

# Owner's Responsible list - 04/23/2019



License No. 400494

205 13th Street  
San Francisco, CA 94103  
(415) 861-0763

## QUOTATION

To: Youcef Bouhamama  
San Francisco Department of Public Works  
30 Van Ness Ave, Suite 4100, San Francisco, CA 94102

4/4/2019  
Q18-07001R5

Re: Estimate for Renovation Work at Jelani House, 1601 Quesada Ave., SF., CA

12/10/2018 4/4/2019 TABULATION

ITEM	DESCRIPTION	AMOUNT	AMOUNT	
<b>BASE 1</b>	<b>Flooring</b>			
	Install approximately 6,000 sq. ft. of Marmoleum sheet per manufacturer recommendation where carpet and tiles were removed by Hazmat sub-contractor, including Family Living, Conference Room, Bedrooms, and Stair Landings.	\$105,978	\$105,978	\$123,415
	ADD: Install Marmoleum instead of Medallion material for 1a above		Included	
	ADD: Install Marmoleum for elevators (2) as courtesy.		\$18,000	
	ADD: Install approximately 600 sq. ft. of Marmoleum sheet in Dining Room after tile removal by Eco Bay.		Courtesy	
	CREDIT: Replace approximately 40 ceramic tiles in kitchen area (note: new tiles may not match existing remaining tiles)		\$12,398	
	CREDIT: Carpet at 2nd floor hallway and concrete floor at basement storage to remain (approx 800 sq. ft. total)		-\$7,680	
	ADD: Steam clean 2nd floor hallway carpet and scrub clean basement concrete floor to acceptable storage use		-\$16,530	
	Install 1/4" round wood base to match wall base color.		\$1,600	
	Install interior rubber stair tread/riser		Included	
	Paint 2" stripping on top and bottom interior treads		Included	
	ADD: Paint 2" stripping on every concrete and wooden deck exterior treads		Included	
	ADD: Install aluminium transition threshold at interior doors throughout (approx. 40)		\$300	
	ADD: Replace four (4) tiles in hallway east of ramp and One (1) tile at 1st floor elevator lobby. Replacement tile may not match existing.		\$4,800	
	ADD: Replace single 2" x 2" tile in bathroom as courtesy. Replacement tile may not match existing.		\$250	
	ADD: Install clear sealer over existing ceramic tile in Kitchen, vestibule, ramp, entry, bathrooms, and on any exposed tiles to remain.		Courtesy	
			\$4,300	
<b>BASE 2</b>	<b>Plumbing</b>	\$51,438	\$51,438	\$77,438
	Remove old kitchen sink and install new stainless pot and pan sink and new faucet at SE corner of kitchen.		Included	
	ADD: Install commercial garbage disposal at SE corner of kitchen (existing outlet)		\$1,900	
	ADD: Remove lower cabinets and counter at the North wall kitchen, install commercial garbage disposal (existing outlet), and install stainless steel counter with ADA-compliant sink to be provided by HSH (assume flooring and subflooring under cabinets are satisfactory).		\$2,700	
	Remove and re-install rough-in at kitchen waste/vent system that is currently tied to roof drainage systems to meet current Code		Included	\$2,200
	Remove and dispose of all wood shelving, mirrors, light above mirrors, towel bars, medicine cabinets, and sinks in all bedrooms (17).		Included	
	Install new sinks with new vanity cabinets, countertops, sinks, and faucets in all bedrooms (17), including ADA compliant for Rooms #5 and #9. Adjust P-trap to fit, patch, and paint as required.		Included	\$48,238
	ADD: Install LED light fixtures above mirror for 17 bedrooms		\$3,400	
	ADD: Paint wall heater removable vent grill (approx. 40), install missing metal end cap(s) (approx. 60), secure wall heaters in place as required (loose) (approx. 40), and secure existing thermostats (loose). Paint and end caps may not match existing.		\$18,000	
