

RECAPTURE OF LEASEHOLD

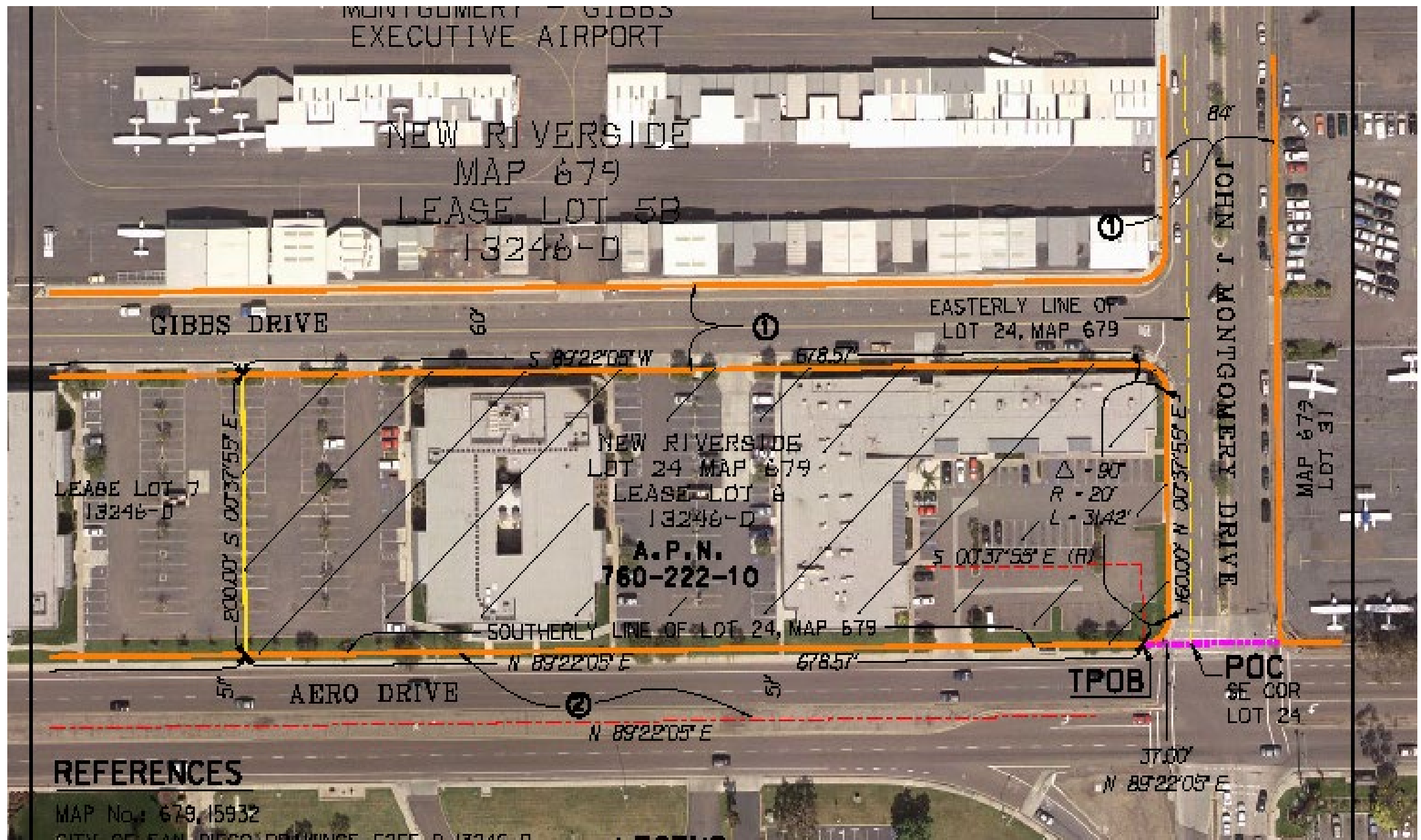
PRIOR TO

EXPIRATION OF LEASE TERM

PART II

LOT 6

RETAIL BUILDING AND OFFICE BUILDING



**8696 AERO DRIVE
CLASS C RETAIL BUILDING
21,725 SQ. FT.**

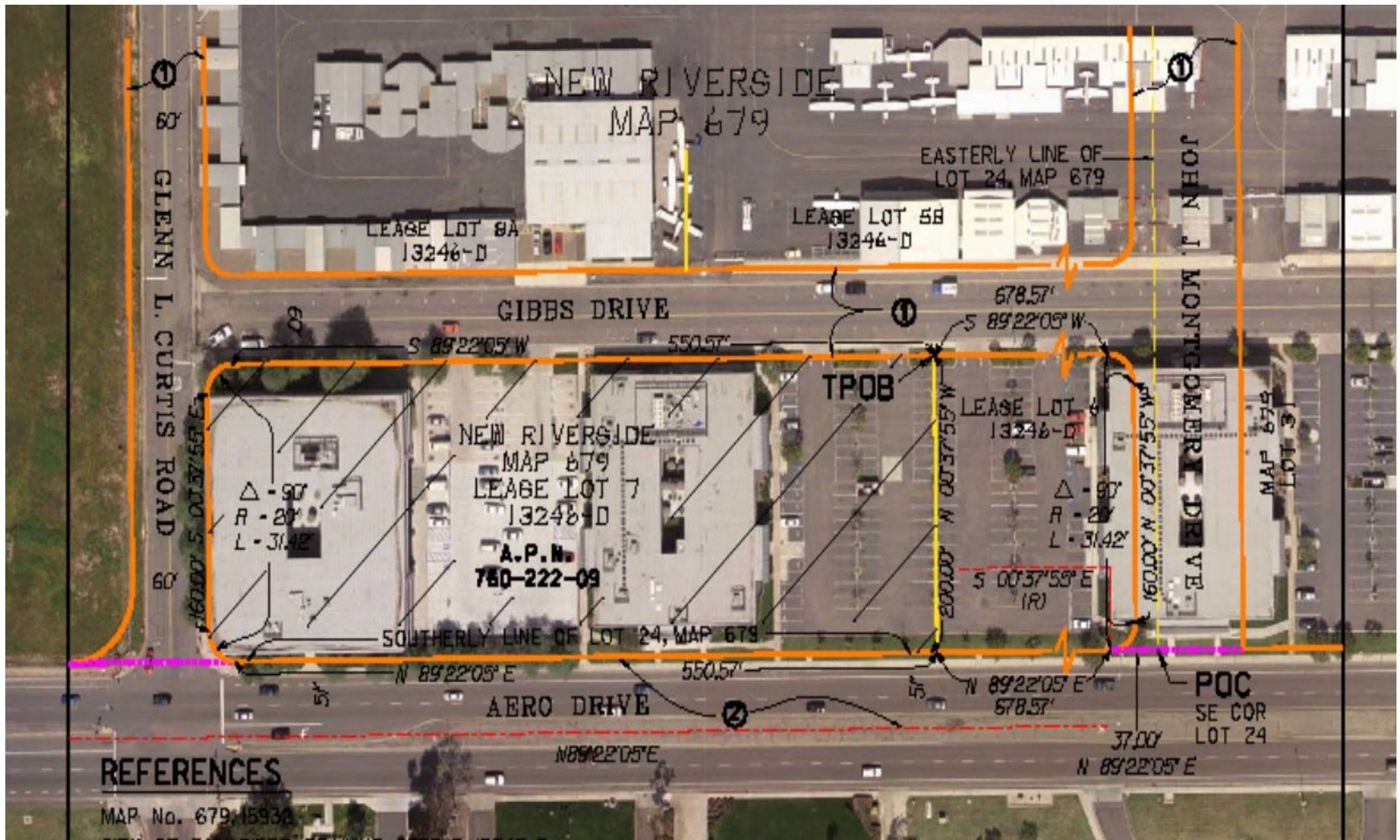


**8665 GIBBS DRIVE
TWO-STORY CLASS B OFFICE BUILDING
40,408 SQ. FT.**



LOT 7

TWO OFFICE BUILDINGS



8775 Gibbs Drive
Two-story Class B Office Building
40,303 sq. ft.



**8525 GIBBS DRIVE
THREE-STORY CLASS B OFFICE BUILDING
68,000 SQ. FT.**



8525 GIBBS DRIVE UNDERGROUND PARKING STRUCTURE



NEXT STEPS

- After meeting CAO, staff can not accept mutual termination of Lease.
- Default has remedy that allows surrender of leasehold.
- File Unlawful Detainer Action and settle lawsuit.

