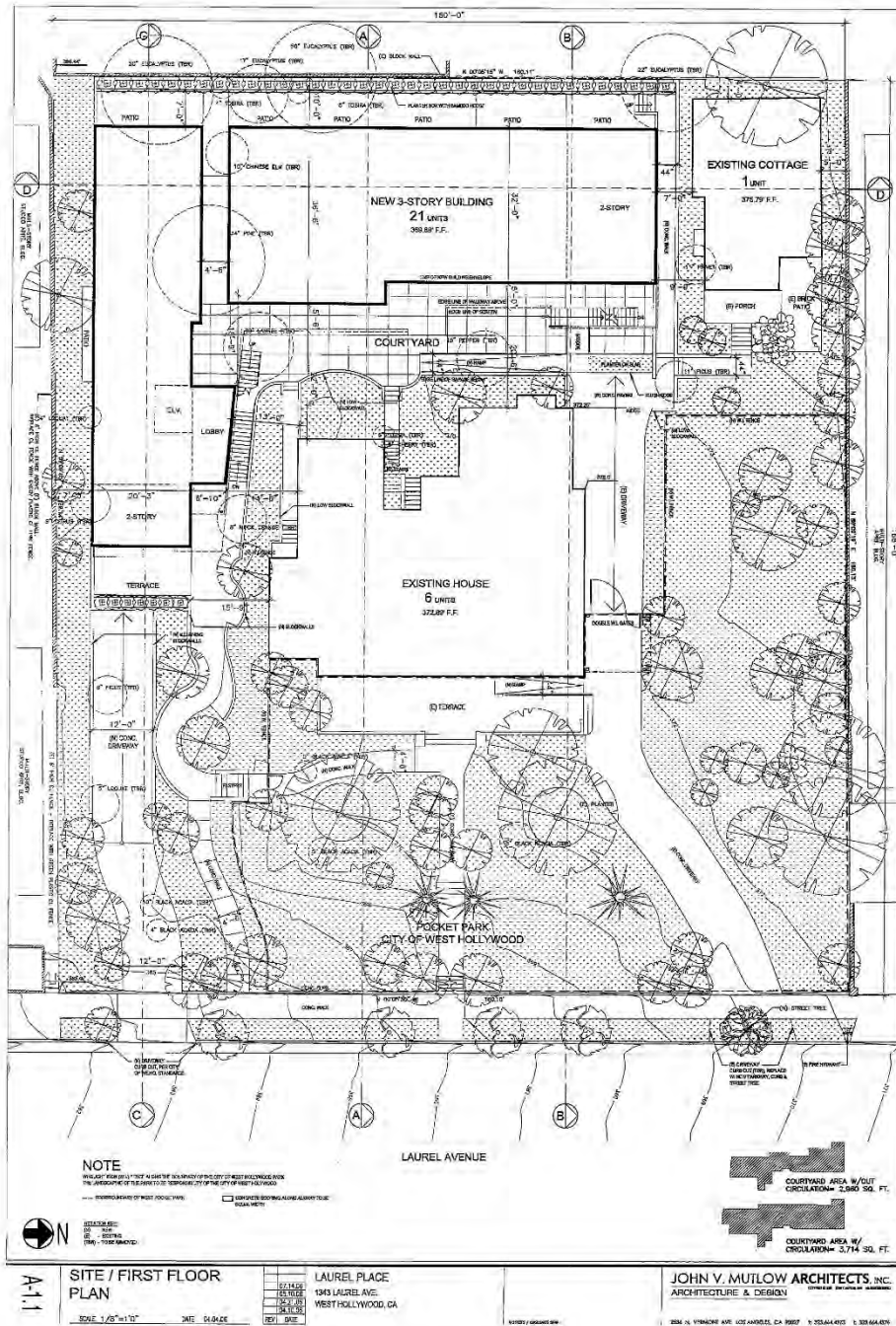
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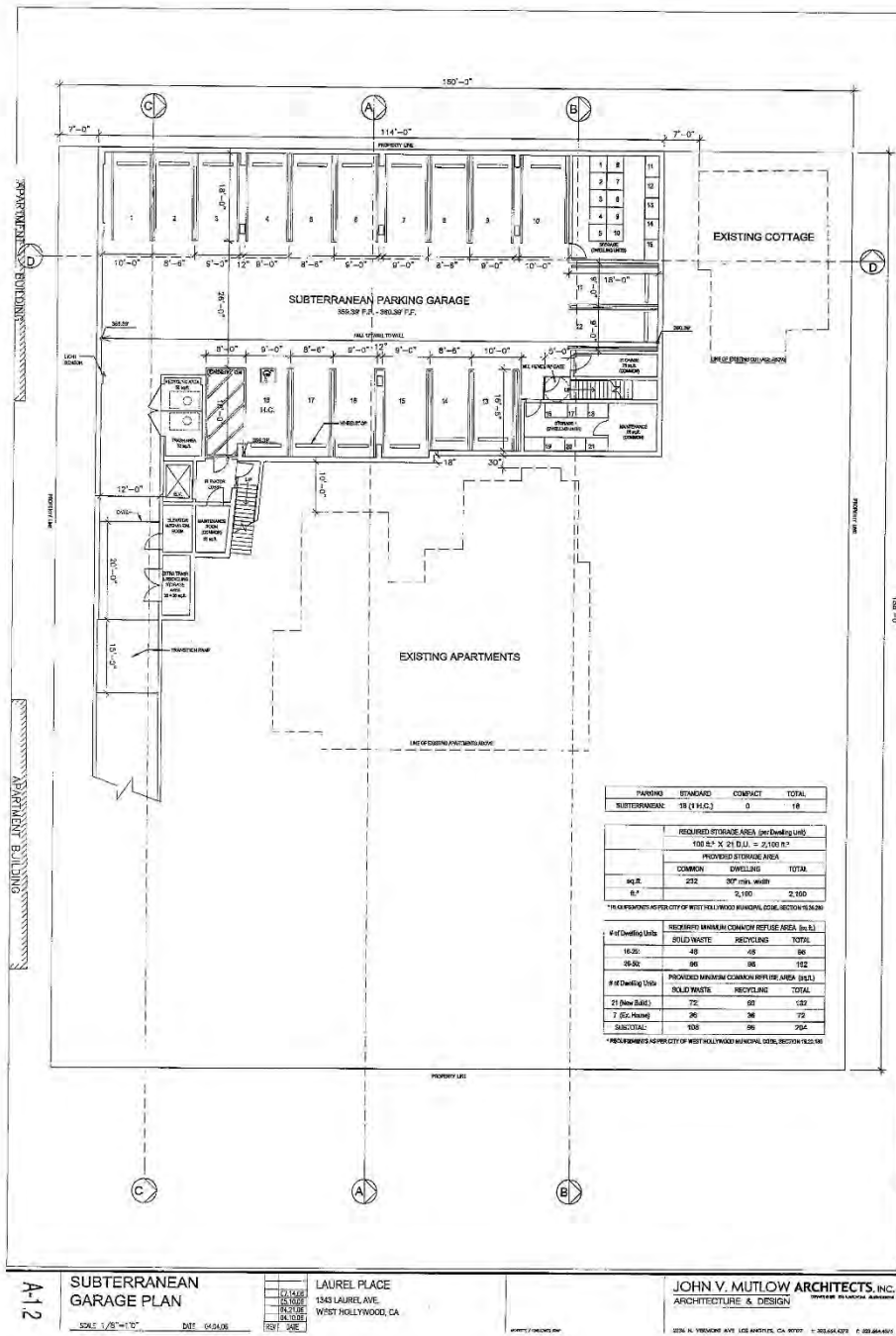
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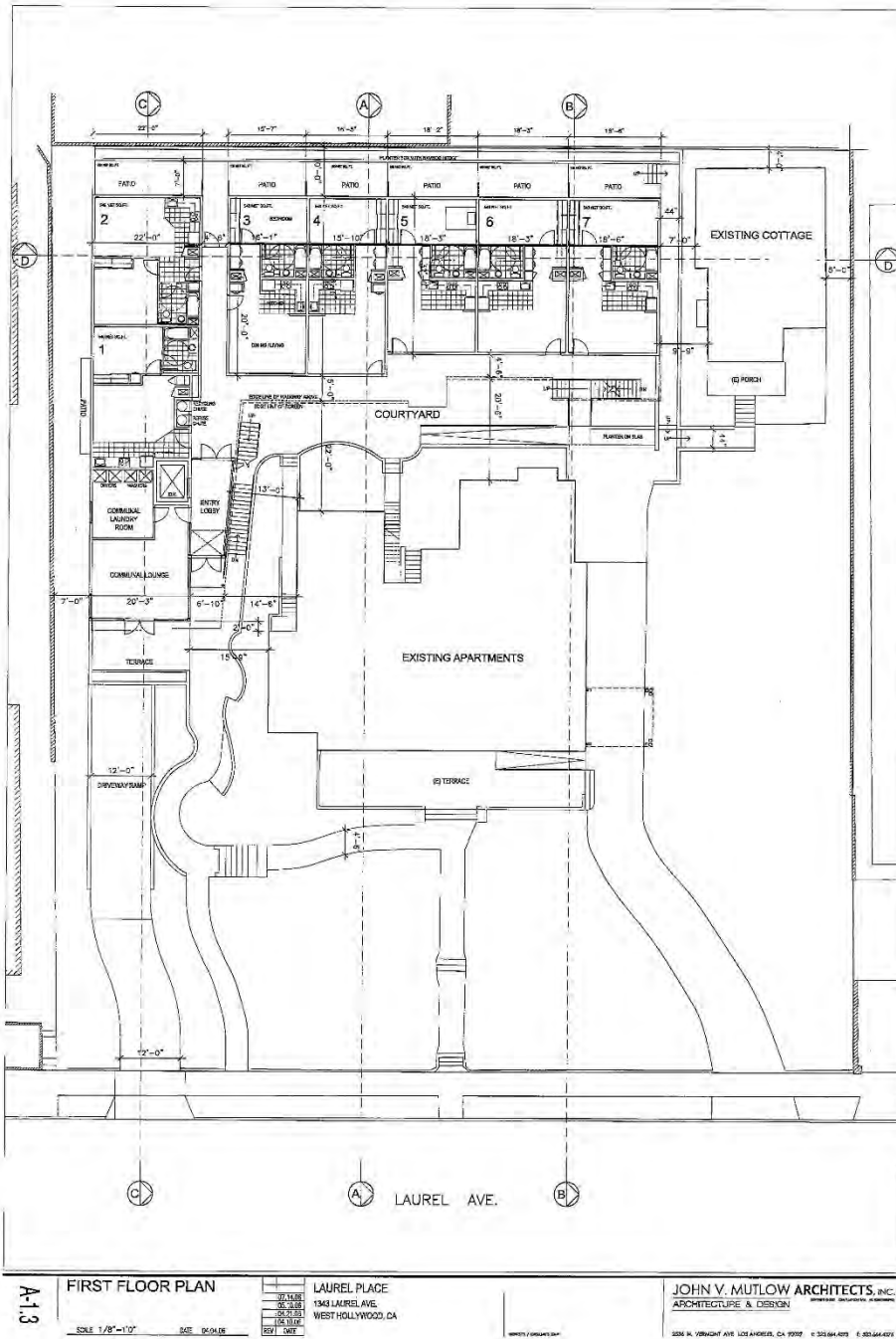
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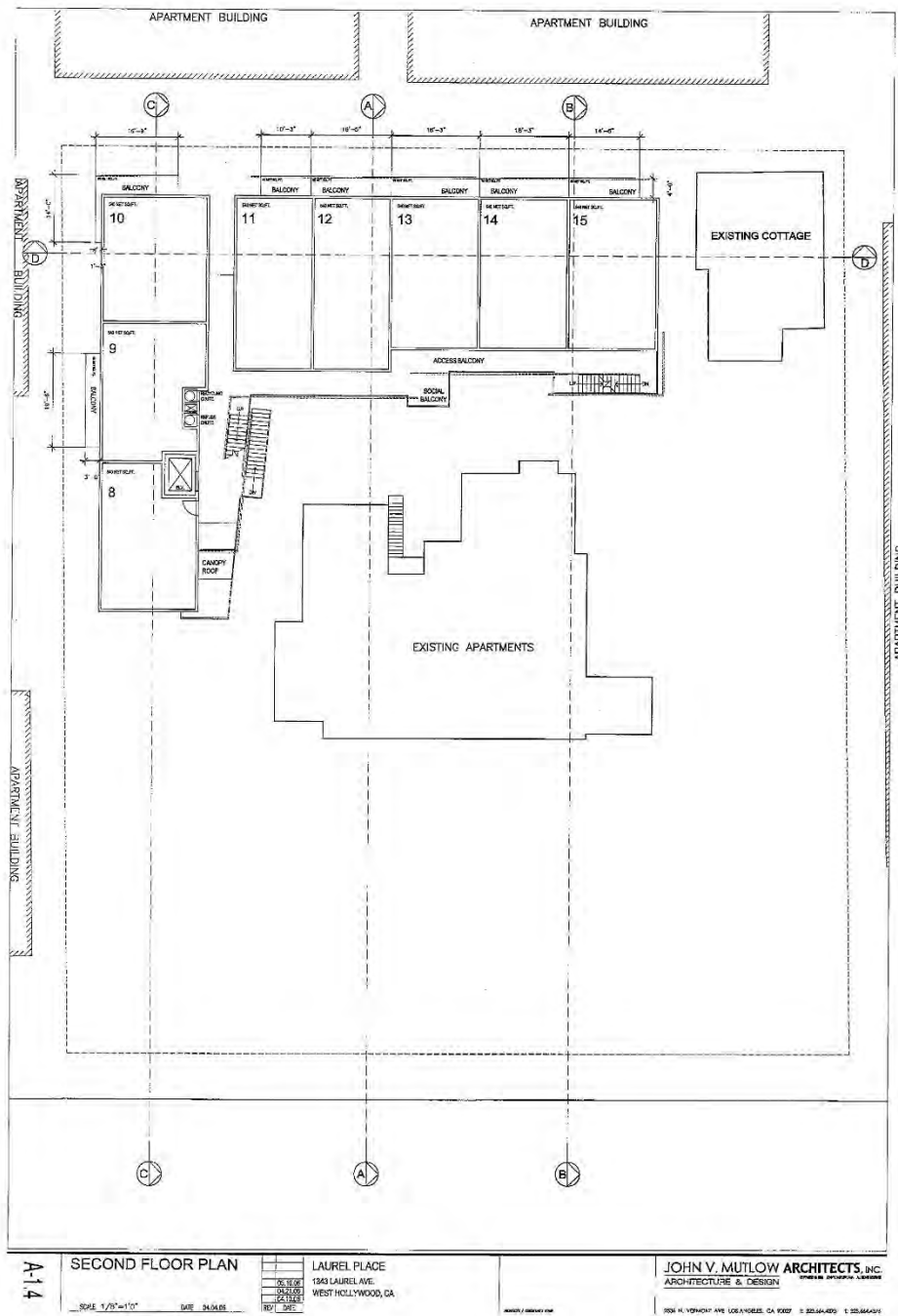
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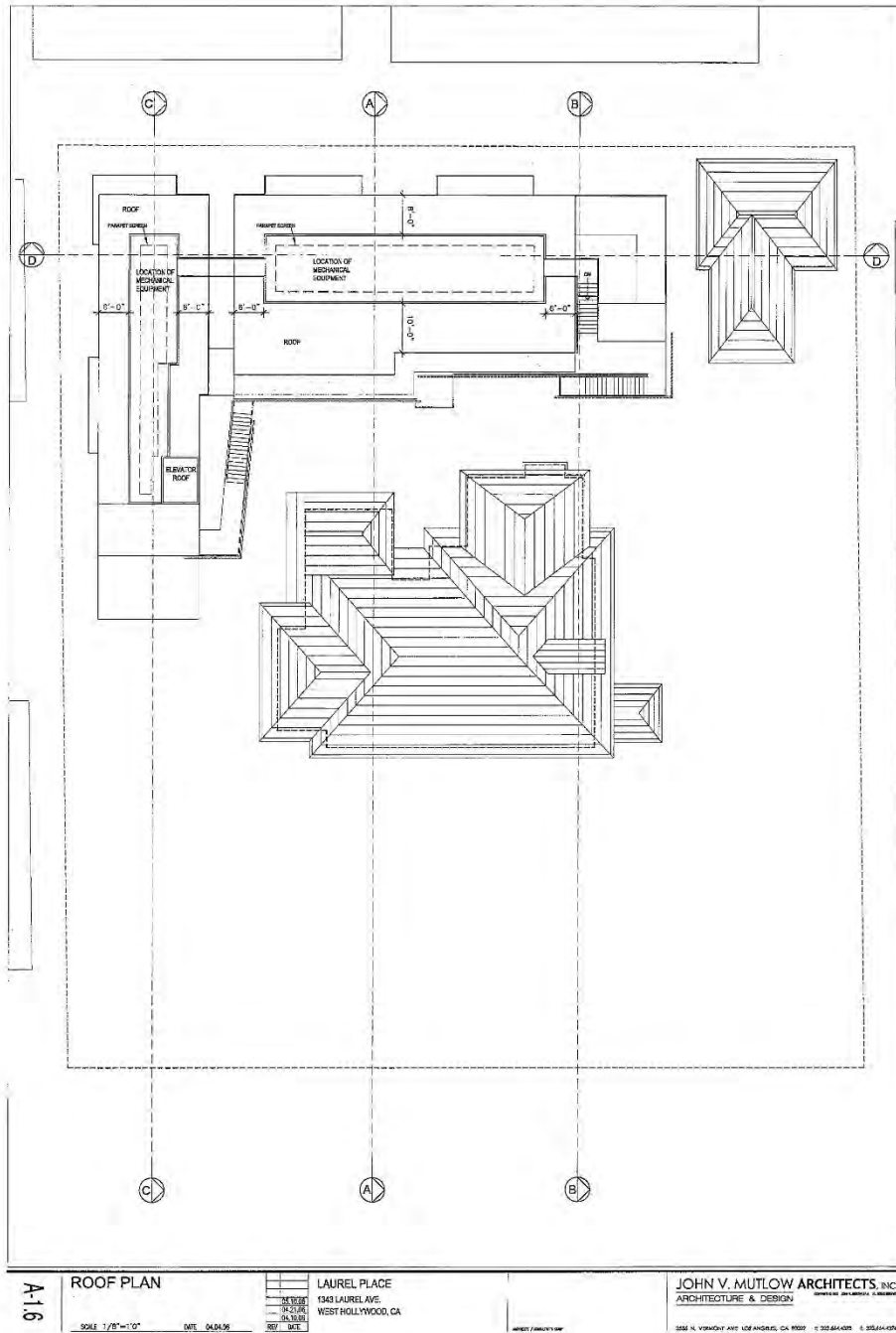
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A-16

ROOF PLAN

SCALE 1/8"=1'-0" DATE 04.04.98

LAUREL PLACE
1343 LAUREL AVE.
WEST HOLLYWOOD, CA

JOHN V. MUTLOW ARCHITECTS, INC.
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3336 N. VINEWOOD AVENUE LOS ANGELES, CA 90027 © 2004-05 E. 335/4-05

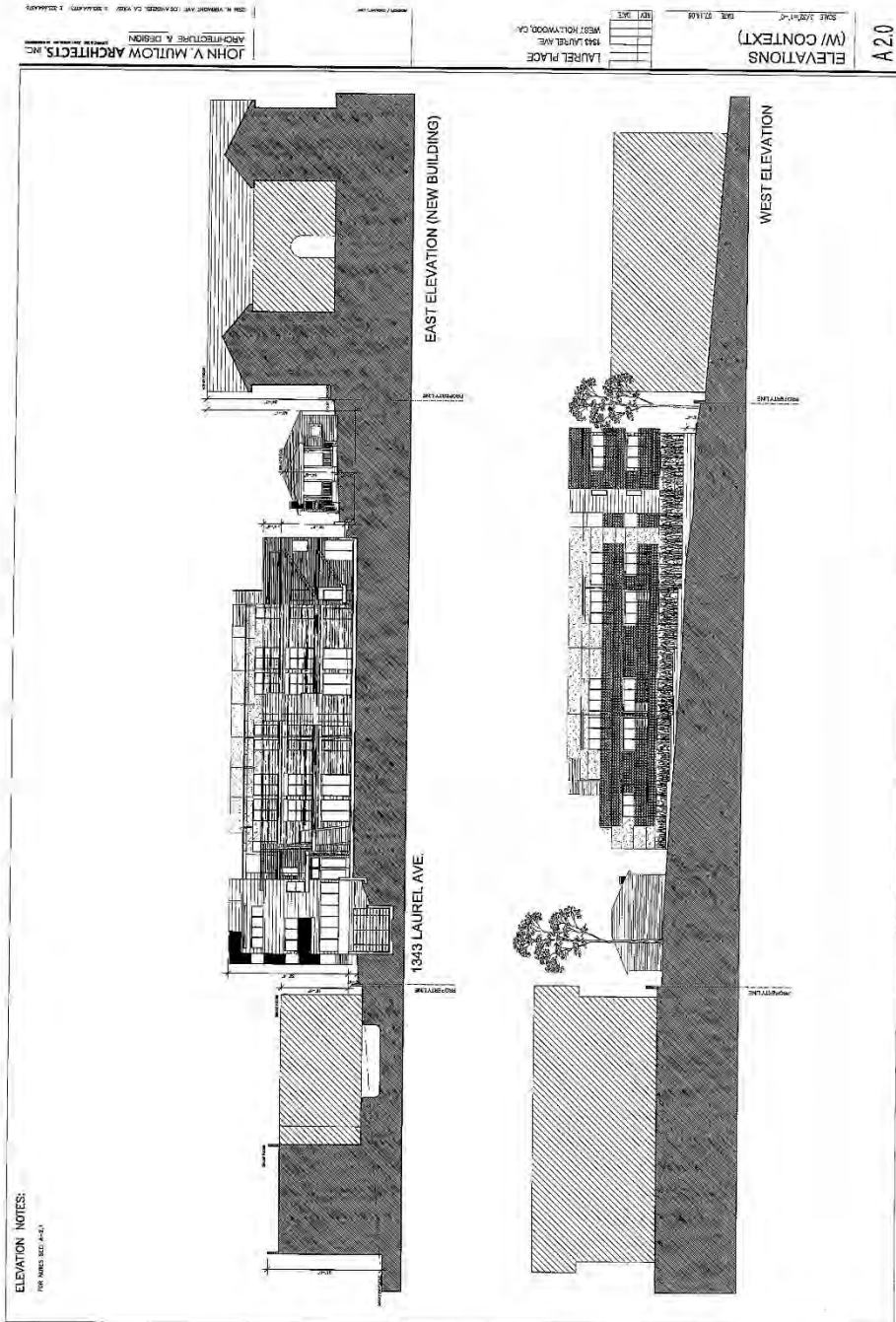
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LAUREL PLACE
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WEST HOLLYWOOD, CA

SCALE: 3/8"=1'-0"
DATE: 07/14/10

ELEVATIONS
(W/ CONTEXT)

A 2.0

ELEVATION NOTES:
FOR PANELS SEE P. 4-7

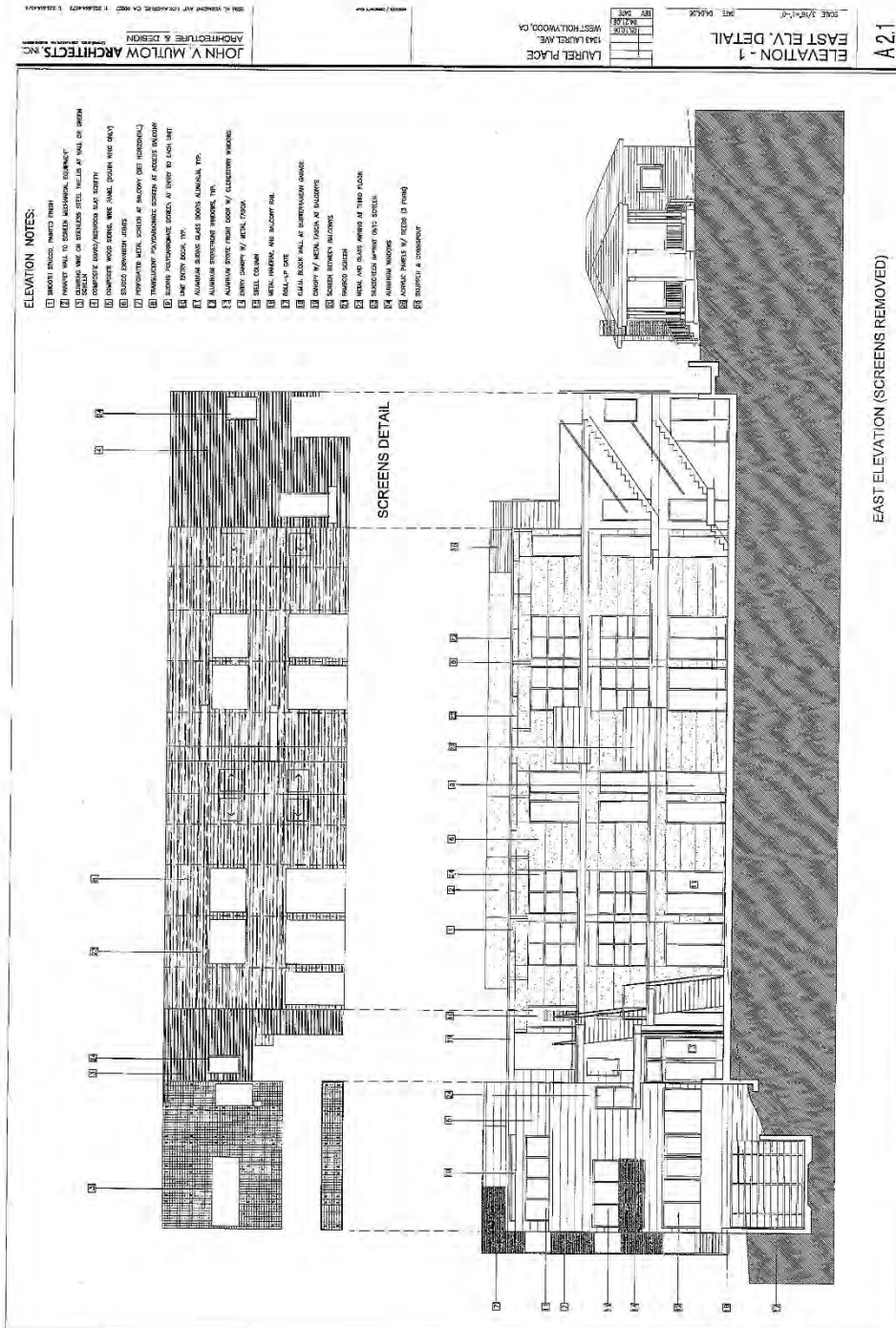
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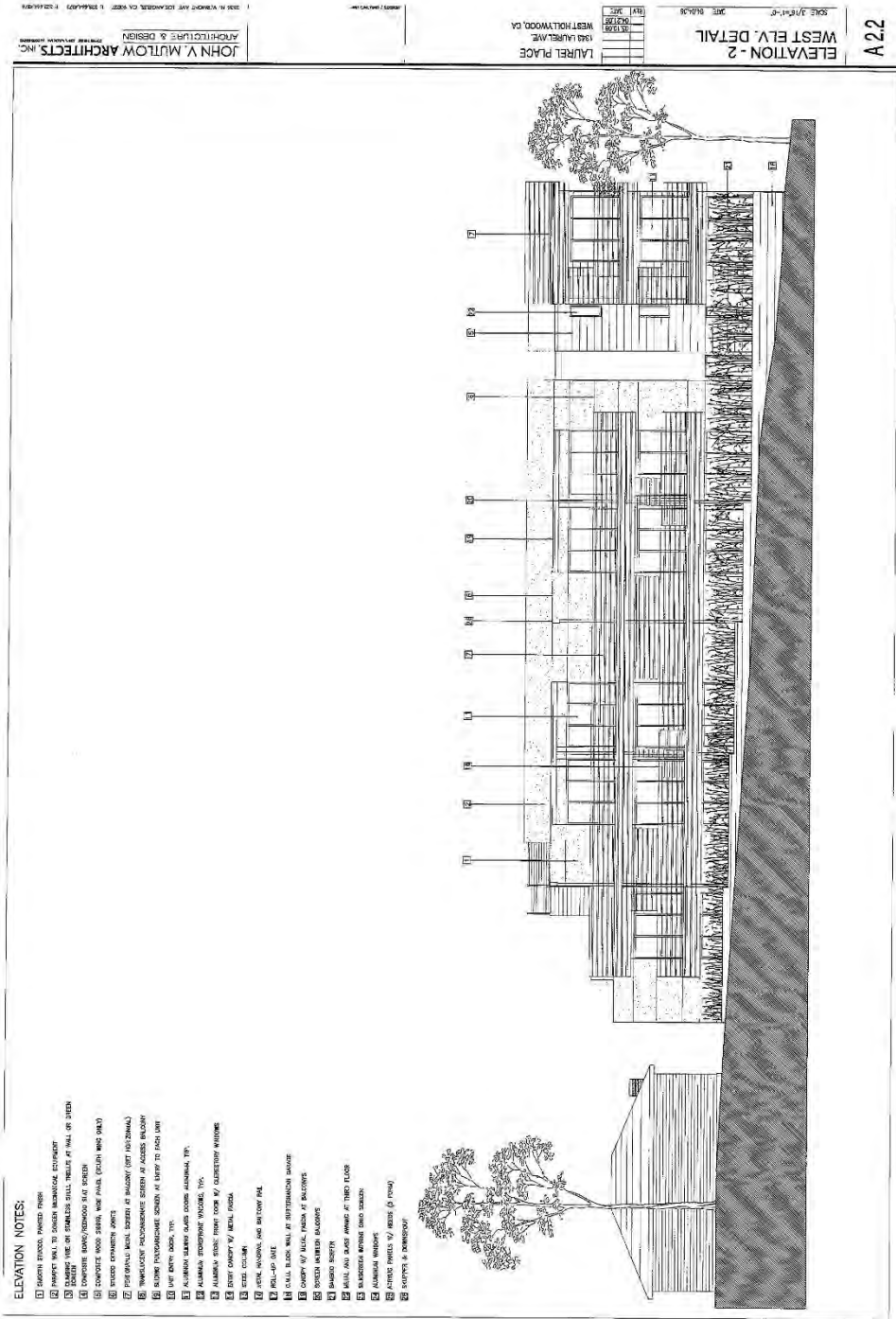
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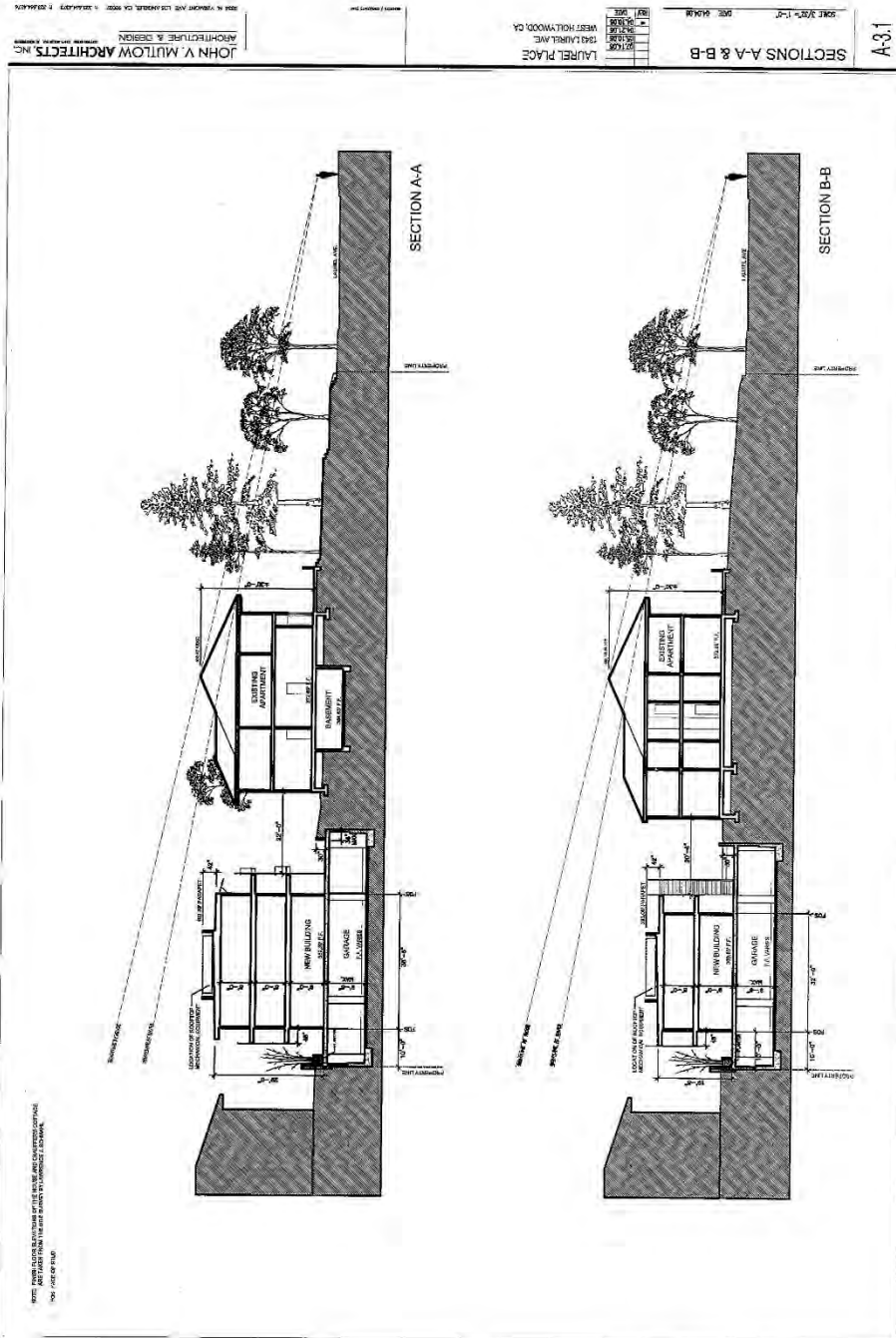


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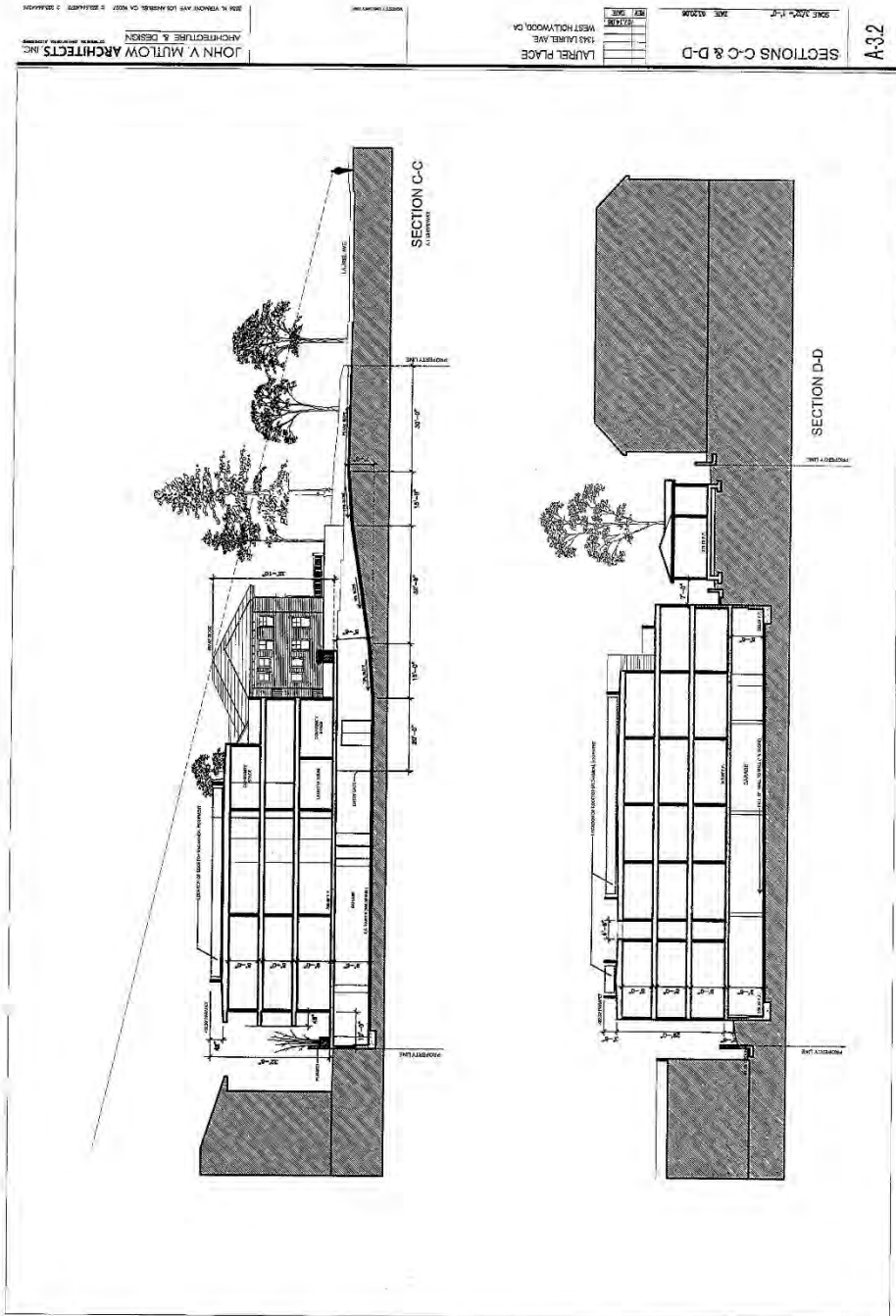
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Option 2 - Arts and Culture

AC.1 Art Gallery and Studios

Renovate first floor of main house and grounds to support an art gallery and museum (history of house or film industry). Redesign garage spaces into artist studios or performing arts rehearsal spaces. Renovate exterior grounds for small performance space or sculpture garden.

Architectural Recommendations

- Grade southeast corner of site as needed and construct a new sculpture garden, including approximately 2,000 square feet of decomposed granite pads and paths; two concrete pedestals, each 4 feet in diameter by 3 feet high, with lighting; and a concrete stage/platform, approximately 100 square feet, with lighting.
- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Demolish existing porch enclosure on the south façade; install new exterior egress door.
- Demolish Unit A (first floor, south) kitchen and bathroom; demolish bathroom/corridor partition; construct new interior partitions to create gallery space and egress vestibule.
- Remove two doors in existing Unit B entry hall; fill door openings and convert entry hall to new accessible public toilet.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible staff bathroom.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms, and Unit A (first floor, south) back bedroom (converted to gallery space).
- Install new wood flooring in new gallery space, office, green room, storage/work room, and corridors.
- Install new ceramic tile flooring in kitchen and bathrooms.

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- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.
- Install new security and climate control systems for gallery spaces.
- Replace auto doors at South and North Garages with bi-folding glass doors with wood frames; install similar doors to enclose workshop area.
- Demolish two demising walls between south garages, and bathrooms and kitchen in servants' quarters.
- Convert garages and servants' quarters into art studios; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.
- Convert workshop area to common room and accessible toilet; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.
- Install new toilet fixtures and fittings.
- Install new kitchenette and securable storage cabinets in common area.

Structural Recommendations

Site:

- New concrete stage/platform with new foundations. See attached sample detail.

First Floor:

- Change of use from Residence to Art Gallery/Museum: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at northwest and southeast corners of the house.

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Garages:

- Provide new lateral force resisting system, which may include plywood or pre-manufactured shear walls.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Slab on grade modifications for new toilets.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC: Install new system including specialized equipment to maintain humidity levels in gallery spaces; ensure proper vapor barrier from building exterior; install fan coil and humidifier in basement, condensing unit at rear of building.
- Electrical: Install complete new single metered service; replace all wiring, switches, and light fixtures.

Install new lighting system in gallery spaces to illuminate collection. Select a source and level of illumination that provides acceptable effect on collection with minimal impact on building.

Install new security system in gallery spaces.

- Plumbing: Provide complete new system including plumbing lines, fixtures and fittings.

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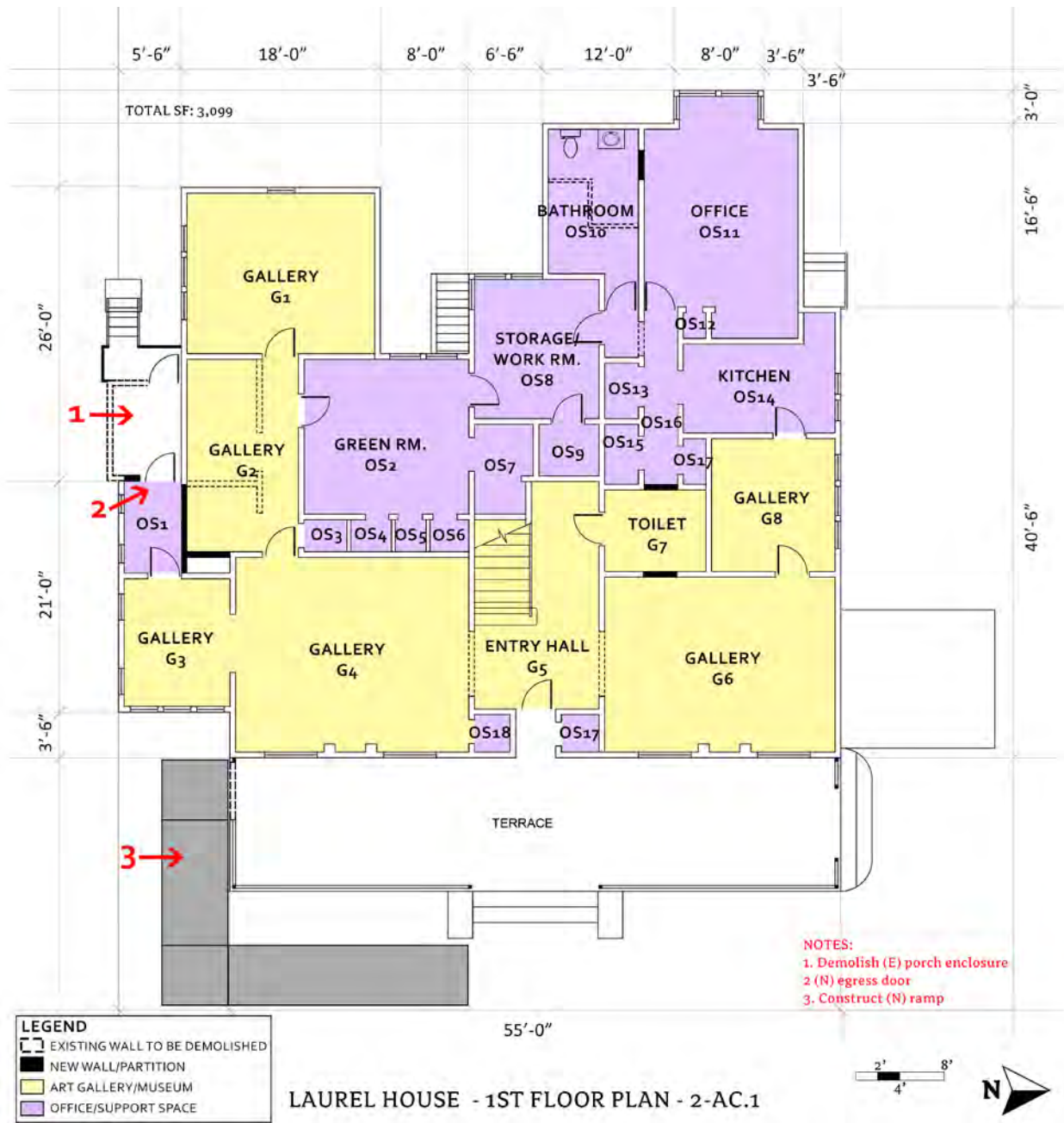
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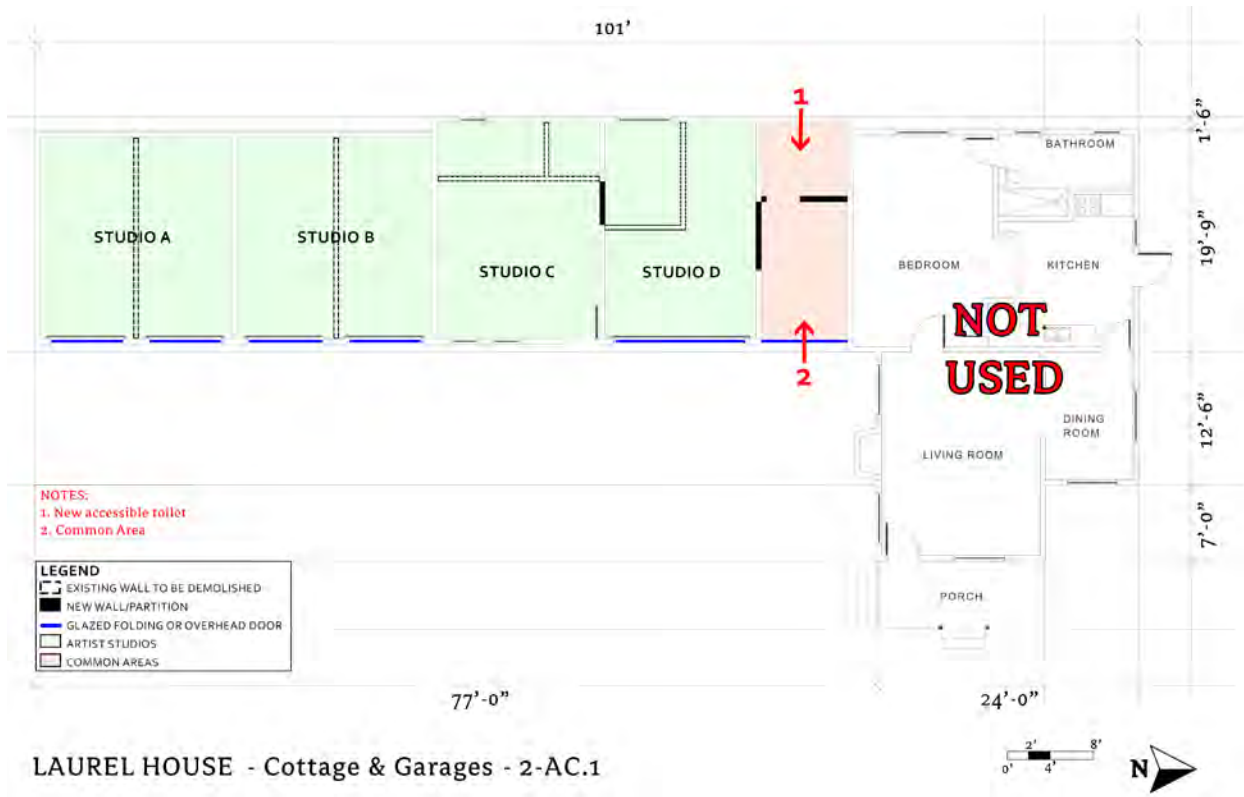
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LAUREL HOUSE - Cottage & Garages - 2-AC.1

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AC.2 Art Gallery, Studios, and Artist-in-Residence Housing

In conjunction with AC.1, renovate and designate portions of the second floor of main house into Artist-in-Residence living accommodation.

Architectural Recommendations

- Grade southeast corner of site as needed and construct a new sculpture garden, including approximately 2,000 square feet of decomposed granite pads and paths; two concrete pedestals, each 4 feet in diameter by 3 feet high, with lighting; and a concrete stage/platform, approximately 100 square feet, with lighting.
- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Demolish existing porch enclosure on the south façade; install new exterior egress door.
- Rebuild stairs to second-floor kitchen entrances.
- Demolish Unit A (first-floor, south) kitchen and bathroom; demolish bathroom/corridor partition; construct new interior partitions to create gallery space and egress vestibule.
- Demolish entry halls in Units B and D (first- and second-floor north); install new accessible elevator and equipment.
- Install new partition and remodel Unit B (first-floor, north) dining room and kitchen to create new accessible public toilet, egress passage, and smaller staff kitchen.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible staff bathroom.
- Subdivide Unit C (second floor, south) into two smaller units (C1 and C2):
 - Block and patch existing door from existing living room to hall
 - Construct new kitchen in living room alcove
 - Block and patch existing back door and door from kitchen to hall; convert kitchen to bathroom

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- Demolish existing bathroom and convert to new kitchen
- Install new exterior entrance door
- Demolish closets and south wall of existing bedroom; construct new closet and bathroom
- Subdivide Unit D (second floor, north) into two smaller units (D1 and D2):
 - Install new entrance door from stair hall to existing living room
 - Construct new kitchen in existing alcove
 - Convert existing dining room to accessible bathroom
 - Block and patch door from existing dining room to existing kitchen
 - Demolish existing kitchen and adjacent bedroom closets
 - Install new kitchen cabinets, countertops, appliances, fixtures, and fittings
 - Block and patch existing exterior kitchen door
 - Install new exterior entrance door
 - Demolish wall and remodel two small bathrooms into one accessible bathroom
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in first-floor entry hall, stair hall, living and dining rooms, and Unit A (first floor, south) back bedroom (converted to gallery space).
- Install new wood flooring in new gallery space, office, green room, storage/work room, bedrooms, and corridors.
- Install new ceramic tile flooring in kitchens and bathrooms.
- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.
- Install new security and climate control systems for gallery spaces.

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- Replace auto doors at South and North Garages with bi-folding glass doors with wood frames; install similar doors to enclose workshop area.
- Demolish two demising walls between south garages, and bathrooms and kitchen in servants' quarters.
- Convert garages and servants' quarters into art studios; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.
- Convert workshop area to common room and accessible toilet; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.
- Install new toilet fixtures and fittings.
- Install new kitchenette and securable storage cabinets in common area.

Structural Recommendations

Site:

- New concrete stage/platform with new foundations. See attached sample detail.

First Floor:

- Change of use from Residence to Art Gallery/Museum: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guidrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.

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- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Floor opening for new elevator.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC system: For first floor, install new system including specialized equipment to maintain humidity levels in gallery spaces; ensure proper vapor barrier from building exterior; install fan coil and humidifier in basement, condensing unit at rear of building. For second floor residential units provide (4) DX split systems with the fan coils located within the basement and the outdoor condensing units located within the rear of the building. Coordinate duct shafts with the floor plan to distribute the ductwork from the basement to the 2nd floor. Each tenant would require a 3- to 5-ton unit that would need to be confirmed with actual floor plan layout.
- Electrical: Install new switches and panels. Install complete new interior wiring, outlets and light fixtures. Install 4 new meters (one for each tenant) along with corresponding panel. Install house meter to take care of the gallery/office spaces, exterior site electrical and lighting.

Install new lighting system in gallery spaces to illuminate collection. Select a source and level of illumination that provides acceptable effect on collection with minimal impact on building.

Install new security system in gallery spaces.

- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

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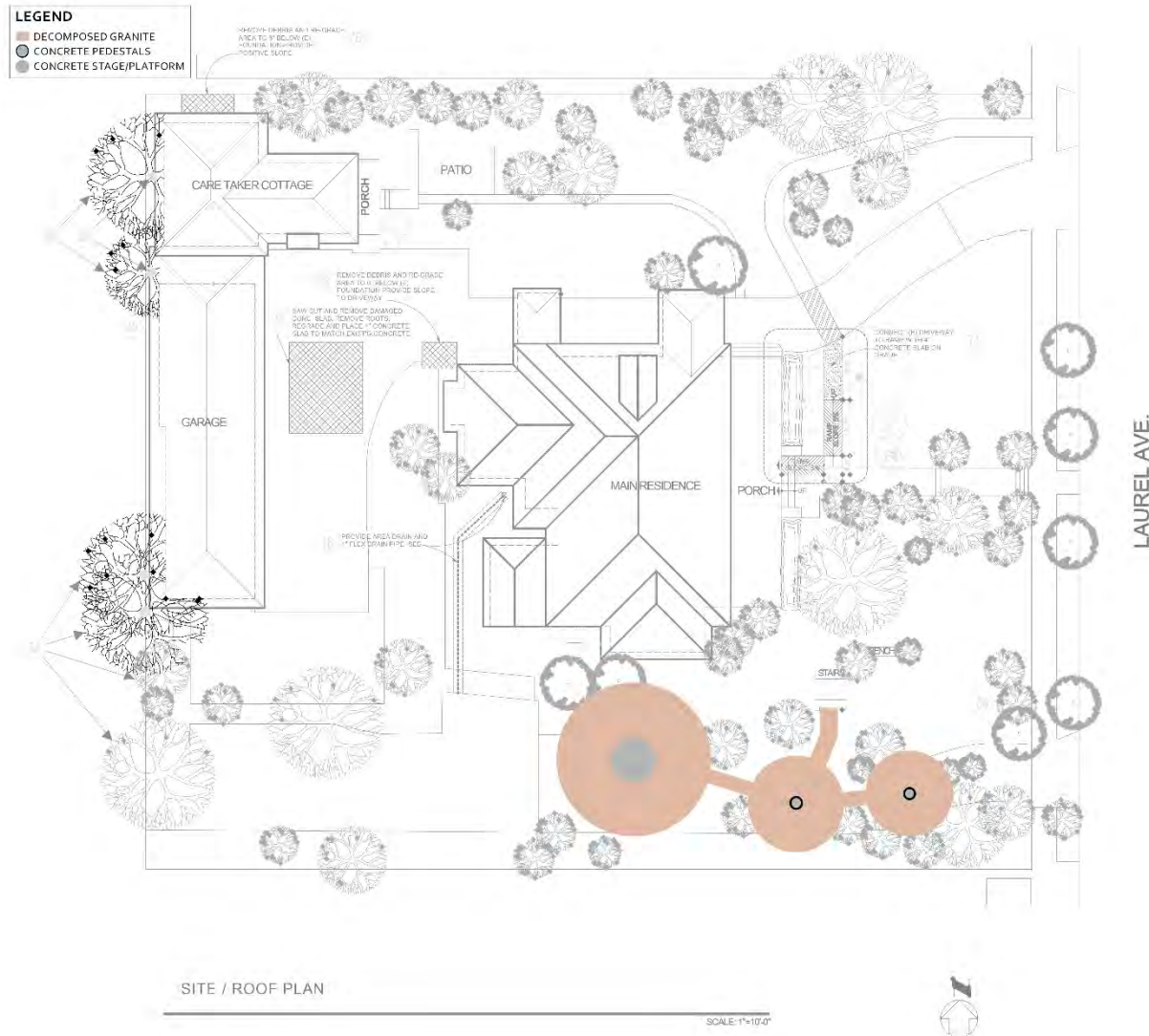
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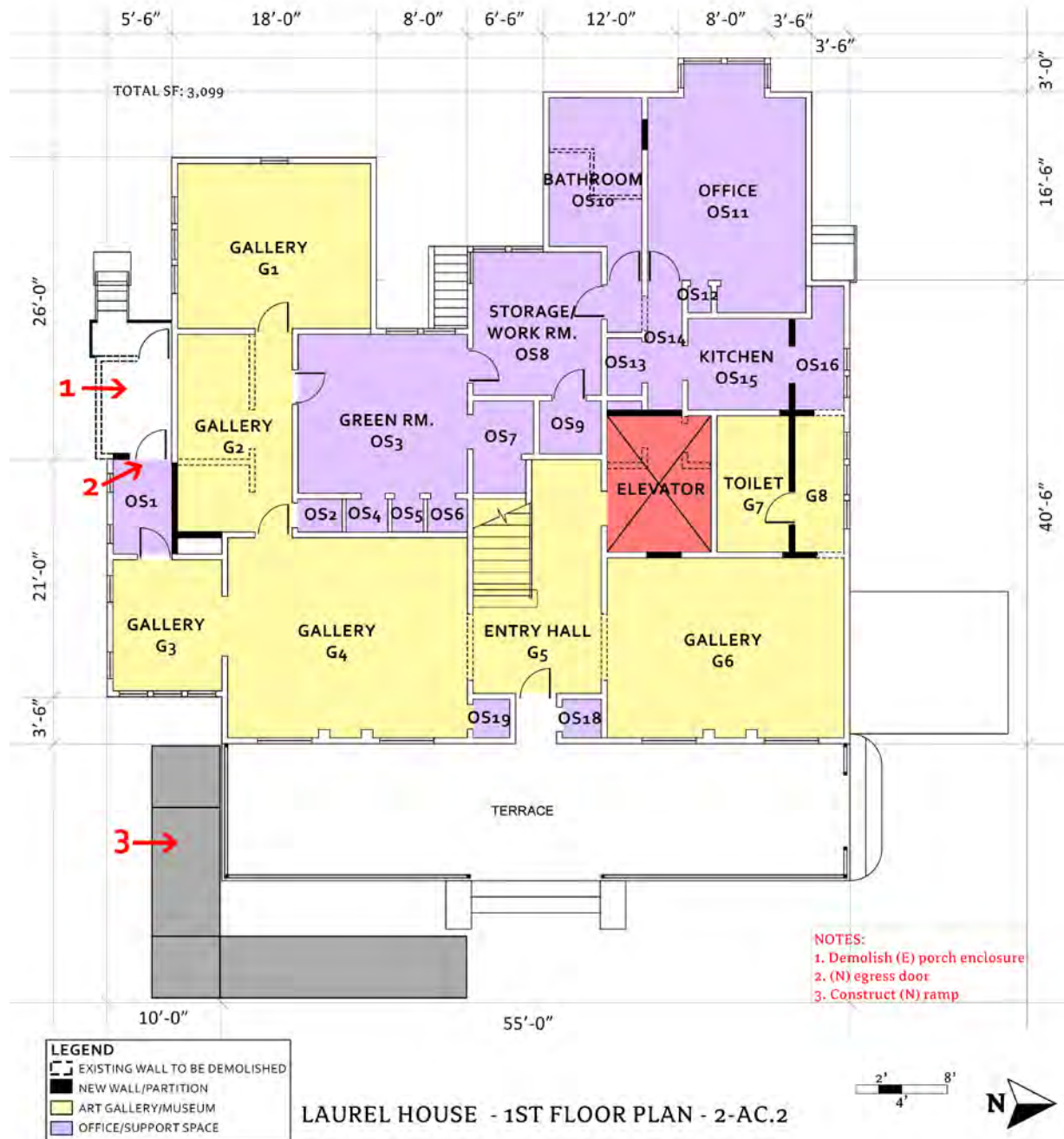
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Option 3 - Event and Meeting Space

EM.1 Community Rooms and Staff Housing

Renovate first floor of Main House and grounds for use as community rooms/spaces to reserve for meetings, classes, and events. Renovate second floor of Main House for limited use as support staff living accommodations.

Architectural Recommendations

- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Demolish existing porch enclosure on the south façade; install new exterior egress door.
- Rebuild stairs to second-floor kitchen entrances.
- Demolish entry halls in Units B and D (first and second floor, north); install new accessible elevator and equipment.
- Cut and case new opening from entry hall to Unit B back bedroom, converted to hall.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible staff bathroom.
- Demolish wall and remodel two small bathrooms in Unit D (second floor, north) into one accessible bathroom.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms.
- Install new wood flooring in remaining rooms and corridors.
- Install new ceramic tile flooring in kitchens and bathrooms.
- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.

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Structural Recommendations

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guidrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Floor opening for new elevator.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC system: Provide (4) DX split systems with the fan coils located within the basement and the outdoor condensing units located within the rear of the building. Coordinate duct shafts with the floor plan to distribute the ductwork from the basement to the 2nd floor. The first floor can have ductwork distribution similar to the existing condition with ductwork in the basement and

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routed within the walls to low wall supply diffusers. Each tenant would require a 3- to 5-ton unit that would need to be confirmed with actual floor plan layout.

- **Electrical:** Install new switches and panels. Install complete new interior wiring, outlets and light fixtures. Install 2 new meters (one for each tenant) along with corresponding panel. Install house meter to take care of the event/office spaces, exterior site electrical and lighting.
- **Plumbing:** Provide complete new domestic system including plumbing lines, fixtures and fittings.

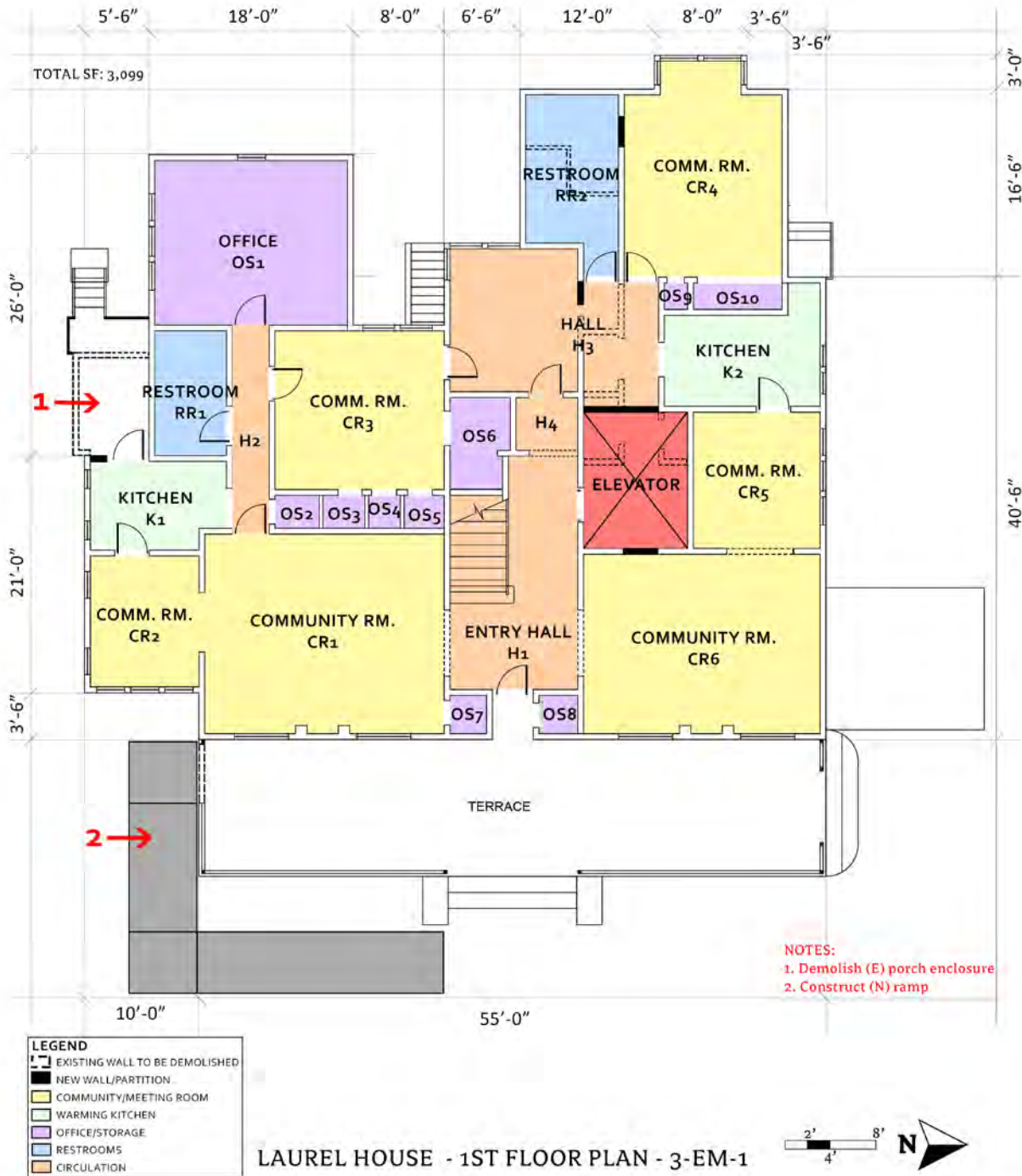
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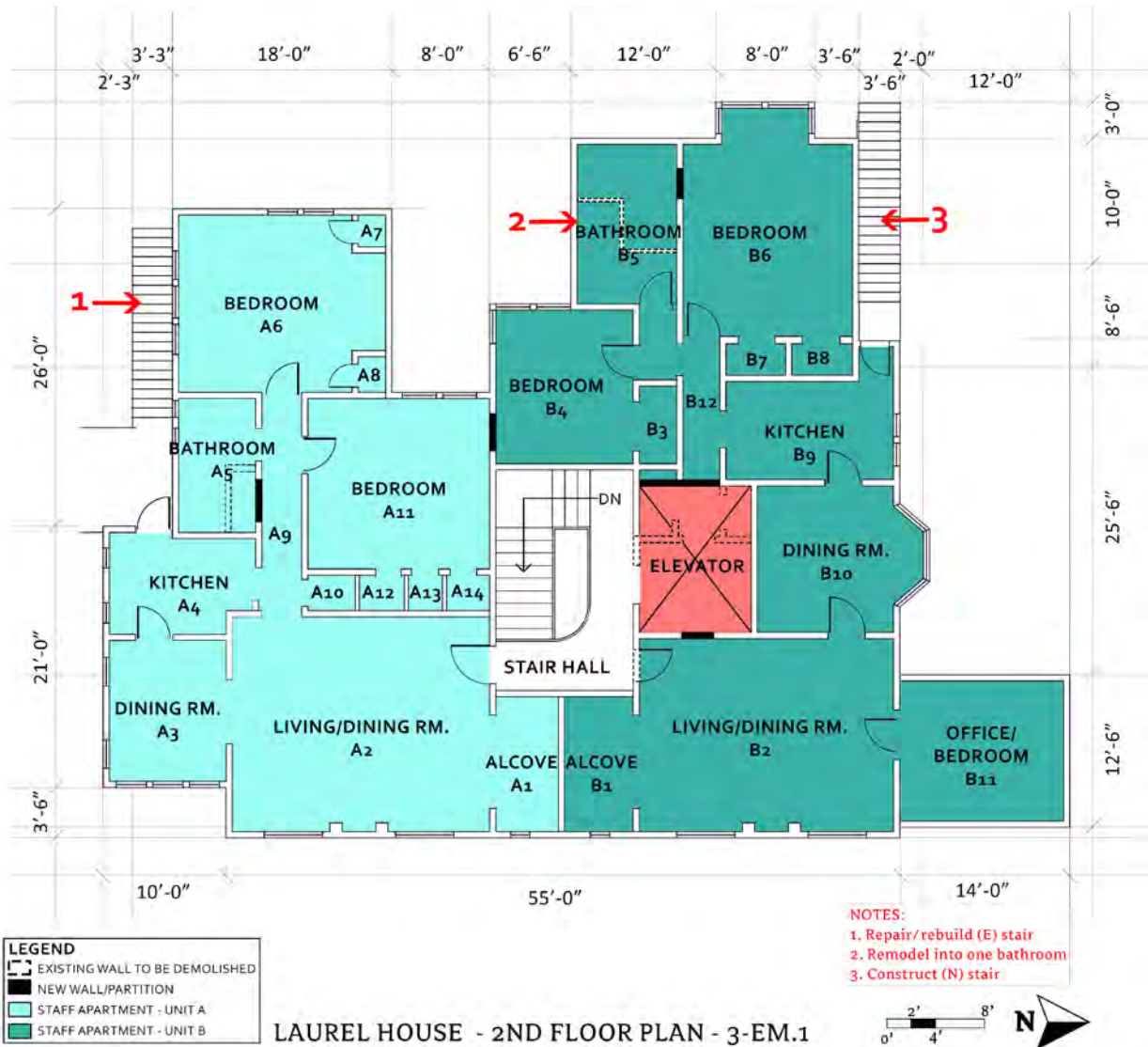
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EM.2 Community Rooms and Staff Housing

Renovate both floors of Main House and grounds for use as accessible community rooms/spaces to reserve for meetings, classes, and events. Apportion small section of second floor of Main House for limited usage as support staff living accommodations.

Architectural Recommendations

- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Demolish existing porch enclosure on the south façade; install new exterior egress door.
- Rebuild stairs to second-floor kitchen entrances.
- Demolish entry halls in Units B and D (first and second floor, north); install new accessible elevator and equipment.
- Cut and case new opening from entry hall to Unit B (first floor, north) back bedroom, converted to hall.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible staff bathroom.
- Demolish wall and remodel two small bathrooms in Unit D (second floor, north) into one accessible bathroom.
- Demolish closet in Unit C (second floor, south) and remodel into accessible toilet.
- Construct new partition in Unit D (second floor, north) dining room to create new accessible toilet and passage.
- Demolish interior partitions and closet in Unit D (second floor, north) bedroom to create living/dining area for smaller residential unit.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms.
- Install new wood flooring in remaining rooms and corridors.
- Install new ceramic tile flooring in kitchens and bathrooms.

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- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.

Structural Recommendations

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guidrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.

FEASIBILITY STUDY

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- Floor opening for new elevator.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC: Provide (5) DX split systems with the fan coils located within the basement and the outdoor condensing units located at the rear of the building. Two zones would be for the first floor and three zones would be for the second floor. One zone would be for the community rooms, one zone would be for the offices and the third zone would be for the living space.
- Electrical: Install new switches and panels. Install complete new interior wiring, outlets and light fixtures. Install 1 new meters for tenant along with corresponding panel. Install house meter to take care of the common areas, exterior site electrical and lighting.
- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

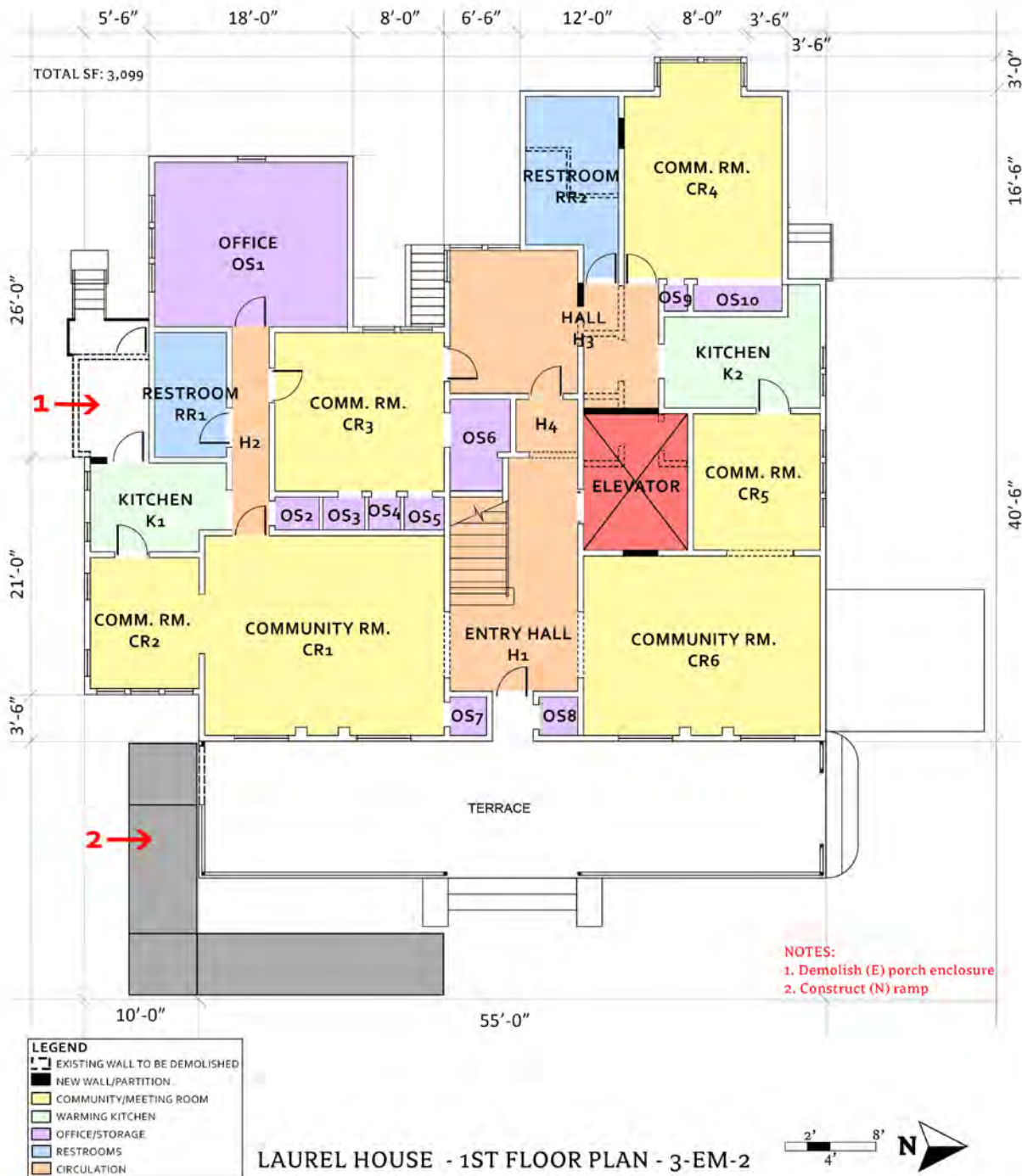
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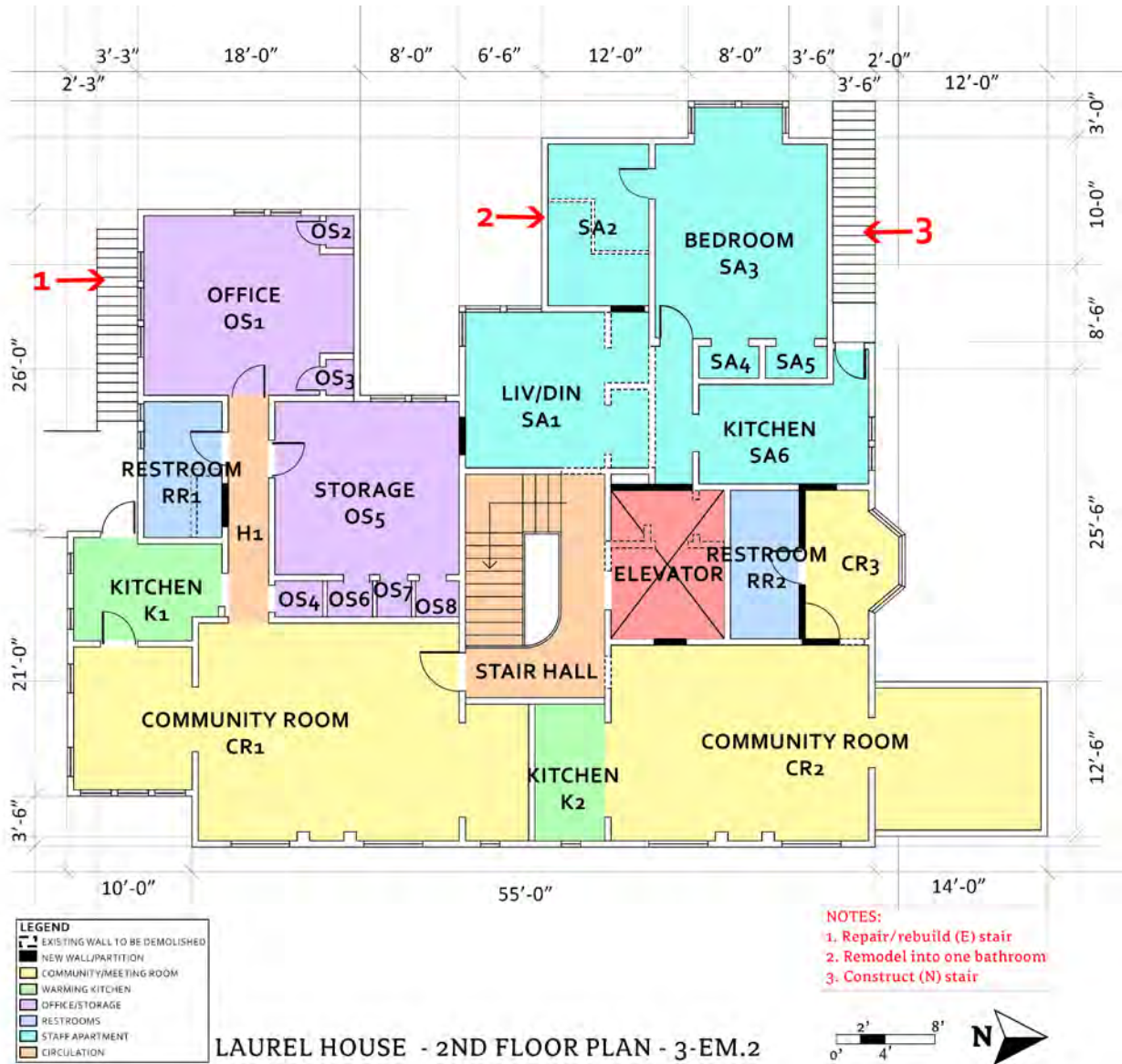
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Option 4 - Variation of All Options Combined

CU.1 Community Rooms, Artist-in-Residence Housing, and Art Studios

Similar to AC.1, except with public access for community rooms/spaces to both floors of house. Renovate and designate the cottage into an Artist-in-Residence living accommodation. Redesign garage spaces into artist studios and commercial kitchen area to support events on grounds or in Main House.

Architectural Recommendations

- Construct a new, permanent concrete access ramp around the south side of the existing Main House entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Demolish existing porch enclosure on the south façade; install new exterior egress door.
- Rebuild stairs to second-floor kitchen entrances.
- Demolish entry halls in Units B and D (first and second floor, north); install new accessible elevator and equipment.
- Cut and case new opening from entry hall to Unit B (first floor, north) back bedroom, converted to hall.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible staff bathroom.
- Demolish wall and remodel two small bathrooms in Unit D (second floor, north) into one accessible bathroom.
- Demolish closet in Unit C (second floor, south) bathroom and remodel into accessible toilet.
- Demolish interior partitions and closet in Unit B (second floor, north) bedroom to create open hall to access toilet, rear community room, and kitchen.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms.
- Install new wood flooring in remaining rooms and corridors.
- Install new ceramic tile flooring in kitchens and bathrooms.

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- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.
- Replace auto doors at South and North Garages with bi-folding glass doors with wood frames; install similar doors to enclose workshop area.
- Demolish two demising walls between south garages, and bathrooms and kitchen in servants' quarters.
- Convert two southernmost garages into commercial kitchen; install new flooring, wall and ceiling finishes, and equipment as required.
- Convert remaining garages and servants' quarters into art studios; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.
- Convert workshop area to common room and accessible toilet; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.
- Install new toilet fixtures and fittings.
- Install new kitchenette and securable storage cabinets in common area.
- Rehabilitate Chauffeur's Cottage for Artist-in-Residence housing: construct new concrete access ramp to porch; refinish wood flooring; patch and paint plaster walls and ceilings, wood trim, and doors; install new kitchen cabinets, countertops, backsplash, fixtures, fittings, and appliances; install new toilet fixtures and fittings; install new light fixtures.

Structural Recommendations

Site:

- New concrete stage/platform with new foundations. See attached sample detail.

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.

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- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guidrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Floor opening for new elevator.

Cottage and Garages:

- Provide new lateral force resisting system, which may include plywood or pre-manufactured shear walls.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Slab on grade modifications for new toilets.
- Exterior concrete ramp at east side of cottage.

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Mechanical, Electrical, and Plumbing Recommendations

- HVAC: For Main House, install a VRF HVAC system with a single outdoor unit located at the rear of the building. Route refrigerant lines to each fan coil. Install ceiling- or wall-mounted fan coil unit in each community room to provide temperature control independent of the other areas. OSA would need to be routed to each zone. The OSA unit could be located in the basement and have the air distribution similar to the existing ductwork layout for the house. The outdoor unit would be approximately 20 tons and each fan coil would be sized based on load requirements. The fan coil sizes can range from 0.5 tons to 3 tons.

For Cottage and garages, provide a VRF HVAC system dedicated for this building, with distribution similar to the main house. Install single outdoor unit adjacent to the building.

- Electrical: Install a complete new service with corresponding panel for all common areas, exterior site electrical and site lighting; install 1 new meter and corresponding panel for Cottage tenant.

Install new security system in new studios.

- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

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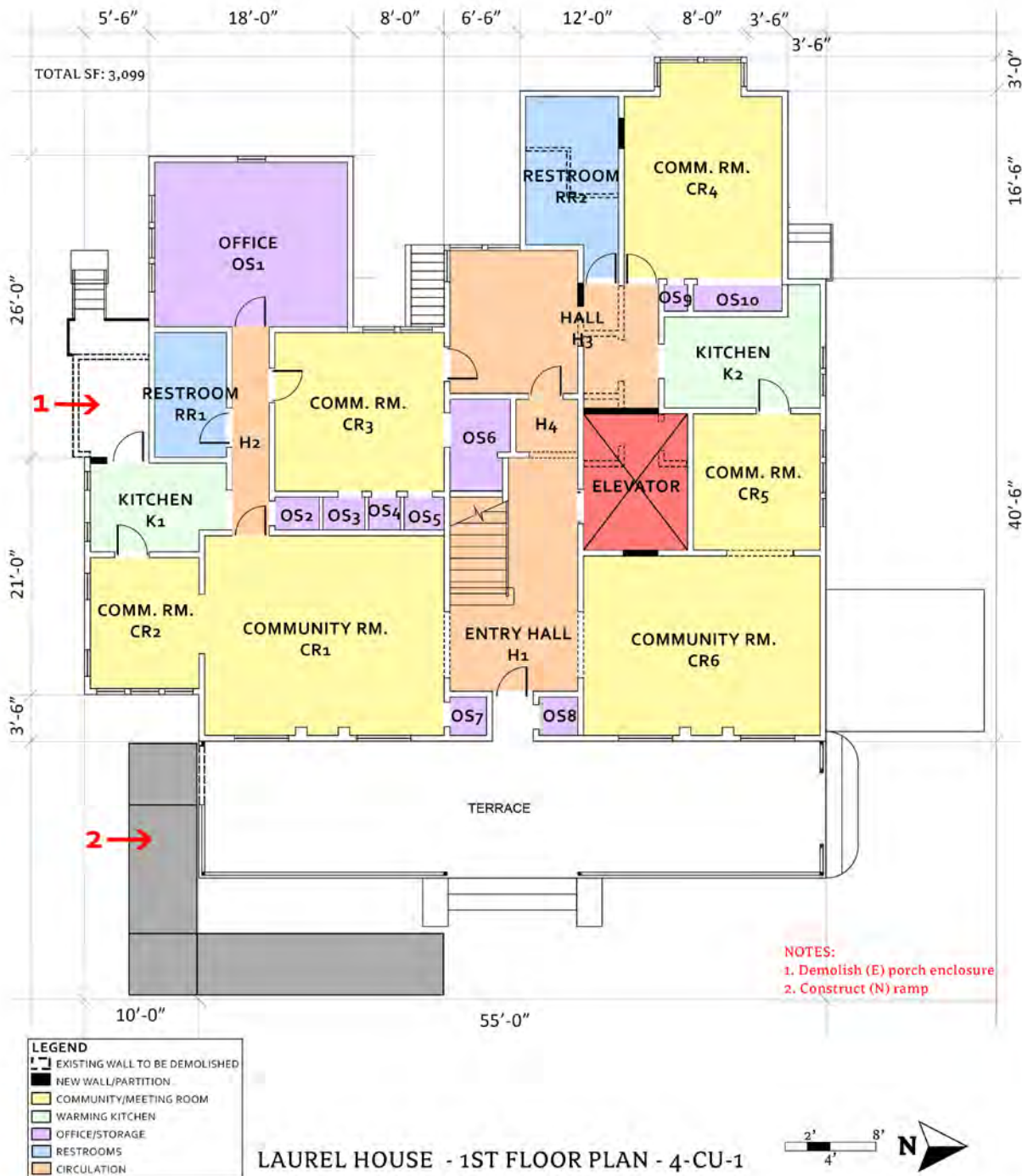
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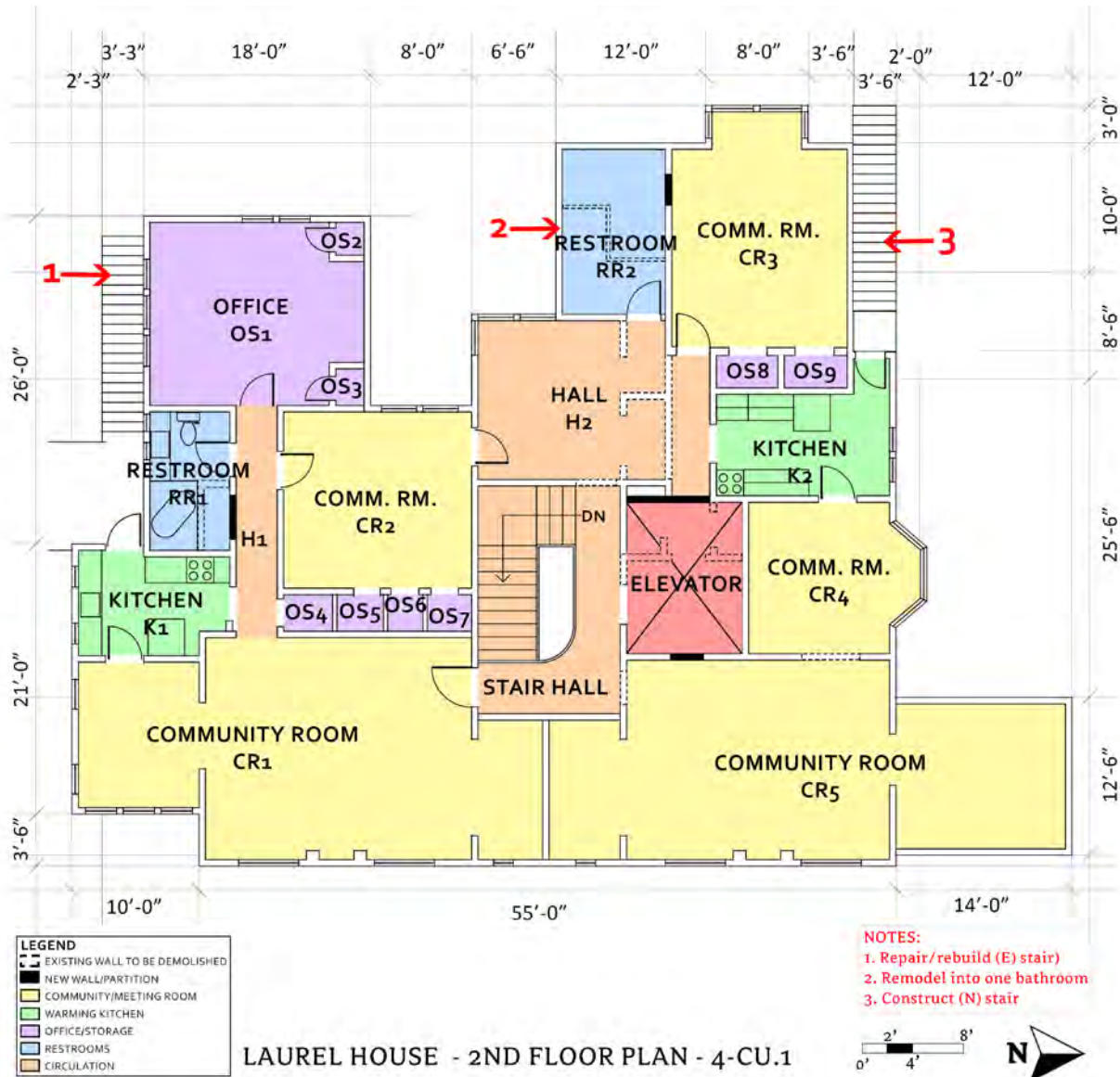
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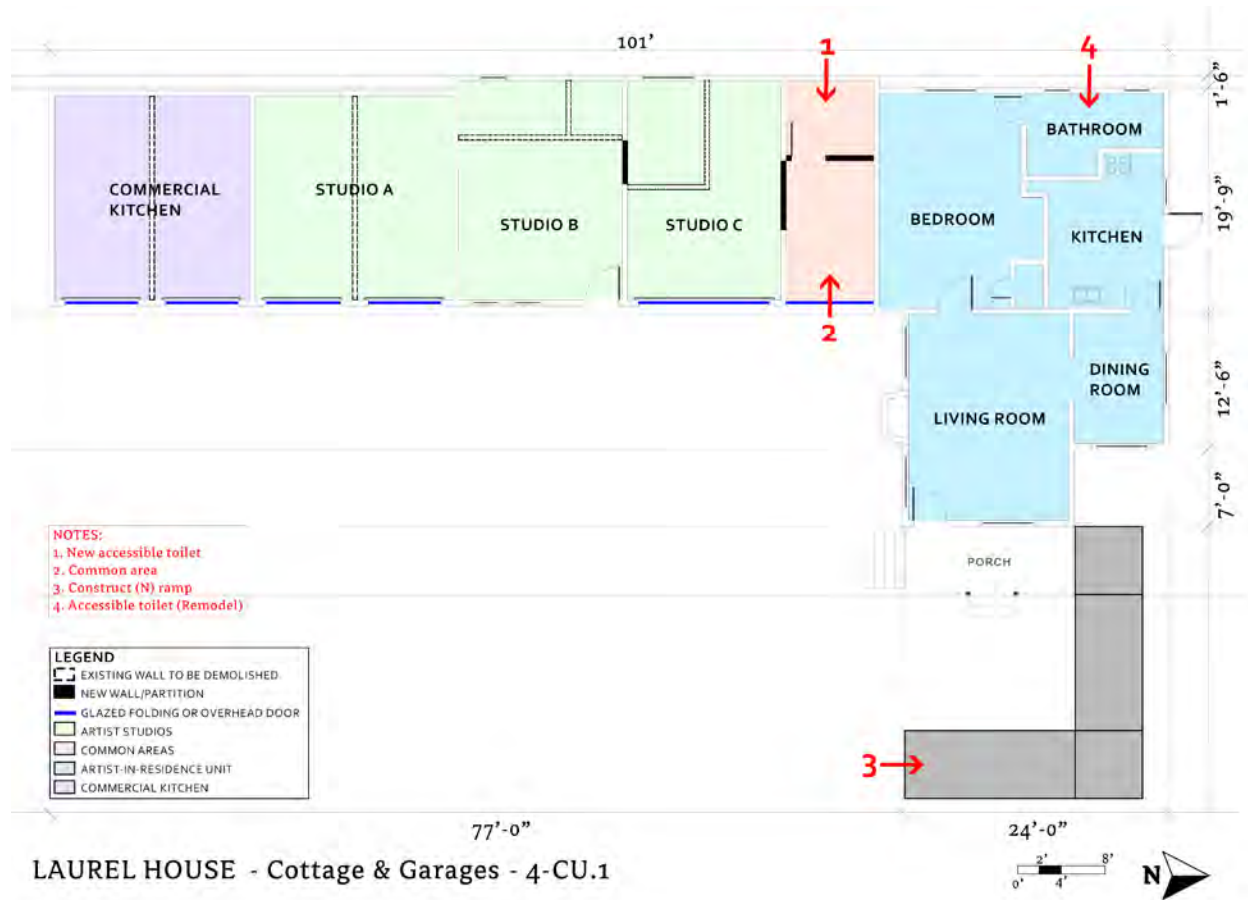
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CU.2 Community Rooms and Artist-in-Residence Housing

Similar to EM.1, except renovate and designate the cottage, rather than the Main House second floor, as an Artist-in-Residence living accommodation. No renovations to second floor of Main House.

Architectural Recommendations

- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Demolish existing porch enclosure on the south façade; install new exterior egress door.
- Cut and case new opening from entry hall to Unit B (first floor, north) back bedroom, converted to hall.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible staff bathroom.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms.
- Install new wood flooring in remaining rooms and corridors.
- Install new ceramic tile flooring in kitchens and bathrooms.
- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.
- Rehabilitate Chauffer's Cottage for Artist-in-Residence housing: construct new concrete access ramp to porch; refinish wood flooring; clean and restore knotty pine paneling in living room; patch and paint plaster walls and ceilings, wood trim, and doors; install new kitchen cabinets, countertops, backsplash, fixtures, fittings, and appliances; install new toilet fixtures and fittings; install new light fixtures.

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Structural Recommendations

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Exterior wood framed ramp at southeast corner of the house. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at southeast corner of the house.

Cottage:

- Exterior concrete ramp at east side of cottage.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC: For Main House, install a VRF HVAC system with a single outdoor unit located at the rear of the building (size only for first floor). Route refrigerant lines to each fan coil. Install ceiling- or wall-mounted fan coil unit in each community room to provide temperature control independent of the other areas. OSA would need to be routed to each zone. The OSA unit could be located in the basement and have the air distribution similar to the existing ductwork layout for the house. The outdoor unit would be approximately 10 tons and each fan coil would be sized based on load requirements. The fan coil sizes can range from 0.5 tons to 3 tons.

For Cottage provide a standard DX split system with the fan coil located in a closet or attic space and the outdoor unit located adjacent to the building.

- Electrical: Install complete new service with corresponding panel for all common areas, exterior site electrical and site lighting; install 1 new meter and corresponding panel for Cottage tenant.
- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

FEASIBILITY STUDY

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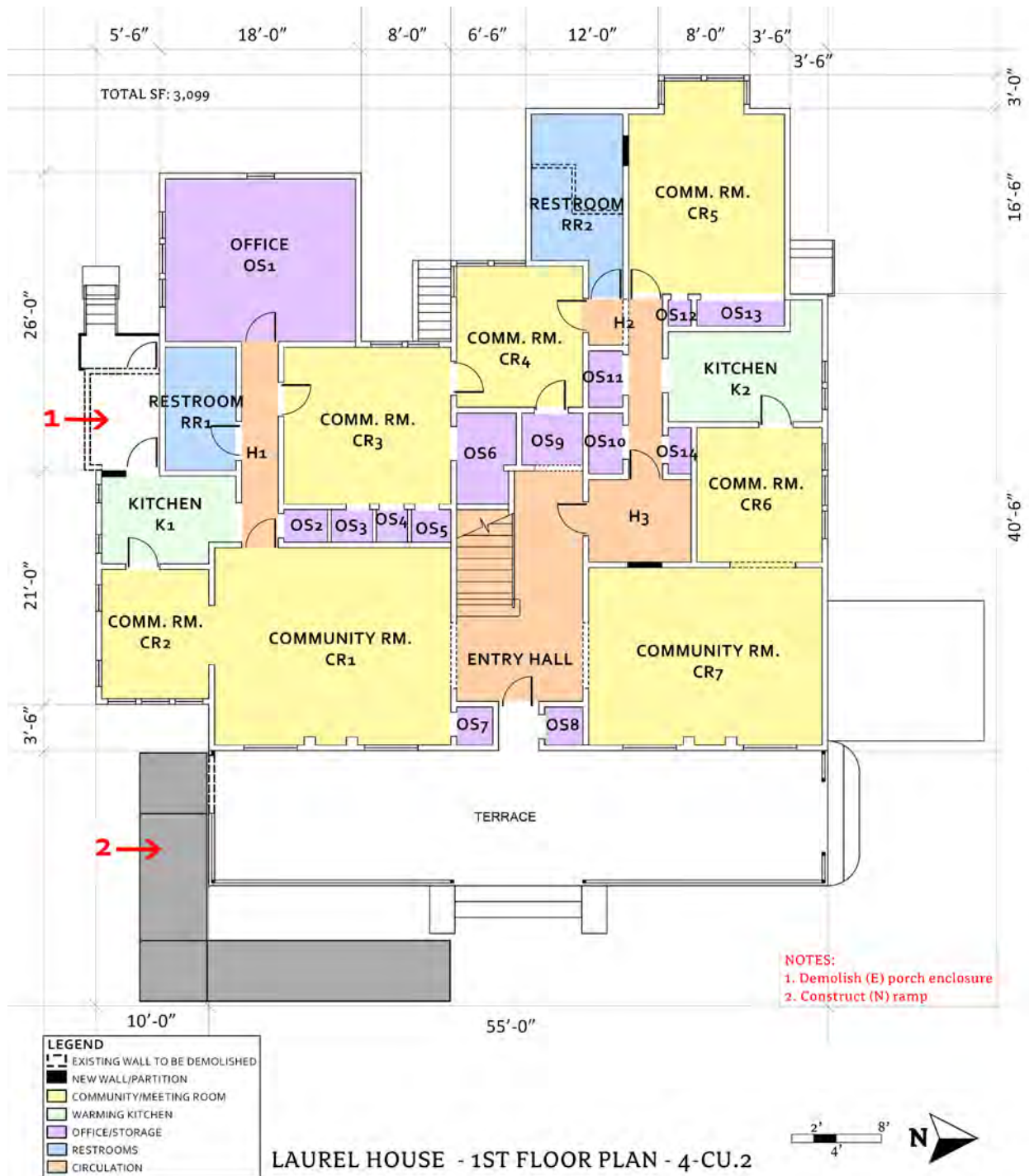
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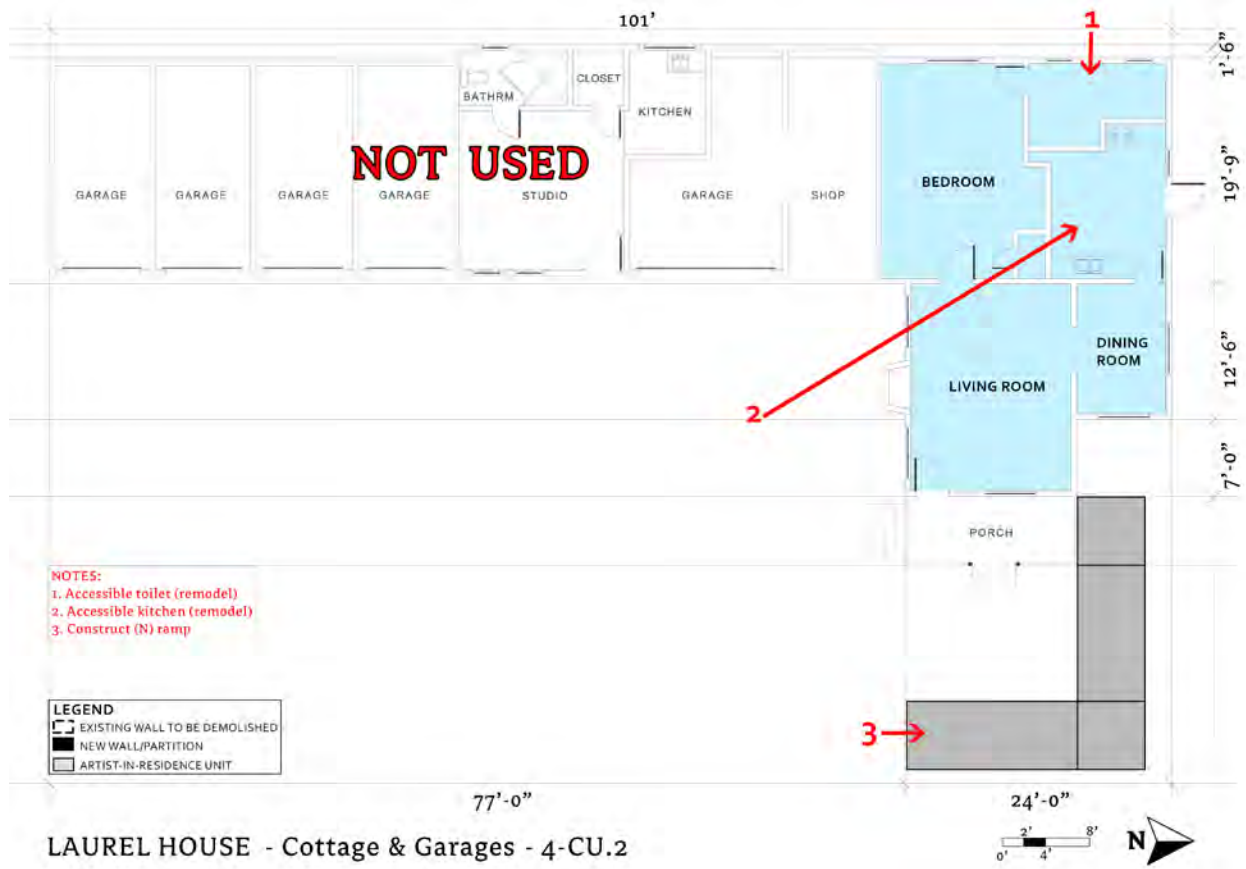
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CU.3 Library, Art Studios, and Community Rooms

Renovate and designate Chauffer's Cottage as library and quiet area. Redesign garages for artist studios. Renovate first floor of Main House for meetings, classes, and events. Public access to grounds. No renovation to second floor.

Architectural Recommendations

- Construct a new, permanent concrete access ramp around the south side of the existing entrance terrace. Remove a portion of the existing balustrade to accommodate ramp access.
- Demolish existing porch enclosure on the south façade; install new exterior egress door.
- Cut and case new opening from entry hall to Unit B (first floor, north) back bedroom, converted to hall.
- Demolish wall and remodel two small bathrooms in Unit B (first floor, north) into one accessible staff bathroom.
- Patch as needed and paint all plaster wall and ceiling finishes, wood trim, and doors.
- Refinish existing wood flooring in entry hall, stair hall, living and dining rooms.
- Install new wood flooring in remaining rooms and corridors.
- Install new ceramic tile flooring in kitchens and bathrooms.
- Install new kitchen cabinets, hardware, countertops, backsplashes, fixtures, fittings, and appliances.
- Install new bathroom fixtures and fittings.
- Install new light fixtures throughout.
- Replace auto doors at South and North Garages with bi-folding glass doors with wood frames; install similar doors to enclose workshop area.
- Demolish two demising walls between south garages, and bathrooms and kitchen in servants' quarters.
- Convert garages and servants' quarters into art studios; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.

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- Convert workshop area to common room and accessible toilet; install new gypsum board wall and ceiling finish, and epoxy flooring over concrete slab.
- Install new toilet fixtures and fittings.
- Install new kitchenette and securable storage cabinets in common area.
- Rehabilitate Chauffer's Cottage to house City Archives and reading room: construct new concrete access ramp to porch; refinish wood flooring; repair and restore knotty pine paneling; patch and paint plaster walls and ceilings, wood trim, and doors; install new kitchen cabinets, countertops, backsplash, fixtures, fittings, and appliances; remodel bathroom to create accessible toilet; install new toilet fixtures and fittings; install new light fixtures.

Structural Recommendations

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at southeast corner of the house.

Cottage:

- Change of use from Residence to Office/Storage Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Exterior concrete ramp at east side.

Garages:

- Provide new lateral force resisting system, which may include plywood or pre-manufactured shear walls.

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- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Slab on grade modifications for new toilets.

Mechanical, Electrical, and Plumbing Recommendations

- HVAC: For Main House, install a VRF HVAC system with a single outdoor unit located at the rear of the building (size only for first floor). Route refrigerant lines to each fan coil. Install ceiling- or wall-mounted fan coil unit in each community room to provide temperature control independent of the other areas. OSA would need to be routed to each zone. The OSA unit could be located in the basement and have the air distribution similar to the existing ductwork layout for the house. The outdoor unit would be approximately 10 tons and each fan coil would be sized based on load requirements. The fan coil sizes can range from 0.5 tons to 3 tons.

For Cottage provide a dedicated unit with the capabilities of controlling humidity and a tighter temperature tolerance.

- Electrical: Install complete new service with corresponding panel for all common areas, exterior site electrical and site lighting; install 1 new meter and corresponding panel for Cottage.

Install new security system in Cottage.

- Plumbing: Provide complete new domestic system including plumbing lines, fixtures and fittings.