	ADD: Test heating units and thermostats as a courtesy. Any repairs or replacements will be change orders.		Courtesy	
<b>BASE 3</b>	<b>Electrical</b>	\$45,336	\$45,336	\$40,336
	Remove unused wire (visible or loose) throughout and Replace 3 broken face plates.		Included	
	Replace can light bulbs with new LED 2 pin lamp bulbs (53 units) (bulbs only, no fixture)		Included	
	Replace 2' x 2' and 2' x 4' drop in light fixtures with new LED light fixtures (82 units)		Included	
	Replace surface mounted 2' x 2' fixtures in offices and stairwell with new LED light fixtures (17 units)		Included	
	ADD: Replace approximately 12 bulbs in elevators and existing standard exterior light fixtures as courtesy.		Courtesy	
	Replace 50 existing light switches with in-kind switches		Included	
	CREDIT: Replace 7 existing switches with motion sensor switches in 5 restrooms/bathrooms and 2 laundry rooms (reduced from 57 to 7 units)		-\$5,000	
	Install GFCI outlets as needed (37 units)		Included	\$2,590
<b>BASE 4</b>	<b>Glass &amp; Windows</b>	\$79,104	\$79,104	\$80,379
	Remove and replace single hung window sash with double insulated glass and 4" operating stop for 21 windows as shown as "R" symbol on plans.		Included	
	ADD: Replace additional one (1) window in Room #9 as courtesy.		Courtesy	
	Service all existing windows to operational condition (open and close) and check if existing windows are lockable and include 4" operating stop. Proper opening, closing, and locking are not guaranteed after servicing.		Included	
	NEW: Install frameless mirrors (approx. 24" x 30") above sink for 17 bedrooms		\$1,275	
<b>BASE 5</b>	<b>Carpenter</b>	\$69,000	\$69,000	\$68,140
	Install new ADA-compliant Type 1 steel handrails at center of Stair #1 and Stair #2, with installation above existing wooden handrails. Refinish existing wooden handrails. Relocate to compliant height and paint the existing metal handrails along sides of both stairs.		Included	\$58,650
	Replace 12 damaged acoustical ceiling tiles at Office #1-2, 1st floor Conference Room, and Basement Storage Room. Credit for damaged ceiling tile removal by Hazmat subcontractor is in Eco Bay Services section below.		Included	
	Trim and adjust one (1) door at Bedroom #15		Included	
	Remove existing and install new doors (2) at Bedroom #17 and Storage Room (across from restroom with 4 toilets)		Included	
	ADD: Prop up tilting fence with concrete footings and wood planks outside of Office 1-7	{ \$4,500 }	\$4,500	
	ADD: Prep and paint two (2) sets of double doors at both laundry areas (instead of removal).		\$1,000	
	ADD: Install double cylinder deadbolts on two (2) connecting doors between Rooms 13/14 and 15/16.		\$500	
	ADD: Install ADA-compliant signs for all bedrooms (17) (increased from 9 to 17).		\$640	
	ADD/CREDIT: Basement nursery area will be storage room instead. Patch drywall where where Hazmat sub-contractor removed. No painting. Restroom tile to remain. Remove 12 light fixtures (after Hazmat sub-contractor removes bulbs) and install 2 LED light fixtures (instead of 12). Restroom fixtures and electrical wiring to remain. Install new ceiling tiles (10) where light fixtures were removed. Assume no further hazmat remediation required.		-\$7,500	
<b>BASE 6</b>	<b>Paint</b>	\$174,003	\$174,003	\$174,003