FIRST CONTACT INFORMATION REQUESTED FROM LESSEE

Subtenants

1. List of subtenants
2. Vacancies
3. Copies of Agreements
4. Security Deposits
5. Other Subtenant files

Financials

1. Income/Expense Information
2. Budgets

INFORMATION REQUESTED FROM LESSEE

Utilities

1. Water
2. Sewer
3. Trash
4. Electricity
5. Gas

Contractors

1. Maintenance Contractors
2. Vendors
3. Preventative Maintenance Schedule/Contracts
4. Janitorial Services
5. Day Porter
6. Security Services

INFORMATION REQUESTED FROM LESSEE

As-Built Plans

1. Floor Plans
2. Structural
3. Plumbing
4. Mechanical
5. Electrical
6. HVAC
7. Hard Copies & Electronic Copies

Current Proposals from Prospective Subtenants

1. Lists
2. Status

INFORMATION REQUESTED FROM LESSEE

Inventory/Equipment

1. List of inventory
2. List of Equipment & Supplies

Legal

1. Pending Litigation
2. Claims and Potential Liabilities

Quitclaim Deeds

Deed of Full Reconveyance

LESSEE REQUESTS

- ❖ Waive the outstanding rent owed.
(approximately \$400,000).
- ❖ Waive claim against future rent.

POST CLOSING

Suite	Business Owner	Sq. Ft.				Comments
100	Walden	4,278	Green			Recently acquired more space. T/I \$39,000
120	FAA	7,736			Red	Asserted Lease was not terminated.
125	Coast Air Center	6,621		Yellow		
200	Property Management Company	2,765			Red	Re-wrote favorable Lease
202	`NCM	2,649		Yellow		
206	Media Allstars	3,049		Yellow		
208	Watland Billing Consultants	1,820	Green			
209	United Cerebral Palsy	2,418		Yellow		
210	Gerald Bazile	1,319	Green			Need more Space (1st Floor Required)
300	So. Cal Soft Pak	3,534		Yellow		
301	Summer & Shivers	1,002	Green			Business Owner has issued notice of termination
301A	French American Chamber	462	Green			Need more Space
304	French American Chamber	2,444	Green			
	8575 Gibbs Drive					
100	Western Sierra Law School	2,232	Green			
	8665 Gibbs Drive					
100	McAllister Institute	5,398	Green			

WHAT IS HAPPENS NEXT

Deferred Maintenance

✓ Building Assessments

Budgets

✓ Expenses

- Budget developed prior to Lease Termination
- Categories of Expenditures

✓ Revenue

✓ New Leases

- Appraisal
- FAA
- Possessory Interest Taxes
- Tenant Improvements

CITY PROCESSES

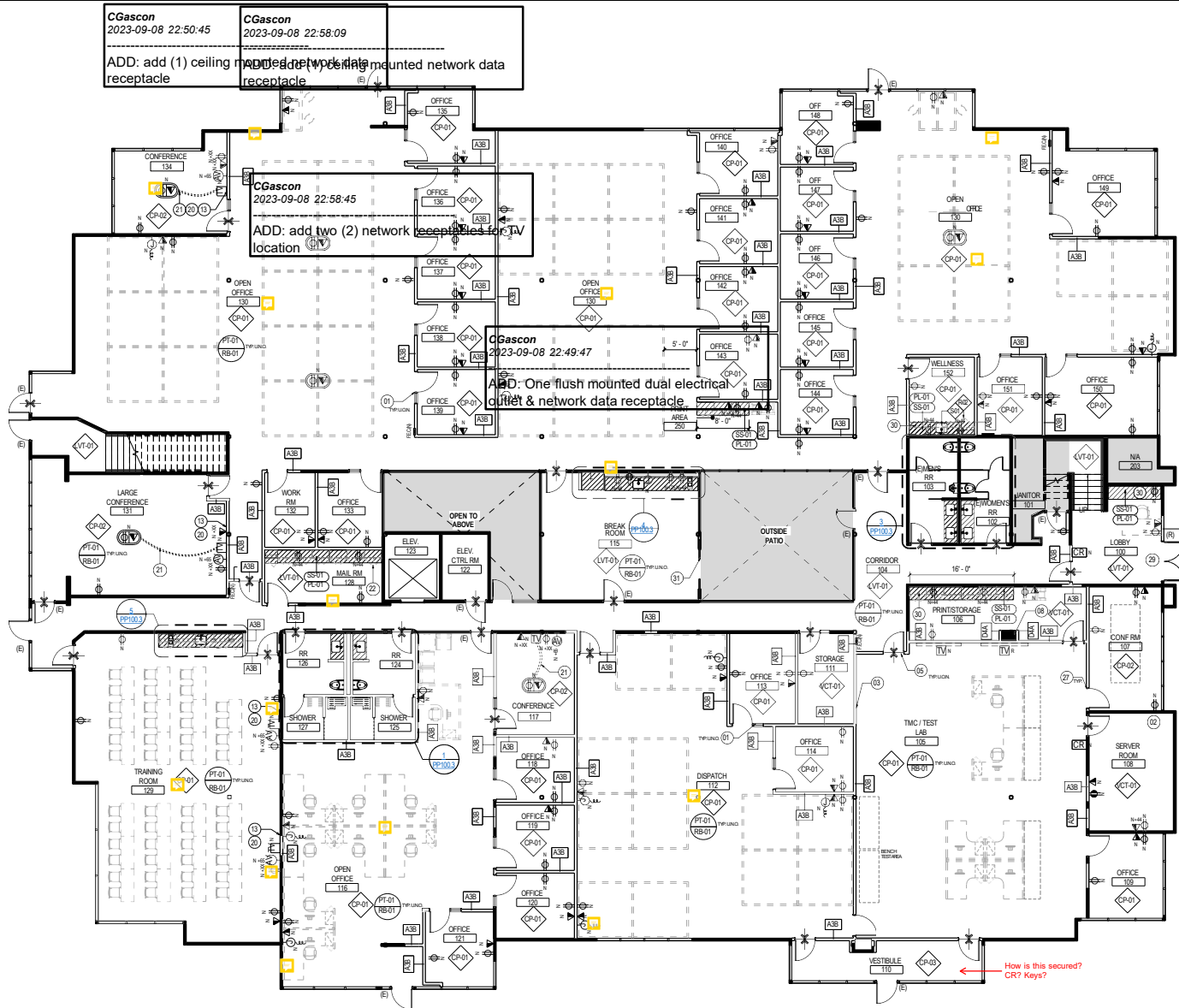
Requirements for Contracting

Develop Scope of Services

Timeline for Projects

**REQUEST FOR BIDS
EXTERIOR REFURBISHMENT
8690 AERO DR
TIME PROJECTIONS
AUGUST 2, 2021**

ACTIVITIES	July		Aug			Sep			Oct			Nov		
Develop Scope/Requirements for Bids														
Draft RFB														
Solitation of Bids														
Bids Received														
Selection of Bid														
Contract Negotiations														
City Attorney Final Review														
Contract Award														
Contract Work														



SHEET NOTES

- <CONSTRUCTION> FOR ALL NEW DOORS, PROVIDE NEW PAINT GRADE STILE AND RAIL DOOR ASSEMBLY, LATCHSET HARDWARE, AND INTEGRAL FRAMED GLAZING SYSTEM WITH BUTT-JOINTED GLASS PANELS 18" WIDE AND FULL HEIGHT OF DOOR, TYP. ALL OFFICES.
- HARDWARE, FRAME, AND DOOR TO BE BLACK.
- <CONSTRUCTION> SEE EXHIBIT A FOR FURTHER DETAILS OF THE SERVER ROOM
- <CONSTRUCTION> NEW RECESSED VIDEO WALL SEE EXHIBIT A FOR DETAILS.
- <CONSTRUCTION> AT ALL NON-OFFICE ROOMS, PROVIDE NEW STAIN GRADE DOOR ASSEMBLY WITH HARDWARE, TYP. ALTERNATE FOR PAINT GRADE TO MATCH ADJACENT WALL.
- <CONSTRUCTION> EXISTING UTILITY SHAFT
- <CONSTRUCTION> PROVIDE IN-WALL BACKING FOR TENANT PROVIDED WALL MOUNTED TV. COORDINATE PRECISE LOCATION WITH TENANT'S AV VENDOR.
- <POWER> PROVIDE RECESSED 2" CIRCULAR

CGascon
2023-09-08 22:57:23

For all system furniture locations, each workstation will require two network data connections. How do we account for this?

