

5975 SANTA FE STREET
 SAN DIEGO, CALIFORNIA 92109
 (858) 581-9600 FAX (858) 581-9606

Page: 2 of 3
 Date: 06/05/2002
 Time: 15:13:24

SUMMARY OF CHARGES

Week 48: Ending 06/02/2002 - Period 12

(Weeks 45-48)

Customer#: 4134
 Customer Name: CITY REAL ESTATE/OFF SPACE PRO

Customer#: 4134
 Customer Name: CITY REAL ESTATE/OFF SPACE PRO

Service Requests - Time and Materials

Service Request# / Description Application Code/Description/Amris No Material#/Description	Material Charges	Service Request Total
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30032824 REAL ESTATE/DSD MOVE /CABLING/CONNE		
G43 REAL ESTATE OFFICE SPACE PGM 0-601-2500-060143		
1297 NETWORK ANALYST III	158.00	
Total 30032824 REAL ESTATE/DSD MOVE /CABLING/CONNE		\$ 158.00

30033351 REAL ESTATE/DSD MOVE /CABLING/CONNE		
G43 REAL ESTATE OFFICE SPACE PGM 0-601-2500-060143		
202 NETWK SERVICES TECH I	62.00	
1297 NETWORK ANALYST III	79.00	
Total 30033351 REAL ESTATE/DSD MOVE /CABLING/CONNE		\$ 141.00

Total Service Requests - Time and Materials:		\$ 299.00
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Week 48: Ending 06/02/2002 - Period 12

(Weeks 45-48)

Customer#: 4134
 Customer Name: CITY REAL ESTATE/OFF SPACE PRO

Customer#: 4134
 Customer Name: CITY REAL ESTATE/OFF SPACE PRO

Project Charges: WBS Elements and Service Requests

Project Definition Name / Description

Project WBS Element Name / Description

Application Code / Description / AMRIS#

Material # /Description

ServReq#

Charges

Material

Charges

Project

Total

707 BROADWAY LIBRARY 707 Broadway Library Move

707 BROADWAY CABLING 707 Broadway Cabling

G40 LIBRARY OFFICE SPACE 0-601-2500-060143

200401 NEC MISC. MATERIALS

4,199.99

Total 707 BROADWAY CABLING

4,199.99

Total 707 BROADWAY LIBRARY 707 Broadway Library Move

\$

4,199.99

Total Project Charges: WBS Elements and Service Requests

\$

4,199.99

Customer #: 4134 CITY REAL ESTATE/OFF SPACE PROG

Total Summary of Charges

\$

4,684.71

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Page: 1 of 1
Date: 06/05/2002
Time: 15:13:24

OBJECT ACCOUNT SUMMARY**Week 48: Ending 06/02/2002 - Period 12****(Weeks 45-48)**

Customer#: **4134**
Customer Name: **CITY REAL ESTATE/OFF SPACE PRO**
Customer Contact: **DIANA LOZANO-MONACO**
Customer Ph/Ms:
Customer Address: **1200 THIRD AVE**
SAN DIEGO CA 92101

Customer#: **4134**
Customer Name: **CITY REAL ESTATE/OFF SPACE PRO**
Client Relations Mgr: **CATHERINE GATES**
Client Relations Ph: **619-533-3923**
SDDPC Billing Info: **619-533-6282**

Object Account/Description Material Number/Description	Quantity	UOM	Price/Week (x Weeks)	Labor Tier	Charge
Current Year					
4981 Labor					
202 NETWK SERVICES TECH I	1.000	HRS	62.00	20	62.00
1297 NETWORK ANALYST III	3.000	HRS	79.00	30	237.00
4981 TOTAL					\$ 299.00
5301 Phone/FAX/modem					
650 SDDPC PHONE SYS-USAGE	93.000	CAL			49.72
680 SDDPC NAC1 SINGLE ACCESS	4.000	EA	8.50 x 04		136.00
200401 NEC MISC. MATERIALS	1.000	EA			4,199.99
5301 TOTAL					\$ 4,385.71
Total Current Period Charges					\$ 4,684.71

Customer #: 4134 CITY REAL ESTATE/OFF SPACE PRO
Total Object Account Summary

\$ 4,684.71

From: Rod Greek
To: Diana Monaco; Jeff Shoaf; Marilyn Williams
Date: 10/12/01 11:55AM
Subject: Re: black marks on 5th fir carpet

We'll get Buzz in here to take a look at these items.

Marilyn,
Please contact Buzz and ask him to come by next week to look at some clean up work needed on the 5th floor.
See me if you have any questions.
Thanks,

Rod

>>> Jeff Shoaf 10/11/01 02:50PM >>>

Hi Rod/Diana:

I'm not sure who to bring this up to so I'll start with you, but I've noticed black marks, approx. 12" or so long at 5' +/- intervals, appearing on our carpet on the 5th flr. It's really strange. I suspect it has something to do with the tape that was used to hold down the carpet protection during the remodel and some of the adhesive has remained behind after the carpet cleaning and now is collecting dirt.

I'd like to have someone come and look at it (whether it is Buzz, the Bldg Mgt, or Diana, or ???) and see what we can do to get it cleaned. I can guarantee it isn't anything we as tenants have done. Let me know what we can do to correct this. Thanks...Jeff

CC: Halla Razak; Jennifer Maxwell; Marilyn Williams; Ron Bankhead; Trina Abbott; Vic Biances

From: "Mike Kennedy" <mkennedy@swvp.com>
To: "Diana Monaco" <DMonaco@sandiego.gov>
Date: 10/31/01 2:12PM
Subject: RE: 600 B Street, 5th floor showers

Diana,

Upon review of the shower pricing, I did not see any way to reduce costs. We will remove the funds for the shower project from your T.I. allowance.

For your information, the current available balance is: \$648,154. This is the combined balance from all three floors.

Mike Kennedy

-----Original Message-----

From: Diana Monaco [mailto:DMonaco@sandiego.gov]
Sent: Wednesday, October 31, 2001 10:15 AM
To: mkennedy@swvp.com
Cc: bkeville@consolidatedcontracting.com
Subject: 600 B Street, 5th floor showers

Hi Mike, I spoke to Buzz this morning and he said that you have approved his bid to install the showers on the 5th floor of 600 B. We would like to proceed with this work. Please respond back indicating that this cost will be covered under our T.I. allowance provided to us for our expansion spaces at 600 B. Thank you.

From: Albert Cuevas
To: Vicky Minneti
Date: 10/18/01 3:11PM
Subject: Fwd: Re: PO 342094

Hi Vicky,

The PO was accidentally disapproved. Can you please resubmit for approval.

Thanks,
Albert

>>> Diana Monaco 10/18/01 03:06PM >>>

Hi Albert, I am relocating the Community Service Center Division and moving the Ethics Commission to 600 B Street, 14th floor. It is imperative that relocate the Community Service Center and move the Ethics Commission to 600 B Street promptly. With this move, they will both be losing their refrigerator and microwave that is shared with the current department at their existing locations. These items need to be replaced. The funding has been identified for these moves to include the refrigerator and microwave. I had budgeted for this move in my FY 02 budget anticipating paying these items. Can you please assist these departments in obtaining the microwave. Thank you.

CC: Diana Monaco; Kathy Yeager; Richard Wilken; Tammy Rimes

From: Tammy Rimes
To: Monaco, Diana
Date: 10/18/01 10:21AM
Subject: Fwd: RE: Ethics Commission Staff/Space

Signage for our program should read "Community Service Center Program"

>>> Diana Monaco 10/17/01 10:29AM >>>

Tammy, building management at 600 B need to order your signage. Can you reply back indicating how you want your signage to read for your suite and lobby directory.

Also, I got your email on the move in date. The vendor we are waiting on is SD Data. 600 B told me that the refurb work would be done well before the data installation. I just returned today from Ohio. So, I will follow up with SD Data.

From: Nancy Naple
To: Diana Monaco
Date: 10/18/01 12:20PM
Subject: Fwd: RE: Re: small office space move - CSC

Diana-
Mike Kennedy called me about an hour ago. I faxed him the specs.
115 v
60 Hz
Three prong

Nancy

>>> Diana Monaco 10/18/2001 11:39:40 AM >>>

Hi Nancy, please see the attached email. I need to know the type of copier you have ordered for Tammy Rimes. I need to install a dedicated line in her new space for the copier and need the voltage, amps and receticle type. Thank you.

From: Diana Monaco
To: Karyn Baker; Tammy Rimes
Subject: Fwd: suite 1440 @600 B

Hi, see attached for occupancy date.

Sergio and Scott, will all the data be installed for Tammy and Karyn by October 22? Let me know so we can schedule the move date. Thank you.

CC: internet:Mick@cmtransfer.com; Scott Gund; Sergio Aguilar

From: Tammy Rimes
To: Monaco, Diana
Date: 10/11/01 8:04AM
Subject: Re: small office space move - CSC

The dedicated line should be installed in the little space outside of my and Karyn's office (sort of the "L-shaped" space after you come in the door to the left). We'll take care of getting a copy machine ordered and installed. Thanks, Tammy

>>> Diana Monaco 10/10/01 03:44PM >>>

ok. The landlord is trying to finish up with the improvements and wants to know where you need the dedicated line installed for the copier. We would need to know the size and electrical needs of the copier. But, if you are unsure right now, I will tell the landlord to wait until you move in. I cc'ed the landlord on this email to let him know the dedicated line will need to wait until after you move in.

>>> Tammy Rimes 10/10/01 03:39PM >>>

We don't have a copy machine...we use Planning. We were going to order a new one when we got moved to the new site.

>>> Diana Monaco 10/10/01 12:15PM >>>

Hi Mick, I have a tentative date to relocate Community Service (CSC) out of CAB 5 to 600 B Street, 14th floor by the end of October. This is tentative because I need to make sure all the data is installed before I can move the CSC. Tammy Rimes and Karyn Baker will need to be moved from CAB 5 to 600 B. They have boxes, some furniture, computers, printer, copier, filing cabinets. Please make sure to provide me with a written estimate for this job. If you have not already done so, you can contact Tammy at 235-5746 to scope out the job and provide her with packing instructions.

Tammy, do you own or lease your copier? If you own it, is it under warranty? This will determine who moves your copier. The movers or the copier company.

CC: Baker, Karyn

From: Diana Monaco
To: internet:emuna@swvp.com; internet:mkennedy@swvp.com
Subject: 600 B Street, 14th floor Community Services

Ed and Mike, I need your help in expediting the relocation of Community Services from CAB 5 to 600 B as soon as possible. There are two items that need your attention.

1. I am waiting to receive four copies of the signed lease amendment. Without them, I cannot obtain Council approval or route the 1472 for signatures.

2. I need the refurbishment done as soon as possible. The carpet, paint, dividing wall and dedicated outlet need to be installed. At the same time, I need to coordinate SD Data's work. **SD Data has been given approval to go ahead with the data order and begin their work. They know to coordinate all the data work with the onsite building management. Please provide building access to them so they can get this work done.**

I will be out of the office tomorrow. Back in the office on Wed 10/10 and then out of the office returning on 10/17. Can you or someone at SWVP get back to me by Wed, 10/10. Thank you.

CC: internet:gperry@swvp.com; Scott Gund; Sergio Aguilar

From: Diana Monaco
To: Kathy Yeager
Subject: 14th floor 600 B Street relocation

Please use the following funding to pay for the microwave and refrigerator.

Take the funds out of DE#2200009, the Civic Center Plaza account, 100/601/2500/4682/060143, Line 1. Money was set aside in this account for relocations/expansions. Thank you.

CC: Tammy Rimes

From: Diana Monaco
To: Sergio Aguilar
Subject: Re: 600 B Street

Hi Sergio, the following funding should be used to pay for the data costs for the 14th floor at 600 B Street. Please take the funds from DE# 2200009, Civic Center Plaza account, 100/601/2500/4682/060143 Line 1.

>>> Sergio Aguilar 10/10/01 08:49AM >>>
Hi Diana,

..I understand that Tammy Rimes and Kathy's group are eager to move to 600 B street, 14th floor. I need to you to provide me with accounting information so I can order equipment for the data connections.

I already sent the order to NEC to cable the site, but we're waiting for them to finish painting.

Thanks

Sergio, SDDPC (858) 581-9807
saquilar@sddpc.org

CC: Tammy Rimes

From: Diana Monaco
To: Scott Gund; Sergio Aguilar
Subject: Re: Fwd: Move Date - November 5?

Ok, then we will schedule Tammy's move for Monday Nov 5.

>>> Sergio Aguilar 10/22/01 02:55PM >>>
Everyone,

..I don't see a problem with 11/5. NEC will be cabling this week and I'll schedule NEC and Network Techs to install phones and data connections by 11/2. Sergio

<<< Diana Monaco 10/22 2:23p >>>
Scott and Sergio, please let me know if Tammy can move into the 14th floor space at 600 B by November 5. Are you done with the data installation? Thank you.

CC: internet:Mick@cmtransfer.com; Tammy Rimes

From: Diana Monaco
To: Albert Cuevas
Subject: Rent payment for new City tenant at 600 B Street - December rent DP

Hi Albert, we need to create a new line for 600 B Street. On the December DP, I created Line 7 to begin paying rent for Community Services and the IT&C Department. They began occupying the space effective November 1. The money is budgeted under DE2200009, Civic Center Plaza Line 1 - FY 02 Budget. The rent for December is \$7,616.00. This is for two months of rent (Nov and Dec) and parking subsidy. I need to unencumber \$36,224.00 out of Line 1 of DE2200009 and have that transferred to 600 B Street, DE2200014, Line 7. Please let me know if you have any questions. Thank you.

**REAL ESTATE ASSETS DEPARTMENT
REQUEST FOR PAYMENT / FUNDS TRANSFER**

1. REQUESTOR: Diana Monaco 2. DATE: 11-15-01
 3. AGENT JOB NO: 222732
 4. HANDLING: ☐ ROUTINE ☐ MANUAL CHECK (RUSH)
☐ DO NOT MAIL ☒ PROCESS BY: 11-21-01
DATE/TIME

5. PROJECT NAME: Mandatory Relocation - Community Services Staff

6. CIP PROJECT NO: _____

☐ ENGINEER WORK ORDER NO. WO- _____
☐ AUDITOR'S CERTIFICATE AC- _____
☐ RESOLUTION NO. RR- _____
☒ DEPARTMENT ENCUMBRANCE DE- 2200009

7. PAYEE: CM Transfer of San Diego

ADDRESS: 9323 STEVENS ROAD

SANTEE, CA 92071
 CITY STATE ZIP

FOR FISCAL MANAGEMENT USE	
VENDOR NO:	_____
REQUEST REC'D:	_____
D.P. NO.:	_____
J.V. NO.:	_____
TRUST ACCOUNT NO.:	_____

8. PAYMENT TYPE: (CHECK ONE OR MORE)

☒ DIRECT PAYMENT FROM APPROPRIATION ☐ REVOLVING RESOLUTION TRANSACTION
☐ DIRECT PAYMENT FROM REVENUE ☐ PAYMENT - PAY BACK DATE: _____
☐ INTERFUND TRANSFER ☐ REIMBURSEMENT (LIST DP NOS. IN REMARKS)
☐ PAYMENT FROM TRUST (DCR NO. _____) ☐ OTHER: _____

9. IN PAYMENT OF: Mandatory relocation for the Community Services
division from CAB 5 to 600 B Street, 14th floor.
MOVE COSTS.

10.

LINE	CY/PY	FUND	DEPT.	ORG.	ACCOUNT	JOB ORDER	\$ AMOUNT
1		100	601	2500	4436	060143	\$1,077.25
TOTAL							\$1,077.25

11. COMMENTS/SPECIAL INSTRUCTIONS: P.O. No 4040173
Pay out of the CCP DB #2200009, Line 1.

CAL P.U.C. MTR-186640



9323 Stevens Road • Santee, CA 92071
 (619) 562-6111 • FAX: (619) 596-4530
 Tax ID 33-0632783

Invoice

DATE	INVOICE #
11/5/2001	8912

BILL TO
City of San Diego Attn: Jeff Jungers 8835 Balboa Ave, Suite 300 San Diego, CA 92123

SHIP TO
Managers/ Community Service Center Progra <i>Mandatory Relocation of Tammy Rimes and staff. Community Services staff</i>

P.O. NO.	TERMS	DUE DATE	CONTACT NAME
4040173	Due on Receipt	11/5/2001	Tammy Rimes

DATE	FORM #	DESCRIPTION	QTY	RATE	AMOUNT
10/30/01		Boxes - Rental	30	1.00	30.00
		Delivery Charge	1	25.00	25.00
11/05/01	10218	Labor: Supervisor	6.25	30.00	187.50
		Labor: Movers - 3	18.5	23.50	434.75
11/05/01	6189	Transportation: Truck + Driver	8	50.00	400.00
		Fund# 10170			
		Org# 2002			
		Job# 001700			
		Dept# 1700			

	Total	\$1,077.25
Please reference Invoice number on all remittance. All past due invoices are subject to a .83% Finance Charge or 10% per annum. Customer subject to any and all charges incurred from additional collection proceedings. Customer will be charged \$25.00 for all returned checks.	Payments/Credits	\$0.00
	Balance Due	\$1,077.25 ✓

ok
DM

CAL P.U.C. MTR-186840



Agent for

PAUL ARPIN**RELOCATION SYSTEMS****Office • Industrial • Machinery • Residential • Electronics • Storage****FACSIMILE TRANSMITTAL SHEET**

TO:	Diana Monaco	FROM:	Melissa Martin
COMPANY:	City of San Diego	DATE:	11/9/01
FAX NUMBER:	236-6706	TOTAL NO. OF PAGES INCLUDING COVER:	2
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	619-562-6111 ext. 112
RE:	Invoice # 8912	YOUR REFERENCE NUMBER:	619-596-4530

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Diana,

Thanks for taking care of this, can you please mail me the pink and white copy of the PA2610 form to this address.

9323 Stevens Road

Santee, CA 92071

Thank you,

Melissa

Company: SWVP

Street:

City:

State/Zip:

Country:

Phone:

Fax: 230-8887

Description: DIRECTORY & SUITE GRAPHICS

Comments:

Job Number: SWVP/REG/48

Customer Name: DEBORAH

Order Taken By: ALICIA

Order Date: 10/22/01

Terms:

Delivery Date:

Shipping:

P.O. Number:

File Name: SWVP

Price: 0.00

PROOF☐ OK AS IS☐ OK WITH CORRECTIONS☐ CORRECT AND REPROOF

SIGNATURE _____

DATE _____

COMMUNITY SERVICE
CENTER PROGRAM

COMMUNITY SERVICE CENTER PROGRAM

1440

COMMUNITY SERVICE CENTER PROGRAM

1440

From: Rod Greek
To: Diana Monaco
Date: 4/19/02 8:12AM
Subject: Re: Shower installation overage for the 5th floor at 600 B

Thanks Diana,

Go ahead and send the invoice over to me. They need to bill it to Engineering & Capital Projects Department, Water & Wastewater Facilities Division. Because of the amount we may need to get City Manager Approval. We'll process whatever paperwork is necessary.

Thanks,
Rod

>>> Diana Monaco 04/18/02 03:16PM >>>

Hi, I know, it's pricy to install showers along with the ADA requirements. This is the final bill though. The building covered \$133k for the entire 5th floor.

>>> Rod Greek 04/18/02 03:09PM >>>

Diana,

This is getting expensive. How much did the building cover?

Rod

>>> Diana Monaco 04/18/02 02:52PM >>>

Hi Rod, I understand from Mike Kennedy, the in-house landlord construction manager, that the shower installation is near completion on the 5th floor. They sent me an invoice for the T.I. overages for this job. It is in the amount of \$67,816. I think the landlord will need to send the overage bill to you for payment. I don't think I can forward this bill to you since it is billed to READ. Should they bill it to the Water Department or some other division or name? Thanks Rod.

From: "Ed Muna" <emuna@swvp.com>
To: "Deb Ferrin" <DFerrin@sandiego.gov>
Date: 2/28/02 2:27PM
Subject: RE: 600 B Daycare

Thanks Deb

-----Original Message-----

From: Deb Ferrin [mailto:DFerrin@sandiego.gov]
Sent: Thursday, February 28, 2002 2:22 PM
To: emuna@swvp.com
Subject: Re: 600 B Daycare

Ed, Absolutely. We will definitely give tenants second highest priority. It makes outstanding sense. We are not ready to market the program yet, but when we begin to announce it this summer we will include your tenants in our outreach. I am on medical leave for a few weeks, but I am available by e-mail. Thanks, Deb

<<< "Ed Muna" <emuna@swvp.com> 2/28 9:29a >>>
Deborah/Diana:

I realize the daycare is intended for City employees, but it there any way we can give tenants second priority? From a PR perspective, this would be a good way to get tenants excited about this "amenity".

Ed Muna
SWVP Management Co., Inc.
(619) 238-8885 Phone
(619) 238-8875 Fax
emuna@swvp.com
www.swvp.com

CC: "Diana Monaco" <n timer="0" data-bbox="108 745 555 762">

From: Diana Monaco
To: Buzz Keville
Subject: Re: Fwd: Re: Final plans - Child Care.

Hi Buzz, Glad you got this resolved with the landlord so we can move forward. Thank you.

>>> "Buzz Keville" <bkeville@consolidatedcontracting.com> 02/01/02 12:26PM >>>

Diana, I meet with the mechanical sub & the mechanical engineer today 2/1/02, along with Frank Lueke the building engineer at 600 "B" st. Frank had some concerns in the hvac design for the childcare center. All the concerns and issues have been resolved. The mechanical engineer told me he will have the plans completed on Tuesday, maybe Monday. The plumber will have his plans completed on Monday. We will be able to submit drawings on Wednesday, 2/6/02.

Buzz Keville
Consolidated Contracting Services, Inc.
bkeville@consolidatedcontracting.com
Mobile # 619-843-9306
=====

CC: Ed Ryan; Will Griffith

From: Terry Marshall
To: Christiansen, Tina; Monaco, Diana
Date: 2/8/02 11:02AM
Subject: Fwd: RE: status of child care CD's submitted to DS.

Tina,

The plans were submitted on 02-07-02. They have been routed at this time. I have spoken to Jim Rehoreg for the Elec, Mech, Strl, Fire reviews. I also spoke with Karen Flaherty re the backflow and water and sewer reviews. The remaining reviews are CCDC and EDFF and these usually go by pretty fast. I will track them and keep you posted. The plan file number is A101606-02 for the project. Terry

>>> Diana Monaco 02/08/02 10:00AM >>>

Hi, My number is 236-6081. Also, I manage the Office Space Program and work for Real Estate Assets, Will Griffith not Deb Ferrin.

>>> Tina Christiansen 02/08/02 09:03AM >>>

assigned to terry marshall

terry pls call diana monaco I believe she is a city employee who works for deb ferrin, our child care services coordinator. find out what the project address is and where the plans are for plan check, this is an expedite and I would like you personally to help them get their tenant finish permits for the city's downtown child care facility thru the system we have about 150 children of city staff on the wait list I think that want to start using this child care facility so lets getthem thru the plan review process. keep me posted on where were at. tina

>>> Ed Ryan 2/7/02 4:26:48 PM >>>

Diana, great, thanks for pushing. Tina, looks like you have them now. Any help you can be in moving them along would be greatly appreciated. Thanks.

>>> Diana Monaco 02/07/02 03:47PM >>>

fyi, Child Care CD's.

From: Diana Monaco
To: Will Griffith
Subject: Child Care request from Development Services - Issue

Hi Will, Bill Kochert the child care facility space planner with Maggetti Elam called me with some concerns today. Development Services staff (contact name unknown) told Maggetti Elam they need to send notices to every business within a 1000 sf radius of 600 B Street asking about hazardous material usage. This would entail contacting several hundred businesses for several blocks. Apparently this is a general blanket requirement for all E3 projects. It does not take into consideration that the businesses nearby are all in high rise buildings and per their leases cannot use hazardous materials within their premises. The timing and cost of this would be high. Bill also called CCDC and they said it should not be needed for this project. **The issue is below:**

Deb Ferrin called Bill from her home today and asked him to ignore this request and if Development Services pushes this request later than we should notify Tina C. We cannot wait in anticipation of whether or not this task absolutely needs to be done. It will hold up the project. The issue with DS needs to be resolved now. That means contacting Tina now for assistance in getting this waived. This is my recommendation. Please advise.

PS. the person at DS who told Maggetti to do this actually advised Brian, the old space planner with Maggetti. He is on vacation and cannot be reached.