	a	Exterior: Prep building wall surfaces, power wash, fill in cracks, and apply elastomeric paint (1 primer, 2 coats, and 2 colors to match existing). Excludes steel fence, main door gate, perimeter fence, window bars, and steel doors. <b>Note: Do not paint existing red tiles on building wall surfaces.</b>		Included	\$60,102
	b	ADD: Paint both exterior concrete stairs within property line along Quesada as courtesy.		Courtesy	
	c	ADD: Paint exterior handrails within property line along Quesada as courtesy.		Courtesy	
	d	ADD: Paint property perimeter walls (below metal fence) along Quesada and corner of Quesada/Lane as courtesy.		Courtesy	
	e	Interior: Prep surfaces, fill in cracks, and paint (1 primer, 2 coats, max. 3 base, max. 3 trim). Paint interior surfaces, including but not limited to, walls, wall bases, ceilings, doors, trims, stairway handrails, cabinets in family room, and handrail in reception area. Use semi-gloss paint on all trims, wall bases, window trims, doors, walls, and ceilings. Use eggshell paint elsewhere.		Included	\$113,102
BASE	7	Pipe insulation - Insulate 2 existing pipes to heater at 14 locations	\$1,236	\$1,236	\$1,236
BASE	8	Western Exterminator - Fog 17 bedrooms and carpeting throughout and bed bug canine inspection of bedrooms	\$2,678	\$2,678	\$2,678
		<b>Sub-Total for Base Items:</b>	<b>\$528,773</b>	<b>\$567,625</b>	<b>\$567,625</b>
A		<b>SF FIRE DEPARTMENT</b>			<b>\$54,399</b>
		ADD: Subcontractor SF Fire Protection to add the following to the existing fire alarm system: Remote power supply (1), IDP-Photo addressable smoke detectors (3), visual notification appliance (1), and audible/visual low frequency appliances (17). Subcontractor to obtain permit for this scope of work.		\$11,400	
	2	Replace existing emergency exit signs and emergency lights (18) (assumes existing wires and electrical are sufficient and in working condition). Removal by Eco Bay.	\$2,412	\$2,412	
	3	Replace and add panic hardware for 4 sets of exterior double doors at 1st floor (8 doors) and 1 interior door at in at basement by elevator and stair #1 (decreased from 9 to 8 doors).	\$8,340	\$7,413	
	4	Install hardwire combo smoke/carbon monoxide detectors (assumes existing wires and electrical are sufficient and in working condition) in all bedrooms, 2 laundry rooms, and 2 basement nursery rooms (52 units).	\$6,864	\$8,923	
	5	ADD: Remove hollow wood doors and install new fire-rated doors, hardware with privacy lock, and door closers for Bedrooms #3-17 (15 total)		\$24,000	
	6	ADD: Install hardware with privacy lock and door closers (to match other 15 bedrooms) to existing solid wood doors for Bedrooms #1-2 as courtesy		Courtesy	
	7	Color-coding of exposed gas lines in kitchen	\$150	\$150	
	8	Trim and add cover to open pipe that sticks out 1/4" above ground in walkway next to basement storage (assume abandoned pipe)	\$700	\$100	
B		<b>ELECTRICAL</b>			<b>\$10,575</b>
		Replace existing light and/or fan fixtures with new ceiling light/fan combo (100 CFM), including cutting, patching, and painting sheetrock as needed, in 5 restrooms, 2 shower rooms, 2 laundry rooms, and 1 water heater room (assumes new combo fixture will use existing electrical and duct).	\$4,100	\$4,100	
	2	Relocate one lightswitch to opposite wall (1 unit, surface mount, 25' max. distance)	\$425	\$425	
	3	Replace all outlets (non-GFCI) with tamper-resistant outlets (110 units)	\$6,050	\$6,050	
C		<b>MISC. TENANT IMPROVEMENTS</b>			<b>\$16,706</b>