CGascon
2023-09-08 22:55:11

ADD: add (1) ceiling mounted network data

RECEIPTABLE DUPLEX AND TENANT PROVIDED TV. CONFIRM MANUFACTURER AND MODEL.

WALL TENANT AND TENANT PROVIDED TV. CONFIRM MANUFACTURER AND MODEL.

CONNECTION FROM DOOR TO BE COORDINATED WITH TENANT.

<CONSTRUCTION> PROVIDE SECURE MAIL SLOTS

<CONSTRUCTION> PROVIDE LOOKS AT ALL OFFICE DOORS

<CONSTRUCTION> EXISTING ENTRY DOOR TO BE ALVAGED AND REINSTALLED. PATCH AND REPAIR WHERE NEEDED.

<CONSTRUCTION> CLOSED LOWER AND UPPER STORAGE, TYP.

<CONSTRUCTION> NEW SLIDING GLASS DOOR THAT OPENS TO THE EXTERIOR PATIO

GRAPHIC SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
NOT IN CONTRACT
NEW WALL
PARTITION TAG
PARTITION TYPE DESIGNATOR (SEE PARTITION SERIES TYPE SCHEDULES)
FRAMING MEMBER DEPTH (SEE PARTITION TYPE LEGEND)
PARTITION SERIES (SEE PARTITION TYPE LEGEND)
FIRE RATING (IF APPLICABLE)
A2A SLAB TO SLAB
A2B BLDG STD BELOW CEILING PARTITION
A3B FULL HEIGHT
D4A TO UNDERSIDE OF CEILING GRID
FUR-OUT
NEW MILLWORK
MILLWORK TAG (IF USED)
DOOR TAG, REFER TO SCHED
RECESSED VALVE BOX & COLD WATER STUB OUT W/ CONTROL VALVE
BLDG STD FIRE EXTINGUISHER CABINET
FLUSH WALL MOUNTED DUPLEX
FLUSH WALL MOUNTED FOURPLEX
FLUSH WALL MOUNTED DUPLEX (DEDICATED)
FLUSH WALL MOUNTED FOURPLEX (DEDICATED)
FLUSH WALL MOUNTED TELEDATA RECEPTACLE
FLUSH WALL MOUNTED JUNCTION BOX
FLUSH WALL MOUNTED AV RECEPTACLE
FLUSH FLOOR MOUNTED POWER & DATA RECEPTACLE
FLUSH WALL MOUNTED VOICEDATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION (FOR SYSTEM FURNITURE)
COMBINATION FLUSH FLOOR MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICEDATA IN-FEED CONNECTION (FOR SYSTEM FURNITURE)
CARD READER
ELECTROMAGNETIC HOLD OPEN
DENOTES SPECIAL HEIGHT SWITCH

Date Description
A 08/15/23 PRICING PLAN

Client Approval
☐ APPROVED
☐ APPROVED AS NOTED

Signature Date
Seal/Signature

PRELIMINARY
NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INCOMPLETE, AND ARE NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

Project Name
City of SD - TRANSPORTATION DEPT

Project Number
055.9916.000

FLOOR <>>
PRICING PLAN - LEVEL 01

Scale
As indicated

PP100.1

1 PRICING PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

GENERAL NOTES

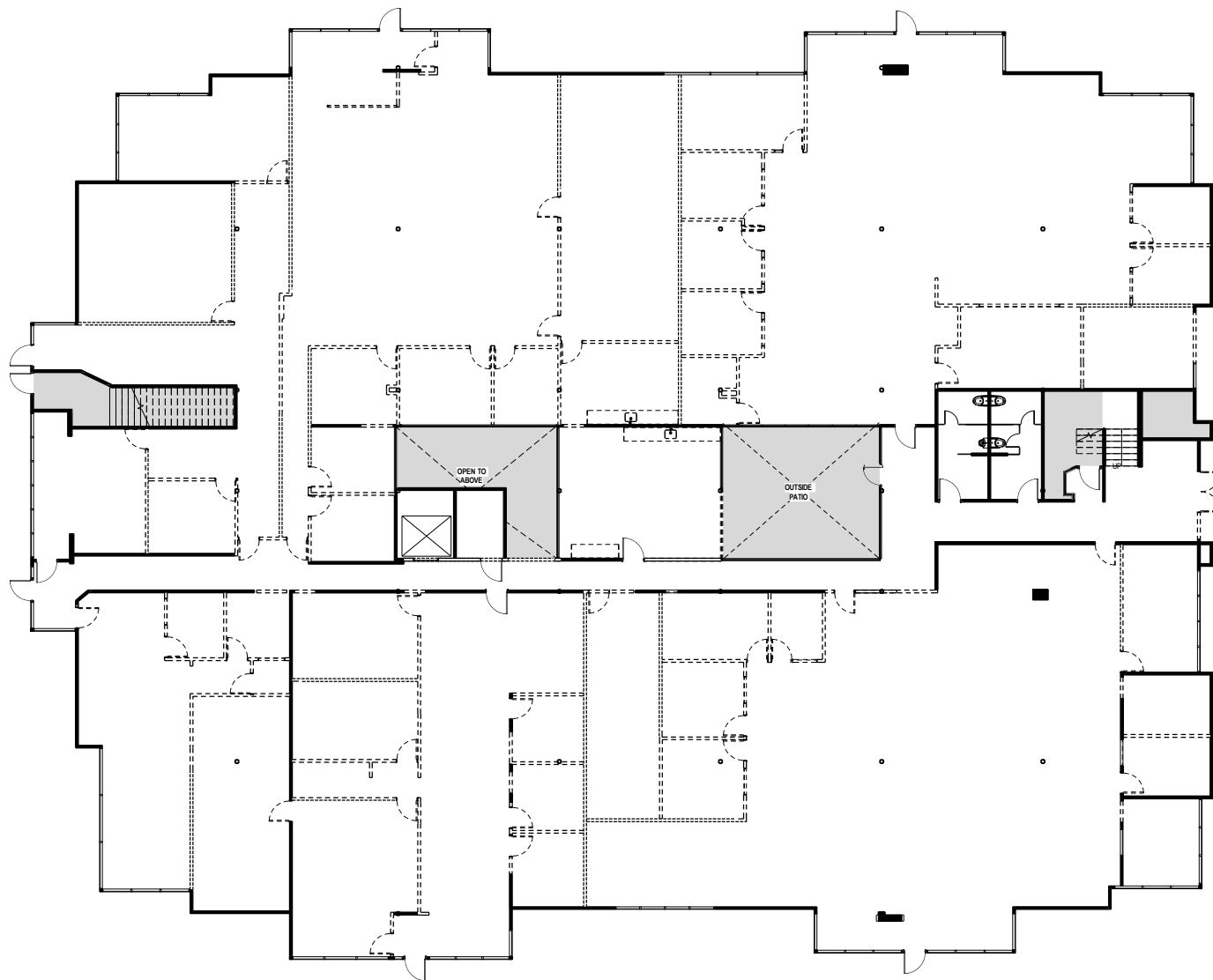
- CONTRACTOR TO COORDINATE SUITE ACCESS W/ BLDG OWNER.
- CONTRACTOR TO COORDINATE CONSTRUCTION EXECUTION W/ BLDG OWNER, AND TENANT.
- CONTRACTOR TO COORDINATE MOVING/RELOCATING TENANT FURNITURE W/ BLDG OWNER, AND TENANT AS REQUIRED FOR CONSTRUCTION.
- ALL EXISTING CONSTRUCTION TO REMAIN, UNO. ALL NEW CONSTRUCTION TO MATCH EXISTING, UNLESS NOTED OTHERWISE (UNO).
- CONTRACTOR TO PATCH/REPAIR ANY AREA AFFECTED BY DEMOLITION CONSTRUCTION TO BE LIKE NEW CONDITION, AND PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- ALL DOORS EXISTING (E) TO REMAIN, UNO. CONTRACTOR TO PATCH/REPAIR/TOUCH-UP ALL EXISTING DOORS AS REQUIRED TO BE LIKE NEW CONDITION, CONTRACTOR TO ENSURE EXISTING DOOR HARDWARE IS BLDG STD, AND ENSURE PROPER FUNCTIONALITY, REPAIR/ REPLACE W/ NEW BLDG STD DOOR HARDWARE AS REQUIRED.
- CONTRACTOR TO COORDINATE W/ BLDG OWNER, AND PROVIDE COST ALLOWANCE FOR BLDG STD KEYING, AND BLDG STD SIGNAGE PROGRAM.
- CONTRACTOR TO PROVIDE ALL NEW FINISHES THROUGHOUT, UNO.
- ALL FURNITURE AND/OR EQUIPMENT SHOWN ARE NOT IN CONTRACT, UNO.
- CONTRACTOR TO PROVIDE NEW LIGHT SWITCHING, AND CONTROLS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- LIGHT FIXTURE QUANTITIES PER PLAN OR PER SHEET NOTES ARE CONTINGENT UPON FINAL APPROVED LIGHTING DESIGN AND ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENTATION PHASE.
- CONTRACTOR TO MODIFY EXISTING HVAC, AND PROVIDE NEW GRILLES AND/OR DIFFUSERS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- ALL MECHANICAL/ELECTRICAL SYSTEMS IN OPEN BREAK AREAS SHALL BE ENGINEERED AS FULLY ENCLOSED AREAS.
- CONTRACTOR TO MODIFY EXISTING FIRE SPRINKLER SYSTEMS/FIRE SPRINKLER HEADS AND/OR PROVIDE NEW AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- CONTRACTOR TO CONFIRM CONDITION OF VAV BOXES W/ BLDG ENGINEER, CONTRACTOR TO COORDINATE W/ BLDG OWNER REGARDING REPAIR AND/OR REPLACEMENT.
- CONTRACTOR TO UPDATE HVAC DUCTWORK AS REQUIRED TO BE 7" MAX FLEX DUCT FROM GRILLES W/ REMAINDER AS HARD DUCTING W/ DIMMER TO VAV, DUCTING FROM MAIN MEDIUM PRESSURE DUCT TO VAV TO BE HARD DUCTING. CONTRACTOR REMOVE MEDIUM PRESSURE DUCT INSULATION, AND REPLACE W/ FIBERGLASS INSULATION, CONTRACTOR TO COORDINATE W/ BLDG ENGINEER AND BLDG OWNER AS TO THE COMPLETION OF THIS SCOPE OF WORK IF REQUIRED, PRICE SEPARATELY.
- SECURITY VENDOR TO CONSULT ON LOW VOLTAGE, CAMERAS AND CARD READERS, BY OWNER.