CC: Ed Ryan; internet:Bill@maggettielam.com

From: Diana Monaco
To: Ed Ryan
Subject: Re: Timeframe schedule needed for Child Care project

Well, If we get Bobbi Salvini off the 3rd floor within the next two weeks, the contractor feels the September timeframe is still ok.

I am working with Development Services to expand their staff into the building next door to COB, the KelseyJenny building. Bobbi and her staff are supposed to go in there. This will not happen real quick. So, I may need to move her into a temporary location. We really can't have her on the 3rd floor much longer. It will delay the job and cost more money for us. My plan is move her into the 2nd floor of the CCP building asap. Council Committee was in a portion of the 2nd floor space and moved to CAB 3 in December. Government Relations is still in there. I am supposed to move them to 600 B Street but, I am still waiting to hear back from FM on my FY 03 budget. Their space plan is done, the landlord is ready to do the minor work they need done. So we are ready to move with their relocation. I should know by next Tuesday.

>>> Ed Ryan 03/15/02 04:49PM >>>

Diana, based on what you now know, when will opening day be?

>>> Diana Monaco 03/15/02 04:00PM >>>

Hi Bill and Buzz, can you put together a bar chart schedule for the construction of the Child Care facility. Once done, lets meet to discuss it. Deb Ferrin would like to meet the 1st week of April. I understand demo is supposed to start next Wed. Thanks.

CC: Paul Manasjan; Will Griffith

From: Diana Monaco
To: Susie
Subject: Re: Timeframe schedule needed for Child Care project

Hi, We have been required to pay rent now so, Buzz has to start with Bobbi and her staff on the floor. The initial T.I. would have been to have her on the floor anyhow. So, now that we are taking the whole floor it should not be an issue. This is not a perfect situation but, I have to get going on this child care deal. We are doing our best to move her off the floor but, need Development Services cooperation.

>>> "Susie" <susie@maggettielam.com> 03/21/02 01:53PM >>>

Diana,

Per your and Deb's request Buzz has been asked to start demo on Monday 25, however, he has been instructed by Mike Kennedy to hold off until the floor is completely vacant. Can you resolve this conflict/issue?

Thanks.

Susie Hahn

Maggetti Elam

3160 Camino del Rio South, Ste. 207

San Diego, CA 92108

susie@maggettielam.com

t. 619.624.0521

f. 619.624.0530

CC: bill@maggettielam.com; bkeville@consolidatedcontracting.com; Deb Ferrin; Will Griffith

CONSOLIDATED CONTRACTING SERVICES, INC.

DATE: 3/27/02

PROJECT: CITY OF SAN DIEGO CHILDCARE FACILITY

LOCATION: 600 "B" ST. 3RD FLOOR, SAN DIEGO, CA., 92101

DOCUMENT REFER : Drawings prepared by MAGGETTI ELAM DATED 2/4/02

LEGEND

LS= LUMP SUM

LF= LINEAR FOOT

EA= EACH

NIC= NOT IN CONTRACT

SF= SQUARE FOOT

WKS= WEEKS

COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	
1000	GENERAL REQ.						
1005	PERMITS & LICENSES	1	LS	\$30,000	\$20,000		ALLOWANCE FOR PERMITS & SEWER FEES
1012	COMMON LABOR	16	WKS	\$1,000	\$16,000		FULL TIME LABORER ONSITE
1041	SUPERVISION	16	WKS	\$1,644	\$26,304		FULL TIME SUPERINTENDENT ONSITE
1042	PROJECT MANAGEMENT	16	WKS	\$920	\$14,720		PART TIME PROJECT MANAGER
1052	BLUE PRINTS	1	LS	\$2,500	\$2,500		ALLOWANCE
1500	PORTABLE TOILETS	2	EA.	\$552	\$1,104		(2) PORTABLE TOILETS FOR THE DURATION OF PROJECT.
1514	TELEPHONE SERVICE	1	LS	\$500	\$500		
	SUB-TOTAL					\$81,128	
1710	CLEANING						
	Daily Clean up	320	HRS	\$15.00	\$4,800		PART TIME LABORER FOR CLEAN-UP & PROTECTION
	Final Clean up	1	LS	\$1,960	\$1,960		FINAL CONSTRUCTION CLEAN-UP
	Trash Dumpsters And Fees	3	LS	\$690	\$2,070		TRASH DUMPSTER NEEDED FOR DEBRIS DURING THE PROCESS OF CONSTRUCTION
	SUB-TOTAL					\$8,830	
1760	DUST CONTROL						
	Temp. plastic barriers	1	LS	\$1,548	\$1,548		SUPPLIES TO PROTECT CORE AREA
	Protection	1	LS	\$1,469	\$1,469		
	SUB-TOTAL					\$3,017	
2050	DEMOLITION						
	Interior Partition	1	LS		INC	INC	DEMO EXISTING INTERIOR WALLS
	Acoustical Ceilings	12,000	SF		INC	INC	PROTECT EXISTING CEILING TILES & DEMO GRID
	Glass	1	EA		INC	INC	REMOVE EXISTING INTERIOR GLASS
	Carpet	12,000	SF		INC	INC	DEMO & REMOVE EXISTING CARPET
	Cabinets	48	LF		INC	INC	REMOVE EXISTING MILLWORK
	Doors	16	EA		INC	INC	REMOVE & SAFE EXISTING BUILDING STANDARD DOORS.
	Haul Away & Dump	1	LS		INC	INC	HAUL AWAY ALL DEMO DEBRIS
	SUB-TOTAL					\$19,895	
7200	INSULATION						
	Walls	5,976	SF		INC	INC	INTERIOR PARTITIONS TYPE A & B
	Ceilings	1,992	SF		INC	INC	2' EACH SIDE OF TYPE A & B WALLS
	SUB-TOTAL					\$2,790	

CONSOLIDATED CONTRACTING SERVICES, INC.

DATE: 3/27/02
 PROJECT: CITY OF SAN DIEGO CHILDCARE FACILITY
 LOCATION: 600 "B" ST. 3RD FLOOR, SAN DIEGO, CA., 92101
 DOCUMENT REFER : Drawings prepared by MAGGETTI ELAM DATED 2/4/02

LEGEND
 LS= LUMP SUM
 LF= LINEAR FOOT
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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
8250	DOOR ASSEMBLIES						
	60- Min Assembly Single	33	EA.		INC	INC	(33) 3-0 x 7-0 SLAB DOORS WITH VISION LIGHT & WELDED HOLLOW METAL FRAMES WITH BUILDING STANDARD HARDWARE.
	60- Min Assembly Pair	4	EA.		INC	INC	(4) 6-0 X 7-0 SLAB DOORS WITH VISION LIGHTS & WELDED HOLLOW FRAMES WITH BUILDING STANDARD HARDWARE.
	Gates	8	EA.		INC	INC	(7) 36" HIGH PAINT GRADE GATES.
	Total Door Hardware	1	EA		INC	INC	INSTALL MAG- LOCK ON TOTAL ENTRY DOOR, HARDWARE SUPPLIED BY OTHERS.
	Accordian Door	1	EA		INC	INC	(1) ACCORDIAN DOOR (TM COBB SERIES 140 VINYL -LAM)
	Window Frames	34	EA		INC	INC	(34) WELDED HOLLOW METAL WINDOW FRAMES.
	SUB-TOTAL					\$47,564	
	9250 DRYWALL						
	One-Hour Separation	488	LF		INC	INC	FRAME ONE HOUR CORRIDOR
	Interior Partition	440	LF		INC	INC	ALL NEW INTERIOR WALLS
	Low Walls	98	LF		INC	INC	ALL NEW LOW WALLS
	Low Walls Post	15	EA		INC	INC	METAL POSTS IN LOW WALLS
	Millwork Backing	1	LS		INC	INC	METAL BACKING FOR CABINETS & BATHROOM PARTITIONS.
	Soffit	70	LF		INC	INC	
	Touch Up Existing	1	LS		INC	INC	PATCH EXISTING WALLS
	Stocking	1	LS		INC	INC	AFTER HOURS STOCKING
	SUB-TOTAL					\$62,700	
	9510 ACOUSTICAL CEILINGS						
	Grid & Tile	12,000	SF		INC	INC	NEW GRID
	New Tile	12,000	SF		INC	INC	INSTALL 35% NEW TILE
	Compression Posts	1,000	EA		INC	INC	PER CODE
	Light Wires	480	EA		INC	INC	PER CODE
	SUB-TOTAL					\$15,465	
	10800 TOILET ACCESSORIES						
	Grab Bars	12	EA		INC	INC	(4) 36" GRAB BARS & (8) 36" GRAB BARS
	Toilet Paper Holders	9	EA		INC	INC	(9) TOILET PAPER HOLDERS
	Paper Towel Dispenser	14	EA		INC	INC	(10) MATRIXX PAPER TOWEL DISPENSERS
	Mirrors	17	EA		INC	INC	(14) 20" x 20" FRAMED MIRRORS.
	SUB-TOTAL					\$2,470	

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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
9920	PAINT						
	Eggshell Wall	750	LF		INC	INC	PAINT ALL NEW INTERIOR WALLS
	Semigloss Wall	288	LF		INC	INC	PAINT BATHROOMS & KITCHEN WITH SEMI-GLOSS PAINT.
	Murals	3	EA		\$1,500	INC	ALLOWANCE
	Paint Door & Window Frames	71	EA		INC	INC	PAINT NEW DOOR & WINDOW JAMBS
	Paint Door	37	EA		INC	INC	PAINT NEW DOORS
	SUB-TOTAL					\$24,851	
9680	FLOORING						
	Carpet	393	SY	\$16	\$6,288		C2 SHAW POP QUIZ WITH ULTRALOC MP BACKING, COLOR #02491 INSTALLED VIA DIRECT GLUE.
	Carpet	590	SY	\$16	\$9,440		C3 SHAW POP QUIZ WITH ULTRALOC MP BACKING, COLOR #02345 INSTALLED VIA DIRECT GLUE.
	Floor Prep	1	LS		\$1,782		FLOOR PREP
	Border	80	LF	\$3	\$240		
	Rubber Base	2,880	LF	\$1	\$3,312		JOHNSONITE 4" RUBBER BASE (2) COLOR PATTERNS IN A STRAIGHT & COVE STYLE.
	VCT	3,960	SF	\$2	\$5,940		AZROCK VCT (4) COLOR PATTERN.
	Double Stick Pad	260	SY	\$9	\$2,340		ADDITIONAL COST TO INSTALL ROOMS (0301, 0315, 0385,) WITH DOUBLE STICK PAD.
	SUB-TOTAL					\$29,342	
15300	CERAMIC TILE						
	Tile Walls	785	SF	\$8	\$6,398		SUPPLY & INSTALL 4-1/4"x 4-1/4" DAL-TILE WAINSCOT.
	Tile Floors	757	SF	\$7	\$5,413		SUPPLY & INSTALL 8"x8" DAL-TILE OVER A SLIP SHEET.
	Tile Edging	30	LF	\$3	\$75		EDGING STRIP FROM TILE TO CARPET
	Sub Floor Floating	1	LS	\$2,500	\$2,500		SLOPE FLOOR TO FLOOR DRAIN .
	SUB-TOTAL					\$14,386	

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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
6220	MILLWORK						
	Upper/Lower @	1	LS		INC	INC	BASE & UPPER CABINETS PER PLAN
	Work Counter	1	LS		INC	INC	WORK COUNTERS PER PLAN
	Restroom Cabinets	1	LS		INC	INC	BATHROOM CABINETS PER PLAN
	Fixed Shelves	1	LS		INC	INC	FIXED SHELVES PER MKN 13
	Bench	1	LS		INC	INC	BENCH PER MKN 10
	Changing Tables	1	LS		INC	INC	CHANGING TABLES PER PLAN
	Open Shelves	1	LS		INC	INC	OPEN SHELVES PER MKN 4
	Adjustable Shelves	1	LS		INC	INC	ADJUSTABLE SHELVES PER MKN 7 & 8
	SUB-TOTAL					\$102,333	
8810	GLASS						
	Sidelight	23	EA		INC	INC	1/4" WIRE FIRE RATED GLASS
	Storefront Door	5	EA		INC	INC	SUPPLY & INSTALL (5) 3-0 X 8-0 STOREFRONT DOORS WITH SIDELIGHTS, NEW THRESHOLDS, CONCEALED CLOSURES, AND HARD WIRED ALARM DEVICE WITH BATTERY BACK-UP.
	SUB-TOTAL					\$41,190	
12500	WINDOW COVERINGS						
	Blinds @ Perimeter	1	LS		INC	INC	TAKE DOWN & STORE ALL EXISTING EXTERIOR WINDOW BLINDS. REPLACE BLINDS AT PATIO WINDOW AREAS.
	Rework Pulls & Chains	1	LS		INC	INC	ADD CHILD SAFETY PULLS & CUT DOWN CHAIN ON ALL VERTICAL BLINDS FOR CHILD SAFETY.
	Cut Headrails	1	LS		\$0		CUT HEADRAIL AS NEEDED FOR NEW WALLS.
	SUB-TOTAL					\$5,332	
11000	APPLIANCES						
	Dishwasher	1	EA		\$0		ALLOWANCE
	Microwave Oven	1	EA		\$0		ALLOWANCE
	Washer / Dryer	1	EA		\$0		ALLOWANCE
	Refrigerator	1	EA		\$0		ALLOWANCE
	SUB-TOTAL					\$30,000	

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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
15501	FIRE SPRINKLERS						
	New Head	1	LS		INC	INC	ADD NEW HEADS AS NEEDED
	Relocate Heads	1	LS		INC	INC	RELOCATE EXISTING HEADS
	Praction System	1	LS				NOT IN BID
	Engineering	1	LS		INC	INC	DESIGN BUILD & PERMITS
	SUB-TOTAL					\$10,780	
15400	PLUMBING						
	Water Closet	9	EA		INC	INC	9 WATER CLOSETS
	Lavatory & Faucet	6	EA.		INC	INC	(6) SELF RIMMING LAVS
	Sink & Faucet	18	EA.		INC	INC	(18) SINGLE COMPARTMENT SINKS
	Triple Compartment sink	1	EA.		INC	INC	(1) TRIPLE COMPARTMENT SINK
	Hot Water Heater	2	EA.		INC	INC	(2) 50 GALLON HOT WATER HEATERS.
	Garbage Disposal	1	EA.		INC	INC	(1) DISPOSAL
	Floor Drain	3	EA.		INC	INC	(3) FLOOR DRAINS WITH PRIMERS
	Janitor Sink	1	EA.		INC	INC	(1) JANITOR SINK
	Floor Sink	1	EA.		INC	INC	(1) FLOOR SINK
	Circulating system	1	EA.		INC	INC	(1) CIRCULATING SYSTEM
	Tempered Valve	1	EA.		INC	INC	(1) TEMPERED VALVE
	Washer	1	EA.		INC	INC	(1) WASHER MACHINE
	Connect Dishwasher	1	EA.		INC	INC	(1) DISH WASHER STUB
	Engineering & Permit	1	EA.		INC	INC	DESIGNBUILD
	SUB-TOTAL					\$132,976	
15500	HVAC						
	Demo	1	EA.		INC	INC	DEMO EXISTING HVAC SYSTEM
	Interior Zone	1	EA.		INC	INC	PROVIDE & INSTALL NEW VAV BOXES WITH REHEAT COILS.
	Ductwork	1	LS		INC	INC	INSTALL ALL APPROPRIATE DUCTWORK.
	Air Distribution	1	LS		INC	INC	INSTALL ALL AIR DISTRIBUTION
	New Return Air	1	LS		INC	INC	INSTALL NEW RETURN REGISTERS
	Reheat Piping	1	LS		INC	INC	INSTALL ALL PIPING FOR REHEAT
	Controls	1	LS		INC	INC	PROVIDE CONTROLS PER BUILDING STANDARD.
	Smoke / Fire Dampers	11	EA.		INC	INC	PROVIDE & INSTALL SMOKE FIRE DAMPERS
	Start Up	1	EA.		INC	INC	PROVIDE START UP OF ALL EQUIPMENT
	Air Balance	1	LS		INC	INC	BALANCE SYSTEM AND PROVIDE BALANCE
	Engineer & Permit	1	LS		INC	INC	DESIGN BUILD
	SUB-TOTAL					\$85,440	

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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
16050	ELECTRICAL						
	Relocate 2X4 Fixtures	90	EA.		INC	INC	RELOCATE (90) EXISTING 2X4 LIGHT FIXTURES
	Relocate 2x2 Fixtures	15	EA.		INC	INC	RELOCATE (15) EXISTING 2X2LIGHT FIXTURES
	New 2x2 Fixtures	15	EA.		INC	INC	ADD (15) NEW 2X2 LIGHT FIXTURES
	Relocate Exit Signs	13	EA.		INC	INC	RELOCATE (13) EXIT SIGNS
	NEW Exit Sign	12	EA.		INC	INC	ADD (12) NEW EXIT SIGNS
	Floor Exit Signs	21	EA.		INC	INC	ADD (21) FLOOR LOW LEVEL EXIT SIGNS.
	Relocate Downlights	15	EA.		INC	INC	RELOCATE (15) EXISTING DOWNLIGHTS
	Emergency Circuits	32	EA.		INC	INC	ADD (32) EMERGENCY CIRCUIT ADDER
	Single Switch	14	EA.		INC	INC	ADD (14) SINGLE POLE SWITCHES
	Double Single Switch	10	EA.		INC	INC	ADD (10) 2 SINGLE POLE SWITCHES IN ONE BOX
	Triple Single Switch	8	EA.		INC	INC	ADD (8) 3 SINGLE POLE SWITCHES IN ONE BOX
	Three Way Switch	4	EA.		INC	INC	ADD (4) 3-WAY SWITCHES
	GFI Duplex	24	EA.		INC	INC	ADD (24) GFI OUTLETS
	Cut In	13	EA.		INC	INC	ADD (13) CUT-IN BOX'S
	Duplex Outlet	42	EA.		INC	INC	ADD (42) DUPLEX OUTLETS
	Separate Circuit Duplex	15	EA.		INC	INC	ADD (15) 20 AMP CIRCUITS
	Separate Circuit Duplex	1	EA.		INC	INC	ADD (1) 40 amp CIRCUIT
	Door Alarm Circuits	3	EA.		INC	INC	ADD (3) DOOR ALARM CIRCUITS
	Separate Circuit Duplex	1	EA.		INC	INC	ADD (1) 30 amp CIRCUIT
	Ceiling Outlets	11	EA.		INC	INC	ADD (11) CEILING OUTLETS
	Ring & String	10	EA.		INC	INC	ADD (13) RING & STRINGS
	Hookup Water Heater	2	EA.		INC	INC	ADD (2) HOT WATER HEATER CIRCUITS
	Hookup Circulating Pump	1	EA.		INC	INC	ADD (1) CIRCULATING PUMP CIRCUIT
	Hookup Disposal	1	EA.		INC	INC	ADD (1) GARBAGE DISPOSAL
	Hookup Exhaust	6	EA.		INC	INC	ADD (6) EXHAUST FANS
	Power Smoke Fire Damper	11	EA.		INC	INC	ADD (11) SMOKE FIRE DAMPERS
	Relocate Panel	1	LS		INC	INC	RELOCATE EXISTING PANEL & XFMR
	Demolition	1	LS		INC	INC	DEMO & SAFE-OFF & REWORK
	Engineer & Permit	1	LS		INC	INC	DESIGN BUILD
	SUB-TOTAL					\$47,071	

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COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	
16721	LIFE SAFETY						
	Demo	1	EA.		INC	INC	DEMO & SAFE -OFF EXISTING
	New Strobe	14	EA		INC	INC	INSTALL (14) STROBES IN THE SUITE
	New Smoke	36	EA		INC	INC	INSTALL (36) SMOKE DETECTORS.
	New Speaker	23	EA		INC	INC	INSTALL (23) SPEAKER / STROBE DEVICES IN THE SUITE.
	New Speaker Outside	2	EA		INC	INC	INSTALL (2) OUTSIDE RE-ENTRANT SPEAKERS OUTSIDE ON THE TERRACE.
	Double Entry Door Mag Lock	1	EA.		INC	INC	ENTRY DOOR MAG LOCK WITH ACCESS KEY PAD & EXIT RELEASE BUTTON ON THE INSIDE.
	Relay	1	EA.		INC	INC	INSTALL (1) RELAY FOR SMOKE FIRE DAMPER.
	Pull Stations	5	EA.		INC	INC	INSTALL (5) MANUAL PULL STATIONS.
	New Panel	1	EA.		INC	INC	ADD (1) EST3 FIRE ALARM CONTROL PANEL.
	New Panel	1	EA.		INC	INC	ADD (1) SIGNAL BOOSTER PANEL
	Engineer & Permit	1	LS		INC	INC	DESIGN BUILD
	SUB-TOTAL					\$50,178	
10000	Specialties						
	Asbestos Abatement	1	EA.	\$38,573	\$38,573		SPOT ABATE AND SCAFFOLDING AS NEEDED FOR NEW PLUMBING.
	Asbestos supervisor	1	LS	\$5,000	\$5,000		QUALIFIED SUPERVISOR ON SITE TO MONITOR SPOT ASBESTOS ABATEMENT & AIR QUALITY TESTING REPORTS.
	Monacoat Repair	1	LS	\$2,000	\$2,000		FIRE PROOF FLOOR DECK AS NEEDED.
	Wall Guards	480	LF	\$60	\$28,800		CHAIR RAIL WALL GUARDS IN CORRIDORS
	Corner Guards	45	EA	\$32	\$1,440		CORNER GUARDS IN CORRIDORS
	Signage	1	LS	\$5,000	\$5,000		SIGNAGE ALLOWANCE
	Bank Security	4	EA	\$1,000	\$4,000		ALLOWANCE FOR SECURITY COST FOR WEEKEND WORK IN THE BANK.
	Weekend Work	4	EA	\$2,569	\$10,276		(4) WEEKENDS OF PLUMBING & SPOT ABATEMENT WORK IN THE BANK & LOBBY BELOW
	Parking Space Permits	3	EA	\$200	\$600		PARKING SPACE PERMITS ON 7TH ST.
	Loading Ramp	1	EA	\$2,768	\$2,768		BUILD TEMPORARY RAMP FOR ACCESS & STOCKING ON 7TH ST.
	SUB-TOTAL					\$98,457	
				SUBTOTAL		\$915,995	
				OVERHEAD		\$64,120	
				SUBTOTAL		\$980,115	
				PROFIT		\$48,006	
				GRAND TOTAL		\$1,029,120	

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COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	

EXCLUSIONS AND QUALIFICATIONS

1. EXCLUDES OVERTIME WORK DONE AFTER-HOURS OR ON WEEKENDS UNLESS NOTED
2. EXCLUDES DATA, PHONE CABLE, FURNITURE, APPLIANCES, SECURITY, ETC.
3. ANY WORK OUTSIDE OF INTERIOR PERIMETER WALLS IS EXCLUDED.
4. PERFORMANCE/PAYMENT/COMPLETION BONDS, BUILDERS RISK INSURANCE, SPECIAL INSPECTIONS OR TESTING COSTS.
5. COST OF SECURITY GUARD, WATER, AND ELECTRICITY DURING CONSTRUCTION.
6. RELOCATION OF ANY CONCEALED PLUMBING, MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT ARE COVERED AND UNFORESEEN.
7. OFF-SITE UTILITIES, OR ANY OTHER OFF-SITE WORK.
8. ALL APPLIANCES, OFFICE MACHINES, TELEPHONE/DATA (OTHER THAN RING & STRING) IS EXCLUDED.

Andy - Landscape Architect
Munson - ~~My~~ more - who is responsible now.

Exterior play - worst case
12 wks.

Sep. 7. 1st day of school.