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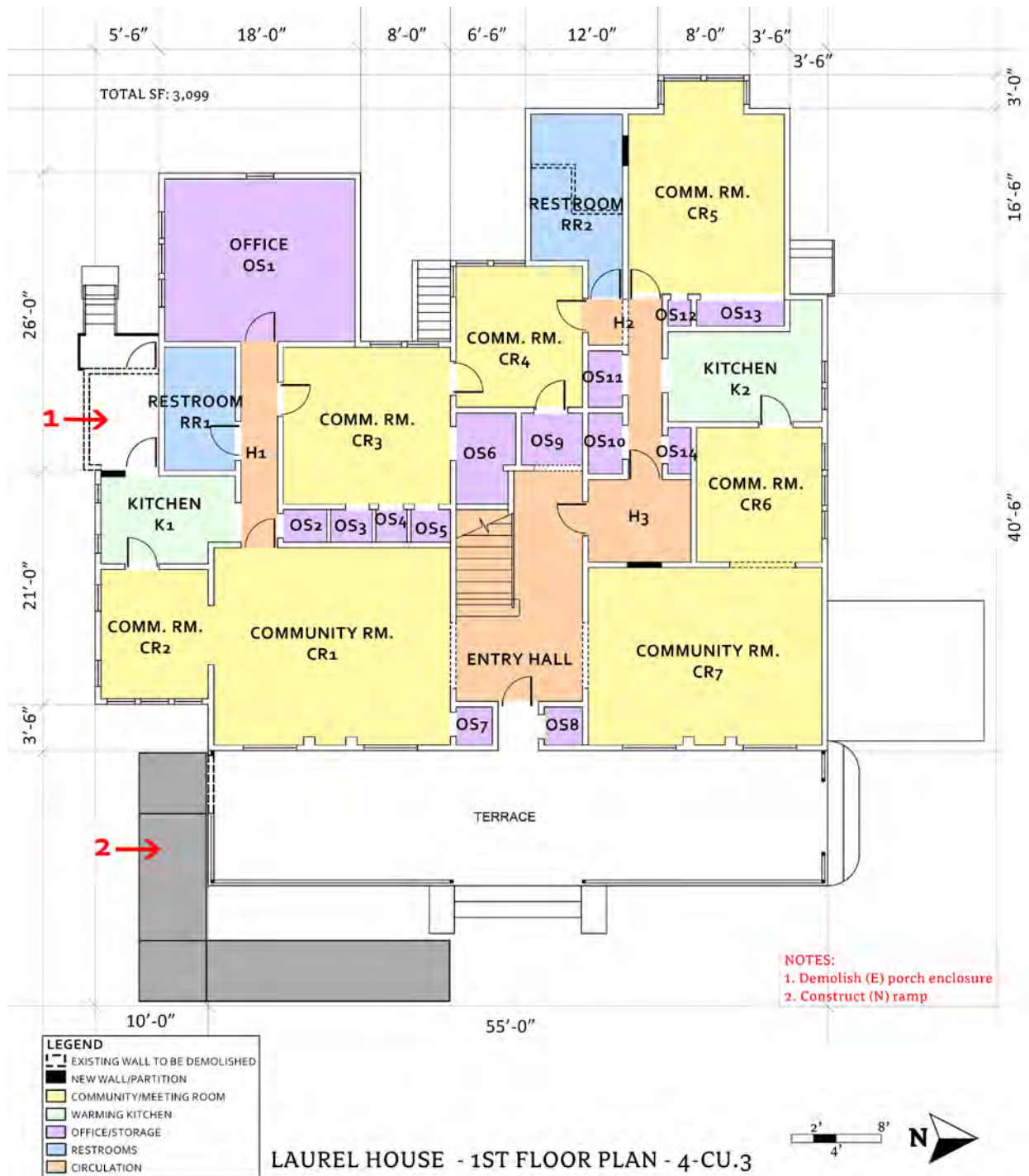
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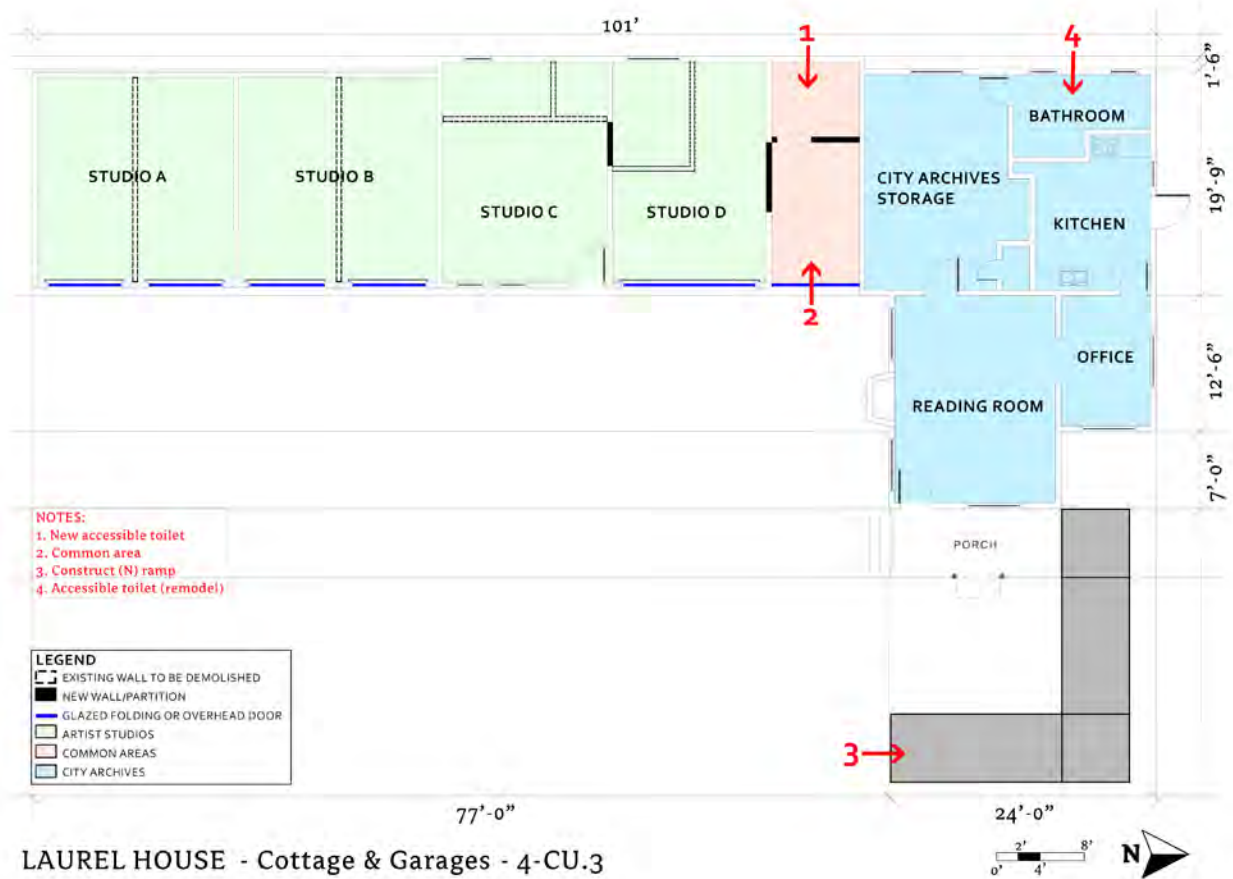
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9.0 BUDGET ESTIMATE

The following table (Table 2) summarizes the budget estimates prepared for each of the reuse options developed in the Community Visioning process. The full line-item budget estimate prepared by Construction Cost Consultants, Inc. is attached as Appendix A.

These budget estimates assume that there will be at least five to six competitive bids. A smaller number of bidders may result in higher costs, while a larger number of bidders may result in more competitive costs. The budgets assume a bid date of January 1, 2024 for all options, and construction duration of 12 months for options EU.1 and EU.2; 18 months for options AC.1, AC.2, EM.1, EM.2, CU.1, CU.2, and CU.3; and 24 months for option EU.3. The estimates include an allowance for labor and material cost inflation to the mid-point of construction. A design contingency has been included to allow for work not yet known and developed.

The budget estimates do not include soft costs. Soft costs are estimated at 45%. These include design, engineering, and consulting fees; construction management fees; plan check and permit fees; testing and inspection; construction contingency (for change orders during construction); and furnishings and equipment.

These budget estimates assume that the property will be unoccupied during construction; that all work will be bid as one bid package; and that adequate staging areas and parking will be available on site. The estimates exclude phasing and overtime work, and market conditions and supply chain issues. Pricing is based on prevailing wage rates and normal working hours.

It is important to note that all budget estimates in this study are based on conceptual space planning studies and provide only a preliminary framework for general budgeting purposes. Actual construction costs can only be determined after the development of detailed architectural, structural, mechanical, electrical, plumbing, and landscape plans and specifications.

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Table 2: Budget Estimate Summary

OPTIONS	FEASIBILITY SCOPING SCENARIOS	CONSTRUCTION BUDGET ESTIMATE (SEE APPENDIX A)	ESTIMATED PROJECT SOFT COSTS (45%)	TOTAL PROJECT BUDGET ESTIMATE
Option 1: Enhance Existing Property	EU.1 Renovate Main House and grounds for multi-family occupancy	\$2,041,228.64	\$918,552.89	\$2,959,781.53
	EU.2 Renovate first floor of Main House and grounds for Artist-in-Residence long term housing. Provide common area for artists and public to gather and socialize.	\$1,303,582.58	\$586,612.16	\$1,890,194.74
	EU.3 Renovate Main House; add a new residential building for multi-family occupancy housing. Renovate existing grounds.	\$19,014,765.96	\$8,556,644.66	\$27,571,410.60
Option 2: Arts and Culture	AC.1 Renovate first floor of Main House and grounds to support an art gallery and museum. Redesign garage spaces into artist studios or performing arts rehearsal spaces. Renovate exterior grounds for small performance space or sculpture garden.	\$2,207,952.77	\$993,578.75	\$3,201,531.52
	AC.2 In conjunction with AC.1, renovate and designate portions of the second floor of the Main House into an Artist-in-Residence living accommodation.	\$3,827,501.22	\$1,722,375.55	\$5,549,876.77
Option 3: Event and Meeting Space	EM.1 Renovate first floor of Main House for use as community rooms/spaces to reserve for meetings, classes, events; renovate second floor of Main House for limited use as support staff living accommodations	\$2,641,097.69	\$1,188,493.96	\$3,829,591.65
	EM.2 Renovate both floors of Main House and grounds for use as accessible community rooms/spaces to reserve for meetings, classes, events;	\$2,981,741.28	\$1,341,783.58	\$4,323,524.86

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OPTIONS	FEASIBILITY SCOPING SCENARIOS	CONSTRUCTION BUDGET ESTIMATE (SEE APPENDIX A)	ESTIMATED PROJECT SOFT COSTS (45%)	TOTAL PROJECT BUDGET ESTIMATE
	apportion small section of second floor for limited usage as support staff living accommodation			
Option 4: Variation of All Options Combined	CU.1 Similar to AC.1 except with public access for community rooms/spaces to both floors of house; renovate and designate the cottage into an Artist-in-Residence living accommodation; redesign garage spaces into artist studios and commercial kitchen area to support events on grounds or in house.	\$4,238,517.80	\$1,907,333.01	\$6,145,850.81
	CU.2 Similar to EM.1 except renovate and designate the cottage, rather than the Main House second floor, as an Artist-in-Residence living accommodation. No renovations to second floor of Main House.	\$1,678,663.29	\$755,398.48	\$2,434,061.77
	CU.3 Renovate and designate cottage as library and quiet area; redesign garages for artist studios; renovate first floor of Main House for public community rooms/spaces to reserve for meetings, classes, events; public access to grounds. No renovation to second floor.	\$2,271,198.36	\$1,022,039.26	\$3,293,237.62

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APPENDIX A – LINE-ITEM BUDGET ESTIMATE

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PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: SUMMARY OPTION 1 - OPTION 4	APPROX. AREA: 0

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 1 ENHANCE EXISTING PROPERTY					
	EU.1 - MULTI-FAMILY HOUSING				\$2,041,228.64
	EU.2 - RENOVATE FIRST FLOOR AND GROUNDS FOR HOUSING, PROVIDE COMMON AREA FOR ARTISTS AND PUBLIC TO GATHER AND SOCIALIZE				\$1,303,582.58
	EU.3 - ADD NEW RESIDENTIAL BUILDING, RENOVATE EXISTING GROUNDS				\$19,014,765.96
OPTION 2 ART AND CULTURE					
	AC.1 - ART GALLERY AND STUDIOS				\$2,207,952.77
	AC.2 - ART GALLERY, STUDIOS AND ARTIST-IN-RESIDENCE HOUSING				\$3,827,501.22
OPTION 3 EVENT AND MEETING SPACE					
	EM.1 COMMUNITY ROOMS AND STAFF HOUSING				\$2,641,097.69
	EM.2 COMMUNITY ROOMS AND STAFF HOUSING				\$2,981,741.28
OPTION 4 VARIATION OF ALL OPTIONS COMBINED					
	CU.1 COMMUNITY ROOMS, ARTIST-IN-RESIDENCE HOUSING AND ART STUDIOS				\$4,238,517.80
	CU.2 COMMUNITY ROOMS AND ARTIST-IN-RESIDENCE HOUSING				\$1,678,663.29
	CU.3 LIBRARY, ART STUDIOS AND COMMUNITY ROOMS				\$2,271,198.36

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 1 ENHANCE EXISTING PROPERTY - EU.1 - MULTI-FAMILY HOUSING					
	MAIN HOUSE - 1ST & 2ND FL	6,400	SF	\$176.75	\$1,131,187.03
	GARAGE - EXISTING TO REMAIN	1,450	SF		EXISTING
	COTTAGE - EXISTING TO REMAIN	910	SF		EXISTING
	GROUNDS - ACCESS RAMPS				INCLUDED
	SUBTOTAL				\$1,131,187.03
PRORATES:					
	GENERAL CONDITIONS	18.00%			\$203,613.66
	DESIGN CONTINGENCY	20.00%			\$266,960.14
	ESCALATION TO MID POINT OF CONSTRUCTION - 28 MONTHS @ 6% PER YEAR	14.56%			\$233,216.38
	PHASING	0.00%			\$0.00
	SUBTOTAL				\$1,834,977.20
	BONDS & INSURANCE	3.00%			\$55,049.32
	CONTRACTOR'S FEE	8.00%			\$151,202.12
	TOTAL OF ESTIMATED PRICE				\$2,041,228.64

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>EU.1 - RENOVATE MAIN HOUSE AND GROUNDS FOR MULTI-FAMILY OCCUPANCY HOUSING</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	6,400	GSF	\$10.00	\$64,000.00
<u>ARCHITECTURAL</u>					
	RETAIN 4 EXISTING UNITS (A, B, C & D) IN MAIN HOUSE AND UPDATE AS NEEDED				
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE	6,400	SF	\$1.50	\$9,600.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	350	SF	\$6.00	\$2,100.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	130	LF	\$200.00	\$26,030.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	700	SF	\$15.00	\$10,500.00
	REBUILD STAIRS TO SECOND FLOOR KITCHEN ENTRANCE (UNIT C & D)				
	DEMO HARDSCAPE AND LANDSCAPE FOR STAIR FOUNDATION	50	SF	\$6.00	\$297.00
	DEMO EXTERIOR SIDING FOR REUSE	400	SF	\$7.00	\$2,800.00
	DEMO EXISTING EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR) - UNIT C	1	EA	\$2,500.00	\$2,500.00
	REINSTALL/REPLACE EXTERIOR SIDING TO MATCH EXISTING	400	SF	\$15.00	\$6,000.00
	NEW EXTERIOR STAIRS - SEE STRUCTURE				
	DECK COATING/WATERPROOFING - NEW EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR)	2	EA	\$3,000.00	\$6,000.00
	STAIR RAILINGS - ALLOWANCE, STEEL, PAINTED	85	LF	\$200.00	\$16,935.03
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	REMOVE CONNECTING DOOR BETWEEN UNIT BEDROOMS AND FILL DOOR OPENING	2	EA		
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	84	SF	\$20.00	\$1,680.00
	REMODEL UNIT B (1ST FL, NORTH) KITCHEN AND HALLWAY TO PROVIDE ACCESSIBLE SPACES				
	DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING	1	EA	\$690.00	\$690.00
	DEMO PARTITION	58	LF	\$50.00	\$2,900.00
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	EXTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,800.00	\$2,800.00
	PATCH AND REPAIR EXISTING EXTERIOR WALL TO MATCH EXISTING	51	SF	\$21.00	\$1,071.00
	INTERIOR DOORS, FRAMES AND HARDWARE - BEDROOM	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	288	SF	\$25.00	\$7,200.00
	PLASTER AND PAINT TO MATCH EXISTING	576	SF	\$20.00	\$11,520.00
	REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	16,641	SF	\$3.50	\$58,243.50
	PATCH, REPAIR AND PAINT PLASTER CEILING	6,400	SF	\$4.00	\$25,600.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	6,400	GSF	\$5.00	\$32,000.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	2,935	LF	\$7.00	\$20,545.00
	PATCH, REPAIR AND REFINISH DOORS	46	EA	\$260.00	\$11,960.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS				
	REFINISH EXISTING WOOD FLOORING - ENTRY HALL AND STAIR HALL	412	SF	\$7.00	\$2,884.00
	REFINISH EXISTING WOOD FLOORING - LIVING AND DINING	2,030	SF	\$7.00	\$14,210.00
	INSTALL NEW WOOD FLOORING IN BEDROOMS AND HALLWAYS				
	DEMO WOOD FLOORING	2,528	SF	\$2.00	\$5,056.00
	WOOD FLOORING - BEDROOMS	1,991	SF	\$15.00	\$29,865.00
	WOOD FLOORING - HALLWAYS	546	SF	\$15.00	\$8,190.00
	WOOD BASE - BEDROOMS	542	LF	\$12.00	\$6,504.00
	WOOD BASE - HALLWAYS	221	LF	\$12.00	\$2,652.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	745	SF	\$2.50	\$1,862.50
	DEMO CERAMIC TILE WALLS - BATHROOMS	1,845	SF	\$3.00	\$5,535.00
	CERAMIC TILE FLOORING - KITCHENS	420	SF	\$20.00	\$8,400.00
	CERAMIC TILE FLOORING - BATHROOMS	330	SF	\$20.00	\$6,600.00
	CERAMIC TILE BASE - KITCHENS	174	LF	\$18.00	\$3,132.00
	CERAMIC TILE BASE - BATHROOMS	177	LF	\$18.00	\$3,186.00
	CERAMIC TILE WALLS - BATHROOMS	1,593	SF	\$24.00	\$38,232.00
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	4	EA	\$750.00	\$3,000.00
	DEMO APPLIANCE	4	SETS	\$520.00	\$2,080.00
	NEW KITCHEN CABINET	4	EA	\$11,250.00	\$45,000.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	4	SETS	\$1,500.00	\$6,000.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	6	EA	\$180.00	\$1,080.00
	VANITY CABINET	5	EA	\$1,500.00	\$7,500.00
	MEDICINE CABINET	5	EA	\$300.00	\$1,500.00
	BATHROOM ACCESSORIES	5	EA	\$750.00	\$3,750.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL				\$0.00
	<u>STRUCTURAL (PAGE 101, 108-109)</u>				
	FIRST FLOOR				
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	3	EA		
	WOOD FRAMING	63	SF	\$15.00	\$945.00
	PLYWOOD SHEATHING	126	SF	\$8.00	\$1,008.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED.				
	PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	70	LF	\$125.00	\$8,750.00
	NEW POSTS - ALLOWANCE	5	EA	\$900.00	\$4,500.00
	NEW WOOD BEAMS - ALLOWANCE	70	LF	\$100.00	\$7,000.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	70	LF	\$50.00	\$3,500.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	288	SF	\$8.00	\$2,304.00
	EXTERIOR CONCRETE RAMP AT NORTHEAST AND SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	350	SF	\$100.00	\$35,000.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
SECOND FLOOR					
	REMOVE AND REPLACE EXISTING STAIR AT SOUTHWEST CORNER (UNIT C)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	165	SF	\$8.00	\$1,320.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	PROVIDE NEW STAIR AND FOUNDATIONS FOR NEW STAIR AT NORTHWEST CORNER (UNIT D)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	235	SF	\$8.00	\$1,880.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	WOOD LANDING	13	SF	\$100.00	\$1,300.00
<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>					
HVAC - DX SPLIT SYSTEMS (PAGE 37)					
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	REFRIGERANT PIPING & INSULATION	200	LF	\$30.00	\$6,000.00
	DX SPLIT SYSTEMS 3-5 TONS	4	SETS	\$6,000.00	\$24,000.00
	BATHROOM EXHAUST FANS	5	EA	\$1,200.00	\$6,000.00
	AIR DISTRIBUTION & DUCTWORK	6400	SF	\$3.75	\$24,000.00
	DIFFUSERS & GRILLS	6400	SF	\$1.15	\$7,360.00
	THERMOSTATS	4	EA	\$1,000.00	\$4,000.00
	TESTING AND BALANCING	1	LS	\$2,300.00	\$2,300.00
	TRADE DEMOLITION	6400	SF	\$0.65	\$4,160.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	100	SF	\$30.00	\$3,000.00
	NEW SHAFT WALL - ALLOWANCE	640	SF	\$25.00	\$16,000.00
	PLASTER AND PAINT TO MATCH EXISTING	640	SF	\$20.00	\$12,800.00
ELECTRICAL - NEW SWITCHES & PANELS, NEW INTERIOR WIRING, OUTLETS & LIGHTING FIXTURES (PAGE 37)					
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	6,400	SF	\$1.00	\$6,400.00
	TENANT METER	4	EA	\$2,000.00	\$8,000.00
	PANELBOARDS	5	EA	\$5,000.00	\$25,000.00
	FEEDER, CONDUIT AND WIRE	250	LF	\$30.00	\$7,500.00
	RECEPTACLES, CONDUIT AND WIRE	6,400	SF	\$6.00	\$38,400.00
	LIGHTING, CONDUIT AND WIRE	6,400	SF	\$14.00	\$89,600.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$5,800.00	\$5,800.00
	TRADE DEMOLITION	6,400	SF	\$0.90	\$5,760.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD		CCC #:	
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD		DATE:	2/28/22
CLIENT: HISTORIC RESOURCES GROUP			
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)			
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.1		APPROX. AREA:	6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 37)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	5	EA	\$2,500.00	\$12,500.00
	LAVATORIES	5	EA	\$1,400.00	\$7,000.00
	BATHTUBS/SHOWERS	5	EA	\$3,000.00	\$15,000.00
	KITCHEN SINKS	4	EA	\$2,000.00	\$8,000.00
	ROUGH-IN PLUMBING FIXTURES	19	EA	\$3,000.00	\$57,000.00
	CONDENSATE DRAIN	200	LF	\$20.00	\$4,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$3,200.00	\$3,200.00
	DEMO PLUMBING FIXTURES	22	EA	\$500.00	\$11,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$1,131,187.03

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.2	APPROX. AREA: 3,148

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 1 ENHANCE EXISTING PROPERTY - EU.2 - RENOVATE FIRST FLOOR AND GROUNDS FOR HOUSING, PROVIDE COMMON AREA FOR ARTISTS AND PUBLIC TO GATHER AND SOCIALIZE					
	MAIN HOUSE - 1ST FL	3,148	SF	\$221.55	\$697,450.10
	MAIN HOUSE - 2ND FL - EXISTING TO REMAIN	3,300	SF		EXISTING
	GARAGE - EXISTING TO REMAIN	1,450	SF		EXISTING
	COTTAGE - EXISTING TO REMAIN	910	SF		EXISTING
	GROUND - ACCESS RAMPS				INCLUDED
SUBTOTAL					\$697,450.10
PRORATES:					
	GENERAL CONDITIONS	20.00%			\$139,490.02
	DESIGN CONTINGENCY	20.00%			\$167,388.02
	ESCALATION TO MID POINT OF CONSTRUCTION - 28 MONTHS @ 6% PER YEAR	14.56%			\$146,230.18
	PHASING	0.00%			\$0.00
SUBTOTAL					\$1,150,558.32
	BONDS & INSURANCE	3.00%			\$34,516.75
	CONTRACTOR'S FEE	10.00%			\$118,507.51
TOTAL OF ESTIMATED PRICE					\$1,303,582.58

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.2	APPROX. AREA: 3,148

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>EU.2 - RENOVATE FIRST FLOOR AND GROUNDS FOR HOUSING, PROVIDE COMMON AREA FOR ARTISTS AND PUBLIC TO GATHER AND SOCIALIZE</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE (1ST FL)	3,148	GSF	\$10.00	\$31,480.00
<u>ARCHITECTURAL</u>					
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE	3,148	SF	\$1.50	\$4,722.00
	CONVERT LIVING AND DINING ROOMS OF BOTH EXISTING FIRST FLOOR APARTMENTS (UNIT A & B) TO SERVE AS COMMON AREAS				
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	504	SF	\$20.00	\$10,080.00
	FRAMING NEW OPENINGS	2	EA	\$500.00	\$1,000.00
	CONVERT REMAINDER OF FIRST FLOOR APARTMENTS INTO TWO, ONE BEDROOM ARTIST-IN-RESIDENCE UNITS (UNIT B1 WILL BE ACCESSIBLE UNIT)				
	DEMO PARTITION	106	LF	\$50.00	\$5,300.00
	DEMO DOORS - SINGLE	9	EA	\$150.00	\$1,350.00
	INTERIOR DOORS, FRAMES AND HARDWARE - BATHROOM	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	180	SF	\$25.00	\$4,500.00
	PLASTER AND PAINT TO MATCH EXISTING	360	SF	\$20.00	\$7,200.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	1	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENING	42	SF	\$20.00	\$840.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP TO THE REAR ENTRANCE OF ACCESSIBLE UNIT B1, INSTALL NEW EXTERIOR ENTRANCE DOOR INTO FORMER BEDROOM/NEW LIVING ROOM				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	80	SF	\$6.00	\$480.00
	DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING	1	EA	\$690.00	\$690.00
	EXTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,800.00	\$2,800.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	51	SF	\$30.00	\$1,530.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	35	LF	\$200.00	\$7,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	REMOVE TWO DOORS IN EXISTING UNIT B ENTRY HALL, FILL DOOR OPENINGS AND CONVERT ENTRY HALL TO NEW ACCESSIBLE PUBLIC TOILET	2	EA		
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	84	SF	\$20.00	\$1,680.00
	DEMO WOOD FLOORING	65	SF	\$2.00	\$130.00
	CERAMIC TILE FLOORING	65	SF	\$20.00	\$1,300.00
	CERAMIC TILE BASE	32	LF	\$18.00	\$576.00
	CERAMIC TILE WALLS	288	SF	\$24.00	\$6,912.00
	PLUMBING FIXTURES - SEE PLUMBING				\$0.00
	REMOVE CONNECTING DOOR BETWEEN UNIT BEDROOMS AND FILL DOOR OPENING - 1ST FL	1	EA		
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.2	APPROX. AREA: 3,148

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS - 1ST FL				
	PATCH, REPAIR AND PAINT PLASTER WALL	6,615	SF	\$3.50	\$23,152.50
	PATCH, REPAIR AND PAINT PLASTER CEILING	3,148	SF	\$4.00	\$12,592.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	3,148	GSF	\$5.00	\$15,740.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	1,060	LF	\$7.00	\$7,420.00
	PATCH, REPAIR AND REFINISH DOORS	14	EA	\$260.00	\$3,640.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL AND FORMER LIVING AND DINING ROOMS - 1ST FL COMMON AREAS				
	REFINISH EXISTING WOOD FLOORING - COMMON AREAS	1,085	SF	\$7.00	\$7,595.00
	REFINISH EXISTING WOOD FLOORING - ENTRY HALL	210	SF	\$7.00	\$1,470.00
	INSTALL NEW WOOD FLOORING IN RESIDENTIAL UNIT LIVING/DINING ROOMS, BEDROOMS AND HALLWAYS - 1ST FL				
	DEMO WOOD FLOORING	1,235	SF	\$2.00	\$2,470.00
	WOOD FLOORING - BEDROOMS	450	SF	\$15.00	\$6,750.00
	WOOD FLOORING - HALLWAYS, LIVING, DINING	785	SF	\$15.00	\$11,775.00
	WOOD BASE - BEDROOMS	200	LF	\$12.00	\$2,400.00
	WOOD BASE - HALLWAYS, LIVING, DINING	210	LF	\$12.00	\$2,520.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS - 1ST FL				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	380	SF	\$2.50	\$950.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	945	SF	\$3.00	\$2,835.00
	CERAMIC TILE FLOORING - KITCHENS	200	SF	\$20.00	\$4,000.00
	CERAMIC TILE FLOORING - BATHROOMS	175	SF	\$20.00	\$3,500.00
	CERAMIC TILE BASE - KITCHENS	45	LF	\$18.00	\$810.00
	CERAMIC TILE BASE - BATHROOMS	80	LF	\$18.00	\$1,440.00
	CERAMIC TILE WALLS - BATHROOMS	720	SF	\$24.00	\$17,280.00
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPASHES, FIXTURES, FITTINGS AND APPLIANCES - 1ST FL				
	DEMO KITCHEN CABINET	2	EA	\$750.00	\$1,500.00
	DEMO APPLIANCE	2	SETS	\$520.00	\$1,040.00
	NEW KITCHEN CABINET	2	EA	\$11,250.00	\$22,500.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	2	SETS	\$1,500.00	\$3,000.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS - 1ST FL				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	3	EA	\$180.00	\$540.00
	VANITY CABINET	2	EA	\$1,500.00	\$3,000.00
	MEDICINE CABINET	2	EA	\$300.00	\$600.00
	BATHROOM ACCESSORIES	2	EA	\$750.00	\$1,500.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL				\$0.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.2	APPROX. AREA: 3,148

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>STRUCTURAL (PAGE 101, 108-110)</u>					
FIRST FLOOR					
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	8	EA		
	WOOD FRAMING	168	SF	\$15.00	\$2,520.00
	PLYWOOD SHEATHING	336	SF	\$8.00	\$2,688.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	130	LF	\$125.00	\$16,250.00
	NEW POSTS - ALLOWANCE	15	EA	\$900.00	\$13,500.00
	NEW WOOD BEAMS - ALLOWANCE	130	LF	\$100.00	\$13,000.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	130	LF	\$50.00	\$6,500.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	180	SF	\$8.00	\$1,440.00
	EXTERIOR CONCRETE RAMP AT NORTHEAST AND SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	350	SF	\$100.00	\$35,000.00
<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>					
HVAC - DX SPLIT SYSTEMS (PAGE 41)					
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$4,000.00	\$4,000.00
	REFRIGERANT PIPING & INSULATION	150	LF	\$30.00	\$4,500.00
	DX SPLIT SYSTEMS 3-5 TONS - 1ST FL	3	SETS	\$6,000.00	\$18,000.00
	BATHROOM EXHAUST FANS	3	EA	\$1,200.00	\$3,600.00
	AIR DISTRIBUTION & DUCTWORK	3148	SF	\$3.75	\$11,805.00
	DIFFUSERS & GRILLS	3148	SF	\$1.15	\$3,620.20
	THERMOSTATS	3	EA	\$1,000.00	\$3,000.00
	TESTING AND BALANCING	1	LS	\$1,500.00	\$1,500.00
	TRADE DEMOLITION	3148	SF	\$0.65	\$2,046.20
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	80	SF	\$30.00	\$2,400.00
	NEW SHAFT WALL - ALLOWANCE	240	SF	\$25.00	\$6,000.00
	PLASTER AND PAINT TO MATCH EXISTING	240	SF	\$20.00	\$4,800.00
ELECTRICAL - NEW SWITCHES & PANELS, NEW INTERIOR WIRING, OUTLETS & LIGHTING FIXTURES (PAGE 41)					
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	3,148	SF	\$1.00	\$3,148.00
	TENANT METER	2	EA	\$2,000.00	\$4,000.00
	PANELBOARDS	3	EA	\$5,000.00	\$15,000.00
	FEEDER, CONDUIT AND WIRE	150	LF	\$30.00	\$4,500.00
	RECEPTACLES, CONDUIT AND WIRE - UNITS (1ST FL)	1,998	SF	\$6.00	\$11,988.00
	RECEPTACLES, CONDUIT AND WIRE - COMMON AREAS (1ST FL)	1,150	SF	\$10.00	\$11,500.00
	LIGHTING, CONDUIT AND WIRE - UNITS (1ST FL)	1,998	SF	\$14.00	\$27,972.00
	LIGHTING, CONDUIT AND WIRE - COMMON AREAS (1ST FL)	1,150	SF	\$20.00	\$23,000.00
	LIGHTING, CONDUIT AND WIRE - SITE - EXISTING				\$0.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$3,600.00	\$3,600.00
	TRADE DEMOLITION	3,148	SF	\$0.90	\$2,833.20
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.2	APPROX. AREA: 3,148

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 37)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	3	EA	\$2,500.00	\$7,500.00
	LAVATORIES	3	EA	\$1,400.00	\$4,200.00
	BATHTUBS/SHOWERS	2	EA	\$3,000.00	\$6,000.00
	KITCHEN SINKS	2	EA	\$2,000.00	\$4,000.00
	ROUGH-IN PLUMBING FIXTURES	10	EA	\$3,000.00	\$30,000.00
	CONDENSATE DRAIN	150	LF	\$20.00	\$3,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$1,800.00	\$1,800.00
	DEMO PLUMBING FIXTURES	9	EA	\$500.00	\$4,500.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$697,450.10

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 1 ENHANCE EXISTING PROPERTY - EU.3 - ADD NEW RESIDENTIAL BUILDING, RENOVATE EXISTING GROUNDS					
	MAIN HOUSE - 1ST & 2ND FL	6,400	SF	\$176.74	\$1,131,157.03
	GARAGE - DEMOLITION	1,450	SF	\$25.00	\$36,250.00
	COTTAGE - EXISTING	910	SF	\$0.00	EXISTING
	NEW THREE-STORY, 21-UNIT MULTI-FAMILY OVER SUBTERRANEAN				
	PARKING	21,826	SF	\$432.06	\$9,430,205.57
	GROUNDS	7,800	SF	\$95.26	\$743,063.98
	SUBTOTAL				\$11,340,676.57
PRORATES:					
	GENERAL CONDITIONS	8.50%			\$963,957.51
	DESIGN CONTINGENCY	20.00%			\$2,460,926.82
	ESCALATION TO MID POINT OF CONSTRUCTION - 34 MONTHS @ 6% PER YEAR	17.95%			\$2,650,418.18
	PHASING	0.00%			\$0.00
	SUBTOTAL				\$17,415,979.08
	BONDS & INSURANCE	3.00%			\$522,479.37
	CONTRACTOR'S FEE	6.00%			\$1,076,307.51
	TOTAL OF ESTIMATED PRICE				\$19,014,765.96

NOTES REGARDING THE ESTIMATE:
PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>EU.3 - RENOVATE MAIN HOUSE AND ADD NEW RESIDENTIAL BUILDING, RENOVATE EXISTING GROUNDS</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	6,400	GSF	\$10.00	\$64,000.00
<u>ARCHITECTURAL</u>					
	RETAIN 4 EXISTING UNITS (A, B, C & D) IN MAIN HOUSE AND UPDATE AS NEEDED				
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE	6,400	SF	\$1.50	\$9,600.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP TO THE REAR ENTRANCE OF ACCESSIBLE UNIT B1 TO CREATE ACCESSIBLE UNIT				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	80	SF	\$6.00	\$480.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	35	LF	\$200.00	\$7,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	REBUILD STAIRS TO SECOND FLOOR KITCHEN ENTRANCE (UNIT C & D)				
	DEMO HARDSCAPE AND LANDSCAPE FOR STAIR FOUNDATION	50	SF	\$6.00	\$297.00
	DEMO EXTERIOR SIDING FOR REUSE	400	SF	\$7.00	\$2,800.00
	DEMO EXISTING EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR) - UNIT C	1	EA	\$2,500.00	\$2,500.00
	REINSTALL/REPLACE EXTERIOR SIDING TO MATCH EXISTING	400	SF	\$15.00	\$6,000.00
	NEW EXTERIOR STAIRS - SEE STRUCTURE				
	DECK COATING/WATERPROOFING - NEW EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR)	2	EA	\$3,000.00	\$6,000.00
	STAIR RAILINGS - ALLOWANCE, STEEL, PAINTED	85	LF	\$200.00	\$16,935.03
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	REMOVE CONNECTING DOOR BETWEEN UNIT BEDROOMS AND FILL DOOR OPENING				
	DEMO DOORS - SINGLE	2	EA		
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA	\$150.00	\$300.00
	PLASTER AND PAINT TO MATCH EXISTING	84	SF	\$20.00	\$1,680.00
	REMODEL UNIT B (1ST FL, NORTH) KITCHEN AND HALLWAY TO PROVIDE ACCESSIBLE SPACES				
	DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING	1	EA	\$690.00	\$690.00
	DEMO PARTITION	58	LF	\$50.00	\$2,900.00
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	EXTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,800.00	\$2,800.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	51	SF	\$21.00	\$1,071.00
	INTERIOR DOORS, FRAMES AND HARDWARE - BEDROOM	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	288	SF	\$25.00	\$7,200.00
	PLASTER AND PAINT TO MATCH EXISTING	576	SF	\$20.00	\$11,520.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	16,641	SF	\$3.50	\$58,243.50
	PATCH, REPAIR AND PAINT PLASTER CEILING	6,400	SF	\$4.00	\$25,600.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	6,400	GSF	\$5.00	\$32,000.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	2,935	LF	\$7.00	\$20,545.00
	PATCH, REPAIR AND REFINISH DOORS	46	EA	\$260.00	\$11,960.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS				
	REFINISH EXISTING WOOD FLOORING - ENTRY HALL AND STAIR HALL	412	SF	\$7.00	\$2,884.00
	REFINISH EXISTING WOOD FLOORING - LIVING AND DINING	2,030	SF	\$7.00	\$14,210.00
	INSTALL NEW WOOD FLOORING IN BEDROOMS AND HALLWAYS				
	DEMO WOOD FLOORING	2,528	SF	\$2.00	\$5,056.00
	WOOD FLOORING - BEDROOMS	1,991	SF	\$15.00	\$29,865.00
	WOOD FLOORING - HALLWAYS	546	SF	\$15.00	\$8,190.00
	WOOD BASE - BEDROOMS	542	LF	\$12.00	\$6,504.00
	WOOD BASE - HALLWAYS	221	LF	\$12.00	\$2,652.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	745	SF	\$2.50	\$1,862.50
	DEMO CERAMIC TILE WALLS - BATHROOMS	1,845	SF	\$3.00	\$5,535.00
	CERAMIC TILE FLOORING - KITCHENS	420	SF	\$20.00	\$8,400.00
	CERAMIC TILE FLOORING - BATHROOMS	330	SF	\$20.00	\$6,600.00
	CERAMIC TILE BASE - KITCHENS	174	LF	\$18.00	\$3,132.00
	CERAMIC TILE BASE - BATHROOMS	177	LF	\$18.00	\$3,186.00
	CERAMIC TILE WALLS - BATHROOMS	1,593	SF	\$24.00	\$38,232.00
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	4	EA	\$750.00	\$3,000.00
	DEMO APPLIANCE	4	SETS	\$520.00	\$2,080.00
	NEW KITCHEN CABINET	4	EA	\$11,250.00	\$45,000.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	4	SETS	\$1,500.00	\$6,000.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	6	EA	\$180.00	\$1,080.00
	VANITY CABINET	5	EA	\$1,500.00	\$7,500.00
	MEDICINE CABINET	5	EA	\$300.00	\$1,500.00
	BATHROOM ACCESSORIES	5	EA	\$750.00	\$3,750.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL STRUCTURAL (PAGE 101, 111-112)				\$0.00
	FIRST FLOOR				
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	3	EA		
	WOOD FRAMING	63	SF	\$15.00	\$945.00
	PLYWOOD SHEATHING	126	SF	\$8.00	\$1,008.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED.				
	PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	70	LF	\$125.00	\$8,750.00
	NEW POSTS - ALLOWANCE	5	EA	\$900.00	\$4,500.00
	NEW WOOD BEAMS - ALLOWANCE	70	LF	\$100.00	\$7,000.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	70	LF	\$50.00	\$3,500.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	288	SF	\$8.00	\$2,304.00
	EXTERIOR CONCRETE RAMP AT NORTHEAST AND SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	350	SF	\$100.00	\$35,000.00
	SECOND FLOOR				
	REMOVE AND REPLACE EXISTING STAIR AT SOUTHWEST CORNER (UNIT C)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	165	SF	\$8.00	\$1,320.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	PROVIDE NEW STAIR AND FOUNDATIONS FOR NEW STAIR AT NORTHWEST CORNER (UNIT D)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	235	SF	\$8.00	\$1,880.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	WOOD LANDING	13	SF	\$100.00	\$1,300.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	HVAC - DX SPLIT SYSTEMS (PAGE 44)				
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	REFRIGERANT PIPING & INSULATION	200	LF	\$30.00	\$6,000.00
	DX SPLIT SYSTEMS 3-5 TONS	4	SETS	\$6,000.00	\$24,000.00
	BATHROOM EXHAUST FANS	5	EA	\$1,200.00	\$6,000.00
	AIR DISTRIBUTION & DUCTWORK	6400	SF	\$3.75	\$24,000.00
	DIFFUSERS & GRILLS	6400	SF	\$1.15	\$7,360.00
	THERMOSTATS	4	EA	\$1,000.00	\$4,000.00
	TESTING AND BALANCING	1	LS	\$2,300.00	\$2,300.00
	TRADE DEMOLITION	6400	SF	\$0.65	\$4,160.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	100	SF	\$30.00	\$3,000.00
	NEW SHAFT WALL - ALLOWANCE	640	SF	\$25.00	\$16,000.00
	PLASTER AND PAINT TO MATCH EXISTING	640	SF	\$20.00	\$12,800.00
	ELECTRICAL - NEW SWITCHES & PANELS, NEW INTERIOR WIRING, OUTLETS & LIGHTING FIXTURES (PAGE 44)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	6,400	SF	\$1.00	\$6,400.00
	TENANT METER	4	EA	\$2,000.00	\$8,000.00
	PANELBOARDS	5	EA	\$5,000.00	\$25,000.00
	FEEDER, CONDUIT AND WIRE	250	LF	\$30.00	\$7,500.00
	RECEPTACLES, CONDUIT AND WIRE	6,400	SF	\$6.00	\$38,400.00
	LIGHTING, CONDUIT AND WIRE	6,400	SF	\$14.00	\$89,600.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$5,800.00	\$5,800.00
	TRADE DEMOLITION	6,400	SF	\$0.90	\$5,760.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
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DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 44)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	5	EA	\$2,500.00	\$12,500.00
	LAVATORIES	5	EA	\$1,400.00	\$7,000.00
	BATHTUBS/SHOWERS	5	EA	\$3,000.00	\$15,000.00
	KITCHEN SINKS	4	EA	\$2,000.00	\$8,000.00
	ROUGH-IN PLUMBING FIXTURES	19	EA	\$3,000.00	\$57,000.00
	CONDENSATE DRAIN	200	LF	\$20.00	\$4,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$3,200.00	\$3,200.00
	DEMO PLUMBING FIXTURES	22	EA	\$500.00	\$11,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$1,131,157.03
	GARAGE				
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	1,450	SF	\$10.00	\$14,500.00
	DEMO EXISTING NORTH GARAGE/SERVANTS' QUARTERS AND SOUTH GARAGE	1,450	SF	\$15.00	\$21,750.00
	SUBTOTAL GARAGE				\$36,250.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
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DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
NEW THREE-STORY, 21-UNIT MULTI-FAMILY OVER SUBTERRANEAN PARKING					
CONSTRUCT A NEW THREE-STORY, 21-UNIT MULTI-FAMILY RESIDENTIAL BUILDING OVER ONE LEVEL SUBTERRANEAN PARKING ALONG SOUTH AND WEST SIDE OF PROPERTY (SIMILAR TO THAT PROPOSED IN 2013 PROJECT)					
<u>STRUCTURAL</u>					
	TEMPORARY SHORING	6,750	SF	\$80.00	\$540,000.00
	BASEMENT EXCAVATION AND DISPOSAL	3,900	CY	\$60.00	\$234,000.00
	FOUNDATIONS	8,300	SF	\$30.00	\$249,000.00
	FOUNDATION DRAINAGE	500	LF	\$25.00	\$12,500.00
	REINFORCED SLAB ON GRADE - BASEMENT	8,300	SF	\$12.00	\$99,600.00
	RETAINING WALL	6,750	SF	\$55.00	\$371,250.00
	REINFORCED CONCRETE SLAB - BASEMENT ROOF	3,346	SF	\$50.00	\$167,300.00
	REINFORCED CONCRETE SLAB - 1ST FL	4,954	SF	\$50.00	\$247,700.00
	REINFORCED CONCRETE CURB - 1ST FL	482	LF	\$25.00	\$12,050.00
	CMU PARTITION - BASEMENT	2,500	SF	\$35.00	\$87,500.00
	WOOD STRUCTURE - 2ND & 3RD FL	8,572	SF	\$50.00	\$428,600.00
	WOOD STRUCTURE - ROOF	4,364	SF	\$45.00	\$196,380.00
	WOOD STRUCTURE - TERRACE & ACCESS BALCONY	2,193	SF	\$45.00	\$98,685.00
	WOOD STRUCTURE - SUITE BALCONY	869	SF	\$35.00	\$30,415.00
	WOOD STAIRS, FLIGHT FLOOR TO FLOOR	7	EA	\$9,500.00	\$66,500.00
<u>ARCHITECTURAL</u>					
	WATERPROOFING - ELEVATOR PIT	1	EA	\$4,000.00	\$4,000.00
	WATERPROOFING - RETAINING WALL	6,750	SF	\$10.00	\$67,500.00
	WATERPROOFING - BASEMENT ROOF	3,346	SF	\$12.00	\$40,152.00
	WATERPROOFING - TERRACE & ACCESS BALCONY	2,193	SF	\$12.00	\$26,316.00
	ROOF INSULATION	4,364	SF	\$5.50	\$24,002.00
	ROOFING	4,364	SF	\$11.00	\$48,004.00
	DECK COATING - BALCONY	869	SF	\$12.00	\$10,428.00
	DECK/TERRACE PAVING - CONCRETE - BASEMENT ROOF	3,346	SF	\$8.00	\$26,768.00
	DECK/TERRACE PAVING - CONCRETE - TERRACE & ACCESS BALCONY	2,193	SF	\$8.00	\$17,544.00
	ROOFING UPSTAND AND SHEETMETAL	4,364	SF	\$3.00	\$13,092.00
	CAULKING AND SEALANT	21,826	SF	\$0.50	\$10,913.00
	EXTERIOR DOORS, FRAMES AND HARDWARE - COMMON AREAS				
	EXTERIOR DOORS - SINGLE	3	EA	\$2,800.00	\$8,400.00
	EXTERIOR DOORS - DOUBLE	4	EA	\$5,400.00	\$21,600.00
	EXTERIOR DOORS, FRAMES AND HARDWARE - UNITS				\$0.00
	EXTERIOR DOORS - ENTRY	21	EA	\$2,800.00	\$58,800.00
	SLIDING POLYCARBONATE SCREEN - ENTRY	21	EA	\$2,000.00	\$42,000.00
	ALUMINUM GLASS SLIDING - BALCONY	21	EA	\$3,500.00	\$73,500.00
	EXTERIOR WINDOW & STOREFRONT	3,500	SF	\$85.00	\$297,500.00
	METAL AND GLASS AWNING - 3RD FL	450	SF	\$95.00	\$42,750.00
	INTERIOR DOORS, FRAMES AND HARDWARE - COMMON AREAS				
	INTERIOR DOORS - SINGLE	8	EA	\$2,500.00	\$20,000.00
	INTERIOR DOORS - DOUBLE	2	EA	\$4,800.00	\$9,600.00
	INTERIOR DOORS, FRAMES AND HARDWARE - UNITS				
	INTERIOR DOORS, BEDROOM - SINGLE	21	EA	\$2,500.00	\$52,500.00
	INTERIOR DOORS, BATHROOM - SINGLE	21	EA	\$2,500.00	\$52,500.00
	INTERIOR DOORS, BEDROOM CLOSETS (9'-6")	21	EA	\$800.00	\$16,800.00
	INTERIOR DOORS, HALLWAY CLOSETS (4'-6")	21	EA	\$600.00	\$12,600.00
	EXTERIOR WALL - WOOD STUD FRAMING, THERMAL INSULATION WITH PLYWOOD SHEATHING AND GYPSUM BOARD, PAINT	13,450	SF	\$26.00	\$349,700.00
	MECHANICAL SCREEN/PARAPET - WOOD STUD FRAMING WITH PLYWOOD SHEATHING ON BOTH SIDES	896	SF	\$28.00	\$25,088.00
	CEMENT PLASTER - EXTERIOR WALL	8,456	SF	\$16.00	\$135,296.00
	COMPOSITE WOOD SIDING	6,786	SF	\$42.00	\$285,012.00
	SCREEN - EXTERIOR WALL				
	STAINLESS STEEL TRELLIS - CLIMBING VINE	1,728	SF	\$150.00	\$259,200.00
	REDWOOD SLAT SCREEN	864	SF	\$55.00	\$47,520.00
	TRANSLUCENT POLYCARBONATE WITH SILKSCREEN IMPRINT	1,680	SF	\$60.00	\$100,800.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PERFORATED METAL SCREEN - BALCONY	1,955	SF	\$75.00	\$146,625.00
	EXTERIOR SOFFITS - CEMENT PLASTER	3,062	SF	\$20.00	\$61,240.00
	INTERIOR PARTITIONS - WOOD STUD FRAMING, SOUND INSULATION WITH GYPSUM BOARD, PAINT ON BOTH SIDES - DEMISING WALLS & COMMON AREAS	5,373	SF	\$23.00	\$123,579.00
	INTERIOR PARTITIONS - WOOD STUD FRAMING, SOUND INSULATION WITH GYPSUM BOARD, PAINT ON BOTH SIDES - UNITS	9,450	SF	\$23.00	\$217,350.00
	WROUT IRON FENCE - BASEMENT	10	LF	\$300.00	\$3,000.00
	WROUT IRON GATE - BASEMENT	1	EA	\$2,000.00	\$2,000.00
	CHAINLINK FENCE - BASEMENT	10	LF	\$100.00	\$1,000.00
	CHAINLINK GATE - BASEMENT	1	EA	\$1,200.00	\$1,200.00
	INTERIOR FINISHES - COMMON AREAS				
	SEAL CONCRETE FLOOR - BASEMENT	8,300	SF	\$3.00	\$24,900.00
	ENTRY LOBBY - 1ST FL	170	SF	\$20.00	\$3,400.00
	COMMUNITY LOUNGE	710	SF	\$20.00	\$14,200.00
	COMMUNITY LAUNDRY	200	SF	\$20.00	\$4,000.00
	WOOD BASE	300	LF	\$12.00	\$3,600.00
	EXPOSED STRUCTURE CEILING, PAINTED - BASEMENT	8,300	SF	\$2.00	\$16,600.00
	GYPSUM BOARD CEILING, PAINTED	1,080	SF	\$20.00	\$21,600.00
	DECK COATING - STAIRS, FILGHT FLOOR TO FLOOR	7	EA	\$3,000.00	\$21,000.00
	RAILING TO STAIRS - ALLOWANCE, STEEL, PAINTED	140	LF	\$200.00	\$28,000.00
	GUARDRAIL - BALCONY	310	LF	\$200.00	\$62,000.00
	GUARDRAIL - TERRACE/ACCESS BALCONY	460	LF	\$200.00	\$92,000.00
	INTERIOR FINISHES - UNITS				
	BATHROOM	1,200	SF	\$20.00	\$24,000.00
	KITCHEN	1,500	SF	\$20.00	\$30,000.00
	BEDROOMS	3,500	SF	\$15.00	\$52,500.00
	DINNING/LIVING	6,246	SF	\$15.00	\$93,690.00
	BATHROOM BASE	700	LF	\$18.00	\$12,600.00
	WOOD BASE	3,639	LF	\$12.00	\$43,668.00
	BATHROOM WALLS	5,600	SF	\$24.00	\$134,400.00
	GYPSUM BOARD TO STRUCTURAL WOOD FRAMING, PAINTED	12,446	SF	\$5.00	\$62,230.00
	EXTRA SOFFITS FRAMING - BATHROOMS & KITCHENS	2,700	SF	\$15.00	\$40,500.00
	BATHROOM ACCESSORIES	21	EA	\$750.00	\$15,750.00
	CODE SIGNAGE - UNDERGROUND PARKING				
	DIRECTIONAL/TRAFFIC SIGNAGE	8,300	SF	\$0.30	\$2,490.00
	STANDARD PARKING STALLS STRIPPING	17	EA	\$100.00	\$1,700.00
	HC PARKING STALLS STRIPPING, SYMBOL AND SIGNAGE	1	EA	\$500.00	\$500.00
	WHEEL STOPS	18	EA	\$120.00	\$2,160.00
	CODE SIGNAGE - COMMON AREAS	1,080	SF	\$1.50	\$1,620.00
	CODE SIGNAGE - UNIT ENTRY	21	EA	\$150.00	\$3,150.00
	FIRE EXTINGUISHER CABINET - ALLOWANCE	10	EA	\$650.00	\$6,500.00
	KITCHEN APPLIANCES - UNITS	21	EA	\$1,500.00	\$31,500.00
	KITCHEN CASEWORK & COUNTERTOP	21	EA	\$11,250.00	\$236,250.00
	VANITY CABINET	21	EA	\$1,500.00	\$31,500.00
	MEDICINE CABINET	21	EA	\$300.00	\$6,300.00
	TALL STORAGE CABINET < 3' - UNIT HALLWAYS	63	EA	\$2,100.00	\$132,300.00
	CLOSET SHELVES AND RODS - UNITS	294	LF	\$55.00	\$16,170.00
	MAILBOXES - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	WASHERS & DRYERS - LAUNDRY ROOM	4	EA	\$2,000.00	\$8,000.00
	TRASH CHUTES, 4 STORIES	2	EA	\$25,000.00	\$50,000.00
	PARKING CONTROL EQUIPMENT	1	EA	\$30,000.00	\$30,000.00
	ELEVATOR, 4 STOPS	1	EA	\$350,000.00	\$350,000.00
	<u>FIRE SPRINKLER</u>				
	BASEMENT PARKING	8300	SF	\$5.00	\$41,500.00
	APARTMENT & COMMON AREAS	13526	SF	\$7.00	\$94,682.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
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DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>PLUMBING</u>					
	WATERCLOSETS	21	EA	\$2,500.00	\$52,500.00
	LAVATORIES	21	EA	\$1,400.00	\$29,400.00
	BATHTUBS/SHOWERS	21	EA	\$3,000.00	\$63,000.00
	KITCHEN SINKS	21	EA	\$2,000.00	\$42,000.00
	LAUNDRY SINKS	1	EA	\$1,800.00	\$1,800.00
	JANITOR SINKS - ALLOWANCE	2	EA	\$2,400.00	\$4,800.00
	ROUGH-IN PLUMBING FIXTURES	87	EA	\$3,000.00	\$261,000.00
	CONDENSATE DRAIN	1150	LF	\$20.00	\$23,000.00
	WATER HEATING EQUIPMENT	1	LS	\$25,000.00	\$25,000.00
	NATURAL GAS PIPING	21,826	SF	\$1.25	\$27,282.50
	RAIN WATER DRAINAGE	21,826	SF	\$1.50	\$32,739.00
	TESTING AND STERILIZING	1	LS	\$16,900.00	\$16,900.00
<u>HVAC</u>					
	REFRIGERANT PIPING & INSULATION	1150	LF	\$30.00	\$34,500.00
	DX SPLIT SYSTEMS 3-5 TONS	23	SETS	\$6,000.00	\$138,000.00
	BATHROOM EXHAUST FANS	21	EA	\$1,200.00	\$25,200.00
	BASEMENT EXHAUST FANS	1	LS	\$20,000.00	\$20,000.00
	AIR DISTRIBUTION & DUCTWORK - BASEMENT	8300	SF	\$1.50	\$12,450.00
	AIR DISTRIBUTION & DUCTWORK - APARTMENT & COMMON AREAS	13526	SF	\$3.75	\$50,722.50
	DIFFUSERS & GRILLS - BASEMENT	8300	SF	\$0.40	\$3,347.67
	DIFFUSERS & GRILLS - APARTMENT & COMMON AREAS	13526	SF	\$1.15	\$15,554.90
	BMS/DDC CONTROLS - EXCLUDED				\$0.00
	THERMOSTATS	23	EA	\$1,000.00	\$23,000.00
	TESTING AND BALANCING	1	LS	\$9,700.00	\$9,700.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	550	SF	\$30.00	\$16,500.00
<u>ELECTRICAL</u>					
	MAIN METER	1	EA	\$3,500.00	\$3,500.00
	MAIN SERVICE AND DISTRIBUTION	21,826	SF	\$6.00	\$130,956.00
	EQUIPMENT CONNECTIONS	21,826	SF	\$1.00	\$21,826.00
	TENANT METER	21	EA	\$2,000.00	\$42,000.00
	PANELBOARDS	25	EA	\$5,000.00	\$125,000.00
	FEEDER, CONDUIT AND WIRE	1,250	LF	\$30.00	\$37,500.00
	RECEPTACLES, CONDUIT AND WIRE - UNITS	12,446	SF	\$6.00	\$74,676.00
	RECEPTACLES, CONDUIT AND WIRE - COMMON AREAS	1,080	SF	\$10.00	\$10,800.00
	RECEPTACLES, CONDUIT AND WIRE - BASEMENT	8,300	SF	\$1.00	\$8,300.00
	LIGHTING, CONDUIT AND WIRE - UNITS	12,446	SF	\$14.00	\$174,244.00
	LIGHTING, CONDUIT AND WIRE - COMMON AREAS	1,080	SF	\$20.00	\$21,600.00
	LIGHTING, CONDUIT AND WIRE - BASEMENT	8,300	SF	\$12.00	\$99,600.00
	TELEPHONE AND DATA	21,826	SF	\$3.00	\$65,478.00
	FIRE ALARM SYSTEM - APARTMENT & COMMON AREAS	13,526	SF	\$6.00	\$81,156.00
	FIRE ALARM SYSTEM - BASEMENT	8,300	SF	\$4.50	\$37,350.00
	SECURITY SYSTEM - ALLOWANCE	21,826	SF	\$4.00	\$87,304.00
	TESTING	1	LS	\$31,200.00	\$31,200.00
SUBTOTAL NEW 21-UNITS BUILDING					\$9,430,205.57