GENERAL DEMO PRICING NOTES FINISH LEGEND

- REFER TO DEMO PLAN FOR DEMO SCOPE, AREAS, DEMO EXISTING TO SHELL, CONDITION, UNO.
- DEMO EXISTING CEILING GRID COMPLETE.
- DEMO ALL EXISTING LIGHT FIXTURES THROUGHOUT, UNO.
- DEMO EXISTING CEILING TILES.
- DEMO ALL EXISTING FLOORING AND BASE THROUGHOUT SUITE, BORN COAT WALL AFTER REMOVAL OF EXISTING BASE.
- CITY OF SAN DIEGO TO OBTAIN HAZARDOUS MATERIALS REPORT DURING BUDGET PRICING PHASE OF TENANT IMPROVEMENT AND INCLUDE ANY ABSTENT REQUIRED IN TOTAL COST OF DEMO.
- PROVIDE NEW TACTILE SIGNAGE AS REQUIRED BY CODE.
- CONTRACTOR TO REPAIR/REPLACE NEW BLDG STD WINDOW TREATMENTS AT PERIMETER GLAZING AS REQUIRED.
- ARCHITECT WAS UNABLE TO FULLY VERIFY EXISTING ELECTRICAL DEVICE LOCATIONS DUE TO OBSTRUCTIONS, CONTRACTOR TO PROVIDE COST ALLOWANCE FOR UNKNOWN DEMOLITION/INSTALLATION OF ELECTRICAL DEVICES WHERE INDICATED.
- PROVIDE APPROX. 34 NEW BLDG STD LED EXIT SIGNS PER NEW SUITE LAYOUT, PROVIDE STEM MOUNTED AT OPEN TO DECK LOCATIONS.
- PROVIDE APPROX. 425 NEW BLDG STD 2X4 LED FIXTURES AND APPROX. 30 RECESSED DOWNLIGHTS, CONTRACTOR TO PROVIDE PRICING FOR SIMILAR FIXTURES W/ BOTTOM ACCESS WHERE CONFLICT W/ EXISTING HVAC OCCURS, PROVIDE ALL NEW CONTROLS AND SWITCHING PER T24 REQUIREMENTS.

GENERAL PRICING NOTES

- DESCRIPTION: CARPET - MODULAR MANUFACTURER: SHAW
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$25 PER SF
- DESCRIPTION: CARPET - CONF. RM. MANUFACTURER: SHAW
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$25 PER SF
- DESCRIPTION: WALK-OFF MAT MANUFACTURER: ARMS
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$5 PER SF
- DESCRIPTION: VCT RESILIENT FLOORING MANUFACTURER: ARMS
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$5 PER SF
- DESCRIPTION: LVT RESILIENT FLOORING MANUFACTURER: ARMS
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$5 PER SF
- DESCRIPTION: BASE - RESILIENT MANUFACTURER: JOHNSONITE
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: 2"5" STRAIGHT AT CARPET, COVED AT RESIDENT FLOORING
- DESCRIPTION: PAINT - GENERAL MANUFACTURER: SHERWIN WILLIAMS
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: TWO (2) COATS OF FLAT LATEX PAINT OVER ONE (1) COAT OF LATEX PRIMER.
- DESCRIPTION: ACUSTICAL CEILING SYSTEM MANUFACTURER: INPRO CORP
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: SHIELD BY PANAZ
- DESCRIPTION: SHOWER FLOOR TILE MANUFACTURER: CROSSVILLE
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: 24"X24" FORMAT TILE. PRICING ALLOWANCE APPROX. \$7.50 PER SF
- DESCRIPTION: RESTROOM TILE FLOORING MANUFACTURER: CROSSVILLE
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: FLOOR MOSAIC TILE. GROUT SIZE: PER MOSAIC SHEET SPACING. MFR. LATICRETE SPECTRALOCK PRO GROUT (EPOXY GROUT), COLOR: T8D. INSTALL PER MFR REQUIREMENTS.
- DESCRIPTION: SOLID SURFACE - COUNTERTOP MANUFACTURER: PENTAL QUARTZ
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: PRICING ALLOWANCE APPROX. \$60 PER SF
- DESCRIPTION: RESTROOM WALL TILE MANUFACTURER: INTERCERAMICS
STYLE: PATTERN T8D
COLOR: T8D
REMARKS: 12"X12" FORMAT TILE. PRICING ALLOWANCE APPROX. \$5.50 PER SF