CONSOLIDATED CONTRACTING SERVICES PRELIMINARY CONSTRUCTION SCHEDULE FOR 600 "B" ST. 3RD FLOOR CHILDCARE CENTER

ID	Task Name	Duration	Start	Finish	March	April	May	June	July
					Mar	Apr	May	Jun	Jul
1									
2	MOBILIZATION	5 days	Mon 03/25/02	Fri 03/29/02					
3	PRECONSTRUCTION MEETING	1 day	Mon 03/25/02	Mon 03/25/02					
4	SETUP OFFICE / PHONES	1 day	Tue 03/26/02	Tue 03/26/02					
5	REMOVE CEILING TILES & SAVE	2 days	Tue 03/26/02	Wed 03/27/02					
6	EVALUATE EXISTING HVAC SYSTEM	2 days	Thu 03/28/02	Fri 03/29/02					
7									
8									
9	DEMO	5 days	Mon 04/15/02	Fri 04/19/02					
10	CARPET MASK & PROTECTION	1 day	Mon 04/15/02	Mon 04/15/02					
11	ELECTRIC SAFE-OFF	3 days	Mon 04/15/02	Wed 04/17/02					
12	DEMO WALLS (NIGHT WORK)	2 days	Mon 04/15/02	Tue 04/16/02					
13	DEMO CARPET	2 days	Wed 04/17/02	Thu 04/18/02					
14	HAUL AWAY DEBRIS	1 day	Thu 04/18/02	Thu 04/18/02					
15	FINAL CLEANUP	1 day	Fri 04/19/02	Fri 04/19/02					
16									

Thurs.
4-11-02



SUBS

CCSI

GRIFIS

TRADEWINDS



CCSI

BERG

PACIFIC

PACIFIC

PACIFIC

PACIFIC

Project: PRELIMINARY CHILDCARE C
Date: Tue 04/09/02

Task



Milestone



Rolled Up Progress



Task Progress



Summary



Split



Critical Task



Rolled Up Task



External Tasks



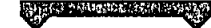
Critical Task Progress



Rolled Up Critical Task



Project Summary



Slack



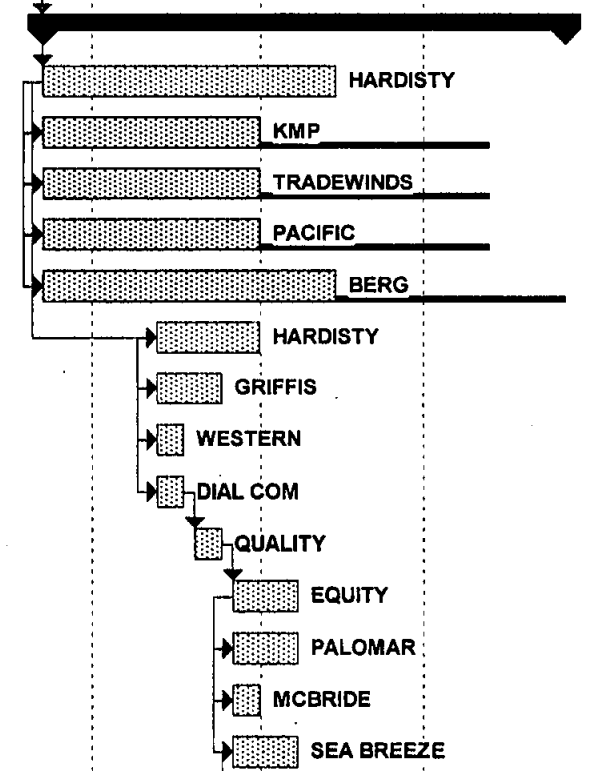
Rolled Up Milestone



CONSTRUCTION SUPERRINTENDENT BUZZ KEVILLE PH: 619 857-9015

CONSOLIDATED CONTRACTING SERVICES PRELIMINARY CONSTRUCTION SCHEDULE FOR 600 "B" ST. 3RD FLOOR CHILDCARE CENTER

ID	Task Name	Duration	Start	Finish	March Mar	April Apr	May May	June Jun	July Jul
17									
18	CONSTRUCTION	70 days	Mon 04/22/02	Fri 07/26/02					
19	FRAMING / DRYWALL	40 days	Mon 04/22/02	Fri 06/14/02					
20	ROUGH PLUMBING	30 days	Mon 04/22/02	Fri 05/31/02					
21	ROUGH HVAC	30 days	Mon 04/22/02	Fri 05/31/02					
22	SPOT REMOVAL OF ASBESTOS	30 days	Mon 04/22/02	Fri 05/31/02					
23	ROUGH ELECTRICAL / LIGHTS	40 days	Mon 04/22/02	Fri 06/14/02					
24	TAPING	15 days	Mon 05/13/02	Fri 05/31/02					
25	CEILING GRID	10 days	Mon 05/13/02	Fri 05/24/02					
26	ROUGH SPRINKLERS	5 days	Mon 05/13/02	Fri 05/17/02					
27	ROUGH LIFE SAFETY	5 days	Mon 05/13/02	Fri 05/17/02					
28	PAINT PRIMER	5 days	Mon 05/20/02	Fri 05/24/02					
29	INSTALL CABINETS	10 days	Mon 05/27/02	Fri 06/07/02					
30	INSTALL TILE	10 days	Mon 05/27/02	Fri 06/07/02					
31	INSTALL DOORS	5 days	Mon 05/27/02	Fri 05/31/02					
32	INSTALL GLASS	10 days	Mon 05/27/02	Fri 06/07/02					



Project: PRELIMINARY CHILDCARE C
Date: Tue 04/09/02

Task		Milestone		Rolled Up Progress	
Task Progress		Summary		Split	
Critical Task		Rolled Up Task		External Tasks	
Critical Task Progress		Rolled Up Critical Task		Project Summary	
Slack		Rolled Up Milestone			

CONSTRUCTION SUPERRINTENDENT BUZZ KEVILLE PH: 619 857-9015

CONSOLIDATED CONTRACTING SERVICES PRELIMINARY CONSTRUCTION SCHEDULE FOR 600 "B" ST. 3RD FLOOR CHILDCARE CENTER

ID	Task Name	Duration	Start	Finish	May	June	July	August	September	October
					May	Jun	Jul	Aug	Sep	Oct
33	PAINT	5 days	Mon 06/03/02	Fri 06/07/02		QUALITY				
34	ELECTRICAL FINISH	10 days	Mon 06/10/02	Fri 06/21/02		BERG				
35	HVAC FINISH	5 days	Mon 06/10/02	Fri 06/14/02		TRADEWINDS				
36	PLUMBING FINISH	5 days	Mon 06/10/02	Fri 06/14/02		KMP				
37	BATHROOM PARTITIONS / ACCESSOI	5 days	Mon 06/17/02	Fri 06/21/02		GRIFFIS				
38	INSTALL FLOORING	10 days	Mon 06/24/02	Fri 07/05/02		RESOURCE				
39	INSTALL BLINDS	5 days	Mon 07/08/02	Fri 07/12/02		JW BLINDS				
40	FINAL INSPECTIONS	5 days	Mon 07/15/02	Fri 07/19/02		CITY				
41	PAINT TOUCH UP	1 day	Mon 07/22/02	Mon 07/22/02		QUALITY				
42	PRELIMINARY WALK THROUGH	1 day	Tue 07/23/02	Tue 07/23/02		OWNERS				
43	PUNCH LIST WORK	3 days	Wed 07/24/02	Fri 07/26/02		SUBS				
44	FINAL WALK THROUGH	1 day	Fri 07/26/02	Fri 07/26/02		CITY				

Project: PRELIMINARY CHILDCARE C
Date: Tue 04/09/02

Task



Milestone



Rolled Up Progress



Task Progress



Summary



Split



Critical Task



Rolled Up Task



External Tasks



Critical Task Progress



Rolled Up Critical Task



Project Summary



Slack



Rolled Up Milestone



CONSTRUCTION SUPERRINTENDENT BUZZ KEVILLE PH: 619 857-9015

From: Diana Monaco
To: Deb Ferrin
Subject: Re: exterior play areas at 600 B

Hi Deb, The original \$60k should still be in AC #2100539. This is the 1472 that we put together in November 2000 to begin the child care project. Also, there should be funds in AC #2100284 for 600 B Street relocation account. I have asked FM to verify the funds in this AC as some of it was spent for the CED relocation last year. The rest is supposed to go toward the child care project. I also have some funds in the Executive Complex (EC) DE. I will not be using all of the funds for the planned relocations I was working on for this FY. We can use some of these funds to help cover the construction overage. Also, when I met with FM a couple weeks ago, they told me that the relocation amount that I had budgeted in FY 02 for the EC DE in the amount of \$333k should be also be budgeted in my FY 03 budget. I copied Martin Kane on this email just to make sure everything is still there as planned. I need to set aside over \$400k to handle the overage for you. Based on the above, I can do this as long as nothing has been touched. The landlord will be billing me direct for the overage.

Martin, please confirm. It is real critical for the child care facility that these funds remain intact and untouched.

Deb, Mike Kennedy would like to fax you the signage designing from Maggetti Elam. He needs your approval in order for Maggetti to proceed. Do you have a fax at home?

Buzz, you and your staff should be at this meeting with the exterior play yard architect.

>>> Deb Ferrin 04/10/02 03:56PM >>>

Diana- When I use my laptop our phone line rings. I was able to talk to Andy yesterday and Pat and Monica today. We scheduled a meeting for the Playground team for Wed. 24th 9:30 my office. They will be bringing designs and prices of stairs, I have a conference call with Suzanne Rupp from Miricle the playstrurture rep for tomorrow. We will get things moving. I assume we have the original \$60 thousand earmarked for outside plus the new \$280 I just requested from Council. Then we had said any "leftovers" from internal TI's could be used outside, Do we anticipate any? I know the project grew and the budget didn't right? Thanks for your help. Deb

<<< Diana Monaco 4/9 4:45p >>>

Deb, I tried calling you back at home but, the phone just keeps ringing. I called Andrew the exterior architect and was left holding on the phone for him. The receptionist finally returned and said he was still on the phone. I left him a detailed message and gave him my number and yours so we could set up a meeting for Thursday. I hope he has called you because he has not returned my call. I asked Andrew to please find out who is in charge of this project with Wimmer Yamada since we have been unsuccessful today on that end.

CC: internet:Bkeville@consolidatedcontracting.com; Martin Kane

RECEIVED
CITY OF SAN DIEGO



02 APR 22 AM 8:12

REAL ESTATE ASSETS DEPT.

April 10, 2002

Ms. Diana Monaco
City of San Diego
1200 Third Avenue, Suite 1700
San Diego, California 92101

Re: 600 B Street / Tenant Improvement Overage

Dear Ms. Monaco:

Attached please find an invoice for the construction cost overage that will be incurred for the day care center tenant improvements. We are requesting payment for this overage prior to these costs being incurred. Please have the payment delivered to my attention at 402 West Broadway, Suite 1290, San Diego, California 92101.

Please do not hesitate to call me at (619) 238-8885 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Kennedy', written over a horizontal line.

Mike Kennedy
Construction Manager

cc: Ed Muna

400 West Broadway, LLC

C/O SWVP Management Co.
402 West Broadway, Suite 1290
San Diego, California 92101

INVOICE



DATE: April 10, 2002

To: City of San Diego
1200 Third Avenue, Suite 1700
San Diego, California 92101
Attention: Diana Monaco

Re: City of San Diego Child Care Center
T.I. overage billing

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Amount over T.I. allowance		\$399,187
SUBTOTAL			\$399,187
SALES TAX			N/A
SHIPPING & HANDLING			N/A
TOTAL DUE			\$399,187

Make all checks payable to: 400 West Broadway, LLC
If you have any questions concerning this invoice, call: Mike Kennedy 619-239-7000

THANK YOU FOR YOUR BUSINESS!

COMERICA BANK
600 B STREET

CITY OF SAN DIEGO PROJECT REPORT

<u>FLOOR</u>	<u>ALLOWANCE</u>	<u>INVOICED TO DATE</u>	<u>BALANCE</u>	<u>CREDITS</u>
3	712000	41477	670523	
4	213600	352493	-138893	5794
5	213600	201168	12432	12261
		TOTAL	595138	
TOTAL AVAILABLE ALLOWANCE			562117	

CONSOLIDATED CONTRACTING SERVICES, INC.

DATE: 3/27/02

PROJECT: CITY OF SAN DIEGO CHILDCARE FACILITY

LOCATION: 600 "B" ST. 3RD FLOOR, SAN DIEGO, CA., 92101

DOCUMENT REFER : Drawings prepared by MAGGETTI ELAM DATED 2/4/02

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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
1000	GENERAL REQ.						
1005	PERMITS & LICENSES	1	LS	\$30,000	\$20,000		ALLOWANCE FOR PERMITS & SEWER FEES
1012	COMMON LABOR	16	WKS	\$1,000	\$16,000		FULL TIME LABORER ONSITE
1041	SUPERVISION	16	WKS	\$1,644	\$26,304		FULL TIME SUPERINTENDENT ONSITE
1042	PROJECT MANAGEMENT	16	WKS	\$920	\$14,720		PART TIME PROJECT MANAGER
1052	BLUE PRINTS	1	LS	\$2,500	\$2,500		ALLOWANCE
1500	PORTABLE TOILETS	2	EA.	\$552	\$1,104		(2) PORTABLE TOILETS FOR THE DURATION OF PROJECT.
1514	TELEPHONE SERVICE	1	LS	\$500	\$500		
	SUB-TOTAL					\$81,128	
1710	CLEANING						
	Daily Clean up	320	HRS	\$15.00	\$4,800		PART TIME LABORER FOR CLEAN-UP & PROTECTION
	Final Clean up	1	LS	\$1,960	\$1,960		FINAL CONSTRUCTION CLEAN-UP
	Trash Dumpsters And Fees	3	LS	\$690	\$2,070		TRASH DUMPSTER NEEDED FOR DEBRIS DURING THE PROCESS OF CONSTRUCTION
	SUB-TOTAL					\$8,830	
1760	DUST CONTROL						
	Temp. plastic barriers	1	LS	\$1,548	\$1,548		SUPPLIES TO PROTECT CORE AREA
	Protection	1	LS	\$1,469	\$1,469		
	SUB-TOTAL					\$3,017	
2050	DEMOLITION						
	Interior Partition	1	LS		INC	INC	DEMO EXISTING INTERIOR WALLS
	Acoustical Ceilings	12,000	SF		INC	INC	PROTECT EXISTING CEILING TILES & DEMO GRID
	Glass	1	EA		INC	INC	REMOVE EXISTING INTERIOR GLASS
	Carpet	12,000	SF		INC	INC	DEMO & REMOVE EXISTING CARPET
	Cabinets	48	LF		INC	INC	REMOVE EXISTING MILLWORK
	Doors	16	EA		INC	INC	REMOVE & SAFE EXISTING BUILDING STANDARD DOORS.
	Haul Away & Dump	1	LS		INC	INC	HAUL AWAY ALL DEMO DEBRIS
	SUB-TOTAL					\$19,895	
7200	INSULATION						
	Walls	5,876	SF		INC	INC	INTERIOR PARTITIONS TYPE A & B
	Ceilings	1,992	SF		INC	INC	2' EACH SIDE OF TYPE A & B WALLS
	SUB-TOTAL					\$2,790	

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COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	
8250	DOOR ASSEMBLIES						
	60- Min Assembly Single	33	EA.		INC	INC	(33) 3-0 x 7-0 SLAB DOORS WITH VISION LIGHT & WELDED HOLLOW METAL FRAMES WITH BUILDING STANDARD HARDWARE.
	60- Min Assembly Pair	4	EA.		INC	INC	(4) 6-0 X 7-0 SLAB DOORS WITH VISION LIGHTS & WELDED HOLLOW FRAMES WITH BUILDING STANDARD HARDWARE.
	Gates	8	EA.		INC	INC	(7) 36" HIGH PAINT GRADE GATES.
	Total Door Hardware	1	EA		INC	INC	INSTALL MAG- LOCK ON TOTAL ENTRY DOOR, HARDWARE SUPPLIED BY OTHERS.
	Accordian Door	1	EA		INC	INC	(1) ACCORDIAN DOOR (TM COBB SERIES 140 VINYL -LAM)
	Window Frames	34	EA		INC	INC	(34) WELDED HOLLOW METAL WINDOW FRAMES.
	SUB-TOTAL					\$47,564	
9250	DRYWALL						
	One-Hour Separation	498	LF		INC	INC	FRAME ONE HOUR CORRIDOR
	Interior Partition	440	LF		INC	INC	ALL NEW INTERIOR WALLS
	Low Walls	98	LF		INC	INC	ALL NEW LOW WALLS
	Low Walls Post	15	EA		INC	INC	METAL POSTS IN LOW WALLS
	Millwork Backing	1	LS		INC	INC	METAL BACKING FOR CABINETS & BATHROOM PARTITIONS.
	Soffit	70	LF		INC	INC	
	Touch Up Existing	1	LS		INC	INC	PATCH EXISTING WALLS
	Stocking	1	LS		INC	INC	AFTER HOURS STOCKING
	SUB-TOTAL					\$62,700	
9510	ACOUSTICAL CEILINGS						
	Grid & Tile	12,000	SF		INC	INC	NEW GRID
	New Tile	12,000	SF		INC	INC	INSTALL 35% NEW TILE
	Compression Posts	1,000	EA		INC	INC	PER CODE
	Light Wires	480	EA		INC	INC	PER CODE
	SUB-TOTAL					\$15,465	
10800	TOILET ACCESSORIES						
	Grab Bars	12	EA		INC	INC	(4) 36" GRAB BARS & (8) 36" GRAB BARS
	Toilet Paper Holders	9	EA		INC	INC	(9) TOILET PAPER HOLDERS
	Paper Towel Dispenser	14	EA		INC	INC	(10) MATRIX PAPER TOWEL DISPENSERS
	Mirrors	17	EA		INC	INC	(14) 20" x 20" FRAMED MIRRORS.
	SUB-TOTAL					\$2,470	

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COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	
9920	PAINT						
	Eggshell Wall	750	LF		INC	INC	PAINT ALL NEW INTERIOR WALLS
	Semiglossl Wall	288	LF		INC	INC	PAINT BATHROOMS & KITCHEN WITH SEMI-GLOSS PAINT.
	Murals	3	EA		\$1,500	INC	ALLOWANCE
	Paint Door & Window Frames	71	EA		INC	INC	PAINT NEW DOOR & WINDOW JAMBS
	Paint Door	37	EA		INC	INC	PAINT NEW DOORS
	SUB-TOTAL					\$24,651	
9680	FLOORING						
	Carpet	393	SY	\$16	\$6,288		C2 SHAW POP QUIZ WITH ULTRALOC MP BACKING, COLOR #02491 INSTALLED VIA DIRECT GLUE.
	Carpet	590	SY	\$16	\$9,440		C3 SHAW POP QUIZ WITH ULTRALOC MP BACKING, COLOR #02345 INSTALLED VIA DIRECT GLUE.
	Floor Prep	1	LS		\$1,782		FLOOR PREP
	Border	80	LF	\$3	\$240		
	Rubber Base	2,880	LF	\$1	\$3,312		JOHNSONITE 4" RUBBER BASE (2). COLOR PATTERNS IN A STRAIGHT & COVE STYLE.
	VCT	3,960	SF	\$2	\$5,940		AZROCK VCT (4) COLOR PATTERN.
	Double Stick Pad	260	SY	\$9	\$2,340		ADDITIONAL COST TO INSTALL ROOMS (0301, 0315, 0385,) WITH DOUBLE STICK PAD.
	SUB-TOTAL					\$29,342	
15300	CERAMIC TILE						
	Tile Walls	785	SF	\$8	\$6,398		SUPPLY & INSTALL 4-1/4"x 4-1/4" DAL-TILE WAINSCOT.
	Tile Floors	757	SF	\$7	\$5,413		SUPPLY & INSTALL 8"x8" DAL-TILE OVER A SLIP SHEET.
	Tile Edging	30	LF	\$3	\$75		EDGING STRIP FROM TILE TO CARPET
	Sub Floor Floating	1	LS	\$2,500	\$2,500		SLOPE FLOOR TO FLOOR DRAIN .
	SUB-TOTAL					\$14,386	

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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
6220	MILLWORK						
	Upper/Lower @	1	LS		INC	INC	BASE & UPPER CABINETS PER PLAN
	Work Counter	1	LS		INC	INC	WORK COUNTERS PER PLAN
	Restroom Cabinets	1	LS		INC	INC	BATHROOM CABINETS PER PLAN
	Fixed Shelves	1	LS		INC	INC	FIXED SHELVES PER MKN 13
	Bench	1	LS		INC	INC	BENCH PER MKN 10
	Changing Tables	1	LS		INC	INC	CHANGING TABLES PER PLAN
	Open Shelves	1	LS		INC	INC	OPEN SHELVES PER MKN 4
	Adjustable Shelves	1	LS		INC	INC	ADJUSTABLE SHELVES PER MKN 7 & 8
	SUB-TOTAL					\$102,333	
8810	GLASS						
	Sidelight	23	EA		INC	INC	1/4" WIRE FIRE RATED GLASS
	Storefront Door	5	EA		INC	INC	SUPPLY & INSTALL (5) 3-0 X 8-0 STOREFRONT
							DOORS WITH SIDELIGHTS, NEW THRESHOLDS,
							CONCEALED CLOSURES, AND HARD WIRED
							ALARM DEVICE WITH BATTERY BACK-UP.
	SUB-TOTAL					\$41,190	
12500	WINDOW COVERINGS						
	Blinds @ Perimeter	1	LS		INC	INC	TAKE DOWN & STORE ALL EXISTING EXTERIOR
							WINDOW BLINDS. REPLACE BLINDS AT PATIO
							WINDOW AREAS.
	Rework Pulls & Chains	1	LS		INC	INC	ADD CHILD SAFETY PULLS & CUT DOWN
							CHAIN ON ALL VERTICAL BLINDS FOR CHILD
							SAFETY.
	Cut Headrails	1	LS		\$0		CUT HEADRAIL AS NEEDED FOR NEW WALLS.
	SUB-TOTAL					\$5,332	
11000	APPLIANCES						
	Dishwasher	1	EA		\$0		ALLOWANCE
	Microwave Oven	1	EA		\$0		ALLOWANCE
	Washer / Dryer	1	EA		\$0		ALLOWANCE
	Refrigerator	1	EA		\$0		ALLOWANCE
	SUB-TOTAL					\$30,000	

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COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	
15501	FIRE SPRINKLERS						
	New Head	1	LS		INC	INC	ADD NEW HEADS AS NEEDED
	Relocate Heads	1	LS		INC	INC	RELOCATE EXISTING HEADS
	Preaction System	1	LS				NOT IN BID
	Engineering	1	LS		INC	INC	DESIGN BUILD & PERMITS
	SUB-TOTAL					\$10,780	
15400	PLUMBING						
	Water Closet	9	EA		INC	INC	9 WATER CLOSETS
	Lavatory & Faucet	6	EA		INC	INC	(6) SELF RIMMING LAVS
	Sink & Faucet	18	EA		INC	INC	(18) SINGLE COMPARTMENT SINKS
	Triple Compartment sink	1	EA		INC	INC	(1) TRIPLE COMPARTMENT SINK
	Hot Water Heater	2	EA		INC	INC	(2) 50 GALLON HOT WATER HEATERS.
	Garbage Disposal	1	EA		INC	INC	(1) DISPOSAL
	Floor Drain	3	EA		INC	INC	(3) FLOOR DRAINS WITH PRIMERS
	Janitor Sink	1	EA		INC	INC	(1) JANITOR SINK
	Floor Sink	1	EA		INC	INC	(1) FLOOR SINK
	Circulating system	1	EA		INC	INC	(1) CIRCULATING SYSTEM
	Tempered Valve	1	EA		INC	INC	(1) TEMPERED VALVE
	Washer	1	EA		INC	INC	(1) WASHER MACHINE
	Connect Dishwasher	1	EA		INC	INC	(1) DISH WASHER STUB
	Engineering & Permit	1	EA		INC	INC	DESIGNBUILD
	SUB-TOTAL					\$132,976	
15500	HVAC						
	Demo	1	EA		INC	INC	DEMO EXISTING HVAC SYSTEM
	Interior Zone	1	EA		INC	INC	PROVIDE & INSTALL NEW VAV BOXES WITH REHEAT COILS.
	Ductwork	1	LS		INC	INC	INSTALL ALL APPROPRIATE DUCTWORK.
	Air Distribution	1	LS		INC	INC	INSTALL ALL AIR DISTRIBUTION
	New Return Air	1	LS		INC	INC	INSTALL NEW RETURN REGISTERS
	Reheat Piping	1	LS		INC	INC	INSTALL ALL PIPING FOR REHEAT
	Controls	1	LS		INC	INC	PROVIDE CONTROLS PER BUILDING STANDARD.
	Smoke / Fire Dampers	11	EA		INC	INC	PROVIDE & INSTALL SMOKE FIRE DAMPERS
	Start Up	1	EA		INC	INC	PROVIDE START UP OF ALL EQUIPMENT
	Air Balance	1	LS		INC	INC	BALANCE SYSTEM AND PROVIDE BALANCE
	Engineer & Permit	1	LS		INC	INC	DESIGN BUILD
	SUB-TOTAL					\$85,440	