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
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DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 1 ENHANCE EXISTING PROPERTY - EU.3	APPROX. AREA: 28,226

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
GROUNDS					
	DEMOLITION - HARDSCAPE AND LANDSCAPE	14,650	SF	\$3.00	\$43,950.00
	SWPPP EROSION CONTROL	700	LF	\$25.00	\$17,500.00
	SITE GRADING	7,800	SF	\$1.00	\$7,800.00
	PAVING AND CURBS				
	CONCRETE DRIVEWAY	1,200	SF	\$25.00	\$30,000.00
	CONCRETE WALK	1,600	SF	\$10.00	\$16,000.00
	RAMPS	180	SF	\$15.00	\$2,700.00
	STEPS	230	LF	\$95.00	\$21,802.50
	RAILINGS	500	LF	\$200.00	\$100,000.00
	SITE STRUCTURE AND WALLS				\$0.00
	PLANTER & RETAINING WALLS < 4' HIGH	780	LF	\$215.00	\$167,700.00
	FENCE & GATES	5	LF	\$300.00	\$1,500.00
	SITE DRAINAGE	7,800	SF	\$2.50	\$19,500.00
	SITE LIGHTING	7,800	SF	\$2.00	\$15,600.00
	LANDSCAPING AND IRRIGATION				
	SOIL PREPARATION AND AMENDMENT	5,000	SF	\$1.50	\$7,500.00
	IMPORT TOP SOIL	93	CY	\$70.00	\$6,481.48
	STREET TREE	1	EA	\$6,000.00	\$6,000.00
	TREES, 24" BOX	31	EA	\$900.00	\$27,900.00
	BAMBOO, 15 GAL	40	EA	\$400.00	\$16,000.00
	PLANTING AREAS - A	1,035	SF	\$12.00	\$12,420.00
	PLANTING AREAS - B	2,035	SF	\$12.00	\$24,420.00
	PLANTING AREAS - C	550	SF	\$12.00	\$6,600.00
	PLANTING AREAS - D	800	SF	\$12.00	\$9,600.00
	PLANTING AREAS - E	50	SF	\$12.00	\$600.00
	PLANTING AREAS - F	35	SF	\$12.00	\$420.00
	EXISTING LANDSCAPE TO REMAIN	7,910	SF		\$0.00
	IRRIGATIONS	5,000	SF	\$4.00	\$20,000.00
	TREES & BAMBOO IRRIGATIONS	71	EA	\$120.00	\$8,520.00
	MAINTENANCE 90 DAYS	5,000	SF	\$1.25	\$6,250.00
	SITE ACCESSORIES	7,800	SF	\$1.00	\$7,800.00
	SITE UTILITIES - ALLOWANCE				
	SEWER				
	PIPING - ALLOWANCE	100	LF	\$110.00	\$11,000.00
	CONNECTION TO EXISTING	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER				\$0.00
	PIPING - ALLOWANCE	100	LF	\$125.00	\$12,500.00
	CONNECTION TO EXISTING	1	EA	\$2,000.00	\$2,000.00
	FIRE WATER				\$0.00
	PIPING - ALLOWANCE	100	LF	\$150.00	\$15,000.00
	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY	1	EA	\$9,500.00	\$9,500.00
	FIRE DEPARTMENT CONNECTION	1	EA	\$4,500.00	\$4,500.00
	NATURAL GAS				
	PIPING - ALLOWANCE	100	LF	\$100.00	\$10,000.00
	CONNECTION TO EXISTING	1	EA	\$2,000.00	\$2,000.00
	ELECTRICAL DUCTBANK	100	LF	\$500.00	\$50,000.00
	COMMUNICATIONS DUCTBANK	100	LF	\$200.00	\$20,000.00
SUBTOTAL GROUNDS					\$743,063.98

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.1	APPROX. AREA: 4,550

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 2 ART AND CULTURE - AC.1 - ART GALLERY AND STUDIOS					
	MAIN HOUSE - 1ST FL	3,100	SF	\$260.17	\$806,527.50
	MAIN HOUSE - 2ND FL - EXISTING TO REMAIN	3,300	SF		EXISTING
	GARAGE	1,450	SF	\$225.29	\$326,668.75
	COTTAGE - EXISTING TO REMAIN	910	SF	\$0.00	EXISTING
	GROUNDS	2,000	SF	\$36.35	\$72,700.00
	SUBTOTAL				\$1,205,896.25
PRORATES:					
	GENERAL CONDITIONS	18.00%			\$217,061.33
	DESIGN CONTINGENCY	20.00%			\$284,591.52
	ESCALATION TO MID POINT OF CONSTRUCTION - 31 MONTHS @ 6% PER YEAR	16.24%			\$277,305.97
	PHASING	0.00%			\$0.00
	SUBTOTAL				\$1,984,855.06
	BONDS & INSURANCE	3.00%			\$59,545.65
	CONTRACTOR'S FEE	8.00%			\$163,552.06
	TOTAL OF ESTIMATED PRICE				\$2,207,952.77

NOTES REGARDING THE ESTIMATE:
 PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
 ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
 ESTIMATE EXCLUDES PHASING + OVERTIME WORK
 ESTIMATE EXCLUDES ALL SOFT COSTS
 PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
 OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
 PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
 ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
 ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.1	APPROX. AREA: 4,550

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>AC.1 - ART GALLERY + STUDIOS</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE (1ST FL)	3,100	GSF	\$10.00	\$31,000.00
<u>ARCHITECTURAL</u>					
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE (1ST FL)	3,100	SF	\$1.50	\$4,650.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	DEMOLISH UNIT A (1ST FL SOUTH) KITCHEN AND BATHROOM, DEMOLISH BATHROOM/CORRIDOR PARTITION, CONSTRUCT NEW INTERIOR PARTITIONS TO CREATE GALLERY SPACE AND EGRESS VESTIBULE				
	DEMO PARTITION	32	LF	\$50.00	\$1,600.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	EXTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,800.00	\$2,800.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	51	SF	\$21.00	\$1,071.00
	INTERIOR PARTITIONS	108	SF	\$25.00	\$2,700.00
	PLASTER AND PAINT TO MATCH EXISTING	216	SF	\$20.00	\$4,320.00
	FRAMING NEW OPENINGS	2	EA	\$500.00	\$1,000.00
	REMOVE TWO DOORS IN EXISTING UNIT B ENTRY HALL, FILL DOOR OPENINGS AND CONVERT ENTRY HALL TO NEW ACCESSIBLE PUBLIC TOILET	2	EA		
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	84	SF	\$20.00	\$1,680.00
	DEMO WOOD FLOORING	65	SF	\$2.00	\$130.00
	CERAMIC TILE FLOORING - TOILET G7	65	SF	\$20.00	\$1,300.00
	CERAMIC TILE BASE	32	LF	\$18.00	\$576.00
	CERAMIC TILE WALLS	288	SF	\$24.00	\$6,912.00
	PLUMBING FIXTURES - SEE PLUMBING				\$0.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS - 1ST FL				
	PATCH, REPAIR AND PAINT PLASTER WALL	8,154	SF	\$3.50	\$28,539.00
	PATCH, REPAIR AND PAINT PLASTER CEILING	3,100	SF	\$4.00	\$12,400.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	3,100	GSF	\$5.00	\$15,500.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.1	APPROX. AREA: 4,550

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PATCH, REPAIR AND REFINISH WOOD TRIM	1,292	LF	\$7.00	\$9,044.00
	PATCH, REPAIR AND REFINISH DOORS	24	EA	\$260.00	\$6,240.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS AND UNIT A (1ST FL SOUTH) BACK BEDROOM (CONVERTED TO GALLERY SPACE)				
	REFINISH EXISTING WOOD FLOORING - ENTRY HALL	210	SF	\$7.00	\$1,470.00
	REFINISH EXISTING WOOD FLOORING - GALLERY G3, G4, G6 AND G8	1,090	SF	\$7.00	\$7,630.00
	INSTALL NEW WOOD FLOORING IN NEW GALLERY SPACE, OFFICE, GREEN ROOM, STORAGE/WORK ROOM AND CORRIDORS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	160	SF	\$2.50	\$400.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	306	SF	\$3.00	\$918.00
	DEMO WOOD FLOORING	1,575	SF	\$2.00	\$3,150.00
	WOOD FLOORING	1,575	SF	\$15.00	\$23,625.00
	WOOD BASE	520	LF	\$12.00	\$6,240.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	235	SF	\$2.50	\$587.50
	DEMO CERAMIC TILE WALLS - BATHROOMS	648	SF	\$3.00	\$1,944.00
	CERAMIC TILE FLOORING - KITCHENS OS14	120	SF	\$20.00	\$2,400.00
	CERAMIC TILE FLOORING - BATHROOMS OS10	115	SF	\$20.00	\$2,300.00
	CERAMIC TILE BASE - KITCHENS	49	LF	\$18.00	\$882.00
	CERAMIC TILE BASE - BATHROOMS	48	LF	\$18.00	\$864.00
	CERAMIC TILE WALLS - BATHROOMS	432	SF	\$24.00	\$10,368.00
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	2	EA	\$180.00	\$360.00
	VANITY CABINET	1	EA	\$1,500.00	\$1,500.00
	MEDICINE CABINET	1	EA	\$300.00	\$300.00
	BATHROOM ACCESSORIES	1	EA	\$750.00	\$750.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL				\$0.00
	<u>STRUCTURAL (PAGE 102, 113-115)</u>				
	SITE - NEW CONCRETE STAGE/PLATFORM WITH NEW FOUNDATION - SEE GROUND				\$0.00
	FIRST FLOOR				
	CHANGE OF USE FROM RESIDENCE TO ART GALLERY/MUSEUM, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,100	SF	\$45.00	\$139,500.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	3	EA		
	WOOD FRAMING	63	SF	\$15.00	\$945.00
	PLYWOOD SHEATHING	126	SF	\$8.00	\$1,008.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	44	LF	\$125.00	\$5,500.00
	NEW POSTS - ALLOWANCE	5	EA	\$900.00	\$4,500.00
	NEW WOOD BEAMS - ALLOWANCE	44	LF	\$100.00	\$4,400.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	44	LF	\$50.00	\$2,200.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	288	SF	\$8.00	\$2,304.00
	EXTERIOR CONCRETE RAMP AT SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	270	SF	\$100.00	\$27,000.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.1	APPROX. AREA: 4,550

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>					
HVAC - DX SPLIT SYSTEMS AND HUMIDIFIER (PAGE 60)					
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	REFRIGERANT PIPING & INSULATION	100	LF	\$30.00	\$3,000.00
	HUMIDIFIER - ALLOWANCE AT GALLERY SPACES	6	EA	\$5,000.00	\$30,000.00
	DX SPLIT SYSTEMS 3-5 TONS	2	SETS	\$6,000.00	\$12,000.00
	BATHROOM EXHAUST FANS	2	EA	\$1,200.00	\$2,400.00
	AIR DISTRIBUTION & DUCTWORK	3100	SF	\$3.75	\$11,625.00
	DIFFUSERS & GRILLS	3100	SF	\$1.15	\$3,565.00
	THERMOSTATS	2	EA	\$1,000.00	\$2,000.00
	TESTING AND BALANCING	1	LS	\$2,100.00	\$2,100.00
	TRADE DEMOLITION	3100	SF	\$0.65	\$2,015.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	50	SF	\$30.00	\$1,500.00
	NEW SHAFT WALL - ALLOWANCE	160	SF	\$25.00	\$4,000.00
	PLASTER AND PAINT TO MATCH EXISTING	160	SF	\$20.00	\$3,200.00
ELECTRICAL - NEW SINGLE METERED SERVICE REPLACE ALL WIRING SWITCHES AND LIGHT FIXTURE, NEW SECURITY SYSTEM IN GALLERY SPACES (PAGE 60)					
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	3,100	SF	\$1.00	\$3,100.00
	METER - 1ST FL	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS - 1ST FL	2	EA	\$5,000.00	\$10,000.00
	FEEDER, CONDUIT AND WIRE	100	LF	\$30.00	\$3,000.00
	RECEPTACLES, CONDUIT AND WIRE	3,100	SF	\$10.00	\$31,000.00
	LIGHTING, CONDUIT AND WIRE	3,100	SF	\$20.00	\$62,000.00
	PREMIUM FOR GALLERY LIGHTING	1,515	SF	\$25.00	\$37,875.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - ALLOWANCE	3,100	SF	\$4.00	\$12,400.00
	TESTING	1	LS	\$5,000.00	\$5,000.00
	TRADE DEMOLITION	3,100	SF	\$0.90	\$2,790.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00
PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 60)					
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	2	EA	\$2,500.00	\$5,000.00
	LAVATORIES	2	EA	\$1,400.00	\$2,800.00
	BATHTUBS/SHOWERS	1	EA	\$3,000.00	\$3,000.00
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	6	EA	\$3,000.00	\$18,000.00
	CONDENSATE DRAIN	100	LF	\$20.00	\$2,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$1,100.00	\$1,100.00
	DEMO PLUMBING FIXTURES	11	EA	\$500.00	\$5,500.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
SUBTOTAL MAIN HOUSE					\$806,527.50

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.1	APPROX. AREA: 4,550

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	GARAGE				
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	1,450	SF	\$10.00	\$14,500.00
	<u>ARCHITECTURAL</u>				
	REPLACE AUTO DOORS AT SOUTH AND NORTH GARAGES WITH BI-FOLDING GLASS DOORS AND WOOD FRAMES, INSTALL SIMILAR DOORS TO ENCLOSE WORKSHOP AREA				
	DEMO GARAGE DOORS	5	EA	\$700.00	\$3,500.00
	NEW BI-FOLDING GLASS DOORS < 9' WIDE	5	EA	\$7,200.00	\$36,000.00
	NEW BI-FOLDING GLASS DOORS, 14' WIDE	1	EA	\$9,700.00	\$9,700.00
	FRAME NEW OPENING - WORKSHOP	1	EA	\$800.00	\$800.00
	DEMOLISH 2 DEMISING WALLS BETWEEN SOUTH GARAGES, AND BATHROOMS AND KITCHEN IN SERVANTS' QUARTERS				
	DEMO PARTITION	37	LF	\$50.00	\$1,850.00
	CONVERT GARAGES AND SERVANTS' QUARTERS INTO ART STUDIOS, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO PARTITION	38	LF	\$50.00	\$1,900.00
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	2,760	SF	\$1.00	\$2,760.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	2,760	SF	\$4.00	\$11,040.00
	EPOXY COATING - FLOORING	1,290	SF	\$3.00	\$3,870.00
	GYPSUM BOARD CEILING, PAINTED	1,290	SF	\$20.00	\$25,800.00
	CONVERT WORKSHOP AREA TO COMMON ROOM AND ACCESSIBLE TOILET, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	560	SF	\$1.00	\$560.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	80	SF	\$25.00	\$2,000.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	560	SF	\$4.00	\$2,240.00
	EPOXY COATING - FLOORING	160	SF	\$3.00	\$480.00
	GYPSUM BOARD CEILING, PAINTED	160	SF	\$20.00	\$3,200.00
	INSTALL NEW TOILET FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	INSTALL NEW KITCHENETTE AND SECURABLE STORAGE CABINETS IN COMMON AREA				
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	<u>STRUCTURAL</u>				
	PROVIDE NEW LATERAL FORCE RESISTING SYSTEM, WHICH MAY INCLUDE PLYWOOD OR PREMANUFACTURED SHEAR WALLS				
	PLYWOOD SHEAR WALLS - ALLOWANCE	1,945	SF	\$8.00	\$15,560.00
	HOLD DOWNS - ALLOWANCE	50	SF	\$250.00	\$12,406.25
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING WOOD FRAMING	2	EA		
	PLYWOOD SHEATHING	140	SF	\$15.00	\$2,100.00
	PLYWOOD SHEATHING	280	SF	\$8.00	\$2,240.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED.				
	PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	75	LF	\$125.00	\$9,375.00
	NEW POSTS - ALLOWANCE	7	EA	\$900.00	\$6,300.00
	NEW WOOD BEAMS - ALLOWANCE	75	LF	\$100.00	\$7,500.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	75	LF	\$50.00	\$3,750.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	80	SF	\$8.00	\$640.00
	SLAB ON GRADE MODIFICATIONS FOR NEW TOILETS				
	SAW CUT AND DEMO SLAB ON GRADE	120	SF	\$15.00	\$1,800.00
	INFILL SLAB ON GRADE TO MATCH EXISTING	120	SF	\$50.00	\$6,000.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.1	APPROX. AREA: 4,550

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>					
HVAC - VRF (PAGE 60)					
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	CONDENSING UNIT < 5 TON	1	EA	\$5,500.00	\$5,500.00
	FANCOIL UNITS < 1 TON	5	EA	\$1,200.00	\$6,000.00
	BATHROOM EXHAUST FANS	1	EA	\$1,200.00	\$1,200.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$800.00	\$800.00
	TRADE DEMOLITION	1450	SF	\$0.65	\$942.50
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	60	SF	\$30.00	\$1,800.00
ELECTRICAL - NEW SINGLE METERED SERVICE REPLACE ALL WIRING SWITCHES AND LIGHT FIXTURE, NEW SECURITY SYSTEM IN GALLERY SPACES (PAGE 60)					
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	EQUIPMENT CONNECTIONS	1,450	SF	\$1.00	\$1,450.00
	METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	1	EA	\$5,000.00	\$5,000.00
	FEEDER, CONDUIT AND WIRE	50	LF	\$30.00	\$1,500.00
	RECEPTACLES, CONDUIT AND WIRE	1,450	SF	\$10.00	\$14,500.00
	LIGHTING, CONDUIT AND WIRE	1,450	SF	\$20.00	\$29,000.00
	TELEPHONE AND DATA - ALLOWANCE	1,450	SF	\$3.00	\$4,350.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - ALLOWANCE	1,450	SF	\$4.00	\$5,800.00
	TESTING	1	LS	\$1,800.00	\$1,800.00
	TRADE DEMOLITION	1,450	SF	\$0.90	\$1,305.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO GARAGE - EXISTING				\$0.00
PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 60)					
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	PLUMBING FIXTURES				
	WATERCLOSETS	1	EA	\$2,500.00	\$2,500.00
	LAVATORIES	1	EA	\$1,400.00	\$1,400.00
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	3	EA	\$3,000.00	\$9,000.00
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$700.00	\$700.00
	DEMO PLUMBING FIXTURES	4	EA	\$500.00	\$2,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO GARAGE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
SUBTOTAL GARAGE					\$326,668.75

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.1	APPROX. AREA: 4,550

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
GROUNDS					
	GRADE SOUTHEAST CORNER OF SITE AS NEEDED AND CONSTRUCT A NEW PERFORMANCE SPACE AND SCULPTURE GARDEN (PAGE 58)				
	DEMOLITION - HARDSCAPE AND LANDSCAPE	2,000	SF	\$3.00	\$6,000.00
	SWPPP EROSION CONTROL	700	LF	\$25.00	\$17,500.00
	SITE GRADING	2,000	SF	\$1.00	\$2,000.00
	DECOMPOSED GRANITE PADS AND PATHS	2,000	SF	\$5.00	\$10,000.00
	CONCRETE PEDESTALS 4' DIA X 3' HIGH	2	EA	\$2,400.00	\$4,800.00
	CONCRETE STAGE/PLATFORM	100	SF		
	REINFORCED CONCRETE FOUNDATION	8	CY	\$500.00	\$4,000.00
	REINFORCED CONCRETE WALL < 4' HIGH	36	LF	\$200.00	\$7,200.00
	REINFORCED CONCRETE SLAB ON GRADE	100	SF	\$12.00	\$1,200.00
	SITE DRAINAGE	2,000	SF	\$2.50	\$5,000.00
	SITE LIGHTING	2,000	SF	\$2.00	\$4,000.00
	PATCH AND REPAIR EXISTING LANDSCAPING AND IRRIGATION TO MATCH EXISTING	1,500	SF	\$6.00	\$9,000.00
	SITE ACCESSORIES	2,000	SF	\$1.00	\$2,000.00
	SUBTOTAL GROUNDS				\$72,700.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 2 ART AND CULTURE - AC.2 - ART GALLERY, STUDIOS AND ARTIST-IN-RESIDENCE HOUSING					
	MAIN HOUSE - 1ST & 2ND FL	6,400	SF	\$269.86	\$1,727,102.53
	GARAGE	1,450	SF	\$225.29	\$326,668.75
	COTTAGE - EXISTING TO REMAIN	910	SF	\$0.00	EXISTING
	GROUNDS	2,000	SF	\$36.35	\$72,700.00
	SUBTOTAL				\$2,126,471.28
PRORATES:					
	GENERAL CONDITIONS	16.00%			\$340,235.40
	DESIGN CONTINGENCY	20.00%			\$493,341.34
	ESCALATION TO MID POINT OF CONSTRUCTION - 31 MONTHS @ 6% PER YEAR	16.24%			\$480,711.80
	PHASING	0.00%			\$0.00
	SUBTOTAL				\$3,440,759.81
	BONDS & INSURANCE	3.00%			\$103,222.79
	CONTRACTOR'S FEE	8.00%			\$283,518.61
	TOTAL OF ESTIMATED PRICE				\$3,827,501.22

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>AC.2 - ART GALLERY , STUDIOS + ARTIST IN RESIDENCE LIVING</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	6,400	GSF	\$10.00	\$64,000.00
<u>ARCHITECTURAL</u>					
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE	6,400	SF	\$1.50	\$9,600.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	REBUILD STAIRS TO SECOND FLOOR KITCHEN ENTRANCE (UNIT C & D)				
	DEMO HARDSCAPE AND LANDSCAPE FOR STAIR FOUNDATION	50	SF	\$6.00	\$297.00
	DEMO EXTERIOR SIDING FOR REUSE	400	SF	\$7.00	\$2,800.00
	DEMO EXISTING EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR) - UNIT C	1	EA	\$2,500.00	\$2,500.00
	REINSTALL/REPLACE EXTERIOR SIDING TO MATCH EXISTING	400	SF	\$15.00	\$6,000.00
	NEW EXTERIOR STAIRS - SEE STRUCTURE				
	DECK COATING/WATERPROOFING - NEW EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR)	2	EA	\$3,000.00	\$6,000.00
	STAIR RAILINGS - ALLOWANCE, STEEL, PAINTED	85	LF	\$200.00	\$16,935.03
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	DEMOLISH UNIT A (1ST FL SOUTH) KITCHEN AND BATHROOM, DEMOLISH BATHROOM/CORRIDOR PARTITION, CONSTRUCT NEW INTERIOR PARTITIONS TO CREATE GALLERY SPACE AND EGRESS VESTIBULE				
	DEMO PARTITION	32	LF	\$50.00	\$1,600.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	EXTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,800.00	\$2,800.00
	INTERIOR PARTITIONS	108	SF	\$25.00	\$2,700.00
	PLASTER AND PAINT TO MATCH EXISTING	216	SF	\$20.00	\$4,320.00
	FRAMING NEW OPENINGS	2	EA	\$500.00	\$1,000.00
	DEMOLISH ENTRY HALLS IN UNIT B AND D (1ST & 2ND FL NORTH) INSTALL NEW ACCESSIBLE ELEVATOR AND EQUIPMENT				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	10	EA	\$150.00	\$1,500.00
	INTERIOR PARTITIONS	117	SF	\$25.00	\$2,925.00
	PLASTER AND PAINT TO MATCH EXISTING	234	SF	\$20.00	\$4,680.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENINGS	84	SF	\$20.00	\$1,680.00
	FRAMING NEW OPENINGS - ELEVATOR DOORS	2	EA	\$500.00	\$1,000.00
	WATERPROOFING - ELEVATOR PIT	1	EA	\$4,000.00	\$4,000.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PIT LADDERS	1	EA	\$1,200.00	\$1,200.00
	ELEVATOR 2 STOPS	1	EA	\$150,000.00	\$150,000.00
	INSTALL NEW PARTITION AND REMODEL UNIT B (1ST FL NORTH) DINNING ROOM AND KITCHEN TO CREATE NEW ACCESSIBLE PUBLIC TOILET, EGRESS PASSAGE AND SMALLER STAFF KITCHEN				
	DEMO PARTITION	9	LF	\$50.00	\$450.00
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	180	SF	\$25.00	\$4,500.00
	PLASTER AND PAINT TO MATCH EXISTING	360	SF	\$20.00	\$7,200.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENINGS	84	SF	\$20.00	\$1,680.00
	DEMO CERAMIC TILE FLOORING - KITCHEN	121	SF	\$2.50	\$302.50
	DEMO WOOD FLOORING	135	SF	\$2.00	\$270.00
	CERAMIC TILE FLOORING - KITCHEN OS15	72	SF	\$20.00	\$1,440.00
	CERAMIC TILE BASE - KITCHEN OS15	34	LF	\$18.00	\$612.00
	CERAMIC TILE FLOORING - TOILET G7	75	SF	\$20.00	\$1,500.00
	CERAMIC TILE BASE - TOILET G7	36	LF	\$18.00	\$648.00
	CERAMIC TILE WALLS - TOILET G7	324	SF	\$24.00	\$7,776.00
	WOOD FLOORING	109	SF	\$15.00	\$1,635.00
	WOOD BASE	62	LF	\$12.00	\$744.00
	PLUMBING FIXTURES - SEE PLUMBING				\$0.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	SUBDIVIDE UNIT C (2ND FL SOUTH) INTO 2 SMALLER UNITS (C1 & C2)				
	- BLOCK AND PATCH EXISTING DOOR FROM EXISTING LIVING ROOM TO HALL				
	CONSTRUCT NEW KITCHEN IN LIVING ROOM ALCOVE				
	- BLOCK AND PATCH EXISTING BACK DOOR AND DOOR FROM KITCHEN TO HALL, CONVERT KITCHEN TO BATHROOM				
	- DEMO EXISTING BATHROOM AND CONVERT TO NEW KITCHEN				
	- INSTALL NEW EXTERIOR ENTRANCE DOOR				
	- DEMO CLOSETS AND SOUTH WALL OF EXISTING BEDROOM, CONSTRUCT NEW CLOSET AND BATHROOM				
	DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING	1	EA	\$690.00	\$690.00
	DEMO PARTITION	57	LF	\$50.00	\$2,850.00
	DEMO DOORS - SINGLE	8	EA	\$150.00	\$1,200.00
	EXTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,800.00	\$2,800.00
	PATCH AND REPAIR EXISTING EXTERIOR WALL TO MATCH EXISTING	51	SF	\$21.00	\$1,071.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	4	EA		
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENING	147	SF	\$20.00	\$2,940.00
	EXTERIOR WALL TO MATCH EXISTING	21	SF	\$21.00	\$441.00
	INTERIOR DOORS, FRAMES AND HARDWARE	2	EA	\$2,500.00	\$5,000.00
	INTERIOR PARTITIONS	198	SF	\$25.00	\$4,950.00
	PLASTER AND PAINT TO MATCH EXISTING	396	SF	\$20.00	\$7,920.00
	FRAMING NEW OPENINGS	1	EA	\$500.00	\$500.00
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	150	SF	\$2.50	\$375.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	522	SF	\$3.00	\$1,566.00
	DEMO WOOD FLOORING	1,270	SF	\$2.00	\$2,540.00
	CERAMIC TILE FLOORING - KITCHENS	135	SF	\$20.00	\$2,700.00
	CERAMIC TILE FLOORING - BATHROOMS	165	SF	\$20.00	\$3,300.00
	CERAMIC TILE BASE - KITCHENS	45	LF	\$18.00	\$810.00
	CERAMIC TILE BASE - BATHROOMS	75	LF	\$18.00	\$1,350.00
	CERAMIC TILE WALLS - BATHROOMS	675	SF	\$24.00	\$16,200.00
	WOOD FLOORING	1,120	SF	\$15.00	\$16,800.00
	WOOD BASE	264	LF	\$12.00	\$3,168.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	- INSTALL NEW ENTRANCE DOOR FROM STAIR HALL TO EXISTING LIVING ROOM				
	- CONSTRUCT NEW KITCHEN IN EXISTING ALCOVE				
	- CONVERT EXISTING DINING ROOM TO ACCESSIBLE BATHROOM				
	- BLOCK AND PATCH DOOR FROM EXISTING DINING ROOM TO EXISTING KITCHEN				
	- DEMO EXISTING KITCHEN AND ADJACENT BEDROOM CLOSETS				
	- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCE, FIXTURES AND FITTINGS				
	- BLOCK AND PATCH EXISTING EXTERIOR KITCHEN DOOR				
	- INSTALL NEW EXTERIOR ENTRANCE DOOR				
	- DEMO WALL AND REMODEL 2 SMALL BATHROOMS INTO 1 ACCESSIBLE BATHROOM				
	DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING	1	EA	\$690.00	\$690.00
	DEMO PORTION OF PARTITION FOR NEW OPENING	1	EA	\$350.00	\$350.00
	DEMO PARTITION	46	LF	\$50.00	\$2,300.00
	DEMO DOORS - SINGLE	4	EA	\$150.00	\$600.00
	EXTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,800.00	\$2,800.00
	PATCH AND REPAIR EXISTING EXTERIOR WALL TO MATCH EXISTING	51	SF	\$21.00	\$1,071.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA		
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENING	63	SF	\$20.00	\$1,260.00
	EXTERIOR WALL TO MATCH EXISTING	21	SF	\$21.00	\$441.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	FRAMING NEW OPENINGS	2	EA	\$500.00	\$1,000.00
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	225	SF	\$2.50	\$562.50
	DEMO CERAMIC TILE WALLS - BATHROOMS	42	SF	\$3.00	\$126.00
	DEMO WOOD FLOORING	378	SF	\$2.00	\$756.00
	CERAMIC TILE FLOORING - KITCHENS	220	SF	\$20.00	\$4,400.00
	CERAMIC TILE FLOORING - BATHROOMS	260	SF	\$20.00	\$5,200.00
	CERAMIC TILE BASE - KITCHENS	56	LF	\$18.00	\$1,008.00
	CERAMIC TILE BASE - BATHROOMS	92	LF	\$18.00	\$1,656.00
	CERAMIC TILE WALLS - BATHROOMS	828	SF	\$24.00	\$19,872.00
	WOOD FLOORING	1,120	SF	\$15.00	\$16,800.00
	WOOD BASE	250	LF	\$12.00	\$3,000.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	12,456	SF	\$3.50	\$43,596.00
	PATCH, REPAIR AND PAINT PLASTER CEILING	6,400	SF	\$4.00	\$25,600.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	6,400	GSF	\$5.00	\$32,000.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	1,772	LF	\$7.00	\$12,404.00
	PATCH, REPAIR AND REFINISH DOORS	27	EA	\$260.00	\$7,020.00
	REFINISH EXISTING WOOD FLOORING IN 1ST FL ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS AND UNIT A (1ST FL SOUTH) BACK BEDROOM (CONVERTED TO GALLERY SPACE)				
	REFINISH EXISTING WOOD FLOORING - ENTRY & STAIR HALL	408	SF	\$7.00	\$2,856.00
	REFINISH EXISTING WOOD FLOORING - GALLERY G3, G4 AND G6	920	SF	\$7.00	\$6,440.00
	INSTALL NEW WOOD FLOORING IN NEW GALLERY SPACE, OFFICE, GREEN ROOM, STORAGE/WORK ROOM AND CORRIDORS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	160	SF	\$2.50	\$400.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	306	SF	\$3.00	\$918.00
	DEMO WOOD FLOORING	1,305	SF	\$2.00	\$2,610.00
	WOOD FLOORING	1,465	SF	\$15.00	\$21,975.00
	WOOD BASE	420	LF	\$12.00	\$5,040.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - BATHROOMS	115	SF	\$2.50	\$287.50
	DEMO CERAMIC TILE WALLS - BATHROOMS	432	SF	\$3.00	\$1,296.00
	CERAMIC TILE FLOORING - BATHROOMS OS10	115	SF	\$20.00	\$2,300.00
	CERAMIC TILE BASE - BATHROOMS	48	LF	\$18.00	\$864.00
	CERAMIC TILE WALLS - BATHROOMS	432	SF	\$24.00	\$10,368.00
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	3	EA	\$750.00	\$2,250.00
	DEMO APPLIANCE	3	SETS	\$520.00	\$1,560.00
	NEW KITCHEN CABINET - OS15, A1, B1, C2 & D1	5	EA	\$11,250.00	\$56,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	5	SETS	\$1,500.00	\$7,500.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	4	EA	\$180.00	\$720.00
	VANITY CABINET	5	EA	\$1,500.00	\$7,500.00
	MEDICINE CABINET	5	EA	\$300.00	\$1,500.00
	BATHROOM ACCESSORIES - OS10, A4, B6, C5 & D3	5	EA	\$750.00	\$3,750.00
	TOILET ACCESSORIES - TOILET G7	1	EA	\$750.00	\$750.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL STRUCTURAL (PAGE 102, 116-118)				\$0.00
	SITE - NEW CONCRETE STAGE/PLATFORM WITH NEW FOUNDATION - SEE GROUND				\$0.00
	FIRST FLOOR				
	CHANGE OF USE FROM RESIDENCE TO ART GALLERY/MUSEUM, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,100	SF	\$45.00	\$139,500.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	4	EA		
	WOOD FRAMING	84	SF	\$15.00	\$1,260.00
	PLYWOOD SHEATHING	168	SF	\$8.00	\$1,344.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED.				
	PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	41	LF	\$125.00	\$5,125.00
	NEW POSTS - ALLOWANCE	5	EA	\$900.00	\$4,500.00
	NEW WOOD BEAMS - ALLOWANCE	41	LF	\$100.00	\$4,100.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	41	LF	\$50.00	\$2,050.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	360	SF	\$8.00	\$2,880.00
	NEW CONCRETE PIT FOR ELEVATOR AND STEEL POST/GUIDERAILS				
	ELEVATOR PIT	1	EA	\$10,000.00	\$10,000.00
	STEEL POST/GUIDERAILS	5	TNS	\$10,000.00	\$50,000.00
	EXTERIOR CONCRETE RAMP AT SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	270	SF	\$100.00	\$27,000.00
	SCOND FLOOR				
	REMOVE AND REPLACE EXISTING STAIR AT SOUTHWEST CORNER (UNIT C)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	165	SF	\$8.00	\$1,320.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	PROVIDE NEW STAIR AND FOUNDATIONS FOR NEW STAIR AT NORTHWEST CORNER (UNIT D)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	235	SF	\$8.00	\$1,880.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	WOOD LANDING	13	SF	\$100.00	\$1,300.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	8	EA		
	WOOD FRAMING	168	SF	\$15.00	\$2,520.00
	PLYWOOD SHEATHING	336	SF	\$8.00	\$2,688.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED.				
	PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	103	LF	\$125.00	\$12,875.00
	NEW POSTS - ALLOWANCE	10	EA	\$900.00	\$9,000.00
	NEW WOOD BEAMS - ALLOWANCE	103	LF	\$100.00	\$10,300.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	103	LF	\$50.00	\$5,150.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	261	SF	\$8.00	\$2,088.00
	FLOOR OPENING FOR NEW ELEVATOR	84	LF	\$100.00	\$8,400.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	HVAC - DX SPLIT SYSTEMS AND HUMIDIFIER (PAGE 67)				
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	HUMIDIFIER - ALLOWANCE AT GALLERY SPACES	5	EA	\$5,000.00	\$25,000.00
	DX SPLIT SYSTEMS 3-5 TONS	5	SETS	\$6,000.00	\$30,000.00
	BATHROOM EXHAUST FANS	6	EA	\$1,200.00	\$7,200.00
	AIR DISTRIBUTION & DUCTWORK	6400	SF	\$3.75	\$24,000.00
	DIFFUSERS & GRILLS	6400	SF	\$1.15	\$7,360.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$3,400.00	\$3,400.00
	TRADE DEMOLITION	6400	SF	\$0.65	\$4,160.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	120	SF	\$30.00	\$3,600.00
	NEW SHAFT WALL - ALLOWANCE	800	SF	\$25.00	\$20,000.00
	PLASTER AND PAINT TO MATCH EXISTING	800	SF	\$20.00	\$16,000.00
	ELECTRICAL - NEW SINGLE METERED SERVICE REPLACE ALL WIRING SWITCHES AND LIGHT FIXTURE, NEW SECURITY SYSTEM IN GALLERY SPACES (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	6,400	SF	\$1.00	\$6,400.00
	TENANT METER	4	EA	\$2,000.00	\$8,000.00
	PANELBOARDS	5	EA	\$5,000.00	\$25,000.00
	FEEDER, CONDUIT AND WIRE	250	LF	\$30.00	\$7,500.00
	RECEPTACLES, CONDUIT AND WIRE - UNITS (2ND FL)	3,300	SF	\$6.00	\$19,800.00
	RECEPTACLES, CONDUIT AND WIRE - GALLERY (1ST FL)	3,100	SF	\$10.00	\$31,000.00
	LIGHTING, CONDUIT AND WIRE - UNITS (2ND FL)	3,300	SF	\$14.00	\$46,200.00
	LIGHTING, CONDUIT AND WIRE - GALLERY (1ST FL)	3,100	SF	\$20.00	\$62,000.00
	PREMIUM FOR GALLERY LIGHTING	1,330	SF	\$25.00	\$33,250.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - ALLOWANCE (1ST FL)	3,100	SF	\$4.00	\$12,400.00
	TESTING	1	LS	\$7,700.00	\$7,700.00
	TRADE DEMOLITION	6,400	SF	\$0.90	\$5,760.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	6	EA	\$2,500.00	\$15,000.00
	LAVATORIES	6	EA	\$1,400.00	\$8,400.00
	BATHTUBS/SHOWERS	5	EA	\$3,000.00	\$15,000.00
	KITCHEN SINKS	5	EA	\$2,000.00	\$10,000.00
	ROUGH-IN PLUMBING FIXTURES	22	EA	\$3,000.00	\$66,000.00
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$3,700.00	\$3,700.00
	DEMO PLUMBING FIXTURES	22	EA	\$500.00	\$11,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$1,727,102.53
	GARAGE				
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	1,450	SF	\$10.00	\$14,500.00
	<u>ARCHITECTURAL (PAGE 66)</u>				
	REPLACE AUTO DOORS AT SOUTH AND NORTH GARAGES WITH BI-FOLDING GLASS DOORS AND WOOD FRAMES, INSTALL SIMILAR DOORS TO ENCLOSE WORKSHOP AREA				
	DEMO GARAGE DOORS	5	EA	\$700.00	\$3,500.00
	NEW BI-FOLDING GLASS DOORS < 9' WIDE	5	EA	\$7,200.00	\$36,000.00
	NEW BI-FOLDING GLASS DOORS, 14' WIDE	1	EA	\$9,700.00	\$9,700.00
	FRAME NEW OPENING - WORKSHOP	1	EA	\$800.00	\$800.00
	DEMOLISH 2 DEMISING WALLS BETWEEN SOUTH GARAGES, AND BATHROOMS AND KITCHEN IN SERVANTS' QUARTERS				
	DEMO PARTITION	37	LF	\$50.00	\$1,850.00
	CONVERT GARAGES AND SERVANTS' QUARTERS INTO ART STUDIOS, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO PARTITION	38	LF	\$50.00	\$1,900.00
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	2,760	SF	\$1.00	\$2,760.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	2,760	SF	\$4.00	\$11,040.00
	EPOXY COATING - FLOORING	1,290	SF	\$3.00	\$3,870.00
	GYPSUM BOARD CEILING, PAINTED	1,290	SF	\$20.00	\$25,800.00
	CONVERT WORKSHOP AREA TO COMMON ROOM AND ACCESSIBLE TOILET, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	560	SF	\$1.00	\$560.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	80	SF	\$25.00	\$2,000.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	560	SF	\$4.00	\$2,240.00
	EPOXY COATING - FLOORING	160	SF	\$3.00	\$480.00
	GYPSUM BOARD CEILING, PAINTED	160	SF	\$20.00	\$3,200.00
	INSTALL NEW TOILET FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	INSTALL NEW KITCHENETTE AND SECURABLE STORAGE CABINETS IN COMMON AREA				

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	STRUCTURAL				
	PROVIDE NEW LATERAL FORCE RESISTING SYSTEM, WHICH MAY INCLUDE PLYWOOD OR PREMANUFACTURED SHEAR WALLS				
	PLYWOOD SHEAR WALLS - ALLOWANCE	1,945	SF	\$8.00	\$15,560.00
	HOLD DOWNS - ALLOWANCE	50	SF	\$250.00	\$12,406.25
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING WOOD FRAMING	2	EA		
	PLYWOOD SHEATHING	140	SF	\$15.00	\$2,100.00
	PLYWOOD SHEATHING	280	SF	\$8.00	\$2,240.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	75	LF	\$125.00	\$9,375.00
	NEW POSTS - ALLOWANCE	7	EA	\$900.00	\$6,300.00
	NEW WOOD BEAMS - ALLOWANCE	75	LF	\$100.00	\$7,500.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	75	LF	\$50.00	\$3,750.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	80	SF	\$8.00	\$640.00
	SLAB ON GRADE MODIFICATIONS FOR NEW TOILETS				
	SAW CUT AND DEMO SLAB ON GRADE	120	SF	\$15.00	\$1,800.00
	INFILL SLAB ON GRADE TO MATCH EXISTING	120	SF	\$50.00	\$6,000.00
	MECHANICAL, ELECTRICAL AND PLUMBING				
	HVAC - VRF (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	CONDENSING UNIT < 5 TON	1	EA	\$5,500.00	\$5,500.00
	FANCOIL UNITS < 1 TON	5	EA	\$1,200.00	\$6,000.00
	BATHROOM EXHAUST FANS	1	EA	\$1,200.00	\$1,200.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$800.00	\$800.00
	TRADE DEMOLITION	1450	SF	\$0.65	\$942.50
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	60	SF	\$30.00	\$1,800.00
	ELECTRICAL - NEW SINGLE METERED SERVICE REPLACE ALL WIRING SWITCHES AND LIGHT FIXTURE, NEW SECURITY SYSTEM IN GALLERY SPACES (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	EQUIPMENT CONNECTIONS	1,450	SF	\$1.00	\$1,450.00
	METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	1	EA	\$5,000.00	\$5,000.00
	FEEDER, CONDUIT AND WIRE	50	LF	\$30.00	\$1,500.00
	RECEPTACLES, CONDUIT AND WIRE	1,450	SF	\$10.00	\$14,500.00
	LIGHTING, CONDUIT AND WIRE	1,450	SF	\$20.00	\$29,000.00
	TELEPHONE AND DATA - ALLOWANCE	1,450	SF	\$3.00	\$4,350.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - ALLOWANCE	1,450	SF	\$4.00	\$5,800.00
	TESTING	1	LS	\$1,800.00	\$1,800.00
	TRADE DEMOLITION	1,450	SF	\$0.90	\$1,305.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO GARAGE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	PLUMBING FIXTURES				
	WATERCLOSETS	1	EA	\$2,500.00	\$2,500.00
	LAVATORIES	1	EA	\$1,400.00	\$1,400.00
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	3	EA	\$3,000.00	\$9,000.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 2 ART AND CULTURE - AC.2	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$700.00	\$700.00
	DEMO PLUMBING FIXTURES	4	EA	\$500.00	\$2,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO GARAGE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL GARAGE				\$326,668.75
	GROUNDS				
	GRADE SOUTHEAST CORNER OF SITE AS NEEDED AND CONSTRUCT A NEW PERFORMANCE SPACE AND SCULPTURE GARDEN (PAGE 58)				
	DEMOLITION - HARDSCAPE AND LANDSCAPE	2,000	SF	\$3.00	\$6,000.00
	SWPPP EROSION CONTROL	700	LF	\$25.00	\$17,500.00
	SITE GRADING	2,000	SF	\$1.00	\$2,000.00
	DECOMPOSED GRANITE PADS AND PATHS	2,000	SF	\$5.00	\$10,000.00
	CONCRETE PEDESTALS 4' DIA X 3' HIGH	2	EA	\$2,400.00	\$4,800.00
	CONCRETE STAGE/PLATFORM	100	SF		
	REINFORCED CONCRETE FOUNDATION	8	CY	\$500.00	\$4,000.00
	REINFORCED CONCRETE WALL < 4' HIGH	36	LF	\$200.00	\$7,200.00
	REINFORCED CONCRETE SLAB ON GRADE	100	SF	\$12.00	\$1,200.00
	SITE DRAINAGE	2,000	SF	\$2.50	\$5,000.00
	SITE LIGHTING	2,000	SF	\$2.00	\$4,000.00
	PATCH AND REPAIR EXISTING LANDSCAPING AND IRRIGATION TO MATCH EXISTING	1,500	SF	\$6.00	\$9,000.00
	SITE ACCESSORIES	2,000	SF	\$1.00	\$2,000.00
	SUBTOTAL GROUNDS				\$72,700.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 3 EVENT AND MEETING SPACE - EM.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 3 EVENT AND MEETING SPACE - EM.1 COMMUNITY ROOMS AND STAFF HOUSING					
	MAIN HOUSE - 1ST & 2ND FL	6,400	SF	\$227.06	\$1,453,181.53
	GARAGE - EXISTING TO REMAIN	1,450	SF	\$0.00	EXISTING
	COTTAGE - EXISTING TO REMAIN	910	SF	\$0.00	EXISTING
	GROUND - ACCESS RAMPS				INCLUDED
SUBTOTAL					\$1,453,181.53
PRORATES:					
	GENERAL CONDITIONS	15.00%			\$217,977.23
	DESIGN CONTINGENCY	20.00%			\$334,231.75
	ESCALATION TO MID POINT OF CONSTRUCTION - 31 MONTHS @ 6% PER YEAR	16.24%			\$325,675.42
	PHASING	0.00%			\$0.00
SUBTOTAL					\$2,331,065.92
	BONDS & INSURANCE	3.00%			\$69,931.98
	CONTRACTOR'S FEE	10.00%			\$240,099.79
TOTAL OF ESTIMATED PRICE					\$2,641,097.69