1 DEMOLITION PRICING PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR TO COORDINATE SUITE ACCESS W/ BLDG OWNER.
- B. CONTRACTOR TO COORDINATE CONSTRUCTION EXECUTION W/ BLDG OWNER, AND TENANT.
- C. CONTRACTOR TO COORDINATE MOVING/RELOCATING TENANT FURNITURE W/ BLDG OWNER, AND TENANT AS REQUIRED FOR CONSTRUCTION.
- D. ALL EXISTING CONSTRUCTION TO REMAIN, UNO, ALL NEW CONSTRUCTION TO MATCH EXISTING, UNLESS NOTED OTHERWISE (UNO).
- E. CONTRACTOR TO PATCH/REPAIR ANY AREA AFFECTED BY DEMOLITION CONSTRUCTION TO BE LIKE-NEW CONDITION, AND PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- F. ALL DOORS EXISTING (E) TO REMAIN, UNO. CONTRACTOR TO PATCH/REPAIR/TOUCH-UP ALL EXISTING DOORS AS REQUIRED TO BE LIKE-NEW CONDITION. CONTRACTOR TO ENSURE EXISTING DOOR HARDWARE IS BLDG STD. AND ENSURE PROPER FUNCTIONALITY. REPAIR/REPLACE W/ NEW BLDG STD DOOR HARDWARE AS REQUIRED.
- G. CONTRACTOR TO COORDINATE W/ BLDG OWNER, AND PROVIDE COST ALLOWANCE FOR BLDG STD KEYING, AND BLDG STD SIGNAGE PROGRAM.
- H. CONTRACTOR TO PROVIDE ALL NEW FINISHES THROUGHOUT, UNO.
- I. ALL FURNITURE AND/OR EQUIPMENT SHOWN ARE NOT IN CONTRACT, UNO.
- J. CONTRACTOR TO PROVIDE NEW LIGHT SWITCHING, AND CONTROLS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- K. LIGHT FIXTURE QUANTITIES PER PLAN OR PER SHEET NOTES ARE CONTINGENT UPON FINAL APPROVED LIGHTING DESIGN AND ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENTATION PHASE.
- L. CONTRACTOR TO MODIFY EXISTING HVAC, AND PROVIDE NEW GRILLES AND/OR DIFFUSERS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- M. ALL MECHANICAL/ELECTRICAL SYSTEMS IN OPEN BREAK AREAS SHALL BE ENGINEERED AS FULLY ENCLOSED AREAS.
- N. CONTRACTOR TO MODIFY EXISTING FIRE SPRINKLER SYSTEMS/ FIRE SPRINKLER HEADS AND/OR PROVIDE NEW AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- O. CONTRACTOR TO CONFIRM CONDITION OF VAV BOXES W/ BLDG ENGINEER. CONTRACTOR TO COORDINATE W/ BLDG OWNER REGARDING REPAIR AND/OR REPLACEMENT.
- P. CONTRACTOR TO UPGRADE HVAC DUCTWORK AS REQUIRED TO BE 12" MAX FLEX DUCT FROM GRILLES W/ REMAINDER AS HARD DUCTING W/ DAMPER TO VAV. DUCTING FROM MAIN MEDIUM PRESSURE DUCT TO VAV TO BE HARD DUCTING. CONTRACTOR REMOVE MEDIUM PRESSURE DUCT INSULATION AND REPLACE W/ FOIL BACKED INSULATION. CONTRACTOR TO COORDINATE W/ BLDG ENGINEER AND BLDG OWNER AS TO THE COMPLETION OF THIS SCOPE OF WORK IF REQUIRED. PRICE SEPARATELY.
- Q. SECURITY VENDOR TO CONSULT ON LOW VOLTAGE, CAMERAS AND CARD READERS, BY OWNER.

GENERAL DEMO PRICING NOTES

- A. REFER TO DEMO PLAN FOR DEMO SCOPE AREAS. DEMO EXISTING TO SHELL CONDITION, UNO.
- B. DEMO EXISTING CEILING GRID COMPLETE.
- C. DEMO ALL EXISTING LIGHT FIXTURES THROUGHOUT, UNO.
- D. DEMO EXISTING CEILING TILES.
- E. DEMO ALL EXISTING FLOORING AND BASE THROUGHOUT SUITE. SKIM COAT WALL AFTER REMOVAL OF EXISTING BASE.
- F. CITY OF SAN DIEGO TO OBTAIN HAZARDOUS MATERIALS REPORT DURING BUDGET PRICING PHASE OF TENANT IMPROVEMENT AND INCLUDE ANY ABATEMENT REQUIRED IN TOTAL COST OF PROJECT.

SHEET NOTES

GRAPHIC SYMBOLS

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NOT IN CONTRACT
- REFER TO ADD SERIES FOR PARTITION TYPE DETAILS
- PARTITION TAG
- PARTITION TYPE DESIGNATOR (SEE PARTITION SERIES TYPE SCHEDULES)
- FRAMING MEMBER DEPTH (SEE PARTITION TYPE LEGEND)
- PARTITION SERIES (SEE PARTITION TYPE LEGEND)
- FIRE RATING (IF APPLICABLE)

- NEW MILLWORK
- MILLWORK TAG (IF USED)
- DOOR TAG, REFER TO SCHED
- RECESSED VALVE BOX & COLD WATER STUB OUT W/ CONTROL VALVE
- BLDG STD FIRE EXTINGUISHER CABINET
- FLUSH WALL MOUNTED DUPLEX
- FLUSH WALL MOUNTED DUPLEX (DEDICATED)
- FLUSH WALL MOUNTED FOURPLEX
- FLUSH WALL MOUNTED TELEDATA RECEPTACLE
- FLUSH WALL MOUNTED JUNCTION BOX
- FLUSH WALL MOUNTED AV RECEPTACLE
- FLUSH WALL MOUNTED TV RECEPTACLE
- FLUSH FLOOR MOUNTED POWER & DATA RECEPTACLE
- FLUSH WALL MOUNTED VOICEDATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION (FOR SYSTEM FURNITURE)
- COMBINATION FLUSH FLOOR MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICEDATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- CARD READER
- ELECTROMAGNETIC HOLD OPEN
- DEVOTES SPECIAL HEIGHT SWITCH

TRANSPORTATION DEPT
8575 GIBBS DRIVE
SAN DIEGO, CA 92123

Gensler

225 Broadway
Suite 100
San Diego, CA 92101
United States

Tel 619.557.2500
Fax 619.557.2500

Date Description

Seal/Signature

PRELIMINARY NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INCOMPLETE,
AND ARE NOT FOR REGULATORY
APPROVAL, PERMIT, OR CONSTRUCTION.