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COST CODE	DESCRIPTION	QTY	UNIT	UNIT COSTS	SUB TOTAL	TOTAL COSTS	REMARKS
16050	ELECTRICAL						
	Relocate 2X4 Fixtures	90	EA.		INC	INC	RELOCATE (90) EXISTING 2X4 LIGHT FIXTURES
	Relocate 2x2 Fixtures	15	EA.		INC	INC	RELOCATE (15) EXISTING 2X2LIGHT FIXTURES
	New 2x2 Fixtures	15	EA.		INC	INC	ADD (15) NEW 2X2 LIGHT FIXTURES
	Relocate Exit Signs	13	EA.		INC	INC	RELOCATE (13) EXIT SIGNS
	NEW Exit Sign	12	EA.		INC	INC	ADD (12) NEW EXIT SIGNS
	Floor Exit Signs	21	EA.		INC	INC	ADD (21) FLOOR LOW LEVEL EXIT SIGNS.
	Relocate Downlights	15	EA.		INC	INC	RELOCATE (15) EXISTING DOWNLIGHTS
	Emergency Circuits	32	EA.		INC	INC	ADD (32) EMERGENCY CIRCUIT ADDER
	Single Switch	14	EA.		INC	INC	ADD (14) SINGLE POLE SWITCHES
	Double Single Switch	10	EA.		INC	INC	ADD (10) 2 SINGLE POLE SWITCHES IN ONE BOX
	Triple Single Switch	8	EA.		INC	INC	ADD (8) 3 SINGLE POLE SWITCHES IN ONE BOX
	Three Way Switch	4	EA.		INC	INC	ADD (4) 3-WAY SWITCHES
	GFI Duplex	24	EA.		INC	INC	ADD (24) GFI OUTLETS
	Cut In	13	EA.		INC	INC	ADD (13) CUT-IN BOX'S
	Duplex Outlet	42	EA.		INC	INC	ADD (42) DUPLEX OUTLETS
	Separate Circuit Duplex	15	EA.		INC	INC	ADD (15) 20 AMP CIRCUITS
	Separate Circuit Duplex	1	EA.		INC	INC	ADD (1) 40 amp CIRCUIT
	Door Alarm Circuits	3	EA.		INC	INC	ADD (3) DOOR ALARM CIRCUITS
	Separate Circuit Duplex	1	EA.		INC	INC	ADD (1) 30 amp CIRCUIT
	Ceiling Outlets	11	EA.		INC	INC	ADD (11) CEILING OUTLETS
	Ring & String	10	EA.		INC	INC	ADD (13) RING & STRINGS
	Hookup Water Heater	2	EA.		INC	INC	ADD (2) HOT WATER HEATER CIRCUITS
	Hookup Circulating Pump	1	EA.		INC	INC	ADD (1) CIRCULATING PUMP CIRCUIT
	Hookup Disposal	1	EA.		INC	INC	ADD (1) GARBAGE DISPOSAL
	Hookup Exhaust	6	EA.		INC	INC	ADD (6) EXHAUST FANS
	Power Smoke Fire Damper	11	EA.		INC	INC	ADD (11) SMOKE FIRE DAMPERS
	Relocate Panel	1	LS		INC	INC	RELOCATE EXISTING PANEL & XFMR
	Demolition	1	LS		INC	INC	DEMO & SAFE-OFF & REWORK
	Engineer & Permit	1	LS		INC	INC	DESIGN BUILD
	SUB-TOTAL					\$47,071	

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COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	
16721	LIFE SAFETY						
	Demo	1	EA.		INC	INC	DEMO & SAFE -OFF EXISTING
	New Strobe	14	EA		INC	INC	INSTALL (14) STROBES IN THE SUITE
	New Smoke	36	EA		INC	INC	INSTALL (36) SMOKE DETECTORS.
	New Speaker	23	EA		INC	INC	INSTALL (23) SPEAKER / STROBE DEVICES IN THE SUITE.
	New Speaker Outside	2	EA		INC	INC	INSTALL (2) OUTSIDE RE-ENTRANT SPEAKERS OUTSIDE ON THE TERRACE.
	Double Entry Door Mag Lock	1	EA.		INC	INC	ENTRY DOOR MAG LOCK WITH ACCESS KEY PAD & EXIT RELEASE BUTTON ON THE INSIDE.
	Relay	1	EA.		INC	INC	INSTALL (1) RELAY FOR SMOKE FIRE DAMPER.
	Pull Stations	5	EA.		INC	INC	INSTALL (5) MANUAL PULL STATIONS.
	New Panel	1	EA.		INC	INC	ADD (1) EST3 FIRE ALARM CONTROL PANEL.
	New Panel	1	EA.		INC	INC	ADD (1) SIGNAL BOOSTER PANEL
	Engineer & Permit	1	LS		INC	INC	DESIGN BUILD
	SUB-TOTAL					\$50,178	
10000	Specialties						
	Asbestos Abatement	1	EA.	\$38,573	\$38,573		SPOT ABATE AND SCAFFOLDING AS NEEDED FOR NEW PLUMBING.
	Asbestos supervisor	1	LS	\$5,000	\$5,000		QUALIFIED SUPERVISOR ON SITE TO MONITOR SPOT ASBESTOS ABATEMENT & AIR QUALITY TESTING REPORTS.
	Monacoat Repair	1	LS	\$2,000	\$2,000		FIRE PROOF FLOOR DECK AS NEEDED.
	Wall Guards	480	LF	\$60	\$28,800		CHAIR RAIL WALL GUARDS IN CORRIDORS
	Corner Guards	45	EA	\$32	\$1,440		CORNER GUARDS IN CORRIDORS
	Signage	1	LS	\$5,000	\$5,000		SIGNAGE ALLOWANCE
	Bank Security	4	EA	\$1,000	\$4,000		ALLOWANCE FOR SECURITY COST FOR WEEKEND WORK IN THE BANK.
	Weekend Work	4	EA	\$2,569	\$10,276		(4) WEEKENDS OF PLUMBING & SPOT ABATEMENT WORK IN THE BANK & LOBBY BELOW
	Parking Space Permits	3	EA	\$200	\$600		PARKING SPACE PERMITS ON 7TH ST.
	Loading Ramp	1	EA	\$2,768	\$2,768		BUILD TEMPORARY RAMP FOR ACCESS & STOCKING ON 7TH ST.
	SUB-TOTAL					\$98,457	
				SUBTOTAL		\$915,995	
				OVERHEAD		\$64,120	
				SUBTOTAL		\$980,115	
				PROFIT		\$49,006	
				GRAND TOTAL		\$1,029,120	

CONSOLIDATED CONTRACTING SERVICES, INC.

DATE: 3/27/02

PROJECT: CITY OF SAN DIEGO CHILDCARE FACILITY

LOCATION: 600 "B" ST. 3RD FLOOR, SAN DIEGO, CA., 92101

DOCUMENT REFER : Drawings prepared by MAGGETTI ELAM DATED 2/4/02

LEGEND

LS= LUMP SUM

LF= LINEAR FOOT

EA= EACH

NIC= NOT IN CONTRACT

SF= SQUARE FOOT

WKS= WEEKS

COST	DESCRIPTION	QTY	UNIT	UNIT	SUB	TOTAL	REMARKS
CODE				COSTS	TOTAL	COSTS	

EXCLUSIONS AND QUALIFICATIONS

1. EXCLUDES OVERTIME WORK DONE AFTER-HOURS OR ON WEEKENDS UNLESS NOTED
2. EXCLUDES DATA, PHONE CABLE, FURNITURE, APPLIANCES, SECURITY, ETC.
3. ANY WORK OUTSIDE OF INTERIOR PERIMETER WALLS IS EXCLUDED.
4. PERFORMANCE/PAYMENT/COMPLETION BONDS, BUILDERS RISK INSURANCE, SPECIAL INSPECTIONS OR TESTING COSTS.
5. COST OF SECURITY GUARD, WATER, AND ELECTRICITY DURING CONSTRUCTION.
6. RELOCATION OF ANY CONCEALED PLUMBING, MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT ARE COVERED AND UNFORESEEN.
7. OFF-SITE UTILITIES, OR ANY OTHER OFF-SITE WORK.
8. ALL APPLIANCES, OFFICE MACHINES, TELEPHONE/DATA (OTHER THAN RING & STRING) IS EXCLUDED.

From: Deb Ferrin
To: DMonaco@CCP.Property,
Date: 4/11/02 12:58PM
Subject: Re: exterior play areas at 600 B

I reviewed the signage specs with Susan on Tue. The prices looked a little high we agreed the signs would be far less than \$400 each. She said it would be ok for Mike to sign.

<<< Diana Monaco 4/10 5:36p >>>

Hi Deb, The original \$60k should still be in AC #2100539. This is the 1472 that we put together in November 2000 to begin the child care project. Also, there should be funds in AC #2100284 for 600 B Street relocation account. I have asked FM to verify the funds in this AC as some of it was spent for the CED relocation last year. The rest is supposed to go toward the child care project. I also have some funds in the Executive Complex (EC) DE. I will not be using all of the funds for the planned relocations I was working on for this FY. We can use some of these funds to help cover the construction overage. Also, when I met with FM a couple weeks ago, they told me that the relocation amount that I had budgeted in FY 02 for the EC DE in the amount of \$333k should be also be budgeted in my FY 03 budget. I copied Martin Kane on this email just to make sure everything is still there as planned. I need to set aside over \$400k to handle the overage for you. Based on the above, I can do this as long as nothing has been touched. The landlord will be billing me direct for the overage.

Martin, please confirm. It is real critical for the child care facility that these funds remain intact and untouched.

Deb, Mike Kennedy would like to fax you the signage designing from Maggetti Elam. He needs your approval in order for Maggetti to proceed. Do you have a fax at home?

Buzz, you and your staff should be at this meeting with the exterior play yard architect.

>>> Deb Ferrin 04/10/02 03:56PM >>>

Diana- When I use my laptop our phone line rings. I was able to talk to Andy yesterday and Pat and Monica today. We scheduled a meeting for the Playground team for Wed. 24th 9:30 my office. They will be bringing designs and prices of stairs, I have a conference call with Suzanne Rupp from Miricle the playstruture rep for tomorrow. We will get things moving. I assume we have the original \$60 thousand earmarked for outside plus the new \$280 I just requested from Council. Then we had said any "leftovers" from internal TI's could be used outside, Do we anticipate any? I know the project grew and the budget didn't right? Thanks for your help. Deb

<<< Diana Monaco 4/9 4:45p >>>

Deb, I tried calling you back at home but, the phone just keeps ringing. I called Andrew the exterior architect and was left holding on the phone for him. The receptionist finally returned and said he was still on the phone. I left him a detailed message and gave him my number and yours so we could set up a meeting for Thursday. I hope he has called you because he has not returned my call. I asked Andrew to please find out who is in charge of this project with Wimmer Yamada since we have been unsuccessful today on that end.

From: Diana Monaco
To: internet:mkennedy@swvp.com
Subject: Exterior play areas for City child care - 600 B Street

Hi Mike, we had our space planning meeting this morning with Deb and the exterior play area team, Consolidated Construction, and Maggetti Elam. We went over the exterior plan and whatelse needs to be addressed. One item that you can help with is to determine where/how we can hook up an exterior drinking fountain in the lower level play area. Can you work with Buzz Keville on this item. We need to know the pricing and determine the most feasible location for it. Buzz will also be getting some pricing to stub out an exterior line for a small toilet. It is possible we may need to use a portable toilet facility if funding is too tight to install the permanent one this year. By stubbing it out now, we have the option to install it later when the funding is available. There is an issue with a couple trees in the lower play area. The exterior space planners discovered that three of the eucalyptus trees are in bad shape and unsafe. We should have them removed and replaced with some other trees that are sturdy. The exterior space planner will identify their location and provide us with a list of acceptable trees. We want to avoid removing any trees but, apparently the three trees are unsafe even if the general public were visting the park area. We will let you know when the next play area meeting will be. At that point, we should have a final plan for your approval and input.

CC: Deb Ferrin; internet:Bkeville@consolidatedcontracting.com

Kiddie Hall Preschool Playground (Park)

Stairs
Slide 15' - 20'
Hard Scape- Walkway
10 x 20 Storage Shed
Drinking Fountain
Hose Bib
(Toilet / Sink)
Large Play Structure
30 x 30 ? Fall Zone-Bark
Railroad Tie Retaining Wall / Box
Sandbox 10 x 20
Tire Swing
Playhouse
Fencing 8' (top)
Fencing 4' re-use?

1. Do borings test in a couple areas. Engineering to check on doing this for free.
2. stairs - concrete / Reinforced. rise on stairs use 5 1/2 to 6 inch.
3. exterior playground.
Lower area. Middle
Lower area - remove lawn & one tree. Add engineering wood chips w/ play equipment will have covered roof over equipment. Use Fibar w/chain.
4. Trees for lower area. Eucalyptus trees needs to be removed. 3 of them. Replace them w/ Alternative trees.

✓ Landlord
issue *

Kiddie Hall Deck Playgrounds

Infant Toddlers

10 x 20 Fall Zone
10 x 10 Sand box
12 x 20 or 15 x 30 Shade
Indoor/Outdoor Carpet
10 x 5 Storage Shed
Drinking Fountain
Ball pool

Two's

Fencing- Wrought Iron
Fencing- Chain Link 3', gates
10 x 5 Storage Shed
Drinking Fountain
Hose Bib
25 x 30? Fall Zone- Climbing Structure
10 x 15 Sandbox- shaded

5. Rubber mat under swing
- ✓ * Mike Kennedy 6. drinking fountain hook-up near building.
shut-off valve so homeless don't use it.
7. Portable toilet w/ exterior sink. monthly service. Buzz to get cost for installing regular toilet. Toilet to be in storage room for toy storage too.
8. Fence - iron-clad small chained link fence. need erosion control ground cover.

From: Diana Monaco
To: Mike Kennedy
Subject: RE: Exterior play areas for City child care - 600 B Street

The portable toilet unit would be placed in a shed area that Deb is also using for toy/equipment storage. The portable unit that we are talking about is real nice. It has a little sink attached to the outside of the toilet unit. The unit is made for a children's play area. We have used these before in areas where we cannot access plumbing. The unit would not be visible to the general public. Let us know if this is an issue.

>>> "Mike Kennedy" <mkenney@swvp.com> 04/24/02 01:23PM >>>

Diana,

Sure, I will meet with Buzz to discuss plumbing. I need to run the portable toilet issue by management and the owners before I give you a definite answer. I will keep you posted.

Mike Kennedy
Construction Manager
Southwest Value Partners
(619) 239-7000 phone
(619) 238-8875 fax
(619) 666-4167 cell

-----Original Message-----

From: Diana Monaco [mailto:DMonaco@sandiego.gov]
Sent: Wednesday, April 24, 2002 1:05 PM
To: mkenney@swvp.com
Cc: bkeville@consolidatedcontracting.com; Deb Ferrin
Subject: Exterior play areas for City child care - 600 B Street

Hi Mike, we had our space planning meeting this morning with Deb and the exterior play area team, Consolidated Construction, and Maggetti Elam. We went over the exterior plan and what else needs to be addressed. One item that you can help with is to determine where/how we can hook up an exterior drinking fountain in the lower level play area. Can you work with Buzz Keville on this item. We need to know the pricing and determine the most feasible location for it. Buzz will also be getting some pricing to stub out an exterior line for a small toilet. It is possible we may need to use a portable toilet facility if funding is too tight to install the permanent one this year. By stubbing it out now, we have the option to install it later when the funding is available. There is an issue with a couple trees in the lower play area. The exterior space planners discovered that three of the eucalyptus trees are in bad shape and unsafe. We should have them removed and replaced with some other trees that are sturdy. The exterior space planner will identify their location and provide us with a list of acceptable trees. We want to avoid removing any trees but, apparently the three trees are unsafe even if the general public were visiting the park area. We will let you know when the next play area meeting will be. At that point, we should have a final plan for your approval and input.

CC: bkeville@consolidatedcontracting.com; Deb Ferrin; internet:emuna@swvp.com

Diana Monaco - RE: light fixtures

From: "Mike Kennedy" <mkenney@swvp.com>
To: "Diana Monaco" <DMonaco@sandiego.gov>
Date: 4/29/2002 8:40 AM
Subject: RE: light fixtures
CC: "Bobbi Salvini" <BSalvini@SanDiego.gov>

Cost of replacement fixtures is: \$756. Please give e-mail approval so I can proceed with the order.

Mike Kennedy
Construction Manager
Southwest Value Partners
(619) 239-7000 phone
(619) 238-8875 fax
(619) 666-4167 cell

-----Original Message-----

From: Diana Monaco [<mailto:DMonaco@sandiego.gov>]
Sent: Thursday, April 25, 2002 12:30 PM
To: mkenney@swvp.com
Cc: Bobbi Salvini
Subject: RE: light fixtures

ok, do that then.

>>> "Mike Kennedy" <mkenney@swvp.com> 04/25/02 12:29PM >>>
Diana,
They have already been installed on 14. It would be easier (and more cost effective) to purchase new fixtures for child care than to move those lights back to 3.
Please advise.

Mike

-----Original Message-----

From: Diana Monaco [<mailto:DMonaco@sandiego.gov>]
Sent: Thursday, April 25, 2002 12:16 PM
To: mkenney@swvp.com
Cc: Bobbi Salvini
Subject: Re: light fixtures

Ok, well we need to give them to the child care. If they were going to be demolished and not used by the 3rd floor then we could give them to Bobbi. If she needs can lights in her new space then we will need to get those for her. Just let me know how much it is.

>>> "Mike Kennedy" <mkenney@swvp.com> 04/25/02 11:07AM >>>
Diana,
Bobbi requested that we move (7) can lights from the 3rd floor to the 14th

From: Diana Monaco
To: Thomas Wold
Subject: Re: DE#2100284 - relocation funds

Hi, I will fax you the original 1472, the AC, and lease document for this deal. We have exceeded our T.I. allowance. When you receive the fax, look on page two of the lease document. At the bottom of the page it says I will need to go to Council to pay the T.I. overage. I recall that Ed Ryan wanted this in there in case we went over the allowance. For building out a child care facility we anticipated that we would exceed the allowance because of all the non-building standard items required for a child care. I have identified the funding in DE 2100284. This DE is supposed to be for 600 B Street relocation funds. With this information, I will prepare the 1472 for Council approval so we can pay the landlord for the overage. They already sent me a bill. If there is anything else you want me to do please let me know.

>>> Thomas Wold 04/25/02 08:47AM >>>

Diana, Do you have the original agreement with the vendor on-hand? Or, please give me the AC number and I will search for the back-up documentation. Reason being, I'd like to have more background information on this agreement in regards to a possible cap on T.I. overages that the City is responsible for. Releasing \$300k is a large amount that I'd be more comfortable with if I had a better understanding of the initial agreement. Thank you.

>>> Diana Monaco 04/24/02 04:26PM >>>

Hi, thank you Tom. I will prepare the package for Council approval. I assume I will need to prepare a 1472. Is it possible for me to prepare a 1544 for City Manager's approval. Normally we prepare a 1544 when we need approval to spend funds that are already budgeted/encumbered to pay a landlord or vendor for a specific project. Is this possible? The approval time is much less on the 1544.

>>> Thomas Wold 04/24/02 04:07PM >>>

Diana, In order to pay the vendor this amount, I need this to be first approved by Council. Once approved, I will release the \$300,507.35 from DE2100284 and encumber the funds in a new AC. Then, you will be able to issue a check to the vendor. I hope this makes sense. Please give me a call if you have any questions.

-T

>>> Martin Kane 04/24/02 02:59PM >>>

Diana, I don't authorize or permit charges to your DEs, since I largely do not even know the numbers or what they're for...Tom, can you shed any light on this? thanks - martin

>>> Diana Monaco 4/24/02 2:37:23 PM >>>

Hi Martin, we looked on line to find out what my balance was for DE#2100284 at 600 B Street for relocation jobs. It looks like other costs have been mixed in with this DE# to pay for other items unrelated to a relocation project. The balance in this DE needs to go towards the child care project at 600 B to pay the landlord for some T.I. overages. I now need to pay that amount to the landlord so they continue working on the project. Can you please identify the balance. I had \$307,953.91 encumbered in this DE. There should be a good size balance remaining. Thanks.

CC: Cecilia San Pedro



THE CITY OF SAN DIEGO

Real Estate Assets Department
1200 Third Ave., Ste. 1700
San Diego, CA 92101-4199

FAX TRANSMITTAL

Date: 4-25-02

The following 28 pages (including cover sheet) are for:

To: Tom Wold

From: Diana MONACO

Fax # 533-3998

Fax # (619) 236-6706

Phone # _____

Phone # 236-6081

Comments:

600 B Street - Child Care T.I. project

If you do not receive all of the pages, please call: _____

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW, RECEIPT BY AN UNINTENDED RECIPIENT DOES NOT CONSTITUTE A WAIVER OF ANY APPLICABLE PRIVILEGE.

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If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal Service.

From: Thomas Wold
To: Diana Monaco
Date: 4/24/02 4:36PM
Subject: Re: DE#2100284 - relocation funds

Unfortunately, the City Manager does not have authority to approve an agreement over \$250k.

>>> Diana Monaco 04/24/02 04:26PM >>>

Hi, thank you Tom. I will prepare the package for Council approval. I assume I will need to prepare a 1472. Is it possible for me to prepare a 1544 for City Manager's approval. Normally we prepare a 1544 when we need approval to spend funds that are already budgeted/encumbered to pay a landlord or vendor for a specific project. Is this possible? The approval time is much less on the 1544.

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From: Diana Monaco
To: Gregory Cross
Date: 11/1/04 12:22PM
Subject: Refurb work you need done at 600 B for the Water Dept.

Greg, I received your voice message asking for direction on refurb work you need done for the Water Department floors at 600 B. I understand you need to move some staff around which will entail moving a couple interior office walls. As you may have heard, the City floors at 600 B are entitled to refurb their space per their prorata share of the refurb allowance provided to the City under the master lease. Your prorata share of the funds available will depend on the amount of sf you occupy. The prorata shares can be separated by floor rather than by Water's entire leased space at 600 B. You will need to work with the onsite management staff to coordinate the refurb work. They should also be able to tell you what your prorata share is of the refurb allowance. Your contact is Deborah Valdivia, the onsite manager at 230-8881. She is located in suite 2480 at 600 B. You can also reach her by email - dvaldivia@swvp.com I am taking another position with a City Department by the end of this week. I do not know who READ will assign the management of the Office Space Program and I do not know who will be overseeing and preparing the Office Space Budget for each department. I have been using contractor, Jim McVane for refurb work at the CCP building and various other jobs throughout City leased space. You can reach Jim at (619) 957-2026 or (858) 279-8593. He is familiar with 600 B and can provide pricing to you for each job you need done. His work would need to be approved by Deborah.

CC: Internet:dvaldivia@swvp.com

JB notes

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: November 5, 2004

TO: James Braun, Property Agent – Real Estate Assets Department

FROM: Marsi Steirer, Deputy Director, Water Policy & Strategic Planning Division
Vic Bienes, Deputy Director, Engineering & CIP Management Division

SUBJECT: Office Space Request; Request for Services of a Professional Space Planner for
600 B Street, Comerica Bank Building 6th and 7th Floors

Reason for Office Space Need

The Water Department's organizational restructuring has led to the growth of the Water Policy & Strategic Planning Division and hence the need for additional office space. This has led to an effort to cluster work groups effectively to enhance the overall efficiency and productivity of the organization. The layout of the 6th floor was designed and constructed to accommodate executive staff of the Metropolitan Wastewater Department and thus, the offices are too few and inappropriately sized to adequately accommodate the classifications which comprise the Water Policy & Strategic Planning Division in accordance with Administrative Regulation 56.00.

Narrative of Space Requirement

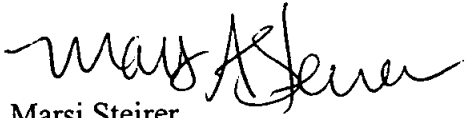
We request the services of a professional space planner to assist us in developing alternative layouts that will serve the needs of staff who work in the Water Policy & Strategic Planning Division and the Engineering & CIP Division. A cursory review of the current layout has led us to conclude that some construction may be necessary to reduce the size of some of the larger offices and to increase the number of offices overall. In summary, we would like the 6th floor (Attachment A) to somewhat resemble the 7th floor (Attachment B).