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 3 EVENT AND MEETING SPACE - EM.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>EM.1 COMMUNITY ROOMS +STAFF HOUSING</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	6,400	GSF	\$10.00	\$64,000.00
<u>ARCHITECTURAL</u>					
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE	6,400	SF	\$1.50	\$9,600.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	REBUILD STAIRS TO SECOND FLOOR KITCHEN ENTRANCE (UNIT C & D)				
	DEMO HARDSCAPE AND LANDSCAPE FOR STAIR FOUNDATION	50	SF	\$6.00	\$297.00
	DEMO EXTERIOR SIDING FOR REUSE	400	SF	\$7.00	\$2,800.00
	DEMO EXISTING EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR) - UNIT C	1	EA	\$2,500.00	\$2,500.00
	REINSTALL/REPLACE EXTERIOR SIDING TO MATCH EXISTING	400	SF	\$15.00	\$6,000.00
	NEW EXTERIOR STAIRS - SEE STRUCTURE				
	DECK COATING/WATERPROOFING - NEW EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR)	2	EA	\$3,000.00	\$6,000.00
	STAIR RAILINGS - ALLOWANCE, STEEL, PAINTED	85	LF	\$200.00	\$16,935.03
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	DEMOLISH ENTRY HALLS IN UNIT B AND D (1ST & 2ND FL NORTH) INSTALL NEW ACCESSIBLE ELEVATOR AND EQUIPMENT				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	10	EA	\$150.00	\$1,500.00
	INTERIOR PARTITIONS	117	SF	\$25.00	\$2,925.00
	PLASTER AND PAINT TO MATCH EXISTING	234	SF	\$20.00	\$4,680.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENINGS	84	SF	\$20.00	\$1,680.00
	FRAMING NEW OPENINGS - ELEVATOR DOORS	2	EA	\$500.00	\$1,000.00
	WATERPROOFING - ELEVATOR PIT	1	EA	\$4,000.00	\$4,000.00
	PIT LADDERS	1	EA	\$1,200.00	\$1,200.00
	ELEVATOR 2 STOPS	1	EA	\$150,000.00	\$150,000.00
	CUT AND CASE NEW OPENING FROM ENTRY HALL TO UNIT B BACK BEDROOM, CONVERTED TO HALL				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	INTERIOR PARTITIONS	18	SF	\$25.00	\$450.00
	PLASTER AND PAINT TO MATCH EXISTING	36	SF	\$20.00	\$720.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 3 EVENT AND MEETING SPACE - EM.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT D (2ND FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	REMOVE CONNECTING DOOR BETWEEN UNIT BEDROOMS AND FILL DOOR OPENING - BEDROOM B4 & BATH A5				
	DEMO DOORS - SINGLE	2	EA		
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	84	SF	\$20.00	\$1,680.00
	DEMO PORTION OF PARTITION FOR NEW OPENING - LIVING/DINING B2	1	EA	\$350.00	\$350.00
	DEMO PARTITION - BATH A5	8	LF	\$50.00	\$400.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	FRAMING NEW OPENINGS	1	EA	\$500.00	\$500.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	14,553	SF	\$3.50	\$50,935.50
	PATCH, REPAIR AND PAINT PLASTER CEILING	6,400	SF	\$4.00	\$25,600.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	6,400	GSF	\$5.00	\$32,000.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	2,467	LF	\$7.00	\$17,269.00
	PATCH, REPAIR AND REFINISH DOORS	38	EA	\$260.00	\$9,880.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS				
	REFINISH EXISTING WOOD FLOORING - ENTRY & STAIR HALL	408	SF	\$7.00	\$2,856.00
	REFINISH EXISTING WOOD FLOORING - LIVING & DINING	2,265	SF	\$7.00	\$15,855.00
	INSTALL NEW WOOD FLOORING IN REMAINING ROOMS AND CORRIDORS				
	DEMO WOOD FLOORING	2,751	SF	\$2.00	\$5,502.00
	WOOD FLOORING	2,736	SF	\$15.00	\$41,040.00
	WOOD BASE	767	LF	\$12.00	\$9,204.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	760	SF	\$2.50	\$1,900.00
	DEMO CERAMIC TILE WALLS - BATHROOMS - RR1, RR2, A5 & B5	1,440	SF	\$3.00	\$4,320.00
	CERAMIC TILE FLOORING - KITCHEN - K1, K2, A4 & B9	415	SF	\$20.00	\$8,300.00
	CERAMIC TILE BASE - KITCHEN	180	LF	\$18.00	\$3,240.00
	CERAMIC TILE FLOORING - BATHROOMS - RR1, RR2, A5 & B5	360	SF	\$20.00	\$7,200.00
	CERAMIC TILE BASE - BATHROOMS	160	LF	\$18.00	\$2,880.00
	CERAMIC TILE WALLS - BATHROOMS	1,440	SF	\$24.00	\$34,560.00
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPLASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	4	EA	\$750.00	\$3,000.00
	DEMO APPLIANCE	4	SETS	\$520.00	\$2,080.00
	NEW KITCHEN CABINET - K1, K2, A4 & B9	4	EA	\$11,250.00	\$45,000.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	4	SETS	\$1,500.00	\$6,000.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	6	EA	\$180.00	\$1,080.00
	VANITY CABINET	2	EA	\$1,500.00	\$3,000.00
	MEDICINE CABINET	2	EA	\$300.00	\$600.00
	BATHROOM ACCESSORIES - A5 & B5	2	EA	\$750.00	\$1,500.00
	TOILET ACCESSORIES - TOILET RR1 & RR2	2	EA	\$750.00	\$1,500.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL				\$0.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 3 EVENT AND MEETING SPACE - EM.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>STRUCTURAL (PAGE 103, 119-120)</u>					
FIRST FLOOR					
	CHANGE OF USE FROM RESIDENCE TO ART GALLERY/MUSEUM, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,100	SF	\$45.00	\$139,500.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	2	EA		
	WOOD FRAMING	42	SF	\$15.00	\$630.00
	PLYWOOD SHEATHING	84	SF	\$8.00	\$672.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	72	LF	\$125.00	\$9,000.00
	NEW POSTS - ALLOWANCE	8	EA	\$900.00	\$7,200.00
	NEW WOOD BEAMS - ALLOWANCE	72	LF	\$100.00	\$7,200.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	72	LF	\$50.00	\$3,600.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	63	SF	\$8.00	\$504.00
	NEW CONCRETE PIT FOR ELEVATOR AND STEEL POST/GUIDERAILS				
	ELEVATOR PIT	1	EA	\$10,000.00	\$10,000.00
	STEEL POST/GUIDERAILS	5	TNS	\$10,000.00	\$50,000.00
	EXTERIOR CONCRETE RAMP AT SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	270	SF	\$100.00	\$27,000.00
SCOND FLOOR					
	REMOVE AND REPLACE EXISTING STAIR AT SOUTHWEST CORNER (UNIT C)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	165	SF	\$8.00	\$1,320.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	PROVIDE NEW STAIR AND FOUNDATIONS FOR NEW STAIR AT NORTHWEST CORNER (UNIT D)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	235	SF	\$8.00	\$1,880.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	WOOD LANDING	13	SF	\$100.00	\$1,300.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	3	EA		
	WOOD FRAMING	63	SF	\$15.00	\$945.00
	PLYWOOD SHEATHING	126	SF	\$8.00	\$1,008.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	44	LF	\$125.00	\$5,500.00
	NEW POSTS - ALLOWANCE	5	EA	\$900.00	\$4,500.00
	NEW WOOD BEAMS - ALLOWANCE	44	LF	\$100.00	\$4,400.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	44	LF	\$50.00	\$2,200.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	63	SF	\$8.00	\$504.00
	FLOOR OPENING FOR NEW ELEVATOR	84	LF	\$100.00	\$8,400.00
<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>					
HVAC - DX SPLIT SYSTEMS AND HUMIDIFIER (PAGE 73)					
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	REFRIGERANT PIPING & INSULATION	200	LF	\$30.00	\$6,000.00
	DX SPLIT SYSTEMS 3-5 TONS	4	SETS	\$6,000.00	\$24,000.00
	BATHROOM EXHAUST FANS	4	EA	\$1,200.00	\$4,800.00
	AIR DISTRIBUTION & DUCTWORK	6400	SF	\$3.75	\$24,000.00
	DIFFUSERS & GRILLS	6400	SF	\$1.15	\$7,360.00
	THERMOSTATS	4	EA	\$1,000.00	\$4,000.00
	TESTING AND BALANCING	1	LS	\$2,300.00	\$2,300.00
	TRADE DEMOLITION	6400	SF	\$0.65	\$4,160.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	100	SF	\$30.00	\$3,000.00
	NEW SHAFT WALL - ALLOWANCE	640	SF	\$25.00	\$16,000.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 3 EVENT AND MEETING SPACE - EM.1	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	PLASTER AND PAINT TO MATCH EXISTING	640	SF	\$20.00	\$12,800.00
	ELECTRICAL - NEW SWITCHES AND PANELS, INSTALL COMPLETE NEW INTERIOR WIRING, OUTLETS AND LIGHT FIXTURES (PAGE 73)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	6,400	SF	\$1.00	\$6,400.00
	TENANT METER	2	EA	\$2,000.00	\$4,000.00
	PANELBOARDS	3	EA	\$5,000.00	\$15,000.00
	FEEDER, CONDUIT AND WIRE	150	LF	\$30.00	\$4,500.00
	RECEPTACLES, CONDUIT AND WIRE - UNITS (2ND FL)	3,300	SF	\$6.00	\$19,800.00
	RECEPTACLES, CONDUIT AND WIRE - OFF/COMMUNITY (1ST FL)	3,100	SF	\$10.00	\$31,000.00
	LIGHTING, CONDUIT AND WIRE - UNITS (2ND FL)	3,300	SF	\$14.00	\$46,200.00
	LIGHTING, CONDUIT AND WIRE - OFF/COMMUNITY (1ST FL)	3,100	SF	\$20.00	\$62,000.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$6,200.00	\$6,200.00
	TRADE DEMOLITION	6,400	SF	\$0.90	\$5,760.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 73)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	4	EA	\$2,500.00	\$10,000.00
	LAVATORIES	4	EA	\$1,400.00	\$5,600.00
	BATHTUBS/SHOWERS	2	EA	\$3,000.00	\$6,000.00
	KITCHEN SINKS	4	EA	\$2,000.00	\$8,000.00
	ROUGH-IN PLUMBING FIXTURES	14	EA	\$3,000.00	\$42,000.00
	CONDENSATE DRAIN	200	LF	\$20.00	\$4,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$2,400.00	\$2,400.00
	DEMO PLUMBING FIXTURES	22	EA	\$500.00	\$11,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$1,453,181.53

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: COMMUNITY ROOMS + STAFF HOUSING - EM.2	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 3 EVENT AND MEETING SPACE - EM.2 COMMUNITY ROOMS AND STAFF HOUSING					
	MAIN HOUSE - 1ST & 2ND FL	6,400	SF	\$256.35	\$1,640,610.03
	GARAGE - EXISTING TO REMAIN	1,450	SF	\$0.00	EXISTING
	COTTAGE - EXISTING TO REMAIN	910	SF	\$0.00	EXISTING
	GROUND - ACCESS RAMPS				INCLUDED
SUBTOTAL					\$1,640,610.03
PRORATES:					
	GENERAL CONDITIONS	15.00%			\$246,091.50
	DESIGN CONTINGENCY	20.00%			\$377,340.31
	ESCALATION TO MID POINT OF CONSTRUCTION - 31 MONTHS @ 6% PER YEAR	16.24%			\$367,680.39
	PHASING	0.00%			\$0.00
SUBTOTAL					\$2,631,722.23
	BONDS & INSURANCE	3.00%			\$78,951.67
	CONTRACTOR'S FEE	10.00%			\$271,067.39
TOTAL OF ESTIMATED PRICE					\$2,981,741.28

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF
BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: COMMUNITY ROOMS + STAFF HOUSING - EM.2	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>EM.2 - COMMUNITY ROOMS + STAFF HOUSING</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	6,400	GSF	\$10.00	\$64,000.00
<u>ARCHITECTURAL</u>					
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE	6,400	SF	\$1.50	\$9,600.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	REBUILD STAIRS TO SECOND FLOOR KITCHEN ENTRANCE (UNIT C & D)				
	DEMO HARDSCAPE AND LANDSCAPE FOR STAIR FOUNDATION	50	SF	\$6.00	\$297.00
	DEMO EXTERIOR SIDING FOR REUSE	400	SF	\$7.00	\$2,800.00
	DEMO EXISTING EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR) - UNIT C	1	EA	\$2,500.00	\$2,500.00
	REINSTALL/REPLACE EXTERIOR SIDING TO MATCH EXISTING	400	SF	\$15.00	\$6,000.00
	NEW EXTERIOR STAIRS - SEE STRUCTURE				
	DECK COATING/WATERPROOFING - NEW EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR)	2	EA	\$3,000.00	\$6,000.00
	STAIR RAILINGS - ALLOWANCE, STEEL, PAINTED	85	LF	\$200.00	\$16,935.03
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	DEMOLISH ENTRY HALLS IN UNIT B AND D (1ST & 2ND FL NORTH) INSTALL NEW ACCESSIBLE ELEVATOR AND EQUIPMENT				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	10	EA	\$150.00	\$1,500.00
	INTERIOR PARTITIONS	117	SF	\$25.00	\$2,925.00
	PLASTER AND PAINT TO MATCH EXISTING	234	SF	\$20.00	\$4,680.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENINGS	84	SF	\$20.00	\$1,680.00
	FRAMING NEW OPENINGS - ELEVATOR DOORS	2	EA	\$500.00	\$1,000.00
	WATERPROOFING - ELEVATOR PIT	1	EA	\$4,000.00	\$4,000.00
	PIT LADDERS	1	EA	\$1,200.00	\$1,200.00
	ELEVATOR 2 STOPS	1	EA	\$150,000.00	\$150,000.00
	CUT AND CASE NEW OPENING FROM ENTRY HALL TO UNIT B BACK BEDROOM, CONVERTED TO HALL				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	INTERIOR PARTITIONS	18	SF	\$25.00	\$450.00
	PLASTER AND PAINT TO MATCH EXISTING	36	SF	\$20.00	\$720.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: COMMUNITY ROOMS + STAFF HOUSING - EM.2	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT D (2ND FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	DEMO CLOSET IN UNIT C (2ND FL SOUTH) REMODEL INTO ACCESSIBLE TOILET + REMOVE CONNECTING DOOR BETWEEN UNIT BEDROOMS AND FILL DOOR OPENING				
	DEMO DOORS - SINGLE	2	EA		
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA	\$150.00	\$300.00
	PLASTER AND PAINT TO MATCH EXISTING	84	SF	\$20.00	\$1,680.00
	DEMO PORTION OF PARTITION FOR NEW OPENING - LIVING/DINING B2	1	EA	\$350.00	\$350.00
	DEMO PARTITION - BATH A5	8	LF	\$50.00	\$400.00
	INTERIOR DOORS, FRAMES AND HARDWARE - LIVING/DINING B2	1	EA	\$2,500.00	\$2,500.00
	FRAMING NEW OPENINGS - LIVING/DINING B2	1	EA	\$500.00	\$500.00
	CONSTRUCT NEW PARTITION IN UNIT D (2ND FL NORTH) DINING ROOM TO CREATE NEW ACCESSIBLE TOILET AND PASSAGE				
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	1	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	6	LF	\$50.00	\$300.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	108	SF	\$25.00	\$2,700.00
	PLASTER AND PAINT TO MATCH EXISTING	216	SF	\$20.00	\$4,320.00
	DEMOLISH INTERIOR PARTITIONS AND CLOSET IN UNIT D (2ND FL NORTH) BEDROOM TO CREATE LIVING/DINING AREA FOR SMALLER RESIDENTIAL UNIT				
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	DEMO PARTITION	23	LF	\$50.00	\$1,150.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	13,860	SF	\$3.50	\$48,510.00
	PATCH, REPAIR AND PAINT PLASTER CEILING	6,400	SF	\$4.00	\$25,600.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	6,400	GSF	\$5.00	\$32,000.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	2,375	LF	\$7.00	\$16,625.00
	PATCH, REPAIR AND REFINISH DOORS	36	EA	\$260.00	\$9,360.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS				
	REFINISH EXISTING WOOD FLOORING - ENTRY & STAIR HALL	408	SF	\$7.00	\$2,856.00
	REFINISH EXISTING WOOD FLOORING - LIVING & DINING	2,041	SF	\$7.00	\$14,287.00
	INSTALL NEW WOOD FLOORING IN REMAINING ROOMS AND CORRIDORS				
	DEMO WOOD FLOORING	2,829	SF	\$2.00	\$5,658.00
	WOOD FLOORING	2,829	SF	\$15.00	\$42,435.00
	WOOD BASE	705	LF	\$12.00	\$8,460.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	762	SF	\$2.50	\$1,905.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	1,440	SF	\$3.00	\$4,320.00
	DEMO WOOD FLOORING	144	SF	\$2.00	\$288.00
	CERAMIC TILE FLOORING - KITCHEN - K1, K2 (1ST & 2ND FL) & SA6	480	SF	\$20.00	\$9,600.00
	CERAMIC TILE BASE - KITCHEN	212	LF	\$18.00	\$3,816.00
	CERAMIC TILE FLOORING - TOILET RR1 & RR2 (1ST & 2ND FL) AND BATHROOMS SA2	426	SF	\$20.00	\$8,520.00
	CERAMIC TILE BASE - BATHROOMS	195	LF	\$18.00	\$3,510.00
	CERAMIC TILE WALLS - BATHROOMS	1,755	SF	\$24.00	\$42,120.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: COMMUNITY ROOMS + STAFF HOUSING - EM.2	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPLASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	4	EA	\$750.00	\$3,000.00
	DEMO APPLIANCE	4	SETS	\$520.00	\$2,080.00
	NEW KITCHEN CABINET - K1, K2 (1ST & 2ND FL) & SA6	5	EA	\$11,250.00	\$56,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	5	SETS	\$1,500.00	\$7,500.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	6	EA	\$180.00	\$1,080.00
	VANITY CABINET	1	EA	\$1,500.00	\$1,500.00
	MEDICINE CABINET	1	EA	\$300.00	\$300.00
	BATHROOM ACCESSORIES - SA2	1	EA	\$750.00	\$750.00
	TOILET ACCESSORIES - TOILET RR1 & RR2 (1ST & 2ND FL)	4	EA	\$750.00	\$3,000.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL STRUCTURAL (PAGE 103, 121-122)				\$0.00
	FIRST FLOOR				
	CHANGE OF USE FROM RESIDENCE TO ART GALLERY/MUSEUM, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,100	SF	\$45.00	\$139,500.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	2	EA		
	WOOD FRAMING	42	SF	\$15.00	\$630.00
	PLYWOOD SHEATHING	84	SF	\$8.00	\$672.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	72	LF	\$125.00	\$9,000.00
	NEW POSTS - ALLOWANCE	8	EA	\$900.00	\$7,200.00
	NEW WOOD BEAMS - ALLOWANCE	72	LF	\$100.00	\$7,200.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	72	LF	\$50.00	\$3,600.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	63	SF	\$8.00	\$504.00
	NEW CONCRETE PIT FOR ELEVATOR AND STEEL POST/GUIDERAILS				
	ELEVATOR PIT	1	EA	\$10,000.00	\$10,000.00
	STEEL POST/GUIDERAILS	5	TNS	\$10,000.00	\$50,000.00
	EXTERIOR CONCRETE RAMP AT SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	270	SF	\$100.00	\$27,000.00
	SCOND FLOOR				
	CHANGE OF USE FROM RESIDENCE TO ART GALLERY/MUSEUM, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,300	SF	\$30.00	\$99,000.00
	REMOVE AND REPLACE EXISTING STAIR AT SOUTHWEST CORNER (UNIT C)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	165	SF	\$8.00	\$1,320.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	PROVIDE NEW STAIR AND FOUNDATIONS FOR NEW STAIR AT NORTHWEST CORNER (UNIT D)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	235	SF	\$8.00	\$1,880.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	WOOD LANDING	13	SF	\$100.00	\$1,300.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	4	EA		
	WOOD FRAMING	84	SF	\$15.00	\$1,260.00
	PLYWOOD SHEATHING	168	SF	\$8.00	\$1,344.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	73	LF	\$125.00	\$9,125.00
	NEW POSTS - ALLOWANCE	8	EA	\$900.00	\$7,200.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: COMMUNITY ROOMS + STAFF HOUSING - EM.2	APPROX. AREA: 6,400

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	NEW WOOD BEAMS - ALLOWANCE	73	LF	\$100.00	\$7,300.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	73	LF	\$50.00	\$3,650.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	171	SF	\$8.00	\$1,368.00
	FLOOR OPENING FOR NEW ELEVATOR	84	LF	\$100.00	\$8,400.00
	MECHANICAL, ELECTRICAL AND PLUMBING				
	HVAC - DX SPLIT SYSTEMS AND HUMIDIFIER (PAGE 78)				
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	DX SPLIT SYSTEMS 3-5 TONS	5	SETS	\$6,000.00	\$30,000.00
	BATHROOM EXHAUST FANS	5	EA	\$1,200.00	\$6,000.00
	AIR DISTRIBUTION & DUCTWORK	6400	SF	\$3.75	\$24,000.00
	DIFFUSERS & GRILLS	6400	SF	\$1.15	\$7,360.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$2,600.00	\$2,600.00
	TRADE DEMOLITION	6400	SF	\$0.65	\$4,160.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	120	SF	\$30.00	\$3,600.00
	NEW SHAFT WALL - ALLOWANCE	800	SF	\$25.00	\$20,000.00
	PLASTER AND PAINT TO MATCH EXISTING	800	SF	\$20.00	\$16,000.00
	ELECTRICAL - NEW SWITCHES AND PANELS, INSTALL COMPLETE NEW INTERIOR WIRING, OUTLETS AND LIGHT FIXTURES (PAGE 78)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	6,400	SF	\$1.00	\$6,400.00
	TENANT METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	2	EA	\$5,000.00	\$10,000.00
	FEEDER, CONDUIT AND WIRE	100	LF	\$30.00	\$3,000.00
	RECEPTACLES, CONDUIT AND WIRE - UNITS (2ND FL)	820	SF	\$6.00	\$4,920.00
	RECEPTACLES, CONDUIT AND WIRE - OFF/COMMUNITY	5,580	SF	\$10.00	\$55,800.00
	LIGHTING, CONDUIT AND WIRE - UNITS (2ND FL)	820	SF	\$14.00	\$11,480.00
	LIGHTING, CONDUIT AND WIRE - OFF/COMMUNITY	5,580	SF	\$20.00	\$111,600.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$6,700.00	\$6,700.00
	TRADE DEMOLITION	6,400	SF	\$0.90	\$5,760.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 73)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	5	EA	\$2,500.00	\$12,500.00
	LAVATORIES	5	EA	\$1,400.00	\$7,000.00
	BATHTUBS/SHOWERS	1	EA	\$3,000.00	\$3,000.00
	KITCHEN SINKS	5	EA	\$2,000.00	\$10,000.00
	ROUGH-IN PLUMBING FIXTURES	16	EA	\$3,000.00	\$48,000.00
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$2,700.00	\$2,700.00
	DEMO PLUMBING FIXTURES	22	EA	\$500.00	\$11,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$1,640,610.03

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1 COMMUNITY ROOMS, ARTIST-IN-RESIDENCE HOUSING AND ART STUDIOS					
	MAIN HOUSE - 1ST & 2ND FL	6,400	SF	\$254.40	\$1,628,166.03
	GARAGE	1,450	SF	\$363.96	\$527,748.75
	COTTAGE	910	SF	\$184.09	\$167,520.50
	GROUND	2,000	SF	\$36.35	\$72,700.00
	SUBTOTAL				\$2,396,135.28
PRORATES:					
	GENERAL CONDITIONS	14.00%			\$335,458.94
	DESIGN CONTINGENCY	20.00%			\$546,318.84
	ESCALATION TO MID POINT OF CONSTRUCTION - 31 MONTHS @ 6% PER YEAR	16.24%			\$532,333.08
	PHASING	0.00%			\$0.00
	SUBTOTAL				\$3,810,246.14
	BONDS & INSURANCE	3.00%			\$114,307.38
	CONTRACTOR'S FEE	8.00%			\$313,964.28
	TOTAL OF ESTIMATED PRICE				\$4,238,517.80

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES				
	<u>CU.1-COMMUNITY ROOMS, ARTIST IN RESIDENCE HOUSING + ART STUDIOS</u>				
	MAIN HOUSE				
	HAZARDOUS MATERIAL ABATEMENT				
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	6,400	GSF	\$10.00	\$64,000.00
	ARCHITECTURAL				
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE	6,400	SF	\$1.50	\$9,600.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	REBUILD STAIRS TO SECOND FLOOR KITCHEN ENTRANCE (UNIT C & D)				
	DEMO HARDSCAPE AND LANDSCAPE FOR STAIR FOUNDATION	50	SF	\$6.00	\$297.00
	DEMO EXTERIOR SIDING FOR REUSE	400	SF	\$7.00	\$2,800.00
	DEMO EXISTING EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR) - UNIT C	1	EA	\$2,500.00	\$2,500.00
	REINSTALL/REPLACE EXTERIOR SIDING TO MATCH EXISTING	400	SF	\$15.00	\$6,000.00
	NEW EXTERIOR STAIRS - SEE STRUCTURE				
	DECK COATING/WATERPROOFING - NEW EXTERIOR STAIR (FLIGHT FLOOR TO FLOOR)	2	EA	\$3,000.00	\$6,000.00
	STAIR RAILINGS - ALLOWANCE, STEEL, PAINTED	85	LF	\$200.00	\$16,935.03
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	200	SF	\$15.00	\$3,000.00
	DEMOLISH ENTRY HALLS IN UNIT B AND D (1ST & 2ND FL NORTH) INSTALL NEW ACCESSIBLE ELEVATOR AND EQUIPMENT				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	10	EA	\$150.00	\$1,500.00
	INTERIOR PARTITIONS	117	SF	\$25.00	\$2,925.00
	PLASTER AND PAINT TO MATCH EXISTING	234	SF	\$20.00	\$4,680.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	2	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING - INFILL OPENINGS	84	SF	\$20.00	\$1,680.00
	FRAMING NEW OPENINGS - ELEVATOR DOORS	2	EA	\$500.00	\$1,000.00
	WATERPROOFING - ELEVATOR PIT	1	EA	\$4,000.00	\$4,000.00
	PIT LADDERS	1	EA	\$1,200.00	\$1,200.00
	ELEVATOR 2 STOPS	1	EA	\$150,000.00	\$150,000.00
	CUT AND CASE NEW OPENING FROM ENTRY HALL TO UNIT B BACK BEDROOM, CONVERTED TO HALL				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	INTERIOR PARTITIONS	18	SF	\$25.00	\$450.00
	PLASTER AND PAINT TO MATCH EXISTING	36	SF	\$20.00	\$720.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT D (2ND FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD		CCC #:	
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD		DATE:	2/28/22
CLIENT: HISTORIC RESOURCES GROUP			
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)			
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1		APPROX. AREA:	8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	DEMO CLOSET IN UNIT C (2ND FL SOUTH) REMODEL INTO ACCESSIBLE TOILET				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE	1	EA		\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PORTION OF PARTITION FOR NEW OPENING - COMMUNITY CR5	1	EA	\$350.00	\$350.00
	DEMO PARTITION	8	LF	\$50.00	\$400.00
	INTERIOR DOORS, FRAMES AND HARDWARE - COMMUNITY CR5	1	EA	\$2,500.00	\$2,500.00
	FRAMING NEW OPENINGS - COMMUNITY CR5	1	EA	\$500.00	\$500.00
	DEMOLISH INTERIOR PARTITIONS AND CLOSET IN UNIT D (2ND FL NORTH) BEDROOM TO CREATE OPEN HALL TO ACCESS TOILET, REAR COMMUNITY ROOM AND KITCHEN				
	DEMO DOORS - SINGLE	2	EA	\$150.00	\$300.00
	DEMO PARTITION	32	LF	\$50.00	\$1,600.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	13,770	SF	\$3.50	\$48,195.00
	PATCH, REPAIR AND PAINT PLASTER CEILING	6,400	SF	\$4.00	\$25,600.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	6,400	GSF	\$5.00	\$32,000.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	2,435	LF	\$7.00	\$17,045.00
	PATCH, REPAIR AND REFINISH DOORS	37	EA	\$260.00	\$9,620.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS				
	REFINISH EXISTING WOOD FLOORING - ENTRY & STAIR HALL	408	SF	\$7.00	\$2,856.00
	REFINISH EXISTING WOOD FLOORING - LIVING & DINING	2,265	SF	\$7.00	\$15,855.00
	INSTALL NEW WOOD FLOORING IN REMAINING ROOMS AND CORRIDORS				
	DEMO WOOD FLOORING	2,738	SF	\$2.00	\$5,476.00
	WOOD FLOORING	2,738	SF	\$15.00	\$41,070.00
	WOOD BASE	625	LF	\$12.00	\$7,500.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	758	SF	\$2.50	\$1,895.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	1,440	SF	\$3.00	\$4,320.00
	DEMO WOOD FLOORING	15	SF	\$2.00	\$30.00
	CERAMIC TILE FLOORING - KITCHEN - K1, K2 (1ST & 2ND FL)	412	SF	\$20.00	\$8,240.00
	CERAMIC TILE BASE - KITCHEN	178	LF	\$18.00	\$3,204.00
	CERAMIC TILE FLOORING - TOILET RR1 & RR2 (1ST & 2ND FL)	361	SF	\$20.00	\$7,220.00
	CERAMIC TILE BASE - BATHROOMS	160	LF	\$18.00	\$2,880.00
	CERAMIC TILE WALLS - BATHROOMS	1,440	SF	\$24.00	\$34,560.00
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPLASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	4	EA	\$750.00	\$3,000.00
	DEMO APPLIANCE	4	SETS	\$520.00	\$2,080.00
	NEW KITCHEN CABINET - K1, K2 (1ST & 2ND FL)	4	EA	\$11,250.00	\$45,000.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	4	SETS	\$1,500.00	\$6,000.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	6	EA	\$180.00	\$1,080.00
	TOILET ACCESSORIES - TOILET RR1 & RR2 (1ST & 2ND FL)	4	EA	\$750.00	\$3,000.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL				\$0.00
	<u>STRUCTURAL (PAGE 104, 123-126)</u>				
	SITE - NEW CONCRETE STAGE/PLATFORM WITH NEW FOUNDATION - SEE GROUND				\$0.00
	FIRST FLOOR				

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	CHANGE OF USE FROM RESIDENCE TO OFFICE/COMMUNITY ROOMS, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,100	SF	\$45.00	\$139,500.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	2	EA		
	WOOD FRAMING	42	SF	\$15.00	\$630.00
	PLYWOOD SHEATHING	84	SF	\$8.00	\$672.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	72	LF	\$125.00	\$9,000.00
	NEW POSTS - ALLOWANCE	8	EA	\$900.00	\$7,200.00
	NEW WOOD BEAMS - ALLOWANCE	72	LF	\$100.00	\$7,200.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	72	LF	\$50.00	\$3,600.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	63	SF	\$8.00	\$504.00
	NEW CONCRETE PIT FOR ELEVATOR AND STEEL POST/GUIDERAILS				
	ELEVATOR PIT	1	EA	\$10,000.00	\$10,000.00
	STEEL POST/GUIDERAILS	5	TNS	\$10,000.00	\$50,000.00
	EXTERIOR CONCRETE RAMP AT SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	270	SF	\$100.00	\$27,000.00
	SCOND FLOOR				
	CHANGE OF USE FROM RESIDENCE TO OFFICE/COMMUNITY ROOMS, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,300	SF	\$30.00	\$99,000.00
	REMOVE AND REPLACE EXISTING STAIR AT SOUTHWEST CORNER (UNIT C)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	165	SF	\$8.00	\$1,320.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	PROVIDE NEW STAIR AND FOUNDATIONS FOR NEW STAIR AT NORTHWEST CORNER (UNIT D)				
	REINFORCED CONCRETE FOUNDATION WITH DOWELS TO EXISTING	1	CY	\$2,000.00	\$2,000.00
	PLYWOOD SHEATHING TO EXISTING STUDS - WALL	235	SF	\$8.00	\$1,880.00
	NEW EXTERIOR WOOD STAIR (FLIGHT FLOOR TO FLOOR)	1	EA	\$8,500.00	\$8,500.00
	WOOD LANDING	13	SF	\$100.00	\$1,300.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	3	EA		
	WOOD FRAMING	63	SF	\$15.00	\$945.00
	PLYWOOD SHEATHING	126	SF	\$8.00	\$1,008.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	118	LF	\$125.00	\$14,750.00
	NEW POSTS - ALLOWANCE	10	EA	\$900.00	\$9,000.00
	NEW WOOD BEAMS - ALLOWANCE	118	LF	\$100.00	\$11,800.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	118	LF	\$50.00	\$5,900.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	63	SF	\$8.00	\$504.00
	FLOOR OPENING FOR NEW ELEVATOR	84	LF	\$100.00	\$8,400.00
	MECHANICAL, ELECTRICAL AND PLUMBING				
	HVAC - VRF (PAGE 84)				
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$5,000.00	\$5,000.00
	REFRIGERANT PIPING & INSULATION	500	LF	\$30.00	\$15,000.00
	CONDENSING UNIT 20 TONS	1	EA	\$20,000.00	\$20,000.00
	FAN COIL UNITS < 3 TONS	10	EA	\$1,500.00	\$15,000.00
	BATHROOM EXHAUST FANS	4	EA	\$1,200.00	\$4,800.00
	AIR DISTRIBUTION & DUCTWORK	6400	SF	\$3.75	\$24,000.00
	DIFFUSERS & GRILLS	6400	SF	\$1.15	\$7,360.00
	THERMOSTATS	10	EA	\$1,000.00	\$10,000.00
	TESTING AND BALANCING	1	LS	\$3,100.00	\$3,100.00
	TRADE DEMOLITION	6400	SF	\$0.65	\$4,160.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	120	SF	\$30.00	\$3,600.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	NEW SHAFT WALL - ALLOWANCE	960	SF	\$25.00	\$24,000.00
	PLASTER AND PAINT TO MATCH EXISTING	960	SF	\$20.00	\$19,200.00
	ELECTRICAL - NEW SWITCHES AND PANELS, INSTALL COMPLETE NEW INTERIOR WIRING, OUTLETS AND LIGHT FIXTURES (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	6,400	SF	\$1.00	\$6,400.00
	PANELBOARDS	2	EA	\$5,000.00	\$10,000.00
	FEEDER, CONDUIT AND WIRE	100	LF	\$30.00	\$3,000.00
	RECEPTACLES, CONDUIT AND WIRE - OFF/COMMUNITY	6,400	SF	\$10.00	\$64,000.00
	LIGHTING, CONDUIT AND WIRE - OFF/COMMUNITY	6,400	SF	\$20.00	\$128,000.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$6,900.00	\$6,900.00
	TRADE DEMOLITION	6,400	SF	\$0.90	\$5,760.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	4	EA	\$2,500.00	\$10,000.00
	LAVATORIES	4	EA	\$1,400.00	\$5,600.00
	KITCHEN SINKS	4	EA	\$2,000.00	\$8,000.00
	ROUGH-IN PLUMBING FIXTURES	12	EA	\$3,000.00	\$36,000.00
	CONDENSATE DRAIN	500	LF	\$20.00	\$10,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$2,200.00	\$2,200.00
	DEMO PLUMBING FIXTURES	22	EA	\$500.00	\$11,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$1,628,166.03
	GARAGE				
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	1,450	SF	\$10.00	\$14,500.00
	<u>ARCHITECTURAL</u>				
	REPLACE AUTO DOORS AT SOUTH AND NORTH GARAGES WITH BI-FOLDING GLASS DOORS AND WOOD FRAMES, INSTALL SIMILAR DOORS TO ENCLOSE WORKSHOP AREA				
	DEMO GARAGE DOORS	5	EA	\$700.00	\$3,500.00
	NEW BI-FOLDING GLASS DOORS < 9' WIDE	5	EA	\$7,200.00	\$36,000.00
	NEW BI-FOLDING GLASS DOORS, 14' WIDE	1	EA	\$9,700.00	\$9,700.00
	FRAME NEW OPENING - WORKSHOP	1	EA	\$800.00	\$800.00
	DEMOLISH 2 DEMISING WALLS BETWEEN SOUTH GARAGES, AND BATHROOMS AND KITCHEN IN SERVANTS' QUARTERS				
	DEMO PARTITION	37	LF	\$50.00	\$1,850.00
	CONVERT 2 SOUTHERNMOST GARAGE INTO COMMERCIAL KITCHEN, INSTALL NEW FLOORING, WALL AND CEILING FINISHES AND EQUIPMENT AS REQUIRED				
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	720	SF	\$1.00	\$720.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	720	SF	\$4.00	\$2,880.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	EPOXY COATING - FLOORING	324	SF	\$3.00	\$972.00
	GYPSUM BOARD CEILING, PAINTED	324	SF	\$20.00	\$6,480.00
	KITCHEN EQUIPMENT	324	SF	\$500.00	\$162,000.00
	CONVERT GARAGES AND SERVANTS' QUARTERS INTO ART STUDIOS, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO PARTITION	38	LF	\$50.00	\$1,900.00
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	2,040	SF	\$1.00	\$2,040.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	2,040	SF	\$4.00	\$8,160.00
	EPOXY COATING - FLOORING	966	SF	\$3.00	\$2,898.00
	GYPSUM BOARD CEILING, PAINTED	966	SF	\$20.00	\$19,320.00
	CONVERT WORKSHOP AREA TO COMMON ROOM AND ACCESSIBLE TOILET, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	560	SF	\$1.00	\$560.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	80	SF	\$25.00	\$2,000.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	560	SF	\$4.00	\$2,240.00
	EPOXY COATING - FLOORING	160	SF	\$3.00	\$480.00
	GYPSUM BOARD CEILING, PAINTED	160	SF	\$20.00	\$3,200.00
	INSTALL NEW TOILET FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	INSTALL NEW KITCHENETTE AND SECURABLE STORAGE CABINETS IN COMMON AREA				
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	<u>STRUCTURAL</u>				
	PROVIDE NEW LATERAL FORCE RESISTING SYSTEM, WHICH MAY INCLUDE PLYWOOD OR PREMANUFACTURED SHEAR WALLS				
	PLYWOOD SHEAR WALLS - ALLOWANCE	1,945	SF	\$8.00	\$15,560.00
	HOLD DOWNS - ALLOWANCE	50	SF	\$250.00	\$12,406.25
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING WOOD FRAMING	2	EA		
	PLYWOOD SHEATHING	140	SF	\$15.00	\$2,100.00
	PLYWOOD SHEATHING	280	SF	\$8.00	\$2,240.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	75	LF	\$125.00	\$9,375.00
	NEW POSTS - ALLOWANCE	7	EA	\$900.00	\$6,300.00
	NEW WOOD BEAMS - ALLOWANCE	75	LF	\$100.00	\$7,500.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	75	LF	\$50.00	\$3,750.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	80	SF	\$8.00	\$640.00
	SLAB ON GRADE MODIFICATIONS FOR NEW TOILETS & COMMERCIAL KITCHEN				
	SAW CUT AND DEMO SLAB ON GRADE	300	SF	\$15.00	\$4,500.00
	INFILL SLAB ON GRADE TO MATCH EXISTING	300	SF	\$50.00	\$15,000.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	HVAC - VRF (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	CONDENSING UNIT < 5 TON	1	EA	\$5,500.00	\$5,500.00
	FANCOIL UNITS < 1 TON	5	EA	\$1,200.00	\$6,000.00
	BATHROOM EXHAUST FANS	1	EA	\$1,200.00	\$1,200.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$800.00	\$800.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	TRADE DEMOLITION	1450	SF	\$0.65	\$942.50
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	60	SF	\$30.00	\$1,800.00
	ELECTRICAL - COMPLETE NEW SERVICE (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	EQUIPMENT CONNECTIONS	1,450	SF	\$1.00	\$1,450.00
	COMMERCIAL EQUIPMENT CONNECTIONS	324	SF	\$10.00	\$3,240.00
	METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	1	EA	\$5,000.00	\$5,000.00
	FEEDER, CONDUIT AND WIRE	50	LF	\$30.00	\$1,500.00
	RECEPTACLES, CONDUIT AND WIRE	1,450	SF	\$10.00	\$14,500.00
	LIGHTING, CONDUIT AND WIRE	1,450	SF	\$20.00	\$29,000.00
	TELEPHONE AND DATA - ALLOWANCE	1,450	SF	\$3.00	\$4,350.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - ALLOWANCE	1,450	SF	\$4.00	\$5,800.00
	TESTING	1	LS	\$1,900.00	\$1,900.00
	TRADE DEMOLITION	1,450	SF	\$0.90	\$1,305.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO GARAGE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	PLUMBING FIXTURES				
	WATERCLOSETS	1	EA	\$2,500.00	\$2,500.00
	LAVATORIES	1	EA	\$1,400.00	\$1,400.00
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	3	EA	\$3,000.00	\$9,000.00
	COMMERCIAL EQUIPMENT ROUGH-IN	324	SF	\$35.00	\$11,340.00
	GREASE INTERCEPTOR	1	LS	\$12,000.00	\$12,000.00
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$1,400.00	\$1,400.00
	DEMO PLUMBING FIXTURES	4	EA	\$500.00	\$2,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO GARAGE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL GARAGE				\$527,748.75
	COTTAGE				
	REHABILITATE FOR ARTIST-IN-RESIDENCE HOUSING				
	NEW CONCRETE ACCESS RAMP TO PORCH				
	REFINISH WOOD FLOORING	835	SF	\$7.00	\$5,845.00
	CERAMIC TILE FLOOR TO REMAIN	75	SF	\$0.00	\$0.00
	PATCH AND PAINT PLASTER WALLS	2070	SF	\$3.50	\$7,245.00
	PATCH AND PAINT PLASTER CEILINGS	910	SF	\$4.00	\$3,640.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	910	GSF	\$5.00	\$4,550.00
	PATCH AND REFINISH WOOD TRIM	460	LF	\$7.00	\$3,220.00
	PATCH AND REFINISH DOORS	6	EA	\$260.00	\$1,560.00
	INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, BACKSPASH, FIXTURES, FITTINGS AND APPLIANCE				
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	NEW TOILET FIXTURES AND FITTINGS				

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	NEW LIGHT FIXTURE - SEE ELECTRICAL				
	<u>STRUCTURAL</u>				
	EXTERIOR CONCRETE RAMP AT EAST SIDE OF COTTAGE				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	235	SF	\$6.00	\$1,410.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	235	SF	\$100.00	\$23,500.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	80	LF	\$200.00	\$16,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	450	SF	\$15.00	\$6,750.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	<u>HVAC - VRF (PAGE 84)</u>				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	REFRIGERANT PIPING & INSULATION	100	LF	\$30.00	\$3,000.00
	CONDENSING UNIT < 5 TON	1	EA	\$5,500.00	\$5,500.00
	FANCOIL UNITS < 1 TON	2	EA	\$1,200.00	\$2,400.00
	BATHROOM EXHAUST FANS	1	EA	\$1,200.00	\$1,200.00
	THERMOSTATS	2	EA	\$1,000.00	\$2,000.00
	TESTING AND BALANCING	1	LS	\$500.00	\$500.00
	TRADE DEMOLITION	910	SF	\$0.65	\$591.50
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	60	SF	\$30.00	\$1,800.00
	<u>ELECTRICAL - COMPLETE NEW SERVICE (PAGE 84)</u>				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	EQUIPMENT CONNECTIONS	910	SF	\$1.00	\$910.00
	METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	1	EA	\$5,000.00	\$5,000.00
	FEEDER, CONDUIT AND WIRE	50	LF	\$30.00	\$1,500.00
	RECEPTACLES, CONDUIT AND WIRE	910	SF	\$6.00	\$5,460.00
	LIGHTING, CONDUIT AND WIRE	910	SF	\$14.00	\$12,740.00
	TELEPHONE AND DATA - EXISTING	910	SF	\$3.00	\$2,730.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$1,000.00	\$1,000.00
	TRADE DEMOLITION	910	SF	\$0.90	\$819.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO GARAGE - EXISTING				\$0.00
	<u>PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 84)</u>				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	<u>PLUMBING FIXTURES</u>				
	WATERCLOSETS	1	EA	\$2,500.00	\$2,500.00
	LAVATORIES	1	EA	\$1,400.00	\$1,400.00
	BATHTUBS/SHOWERS	1	EA	\$3,000.00	\$3,000.00
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	4	EA	\$3,000.00	\$12,000.00
	CONDENSATE DRAIN	100	LF	\$20.00	\$2,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$800.00	\$800.00
	DEMO PLUMBING FIXTURES	4	EA	\$500.00	\$2,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO GARAGE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL COTTAGE				\$167,520.50

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.1	APPROX. AREA: 8,760

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
GROUND - PER EMAIL DATED 2/23/22					
	GRADE SOUTHEAST CORNER OF SITE AS NEEDED AND CONSTRUCT A NEW PERFORMANCE SPACE AND SCULPTURE GARDEN (PAGE 58)				
	DEMOLITION - HARDSCAPE AND LANDSCAPE	2,000	SF	\$3.00	\$6,000.00
	SWPPP EROSION CONTROL	700	LF	\$25.00	\$17,500.00
	SITE GRADING	2,000	SF	\$1.00	\$2,000.00
	DECOMPOSED GRANITE PADS AND PATHS	2,000	SF	\$5.00	\$10,000.00
	CONCRETE PEDESTALS 4' DIA X 3' HIGH	2	EA	\$2,400.00	\$4,800.00
	CONCRETE STAGE/PLATFORM	100	SF		
	REINFORCED CONCRETE FOUNDATION	8	CY	\$500.00	\$4,000.00
	REINFORCED CONCRETE WALL < 4' HIGH	36	LF	\$200.00	\$7,200.00
	REINFORCED CONCRETE SLAB ON GRADE	100	SF	\$12.00	\$1,200.00
	SITE DRAINAGE	2,000	SF	\$2.50	\$5,000.00
	SITE LIGHTING	2,000	SF	\$2.00	\$4,000.00
	PATCH AND REPAIR EXISTING LANDSCAPING AND IRRIGATION TO MATCH EXISTING	1,500	SF	\$6.00	\$9,000.00
	SITE ACCESSORIES	2,000	SF	\$1.00	\$2,000.00
	SUBTOTAL GROUND				\$72,700.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.2	APPROX. AREA: 4,010

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.2 COMMUNITY					
ROOMS AND ARTIST-IN-RESIDENCE HOUSING					
	MAIN HOUSE - 1ST	3,100	SF	\$236.78	\$734,018.50
	MAIN HOUSE - 2ND FL - EXISTING TO REMAIN	3,300	SF	\$0.00	EXISTING
	GARAGE - EXISTING TO REMAIN	1,450	SF	\$0.00	EXISTING
	COTTAGE	910	SF	\$184.09	\$167,520.50
	GROUND - ACCESS RAMPS				INCLUDED
	SUBTOTAL				\$901,539.00
PRORATES:					
	GENERAL CONDITIONS	20.00%			\$180,307.80
	DESIGN CONTINGENCY	20.00%			\$216,369.36
	ESCALATION TO MID POINT OF CONSTRUCTION - 31 MONTHS @ 6% PER YEAR	16.24%			\$210,830.30
	PHASING	0.00%			\$0.00
	SUBTOTAL				\$1,509,046.46
	BONDS & INSURANCE	3.00%			\$45,271.39
	CONTRACTOR'S FEE	8.00%			\$124,345.43
	TOTAL OF ESTIMATED PRICE				\$1,678,663.29

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.
ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.2	APPROX. AREA: 4,010

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
<u>CU.2-COMMUNITY ROOMS + ARTIST IN RESIDENCE HOUSING</u>					
MAIN HOUSE					
<u>HAZARDOUS MATERIAL ABATEMENT</u>					
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE - 1ST FL	3,100	GSF	\$10.00	\$31,000.00
<u>ARCHITECTURAL</u>					
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE - 1ST FL	3,100	SF	\$1.50	\$4,650.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	CUT AND CASE NEW OPENING FROM ENTRY HALL TO UNIT B BACK BEDROOM, CONVERTED TO HALL				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	INTERIOR PARTITIONS	18	SF	\$25.00	\$450.00
	PLASTER AND PAINT TO MATCH EXISTING	36	SF	\$20.00	\$720.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	6,327	SF	\$3.50	\$22,144.50
	PATCH, REPAIR AND PAINT PLASTER CEILING	3,100	SF	\$4.00	\$12,400.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	3,100	GSF	\$5.00	\$15,500.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	1,069	LF	\$7.00	\$7,483.00
	PATCH, REPAIR AND REFINISH DOORS	18	EA	\$260.00	\$4,680.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS				
	REFINISH EXISTING WOOD FLOORING - ENTRY HALL	210	SF	\$7.00	\$1,470.00
	REFINISH EXISTING WOOD FLOORING - LIVING & DINING	1,070	SF	\$7.00	\$7,490.00
	INSTALL NEW WOOD FLOORING IN REMAINING ROOMS AND CORRIDORS				
	DEMO WOOD FLOORING	1,434	SF	\$2.00	\$2,868.00
	WOOD FLOORING	1,434	SF	\$15.00	\$21,510.00
	WOOD BASE	337	LF	\$12.00	\$4,044.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	386	SF	\$2.50	\$965.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	747	SF	\$3.00	\$2,241.00
	CERAMIC TILE FLOORING - KITCHEN - K1, K2 (1ST FL)	201	SF	\$20.00	\$4,020.00
	CERAMIC TILE BASE - KITCHEN	178	LF	\$18.00	\$3,204.00
	CERAMIC TILE FLOORING - TOILET RR1 & RR2 (1ST FL)	185	SF	\$20.00	\$3,700.00
	CERAMIC TILE BASE - BATHROOMS	83	LF	\$18.00	\$1,494.00
	CERAMIC TILE WALLS - BATHROOMS	747	SF	\$24.00	\$17,928.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.2	APPROX. AREA: 4,010

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPLASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	2	EA	\$750.00	\$1,500.00
	DEMO APPLIANCE	2	SETS	\$520.00	\$1,040.00
	NEW KITCHEN CABINET - K1, K2 (1ST FL)	2	EA	\$11,250.00	\$22,500.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	2	SETS	\$1,500.00	\$3,000.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	3	EA	\$180.00	\$540.00
	TOILET ACCESSORIES - TOILET RR1 & RR2 (1ST FL)	2	EA	\$750.00	\$1,500.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL STRUCTURAL (PAGE 104, 127-128)				\$0.00
	FIRST FLOOR				
	CHANGE OF USE FROM RESIDENCE TO OFFICE/COMMUNITY ROOMS, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,100	SF	\$45.00	\$139,500.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	2	EA		
	WOOD FRAMING	42	SF	\$15.00	\$630.00
	PLYWOOD SHEATHING	84	SF	\$8.00	\$672.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	54	LF	\$125.00	\$6,750.00
	NEW POSTS - ALLOWANCE	5	EA	\$900.00	\$4,500.00
	NEW WOOD BEAMS - ALLOWANCE	54	LF	\$100.00	\$5,400.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	54	LF	\$50.00	\$2,700.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	50	SF	\$8.00	\$400.00
	EXTERIOR CONCRETE RAMP AT SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	270	SF	\$100.00	\$27,000.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	HVAC - VRF (PAGE 89)				
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$4,000.00	\$4,000.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	CONDENSING UNIT 10 TONS	1	EA	\$10,000.00	\$10,000.00
	FAN COIL UNITS < 3 TONS	5	EA	\$1,500.00	\$7,500.00
	BATHROOM EXHAUST FANS	2	EA	\$1,200.00	\$2,400.00
	AIR DISTRIBUTION & DUCTWORK	3100	SF	\$3.75	\$11,625.00
	DIFFUSERS & GRILLS	3100	SF	\$1.15	\$3,565.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$1,600.00	\$1,600.00
	TRADE DEMOLITION	3100	SF	\$0.65	\$2,015.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	100	SF	\$30.00	\$3,000.00
	NEW SHAFT WALL - ALLOWANCE	320	SF	\$25.00	\$8,000.00
	PLASTER AND PAINT TO MATCH EXISTING	320	SF	\$20.00	\$6,400.00
	ELECTRICAL - NEW SWITCHES AND PANELS, INSTALL COMPLETE NEW INTERIOR WIRING, OUTLETS AND LIGHT FIXTURES (PAGE 89)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	3,100	SF	\$1.00	\$3,100.00
	PANELBOARDS	2	EA	\$5,000.00	\$10,000.00
	FEEDER, CONDUIT AND WIRE	100	LF	\$30.00	\$3,000.00
	RECEPTACLES, CONDUIT AND WIRE - OFF/COMMUNITY LIGHTING, CONDUIT AND WIRE - OFF/COMMUNITY	3,100	SF	\$10.00	\$31,000.00
	LIGHTING, CONDUIT AND WIRE - OFF/COMMUNITY	3,100	SF	\$20.00	\$62,000.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$3,800.00	\$3,800.00
	TRADE DEMOLITION	3,100	SF	\$0.90	\$2,790.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.2	APPROX. AREA: 4,010

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 89)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	2	EA	\$2,500.00	\$5,000.00
	LAVATORIES	2	EA	\$1,400.00	\$2,800.00
	KITCHEN SINKS	2	EA	\$2,000.00	\$4,000.00
	ROUGH-IN PLUMBING FIXTURES	6	EA	\$3,000.00	\$18,000.00
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$1,200.00	\$1,200.00
	DEMO PLUMBING FIXTURES	11	EA	\$500.00	\$5,500.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$734,018.50
	COTTAGE				
	REHABILITATE FOR ARTIST-IN-RESIDENCE HOUSING				
	NEW CONCRETE ACCESS RAMP TO PORCH				
	REFINISH WOOD FLOORING	835	SF	\$7.00	\$5,845.00
	CERAMIC TILE FLOOR TO REMAIN	75	SF	\$0.00	\$0.00
	PATCH AND PAINT PLASTER WALLS	2070	SF	\$3.50	\$7,245.00
	PATCH AND PAINT PLASTER CEILINGS	910	SF	\$4.00	\$3,640.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	910	GSF	\$5.00	\$4,550.00
	PATCH AND REFINISH WOOD TRIM	460	LF	\$7.00	\$3,220.00
	PATCH AND REFINISH DOORS	6	EA	\$260.00	\$1,560.00
	INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, BACKSPLASH, FIXTURES, FITTINGS AND APPLIANCE				
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	NEW TOILET FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	NEW LIGHT FIXTURE - SEE ELECTRICAL				
	<u>STRUCTURAL</u>				
	EXTERIOR CONCRETE RAMP AT EAST SIDE OF COTTAGE				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	235	SF	\$6.00	\$1,410.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	235	SF	\$100.00	\$23,500.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	80	LF	\$200.00	\$16,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	450	SF	\$15.00	\$6,750.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	HVAC - VRF (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	REFRIGERANT PIPING & INSULATION	100	LF	\$30.00	\$3,000.00
	CONDENSING UNIT < 5 TON	1	EA	\$5,500.00	\$5,500.00
	FANCOIL UNITS < 1 TON	2	EA	\$1,200.00	\$2,400.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.2	APPROX. AREA: 4,010

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	BATHROOM EXHAUST FANS	1	EA	\$1,200.00	\$1,200.00
	THERMOSTATS	2	EA	\$1,000.00	\$2,000.00
	TESTING AND BALANCING	1	LS	\$500.00	\$500.00
	TRADE DEMOLITION	910	SF	\$0.65	\$591.50
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	60	SF	\$30.00	\$1,800.00
	ELECTRICAL - COMPLETE NEW SERVICE (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	EQUIPMENT CONNECTIONS	910	SF	\$1.00	\$910.00
	METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	1	EA	\$5,000.00	\$5,000.00
	FEEDER, CONDUIT AND WIRE	50	LF	\$30.00	\$1,500.00
	RECEPTACLES, CONDUIT AND WIRE	910	SF	\$6.00	\$5,460.00
	LIGHTING, CONDUIT AND WIRE	910	SF	\$14.00	\$12,740.00
	TELEPHONE AND DATA - EXISTING	910	SF	\$3.00	\$2,730.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$1,000.00	\$1,000.00
	TRADE DEMOLITION	910	SF	\$0.90	\$819.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO GARAGE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	PLUMBING FIXTURES				
	WATERCLOSETS	1	EA	\$2,500.00	\$2,500.00
	LAVATORIES	1	EA	\$1,400.00	\$1,400.00
	BATHTUBS/SHOWERS	1	EA	\$3,000.00	\$3,000.00
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	4	EA	\$3,000.00	\$12,000.00
	CONDENSATE DRAIN	100	LF	\$20.00	\$2,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$800.00	\$800.00
	DEMO PLUMBING FIXTURES	4	EA	\$500.00	\$2,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO GARAGE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL COTTAGE				\$167,520.50

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3	APPROX. AREA: 5,460

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3 LIBRARY, ART STUDIOS AND COMMUNITY ROOMS					
	MAIN HOUSE - 1ST	3,100	SF	\$236.78	\$734,018.50
	MAIN HOUSE - 2ND FL - EXISTING TO REMAIN	3,300	SF	\$0.00	EXISTING
	GARAGE	1,450	SF	\$225.29	\$326,668.75
	COTTAGE	910	SF	\$233.09	\$212,110.50
	GROUND - ACCESS RAMPS				INCLUDED
SUBTOTAL					\$1,272,797.75
PRORATES:					
	GENERAL CONDITIONS	15.00%			\$190,919.66
	DESIGN CONTINGENCY	20.00%			\$292,743.48
	ESCALATION TO MID POINT OF CONSTRUCTION - 31 MONTHS @ 6% PER YEAR	16.24%			\$285,249.25
	PHASING	0.00%			\$0.00
SUBTOTAL					\$2,041,710.14
	BONDS & INSURANCE	3.00%			\$61,251.30
	CONTRACTOR'S FEE	8.00%			\$168,236.92
TOTAL OF ESTIMATED PRICE					\$2,271,198.36

NOTES REGARDING THE ESTIMATE:

PRICING BASED ON PREVAILING WAGE RATES, NORMAL WORKING HOURS
ESTIMATE ASSUMES THAT BUILDINGS WILL BE UNOCCUPIED DURING CONSTRUCTION
ESTIMATE EXCLUDES PHASING + OVERTIME WORK
ESTIMATE EXCLUDES ALL SOFT COSTS
PRICING ASSUMES AT LEAST 5-6 COMPETITIVE RESPONSIBLE GENERAL CONTRACTOR BIDS.
OUR EXPERIENCE SHOWS THAT A DIFFERENTIAL FROM CCC FINAL ESTIMATES OF BETWEEN + 10 % TO + 25 % MAY RESULT IF ONLY 2-3 BIDS ARE RECEIVED.
PRICING ASSUMES THAT ALL WORK WILL BE BID AS 1 BID PACKAGE
ESTIMATE ASSUMES ADEQUATE STAGING AREA AND PARKING ON SITE.