Project Name

City of SD - TRANSPORTATION
DEPT

Project Number

055.9916.000

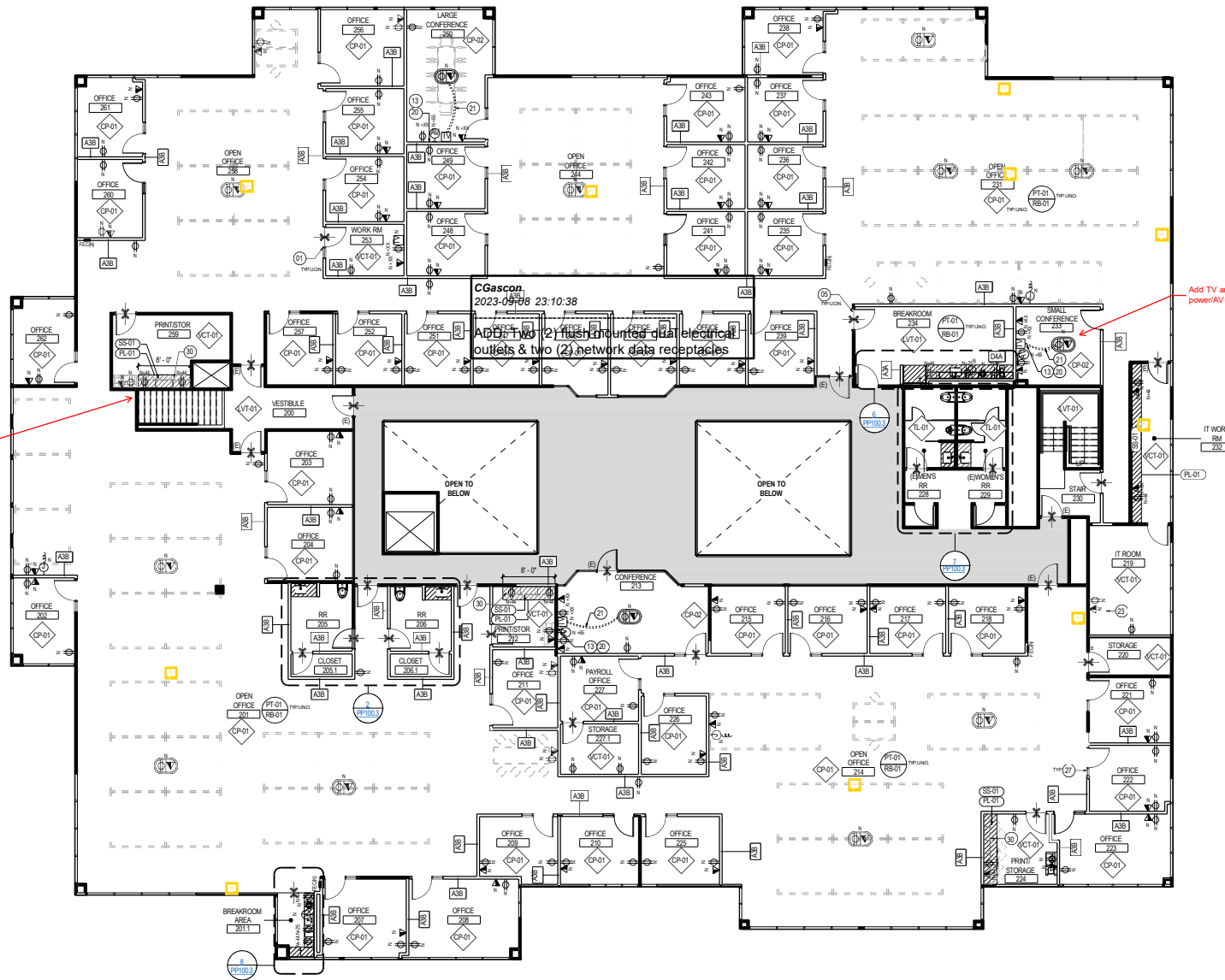
Description

FLOOR ->>
DEMO PRICING PLAN - LEVEL 01

Scale

1/8" = 1'-0"

PP100.1.D



1 PRICING PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR TO COORDINATE SUITE ACCESS WITH BLDG OWNER.
- B. CONTRACTOR TO COORDINATE CONSTRUCTION EXECUTION WITH BLDG OWNER AND TENANT.
- C. CONTRACTOR TO COORDINATE MOVING/RELOCATING TENANT FURNITURE WITH BLDG OWNER AND TENANT AS REQUIRED FOR CONSTRUCTION.
- D. ALL EXISTING CONSTRUCTION TO REMAIN, UNLESS NOTED OTHERWISE (UNO).
- E. CONTRACTOR TO PATCH REPAIR ANY AREA AFFECTED BY DEMOLITION CONSTRUCTION TO BE LIKE-NEW CONDITION, AND PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- F. ALL DOORS EXISTING (E) TO REMAIN, UNLESS NOTED OTHERWISE (UNO). CONTRACTOR TO PATCH REPAIR/TOUCH-UP ALL EXISTING DOORS AS REQUIRED TO BE LIKE-NEW CONDITION. CONTRACTOR TO ENSURE EXISTING DOOR HARDWARE IS BLDG STD. AND ENSURE PROPER FUNCTIONALITY. REPAIR/REPLACE WITH NEW BLDG STD DOOR HARDWARE AS REQUIRED.
- G. CONTRACTOR TO COORDINATE WITH BLDG OWNER, AND PROVIDE COST ALLOWANCE FOR BLDG STD KEYING, AND BLDG STD SIGNAGE PROGRAM.
- H. CONTRACTOR TO PROVIDE ALL NEW FINISHES THROUGHOUT, UNO.
- I. ALL FURNITURE AND/OR EQUIPMENT SHOWN ARE NOT IN CONTRACT, UNO.
- J. CONTRACTOR TO PROVIDE NEW LIGHT SWITCHING, AND CONTROLS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- K. LIGHT FIXTURE QUANTITIES PER PLAN OR PER SHEET NOTES ARE CONTINGENT UPON FINAL APPROVED LIGHTING DESIGN AND ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENTATION PHASE.
- L. CONTRACTOR TO MODIFY EXISTING HVAC, AND PROVIDE NEW GRILLES AND/OR DIFFUSERS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
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- Q. SECURITY VENDOR TO CONSULT ON LOW VOLTAGE, CAMERAS AND CARD READERS, BY OWNER.

GENERAL DEMO PRICING NOTES

- A. REFER TO DEMO PLAN FOR DEMO SCOPE. AREAS DEMO EXISTING TO SHELL CONDITION, UNO.
- B. DEMO EXISTING CEILING GRID COMPLETE.
- C. DEMO ALL EXISTING LIGHT FIXTURES THROUGHOUT, UNO.
- D. DEMO EXISTING CEILING TILES.
- E. DEMO ALL EXISTING FLOORING AND BASE THROUGHOUT SUITE. SKIN COAT WALL AFTER REMOVAL OF EXISTING BASE.
- F. CITY OF SAN DIEGO TO OBTAIN HAZARDOUS MATERIALS REPORT DURING BUDGET PRICING PHASE OF TENANT IMPROVEMENT AND INCLUDE ANY ABATEMENT REQUIRED IN TOTAL COST OF PROJECT.

GENERAL PRICING NOTES

- F. PROVIDE NEW TACTILE SIGNAGE AS REQUIRED BY CODE.
- G. CONTRACTOR TO REPAIR/MODIFY/PROVIDE NEW BLDG STD WINDOW TREATMENTS AT PERIMETER GLAZING AS REQUIRED.
- I. ARCHITECT WAS UNABLE TO FULLY VERIFY EXISTING ELECTRICAL DEVICE LOCATIONS DUE TO OBSTRUCTIONS. CONTRACTOR TO PROVIDE COST ALLOWANCE FOR UNKNOWN DEMOLITION/INSTALLATION OF ELECTRICAL DEVICES WHERE INDICATED.
- K. PROVIDE APPROX. 34 NEW BLDG STD LED EXIT SIGNS PER NEW SUITE LAYOUT. PROVIDE STEM MOUNTED AT OPEN TO DECK LOCATIONS.
- L. PROVIDE APPROX. 425 NEW BLDG STD 2X4 LED FIXTURES AND APPROX. 30 RECESSED DOWNLIGHTS. CONTRACTOR TO PROVIDE PRICING FOR SIMILAR FIXTURES WITH BOTTOM ACCESS WHERE CONFLICT WITH EXISTING HVAC OCCURS. PROVIDE ALL NEW CONTROLS AND SWITCHING PER T24 REQUIREMENTS.

FINISH LEGEND

- CP-01 DESCRIPTION: CARPET - MODULAR MANUFACTURER: SHAW STYLE: PATTERNTBD COLOR: TBD REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$25 PER SF
- CP-02 DESCRIPTION: CARPET - CONF. RM MANUFACTURER: SHAW STYLE: PATTERNTBD COLOR: TBD REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$25 PER SF
- CP-03 DESCRIPTION: WALK-OFF MAT MANUFACTURER: MATS INC. STYLE: PATTERNTBD COLOR: TBD REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- CP-04 DESCRIPTION: VCT RESILIENT FLOORING MANUFACTURER: ARMSTRONG STYLE: PATTERNTBD COLOR: TBD REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$5 PER SF
- LT-01 DESCRIPTION: LVT RESILIENT FLOORING MANUFACTURER: ARMSTRONG STYLE: PATTERNTBD COLOR: TBD REMARKS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PRICING ALLOWANCE APPROX. \$10 PER SF
- LT-02 DESCRIPTION: RESTROOM TILE FLOORING MANUFACTURER: CRESSVILLE STYLE: PATTERNTBD COLOR: TBD REMARKS: 24"X48" FORMAT TILE. PRICING ALLOWANCE APPROX. \$7.50 PER SF
- LT-03 DESCRIPTION: SHOWER FLOOR TILE MANUFACTURER: CRESSVILLE STYLE: PATTERNTBD COLOR: TBD REMARKS: FLOOR MOSAIC TILE. GROUT SIZE: PER MOSAIC SHEET SPACING. MFR. LATEX/EPICURE SPECTRACOLOR PRO GROUT (EPOXY GROUT). COLOR: TBD. INSTALL PER MFR REQUIREMENTS.
- LT-04 DESCRIPTION: RESTROOM WALL TILE MANUFACTURER: INTERCERAMICS STYLE: PATTERNTBD COLOR: TBD REMARKS: 12"X24" FORMAT TILE. PRICING ALLOWANCE APPROX. \$5.50 PER SF
- RB-01 DESCRIPTION: BASE - RESILIENT MANUFACTURER: JOHNSONITE STYLE: PATTERNTBD COLOR: TBD REMARKS: 2" STRAIGHT AT CARPET, COVERED AT RESILIENT FLOORING
- PT-01 DESCRIPTION: PAINT - GENERAL MANUFACTURER: SHERWIN WILLIAMS STYLE: PATTERNTBD COLOR: TBD REMARKS: TWO (2) COATS OF FLAT LATEX PAINT OVER ONE (1) COAT OF LATEX PRIMER
- PL-01 DESCRIPTION: PLASTIC LAMINATE MANUFACTURER: WILSONART STYLE: PATTERNTBD COLOR: TBD REMARKS: TBD
- SS-01 DESCRIPTION: SOLID SURFACE - COUNTERTOP MANUFACTURER: PENTACOR QUARTZ STYLE: PATTERNTBD COLOR: TBD REMARKS: PRICING ALLOWANCE APPROX. \$80 PER SF
- SC-01 DESCRIPTION: SHOWER CURTAIN MANUFACTURER: SHERRI CORP STYLE: PATTERNTBD COLOR: TBD REMARKS: SHIELD BY PANAZ
- ACT-01 DESCRIPTION: ACOUSTICAL CEILING SYSTEM MANUFACTURER: ARMSTRONG STYLE: PATTERNTBD SECOND LOOK COLOR: WHITE REMARKS: 24"X48" ANGLED REGULAR 916" SUPRAFINE 916" GRID SYSTEM