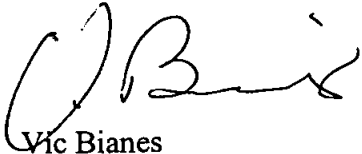
Proposed Funding for Space

It is our understanding that there is funding available for improvements via the lease agreement for this building. We understand that Real Estate Assets Department is the administrator of the lease agreement and funding for improvements. We anticipate that the Real Estate Assets Department will assist us in this endeavor.

Page 2
James Braun
November 5, 2004

We look forward to hearing from you to set up a meeting. Please coordinate with Assistant Engineer Gregory Cross at 619-533-4278.


Marsi Steirer
Deputy Water Department Director


Vic Bienes
Deputy Water Department Director

GC/tc

Attachments: 1. Attachment A: 600 B Street 6th Floor Layout
2. Attachment B: 600 B Street 7th Floor Layout

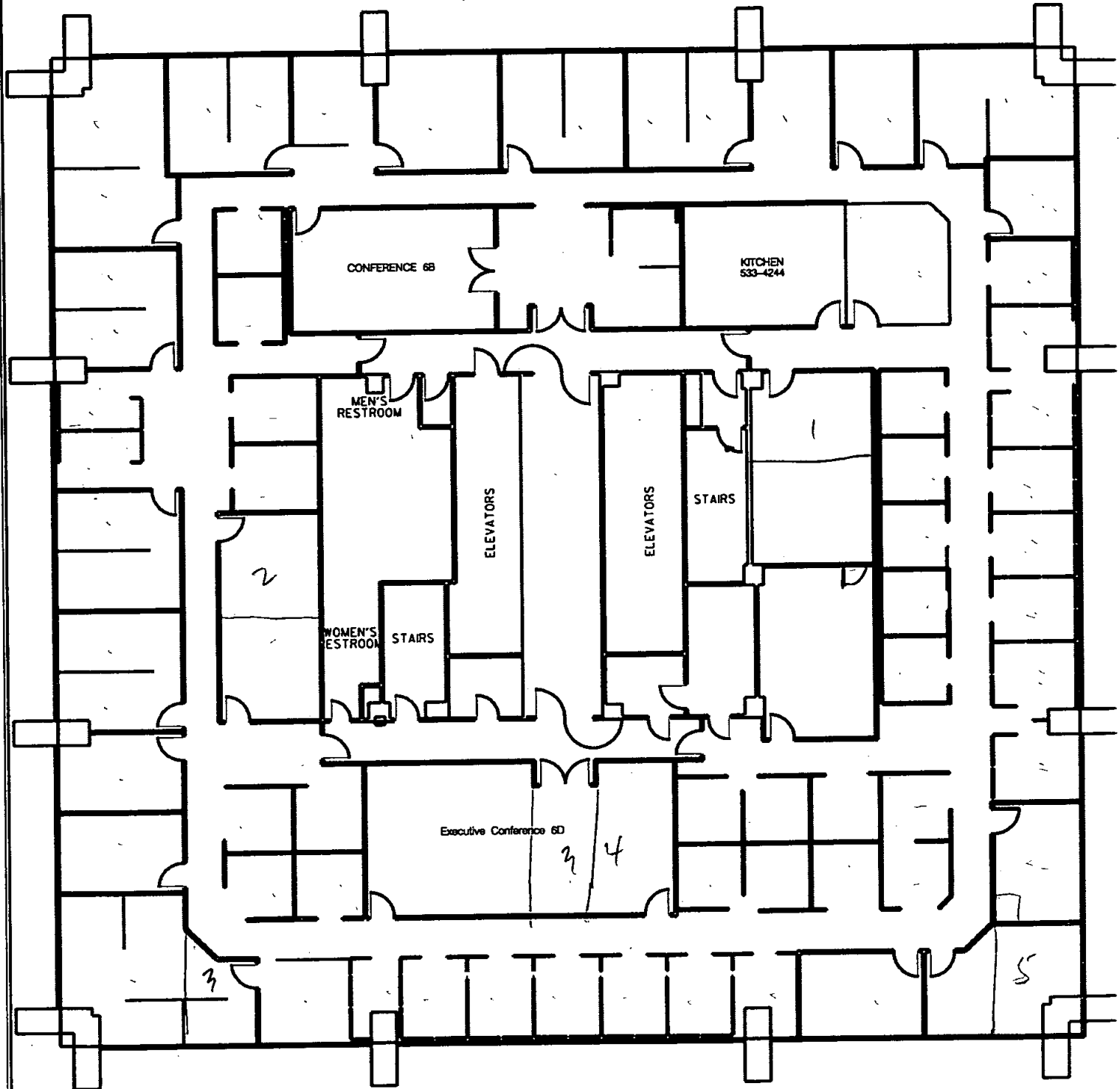
cc: Carol Chiodo, Deputy Director, Real Estate Assests

13,996 #

ATTACHMENT A

25' W
7' EOC
42

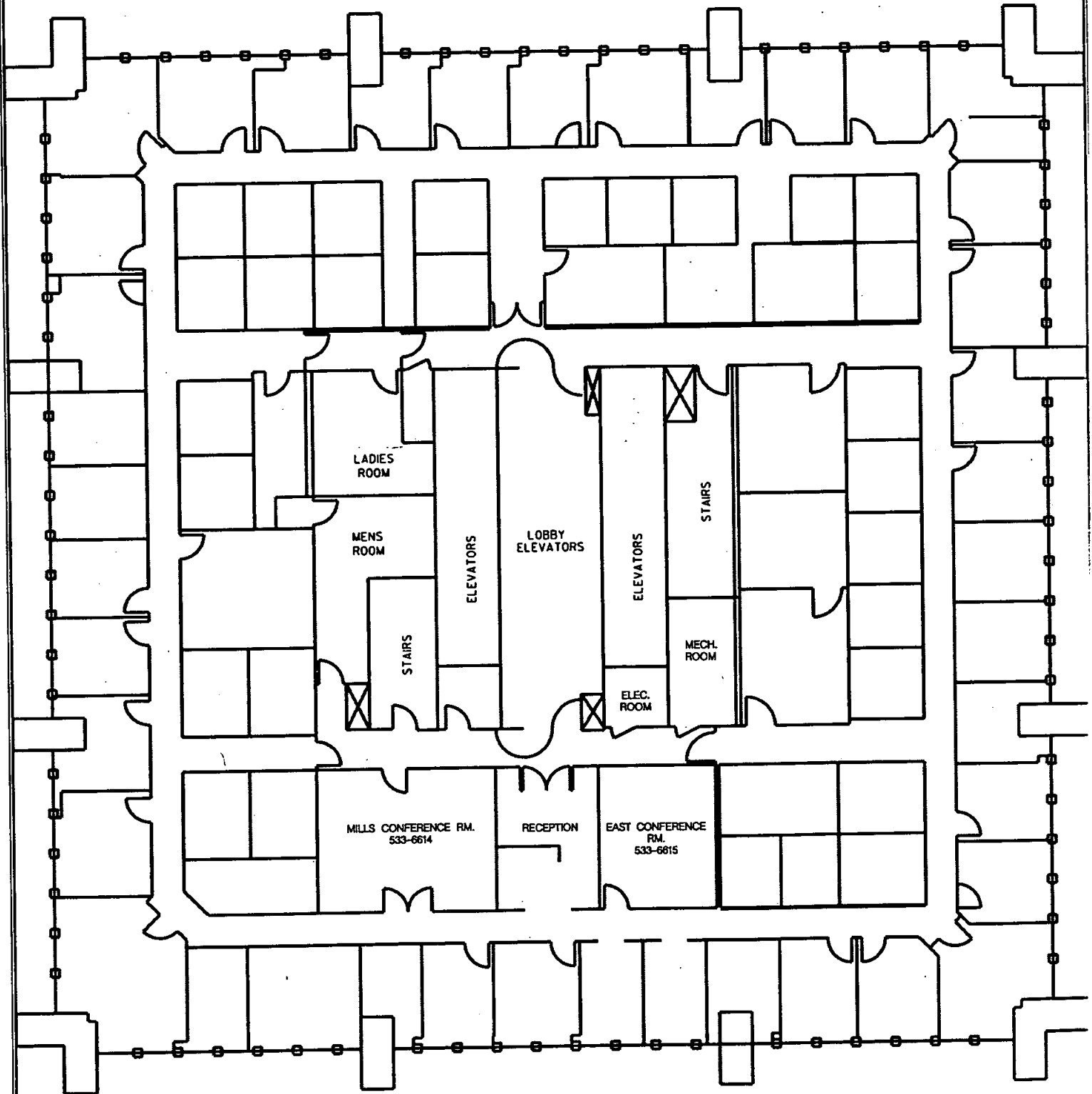
45
21
6
72



6TH FLOOR

14,051
67
40
17
21
78 (+6)

ATTACHMENT B



7TH FLOOR

From: Gregory Cross
To: susie@maggettielam.com
Date: 11/17/04 4:01PM
Subject: RFP for Professional Office Space Planning Services

Hi Susie,

Will you kindly provide a written scope and fee proposal for professional services to assist us with developing office space plans for Suites 600 and 700 at 600 B Street, San Diego? Will you provide us with the proposal based on the following unit prices you quoted by phone this morning:

1. Space Plan @ \$0.20/sf
2. Pricing Plan @ \$0.12/sf
3. Construction Documents @ \$0.62/sf (5,000+ sf)

The usable space on the 6th and 7th floors of 600 B Street is approximately 11,200 square feet each. Will you kindly provide an estimate for:

- A. Space Plan for 6th and 7th floors
- B. Space Plan for 6th and 7th floors and a Pricing Plan for the 6th floor
- C. Space Plan for 6th and 7th floors, Pricing Plan for 6th floor, and Construction Documents for the 6th floor

For Option C, please provide a line item ball park estimate for construction administrative services with an hourly rate. Also, for Option C please include a 10% Additional Services line item.

Background

The seating arrangements for staff that occupy 6th and 7th floors of 600 B Street are being changed in an attempt to more effectively locate members of the organization for efficiency purposes. The layout of the 6th floor was originally designed and constructed to accommodate executive staff and thus, the offices are too few and inappropriately sized (too large) to adequately accommodate the classifications that currently occupy it in accordance with the City's Administrative Regulation that guides office space allocation. We are seeking professional assistance in developing layout(s) that will serve the needs of staff and the organization. A cursory review of the current layout has led us to conclude that construction may be necessary to reduce the size of the larger offices and to increase the number of offices overall. In summary, we would like the layout of the 6th floor (Attachment A) to somewhat resemble the 7th floor (Attachment B).

CC: Blesilda Prudente; Iraj Asgharzadeh; Jaime Jacinto; James Braun; Marsi Steirer; Michael Marks; Robert McCullough; Vic BIANES

Hi Susie,

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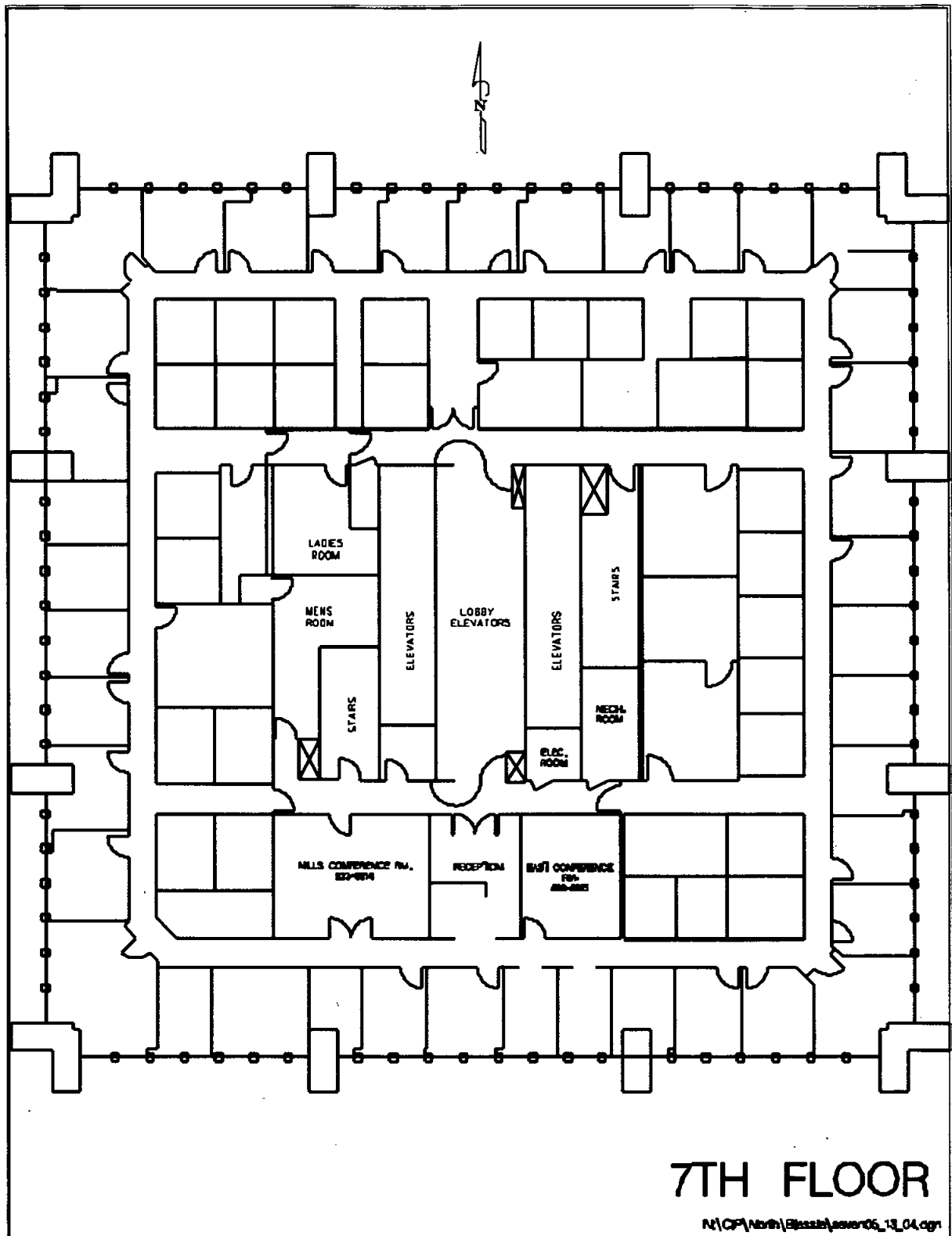
The usable space on the 6th and 7th floors of 600 B Street is approximately 11,200 square feet each. Will you kindly provide an estimate for:

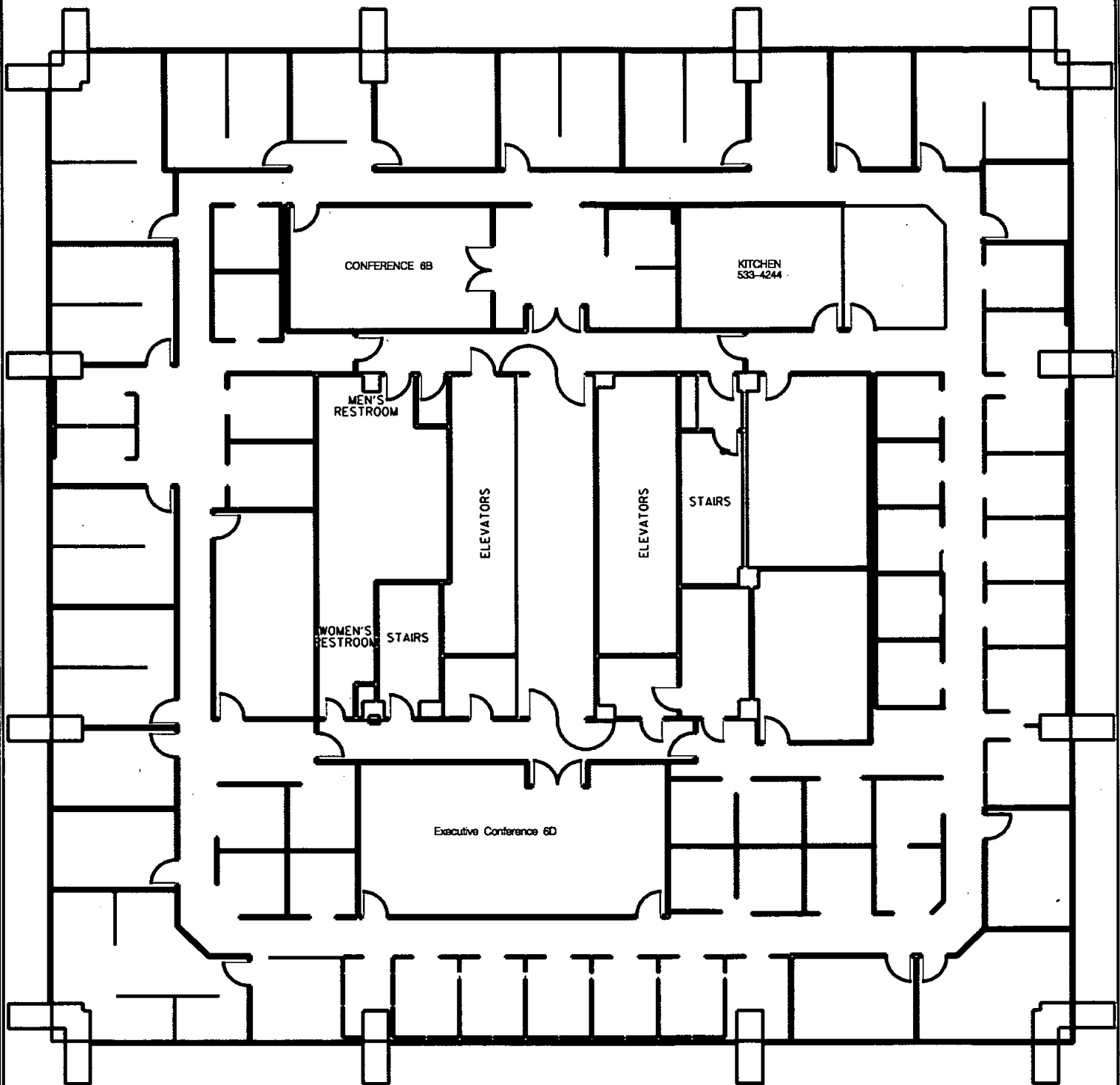
- A. Space Plan for 6th and 7th floors
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6TH FLOOR



ROEL® REF: P3316

QUALIFICATIONS & EXCLUSIONS

City of SD – Water Planning Dept TI
600 B Street, 6th Floor
San Diego

6/16/05

QUALIFICATIONS:

1. This proposal is based upon plans prepared by Hurkes Harris Design Associates
 - Pricing plans dated 1/12/05, Delta # 1 dated 5/2/05.
 - Bathroom Conceptual Plans dated 4/02/02
2. Conceptual budget based on Roel's understanding of the project requirements.
3. This proposal is also based on contract terms and conditions (with mutually agreeable modifications) of the AIA 107 – Stipulated Sum – Abbreviated Form (1997 version) contract form.
4. Architectural, permits, building department inspection fees by owner. Any penalty or fines incurred due to lack of building permit shall be paid by owner.
5. Utility fees by owner: water meter and connection charges; fire service and connection charges, gas and electric connection charge; permanent service metering and excess cable charges; and telephone company charges.
6. Assumption is made that all specified materials are available with sufficient lead time so as to not impact the critical path of construction.
7. Builder's risk/property insurance shall be provided by owner.
8. All work to be performed during normal working hours with exception of painting and demolition.
9. Construction documents to be provided by the architect/owner at no additional cost to Roel.
10. Roel assumes systems furniture to be installed after Roel's final completion *By who?* punch walk.
11. Any item that the building owner requests to be salvaged will be removed and stockpiled in the premises (no crating, packaging or shipping of any salvage items from the site).
12. Contractor assumes existing concrete slab is 4" thick. There will be a cost increase to owner for any saw cutting that would be affected if the existing slab is thicker than 4".
13. If contract is awarded to Roel Construction, Roel reserves the right to negotiate contract terms.
14. This proposal is valid for a period of 30 days.
15. Systems furniture shall be dismantled and stored in the suite. Roel assumes 2 phases for furniture transfer and construction of the suite. Additional phases or scope changes will incur additional charges.

Qualifications and Exclusions (continued)
City of SD Water Planning Dept
5/23/05

16. Roel assumes SD Fire Marshal to require full floor upgrade to existing life safety system.
17. Pricing provided for Corridor flooring upgrades based on a minimum order of 300 square yards, i.e., pricing was provided to Southwest Value Partners as part of a multi-floor corridor upgrading. Pricing good through June of 2005.
18. Door relocations based upon using 13 of the existing 15 doors already in suite. Door/Frame/Hardware proposal includes (12) new door systems, (14) relocations of existing door systems, and (8) simplex locks, installed 4-on 6th floor, 4-on 7th floor.

EXCLUSIONS:

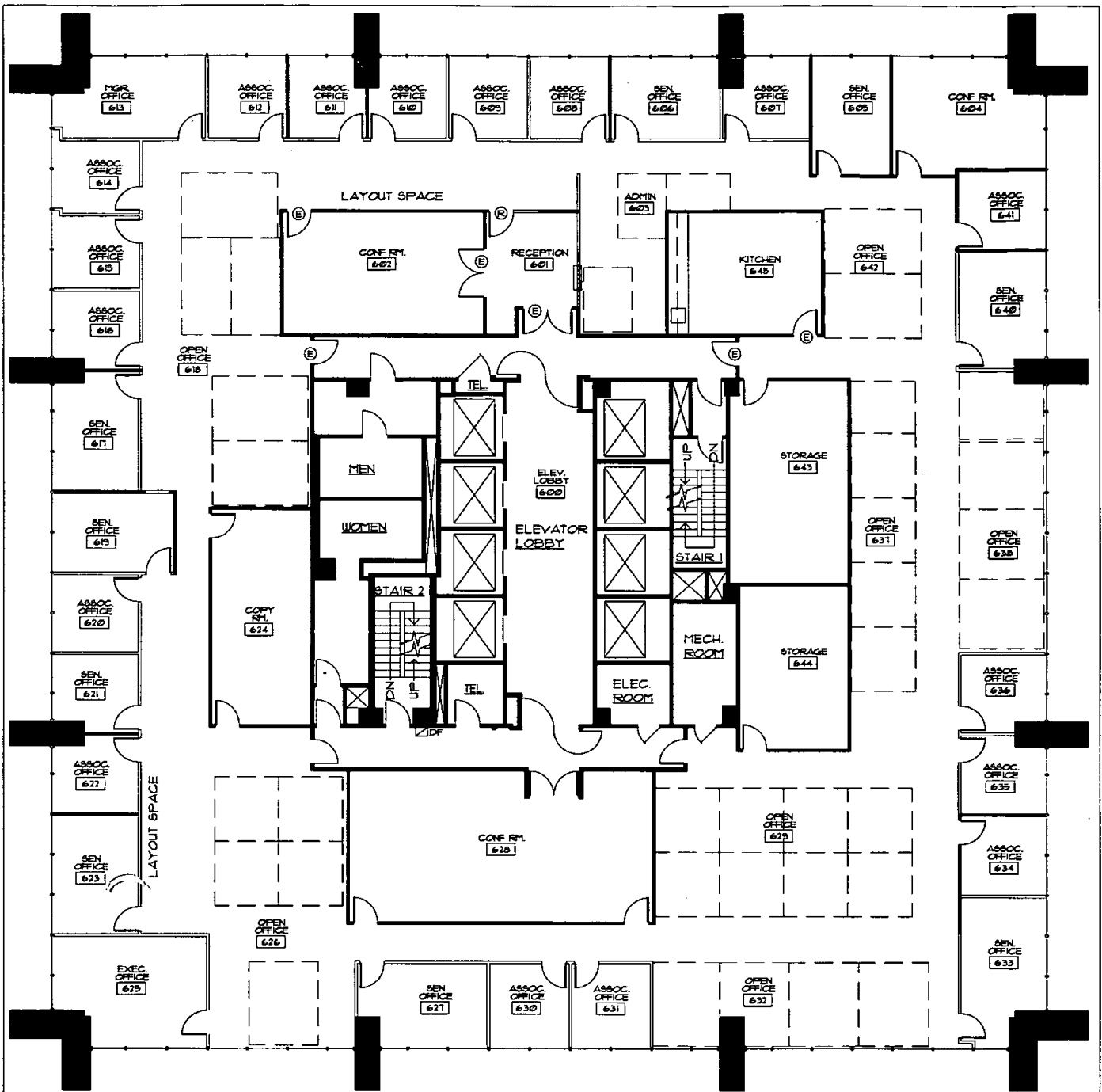
- ACM?
present*
- 1a. Roel Construction Co., Inc. hereby excludes any work involving contact with, disturbance of, testing of, abatement of, removal and/or disposal of any materials containing asbestos and/or any other existing toxic materials. It is assumed that the owner has provided for appropriate testing of existing site conditions and allowed for any abatement removal of asbestos and toxic materials that may be required. Certifying inspections regarding same are also excluded.
 - 1b. Air monitoring is excluded. Any work to be performed in a building or structure identified with ACM (asbestos containing material) and/or lead where the potential for disturbance is likely, and where such disturbance could pose a health risk to employees, tenants or the general public, shall be performed under the supervision of an independent "qualified person" selected and paid for at the cost of the owner.
 2. Special inspections by owner.
 3. Performance and payment bonds.
 4. Overtime or premium time costs.
 5. Telephone systems, intercom, music system, installation fees or installation of equipment for same.
 6. Work and improvements outside the property line.
 7. FF&E package.
 8. Security equipment or electrical monitoring.
 9. Furniture, kitchen equipment and/or appliances, or transportation of same unless specifically noted on plans/specifications.
 10. Electrical connection or assembly of owner furnished equipment.
 11. Signage.
 12. Plan changes made by building department or other governing agencies; ADA upgrades; seismic upgrade; replacement of existing hardware to meet Title 24 requirements.
 13. Window coverings (i.e., mini blinds).
 14. Relocating or raising of fire sprinkler mains and/or branch lines, or back flow preventors.
 15. Repainting of existing window and door mullions; painting of existing HVAC grilles.