	1	Replace all existing urinals/toilets with low-flow urinals/toilets (8)	\$4,880	\$4,880	
	2	Replace seven (7) existing faucets with low-flow faucets (reduced from 24 to 7)	\$2,544	\$742	
	3	Replace all existing showers heads with low-flow shower heads (6)	\$444	\$444	
	4	Replace existing counter sinks with ADA compliant vanity/cabinet/counter-top/sink at one (1) two-(2) child care locations. Adjust P-trap to fit, patch, and paint as required.	\$3,680	\$1,840	
	5	Install two (2) sets of combo washers and electrical dryers, including dryer vent flex hose (assumes existing plumbing, electrical, and ducts are sufficient)	\$6,000	\$8,000	
	6	Paint 2-piece fence at rear deck and repair/adjust hinge to level	\$800	\$800	
D		<b>MISC. ITEMS</b>			<b>\$9,800</b>
	1	Trim all exterior trees along Quesada prior to exterior painting	\$3,500	\$4,500	
	2	Boundary Survey	\$3,800	\$3,800	
	3	Inspect main sewer line with video camera	\$1,500	\$1,500	
	4	ADD: Install burglar alarm as courtesy (\$6,000)		Courtesy	
E		<b>ADA Issues per John Paul Scott (DPW)</b>			<b>\$2,358</b>
	1	Install two (2) ISA wayfinding signs (one 6" x 6" and one 6"-9") (reduced from 8 to 2 signs). The 6" x 9" ISA sign to be installed in front of main entrance on Quesada should read "ACCESSIBLE ENTRY ON LANE STREET"; the 6" x 6" ISA sign is to be installed on the right side of the accessible entry on Lane Street.	\$1,512	\$378	
	2	Install ADA sink with vanity in two accessible toilet rooms (2)	\$1,980	\$1,980	
	**	9 line items from 12/10/2018 quote were excluded (790+5740+2500+1560+900+300+3000+5500+15000)	\$35,290		
			<b>\$94,971</b>	<b>\$93,838</b>	<b>\$93,838</b>
		15% overhead + 10% profit	\$25,168		
		15% overhead and profit		\$14,076	\$14,076
		<b>Sub-Total for Misc. Additions:</b>	<b>\$120,139</b>	<b>\$107,913</b>	<b>\$107,913</b>
F		<b>NEW ITEMS</b>			<b>\$15,750</b>
	1	NEW: Install ADA signage for restrooms (6)		\$750	
	2	NEW: Architectural services (assume no change of use or principally permitted by zoning)		\$15,000	
	3	Final clean-up		Included	
	**	3 line items from 12/10/2018 quote were excluded (18000+36000+255000)	\$309,000		
		<b>Sub-Total for New Items:</b>	<b>\$309,000</b>	<b>\$15,750</b>	<b>\$15,750</b>
G		<b>ECO BAY SERVICES</b>			<b>\$37,075</b>
	A	Lump Sum Price is for select interior abatement Per Terracon's Haz mat work plan dated 3/20/2019. Which includes removal of light tubes, ballast, 10 ceiling tiles and scraping loose and flaking paint on windows and the building's exterior and select demolition in basement storage room. Eco Bay will provide all necessary EPA, OSHA, DBI, BAAQMD Notifications and Submittals. Manifesting, hauling and disposal of all debris and waste to approved facilities. All work shall be per Eco Bay Services proposal, dated 4/3/2019, including the noted assumptions and exclusions. The Eco Bay proposal is attached as part of this quotation.		\$30,950	
	B	ADD Alternate Price 1: Removal of window blinds throughout building. <b>Note: Dispose all bedroom blinds. Label and store all other blinds onsite for HSH.</b>		\$1,200	
	C	ADD Alternate Price 2: Removal of 6 tritium exit signs		\$1,800	
	D	ADD: Scaffolding rental (Eco Bay indicated no shrink wrap required and approx. 1 week for exterior work)		\$3,125	
	*	15% overhead and profit		\$5,561	\$5,561
	*	CREDIT: Removal and disposal of various Hazmat materials by Eco Bay		-\$8,000	-\$8,000
		<b>Sub-Total for Eco Bay Services:</b>		<b>\$34,636</b>	<b>\$34,636</b>
TOTAL		<b>COMBINED TOTALS</b>			