SHEET NOTES

- 01 <CONSTRUCTION> PROVIDE NEW PAINT GRADE STEEL AND RAIL DOOR ASSEMBLY WITH LATCHES/HARDWARE, AND INTEGRAL FRAMED GLAZING SYSTEM WITH BUTT-JOINTED GLASS PANELS. 18" WIDE, TYP. ALL OFFICES. HARDWARE, FRAME, AND DOOR TO BE BLACK.
- 05 <CONSTRUCTION> PROVIDE NEW STAIN GRADE SOLID WOOD DOOR ASSEMBLY WITH HARDWARE. ADD ALT FOR PAINT GRADE DOOR ASSEMBLY, TYP.
- 13 <CONSTRUCTION> PROVIDE IN-WALL BACKING FOR TENANT PROVIDED WALL MOUNTED TV. COORDINATE PRECISE LOCATION WITH TENANTS AV VENDOR.
- 20 <POWER> PROVIDE RECESSED CLOCK RECEPTACLE, DUPLEX AND DATA FOR TENANT PROVIDED TV. CONFIRM MOUNTING HEIGHT WITH TENANT AND TENANTS AV VENDOR.
- 21 <POWER> CONTRACTOR TO PROVIDE CONDUIT IN FLOOR SLAB FOR CONNECTION FROM FLOOR CORE TO TENANT PROVIDED TV. CONDUIT SIZE TO BE CONFIRMED WITH TENANT.
- 23 <POWER> PROVIDE NEW FIRE RETARDANT FLOORING TELEPHONE BACKBOARD WITH 2" DIAMETER HOME-RUN CONDUIT TO BUILDING TELEDATA CLOSET. MOUNT TOP OF BOARD AT CEILING AND PAINT TO MATCH ADJACENT FINISH. DO NOT PAINT OVER POWER STOPS.
- 27 <CONSTRUCTION> PROVIDE OFFICE DOORS
- 30 <CONSTRUCTION> CLOSED STORAGE, TYP.
- CGascon 2023-09-08 23:10:38
- ADD: add (1) ceiling mounted network data receptacle
- CGascon 2023-09-08 23:09:19

GRAPHIC SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- NOT IN CONTRACT
- NEW WALL
- PARTITION TAG
- PARTITION TYPE DESIGNATOR (SEE PARTITION SERIES TYPE SCHEDULES)
- FRAMING MEMBER DEPTH (SEE PARTITION TYPE LEGEND)
- PARTITION SERIES (SEE PARTITION TYPE LEGEND)
- FIRE RATING (IF APPLICABLE)
- ASB SLAB TO SLAB
- ASB BLDG STD BELOW-CEILING PARTITION
- ASB FULL HEIGHT
- ASB TO UNDERSIDE OF CEILING GRID
- DA4 FUR-OUT
- NEW MILLWORK
- MILLWORK TAG (IF USED)
- DOOR TAG, REFER TO SCHED
- RECESSED VALVE BOX & COLD WATER STUB OUT WITH CONTROL VALVE
- BLDG STD FIRE EXTINGUISHER CABINET
- FLUSH WALL MOUNTED DUPLEX
- FLUSH WALL MOUNTED FOURPLEX
- FLUSH WALL MOUNTED DUPLEX (DEDICATED)
- FLUSH WALL MOUNTED FOURPLEX (DEDICATED)
- FLUSH WALL MOUNTED TELEDATA RECEPTACLE
- FLUSH WALL MOUNTED JUNCTION BOX
- FLUSH WALL MOUNTED AV RECEPTACLE
- FLUSH WALL MOUNTED TV RECEPTACLE
- FLUSH FLOOR MOUNTED POWER & DATA RECEPTACLE
- FLUSH WALL MOUNTED VOICEDATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION (FOR SYSTEM FURNITURE)
- COMBINATION FLUSH FLOOR MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICEDATA IN-FEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- CARD READER
- ELECTROMAGNETIC HOLD OPEN DENOTES SPECIAL HEIGHT SWITCH

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Tel: 619.557.2500
Fax: 619.557.2503

CGascon

2023-09-08 23:09:19

ADD: add (1) ceiling mounted network data receptacle

Date Description

Client Approval

APPROVED

APPROVED AS NOTED

Signature Date

Seal/Signature

PRELIMINARY
NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INCOMPLETE,
AND ARE NOT FOR REGULATORY
APPROVAL, PERMIT, OR CONSTRUCTION.

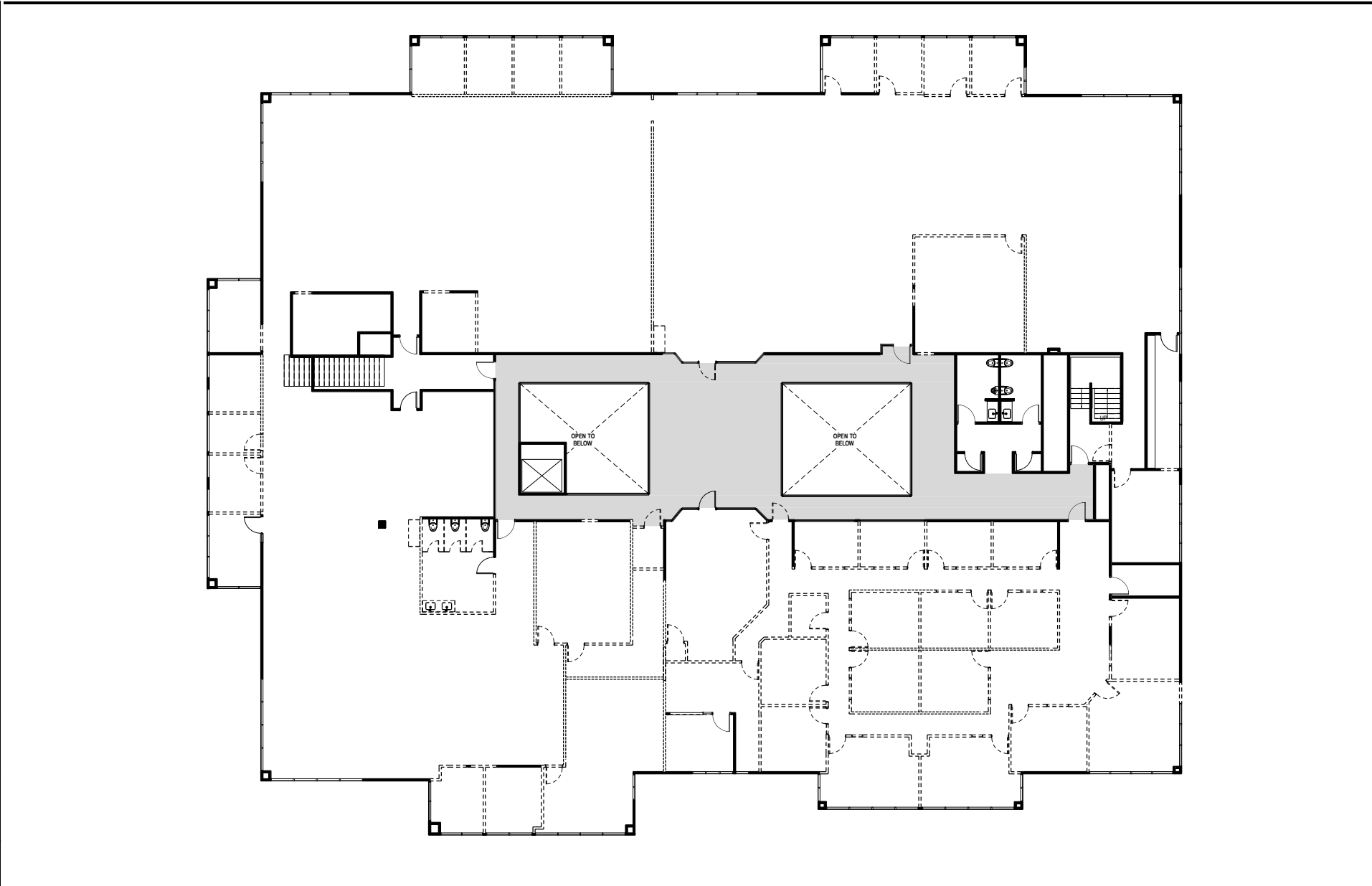
Project Name
City of SD - TRANSPORTATION
DEPT