Qualifications and Exclusions (continued)

City of SD Water Planning Dept

5/23/05

16. Major floor preparation, including filling of depressed slab, leveling of existing floor, and hydrostatic testing of concrete slab.
17. Slab moisture test prior to installation of flooring.
18. Sealing of tile and/or stone.
19. Waxing of VCT and/or sheet vinyl.
20. X-ray for post tensioned slab, if applicable.
21. Access panels.
22. Draftstops, fire dampers, or smoke fire dampers.
23. Hidden and/or conditions that are not visible or indicated on plans.
24. Exterior work unless specifically noted on plans.
25. Repairs or modifications to existing mechanical, electrical, and plumbing systems.
26. Panels, telephone backboard and feeders – assume existing.
27. Smoke evacuation system.
28. Keying of new or existing hardware.
29. Fire stopping/caulking of existing penetrations.
30. Testing and/or purification of domestic water system before or after construction.
31. Independent or certified air balance.
32. All work in corridors with exception to life safety upgrade (quoted as entire floor upgrade)
33. Integral solid surface bowls (sinks).
34. Putty coating or "Skim" coating walls.
35. Telephone boards.
36. Refinishing / touch up of existing doors / frames
37. Roel reserves the right to negotiate selection of bathroom accessories not specified on plans.
38. Safe-off or reinstallation of data/ telephone systems integral with systems furniture.
39. All work to existing kitchen. See alternates.
40. Stonework. Bathroom countertops bid as Corian solid surface.



Approved by: _____

Date: _____

COMERICA BANK BUILDING
600 B STREET - 6TH FLOOR
SAN DIEGO, CA 92101

CITY OF SAN DIEGO

NOT TO SCALE

REV: 2/11/05

NORTH



SPACE PLANNING-INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1510 FRONT ST., SUITE 300
SAN DIEGO, CA 92101
PHONE: 619-702-0380
FAX: 619-702-0383
WEBSITE: www.hhda-inc.com



**City of San Diego
Water Department
Capital Improvements Program
600 B Street, Suite 700
San Diego, CA 92101
Fax: (619) 533-5278**

TRANSMITTAL

Date:	Wednesday, 19 January, 2005
To:	Jim Braun, Property Agent Real Estate Assets City of San Diego 619-533-6571

From:	Greg Cross, Assistant Engineer, Water Department 
Phone:	(619) 533-4278

Quantity	Item	Description
1	SLA	Service Level Agreement between Water and EOC

Comments:
Jim: Enclosed is the SLA per your request. If you have any questions, don't hesitate to call me. Regards, Greg Cross



CITY OF SAN DIEGO

SERVICE LEVEL AGREEMENT

An Agreement between:

The Office of The City Manager/Equal Opportunity Contracting

and

The Water Department/Water Policy, C.I.P. Finance and Planning Division

for the period beginning

July 1, 2004

through

June 30, 2005

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PURPOSE AND OBJECTIVE

To provide Contract Services support to Water in the form of processing contract documents, reviewing plans & specifications, awarding contracts through bids conducted, performing Equal Opportunity Contracting compliance and through hiring Consultants for as-needed and specific projects.

A. SERVICE ACTIVITIES

A.1 Service Provider Responsibilities

The service provider responsibilities are as follows:

EOCP

- Review and sign 1472s, 1544s and PA700s within two days of receipt of data
- Assist in routing 1472s, 1544s and PA700s when possible
- Brief Manager on upcoming 1472s prior to every Council meeting
- Brief Council Staff on upcoming, sensitive 1472s as needed
- Attend and present information at every pre-bid conference
- Attend and present information at every pre-proposal meeting

- Attend and present information at every pre-construction meeting
- Participate on every consultant selection panel valued at or above \$100,000
- Provide training to Water Dept. staff on EOCP requirements
- Provide technical assistance to contractors and consultants
- Perform EOCP compliance related activities in partnership with Project Manager, Resident Engineer and/or Construction Manager
- Review all contract documents for appropriate EOCP language and reporting requirements
- Collect, review and analyze Monthly Utilization Reports
- Collect, review and analyze Monthly Invoicing Reports
- Verify subcontractor usage and payments on every contract
- Review and authorize all subcontractor and/ or sub-consultant substitutions
- Identify and resolve illegal subcontractor and/or sub-consultant substitutions
- Conduct follow-up as needed with firms failing to submit reports
- Prepare and submit bi-annual statistical reports
- Conduct all EOCP related contract closeout activities on every contract
- Provide outreach to a diverse base of business firms
- Support efforts by community based organizations to assist in providing contracting opportunities to all companies.

Consultant Services

- At the earliest possible date, prepare and place advertisement for Architectural and Engineering As-Needed and/or project specific services covered under AR 25.60. Consultant Services will advertise the procurement after receipt of the completed C.I.P. memo request.
- Attend all Consultant Pre-Proposal meetings. (EOCP and Consultant Services Coordinator)
- Upon receipt of C.I.P. memo request, coordinate advertisements and Nominating Committee meeting dates with C.I.P. Contract Specialist.
- Review, consolidate, and categorize S.O.Q. responses for Nominating Committee review within one week of receipt.
- Review and forward list of short-listed respondents along with any completed consultant performance evaluation forms to C.I.P. Contracts Section.
- Notify S.O.Q. respondents of the results of the Nominating Committee review.
- Provide shortlist of firms for interviews to C.I.P. Senior Contract Specialist no later than four weeks following receipt of SOQ.

Minor Construction

Provide contractors for projects \$250,000 and under.

Provide list of Disadvantaged Business Entities as needed

Provide certification for small and emerging construction projects to include:

Contract processing oversight

Pre-screening of contractors

Attendance and presentations at Pre-bids and Pre-Cons
Provide trainings/workshops to small and emerging contractors to include:
Construction requirements of the City of San Diego
DBE certification
EOC requirements
Federal and State contracting requirements
Traffic Control

A.2 Customer Responsibilities

EOCP

- Water Department shall, upon request, assist EOCP staff in obtaining, from contractors, information necessary for the completion of performance objectives. Examples include, but are not limited to, workforce reports, monthly invoicing reports, and monthly utilization reports. Assistance from the Water Department will be sought after EOCP has exhausted internal routine options but before punitive actions are taken.

Consultant Services

- Water Department shall share knowledge regarding future projects that will require Consultant Services' assistance as soon as known, so that Consultant Services will be fully prepared. In addition, once a year Consultant Services will request the Water Department to provide information as to its future needs in the disciplines of Architecture and Engineering so that the A&E as-needed discipline lists can be modified to meet those future needs.

Minor Construction

- Water Department shall alert Minor Construction as soon as possible about pending projects so that staff can provide interested contractors to bid. Water Department shall work with Minor Construction to provide detailed pre-bid and pre-con meetings so that the contractor and City staff can share the necessary information for successful contract completion.

A.3 Schedules / Time Lines

EOCP

- EOCP reviews Requests for Proposals and Contract Specifications in their draft form for accuracy; evaluates 1472s, PA700s and 1544s for correct EO contract terms and conditions; collects data, monitors, analyzes and issues reports on workforce composition and subcontractor participation. EOCP will review all documents within three working days of receipt of data (or sooner). Staff will review this Service Level Agreement quarterly at the monthly coordination meeting.

Consultant Services

- Near the beginning of each calendar year the Consultant Services Coordinator, Consultant Services Administrative Aide and the Water Department Principal Contract Specialist will meet to determine whether there is a need to either expand or reduce the number of different architecture and engineering disciplines that will be necessary to provide the level of service required by the Water Department. The time and place for these meeting shall be mutually agreed upon by the Consultant Services Coordinator and the Principal Contract Specialist for the Water Department.

Minor Construction

- Minor Construction will pre-screen contractors within three days of contract request and provide certified contractors to attend scheduled pre-bid conferences. Minor Construction agrees to meet within a timely manner with project managers regarding future and pending projects at a mutually agreed time and place.

A.4 Communication: Written

EOCP

- Water Department will provide EOCP with schedules of upcoming consultant and construction projects including dates of advertisement, anticipated start dates and estimated completion dates.
- EOCP will provide Water Department with bi-annual statistical reports showing breakdown of certified firms (MBE/WBE/DVBE) and other OBE firms; ethnicity in number of contracts and dollar amounts. EOCP will also maintain updated work force analysis data on every firm at time of contract award. EOCP will provide a 1472 B page (evaluation) at time of award. EOCP will maintain data on each contract in order to provide reporting upon request.

Consultant Services

- Water Department will provide Consultant Services with schedules of upcoming consultant projects including dates of advertisement, anticipated start dates and estimated completion dates.
- Consultant Services will provide Water Department with bi-annual statistical reports showing breakdown of Consultant Services provided lists of consultants for interview. These lists shall include the name of the project, the project manager, the estimated amount of the contract, the scope of work, the names, addresses and phone numbers of the firms, and, when available, the firm that was ultimately chosen.

Minor Construction

- Water Department will provide Minor Construction with a "SMALLCON" document form, draft purchase requisition, and 1544 or 1472 to request contractors on projects. Water Department will also provide any plans and specification necessary for the successful completion of the project.
- Minor Construction will provide bid information to include the low bidder's name, address, and telephone number to the Water Department.

A.5 Communication: Meetings

EOCP

- EOCP's Supervising Management Analyst and Contract Compliance Officers will meet at a minimum on a monthly basis with Water Department's Contracts Section staff to review past, current and upcoming issues. EOCP will prepare the Agendas for these coordination meetings. Agendas along with their Action Items lists will document the agreements as they transpire. Only when necessary, memos sent via the respective Deputy Directors, shall document major agreements.
- Meetings will be held to discuss upcoming consultant issues (R.F.P., pre-proposal meetings, selection panels, 1472s and 1544s, workforce, sub-consultant substitution and fair payment); construction issues (specifications, 1472s and PA700s, pre-bid and pre-construction meetings, partnering, progress, workforce, subcontractor substitution and fair payment); infrastructure issues (routing, scheduling, data collection and analyses, reporting); technical assistance (internal and external); special requests from Council, Manager or community based organizations; emergency matters; legislative changes and other issues.

Consultant Services

- Consultant Services will, whenever necessary, meet with Water Department's Principal Contract Specialist to review past, current and upcoming issues. The Consultant Services' Administrative Aide will attend these meetings, and Water Department may include selected staff. Agendas along with their Action Items lists will document the agreements as they transpire. Only when necessary, memos sent via the respective Deputy Directors, shall document major agreements.

Minor Construction

- Minor Construction agrees to meet within a timely manner with project managers regarding future and pending projects and/or to discuss past, current, or upcoming issues at a mutually agreed time and place.

A.6 Staff Resources

EOCP

Supervising Management Analyst	.50 position
Associate Management Analyst	2.00 positions
Clerical Assistant II	1.00 position

Consultant Services

Administrative Aide II (Full)	1.00 position
-------------------------------	---------------

A.7 Costs – Salaries & Fringe include 2.5% increase as of 01/02/2004.

EOCP

POSITION	POSITION FUNDED	SALARY	FRINGE	OVERHEAD (122.8%)	VALUE
Sup. Mgt. Analyst	.50	\$35,537.82	\$13,749.46	\$60,524.77	\$109,812.05
Assoc. Mgt. Analyst	2.00	\$111,027.82	\$40,196.20	\$185,703.10	\$336,927.12
Clerical Assistant II	1.00	\$30,467.76	\$14,108.36	\$54,739.48	\$99,315.60
Total	3.50	\$177,033.40	\$68,054.02	\$300,967.35	\$546,054.76

Consultant Services

POSITION	POSITION FUNDED	SALARY	FRINGE	OVERHEAD (122.8%)	VALUE
Administrative Aide II	1.00	\$44,196.72	\$17,156.82	\$75,342.15	\$136,695.69

Minor Construction

POSITION	POSITION FUNDED	SALARY	FRINGE	OVERHEAD (122.8%)	VALUE
Clerical Assistant II	1.00	\$30,467.76	\$14,108.36	\$54,739.48	\$99,315.60
Assoc. Mgmt. Analyst	1.00	\$55,513.91	\$20,098.10	\$92,851.55	\$168,463.56
Sup. Mgmt. Analyst	1.00	\$71,075.64	\$27,498.91	\$121,049.55	\$219,624.10
Total	3.00	\$157,057.31	\$61,705.37	\$268,640.57	\$487,403.25

Minor Construction cost to Water at 48% = \$234,538

A.8 Performance Goals

EOCP

EOCP will process 95% of all Requests for Council or Manager Action and Approval within 3 working days after receipt of documentation. EOCP will attend 95% of all pre-bid, pre-proposal and pre-construction conferences to present EOCP requirements and offer assistance. EOCP will analyze and record M/W/D/O/DVBE data on 100% of Water Department consultant and construction contracts.

Consultant Services

- The Administrative Aide II position is dedicated to the Water Department. The Administrative Aide, with full support from the Consultant Services Unit, will be responsible for service requests from the Water Department.
- Responses to service requests from the Water Department will be initiated upon receipt. If more than one service request is received at the same time, the Admin. Aide will immediately contact the C.I.P. Principal Contract Specialist, Water Department to set the priority for each request.
- Responses to requests for As-Needed short-lists of firms will be returned within 2 business days per request. If it is not possible to return a response for a request of an As-Needed short-list within 2 business days the Administrative Aide will immediately contact the Contract Specialist to inform him/her of the delay and to give an estimate of the final response (short-list).
- The Administrative Aide will prepare and place advertisements for Architectural and Engineering project-specific services, upon receipt of the completed C.I.P. memo, for the date and duration specified by the Contract Specialist, provided there is adequate time to meet all publishing deadlines.
- The Administrative Aide will provide a short-list of firms for interview to the C.I.P. Contract Specialist and the Project Manager no later than four weeks following receipt of SOQs.

Minor Construction

Minor Construction will initiate within three (3) days of receipt.
Bidders will appear at a pre-bids and pre-conferences at a mutually agreed time and place.

Minor Construction will provide DBE lists within three days of request.
Trainings/workshops will occur as a naturally occurring function of the Minor Construction program.

A.9 Dispute Resolution Process

EOCP

- Disputes will be addressed initially by the specific parties involved (i.e., at the level of working staff). If no resolution can be agreed on at that level, EOCP's Supervising Management Analyst will make an effort to come to agreement with Water Department's Principal Contract Specialist. If still no resolution can be agreed on at that level, the Deputy Directors will confer. In the case of a dispute, EOCP and/or Water Department will attempt to meet the level of service required immediately and address payment, fund transfer, or change in policy for future similar issues.

Consultant Services

- Disputes will be addressed initially by the specific parties involved (i.e., at the level of working staff). If no resolution can be agreed on at that level, Consultant Services Coordinator will make an effort to come to agreement with Water Department's Principal Contracts Specialist. If still no resolution can be agreed on at that level, the Deputy Directors will confer. In the case of a dispute, Consultant Services and/or Water Department will attempt to meet the level of service required immediately and address payment, fund transfer, or change in policy for future similar issues.

A.10 Default Process

In the event of a default, the following procedure should be followed:

The customer department/division or service provider shall give written notice of such default within ten (10) days of its discovery. The recipient of the written notice has ten (10) days to respond with a plan for resolution within forty-five (45) days. If, in the opinion of the department/division which initiated the written notice, the default has been corrected within that forty-five day period, then this Agreement shall continue. Such actions shall occur at a level no lower than that of Deputy Director. If, in the opinion of the department/division which initiated the written notice, the default has not been corrected, a meeting with the Business Center Managers shall be established to discuss the issue. In the event that a resolution cannot be reached and the termination of the Agreement has a significant budgetary impact to either party, the Business Center Managers will submit recommendations to the City Manager for a final decision on

canceling this Agreement.

The customer department/division, at its option, may also ask the Business Center Managers to terminate this Agreement upon thirty (30) or sixty (60) days written notice if five (5) or more defaults occur within any consecutive twelve (12) month period.

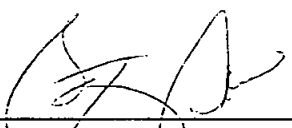
B.1 Service Violations

Violations of this Agreement, not listed as defaults as defined above, shall be remedied within sixty (60) days of written notification by the service provider department/division. Any violation left uncorrected for more than thirty (30) days after written notification, may be declared a Default by the customer department/division. Once declared a Default, the customer department/division shall follow the procedures set forth above.

CITY OF SAN DIEGO

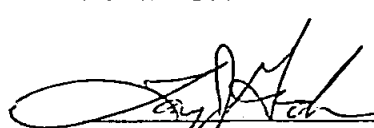
SERVICE LEVEL AGREEMENT

For the Service Provider:



Stacey Stevenson Date
EOC Deputy Director

For the Customer:

 6/3/2004

Larry Gardner Date
Water Department Director

From: "Gina Perry" <gperry@swvp.com>
To: "James Braun" <JBraun@sandiego.gov>
Date: 12/7/04 2:56PM
Subject: RE: Office Space Planning Consultant Scope and Fee Proposal; Hurkes Design

I have forwarded this message to Debi for you. Thanks Jim.

Gina R. Perry, RPA
Assistant Building Manager
Comerica Bank Building

600 B Street, Suite 2480
San Diego, CA 92101

619-230-8881 phone
619-230-8887 fax
gperry@swvp.com
www.swvp.com

-----Original Message-----

From: James Braun [mailto:JBraun@sandiego.gov]
Sent: Tuesday, December 07, 2004 1:49 PM
To: dvaldivia@swvp.com
Cc: Gregory Cross; Michael McGowan
Subject: Fwd: Office Space Planning Consultant Scope and Fee Proposal;
Hurkes Design

Hi Debbie, I am OK with spending the 24cents PSF for the first step of this project, and I am hopeful that the work product we receive as a result of this step will enable us to bid out the work without the use of plans and a permit. Assuming you agree, please have Hurkes put the contract in the Landlord's name. As we had said at our meeting, neither the City General Fund nor the the Water Utility Fund have any funding budgeted for this project. It can only be done with the landlord's tenant allowance budget.

Jim Braun
Property Agent
Real Estate Assets
City of San Diego
office 619-533-6517
cell 619-990-1935
jbraun@sandiego.gov

From: "Susie Hahn" <susie@maggettielam.com>
To: "Gregory Cross" <gcross@sandiego.gov>
Date: 11/24/04 8:45AM
Subject: 600 "B" St, 6th & 7th floor - Proposal

Hi Greg,

Thank you for the opportunity to work with you and your team! 600 "B" street is a beautiful and convenient building!

Please review the attached copy of the Proposal. Per your request I've added the "10% Additional Services/contingency"; please note that this is an estimate and the time/cost depends on the extent of the revisions. Please call me with your questions and comments. Once you have agreed to the Proposal I will formalize it into a Contract for you/Jim Brawn to approve and we can begin the project.

Please note: I will be out Thur. 25th, returning Wed. 01st.

Thank you,

Susie Hahn

Maggetti Elam

3160 Camino del Rio South, Ste. 207

San Diego CA 92108

t. 619.624.0521 ext. 13

f. 619.624.0530

susie@maggettielam.com

Hours: Mon.-Thur. 7am-5pm

Fri. 7-11am

Outgoing mail is certified Virus Free.

Checked by AVG anti-virus system (<http://www.grisoft.com>).

Version: 6.0.797 / Virus Database: 541 - Release Date: 11/15/2004

6th 14,303
7 14,303

management

November 24, 2004

Mr. Gregory Cross
c/o Jim Braun
The City of San Diego
1200 Third Avenue
Suite 1700
San Diego, CA 92101

PROFESSIONAL SERVICES PROPOSAL

Project: 6th & 7th Floors at 600 B Street
(approximately 11,200 sq. ft. each)

Address: 600 B Street, San Diego 92101

Description of Services: Space Planning, Pricing Plans, Construction Documents &
Construction Administration

Fee and Basis:

Option A:

Space Planning for 6th Floor: \$ 2,240.00
(Approx. 11,200 sq. ft @ \$0.20 per sq. ft.)

Space Planning for 7th Floor: \$ 2,240.00
(Approx. 11,200 sq. ft @ \$0.20 per sq. ft.)

Option B:

Space Planning for 6th & 7th Floors: \$ 4,480.00
(Approx. 11,200 sq. ft @ \$0.20 per sq. ft. per floor)

Pricing Plan for 6th Floor: \$ 1,344.00
(Approx. 11,200 sq. ft @ \$0.12 per sq. ft.)

Option C:

Space Planning for 6th & 7th Floors: \$ 4,480.00
(Approx. 11,200 sq. ft @ \$0.20 per sq. ft. per floor)

Pricing Plan for 6th Floor: \$ 1,344.00
(Approx. 11,200 sq. ft @ \$0.12 per sq. ft.)

Construction Documents for 6th Floor: \$ 6,944.00
(Approx. 11,200 sq. ft @ \$0.62 per sq. ft.)

***Construction Administration:** Hourly
(Estimated 10-20 hours @ \$115.00/hour)

***Revisions:** Hourly
(Estimated 10-20 hours @ \$115.00/hour)

*The above fees are "Opinions of Probable Cost" and may exceed those estimated.

The Client shall provide CAD files of existing conditions (as-builts), which shall include, but not be limited to, floor plans, reflected ceiling plan, electrical and mechanical plans, pertinent elevations, specifications and "building standard" details, materials and fixtures. Verifications, clarifications and/or changes required as a result of conflicts in the as-builts will be billed as an additional service.

Reimbursable expenses such as blueprinting and messenger service are to be billed in addition to the above fee at the actual cost of the reimbursable plus 15%. Revisions to plans and specifications shall be in addition and billed at the following hourly rates.

Any additional services, not specified above, and requested by the Client will be billed at the following hourly rates:

Principal	\$120.00 per hour
Sr. Project Manager/ Sr. Designer:	\$115.00 per hour
Project Manager:	\$95.00 per hour
Draft Person:	\$75.00 per hour
Clerical:	\$40.00 per hour

This Agreement is a supplement to the original "Agreement for Limited Professional Services" dated August 14, 2003 between The City of San Diego and Maggetti Elam. The fee for this Agreement is above and beyond the original Contract.

I hereby authorize and contract Maggetti Elam to perform the work for the fees listed above, to commence on the date of my signature below. By signing this Authorization to Proceed form, I am accepting responsibility for payment of Maggetti Elam's invoice. If another party is to be billed for these services, I understand I must notify Maggetti Elam prior to signing this agreement.

Maggetti Elam shall be paid within 15 days from the date of invoice for services and reimbursables. Maggetti Elam reserves the right to cease work on accounts which are more than 30 days past due.

Company

Signature

Date

From: Gregory Cross
To: James Braun
Date: 12/6/04 2:49PM
Subject: Office Space Planning Consultant Scope and Fee Proposal; Hurkes Design

Jim,

Attached is the scope and fee proposal from Hurkes Design. Based on our meeting with Debbie Valdivia, this is the firm the Office of the Building prefers. We're on a tight schedule, so if you don't mind, kindly expedite whatever approval process is needed to hire the firm to provide the space planning services. Can we do this by Wednesday or Thursday of this week?