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3	APPROX. AREA: 5,460

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	ESTIMATE EXCLUDES MARKET CONDITIONS/SUPPLY CHAIN ISSUES				
	<u>CU.3-LIBRARY, COMMUNITY ROOMS + ART STUDIOS</u>				
	MAIN HOUSE				
	<u>HAZARDOUS MATERIAL ABATEMENT</u>				
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE - 1ST FL	3,100	GSF	\$10.00	\$31,000.00
	<u>ARCHITECTURAL</u>				
	SCAFFOLDING - ALLOWANCE	6,000	SF	\$5.00	\$30,000.00
	SPOT ABATEMENT AND REPAIR EXTERIOR WALL TO MATCH EXISTING - ALLOWANCE 20%	1,200	SF	\$25.00	\$30,000.00
	PROTECT HISTORIC ELEMENT - ALLOWANCE - 1ST FL	3,100	SF	\$1.50	\$4,650.00
	CONSTRUCT A NEW PERMANENT CONCRETE ACCESS RAMP AROUND THE SOUTH SIDE OF EXISTING ENTRANCE TERRACE, REMOVE PORTION OF EXISTING BALUSTRADE TO ACCOMMODATE RAMP ACCESS				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	270	SF	\$6.00	\$1,620.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	95	LF	\$200.00	\$19,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	500	SF	\$15.00	\$7,500.00
	DEMOLISH EXISTING NON-HISTORIC PORCH ENCLOSURE ON THE SOUTH FAÇADE				
	DEMO SCREEN WALL	15	LF	\$100.00	\$1,500.00
	DEMO DOOR	1	EA	\$150.00	\$150.00
	PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING	120	SF	\$21.00	\$2,520.00
	CUT AND CASE NEW OPENING FROM ENTRY HALL TO UNIT B BACK BEDROOM, CONVERTED TO HALL				
	DEMO PARTITION	42	LF	\$50.00	\$2,100.00
	DEMO DOORS - SINGLE	3	EA	\$150.00	\$450.00
	INTERIOR PARTITIONS	18	SF	\$25.00	\$450.00
	PLASTER AND PAINT TO MATCH EXISTING	36	SF	\$20.00	\$720.00
	DEMOLISH WALL AND REMODEL 2 SMALL BATHROOMS IN UNIT B (1ST FL, NORTH) INTO ONE ACCESSIBLE BATHROOM				
	DEMO DOORS - SINGLE	1	EA	\$150.00	\$150.00
	WOOD STUD FRAMING AND PLYWOOD SHEATHING - SEE STRUCTURE				\$0.00
	PLASTER AND PAINT TO MATCH EXISTING	42	SF	\$20.00	\$840.00
	DEMO PARTITION	12	LF	\$50.00	\$600.00
	PATCH AS NEEDED AND PAINT ALL PLASTER WALL AND CEILING FINISHES, WOOD TRIM, AND DOORS				
	PATCH, REPAIR AND PAINT PLASTER WALL	6,327	SF	\$3.50	\$22,144.50
	PATCH, REPAIR AND PAINT PLASTER CEILING	3,100	SF	\$4.00	\$12,400.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	3,100	GSF	\$5.00	\$15,500.00
	PATCH, REPAIR AND REFINISH WOOD TRIM	1,069	LF	\$7.00	\$7,483.00
	PATCH, REPAIR AND REFINISH DOORS	18	EA	\$260.00	\$4,680.00
	REFINISH EXISTING WOOD FLOORING IN ENTRY HALL, STAIR HALL, LIVING AND DINING ROOMS				
	REFINISH EXISTING WOOD FLOORING - ENTRY HALL	210	SF	\$7.00	\$1,470.00
	REFINISH EXISTING WOOD FLOORING - LIVING & DINING	1,070	SF	\$7.00	\$7,490.00
	INSTALL NEW WOOD FLOORING IN REMAINING ROOMS AND CORRIDORS				
	DEMO WOOD FLOORING	1,434	SF	\$2.00	\$2,868.00
	WOOD FLOORING	1,434	SF	\$15.00	\$21,510.00
	WOOD BASE	337	LF	\$12.00	\$4,044.00
	INSTALL NEW CERAMIC TILE FLOORING IN KITCHENS AND BATHROOMS				
	DEMO CERAMIC TILE FLOORING - KITCHENS & BATHROOMS	386	SF	\$2.50	\$965.00
	DEMO CERAMIC TILE WALLS - BATHROOMS	747	SF	\$3.00	\$2,241.00
	CERAMIC TILE FLOORING - KITCHEN - K1, K2 (1ST FL)	201	SF	\$20.00	\$4,020.00
	CERAMIC TILE BASE - KITCHEN	178	LF	\$18.00	\$3,204.00
	CERAMIC TILE FLOORING - TOILET RR1 & RR2 (1ST FL)	185	SF	\$20.00	\$3,700.00
	CERAMIC TILE BASE - BATHROOMS	83	LF	\$18.00	\$1,494.00
	CERAMIC TILE WALLS - BATHROOMS	747	SF	\$24.00	\$17,928.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD		CCC #:	
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD		DATE:	2/28/22
CLIENT: HISTORIC RESOURCES GROUP			
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)			
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3		APPROX. AREA:	5,460

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	INSTALL NEW KITCHEN CABINETS, HARDWARE, COUNTERTOPS, BACKSPLASHES, FIXTURES, FITTINGS AND APPLIANCES				
	DEMO KITCHEN CABINET	2	EA	\$750.00	\$1,500.00
	DEMO APPLIANCE	2	SETS	\$520.00	\$1,040.00
	NEW KITCHEN CABINET - K1, K2 (1ST FL)	2	EA	\$11,250.00	\$22,500.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	2	SETS	\$1,500.00	\$3,000.00
	INSTALL NEW BATHROOM FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	3	EA	\$180.00	\$540.00
	TOILET ACCESSORIES - TOILET RR1 & RR2 (1ST FL)	2	EA	\$750.00	\$1,500.00
	INSTALL NEW LIGHTING FIXTURES THROUGHOUT - SEE ELECTRICAL STRUCTURAL (PAGE 104, 129-130)				\$0.00
	FIRST FLOOR				
	CHANGE OF USE FROM RESIDENCE TO OFFICE/COMMUNITY ROOMS, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	3,100	SF	\$45.00	\$139,500.00
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING	2	EA		
	WOOD FRAMING	42	SF	\$15.00	\$630.00
	PLYWOOD SHEATHING	84	SF	\$8.00	\$672.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.				
	TEMPORARY SHORING - ALLOWANCE	54	LF	\$125.00	\$6,750.00
	NEW POSTS - ALLOWANCE	5	EA	\$900.00	\$4,500.00
	NEW WOOD BEAMS - ALLOWANCE	54	LF	\$100.00	\$5,400.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	54	LF	\$50.00	\$2,700.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	50	SF	\$8.00	\$400.00
	EXTERIOR CONCRETE RAMP AT SOUTHEAST CORNERS OF THE HOUSE				
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	270	SF	\$100.00	\$27,000.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	HVAC - VRF (PAGE 94)				
	SAW CUTTING/CORING - ALLOWANCE	1	LS	\$4,000.00	\$4,000.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	CONDENSING UNIT 10 TONS	1	EA	\$10,000.00	\$10,000.00
	FAN COIL UNITS < 3 TONS	5	EA	\$1,500.00	\$7,500.00
	BATHROOM EXHAUST FANS	2	EA	\$1,200.00	\$2,400.00
	AIR DISTRIBUTION & DUCTWORK	3100	SF	\$3.75	\$11,625.00
	DIFFUSERS & GRILLS	3100	SF	\$1.15	\$3,565.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$1,600.00	\$1,600.00
	TRADE DEMOLITION	3100	SF	\$0.65	\$2,015.00
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	100	SF	\$30.00	\$3,000.00
	NEW SHAFT WALL - ALLOWANCE	320	SF	\$25.00	\$8,000.00
	PLASTER AND PAINT TO MATCH EXISTING	320	SF	\$20.00	\$6,400.00
	ELECTRICAL - NEW SWITCHES AND PANELS, INSTALL COMPLETE NEW INTERIOR WIRING, OUTLETS AND LIGHT FIXTURES (PAGE 94)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	TRANSFORMER - EXISTING				\$0.00
	HOUSE METER	1	EA	\$3,500.00	\$3,500.00
	DISTRIBUTION SWITCHBOARD	1	EA	\$10,000.00	\$10,000.00
	EQUIPMENT CONNECTIONS	3,100	SF	\$1.00	\$3,100.00
	PANELBOARDS	2	EA	\$5,000.00	\$10,000.00
	FEEDER, CONDUIT AND WIRE	100	LF	\$30.00	\$3,000.00
	RECEPTACLES, CONDUIT AND WIRE - OFF/COMMUNITY LIGHTING, CONDUIT AND WIRE - OFF/COMMUNITY	3,100	SF	\$10.00	\$31,000.00
	LIGHTING, CONDUIT AND WIRE - OFF/COMMUNITY	3,100	SF	\$20.00	\$62,000.00
	TELEPHONE AND DATA - EXISTING				\$0.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	TESTING	1	LS	\$3,800.00	\$3,800.00
	TRADE DEMOLITION	3,100	SF	\$0.90	\$2,790.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3	APPROX. AREA: 5,460

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO MAIN HOUSE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 94)				
	CORING - ALLOWANCE	1	LS	\$3,000.00	\$3,000.00
	PLUMBING FIXTURES				
	WATERCLOSETS	2	EA	\$2,500.00	\$5,000.00
	LAVATORIES	2	EA	\$1,400.00	\$2,800.00
	KITCHEN SINKS	2	EA	\$2,000.00	\$4,000.00
	ROUGH-IN PLUMBING FIXTURES	6	EA	\$3,000.00	\$18,000.00
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$1,200.00	\$1,200.00
	DEMO PLUMBING FIXTURES	11	EA	\$500.00	\$5,500.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO MAIN HOUSE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL MAIN HOUSE				\$734,018.50
	GARAGE				
	HAZARDOUS MATERIAL ABATEMENT - ALLOWANCE	1,450	SF	\$10.00	\$14,500.00
	ARCHITECTURAL (PAGE 66)				
	REPLACE AUTO DOORS AT SOUTH AND NORTH GARAGES WITH BI-FOLDING GLASS DOORS AND WOOD FRAMES, INSTALL SIMILAR DOORS TO ENCLOSE WORKSHOP AREA				
	DEMO GARAGE DOORS	5	EA	\$700.00	\$3,500.00
	NEW BI-FOLDING GLASS DOORS < 9' WIDE	5	EA	\$7,200.00	\$36,000.00
	NEW BI-FOLDING GLASS DOORS, 14' WIDE	1	EA	\$9,700.00	\$9,700.00
	FRAME NEW OPENING - WORKSHOP	1	EA	\$800.00	\$800.00
	DEMOLISH 2 DEMISING WALLS BETWEEN SOUTH GARAGES, AND BATHROOMS AND KITCHEN IN SERVANTS' QUARTERS				
	DEMO PARTITION	37	LF	\$50.00	\$1,850.00
	CONVERT GARAGES AND SERVANTS' QUARTERS INTO ART STUDIOS, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO PARTITION	38	LF	\$50.00	\$1,900.00
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	2,760	SF	\$1.00	\$2,760.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	2,760	SF	\$4.00	\$11,040.00
	EPOXY COATING - FLOORING	1,290	SF	\$3.00	\$3,870.00
	GYPSUM BOARD CEILING, PAINTED	1,290	SF	\$20.00	\$25,800.00
	CONVERT WORKSHOP AREA TO COMMON ROOM AND ACCESSIBLE TOILET, INSTALL NEW GYPSUM BOARD WALL AND CEILING FINISH, AND EPOXY FLOORING OVER CONCRETE SLAB				
	DEMO GYPSUM BOARD, EXISTING STUDS TO REMAIN	560	SF	\$1.00	\$560.00
	INTERIOR DOORS, FRAMES AND HARDWARE	1	EA	\$2,500.00	\$2,500.00
	INTERIOR PARTITIONS	80	SF	\$25.00	\$2,000.00
	GYPSUM BOARD, PAINTED TO EXISTING STUDS	560	SF	\$4.00	\$2,240.00
	EPOXY COATING - FLOORING	160	SF	\$3.00	\$480.00
	GYPSUM BOARD CEILING, PAINTED	160	SF	\$20.00	\$3,200.00
	INSTALL NEW TOILET FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3	APPROX. AREA: 5,460

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	INSTALL NEW KITCHENETTE AND SECURABLE STORAGE CABINETS IN COMMON AREA				
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	<u>STRUCTURAL</u>				
	PROVIDE NEW LATERAL FORCE RESISTING SYSTEM, WHICH MAY INCLUDE PLYWOOD OR PREMANUFACTURED SHEAR WALLS				
	PLYWOOD SHEAR WALLS - ALLOWANCE	1,945	SF	\$8.00	\$15,560.00
	HOLD DOWNS - ALLOWANCE	50	SF	\$250.00	\$12,406.25
	INFILL EXISTING WALL OPENINGS WITH WOOD STUDS TO MATCH EXISTING WOOD FRAMING	2	EA		
	PLYWOOD SHEATHING	140	SF	\$15.00	\$2,100.00
	PROVIDE SHORING, NEW WOOD BEAMS AND POSTS AT ANY BEARING WALLS TO BE REMOVED. STRENGTHEN FLOOR JOISTS, IF REQUIRED. PROVIDE PLYWOOD SHEATHING AT THE INTERIOR, IF REQUIRED.	280	SF	\$8.00	\$2,240.00
	TEMPORARY SHORING - ALLOWANCE	75	LF	\$125.00	\$9,375.00
	NEW POSTS - ALLOWANCE	7	EA	\$900.00	\$6,300.00
	NEW WOOD BEAMS - ALLOWANCE	75	LF	\$100.00	\$7,500.00
	STRENGTHEN FLOOR JOISTS - ALLOWANCE	75	LF	\$50.00	\$3,750.00
	PLYWOOD SHEATHING TO SHEAR WALL - ALLOWANCE	80	SF	\$8.00	\$640.00
	SLAB ON GRADE MODIFICATIONS FOR NEW TOILETS				
	SAW CUT AND DEMO SLAB ON GRADE	120	SF	\$15.00	\$1,800.00
	INFILL SLAB ON GRADE TO MATCH EXISTING	120	SF	\$50.00	\$6,000.00
	<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>				
	HVAC - VRF (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	REFRIGERANT PIPING & INSULATION	250	LF	\$30.00	\$7,500.00
	CONDENSING UNIT < 5 TON	1	EA	\$5,500.00	\$5,500.00
	FANCOIL UNITS < 1 TON	5	EA	\$1,200.00	\$6,000.00
	BATHROOM EXHAUST FANS	1	EA	\$1,200.00	\$1,200.00
	THERMOSTATS	5	EA	\$1,000.00	\$5,000.00
	TESTING AND BALANCING	1	LS	\$800.00	\$800.00
	TRADE DEMOLITION	1450	SF	\$0.65	\$942.50
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	60	SF	\$30.00	\$1,800.00
	ELECTRICAL - NEW SINGLE METERED SERVICE REPLACE ALL WIRING SWITCHES AND LIGHT FIXTURE, NEW SECURITY SYSTEM IN GALLERY SPACES (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	EQUIPMENT CONNECTIONS	1,450	SF	\$1.00	\$1,450.00
	METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	1	EA	\$5,000.00	\$5,000.00
	FEEDER, CONDUIT AND WIRE	50	LF	\$30.00	\$1,500.00
	RECEPTACLES, CONDUIT AND WIRE	1,450	SF	\$10.00	\$14,500.00
	LIGHTING, CONDUIT AND WIRE	1,450	SF	\$20.00	\$29,000.00
	TELEPHONE AND DATA - ALLOWANCE	1,450	SF	\$3.00	\$4,350.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - ALLOWANCE	1,450	SF	\$4.00	\$5,800.00
	TESTING	1	LS	\$1,800.00	\$1,800.00
	TRADE DEMOLITION	1,450	SF	\$0.90	\$1,305.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO GARAGE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 67)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	PLUMBING FIXTURES				
	WATERCLOSETS	1	EA	\$2,500.00	\$2,500.00
	LAVATORIES	1	EA	\$1,400.00	\$1,400.00

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3	APPROX. AREA: 5,460

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	3	EA	\$3,000.00	\$9,000.00
	CONDENSATE DRAIN	250	LF	\$20.00	\$5,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$700.00	\$700.00
	DEMO PLUMBING FIXTURES	4	EA	\$500.00	\$2,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO GARAGE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL GARAGE				\$326,668.75
	COTTAGE				
	REHABILITATE TO HOUSE CITY ARCHIVES AND READING ROOM				
	NEW CONCRETE ACCESS RAMP TO PORCH				
	REFINISH WOOD FLOORING	835	SF	\$7.00	\$5,845.00
	CERAMIC TILE FLOOR TO REMAIN	75	SF	\$0.00	\$0.00
	PATCH AND PAINT PLASTER WALLS	2070	SF	\$3.50	\$7,245.00
	PATCH AND PAINT PLASTER CEILINGS	910	SF	\$4.00	\$3,640.00
	PREMIUM FOR PATCH AND REPAIR/REPLACE PLASTER AT MEP WORKS - ALLOWANCE	910	GSF	\$5.00	\$4,550.00
	PATCH AND REFINISH WOOD TRIM	460	LF	\$7.00	\$3,220.00
	PATCH AND REFINISH DOORS	6	EA	\$260.00	\$1,560.00
	INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, BACKSPLASH, FIXTURES, FITTINGS AND APPLIANCE				
	DEMO KITCHEN CABINET	1	EA	\$750.00	\$750.00
	DEMO APPLIANCE	1	SETS	\$520.00	\$520.00
	NEW KITCHEN CABINET	1	EA	\$11,250.00	\$11,250.00
	NEW APPLIANCE - REFRIGERATOR, DISHWASHER AND RANGE	1	SETS	\$1,500.00	\$1,500.00
	NEW TOILET FIXTURES AND FITTINGS				
	DEMO AND NEW BATHROOM FIXTURES - SEE PLUMBING				\$0.00
	DEMO BATHROOM ACCESSORIES	1	EA	\$180.00	\$180.00
	TOILET ACCESSORIES	1	EA	\$750.00	\$750.00
	NEW LIGHT FIXTURE - SEE ELECTRICAL				
	STRUCTURAL				
	CHANGE OF USE FROM RESIDENCE TO ART GALLERY/MUSEUM, STRENGTHEN FLOOR JOISTS AND/OR FOUNDATIONS TO SUPPORT INCREASED LIVE LOAD, IF REQUIRED	910	SF	\$45.00	\$40,950.00
	EXTERIOR CONCRETE RAMP AT EAST SIDE OF COTTAGE				
	DEMO HARDSCAPE AND LANDSCAPE FOR NEW RAMP	235	SF	\$6.00	\$1,410.00
	DEMO/MODIFY EXISTING BALUSTRADE FOR NEW RAMP (6 LF)	1	EA	\$700.00	\$700.00
	NEW RAMPS WITH CHEEK WALLS AND FOUNDATIONS	235	SF	\$100.00	\$23,500.00
	RAMP RAILINGS - ALLOWANCE, STEEL, PAINTED	80	LF	\$200.00	\$16,000.00
	PATCH AND REPAIR HARDSCAPE AND LANDSCAPE	450	SF	\$15.00	\$6,750.00
	MECHANICAL, ELECTRICAL AND PLUMBING				
	HVAC - VRF (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	REFRIGERANT PIPING & INSULATION	100	LF	\$30.00	\$3,000.00
	CONDENSING UNIT < 5 TON	1	EA	\$5,500.00	\$5,500.00
	FANCOIL UNITS < 1 TON	2	EA	\$1,200.00	\$2,400.00
	BATHROOM EXHAUST FANS	1	EA	\$1,200.00	\$1,200.00
	THERMOSTATS	2	EA	\$1,000.00	\$2,000.00
	TESTING AND BALANCING	1	LS	\$500.00	\$500.00
	TRADE DEMOLITION	910	SF	\$0.65	\$591.50
	EQUIPMENT/HOUSE KEEPING PADS - ALLOWANCE	60	SF	\$30.00	\$1,800.00
	ELECTRICAL - COMPLETE NEW SERVICE (PAGE 84)				

PROJECT: LAUREL HOUSE WEST HOLLYWOOD	CCC #:
LOCATION: 1343 N LAUREL AVENUE, WEST HOLLYWOOD	DATE: 2/28/22
CLIENT: HISTORIC RESOURCES GROUP	
DESIGN STAGE: FEASIBILITY STUDY (JANUARY 2022)	
DESCRIPTION: OPTION 4 VARIATION OF ALL OPTIONS COMBINED - CU.3	APPROX. AREA: 5,460

ITEM NO.	DETAIL OF ESTIMATE	EST QTY	UNIT	UNIT COST	TOTAL COST
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	EQUIPMENT CONNECTIONS	910	SF	\$1.00	\$910.00
	METER	1	EA	\$2,000.00	\$2,000.00
	PANELBOARDS	1	EA	\$5,000.00	\$5,000.00
	FEEDER, CONDUIT AND WIRE	50	LF	\$30.00	\$1,500.00
	RECEPTACLES, CONDUIT AND WIRE	910	SF	\$6.00	\$5,460.00
	LIGHTING, CONDUIT AND WIRE	910	SF	\$14.00	\$12,740.00
	TELEPHONE AND DATA - EXISTING	910	SF	\$3.00	\$2,730.00
	FIRE ALARM SYSTEM - EXCLUDED				\$0.00
	SECURITY SYSTEM - ALLOWANCE	910	SF	\$4.00	\$3,640.00
	TESTING	1	LS	\$1,000.00	\$1,000.00
	TRADE DEMOLITION	910	SF	\$0.90	\$819.00
	ELECTRICAL UTILITIES/MAIN UNDERGROUND FEEDER TO GARAGE - EXISTING				\$0.00
	PLUMBING - NEW DOMESTIC SYSTEM INCLUDING PLUMBING LINES, FIXTURES AND FITTINGS (PAGE 84)				
	CORING - ALLOWANCE	1	LS	\$1,100.00	\$1,100.00
	PLUMBING FIXTURES				
	WATERCLOSETS	1	EA	\$2,500.00	\$2,500.00
	LAVATORIES	1	EA	\$1,400.00	\$1,400.00
	BATHTUBS/SHOWERS	1	EA	\$3,000.00	\$3,000.00
	KITCHEN SINKS	1	EA	\$2,000.00	\$2,000.00
	ROUGH-IN PLUMBING FIXTURES	4	EA	\$3,000.00	\$12,000.00
	CONDENSATE DRAIN	100	LF	\$20.00	\$2,000.00
	WATER HEATING EQUIPMENT - EXISTING				
	NATURAL GAS PIPING - EXISTING				
	RAIN WATER DRAINAGE - EXISTING				
	TESTING AND STERILIZING	1	LS	\$800.00	\$800.00
	DEMO PLUMBING FIXTURES	4	EA	\$500.00	\$2,000.00
	PLUMBING UTILITIES/MAIN UNDERGROUND DOMESTIC WATER AND SEWER TO GARAGE - EXISTING				\$0.00
	FIRE SPRINKLER - EXCLUDED				\$0.00
	SUBTOTAL COTTAGE				\$212,110.50

FEASIBILITY STUDY

Laurel House
1343 N. Laurel Avenue, West Hollywood

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com



November 23, 2021

Mr. John LoCascio

Principal
Historic Resources Group
12 South Fair Oaks Ave, Suite 200
Pasadena, CA 91105

Via email: john@historicresourcesgroup.com

Reference: **FEASIBILITY STUDY
1343 N. LAUREL AVENUE
WEST HOLLYWOOD, CALIFORNIA 90046
[INSIGHT PROJECT #13048.3]**

Dear Mr. LoCascio:

Per your request, we have reviewed the plans for the proposed improvements related to the existing buildings (main house, garages, and caretaker's cottage) located at 1343 North Laurel Avenue in West Hollywood, California. We understand the existing buildings at the property are qualified as historical buildings. As a result, any structural alterations must be in accordance with the California Historical Building Code (CHBC). The purpose of this letter is to provide preliminary structural input for the following four options that have been identified for the property:

- 1) Enhance Existing Property (including 3 alternatives)
- 2) Arts and Culture (including 2 alternatives)
- 3) Event and Meeting Space (including 2 alternatives)
- 4) Variation of All Options Combined (including 3 alternatives)

Our initial input is based on the following:

- Plans by HRG of Options 1-4 with Alternatives, which you emailed to us on September 7, 2021 (attached for reference).
- Site visit with you on September 28, 2021, to observe the existing structure at areas readily accessible and observable.

Building Description

We understand the buildings on the property were built around 1915. The existing roof and 2nd floor framing consist of wood joists that span to wood beams and/or interior wood bearing walls. The 1st floor wood joists span to girders supported by wood posts and concrete footings at the basement level. We assume the foundations are conventional concrete strip and spread footings.

Option 1 – Enhance Existing Property

EU.1

First Floor:

- Infill existing wall openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at northwest and southeast corners of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.

EU.2

First Floor:

- Infill existing wall openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at northwest and southeast corners of the house.

EU.3

First Floor:

- Infill existing wall openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.

Option 2 – Arts and Culture

AC.1

Site:

- New concrete stage/platform with new foundations. See attached sample detail.

First Floor:

- Change of use from Residence to Art Gallery/Museum: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at northwest and southeast corners of the house.

Garages:

- Provide new lateral force resisting system, which may include plywood or pre-manufactured shear walls.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Slab on grade modifications for new toilets.

AC.2

Site:

- New concrete stage/platform with new foundations. See attached sample detail.

First Floor:

- Change of use from Residence to Art Gallery/Museum: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guiderrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Floor opening for new elevator.

Option 3 – Event and Meeting Space

EM.1

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guidrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Floor opening for new elevator.

EM.2

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guidrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Floor opening for new elevator.

Option 4 – Variation of All Options Combined

CU.1

Site:

- New concrete stage/platform with new foundations. See attached sample detail.

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.

- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- New concrete pit for elevator and steel post/guidrails. See attached sample detail.
- Exterior concrete ramp at southeast corner of the house.

Second Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Remove and replace existing stair at southwest corner. See attached sample detail.
- Provide new stair and foundations for new stair at northwest corner. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Floor opening for new elevator.

Cottage and Garages:

- Provide new lateral force resisting system, which may include plywood or pre-manufactured shear walls.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Slab on grade modifications for new toilets.
- Exterior concrete ramp at east side of cottage.

CU.2

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Exterior wood framed ramp at southeast corner of the house. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at southeast corner of the house.

Cottage:

- Exterior concrete ramp at east side of cottage.

CU.3

First Floor:

- Change of use from Residence to Office/Community Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Provide shoring, new wood beams and posts at any bearing walls to be removed. Strengthen floor joists, if required. Provide plywood sheathing at the interior, if required. See attached sample details.
- Exterior concrete ramp at southeast corner of the house.

Cottage:

- Change of use from Residence to Office/Storage Rooms: Strengthen floor joists and/or foundations to support increased live load, if required. See attached sample detail.
- Exterior concrete ramp at east side.

Garages:

- Provide new lateral force resisting system, which may include plywood or pre-manufactured shear walls.
- Infill existing door openings with wood studs to match existing. See attached sample detail.
- Slab on grade modifications for new toilets.

Additional Work Required for All of the Above Options

- Any pre-existing structural damage and other unsafe conditions shall be addressed.
- Wherever plywood is required, as described above, provide hold downs, framing clips, etc. per current standards.
- Supplemental sheathing at cripple walls and anchorage of sill plates to the foundations.
- If improved seismic performance or reduced life safety risks are desired, we recommend a voluntary seismic upgrade.



Limitations

We have not performed a structural evaluation, structural calculations, or an in-depth structural survey to determine details of existing construction. No testing of systems or materials, or removal of finish materials for observation of concealed construction was completed. This letter is based on our initial review of available information provided to us. Insight Structural Engineers renders no opinion as to the condition at un-surveyed and/or inaccessible portions of the building. Implementation of structural alterations will require structural drawings and calculations to be submitted for plan check and approved by the city prior to construction.

We appreciate the opportunity to provide our structural engineering services on this project. Please do not hesitate to call if you have any questions. Thank you.

Sincerely,
INSIGHT STRUCTURAL ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Brent Blackman". The signature is fluid and cursive, with a long horizontal stroke at the end.

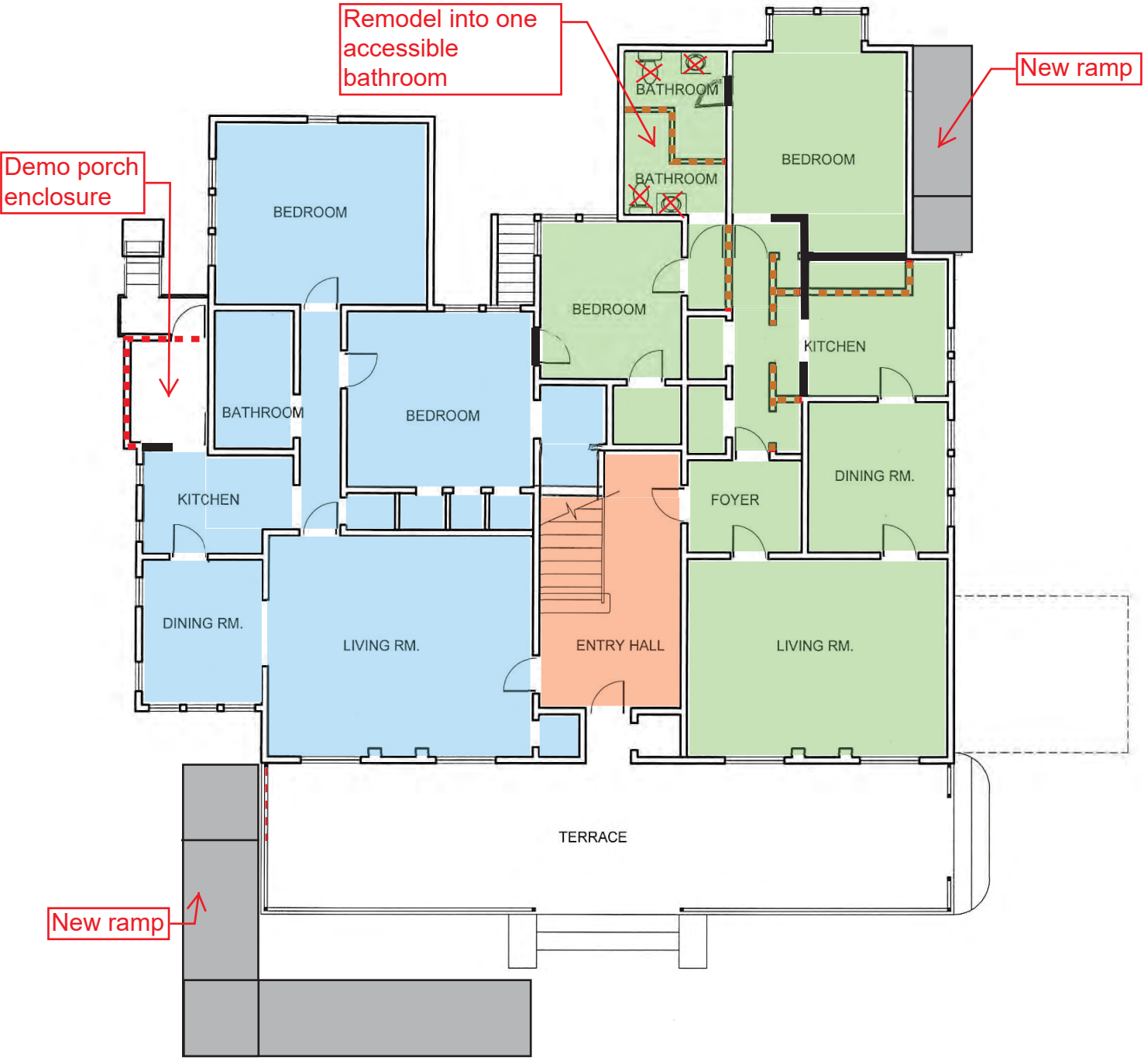
Brent Blackman, SE
President, LEED® AP
S4635

Attachments:

- Plans by HRG of Options 1-4 with Alternatives (for reference)
- Sample Detail 1 – Closure of Openings
- Sample Detail 2 – Stud Wall Framing
- Sample Detail 3 – Joist to Beam Connection
- Sample Detail 4 – Beam to Post Connection
- Sample Detail 5 – Stair Framing
- Sample Detail 6 – Concrete Stage/Platform
- Sample Detail 7 – Strengthening of Floor Joists
- Sample Detail 8 – Foundation Strengthening/Underpinning
- Sample Detail 9 – Elevator Pit
- Sample Detail 10 – Shear Wall Framing

LEGEND

- Existing wall to be demolished
- New wall/partition
- Unit A
- Unit B (accessible)
- Lobby/circulation



OPTION 1-EU.1, FIRST FLOOR







Repair/rebuild (E) stair

New stair



OPTION 1-EU.1, SECOND FLOOR

LEGEND

-  New wall/partition
-  Unit C
-  Unit D
-  Lobby/circulation



LEGEND

- Existing walls to be demolished
- New walls/partitions
- Common gathering/socializing
- Artist-in-Residence Unit A
- Artist-in-Residence Unit B

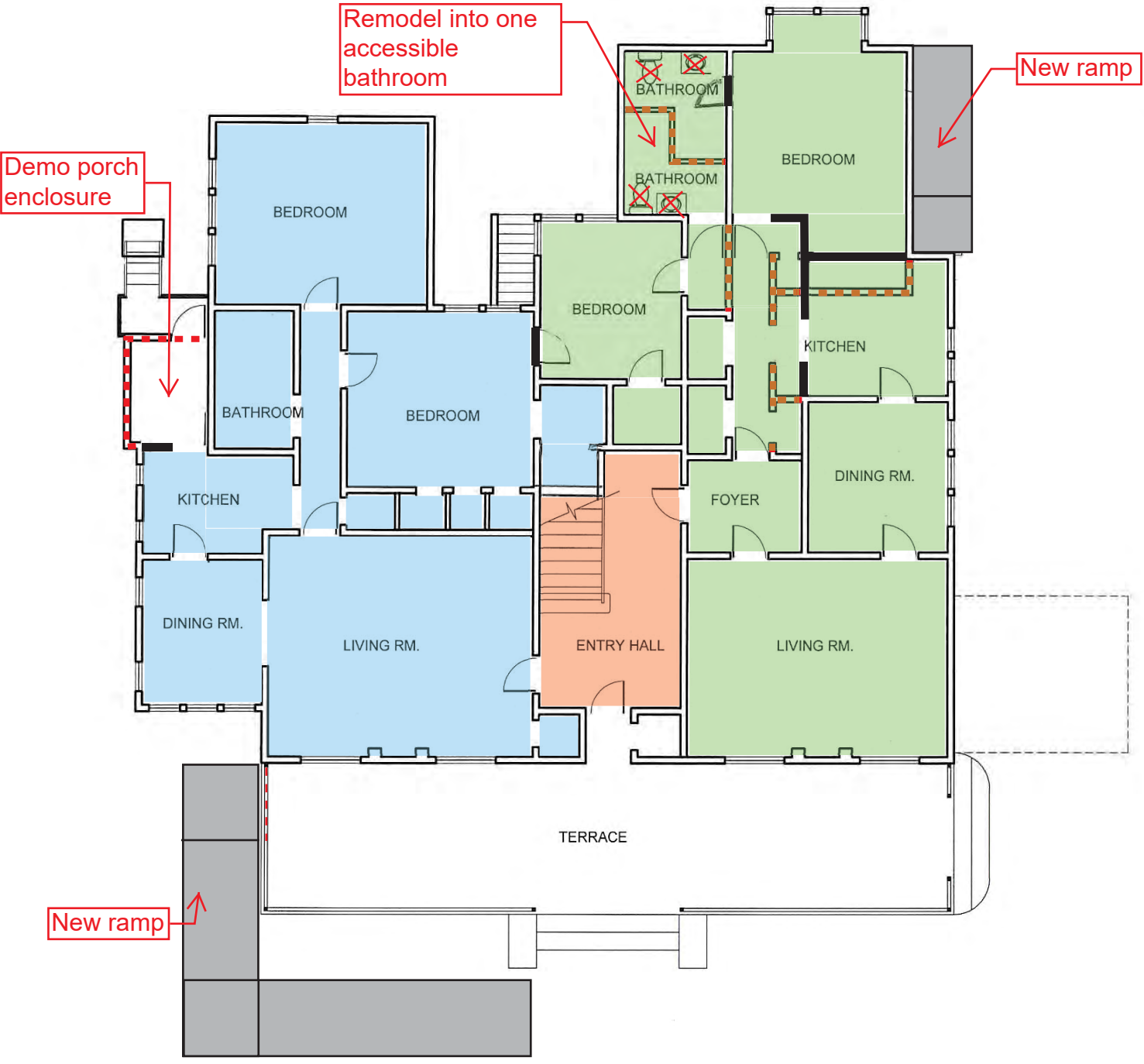


OPTION 1-EU.2, FIRST FLOOR



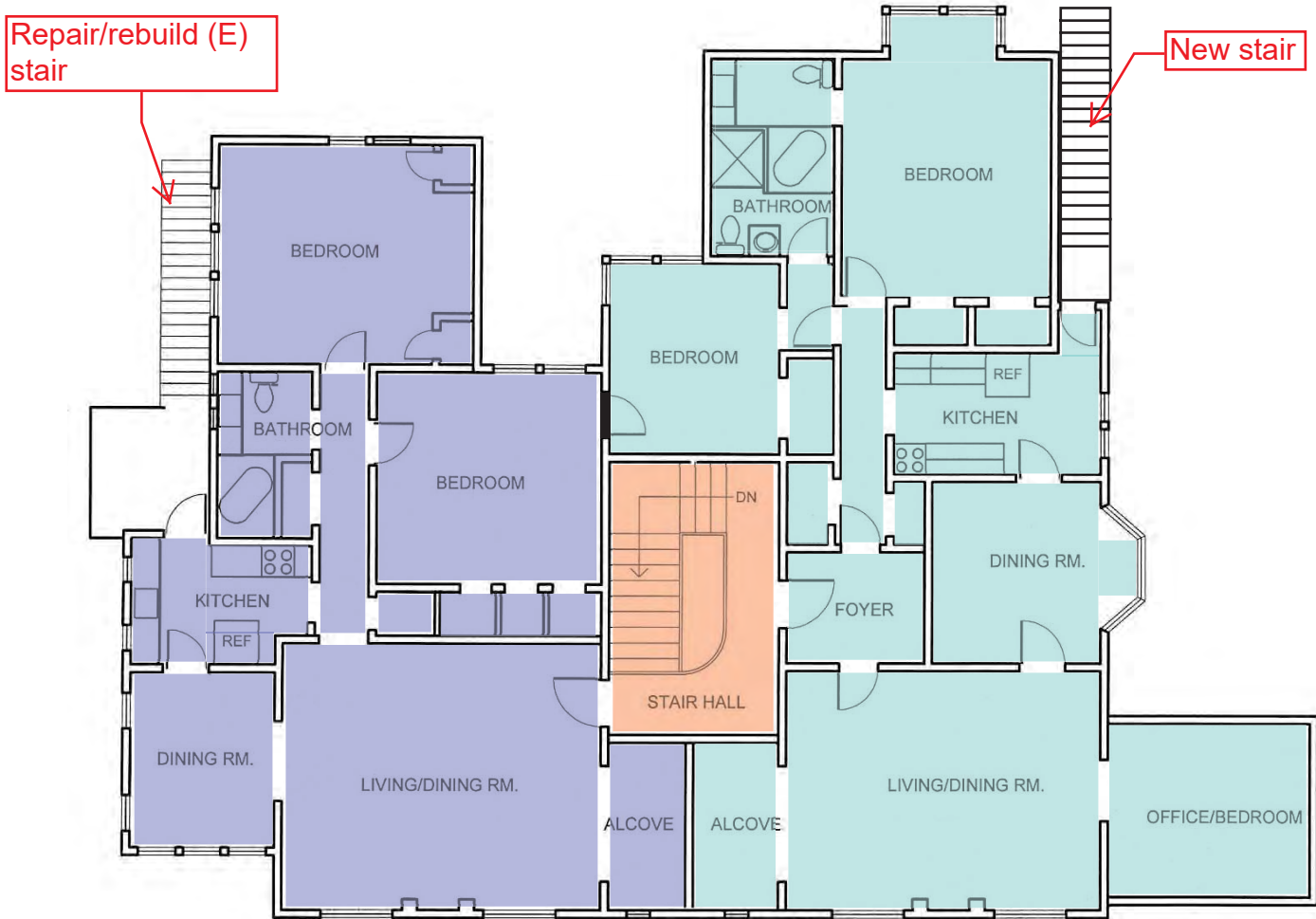
LEGEND

- Existing wall to be demolished
- New wall/partition
- Unit A
- Unit B (accessible)
- Lobby/circulation







OPTION 1-EU.3, FIRST FLOOR





OPTION 1-EU.3, SECOND FLOOR

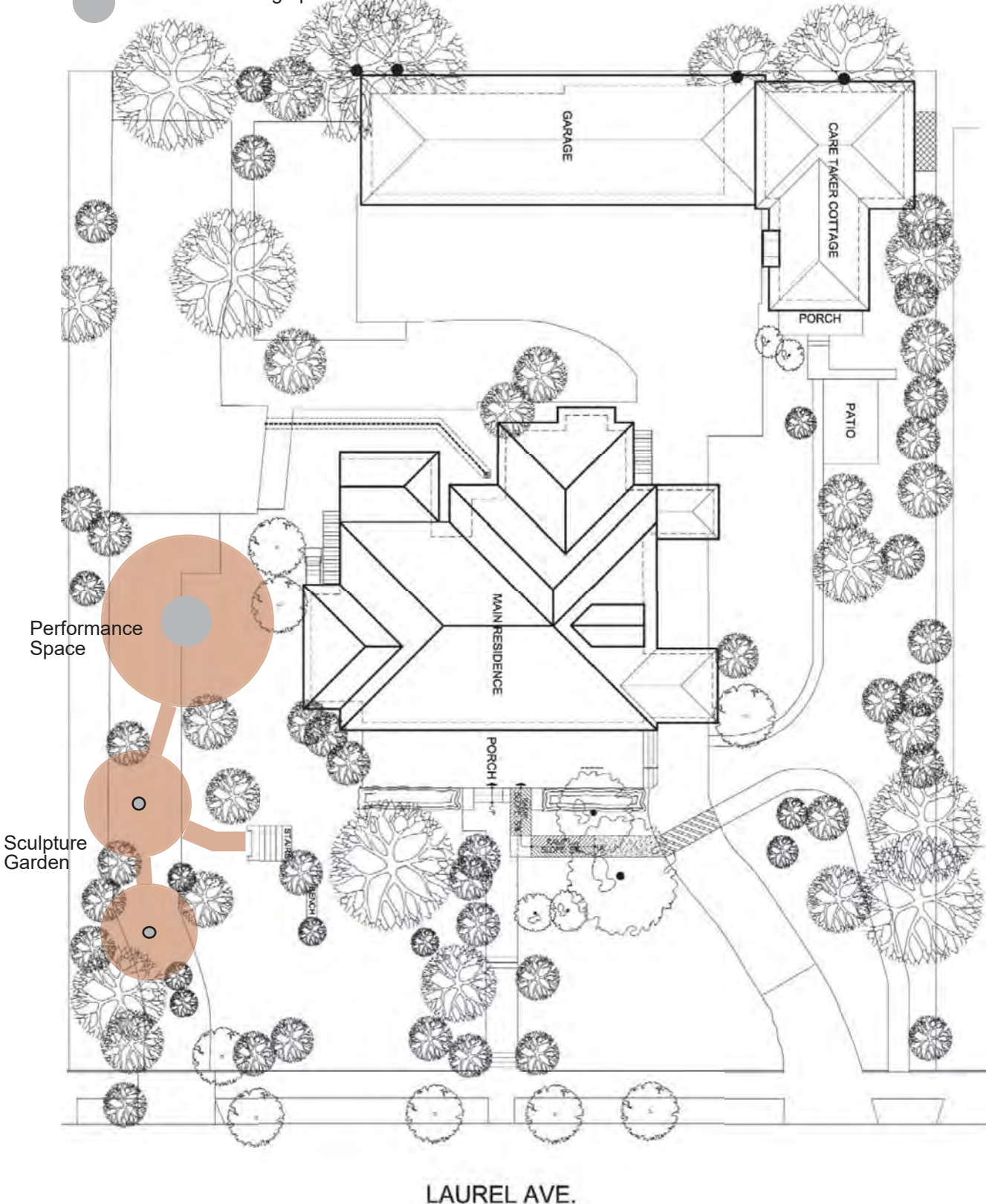
LEGEND

-  New wall/partition
-  Unit C
-  Unit D
-  Lobby/circulation



LEGEND

- Decomposed granite
- Concrete Pedestals
- Concrete stage/platform

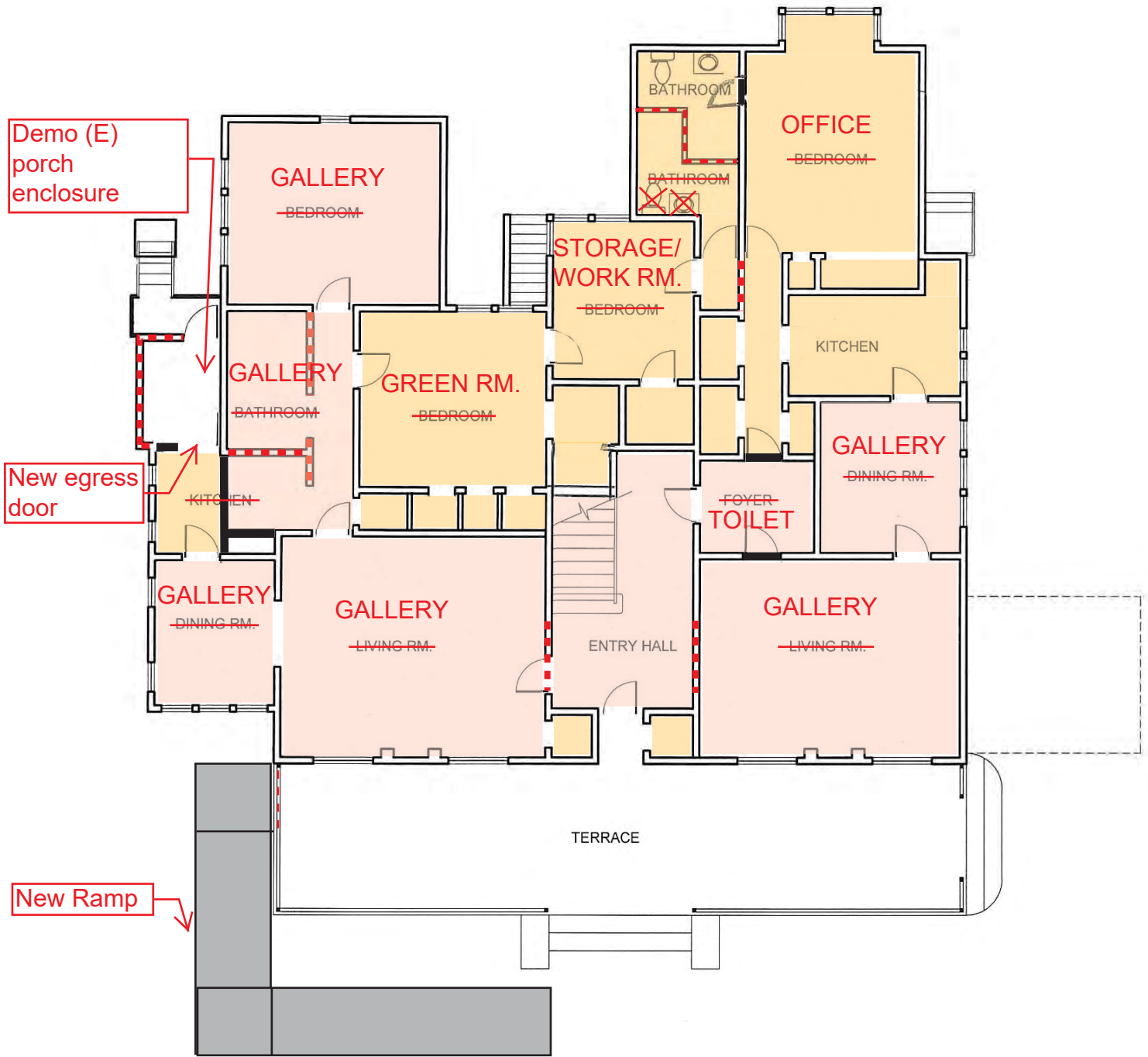


OPTION 2-AC.1, SITE PLAN



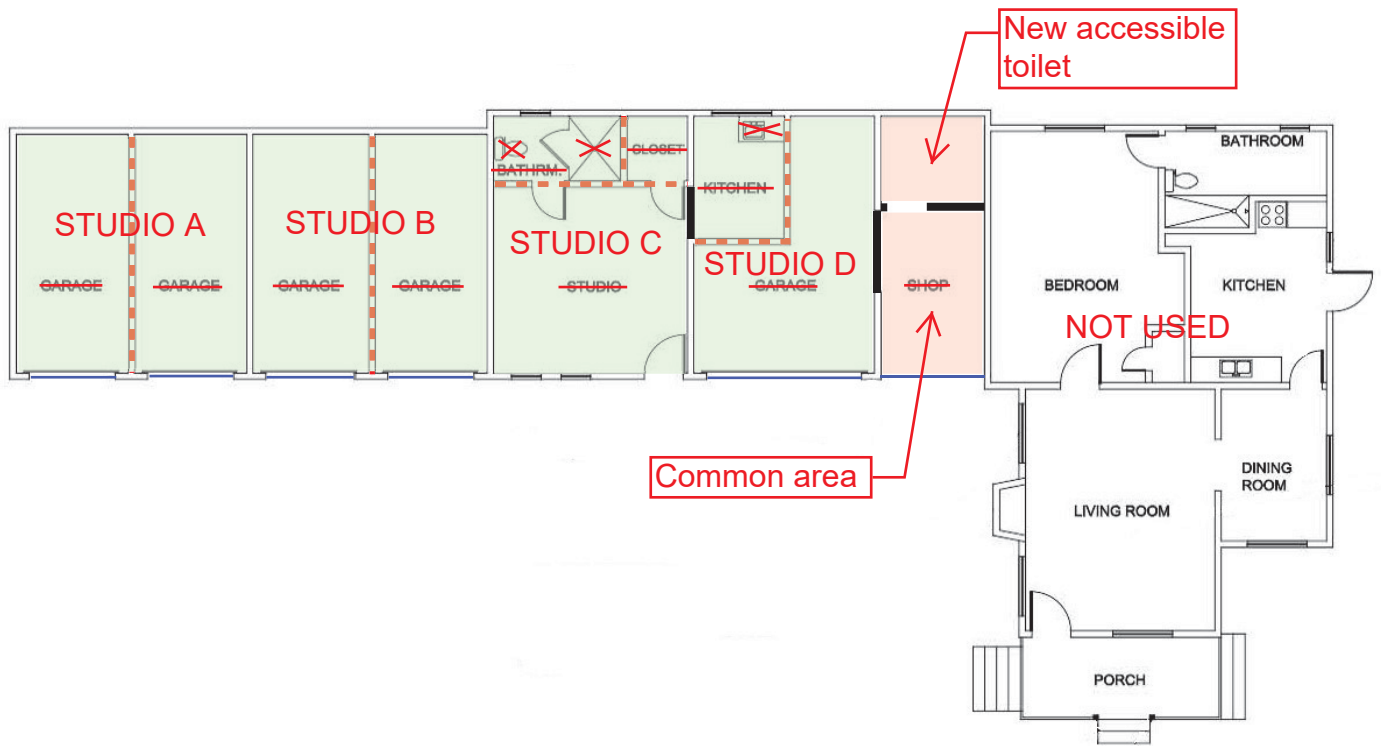
LEGEND

- Existing walls to be demolished
- New walls/partitions
- Art Gallery/Museum
- Office/Support spaces