Project Number
055.9916.000

Description
FLOOR ->
PRICING PLAN - LEVEL 02

Scale
As indicated

PP100.2



1 DEMOLITION PRICING PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR TO COORDINATE SUITE ACCESS W/ BLDG OWNER.
- B. CONTRACTOR TO COORDINATE CONSTRUCTION EXECUTION W/ BLDG OWNER, AND TENANT.
- C. CONTRACTOR TO COORDINATE MOVING/RELOCATING TENANT FURNITURE W/ BLDG OWNER, AND TENANT AS REQUIRED FOR CONSTRUCTION.
- D. ALL EXISTING CONSTRUCTION TO REMAIN, UNO, ALL NEW CONSTRUCTION TO MATCH EXISTING, UNLESS NOTED OTHERWISE (UNO).
- E. CONTRACTOR TO PATCH/REPAIR ANY AREA AFFECTED BY DEMOLITION CONSTRUCTION TO BE LIKE-NEW CONDITION, AND PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- F. ALL DOORS EXISTING (E) TO REMAIN, UNO. CONTRACTOR TO PATCH/REPAIR/ TOUCH-UP ALL EXISTING DOORS AS REQUIRED TO BE LIKE-NEW CONDITION. CONTRACTOR TO ENSURE EXISTING DOOR HARDWARE IS BLDG STD. AND ENSURE PROPER FUNCTIONALITY. REPAIR/ REPLACE W/ NEW BLDG STD DOOR HARDWARE AS REQUIRED.
- G. CONTRACTOR TO COORDINATE W/ BLDG OWNER, AND PROVIDE COST ALLOWANCE FOR BLDG STD KEYING, AND BLDG STD SIGNAGE PROGRAM.
- H. CONTRACTOR TO PROVIDE ALL NEW FINISHES THROUGHOUT, UNO.
- I. ALL FURNITURE AND/OR EQUIPMENT SHOWN ARE NOT IN CONTRACT, UNO.
- J. CONTRACTOR TO PROVIDE NEW LIGHT SWITCHING, AND CONTROLS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- K. LIGHT FIXTURE QUANTITIES PER PLAN OR PER SHEET NOTES ARE CONTINGENT UPON FINAL APPROVED LIGHTING DESIGN AND ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENTATION PHASE.
- L. CONTRACTOR TO MODIFY EXISTING HVAC, AND PROVIDE NEW GRILLES AND/OR DIFFUSERS AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- M. ALL MECHANICAL/ ELECTRICAL SYSTEMS IN OPEN BREAK AREAS SHALL BE ENGINEERED AS FULLY ENCLOSED AREAS.
- N. CONTRACTOR TO MODIFY EXISTING FIRE SPRINKLER SYSTEMS/ FIRE SPRINKLER HEADS AND/OR PROVIDE NEW AS REQUIRED FOR NEW SUITE CONFIGURATION PER CODE.
- O. CONTRACTOR TO CONFIRM CONDITION OF VAV BOXES W/ BLDG ENGINEER. CONTRACTOR TO COORDINATE W/ BLDG OWNER REGARDING REPAIR/ AND/OR REPLACEMENT.
- P. CONTRACTOR TO UPGRADE HVAC DUCTWORK AS REQUIRED TO BE 12" MAX FLEX DUCT FROM GRILLES W/ REMAINDER AS HARD DUCTING W/ DAMPER TO VAV. DUCTING FROM MAIN MEDIUM PRESSURE DUCT TO VAV TO BE HARD DUCTING. CONTRACTOR REMOVE MEDIUM PRESSURE DUCT INSULATION AND REPLACE W/ FOIL BACKED INSULATION. CONTRACTOR TO COORDINATE W/ BLDG ENGINEER AND BLDG OWNER AS TO THE COMPLETION OF THIS SCOPE OF WORK IF REQUIRED. PRICE SEPARATELY.
- Q. SECURITY VENDOR TO CONSULT ON LOW VOLTAGE, CAMERAS AND CARD READERS, BY OWNER.

GENERAL DEMO PRICING NOTES

- A. REFER TO DEMO PLAN FOR DEMO SCOPE AREAS, DEMO EXISTING TO SHELL CONDITION, UNO.
- B. DEMO EXISTING CEILING GRID COMPLETE.
- C. DEMO ALL EXISTING LIGHT FIXTURES THROUGHOUT, UNO.
- D. DEMO EXISTING CEILING TILES.
- E. DEMO ALL EXISTING FLOORING AND BASE THROUGHOUT SUITE. SKIM COAT WALL AFTER REMOVAL OF EXISTING BASE.
- F. CITY OF SAN DIEGO TO OBTAIN HAZARDOUS MATERIALS REPORT DURING BUDGET PRICING PHASE OF TENANT IMPROVEMENT AND INCLUDE ANY ABATEMENT REQUIRED IN TOTAL COST OF PROJECT.

SHEET NOTES

GRAPHIC SYMBOLS

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NOT IN CONTRACT
- REFER TO ADD SERIES FOR PARTITION TYPE DETAILS
- PARTITION TAG
- PARTITION TYPE DESIGNATOR (SEE PARTITION SERIES TYPE SCHEDULES)
- FRAMING MEMBER DEPTH (SEE PARTITION TYPE LEGEND)
- PARTITION SERIES (SEE PARTITION TYPE LEGEND)
- FIRE RATING (IF APPLICABLE)
- NEW MILLWORK
- MILLWORK TAG (IF USED)
- DOOR TAG, REFER TO SCHED
- RECESSED VALVE BOX & COLD WATER STUB OUT W/ CONTROL VALVE
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- FLUSH WALL MOUNTED TV RECEPTACLE
- FLUSH FLOOR MOUNTED POWER & DATA RECEPTACLE
- FLUSH WALL MOUNTED VOICE/ DATA INFEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICE/ DATA INFEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- COMBINATION FLUSH FLOOR MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION AND VOICE/ DATA INFEED FOR CONNECTION (FOR SYSTEM FURNITURE)
- CARD READER
- ELECTROMAGNETIC HOLD OPEN
- DEVOTES SPECIAL HEIGHT
- SWITCH

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Tel 619.557.2500
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Date Description

Signature

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Project Name
City of SD - TRANSPORTATION
DEPT

Project Number
055.9916.000

Description
FLOOR ->
DEMO PRICING PLAN - LEVEL 02

Scale
1/8" = 1'-0"

PP100.2.D

LESSONS LEARNED

Obtain an Appraisal

Identify Capital Improvement Projects

Identify Funding Sources

Budget Adjustment

Contract for Property Management Services

DISCUSSION