Vic, Marsi and Team - Please review the scope and fee proposal from Hurkes Design and provide comments by close of business Tuesday, December 7th (tomorrow). If you have any questions, please email or telephone me at 619-533-4278.

Thanks,
Greg

CC: Blesilda Prudente; Iraj Asgharzadeh; Jaime Jacinto; Marsi Steirer; Michael Marks; Robert McCullough; Vic Bienes

Bobby Salvini

*I emailed Deb V. saying OK re
etc. PST for now*

From: "Kris Carpenter" <kcarpenter@hhdainc.com>
To: <gcross@sandiego.gov>
Date: 12/3/04 1:51PM
Subject: Services Estimate for City of San Diego Water Department

Hello Greg,

Attached is our Services Estimate and our Rate Sheet/In-House Reimbursable and General Terms based upon the meeting you had with Christina Carney. Please review and if you find acceptable, please sign and date in the area indicated and fax back to me. Upon receipt we will begin the work you require. Should you have any questions please contact Christina Carney at ext. 33. Thank you.

Kris Carpenter
p. 619-702-0380
f. 619-702-0383
email. kcarpenter@hhdainc.com
<<ole0.bmp>>

The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.

<<RateSheetInHouse.doc>> <<ServicesEstpdf.pdf>>

CC: <rmccullogh@sandiego.gov>, "Jeff Hurkes" <jhurkes@hhdainc.com>, "Christina Carney" <ccarney@hhdainc.com>, <dlvaldivia@swvp.com>

Hello Greg,

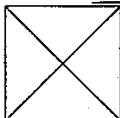
Attached is our Services Estimate and our Rate Sheet/In-House Reimbursable and General Terms based upon the meeting you had with Christina Carney. Please review and if you find acceptable, please sign and date in the area indicated and fax back to me. Upon receipt we will begin the work you require. Should you have any questions please contact Christina Carney at ext. 33. Thank you.

Kris Carpenter

p. 619-702-0380

f. 619-702-0383

email. kcarpenter@hhdainc.com



.....
The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.
.....

<<RateSheetInHouse.doc>> <<ServicesEstpdf.pdf>>



HURKES|HARRIS DESIGN ASSOCIATES INC. O 1510 FRONT ST STE 300 SAN DIEGO CA 92101 O P 619.702.0380 O F 619.702.0383



Hurkes/Harris Design Associates, Inc. Hourly Rate Schedule

Principal	\$95
Project Manager	\$85
Designer	\$75
CAD Technician	\$65
Draftsperson/Fieldperson	\$55
Clerical	\$25

Notes:

1. Consultants shall be billed at a 20% mark-up to compensate HHDA for coordination services.
2. Reimbursable and out-of-pocket expenses such as mileage, reproduction, messenger, in-house plotting, copying, long distance telephone calls and faxes are billed at a 15% mark-up to cover administrative cost.

In-House Reimbursable Expenses

DESCRIPTION

Facsimile	\$1.00 Per Sheet
Copying	\$0.10 Per Copy
Mileage	\$0.36 Per Mile
Long-Distance Calls	At Cost, Plus 15%
Plotting	\$10.00 To \$15.00 Per Plot Depending on Size
Samples	At Cost, Plus 15%



GENERAL TERMS

1. HURKES/HARRIS DESIGN ASSOCIATES, INC. (HHDA) invoices monthly for services performed. Payment is due upon presentation and is past due if not received within thirty (30) days from the billing date. Amounts not paid within the thirty (30) days from the billing date shall be charged interest at the then legal interest rate for consumer credit. Unpaid amounts within sixty (60) days from the billing date shall be assessed a service charge of \$55.00 per month, in addition on the unpaid balance, until payment is made and work on the project shall be stopped, unless otherwise approved by HHDA. As a condition precedent to payment, HHDA shall provide CITY OF SAN DIEGO WATER DEPARTMENT with proof that HHDA's consultants, subcontractors and suppliers of every tier have been paid all amounts due to them under the previous pay application. Said proof shall include the appropriate lien release and waivers. CITY OF SAN DIEGO WATER DEPARTMENT failure to request this information in connection with any pay application, shall not be deemed a waiver of the right to demand said proof on subsequent applications.
2. Expenses related to reproduction, plotting, long-distance telephone calls, facsimile transmission, mileage, samples or similar reimbursable expenses are not included and will be invoiced to CITY OF SAN DIEGO WATER DEPARTMENT at 1.15 times the cost. If HHDA coordinates consultants for CITY OF SAN DIEGO WATER DEPARTMENT other than Building Standard Engineers, that time for services will be invoiced at 1.2 times the cost.
3. Additional Services and time expended on changes to the work requested after approval by CITY OF SAN DIEGO WATER DEPARTMENT will be billed on an hourly basis. No additional services and time expended shall be incurred by HHDA, or paid for by CITY OF SAN DIEGO WATER DEPARTMENT unless HHDA received CITY OF SAN DIEGO WATER DEPARTMENT written approval to perform additional services and spend additional time on changes, prior to commencing said work.
4. Claims, disputes and other matters in question, if any, between the parties to this Agreement arising out of or relating to this Agreement or the breach thereof, may be decided by arbitration in accordance with the construction industry arbitration rules of the American Arbitration Association. In the event of arbitration the parties hereto agree to full discovery as permitted under the California Code of Civil Procedures and to that end the parties incorporate CCP #1283.05 into this agreement.
5. If any action of law or in equity is necessary to enforce or interpret the terms of this agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to any other relief to which he may be entitled.
6. It is expressly understood that HHDA will perform the services in a manner to expedite and to complete the project within a reasonable time frame, however, it should also be understood that completion might be delayed through no fault of HHDA. HHDA will not be responsible for any delays occasioned by CITY OF SAN DIEGO WATER DEPARTMENT or contractors, or suppliers retained by CITY OF SAN DIEGO WATER DEPARTMENT or its contractors.
7. With regard to the services rendered through this Agreement, it is understood that HHDA will not be liable to CITY OF SAN DIEGO WATER DEPARTMENT or to any one who may

claim any right through his relationship with CITY OF SAN DIEGO WATER DEPARTMENT or to any contractor, subcontractor or material supplier for services or materials arranged for or on behalf of CITY OF SAN DIEGO WATER DEPARTMENT, except for the responsibilities of HHDA as defined in this Agreement. As to the responsibilities of HHDA, said responsibilities shall include the timely payment from HHDA to all consultants, subcontractors, suppliers and vendors (collectively "HHDA Subcontractors") retained by HHDA for work performed on this project. To that end, HHDA shall defend and indemnify CITY OF SAN DIEGO WATER DEPARTMENT from and against any and all claims, demands and causes of action for compensation asserted by HHDA Subcontractors. In addition, HHDA shall immediately cause any lien recorded against the project by an HHDA Subcontractor to be removed.

8. Indemnity: HHDA agrees to defend, indemnify and hold harmless CITY OF SAN DIEGO WATER DEPARTMENT (collectively, "Indemnities") from and against any and all claims, demands, causes of action and expenses (including attorney's fees) caused by the performance of HHDA's work under the agreement, to the extent said claim, demand, cause of action, or expense is caused by the negligence or fault of HHDA.
9. This agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination. In the event of termination arising as result of no fault of HHDA, HHDA shall be compensated for all services performed to termination date, together with reimbursable expenses then due.
10. HHDA reserves the right to use, through photography or other representations, said project for marketing purposes.
11. If the scope of the project or if HHDA services are changed materially, the amounts of compensation shall be equitably adjusted.
12. If the above information is found acceptable, please sign and date one copy and forward to HHDA for processing.
13. This contract shall be considered valid for a term of 180 days from the date of execution. If work extends beyond said date; the contract terms shall remain valid until scope of work identified herein is complete.



TO:

City of San Diego Water Department
 Attn: Greg Cross
 600 "B" Street
 San Diego CA 92101
 cc: Debbie Valdivia & R. McCulloch

SERVICE ESTIMATE

DATE	PROJECT#
12/3/2004	103.110

103.110-COMERIO Bank Building-SWVPty Co of San Diego Water Dept, Floors 6, 7 & 12
 Refurbishment

Project Manager

CC

DESCRIPTION	QTY	COST	TOTAL
Phase 1 - Field Verification in as spot check format. Additional field verification shall be performed on final scope of works determined before construction documents CAD input and plan adjustments. (2 People 2 Hours per 3 Floors x Rate) (CAD x Rate) (Project Manager x Rate)	12 8 2	55.00 65.00 85.00	660.00 520.00 170.00
Phase 2 - Space Planning of Twelfth Floor approximate 10,000 square feet and Seventh Floor approximate 5,000 square feet. Space Planning (Min Rate) Space Planning of Sixth Floor approximate 10,000 square feet. Two minor revisions are included for all floors noted. Space Planning (Sq Ft. x Rate)	 10,000	 0.24	 2,400.00
Phase 3 - Field Verification for ceiling power and finishes for the areas of construction. (2 People 4 Hours per 1 Floor x Rate) and (2 people 2 hours per 2 Floors x Rate) (CAD x Rate) (Project Manager x Rate)	16 16 2	55.00 65.00 85.00	880.00 1,040.00 170.00
Phase 4 - Pricing plans will be provided based upon approved space plan upgrade with notes to illustrate scope of work. (Project Manager x Rate)	8	85.00	680.00
Phase 5 - Construction Documents One permit set of drawings will be prepared to address tenant space refurbishment and one floor of restroom accessibility upgrade refurbishment plan is included as separate item. If additional work requires renovation additional services will be requested. Construction Documents for Tenant Space (Sq. Ft. x Rate) Construction Documents for Restroom	10,700 1,500	0.51 1,500.00	5,457.00 1,500.00
Phase 6 - Design Development to include finishes coordination off millwork design is required additional services will be requested. (Design x Rate) (Project Manager x Rate)	6 4	75.00 85.00	450.00 340.00

Authorization Signatur...

TOTAL



TO:

City of San Diego Water Department
 Attn: Greg Cross
 600 "B" Street
 San Diego CA 92101
 cc: Debbie Valdivia & R. McCulloch

SERVICE ESTIMATE

DATE	PROJECT#
12/3/2004	103.110

103.110-COMERICA Bank Building-SWVP-City of San Diego Water Dept, Floors 6, 7 & 12
 Refurbishment

Project Manager

CC

DESCRIPTION	QTY	COST	TOTAL
Phase 7 - Permit Processing (single permit anticipated and cost of permit excluded. Permit Processing (Minimum Cost))		550.00	550.00
Phase 8 - Construction Administration (hourly based upon billing rate. Minimum time included in this estimate and additional services will only be provided as authorized. (Project Manager Rate))	16	85.00	1,360.00
In-house reimbursable expenses such as facsimile, plotting, copying, mileage, sample and long-distance telephone calls are billed at HHDA's established cost for services. Reimbursable expenses not provided by HHDA will be billed at 1.15 times the invoice amount to cover administrative cost.			

Authorization Signatur...

TOTAL

\$16,677.00

Page 2

INTERIOR DESIGN | SPACE PLANNING
 1510 Front Street, Suite 300, San Diego, California 92101
 T 619.702.0380 F 619.702.0383 E-mail: www.hhdainc.com

RECEIVED
CITY OF SAN DIEGO

04 DEC 30 PM 3:52

REAL ESTATE ASSETS DEPT.



December 29, 2004

Mr. James Braun
City of San Diego
1200 3rd Avenue
Suite 1700
San Diego, CA 92101

Subject: Comerica Bank Building
600 B Street, San Diego
2005 Tenant Asbestos Notification

600B

fill
have
file

City/GREIT

Dear Mr. Braun:

In compliance with California Health and Safety Code Section 25915, SWVP Management Co., Inc., as Agent for the Owner of the Building, is required to provide annual notification of the presence of asbestos-containing construction materials. You have the responsibilities of notifying your own employees and contractors of this information.

There are some asbestos-containing materials (ACM) in certain areas of the building. Specifically, the known materials are (1) spray applied insulation fire proofing on the steel structural members, fluted decking and areas of overspray and (2) the "cottage cheese" ceiling areas on levels P2 and P3 in the elevator lobby area.

The building has conducted asbestos abatement on floors 3 through 24 to install sprinklers with the new tenant improvements. However, in some of the inner core areas ACM still remains. On floors 1 and 2, ACM remains in the fire proofing on the steel decking and portion of the core area.

The building has in effect an Asbestos Management Program. As part of this program, our consultant has trained everyone on the maintenance staff who may inadvertently come into contact with the ACM. We have specific procedures to be followed in those work areas containing ACM. All associated records are available for viewing by appointment in the Building Office.

We are dedicated to maintaining a safe, professional and friendly working environment, and if you need additional information, do not hesitate to call.

Very truly yours,

Deborah Valdivia/gnp

Debi Valdivia, RPA, FMA
Building Manager
SWVP Management Co., Inc.

Acknowledged by:

James A. Braun

Company name:

THE CITY OF SAN DIEGO

(Please Print)

Date:

1/27/05

All asterisked fields
must have data entered.

ASSET MANAGEMENT & MARKETING

Job Assignment Sheet

*Job No.: 221858-004 *Agent: JAB HW

*Date Assigned: 1/10/05 Date Due: _____

*Job Type: Lease = LS Permit = PR Amendment = AM Sublease = SL Audit = AD
Inspection = IN Rent Adjustment = RA Spec. Proj. = SP Sale = PA
Excl. Sale = ES Esmt. Grant = EG Other = OT _____ (20)

*Client: WATER DEPARTMENT (50)
(Buyer, Lessee, Benefitting Person, Agency Requesting Auth., City Dept., etc.)

*Project Name: 600 B 6th FLOOR RECONFIGURATION (50)
(Job Title, Common Name, Facility No., CIP No., Other)

*Area: 600 B ST. SAN DIEGO 1/11/05 (50)
(Street Address, SHORT Legal Description, APN, Site No., Etc.)

*Operation Account: 2006 *Org. No. 2102

Thomas Bros. Coord: _____ *Council District: 02

Property Sales Gen. City = GC; Water Dept. = WD; *Bill Dept.: WATER
Benefitting Fund: Gas Tax = GT; Non. Desig. = ND; (i.e., Water, MWWD, E&D, etc. Blank if none)
Other = OT

Site No.: CITY/GREIT-525 & 600 B STREET LP (19)

Comments: _____

Agent's Log: _____

FILE CLOSEOUT ONLY

*Job Completion Date: ~~4-2007~~ 4-2007

*Status: S1 = Complete
S2 = Abandoned
S3 = Transferred
S4 = Cancelled

** CLOSE IN AUDITORS: Yes _____ No X

*File Location: CITY/GREIT (50)

Data Entry: 4-24-07 MES
(Date) (By)

Supervisor's Signature

From: Gregory Cross
To: Debi Valdivia; James Braun
Date: 2/14/05 10:48AM
Subject: Re: FW: City of SD Water Planning Dept TI Revision 1

For the record, City did not state they prefer Roel and have not settled on pricing. City is interested in a bid from the other contractor mentioned (Herb Krul from Burger Co) or any other licensed contractor authorized by Southwest Value Partners.

Greg Cross
(619) 533-4278

[illegible]

-----Original Message-----

From: Christina Carney [mailto:ccarney@hhdainc.com]

Sent: Friday, February 11, 2005 11:49 AM

To: Gina R. Perry (E-mail); Debbie Valdivia (E-mail); John Shelton (E-mail)

Subject: RE: City of SD Water Planning Dept TI Revision 1

To keep you all in the loop, attached is the updated plan, the City of San Diego has selected pricing option 2 with a few modifications.

They have agree with pricing and Roel is finalizing a few items. Burger has not provided pricing yet and the City prefer Roel.

There was still uncertainty of who has the money.

I will be proceeding with construction documents next week.

Thank you,

Christina Carney

CC: Blesilda Prudente; CBB/Gina Perry; ccarney@hhdainc.com; Marsi Steirer; Michael Frattali; Michael Marks; Oscar Khoury; Robert McCullough; SVP/John Shelton; Vic Bienes

From: Vic Bienes
To: Gregory Cross; Marsi Steirer; Rebecca Pond
Date: 2/14/05 10:59AM
Subject: Re: Fwd: FW: City of SD Water Planning Dept TI Revision 1

Rebecca,
Please setup a meeting with Jim Braun, Greg, Marsi and myself to get an update on the progress. Vic

>>> Gregory Cross 02/14/2005 10:01:19 AM >>>

Marsi and Vic,

I confirmed with Jim Braun this morning that he has stopped work associated with the 6th Floor remodel (see below). What do you recommend?

Greg

>>> "Debi Valdivia" <dvaldivia@swvp.com> 02/11/2005 2:56:54 PM >>>

Jim,

After our conversation on Friday I have advised Hurkes Design Group (Christina Carney) to wait for further instruction from the management company before proceeding with the 6th floor project. Please let me know if you would like to meet to discuss this in more detail.

Debi

Deborah Valdivia, RPA, FMA
Building Manager
Comerica Bank Building

619.230.8881 phone
619.230.8887 fax
dvaldivia@swvp.com

-----Original Message-----

From: Christina Carney [mailto:ccarney@hhdainc.com]
Sent: Friday, February 11, 2005 11:49 AM
To: Gina R. Perry (E-mail); Debbie Valdivia (E-mail); John Shelton (E-mail)
Subject: RE: City of SD Water Planning Dept TI Revision 1

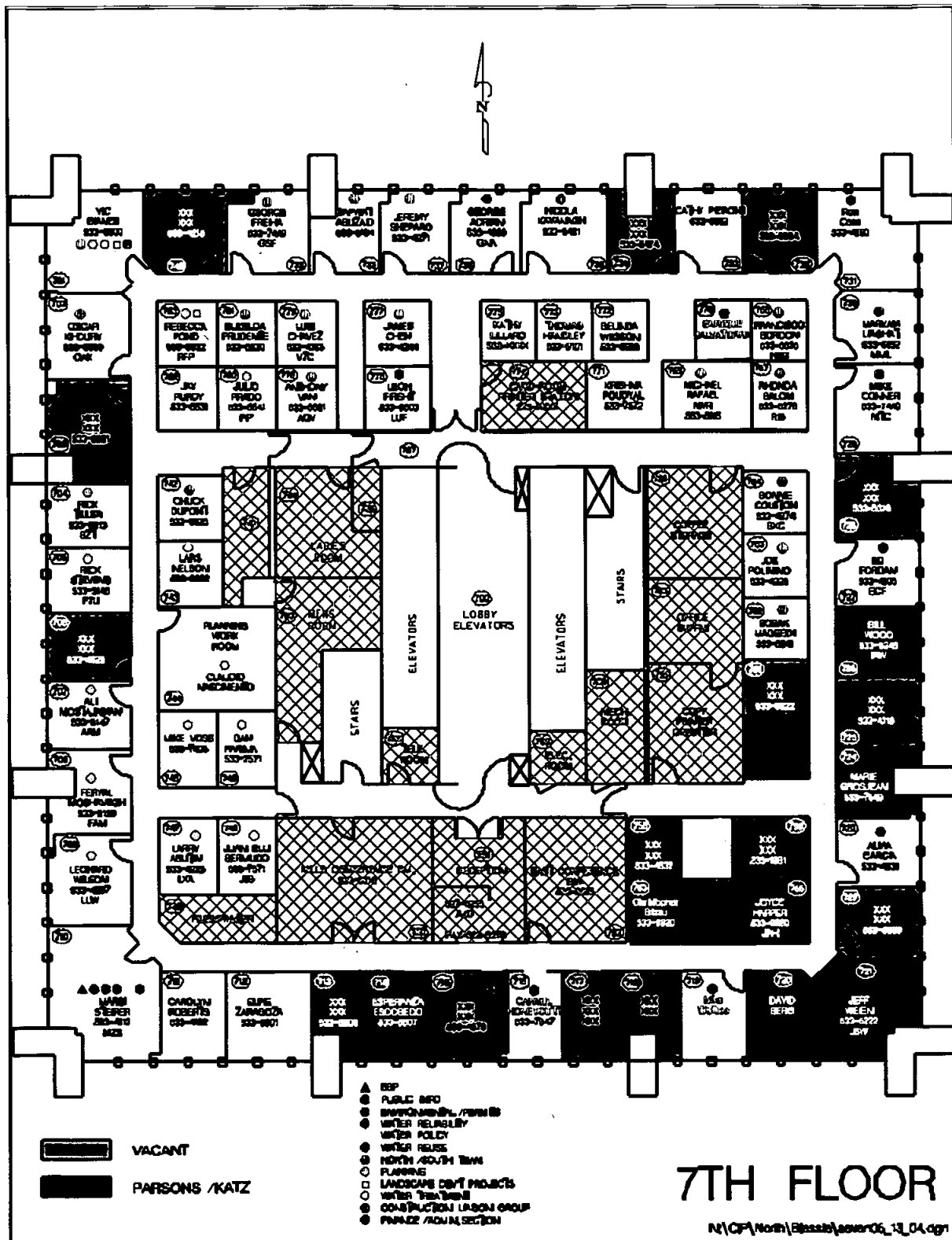
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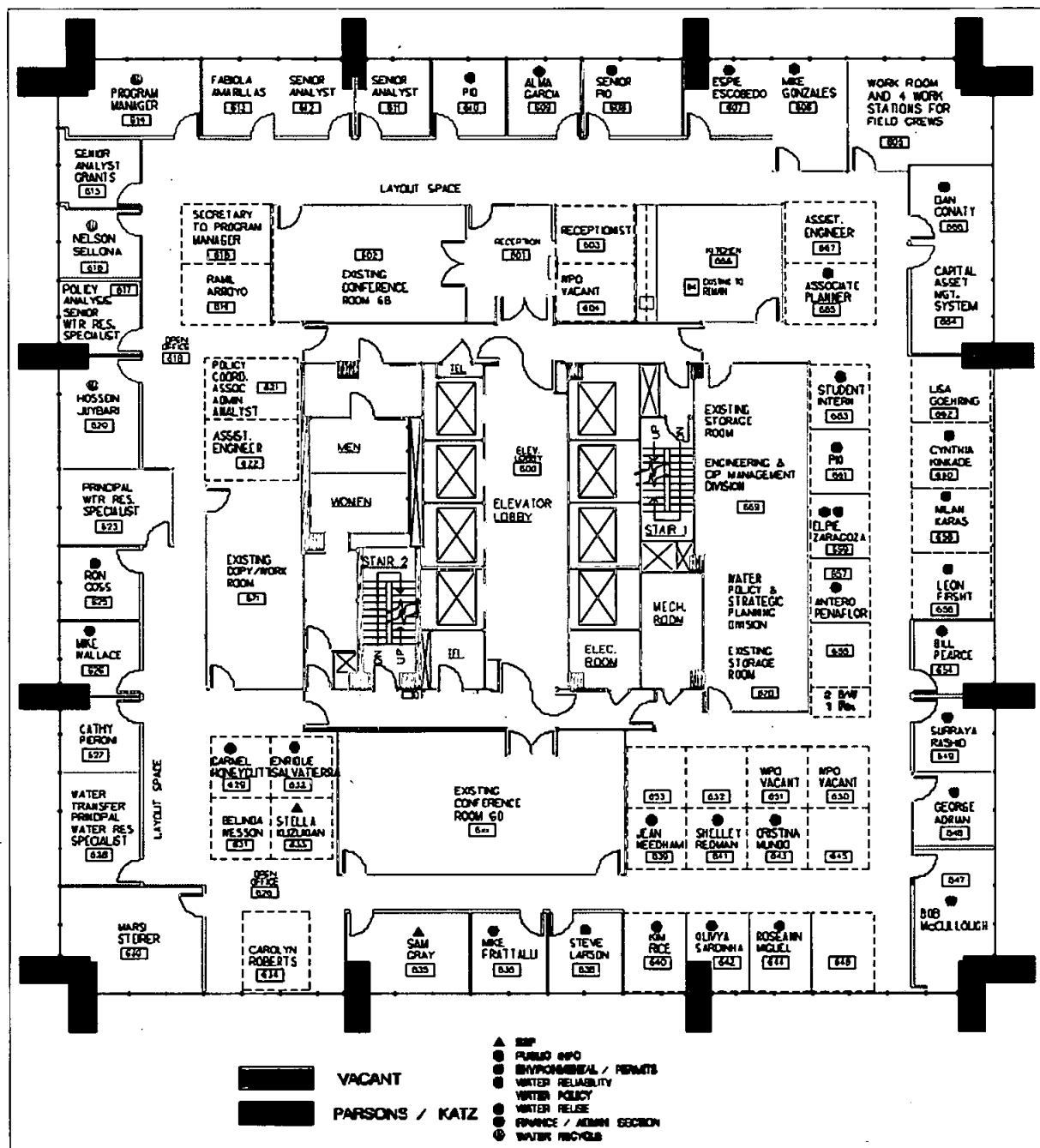
There was still uncertainty of who has the money.