Exterior Abatement:  
 $\$13,500 + \$3,125 \text{ (scaffolding)} =$   
 $\$16,625 + 15\% \text{ (O\&P)} = \$19,119$

Interior Abatement:  
 $\$17,450 + \$1,200 + \$1,800 =$   
 $\$20,450 + 15\% \text{ (O\&P)} = \$23,517.5$



**JELANI HOUSE RENOVATION**
**Owner's Responsible List**

Based on Walter Wong construction proposal dated 04/04/2019

Last update: 04/23/2019

Items	Description	Amount	Overhead and Profit	Amount	Notes
<b>Exterior Work</b>					
4abc	Window replacement/servicing	\$ 79,104	included	\$ 79,104	
6abcd	Exterior painting	\$ 60,901	included	\$ 60,901	
C6	Paint and repair fence at rear deck	\$ 800	15%	\$ 920	
D1	Trim trees prior to exterior painting	\$ 4,500	15%	\$ 5,175	
D3	Inspect main sewer line with camera	\$ 1,500	15%	\$ 1,725	
G	Exterior Haz Mat remediation	\$ 16,625	15%	\$ 19,119	
	<b>Subtotal</b>			<b>\$ 166,944</b>	
<b>Code/ ADA Compliance</b>					
1k	Exterior deck tread stripes	\$ 300	included	\$ 300	
2c	Remove existing cabinets and counter and install ADA compliant sink	\$ 2,700	included	\$ 2,700	
2d	Remove and install rough in Kitchen waste/vent	\$ 2,200	included	\$ 2,200	
2f	Install new sinks with new vanity cabinets (2) ADA	\$ 5,675	included	\$ 5,675	Cost for item 2f is \$48,238 however only (2) sinks need to be ADA compliant
3h	Install GFCI outlets	\$ 2,590	included	\$ 2,590	
5a	Install new ADA compliant type 1 steel handrail at center of stair #1,2	\$ 58,650	included	\$ 58,650	
5e	Pop up tilting fence with concrete footing	\$ 4,500	included	\$ 4,500	
5h	INTAL ADA compliant signs for all bedrooms	\$ 640	included	\$ 640	
A1	Audible and visual strobes (17)	\$ 11,400	15%	\$ 13,110	
A2	Replace existing emergency exit signs and emergency lights	\$ 2,412	15%	\$ 2,774	
A4	Install hardwire combo smoke/carbon monoxide detectors	\$ 8,923	15%	\$ 10,261	
A7	Color coding of exposed gas lines in Kitchen	\$ 150	15%	\$ 173	
A5	Remove existing hollow wood door and Install new fire rated doors	\$ 24,000	15%	\$ 27,600	
A8	Walkway pipe - trip hazard	\$ 100	15%	\$ 115	
C4	Replace existing counter sink with ADA compliant vanity cabinet top/sink in the Nursery room	\$ 1,840	15%	\$ 2,116	
E1	Exterior ADA wayfinding signs	\$ 378	15%	\$ 435	
E2	Install ADA sinks with vanity in two accessible toilet rooms	\$ 1,980	15%	\$ 2,277	
F1	Install ADA signage for restrooms	\$ 750	15%	\$ 863	
	<b>Subtotal</b>			<b>\$ 136,978</b>	
	<b>Total Hard Cost</b>			<b>\$ 303,922</b>	
	<b>Total Hard Cost with escalation</b>		<b>1.5%</b>	<b>\$ 308,481</b>	
<b>Soft Cost</b>					
F2	Architectural Services (50% of Architectural Service Cost of \$15K)	\$ 7,500	15%	\$ 8,625.00	
	HazMat Survey and Work Plan (50% of total cost of \$15,862.5)	\$ 7,931		\$ 7,931.25	
	<b>Total (Owner Scope List)</b>			<b>\$ 325,036.83</b>	

**Notes:** a- Costs for items (1-8) are base scope and already include O&P cost; Costs for items (A-G) were added and include a 15% O&P.  
b- It's anticipated there would be added cost contributed to exterior and code compliant work during construction. The project is holding a 15% construction contingency to cover any added work and would be difficult before commencement of construction to assign which added work would be under Owner's responsibility.