OPTION 2-AC.1, FIRST FLOOR





OPTION 2-AC.1, GARAGES

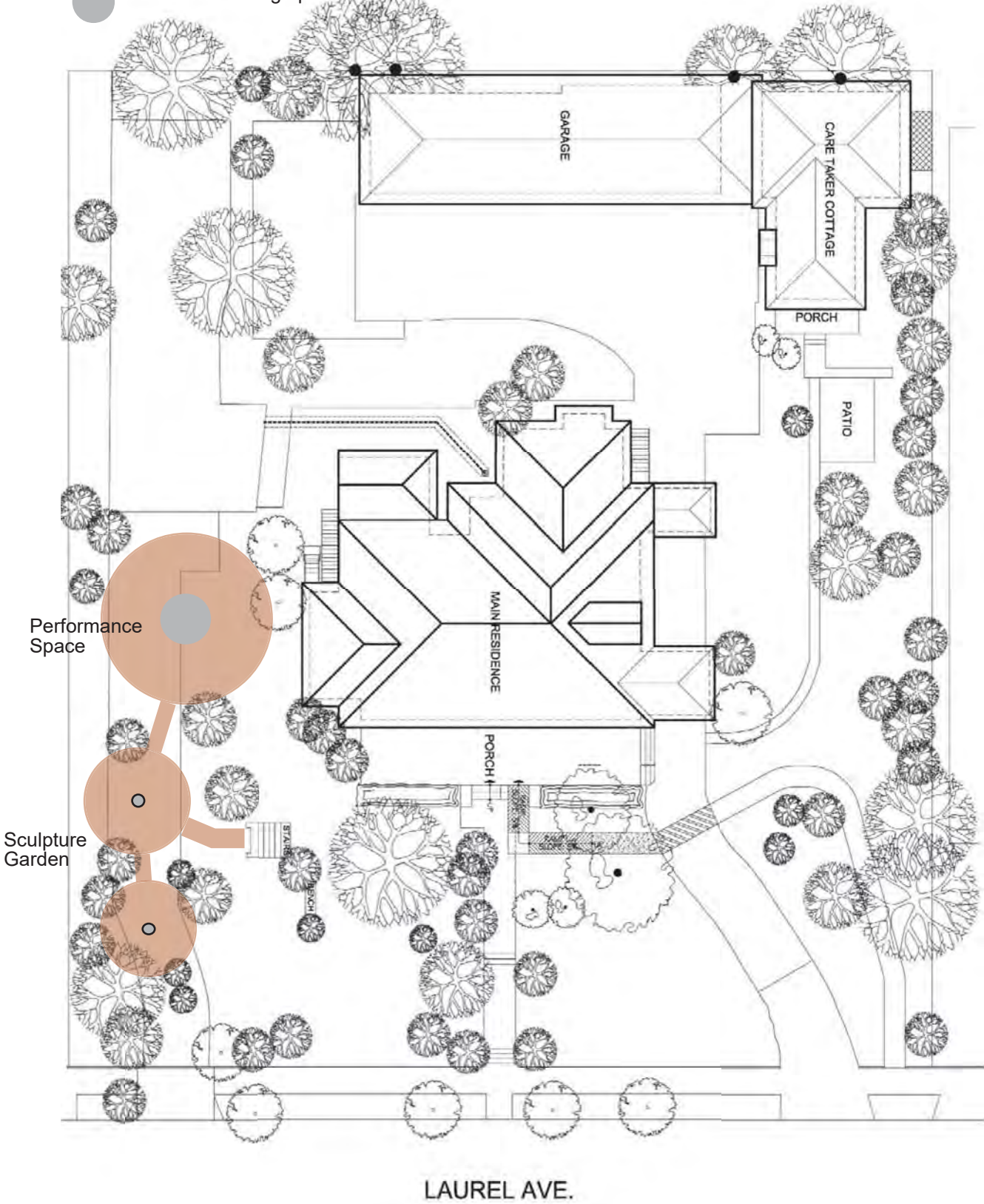
LEGEND

- - - - - Existing wall to be demolished
- New wall/partition
- Glazed folding or overhead doors
- Artist studios
- Common areas



LEGEND

- Decomposed granite
- Concrete Pedestals
- Concrete stage/platform

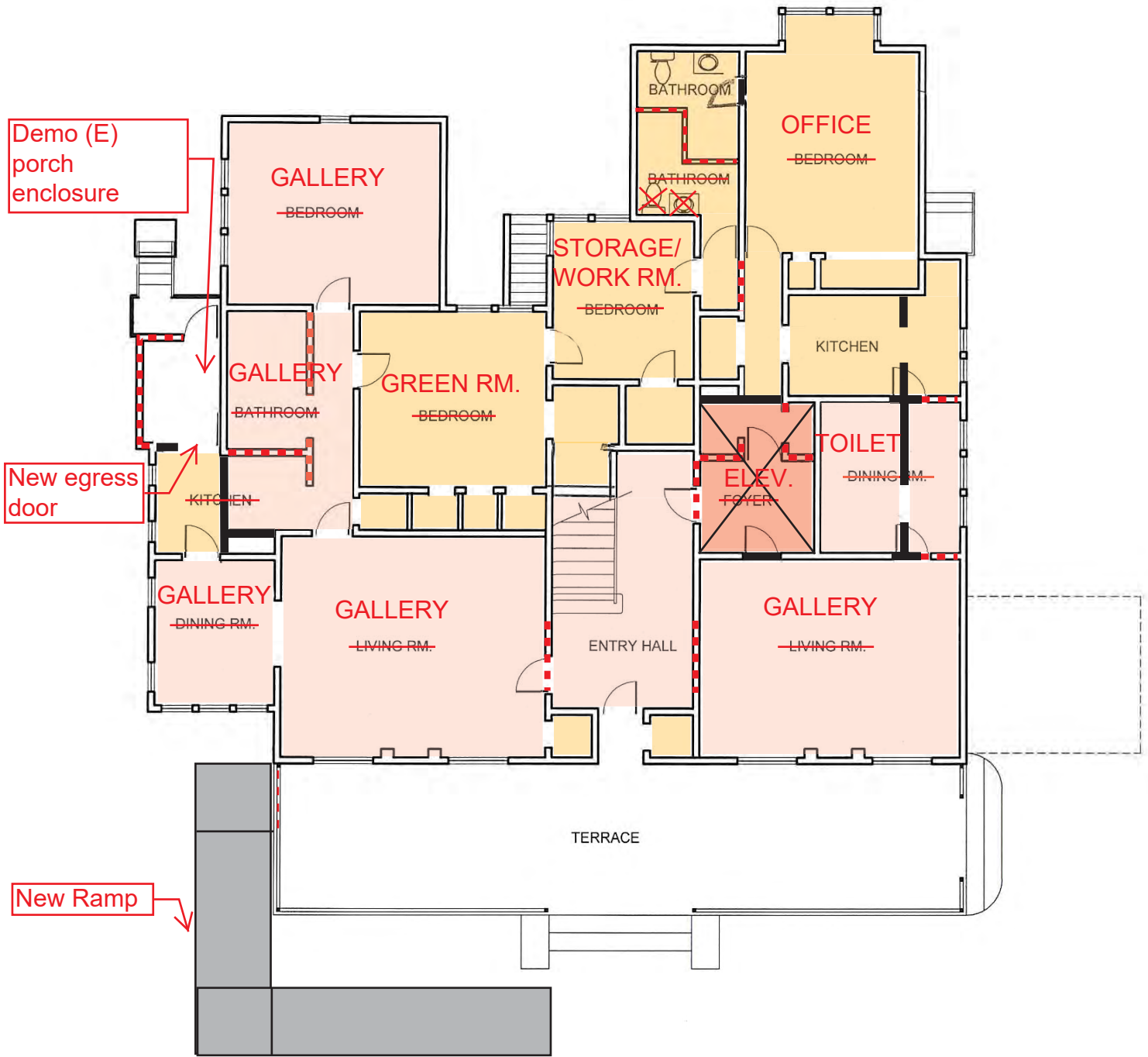


OPTION 2-AC.2, SITE PLAN



LEGEND

- Existing walls to be demolished
- New walls/partitions
- Art Gallery/Museum
- Office/Support spaces



OPTION 2-AC.2, FIRST FLOOR





OPTION 2-AC.2, SECOND FLOOR

LEGEND

- - - - - Existing walls to be demolished
- New walls/partitions
- Artist-in-Residence Unit A
- Artist-in-Residence Unit B

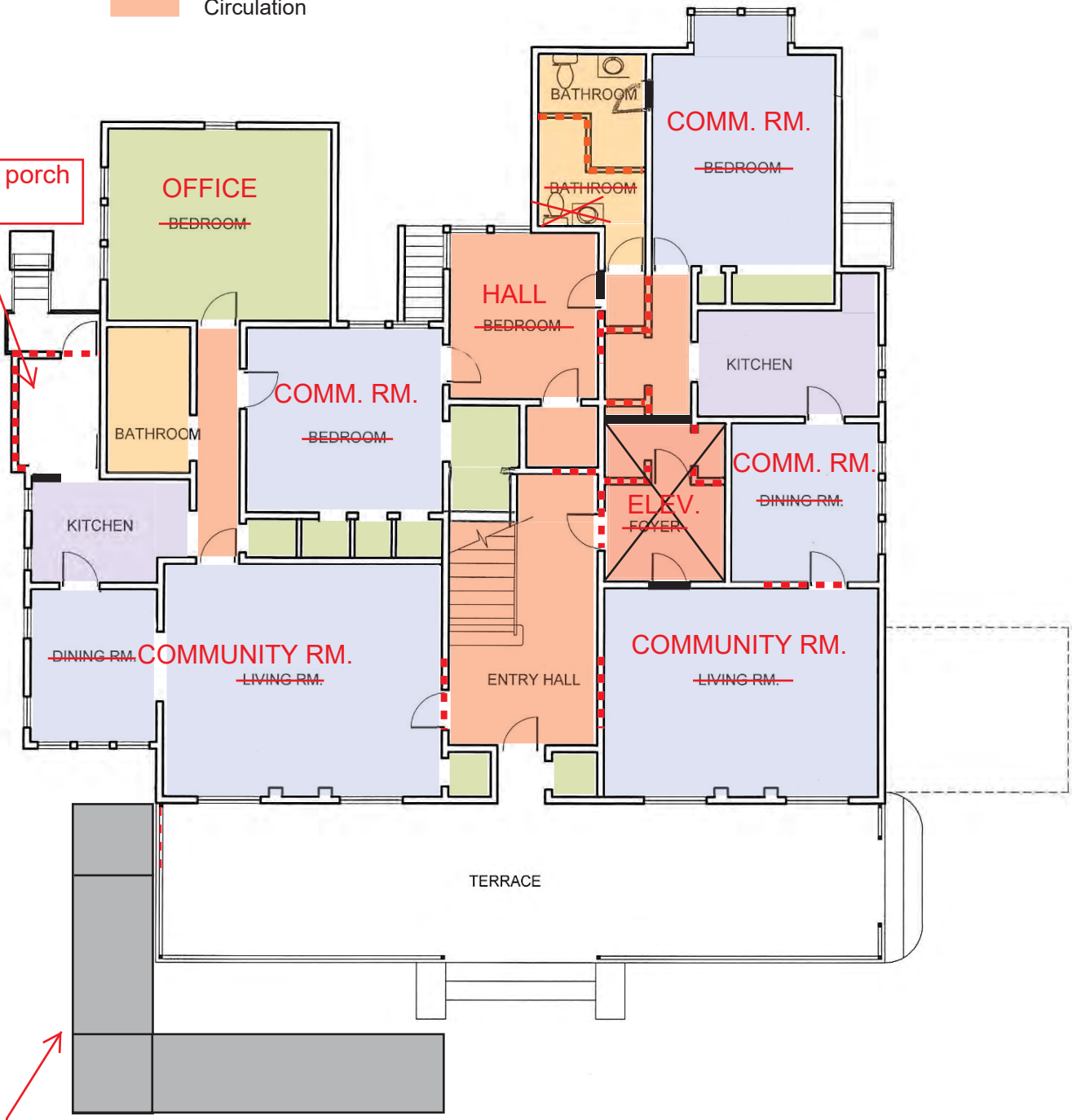


LEGEND

- Existing wall to be demolished
- New wall/partition
- Community/meeting rooms
- Warming kitchen
- Office/storage
- Restrooms
- Circulation

Demo (E) porch enclosure

New ramp



OPTION 3-EM.1, FIRST FLOOR





OPTION 3-EM.1, SECOND FLOOR

LEGEND

- - - - - Existing walls to be demolished
- New walls/partitions
- Artist-in-Residence Unit A
- Artist-in-Residence Unit B

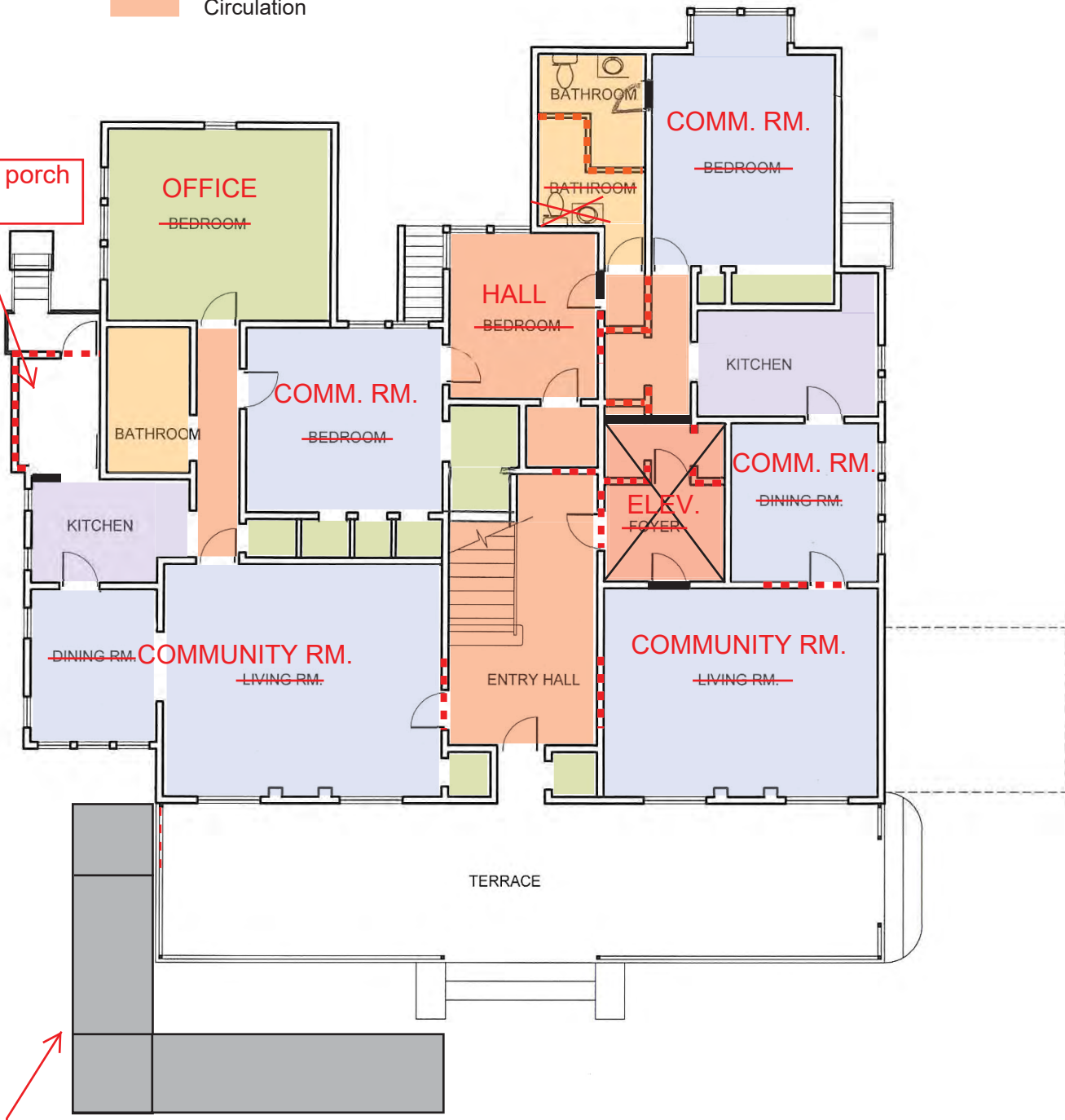


LEGEND

- Existing wall to be demolished
- New wall/partition
- Community/meeting rooms
- Warming kitchen
- Office/storage
- Restrooms
- Circulation

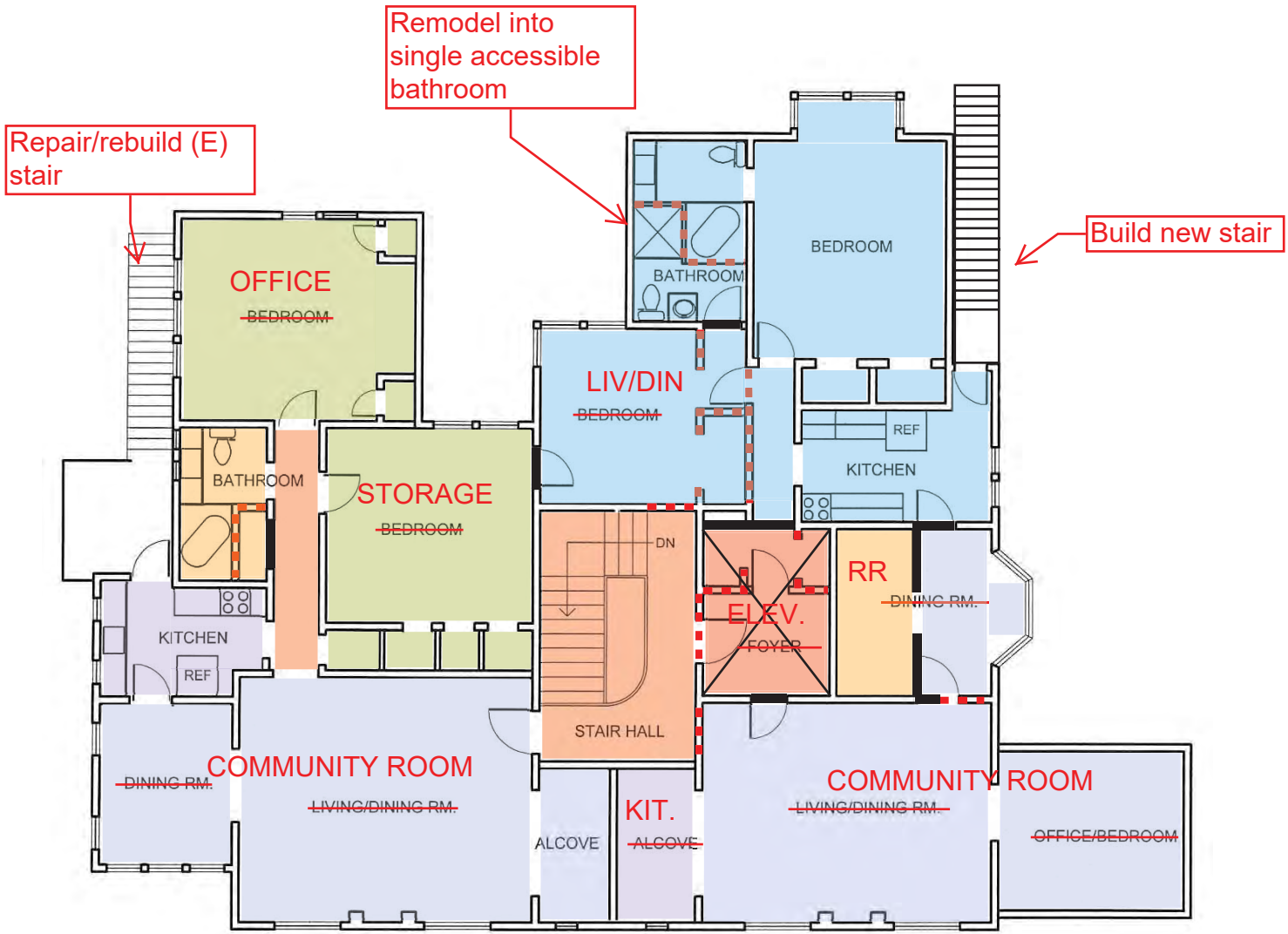
Demo (E) porch enclosure

New ramp



OPTION 3-EM.2, FIRST FLOOR





OPTION 3-EM.2, SECOND FLOOR

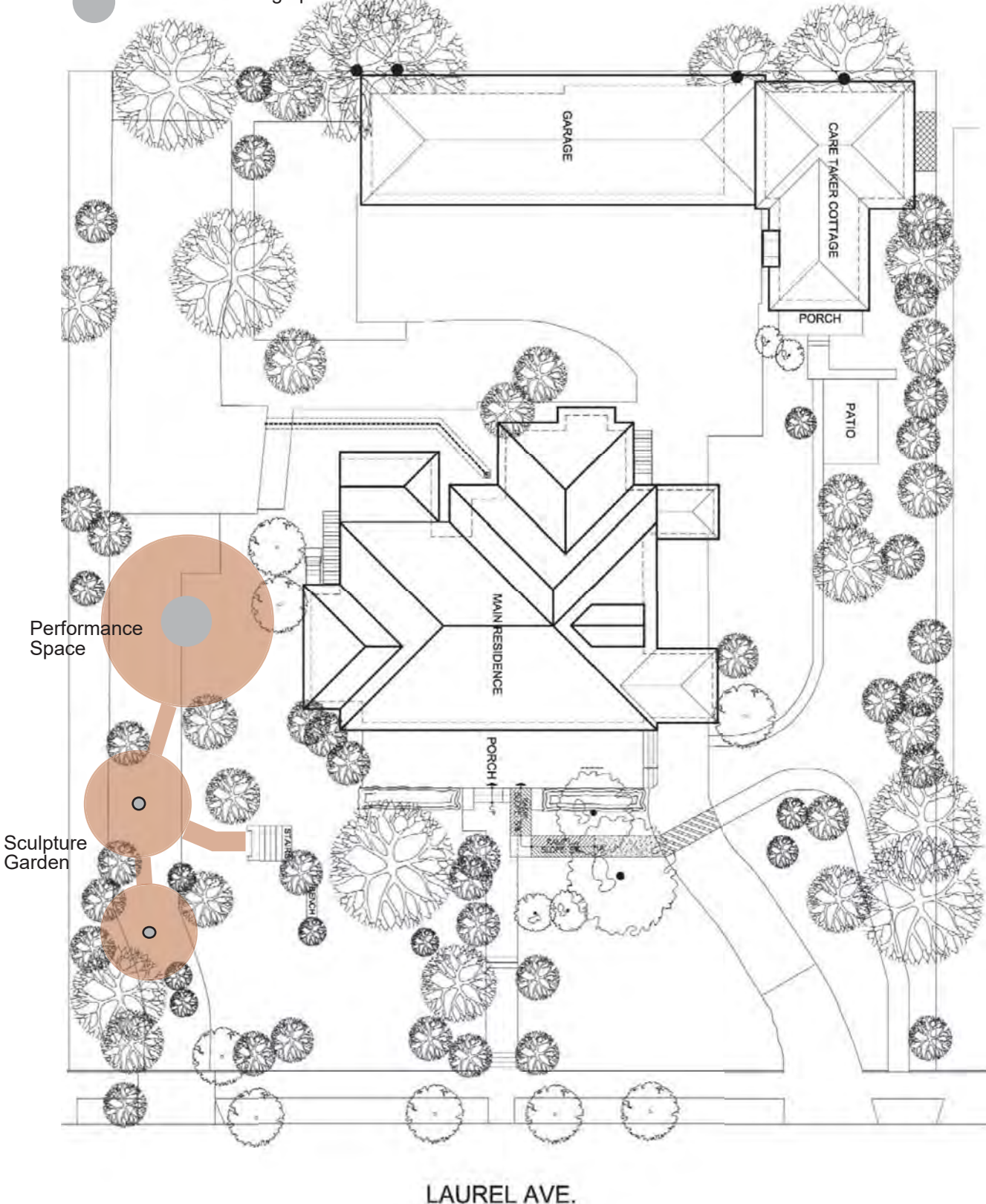
LEGEND

- - - - - Existing wall to be demolished
- New wall/partition
- Community/meeting rooms
- Warming kitchen
- Office/storage
- Restrooms
- Circulation
- Staff Apartment



LEGEND

- Decomposed granite
- Concrete Pedestals
- Concrete stage/platform



OPTION 4-CU.1, SITE PLAN



LEGEND

- Existing wall to be demolished
- New wall/partition
- Community/meeting rooms
- Warming kitchen
- Office/storage
- Restrooms
- Circulation

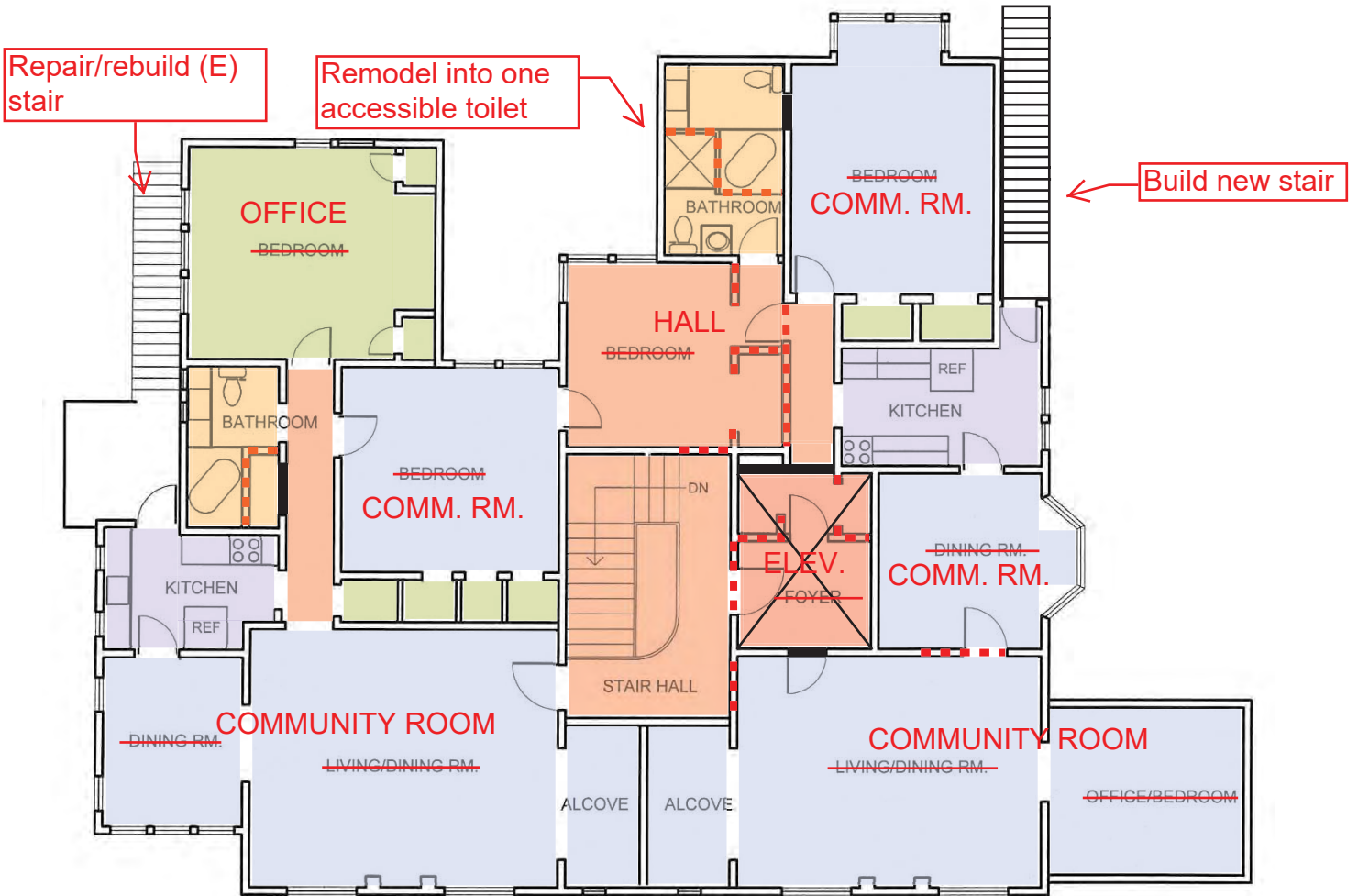
Demo (E) porch enclosure

New ramp



OPTION 4-CU.1, FIRST FLOOR



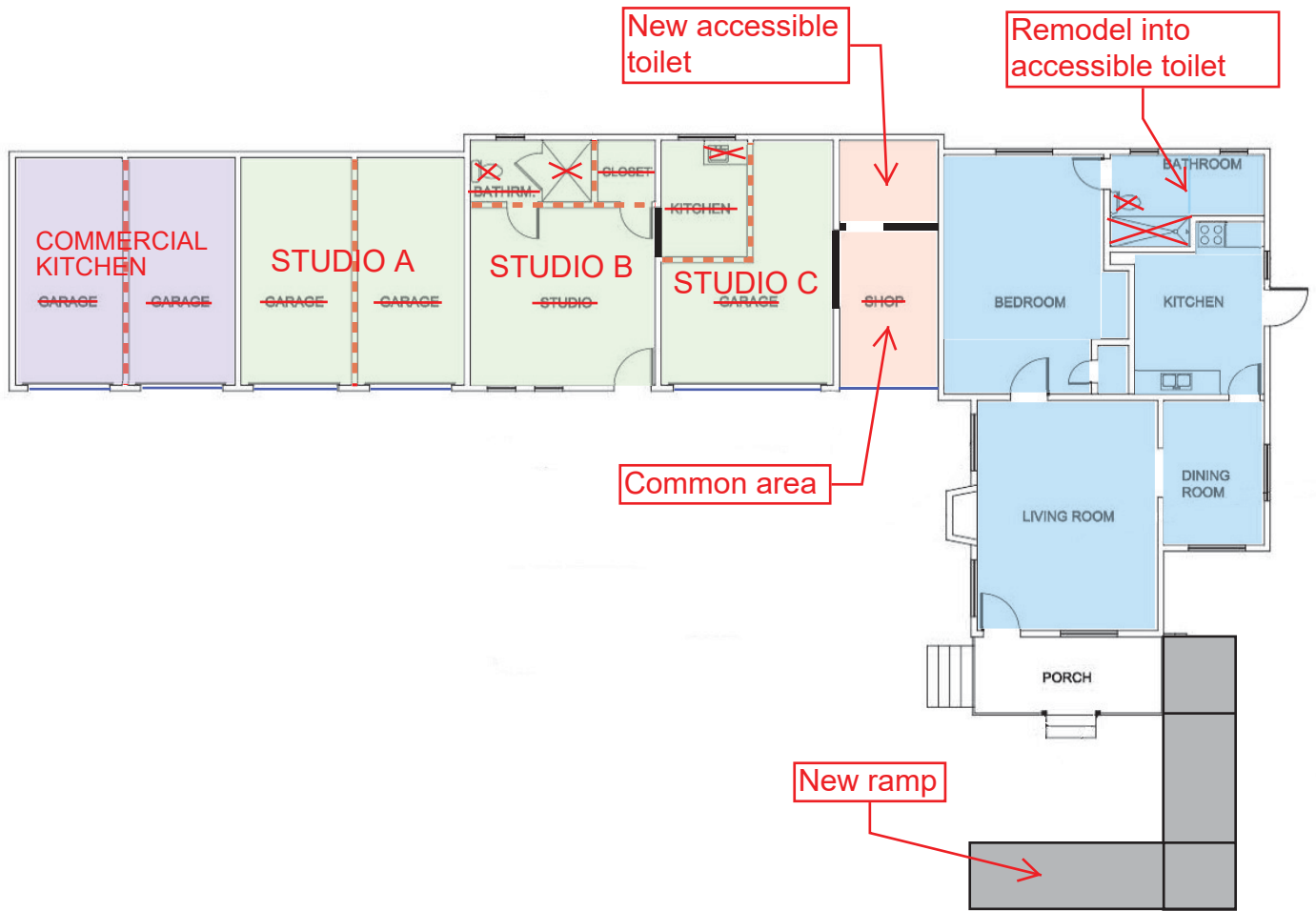


OPTION 4-CU.1, SECOND FLOOR

LEGEND

- - - - - Existing wall to be demolished
- New wall/partition
- Community/meeting rooms
- Warming kitchen
- Office/storage
- Restrooms
- Circulation





OPTION 4-CU.1, COTTAGE & GARAGES

LEGEND

- - - - - Existing wall to be demolished
- New wall/partition
- Glazed folding or overhead doors
- Artist studios
- Common areas
- Artist-in-Residence Unit
- Commercial Kitchen



LEGEND

- - - - - Existing wall to be demolished
- New wall/partition
- Community/meeting rooms
- Warming kitchen
- Office/storage
- Restrooms
- Circulation

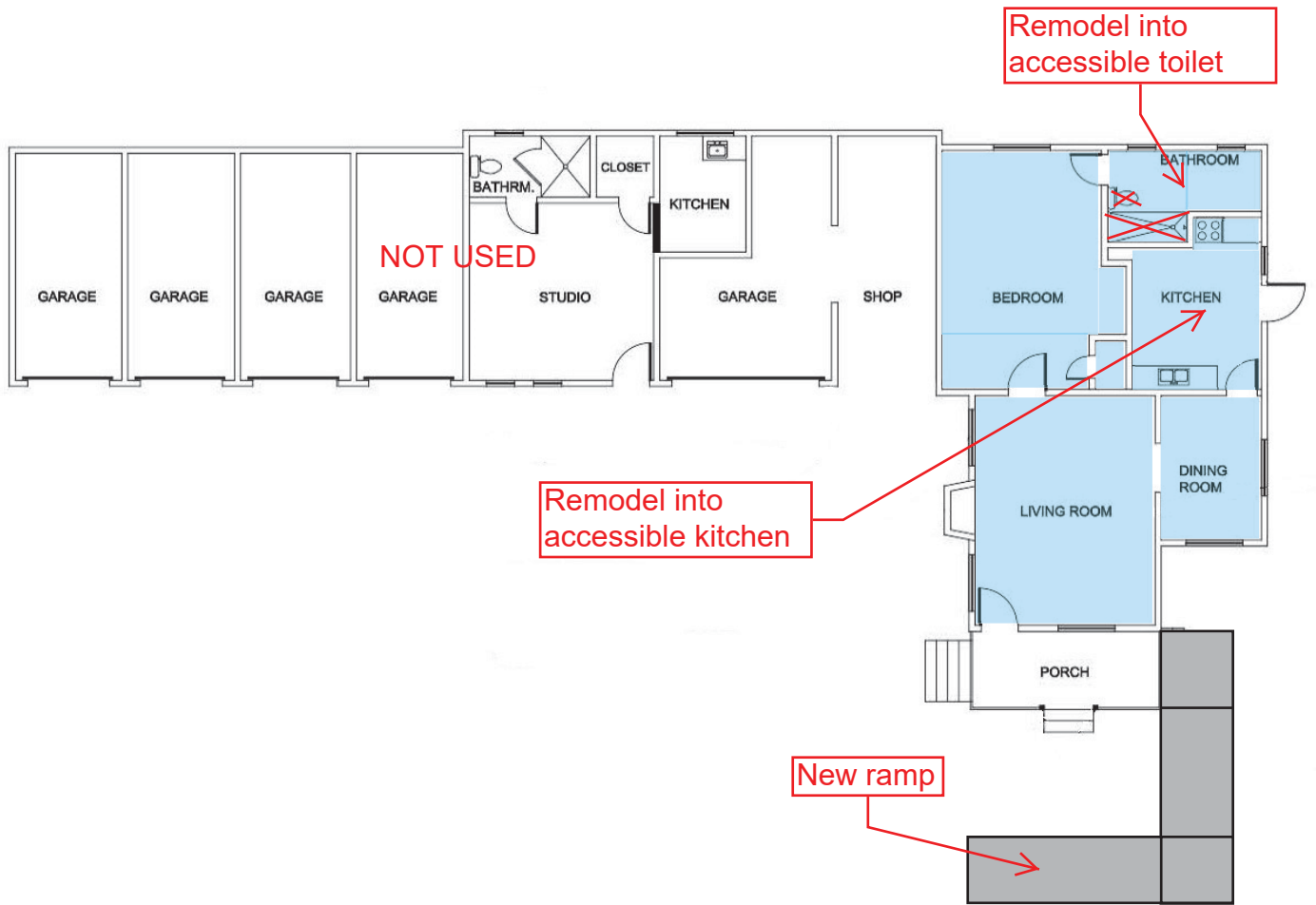
Demo (E) porch enclosure

New ramp



OPTION 4-CU.2, FIRST FLOOR





OPTION 4-CU.2, COTTAGE

LEGEND

Artist-in-Residence Unit



LEGEND

- Existing wall to be demolished
- New wall/partition
- Community/meeting rooms
- Warming kitchen
- Office/storage
- Restrooms
- Circulation

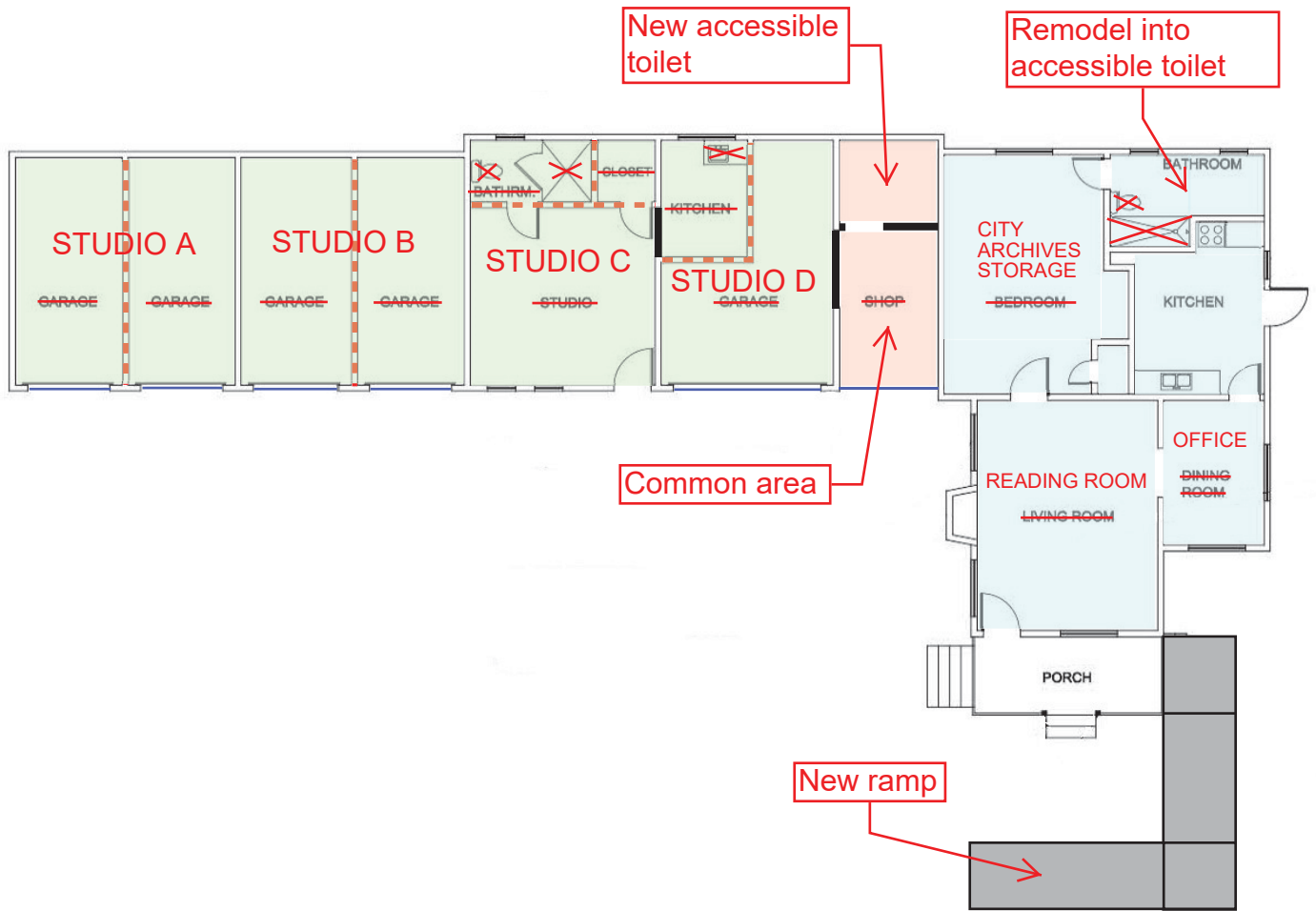
Demo (E) porch enclosure

New ramp



OPTION 4-CU.2, FIRST FLOOR





OPTION 4-CU.3, COTTAGE & GARAGES

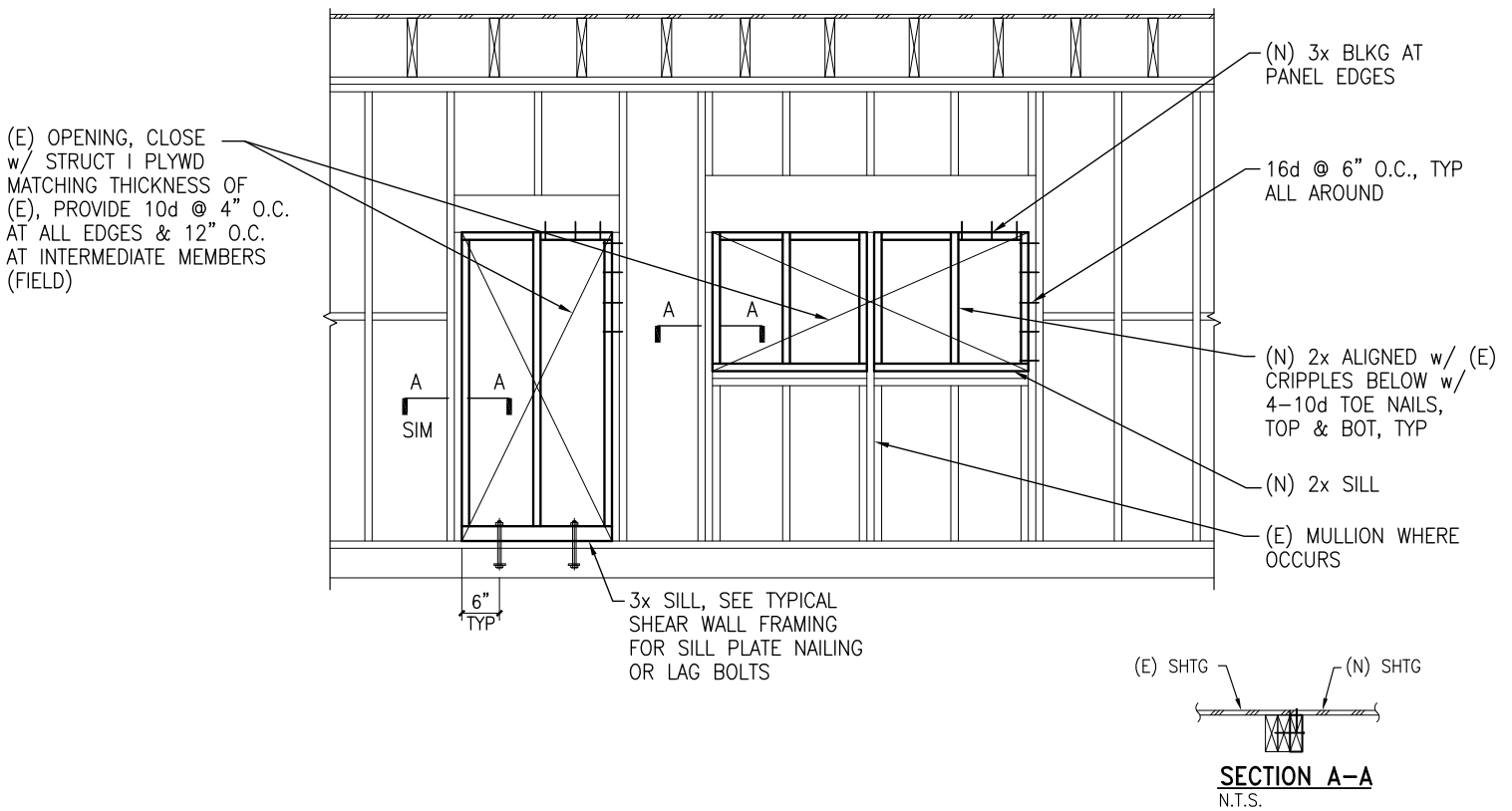
LEGEND

- - - - - Existing wall to be demolished
- New wall/partition
- Glazed folding or overhead doors
- Artist studios
- Common areas
- City Archives



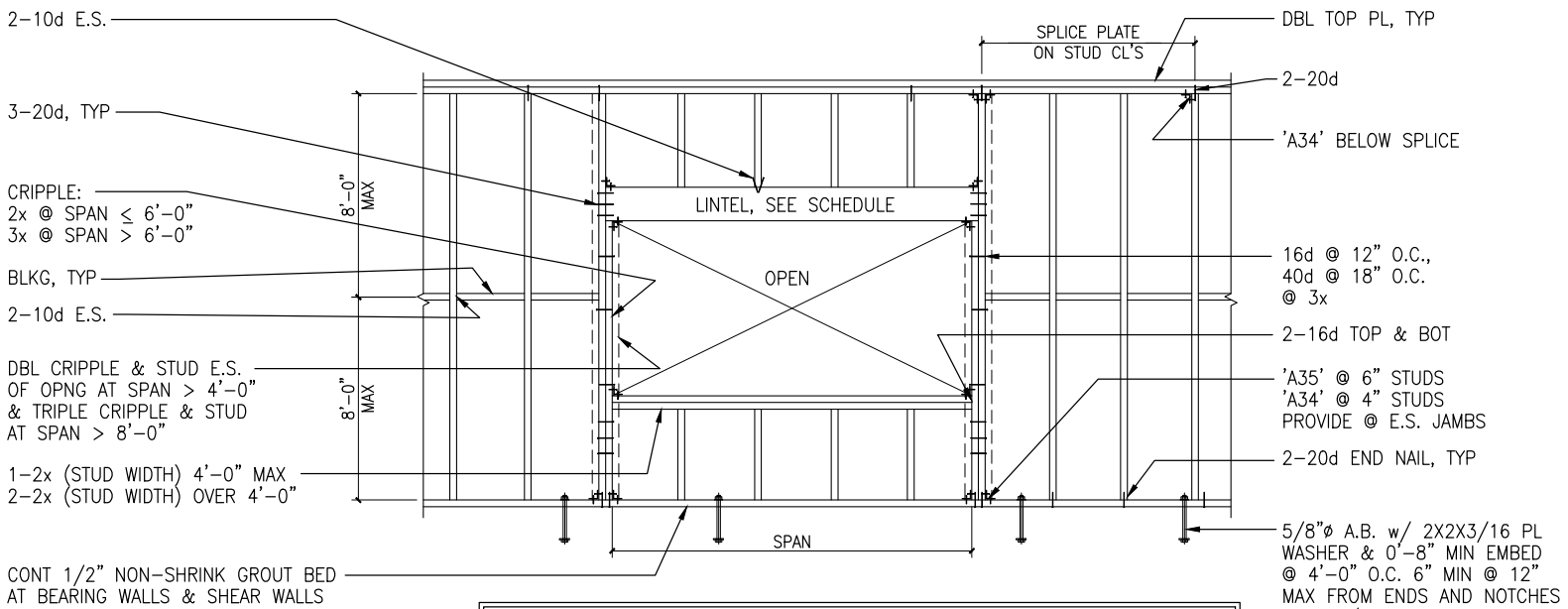
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 Subject: Sample Details

Job Number: 13048.3 Date: 11/22/2021
 By: Section:
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Job: 1343 N. Laurel Ave, West Hollywood
 Subject: Sample Details

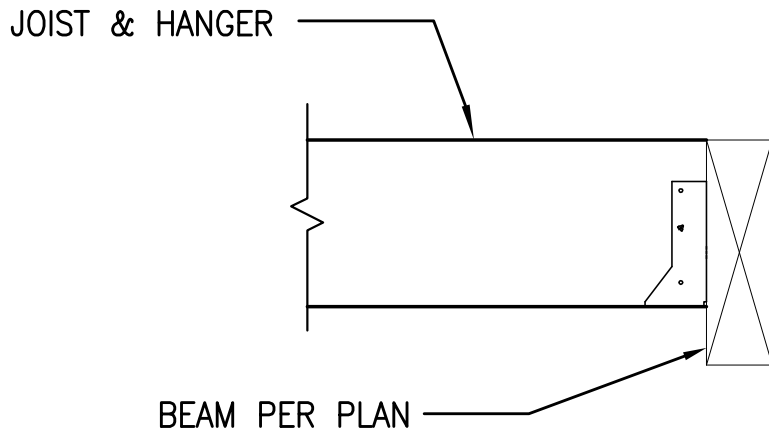
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 By: Section:
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LINTEL SCHEDULE (U.O.N. ON DWGS)				
	SPAN ≤ 3'-0"	SPAN ≤ 4'-0"	SPAN ≤ 6'-0"	SPAN > 6'-0"
2x4 STUDS	2-2x4 OR 4x4	2-2x6 OR 4x6	4x8	SEE PLANS
2x6 STUDS	3-2x6 OR 4x6 FLAT	6x6 OR 5 1/8"x6" GLB	6x8 OR 5 1/8"x6" GLB	

Job: 1343 N. Laurel Ave, West Hollywood
Subject: Sample Details

Job Number: 13048.3 Date: 11/22/2021
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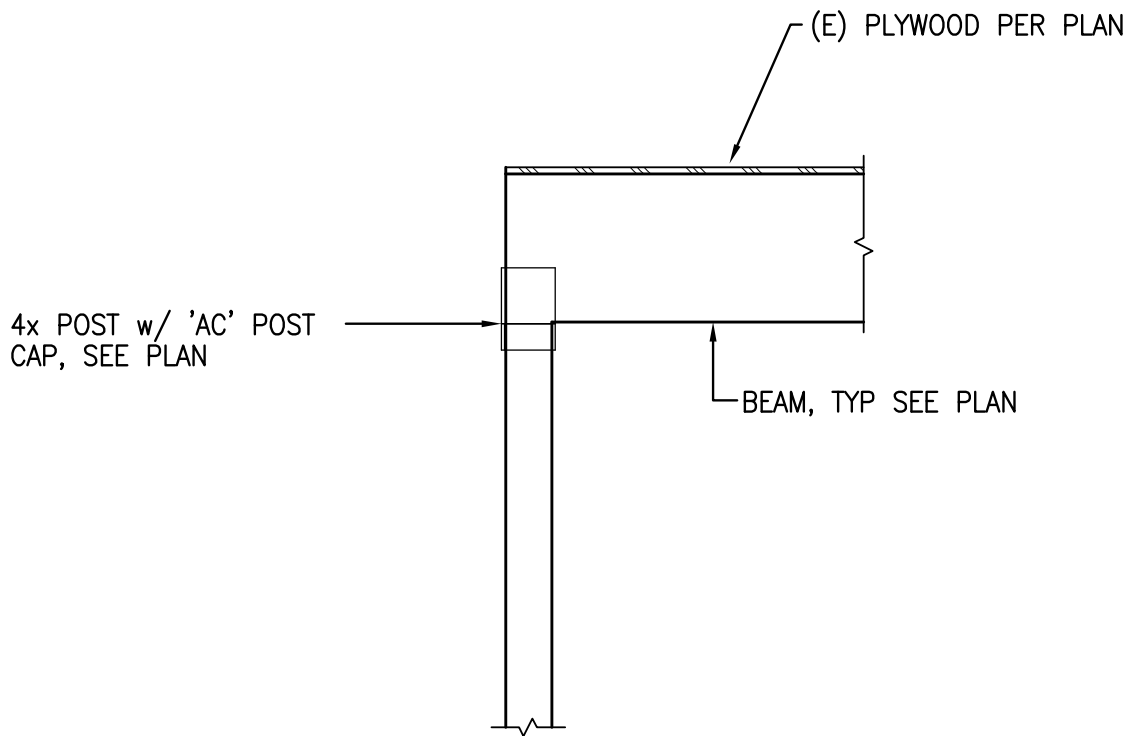
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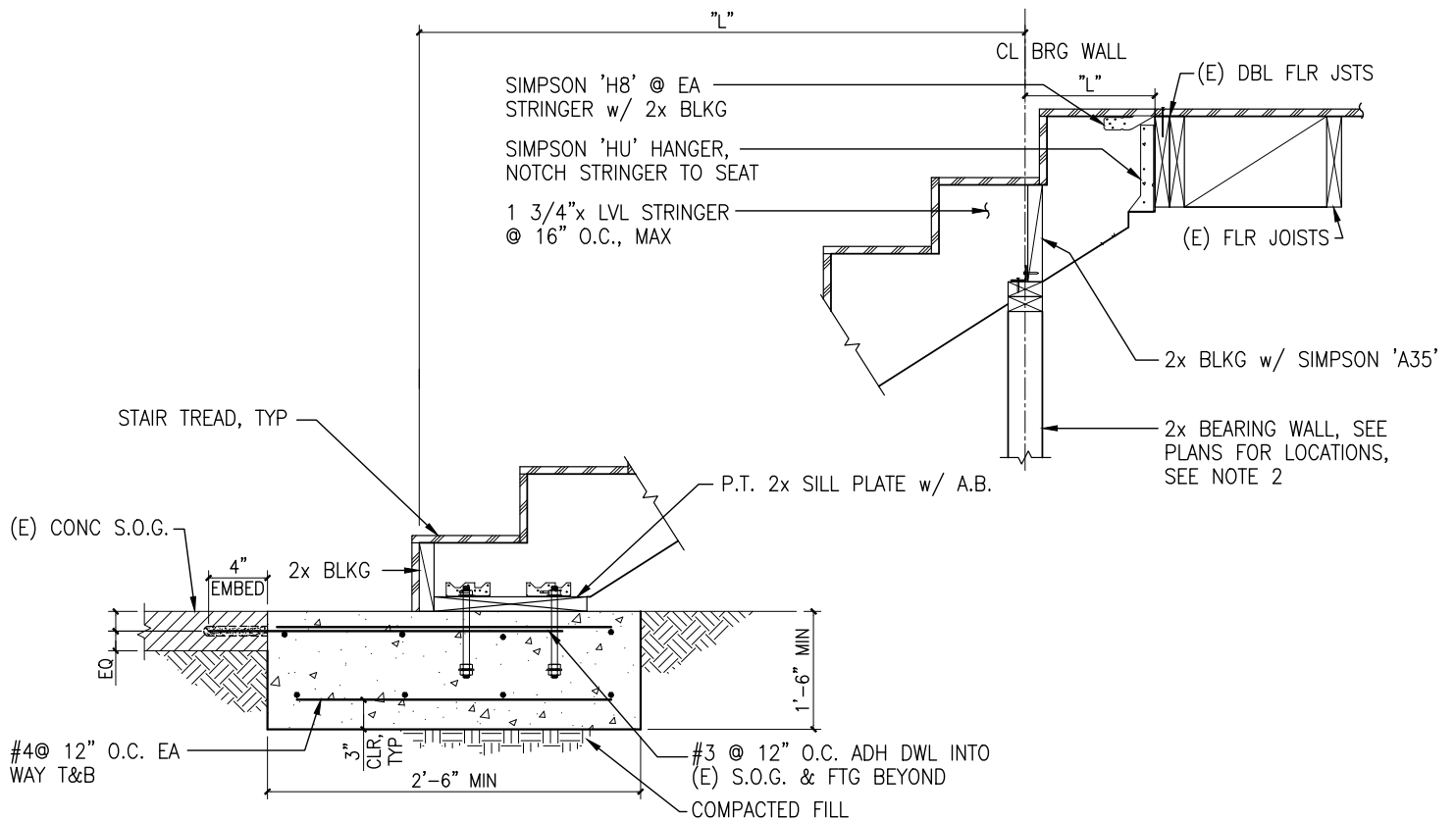
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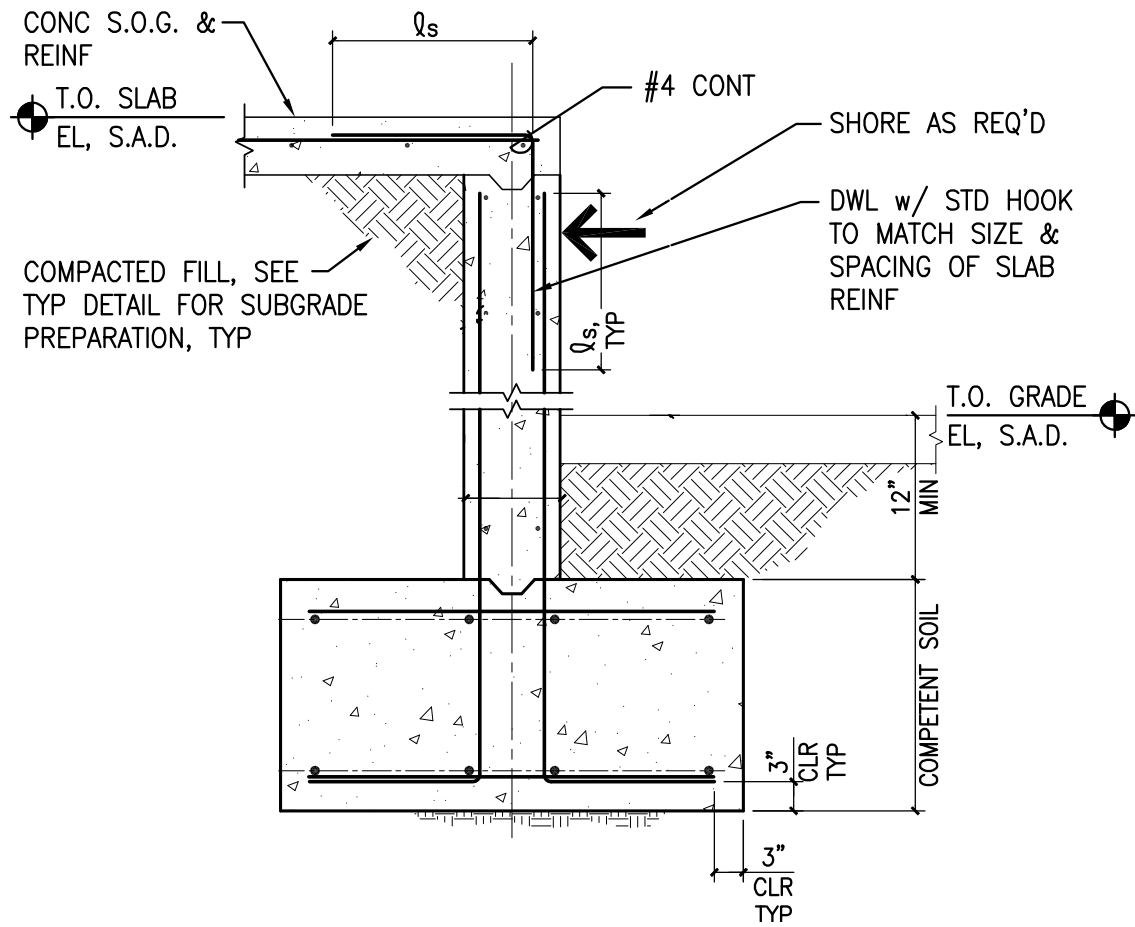


NOTE:

1. TREAT WOOD WITH A PRESERVATIVE AT ALL CUTS.
2. SHEATH WALLS w/ TYPE 1 SHEAR WALL
3. PROVIDE DECK COATING/WATERPROOFING AT ALL STAIR SURFACES EXPOSED TO WEATHER.

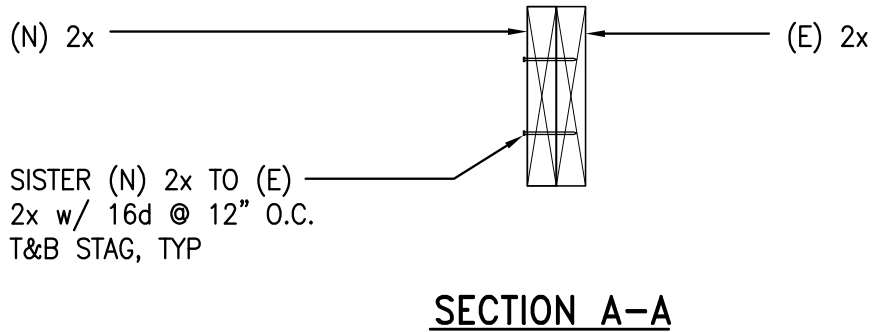
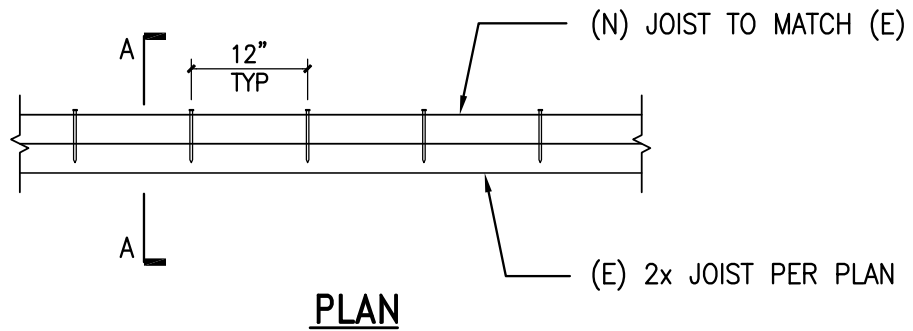
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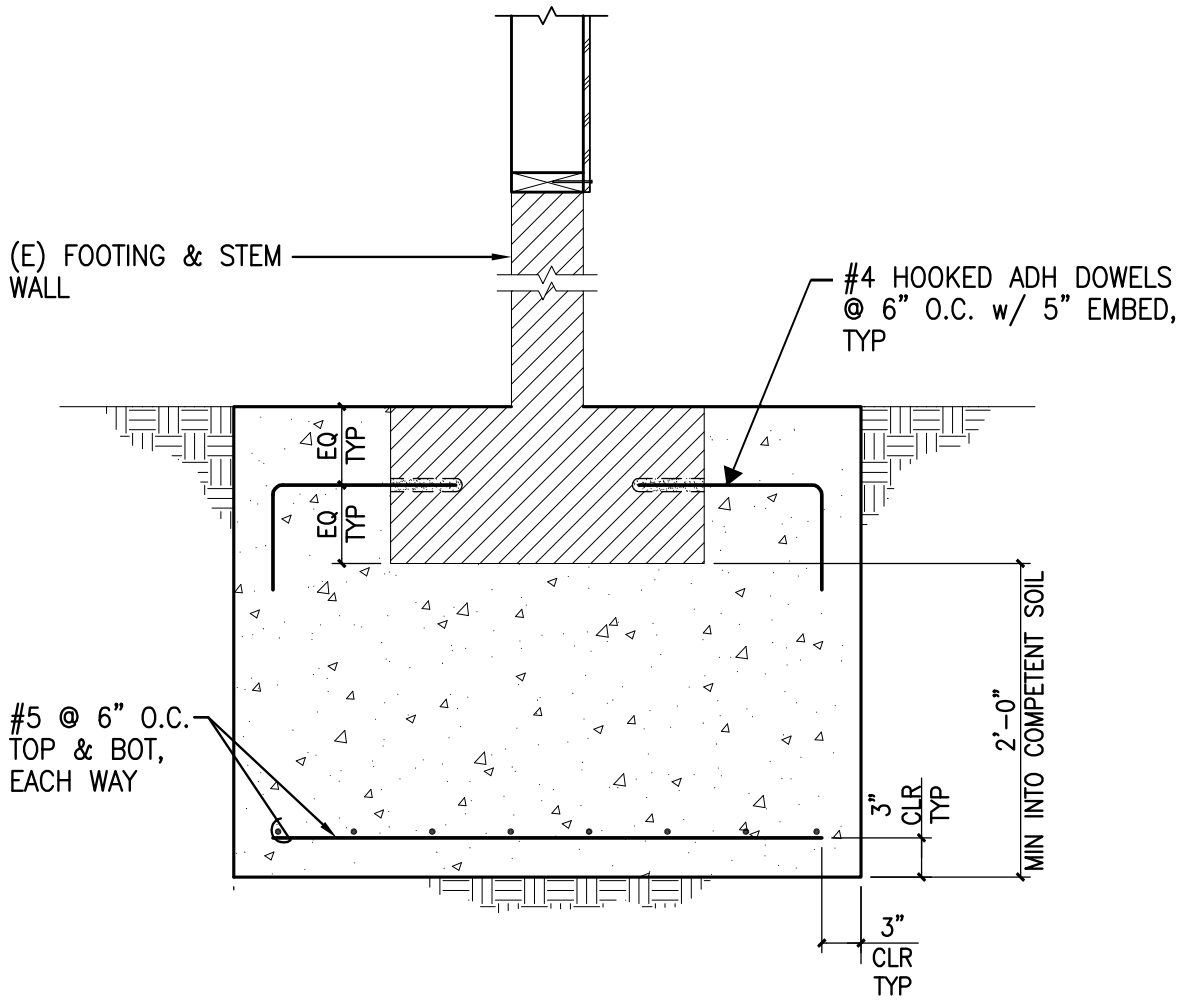
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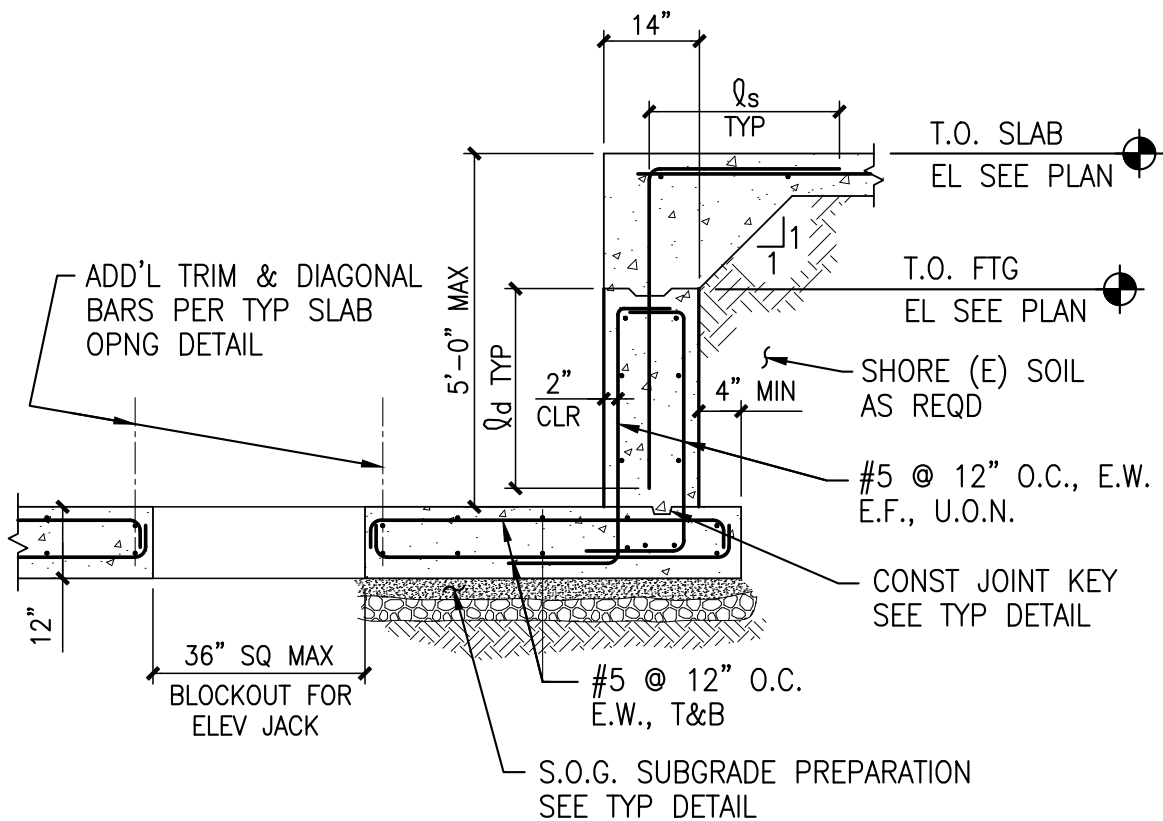
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Job: 1343 N. Laurel Ave, West Hollywood
 Subject: Sample Details

Job Number: 13048.3 Date: 11/22/2021
 By: Section:
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NOTES:

1. COORDINATE SIZE & LOCATION OF SLAB OPNG FOR ELEV JACK & ALL INSERTS w/ ELEV CONTRACTOR.
2. SEE ARCH DWGS FOR WATERPROOFING.

Job: 1343 N. Laurel Ave, West Hollywood

Subject: Sample Details

Job Number: 13048.3

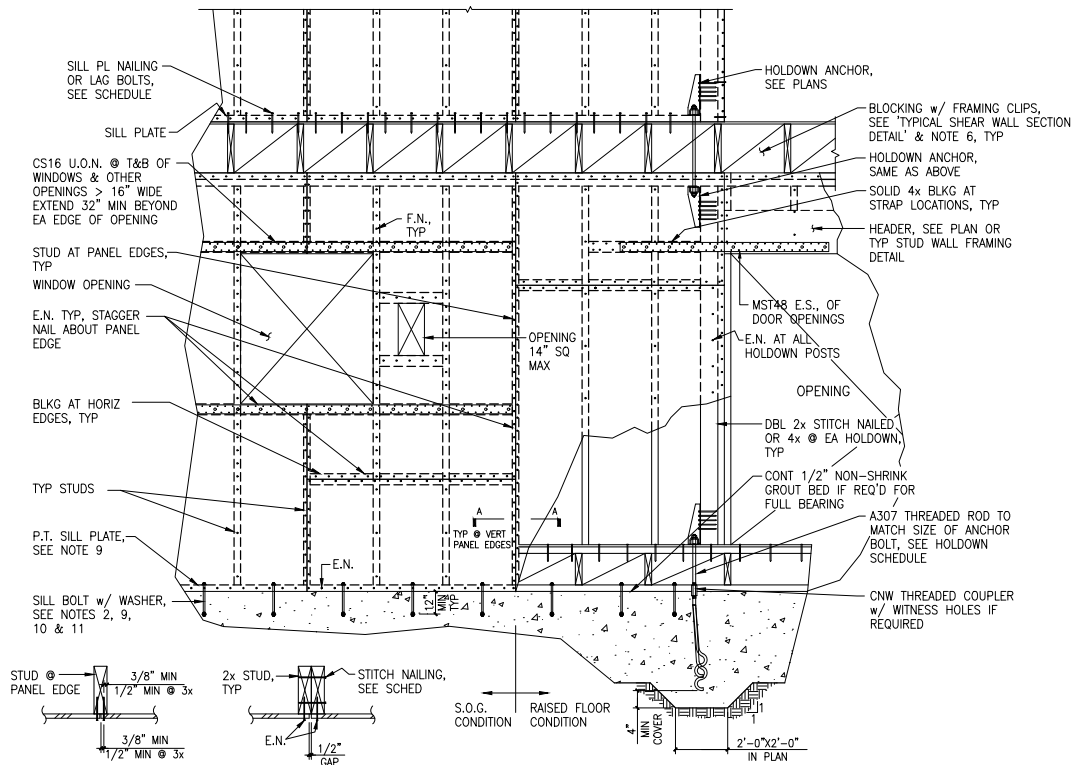
Date: 11/22/2021

By:

Section:

Checked By:

Page: of:



SECTION A-A
N.T.S.

ALT SECTION A-A
N.T.S.

SHEAR PANEL SCHEDULE											
PANEL TYPE	SHEATHING	STITCH NAILING	EDGE NAILING	FIELD NAILING	SILL BOLT	SILL PLATE NAILING OR LAG BOLTS	SILL PLATE	STUDS AND HORIZONTAL BLKG AT PANEL EDGES	TYP STUDS	FRAMING CLIPS	DESIGN SHEAR
1	15/32" STRUCT 1	16d @ 6" O.C. STAGG	10d @ 6" O.C.	10d @ 12" O.C.	5/8"x11'-6" @ 32" O.C.	16d NAILS @ 4" O.C.	2x	2x	2x @ 16" O.C.	A35 @ 16" O.C.	340 PLF
2	15/32" STRUCT 1	2 ROWS 16d @ 6" O.C.	10d @ 4" O.C.	10d @ 12" O.C.	5/8"x11'-6" @ 32" O.C.	SDS 1/4" x 6" @ 8" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C.	510 PLF
3	15/32" STRUCT 1	2 ROWS 16d @ 4" O.C.	10d @ 3" O.C.	10d @ 12" O.C.	3/4"x11'-6" @ 32" O.C.	SDS 1/4" x 6" @ 4" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C.	665 PLF
4	15/32" STRUCT 1	2 ROWS 16d @ 4" O.C.	8d @ 2" O.C. STAGG	8d @ 12" O.C.	3/4"x11'-6" @ 32" O.C.	SDS 1/4" x 6" @ 4" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C. EA SIDE STAGG	730 PLF
5	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 4" O.C.	8d @ 4" O.C.	8d @ 12" O.C.	3/4"x11'-6" @ 16" O.C.	SDS 1/4" x 6" @ 4" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C. EA SIDE STAGG	860 PLF
6	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 3" O.C.	8d @ 3" O.C.	8d @ 12" O.C.	3/4"x11'-6" @ 16" O.C.	3/8" x 6" LAGS @ 4" O.C. STAGG	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C. EA SIDE STAGG	1100 PLF
7	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 2" O.C.	8d @ 2" O.C. STAGG	8d @ 12" O.C.	3/4"x11'-6" @ 16" O.C.	3/8" x 6" LAGS @ 4" O.C. STAGG	3x	3x	2x @ 16" O.C.	A35 @ 6" O.C. EA SIDE STAGG	1460 PLF
8	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 2" O.C.	10d @ 2" O.C. STAGG	10d @ 12" O.C.	5/8"x11'-6" @ 8" O.C.	3/8" x 6" LAGS @ 3" O.C. STAGG	3x	3x	2x @ 16" O.C.	A35 @ 6" O.C. EA SIDE STAGG	1740 PLF

- NOTES:
- INDIVIDUAL PANEL PIECES SHALL NOT BE LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8 SQ FEET, U.O.N.
 - 2-SILL BOLTS MIN PER PIECE w/ 6" MIN & 12" MAX FROM EA END DO NOT CONSIDER HOLDOWN ANCHOR BOLTS AS SILL BOLTS.
 - PLACE PANELS ON SAME SIDE OF WALL AS SYMBOL SHOWN ON PLAN.
 - FOR WALLS WITH PANELS APPLIED ON BOTH FACES, OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBERS.
 - USE ALL SPECIFIED FASTENERS AT HOLDOWNS PER CURRENT SIMPSON ICC-ESR/LARR CODE REPORT (MIN SDS 1/4x2 1/2 SCREWS)
 - USE 4x BLKG @ SILL PLATES WITH LAG BOLTS OR SDS SCREWS, INSTALL AT CENTER OF BLKG.
 - USE THREADED COUPLER w/ MATCHING A307 ROD AT RAISED FLOOR CONDITION.
 - TIGHTEN NUTS JUST PRIOR TO COVERING WALL.
 - PROVIDE HOT-DIPPED GALVANIZED NAILS & SILL BOLTS AT P.T. SILL PLATES.
 - PROVIDE 1 3/4" MIN EDGE DISTANCE FOR A.B. & ADH ANCHORS.
 - PROVIDE MINIMUM 3" SQ x 0.229" (3 GAGE) PL WASHERS AT SILL PLATE ANCHORS, TYP.
 - PROVIDE SPECIAL INSPECTION FOR ADHESIVE ANCHORS PER ICC-ESR/LARR REPORT.
 - PROVIDE SPECIAL INSPECTION FOR CAST-IN-PLACE ANCHORS IF CONCRETE COMPRESSIVE STRENGTH EXCEEDS 2,500 PSI.
 - PROVIDE SPECIAL INSPECTION FOR SHEAR PANELS WHERE NAIL SPACING IS 4" OR LESS ON CENTER.

HOLDOWN SCHEDULE		
HOLDOWN	A.B. @ (N) FOUNDATION	ADH ANCHOR @ (E) FOUNDATION
HDU2	SSTB20	5/8" w/ 12" EMBED
HDU5	SSTB24	5/8" w/ 12" EMBED
HDU8	SSTB34	7/8" w/ 1'-0" EMBED
HD08	SSTB34	7/8" w/ 1'-8" EMBED
HHQ11	SB1x30	N/A
HHQ14	SB1x30	N/A

FEASIBILITY STUDY

Laurel House
1343 N. Laurel Avenue, West Hollywood

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com

Date: November 22, 2021

Company: Historic Resources Group
12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Attention: John LoCascio

Subject: Laurel House
Our Project #21-356

DESIGN CONCEPT OPTIONS

This letter is in regard to the Mechanical, Plumbing and Electrical recommendations and requirements for the design options for the re-use of the existing property.

The plumbing requirement for all options would be similar as the existing cold water for the buildings have been disconnected. All new domestic plumbing lines would be required for any renovations or improvements planned for this project.

OPTIONS

EU.1 - HVAC

With this option to subdivide the main house to a multi-family occupancy with the potential to have (4) tenants. An option for the HVAC system would be to provide (4) DX split systems with the fan coils located within the basement and the outdoor condensing units located within the rear of the building. This would require duct shafts to be coordinated with the floor plan to distribute the ductwork from the basement to the 2nd floor. The first floor can have ductwork distribution similar to the existing condition with ductwork in the basement and routed within the walls to low wall supply diffusers. Each tenant would require a 3 to 5 ton unit that would need to be confirmed with actual floor plan layout.

EU.1 - Electrical

With this option to subdivide the main house to a multi-family occupancy with the potential to have (4) tenants. The existing main electrical service is already setup for multi-tenant, but the switch and panels will need to be replaced due to their age and deterioration. The existing interior wiring, outlets and light should also be replaced due to its age and non-code compliant installation. There would be a meter for each tenant along with corresponding panel, there will also be a house meter to take care of the exterior site electrical and lighting.

EU.2 - HVAC

With this option to subdivide the main house to a multi-family occupancy with the potential to have (4)

tenants with the 1st floor tenants having a smaller footprint to accommodate a common area on the first floor. This option would require (5) DX split systems with the fan coils located within the basement and the outdoor condensing units located within the rear of the building. The 2nd floor would be similar to option EU1.

EU.2 - Electrical

With this option to subdivide the main house to a multi-family occupancy with the potential to have (4) tenants. The existing main electrical service is already setup for multi-tenant, but the switch and panels will need to be replaced due to their age and deterioration. The existing interior wiring, outlets and light should also be replaced due to its age and non-code compliant installation. There would be a meter for each tenant along with corresponding panel, there will also be a house meter to take care of the interior common areas. exterior site electrical and lighting.

EU.3 - HVAC

The main house would be similar requirements as stated in EU1. The new residential building added to the site would be designed and sized based on the layout of the spaces. Utilization of DX split systems can be done similar to the main house.

EU.3 - Electrical

The main house would be similar requirements as stated in EU1. The new building would have its own main electrical service fed from the same utility line at the rear of the property.

AC.1 - HVAC

This option would be to convert the 1st floor to an Art Gallery and office space. Art galleries can have very specific temperature and humidity requirements to preserve the artwork. This would require specialized HVAC equipment that can dehumidify and humidify the air to maintain the humidity levels. The existing building construction would be required to be upgraded to ensure a proper vapor barrier from the exterior. HVAC equipment size will vary depending on the tightest of the space requirements for the artwork. The fan coil and humidifier can be located within the basement and the outdoor condensing unit can be located in the rear of the building.

AC.1 - Electrical

This option would be to convert the 1st floor to an Art Gallery and office space. The existing main electrical service is setup for multi-tenant but will need to be replaced due to their age and deterioration. The new service will be a large single metered service. The existing interior wiring, outlets and light should also be replaced due to its age and non-code compliant installation.

AC.2 - HVAC

This option combines the option of AC.1 for the 1st floor and option EU.1 for the second floor. The requirements identified in these two options would be similar with the fan coils located in the basement, duct shaft would be required for the 1st floor to serve the 2nd floor and outdoor equipment



would be located within the rear of the building.

AC.2 - Electrical

This option combines the option of AC.1 for the 1st floor and EU.1 for the second floor. The new service would be a multi-meter setup for the 2nd floor while the 1st floor would remainder of the site would be on the larger single meter.

EM.1 - HVAC

This option would be similar to EU.1 where the space can be divided into four zones. Two zones would be for the first floor and two zones would be for the second floor. The HVAC equipment requirements would be similar to EU.1 option.

EM.1 - Electrical

This option would be similar to AC.2

EM.2 - HVAC

This option would be similar to EU.2 where the space can be divided into five zones. Two zones would be for the first floor and three zones would be for the second floor. One zone would be for the community rooms, one zone would be for the offices and the third zone would be for the living space. The HVAC equipment requirements would be similar to EU.2 option.

EM.2 - Electrical

This option would be similar to EM.2

CU.1 - HVAC

This option is providing multiple community rooms on the 1st floor and 2nd floor with some office and other support spaces. This option would benefit from a VRF HVAC system. This would require a single outdoor unit to be located within the rear of the building and route refrigerant lines to each fan coil. Each community room could have a ceiling or wall mounted fan coil unit to provide temperature control independent of the other areas. OSA would need to be routed to each zone, the OSA unit could be located within the basement and have the air distribution similar to the existing ductwork layout for the house. The outdoor unit would be approximately 20 tons and each fan coil would be sized based on load requirements. The fan coil sizes can range from 0.5 Tons to 3 Tons.

The cottage and garage renovation for this option appears to have a minimum of 5 zones, this building would utilize a VRF system as well that is dedicated for this building and be similar distributed as the main house. The outdoor unit would need to be located adjacent to the building.

CU.1 - Electrical

This option is providing multiple community rooms on the 1st floor and 2nd floor with some office and other support spaces. The Cottage would be redesigned for residence living. The existing muliti-metered



service would be removed, and a larger single metered service designed in its place. The single service would take care of the house and site. The cottage currently has a single metered service and that would remain in this option.

CU.2 - HVAC

This option would be similar to the proposed system as in CU.1 for the main house except that unit would not be sized to accommodate the 2nd floor. No renovations are anticipated for the second floor. The unit size for this option would be approximately 10 tons for the outdoor unit and fan coils will still range in size from 0.5 Tons to 3 Tons. The cottage and garage renovation for this option would be limited to the remodel / renovation of the living space. With this only having a single zone, a standard DX split system would be provided with the fan coil located in a closet or attic space and the outdoor unit located adjacent to the building.

CU.2 - Electrical

This option would be similar to CU.1

CU.3 - HVAC

This option would be similar to the proposed system as in CU.2 for the main house. The cottage and garage renovation for this option can be similar to CU.1 except for the City Archives storage room. This room might require a higher requirement for temperature and humidity control similar to the art gallery. Should the space require an increased requirement for control, then a dedicated unit will be required for this space that can have the capabilities of controlling humidity and a tighter temperature tolerance.

CU.3 - Electrical

This option would be similar to CU.1

Should you have any questions or need additional information, please feel free to contact Design West Engineering at your earliest convenience.

Respectfully,



Roy Morales
Design West Engineering



EXHIBITS 2-5 – LAUREL HOUSE RFP

EXHIBIT 2: Bidder's Questionnaire

BIDDERS QUESTIONNAIRE FORM

Fill out all the following information and submit with Bid Proposal:

Bidder/Contractor's Name:			
Business Address:			
Telephone Number:		Email:	
California State Contractor's License Number and Class:	#:		
	Class:		
Tax Identification Number:			
DIR Contractor Registration Number:			
DUNNS Number:			
Business License: Do you currently have an active City Business License?	<input type="checkbox"/> YES	#:	
	<input type="checkbox"/> NO		
Number of years of experience the company has as a contractor:			
DIR Contractor Worker(s) Classification (s) (e.g. laborer, electrician, cement mason etc.)			
Has the company or any principal having an interest in this Bid ever failed to complete a project?	<input type="checkbox"/> YES <input type="checkbox"/> NO		
	If yes, explain:		
Has the company or any principal having an interest in this Bid ever been terminated for cause, even if was converted to a "termination of convenience"	<input type="checkbox"/> YES <input type="checkbox"/> NO		
	If yes, explain:		
Type of Firm:	<input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation (State) <input type="checkbox"/> Other (specify)		

- Minority Business Enterprise(MBE)
- Women Business Enterprise (WBE)
- Small Disadvantaged Business (SDB)
- Veteran Owned Business
- Disabled Veteran Owned Business
- None Apply

List at least three related projects completed in the last five (5) years:

1. Name of Project:

Contact:	Phone:
Location of Project (City/State):	
Contact Amount:	Date Completed:
Brief Description of Work:	

2. Name of Project:

Contact:	Phone:
Location of Project (City/State):	
Contact Amount:	Date Completed:
Brief Description of Work:	

3. Name of Project:

Contact:	Phone:
Location of Project (City/State):	
Contact Amount:	Date Completed:
Brief Description of Work:	

Surety Company that will provide all Insurance Requirements:

Name of Surety:

Address:

Surety Company:

EXHIBIT 3: Certification Regarding Lobbying

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* CONTRACTOR/SUBCONTRACTOR

* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: * First Name: Middle Name:

* Last Name: Suffix:

* Title:

* SIGNATURE:

* DATE:

EXHIBIT 4: Non-Collusion Declaration

NON-COLLUSION DECLARATION

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly, or indirectly, submitted its bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that it has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____[date], at _____[City], _____[state].

Bidder's Name (Printed): _____

Bidder's Signature: _____
(Same Signature as on Proposal)

Bidder's Title: _____

EXHIBIT 5: Sample Agreement for Professional Services

CITY OF WEST HOLLYWOOD
AGREEMENT FOR SERVICES
Licensed Design Professionals

This Agreement is made on this _____ day of _____, 20____, at West Hollywood, California, by and between the City of West Hollywood, a municipal corporation, 8300 Santa Monica Boulevard, West Hollywood, California 90069 (hereinafter referred to as the "CITY") and XYZ Company, 1500 Main Street, City, CA 90000 (hereinafter referred to as the "CONTRACTOR").

RECITALS

- A. The CITY proposes to contract for professional services as outlined below;
- B. The CITY conducted an RFP issued in Month, Year, and selected CONTRACTOR as the preferred service provider;
- C. The CONTRACTOR is willing to perform such services and has the necessary qualifications by reason of experience, preparation, and organization to provide such services;

NOW, THEREFORE, the CITY and the CONTRACTOR, mutually agree as follows:

- 1. **SERVICES.** The CONTRACTOR shall perform those services set forth in "Exhibit A," which is attached hereto and incorporated herein by reference.
- 2. **TERM OF AGREEMENT.** The term of this contract shall commence upon execution by both parties and shall expire on June 30, 20____ unless extended in writing in advance by both parties.
- 3. **TIME OF PERFORMANCE.** The services of the CONTRACTOR are to commence upon receipt of a notice to proceed from the CITY and shall continue until all authorized work is completed to the CITY's satisfaction, in accordance with the schedule incorporated in "Exhibit A," unless extended in writing by the CITY.
- 4. **PAYMENT FOR SERVICES.** The CONTRACTOR shall be compensated in an amount not to exceed \$_____ for services provided pursuant to this Agreement as described in "Exhibit A." Compensation shall under no circumstances be increased except by written amendment of this Agreement. The CONTRACTOR shall be paid within forty-five (45) days of presentation of an invoice to the CITY for services performed to the CITY's satisfaction. The CONTRACTOR shall submit invoices monthly describing the services performed, the date services were performed, a description of reimbursable costs (if allowed), and any other information requested by the CITY.
- 5. **CONTRACT ADMINISTRATION.**
 - 5.1. **The CITY's Representative.** Unless otherwise designated in writing, _____ shall serve as the CITY's representative for the administration of the project. All activities performed by the CONTRACTOR shall be coordinated with this person.

**CITY OF WEST HOLLYWOOD
AGREEMENT FOR SERVICES**

- 5.2. **Manager-in-Charge.** For the CONTRACTOR, _____ shall be in charge of the project on all matters relating to this Agreement and any agreement or approval made by them shall be binding on the CONTRACTOR. The Manager-in-Charge shall not be replaced without the written consent of the CITY.
- 5.3. **Responsibilities of the CITY.** The CITY shall provide all relevant documentation in its possession to the CONTRACTOR upon request in order to minimize duplication of efforts. The CITY's staff shall work with the CONTRACTOR as necessary to facilitate performance of the services.
- 5.4. **Personnel.** The CONTRACTOR represents that it has or will secure at its own expense all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by the CONTRACTOR or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. The CONTRACTOR reserves the right to determine the assignment of its own employees to the performance of the CONTRACTOR's services under this Agreement, but the CITY reserves the right, for good cause, to require the CONTRACTOR to exclude any employee from performing services on the CITY's premises.
6. **TERMINATION.**
- 6.1. **Termination for Convenience.** Either party may terminate this Agreement without cause and in its sole discretion at any time by giving the other party thirty (30) days' written notice of such termination. In the event of such termination, the CONTRACTOR shall cease services as of the date of termination and shall be compensated for services performed to the CITY's satisfaction up to the date of termination.
- 6.2. **Termination for Cause.** All terms, provisions, and specifications of this Agreement are material and binding, and failure to perform any material portion of the work described herein shall be considered a breach of this Agreement. Should the Agreement be breached in any manner, the CITY may, at its option, terminate the Agreement not less than five (5) days after written notification is received by the CONTRACTOR to remedy the violation within the stated time or within any other time period agreed to by the parties. In the event of such termination, the CONTRACTOR shall be responsible for any additional costs incurred by the CITY in securing the services from another consultant.
7. **INDEMNIFICATION.** CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure

**CITY OF WEST HOLLYWOOD
AGREEMENT FOR SERVICES**

to comply with any of its obligations contained in this AGREEMENT to the degree determined by agreement of the parties or in a final and non-appealable judgment to be proportionate to its liability. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse the CITY its costs of defense, including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation. The CONTRACTOR shall promptly pay any final judgment rendered against the CITY (and its officers, officials, employees, and volunteers) with respect to claims determined by a trier of fact to have been CONTRACTOR's allocated share of liability. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

8. **INSURANCE REQUIREMENTS.** Prior to the beginning of and throughout the duration of the Work, CONTRACTOR will maintain insurance in conformance with the requirements set forth below. CONTRACTOR will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, CONTRACTOR agrees to amend, supplement, or endorse the existing coverage to do so. CONTRACTOR acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

8.1. The CONTRACTOR, at the CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

- 8.1.1. **Workers' Compensation Coverage.** The CONTRACTOR shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for its employees in accordance with the laws of the State of California. In addition, the CONTRACTOR shall require any and every subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against the CITY, its officers, agents, employees, and volunteers for losses arising from work performed by the CONTRACTOR for City.

This provision shall not apply if the CONTRACTOR has no employees performing work under this Agreement. If the CONTRACTOR has no employees for the purposes of this Agreement, the CONTRACTOR shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto and incorporated herein by reference as "Exhibit B."

**CITY OF WEST HOLLYWOOD
AGREEMENT FOR SERVICES**

- 8.1.2. **General Liability Coverage.** The CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
- 8.1.3. **Automobile Liability Coverage.** The CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than three hundred thousand dollars (\$300,000) combined single limit for each occurrence. If CONTRACTOR or CONTRACTOR's employees will use personal autos in any way on this project, CONTRACTOR shall obtain evidence of personal auto liability coverage for each such person.
- 8.1.4. **Professional Liability Coverage.** The CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from the CONTRACTOR's operations under this Agreement, whether such operations be by the CONTRACTOR or by its employees, subcontractors, or subconsultants, and "Covered Professional Services" as designated in the policy must specifically include work performed under this agreement. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. The policy retroactive date shall be on or before the effective date of this agreement.
- 8.1.5. **Excess or Umbrella Liability Insurance** (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop down provision providing primary coverage above a maximum \$25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured's liability is determined, not requiring actual payment by the insured first. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of CONTRACTOR, subconsultants or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as

**CITY OF WEST HOLLYWOOD
AGREEMENT FOR SERVICES**

required herein. Limits are subject to review but in no event less than \$1,000,000 per occurrence.

- 8.2. **Endorsements.** Each general liability and automobile liability insurance policy shall be issued by insurers possessing a Best's rating of no less than A-:VII. Each general liability insurance policy shall be endorsed with the specific language of Section 8.2.1 below. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.
- 8.2.1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
- 8.2.2. This policy shall be considered primary insurance as respects the CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by the CITY, including any self-insured retention the CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
- 8.2.3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
- 8.2.4. Notwithstanding the provisions included in any of the ISO Additional Insured Endorsement forms, CONTRACTOR acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amounts of coverage required. Any insurance proceeds available to the CITY in excess of the limits and coverage required in this agreement and which is applicable to a given loss will be available to the CITY.
- 8.2.5. The insurer waives all rights of subrogation against the CITY, its elected or appointed officers, officials, employees, or agents regardless of the applicability of any insurance proceeds, and agrees to require all subcontractors to do likewise.
- 8.2.6. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents, or volunteers.
- 8.2.7. The insurance provided by this policy shall not be suspended, voided, or reduced in coverage or in limits except after thirty (30) days' written notice has been submitted to the CITY and approved of in writing, except in the case of cancellation, for which ten (10) days' written notice shall be provided.

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- 8.2.8. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.
- 8.3. **Self Insured Retention/Deductibles.** All policies required by this Agreement shall allow City, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should City pay the SIR or deductible on CONTRACTOR's behalf upon the CONTRACTOR's failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, City may include such amounts as damages in any action against CONTRACTOR for breach of this Agreement in addition to any other damages incurred by City due to the breach.
- 8.4. **Certificates of Insurance.** The CONTRACTOR shall provide certificates of insurance with original endorsements to the CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the CITY at all times during the term of this Agreement. The CONTRACTOR shall provide written evidence of current automobile coverage to comply with the automobile insurance requirement.
- 8.5. **Failure to Procure Insurance.** Failure on the part of the CONTRACTOR to procure or maintain required insurance shall constitute a material breach of contract under which the CITY may terminate this Agreement pursuant to Section 6.2 above.
9. **ASSIGNMENT AND SUBCONTRACTING.** The parties recognize that a substantial inducement to the CITY for entering into this Agreement is the professional reputation, experience, and competence of the CONTRACTOR. Assignments of any or all rights, duties, or obligations of the CONTRACTOR under this Agreement will be permitted only with the express consent of the CITY. The CONTRACTOR shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of the CITY. If the CITY consents to such subcontract, the CONTRACTOR shall be fully responsible to the CITY for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between the CITY and subcontractor nor shall it create any obligation on the part of the CITY to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

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10. **COMPLIANCE WITH LAWS, CODES, ORDINANCES, AND REGULATIONS.** The CONTRACTOR shall use the standard of care in its profession to comply with all applicable federal, state, and local laws, codes, ordinances, and regulations.
- 10.1. **Taxes.** The CONTRACTOR agrees to pay all required taxes on amounts paid to the CONTRACTOR under this Agreement, and to indemnify and hold the CITY harmless from any and all taxes, assessments, penalties, and interest asserted against the CITY by reason of the independent contractor relationship created by this Agreement. In the event that the CITY is audited by any Federal or State agency regarding the independent contractor status of the CONTRACTOR and the audit in any way fails to sustain the validity of a wholly independent contractor relationship between the CITY and the CONTRACTOR, then the CONTRACTOR agrees to reimburse the CITY for all costs, including accounting and attorneys' fees, arising out of such audit and any appeals relating thereto.
- 10.2. **Workers' Compensation Law.** The CONTRACTOR shall fully comply with the workers' compensation law regarding the CONTRACTOR and the CONTRACTOR's employees. The CONTRACTOR further agrees to indemnify and hold the CITY harmless from any failure of the CONTRACTOR to comply with applicable workers' compensation laws. The CITY shall have the right to offset against the amount of any compensation due to the CONTRACTOR under this Agreement any amount due to the CITY from the CONTRACTOR as a result of the CONTRACTOR's failure to promptly pay to the CITY any reimbursement or indemnification arising under this Section.
- 10.3. **Licenses.** The CONTRACTOR represents and warrants to the CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of the CONTRACTOR to practice its profession. The CONTRACTOR represents and warrants to the CITY that the CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of the CONTRACTOR to practice its profession. The CONTRACTOR shall maintain a City of West Hollywood business license, if required under CITY ordinance.
- 10.4. **Code of Ethics.** CONTRACTOR hereby affirms that it will abide by the provisions of the West Hollywood Code of Ethics throughout the term of this Agreement. A copy of the Code of Ethics is attached as Exhibit C.
11. **CONFLICT OF INTEREST.** The CONTRACTOR confirms that it has no financial, contractual, or other interest or obligation that conflicts with or is harmful to performance of its obligations under this Agreement. The CONTRACTOR shall not during the term of this Agreement knowingly obtain such an interest or incur such an obligation, nor shall it employ or subcontract with any person for performance of this Agreement who has such incompatible interest or obligation.

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12. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY.** The CONTRACTOR represents and agrees that it does not and will not discriminate against any employee or applicant for employment because of race, religion, color, national origin, sex, sexual orientation, gender identity, political affiliation or opinion, medical condition, or pregnancy or pregnancy-related condition. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religion, color, national origin, sex, sexual orientation, gender identity, political affiliation or opinion, medical condition, or pregnancy or pregnancy-related condition. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to include in all solicitations or advertisements for employment and to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
13. **LIVING WAGE ORDINANCE.** The CONTRACTOR shall abide by the provisions of the West Hollywood Living Wage Ordinance. During the term of this Agreement, the CONTRACTOR shall keep on file sufficient evidence of its employee compensation to enable verification of compliance with the West Hollywood Living Wage Ordinance.
14. **EQUAL BENEFITS ORDINANCE, No. 03-662.** The CONTRACTOR shall abide by the provisions of the West Hollywood Equal Benefits Ordinance. During the term of this Agreement, the CONTRACTOR shall keep on file sufficient evidence of its employee compensation and any applicable benefits packages, as those benefits relate to the coverage of the domestic partners of CONTRACTOR's employees, which shall include; bereavement leave; family medical leave, and health insurance benefits, to enable verification of compliance with the West Hollywood Equal Benefits Ordinance.
15. **RESTRICTIONS: Arab League Boycott of Israel.** The CONTRACTOR hereby affirms it does not honor the Arab League Boycott of Israel.
16. **RECORDS AND AUDITS.** The CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by the CITY or any authorized representative. All records shall be made available at the request of the CITY, with reasonable notice, during regular business hours, and shall be retained by the CONTRACTOR for a period of three years after the expiration of this Agreement.
17. **OWNERSHIP OF DOCUMENTS.** It is understood and agreed that the CITY shall own all documents and other work product of the CONTRACTOR, except the CONTRACTOR's notes and workpapers, which pertain to the work performed under this Agreement. The CITY shall have the sole right to use such materials in its discretion and without further compensation to the CONTRACTOR, but any re-use of such documents by the CITY on any other project without prior written consent of the

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CONTRACTOR shall be at the sole risk of the CITY. The CONTRACTOR shall at its sole expense provide all such documents to the CITY upon request.

18. **PROMOTION.** The CONTRACTOR shall have the right to include representations of the design of the project, including photographs and renderings of the exterior and interior, among the CONTRACTOR's promotional and professional materials after receiving authorization in writing by the CITY. The CONTRACTOR's materials shall not include the CITY's confidential or proprietary information if the CITY has previously advised the CONTRACTOR in writing of the specific information considered by the CITY to be confidential or proprietary. The CITY shall provide professional credit for the CONTRACTOR on the construction sign and in the promotional materials for the project.
19. **INDEPENDENT CONTRACTOR.** The CONTRACTOR is and shall at all times remain as to the CITY a wholly independent CONTRACTOR. Neither the CITY nor any of its agents shall have control over the conduct of the CONTRACTOR or any of the CONTRACTOR's employees or agents, except as herein set forth. The CONTRACTOR shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of the CITY. The CONTRACTOR shall have no power to incur any debt, obligation, or liability on behalf of the CITY or otherwise act on behalf of the CITY as an agent.
20. **NOTICE.** All Notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose.

Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address.

City of West Hollywood
8300 Santa Monica Blvd.
West Hollywood, CA 90069-6216

Attention: _____

CONTRACTOR:
Organization Name
Street Address, City State ZIP

Attention: _____

21. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of California.
22. **ENTIRE AGREEMENT; MODIFICATION.** This Agreement supersedes any and all other agreements, either oral or written, between the parties, and contains all of the

**CITY OF WEST HOLLYWOOD
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covenants and agreements between the parties. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein. Any agreement, statement, or promise not contained in the Agreement, and any modification to the Agreement, will be effective only if signed by both parties.

23. **WAIVER.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this agreement. Payment of any invoice by the CITY shall not constitute a waiver of the CITY's right to obtain correction or replacement of any defective or noncompliant work product.
24. **EXECUTION.** This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.
25. **AUTHORITY TO ENTER AGREEMENT.** The CONTRACTOR has all requisite power and authority to conduct its business and to execute, deliver, and perform this Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

**CITY OF WEST HOLLYWOOD
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IN WITNESS WHEREOF, the parties have executed this Agreement the _____ day of _____, 20_____.

CONTRACTOR:

Name, Title

CITY OF WEST HOLLYWOOD:

Department Director

David Wilson, City Manager

ATTEST:

Melissa Crowder, City Clerk

**CITY OF WEST HOLLYWOOD
AGREEMENT FOR SERVICES**

Licensed Design Professionals

Exhibit A

Scope of Services:

Include specific tasks, in-person meetings, interim work products (if any) and at least one final work product (e.g., a report or memo).

Time of Performance:

Include a schedule or timeline for delivering interim and final work products. May include specific dates or the number of weeks (e.g., within 30 days of project initiation).

Special Payment Terms:

NONE

(only if additional to section C.4. on page 1)

E.g., include a pricing sheet or hourly rate, if required or implied. Otherwise, state "None".

**CITY OF WEST HOLLYWOOD
AGREEMENT FOR SERVICES**

Exhibit B

**Certificate of Exemption from
Workers' Compensation Insurance**

<i>TO:</i>	City of West Hollywood
<i>SUBJECT:</i>	Sole Proprietor/Partnership/Closely Held Corporation with No Employees

Please let this memorandum notify the City of West Hollywood that I am a

- sole proprietor
- partnership
- nonprofit organization
- closely held corporation

and do not have any employees whose employment requires me to carry workers' compensation insurance. Therefore, I do not carry worker's compensation insurance coverage.

Contractor Signature _____

Printed Name of Contractor _____

Date _____

**CITY OF WEST HOLLYWOOD
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Exhibit C

The purpose of this Code of Ethics (“Code of Ethics”) is to define the ethical standards for CONTRACTORS providing services to the CITY of West Hollywood. This Code of Ethics consists of policies and implementing rules intended to advance the CITY’s goals of providing professional services to the public. All CONTRACTORS hired by the CITY shall pledge in writing to abide by the CITY’s Code of Ethics.

Policy 1. CONTRACTORS shall be committed to the CITY.

Rules:

1.1 CONTRACTOR will serve the CITY with integrity, competence, independence, objectivity, and professionalism.

1.2 CONTRACTOR will mutually establish with the CITY realistic expectations of the benefits and the results of the services.

1.3 CONTRACTOR will only accept assignments for which CONTRACTOR possesses the requisite experience and competence to perform and will only assign staff or engage colleagues with the knowledge and expertise needed to serve the CITY effectively.

1.4 Before accepting any engagement, CONTRACTOR will ensure that CONTRACTOR has worked with the CITY to establish a mutual understanding of the objectives, scope, work plan, and fee arrangements.

1.5 CONTRACTOR will treat appropriately all confidential CITY information that is not public knowledge, take reasonable steps to prevent it from access by unauthorized people, and will not take advantage of proprietary or privileged information, either for use by CONTRACTOR or any third party, without the CITY’s express written permission.

1.6 CONTRACTOR will avoid conflicts of interest or the appearance of such and will immediately disclose to the CITY circumstances or interests that CONTRACTOR believe may influence the judgment or objectivity of CONTRACTOR.

1.7 CONTRACTOR will offer to withdraw from a consulting assignment when CONTRACTOR believes the objectivity or integrity of the CONTRACTOR may be impaired.

Policy 2. CONTRACTORS shall be committed to fiscal integrity.

Rules:

2.1 CONTRACTOR will agree in advance with the CITY on the basis for fees and expenses and will charge fees that are reasonable and commensurate with the services delivered and the responsibility accepted.

**CITY OF WEST HOLLYWOOD
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Exhibit C

2.2 CONTRACTOR will not accept commissions, remuneration, or other benefits from a third party in connection with the recommendations to the CITY and will disclose in advance any financial interests that form any part of recommendations to the CITY.

Policy 3. CONTRACTORS shall be committed to the public and the profession.

Rules:

3.1 CONTRACTOR will report to the CITY Manager any violation of this Code of Ethics, dangerous behavior, or illegal activities witnessed by the CONTRACTOR during the performance of the services for the CITY.

3.2 CONTRACTOR will respect the rights of consulting colleagues and consulting firms and will not use their proprietary information or methodologies without permission.

3.3 CONTRACTOR will represent the profession with integrity and professionalism in relations with clients, colleagues, and the general public.

3.4 CONTRACTOR will not advertise services in a deceptive manner or misrepresent or denigrate individual consulting practitioners, consulting firms, or the consulting profession.

3.5 CONTRACTOR will promote adherence to the Code of Ethics by other member CONTRACTORS working on CONTRACTOR's behalf.

Approved by City Council Minute Order on February 3, 2020