I will be proceeding with construction documents next week.

Thank you,
Christina Carney







CITY OF SAN DIEGO
MEMORANDUM

RECEIVED

MAR 22 2005

DATE: March 21, 2005
TO: William T. Griffith, Real Estate Assets Department Director
FROM: Frank Belock, Jr., Water Department Director
SUBJECT: Office Space Request, 600 B St. Comerica Bank Building

I would appreciate your department's assistance in helping to negotiate with the building manager of 600 B Street to set aside \$290,000 in a refurbishment allowance to pay for construction services for tenant improvements to the 6th floor of 600 B Street.

Previously, in a Memorandum dated November 5, 2004, from two of my Deputy Directors, the Water Department requested money from the refurbishment allowance be used to pay for the services of a professional space planner to develop a design to accommodate office space needs of two divisions. The needs of the office space requirements are outlined in the November 5 Memorandum. Since that time, the building manager has entered into an agreement with Hurkes|Harris Design Associates for professional space planning services. Hurkes|Harris has provided design layouts and pricing plans. We are in the process of setting up a subsequent meeting directly with the building manager to discuss concerns and issues that they have.

Your assistance and department's support would be appreciated. If you have any questions please give me a call at 533-7555.



Frank Belock, Jr.

gc

Attachment

cc: Marsi A. Steirer, Deputy Director, Water Policy and Strategic Planning Division
Vic Bienes, Deputy Director, Engineering and CIP Management Division

Craig C. - Gray

CITY OF SAN DIEGO
MEMORANDUM

DATE: November 5, 2004

TO: James Braun; Property Agent – Real Estate Assets Department

FROM: Marsi Steirer, Deputy Director, Water Policy & Strategic Planning Division
Vic Bienes, Deputy Director, Engineering & CIP Management Division

SUBJECT: Office Space Request; Request for Services of a Professional Space Planner for
600 B Street, Comerica Bank Building 6th and 7th Floors

Reason for Office Space Need

The Water Department's organizational restructuring has led to the growth of the Water Policy & Strategic Planning Division and hence the need for additional office space. This has led to an effort to cluster work groups effectively to enhance the overall efficiency and productivity of the organization. The layout of the 6th floor was designed and constructed to accommodate executive staff of the Metropolitan Wastewater Department and thus, the offices are too few and inappropriately sized to adequately accommodate the classifications which comprise the Water Policy & Strategic Planning Division in accordance with Administrative Regulation 56.00.

Narrative of Space Requirement

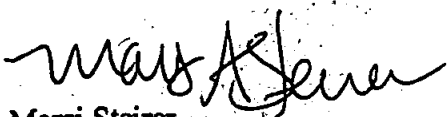
We request the services of a professional space planner to assist us in developing alternative layouts that will serve the needs of staff who work in the Water Policy & Strategic Planning Division and the Engineering & CIP Division. A cursory review of the current layout has led us to conclude that some construction may be necessary to reduce the size of some of the larger offices and to increase the number of offices overall. In summary, we would like the 6th floor (Attachment A) to somewhat resemble the 7th floor (Attachment B).

Proposed Funding for Space

It is our understanding that there is funding available for improvements via the lease agreement for this building. We understand that Real Estate Assets Department is the administrator of the lease agreement and funding for improvements. We anticipate that the Real Estate Assets Department will assist us in this endeavor.

Page 2
James Braun
November 5, 2004

We look forward to hearing from you to set up a meeting. Please coordinate with Assistant Engineer Gregory Cross at 619-533-4278.


Marsi Steirer
Deputy Water Department Director


Vic Bienes
Deputy Water Department Director

GC/tc

Attachments: 1. Attachment A: 600 B Street 6th Floor Layout
2. Attachment B: 600 B Street 7th Floor Layout

cc: Carol Chiodo, Deputy Director, Real Estate Assests

From: Gregory Cross
To: Craig Gibson; James Braun
Date: 3/23/05 3:08PM
Subject: Office Space Request

Craig/Jim,

It was a pleasure running into you on the sixth floor this afternoon. As you requested, attached are the existing and proposed layouts of the sixth and seventh floors. Please keep in mind that as the divisions expand and restructure, and it is our goal to plan in accordance with AR 56.00 while minimizing cost.

Jim - In our meeting with Marsi on March 10, you agreed to read the lease agreement between the City and building management of 600 B St. and report back to us with your perspective. As I remember it, there were at least two items that required clarification:

1. To whom does the refurbishment money belong (i.e. City/Water Dept. or Landlord) and for what use (i.e. improvements, carpet and paint only, etc.)? Also, we wanted your interpretation as to whether or not the Landlord can unilaterally decide to use money from the refurbishment fund to spend on common area carpeting of their choice, and similar things. Please see recital C4 of the 4th amendment, recital B3 of the sixth amendment, and Article 32 of the original lease.
2. Also for any improvements requiring a building permit, we would like your perspective on who (Landlord or tenant) is responsible for upgrading common areas so they comply with ADA Standards (i.e. restrooms, kitchen, etc.). Please see recital C3a of the 4th amendment.

Kindly let me know your response by close of business Friday, March 25.

Regards,
Greg

CC: Blesilda Prudente; Marsi Steirer; Michael Frattali; Michael Marks; Oscar Khoury;
Robert McCullough; Vic Bianes

*Marsi wants to renovate 6th floor of 600 B -
- quote - \$300,000 -
- want to use "refurbishment allowance" -*

*Craig → does the refurbishment language in
Amendment supersede that language in
original agreement?*

RECEIVED
CITY OF SAN DIEGO



05 MAY 25 PM 4:08

REAL ESTATE ASSETS DEPT.

May 23, 2005

Mr. Jim Braun
City of San Diego
1200 Third Avenue, Suite 1700
San Diego, CA 92101

RE: Comerica Bank Building
Notice of Remittance Address Change

Our lender, LaSalle Bank, has required us to change the lockbox depository account for all rent payments, and as a result, the remittance address for all future lease payments has been changed.

Effective immediately, please send all payments to:

GREIT- 525 & 600 B Street LP
3550 Paysphere Circle
Chicago, IL 60674
Account # 5800685363
ABA # 071000505

Please continue making all lease payments to this account until you receive written instructions from us or LaSalle Bank to do otherwise. Please be advised that with this change, the current remittance address will no longer be available, and failure to send payment to the above address may result in a delay in posting of your rent payment.

Please feel free to contact the Building Management Office at (619) 230-8881, should you have any questions regarding this change.

Sincerely,

Triple Net Properties, LLC

A handwritten signature in black ink, appearing to read 'D Valdivia'.

Deborah Valdivia, RPA, FMA
Building Manager



MAILED
5/27/05

May 26, 2005

Andrea Savage
City of San Diego, Com & Econ.
600 B Street, 4th Avenue
San Diego, CA 92101

Maintenance Contract
MC-4027-T

Re: HVAC Maintenance
Jobsite address (Same as above)

Dear Andrea,

Engineered Mechanical Services, Inc., being the service provider that took over the contracts from Tradewind Enterprises, thanks you for your business. For proper documentation for your records and ours we need to have all contracts written up on our letterhead, and terms and conditions. At this time we are making any adjustments necessary related to costs or quantity of units covered. As you know, in the last year fuel prices have risen, material costs have increased, as well as insurance and labor rates. We have accounted for these increases in this update. For the referenced sites, we will provide preventative maintenance on a bi-monthly basis. The services to be performed are as follows:

Bi-Monthly: (First Five visits of Six)

- ✓ Check thermostat operation and calibration.
- ✓ Check temperature of the supply and return air.
- ✓ Check condensate drain line and pump for proper drainage.
- ✓ Provide and replace all air filters.
- ✓ Check all wiring connections and terminals.
- ✓ Check belts and sheaves (where applicable).
- ✓ Check overall condition of equipment.
- ✓ Check unit for excessive noise and vibration.
- ✓ Service technician will leave a service report on the completion of each visit.

Cont'd

2235 Enterprise St. Suite 170, Escondido, Ca. 92029
760-233-5055 760-233-5015-fax info@emsi-socal.com

"Lead with Knowledge follow with Pride"



Fifth of Six inspections: we will do a complete annual service (this service is done prior to the heavy cooling season, usually in April)

- Perform all of the same inspections listed for the first three visits plus the following.
- Clean evaporator pan by flushing and verify drainage and /or pump operation.
- Log the units' operation, including voltage, and amperage of fans and compressor, record temperatures across evaporator and condenser circuits, and verify that they are within design.
- Check all electrical wiring for tightness and tighten if necessary.
- Provide a complete written report of work done and the condition of the units.

As stated above, due to the rising cost of materials, fuel, labor, and insurance we have had to adjust our labor rates and this has affected our contract costs also.

Your cost for this contract is: **\$ 378.00**

This will be invoiced in six invoices of \$ 63.00 after each maintenance is performed.

Effective Date June 1, 2005

Note:

1. The above is based on all work being done during normal business hours. Our hours are 7:30 AM to 4:00PM.
2. Labor rates for contract clients are:
Straight time is \$75.00/hr and \$80.00/hr non-contract.
After hours or overtime rates are \$112.50 contract and \$120.00 non-contract.
Holidays and Sundays are \$150.00 contract and \$160.00 non-contract.
3. Any service required above and beyond that listed above will be brought to your attention and a quote will be provided for your approval prior to proceeding.
4. If either party has just cause, this contract can be terminated with a 30-day notice.
5. Renewal: This contract will automatically renew upon the anniversary date.
There will be an increase of 3.5% on the renewal date unless either party changes the terms of this contract. If there is a change it is to be in writing 30 days prior to going into effect.
6. EMSI assumes no responsibility for costs associated to the loss of down time due to A/C equipment being repaired, replaced, or serviced under this contract.
7. EMSI assumes no liability for accident, injury, breakage, loss or damage to equipment or the resulting consequences, unless such loss or damage is due to negligence by EMSI.
8. Warranty: EMSI warrants all workmanship and parts for one year from date of installation. Warranty is void if any other company or personnel other then EMSI authorized personnel work on any equipment during the warranty period.

*terminate on
may 31, 2006.
JAL
7/1/05*



Cont'd

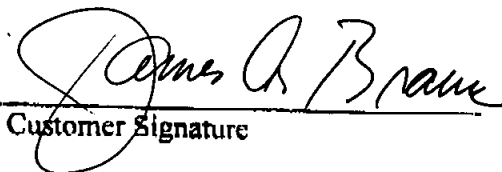
9. 24 hr. on call. For all calls during normal and after hours contact our office at 760-233-5055. *EMSI contract clients receive priority service 24-hours each day with a response time that averages less than two hours.*
10. See attachment A for equipment covered in this contract.

Thank you for giving Engineered Mechanical Services, Inc. the opportunity to be part of your mechanical HVAC system needs. If you have any questions regarding this contract call our office at 760-233-5055.

Sincerely,

Tom Reichert
President
EMSI

Accepted by:


Customer Signature

Date

7/1/05

3 account 9415 CTE
COM

5400 130A
~~2000~~ ground pen
Samples
\$1600
\$2400
Parking 6/45 - 185
reptans

**James Braun - FW: 600 B Street , Southwest Value Partners/Water Planning
Dept.Re: Update - checkin in'**

From: "Jeff Hurkes" <jhurkes@hhdainc.com>
To: <dvaldivia@1031nnn.com>, <jbraun@sandiego.gov>
Date: 7/6/2005 5:11:39 PM
Subject: FW: 600 B Street , Southwest Value Partners/Water Planning Dept.Re: Update - checkin in'
CC: "Kris Carpenter" <kcarpenter@hhdainc.com>

Second response from Roel for the timing.
 jeff

-----Original Message-----

From: Jason Hunking [mailto:JasonH@roel.com]
Sent: Wednesday, July 06, 2005 2:52 PM
To: gcross@sandiego.gov
Cc: Jeff Hurkes
Subject: 600 B Street , Southwest Value Partners/Water Planning Dept.Re: Update - checkin in'

I believe we originally discussed both, but I'm pretty confident the job can be completed within 12 - 14 weeks.

ROEL Construction Co., Inc.
 Tenant Improvement / Special Projects
 San Diego, CA 92110-4440
 Phone: 619-297-8500 x119
 Fax: 619-297-7503

>>> "Gregory Cross" <gcross@sandiego.gov> 07/06/05 2:45 PM >>>
 okay ... was the original duration 12 or 16 weeks?

>>> "Jason Hunking" JasonH@roel.com 07/06/05 2:01 PM >>
 Hi Greg,

I apologize for the late response. Ideally we would only add on 1 week, possibly 1.5 if we were to compare a full floor project vs. a 50/50, 2 phase project.

We would prefer to have a punchwalk, after we finish the first half, yet before employees move into the newly remodelled half.

Thanks!
 Jason

ROEL Construction Co., Inc.
 Tenant Improvement / Special Projects
 San Diego, CA 92110-4440
 Phone: 619-297-8500 x119
 Fax: 619-297-7503

>>> "Gregory Cross" <gcross@sandiego.gov> 06/30/05 3:13 PM >>>

Jason,

What would the construction duration of this project be if we:

- a. Cleared the entire floor and opened it all up to your crews?
- b. Did a 50/50 split if we turned over half of the floor to your crews while the other half remained occupied and once that half was constructed then turn the other half over?

I know we talked about it before, but I forgot what the durations were. Sorry I haven't been in touch, but this project is eating up again and we need to build an overall summary schedule for our managers.

Thanks,
Greg

>>> "Jason Hunking" <JasonH@roel.com> 03/01/05 11:19 AM >>>
Hey Greg!

Surfs up out there. Really fun morning at Scripps. Pretty big out there!

Any word from your end on the job?

Thanks!
Jason

ROEL Construction Co., Inc.
Tenant Improvement / Special Projects
San Diego, CA 92110-4440
Phone: 619-297-8500 x119
Fax: 619-297-7503

Scanned on 30 Jun 2005 22:14:40

Scanned on 06 Jul 2005 21:48:10

James Braun - Schedule Response from Burger 6th flr City Water

From: "Jeff Hurkes" <jhurkes@hhdainc.com>
To: <dvaldivia@1031nnn.com>, <jbraun@sandiego.gov>
Date: 7/6/2005 5:24:28 PM
Subject: Schedule Response from Burger 6th flr City Water
CC: "Kris Carpenter" <kcarpenter@hhdainc.com>

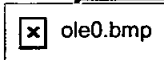
Hello!

I spoke with Keith today from Burger Construction. He indicated that if the project were to go at one time, it would be a 9 week job. If the project is phased, it would be a 12 week job. He considers this worst case and a 1 to 2 week variable could be possible if logistics are firmly decided upon.

He still has a large question, however, before anything could be finalized. Where will staff and furniture systems be displaced to and staged? He qualified his bid is based upon people and furniture remaining on the 6th floor.

jeff

Jeffery D. Hurkes, CID
Principal
Hurkes / Harris Design Associates
1510 Front Street, Suite 300
San Diego, CA 92101
p. 619-702-0380 Ext. 18
f. 619-702-0383
email: jhurkes@hhdainc.com



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File:
City/GREIT 525 & 600 B

RECEIVED

July 14, 2005

Building Tenants
600 B Street
San Diego, CA 92101

JUL 19 2005
COMMUNITY & ECONOMIC DEV.
DEPARTMENT

RE: Comerica Bank Building
Notice of Remittance Address Change

Our accounting department has undergone procedural changes and would like us to return to the previous lock box address. We apologize for any inconvenience this has caused.

Effective immediately, please send all payments to:

GREIT- 525 & 600 B Street LP
3550 Paysphere Circle
Chicago, IL 60674

Account # 5800685363
ABA # 071000505

Please continue making all lease payments to this account until you receive written instructions from us or LaSalle Bank to do otherwise. Please be advised that with this change, the current remittance address will no longer be available, and failure to send payment to the above address may result in a delay in posting of your rent payment.

Please feel free to contact the Building Management Office at (619) 230-8881, should you have any questions regarding this change.

Sincerely,

Triple Net Properties, LLC

Deborah Valdivia
Deborah Valdivia, RPA, FMA
Building Manager

From: James Braun
To: dlvaldivia@swvp.com
Subject: 6th floor renovation at 600 B

Water plans on finalizing their phasing plan by the end of next week and the floor plan will be finalized by mid- August, meaning you can award the job to the lowest/best bidder by month end, but please coordinate with Michael Marks of Water at 533-4271. The only remaining issue is the letter addressing the 2008 refurbishment allowance that was discussed in our conference call of July 18. We would be much more comfortable authorizing the 6th floor job with that letter in hand.

CC: Craig Gibson; Michael Marks; rmunson@1031NNN.com; Vic Bianes

From: James Braun
To: Michael Marks
Subject: Re: Authorization

OK to proceed with the Construction Doc's. You may need to get Debbie Valdivia to give the ok to Hurkes since she is paying the bills. You are still planning on vacating the floor ? I will say though, that Craig does not want me to authorize the actual construction until I get to the bottom of the restroom issue.

>>> Michael Marks 08/10/05 1:10 PM >>>

Jim,

Keep up the good work on determining culpability on the restrooms. Wanted to touch base with you and get the authorization to move forward with the Construction Documents. We are aiming for completion of the work by the end of the year so we need to get started with the docs asap. The restrooms will be constructed regardless so the construction docs shouldn't interfere with this.

Thanks
Michael

>>> James Braun 08/09/05 8:35 AM >>>

First of all, congrats on our collective effort at Council yesterday. Looking forward to working with you.

As I was mentioning yesterday, we are on the verge of authorizing a major renovation of the entire 6th floor of 600B to accomodate a reorg in Water. The building permit will trigger the full reno of the common area restrooms to bring them up to ADA full compliance at a cost of about \$60,000. We are trying to find out why this pair of restrooms was not brought into full compliance back in 1993 when the landlord did a major job on the same floor.

Can you have this 1993 building permit located so we can review it? Needless to say, the landlord is not being cooperative in locating anything in their records.

Jim Braun
Property Agent
Real Estate Assets
City of San Diego
office 619-533-6517
cell 619-990-1935
jbraun@sandiego.gov

James Braun - Recent Meeting Regarding Refurbishment Allowance

From: "Robert Munson" <rmunson@1031nnn.com>
To: "James Braun" <JBraun@sandiego.gov>
Date: 8/9/2005 5:08:01 PM
Subject: Recent Meeting Regarding Refurbishment Allowance
CC: "Deborah Valdivia" <dvaldivia@1031nnn.com>

*Bill Lease
City of San Diego*

Jim,

In an effort to memorialize our recent conference call on July 18th, this e-mail will serve as my initial notification that after reviewing the appropriate lease language in the City of San Diego lease agreement it was concluded that the Tenant would receive a \$5.00 refurbishment allowance for each "renewal term". This constitutes an allowance in June 2003 and another in 2008 based on the current square footage at the time of receipt of such refurbishment allowance. As promised, I will follow up with a written correspondence on my appropriate letterhead in the near future; however, I hope this is sufficient to execute the Estoppel and SNDA documents.

In addition, please feel free to change the 2005 estimated monthly CAM charge to \$10,623 on the Estoppel. As you are aware, at the conclusion of the 2005 calendar year the Landlord will be performing a more in depth reconciliation of the estimated expenses versus the actual operating expenses for the 2005 year.

I hope this is helpful.

Regards,

Robert Munson
Senior Asset Manager
Triple Net Properties
1551 N. Tustin Ave., Suite 200
Santa Ana, CA 92705
Phone: (714) 667.8252 x290
Fax: (714) 667-0266
E-mail: rmunson@1031NNN.com
Website: www.1031nnn.com

From: Ron Halbritter
To: Braun, James
Date: 8/17/2005 11:20:01 AM
Subject: 600 B street TI for TI

I found Building Permit B000671 93, that shows the rest rooms as Being ADA compliant.
Microfilm Roll A3387 Frame 0149....

BUT, it never passed Inspection.. In Fact, nothing passed inspections. I suspect the the contractor defaulted on the contract.

Why don't you come see me, 1222 First Ave, 4th floor, I'll show you on these computer screens that you can't access.

I go to lunch 11-12, so after 12 I'm available.
Ron 619 446 5211

CC: Gastelum, Alfonso

James Braun - SNDA & Blue Prints

From: "Deborah Valdivia" <dvaldivia@1031nnn.com>
To: "James Braun" <JBraun@sandiego.gov>
Date: 9/8/2005 2:52:30 PM
Subject: SNDA & Blue Prints
CC: "SD Engineers" <sdengineers@1031nnn.com>

Jim,

Our security officer will be delivering the execute SNDA documents for the City's final execution. Please return two of the executed documents to us once they have been recorded with the City. Additionally, I am returning your blueprints. I made two copies of the blueprints for our records. I will have Tom Straussner, our chief engineer review the plans to see what he can find out. I am sorry that I cannot personally address this but Leilani went out on maternity leave yesterday unexpectedly (2 months early) and that has left me to handle everything until I can find a replacement. If you have any questions, please feel free to call me so we can discuss the matter.

Thank you for your patience and understanding.

Debi

From: "Urs Reist" <ureist@hhdainc.com>
To: <jbraun@sandiego.gov>
Date: 9/20/2005 3:58:34 PM
Subject: ada requirements

John,

Here are the two items you asked for some clarification:

1. Restroom Upgrade:

This is what the city of San Diego says regarding the "unreasonable hardship":

Title 24 also contains a concept that is not recognized by the ADA; namely, that of "unreasonable hardship." To qualify for a finding of unreasonable hardship, the total construction valuation cannot exceed the Engineering New Record Average Construction Cost Index, and the building official must determine the cost for making the accessible path of travel improvements exceed 20 percent of the project cost. If this determination can be made, then only the area of alteration plus the accessible path improvements (entrance, path of travel, restrooms, telephones and drinking fountains) costing up to 20 percent of the project cost need comply. It should be noted that the 20 percent cost is an additive item to the project cost, and is not included within the project cost. This concept is similar to the concept of "undue burden" contained in the ADA, except that Title 24 codifies the approval process to allow the building official to make an exact finding. Thorough documentation of all data supportive of an application for unreasonable hardship, especially cost estimates, is essential to this process.

The Threshold is at around 110,000.00.

2. Fee Update:

Original Proposed overall fee: 19,712.00
Fee earned as of 8/30/05: 13,775.25

If you have any additional questions do not hesitate to call.

Best regards,

Urs

Urs Reist
[Project Manager]
Hurkes/Harris Design Associates
office: 619.702.0380 x28
fax: 619.702.0383
ureist@hhdainc.com

From: Michael Marks
To: James Braun
Date: 11/10/2005 3:53:58 PM
Subject: 6th Floor Renovation

Jim,

Please find attached the bid results for the 6th floor renovation project. The price has increased approximately 13% from our original budget of \$300K. We would like to select ROEL CONSTRUCTION being the low bidder. The increase is justified as follows:

1. June 2005 estimate was a preliminary bid with unknowns
2. Increase in material prices from the June 2005 due to rising fuel costs.
3. Plumbing cost increased from \$11,322 to \$24,875. The original estimate included a subcontractor that had financial difficulties (low bids) which is no longer used by ROEL. They were requested by the building to use KMP Plumbing whose bids are typically on the high side.
4. HVAC increased from \$7,000 to \$18,200. The original estimate included some minor reducing to accommodate the offices. Since the building requires the design be done by Engineering Mechanical Inc (subcontractor), it consisted of a philosophical change to add zones as necessary to maintain adequate ventilation.
5. Electrical increased by \$4000 due to a code change as of October 1, 2005.
6. ROEL's insurance cost went up due to the building changing management and requiring more stringent coverages.

Let me know so we can proceed. Thanks again
Michael

CC: Robert McCullough

Construction Bid Evaluation
City of San Diego Water Department
600 "B" Street, 6th Floor & Restrooms
Revised November 2, 2005
Revised November 9, 2005

DIRECT COSTS			
WORK DESCRIPTION	Roel Construction	Consolidated Contract Construction	ICS Pacific Builders Construction
Demolition	\$ 12,337.00	\$ 12,337.00	\$ 12,700.00
Millwork	\$ 3,225.00	\$ 3,706.00	\$ 3,230.00
Insulation	\$ 1,128.00	\$ 500.00	\$ 453.90
Doors/Frames/Hardware	\$ 21,015.00	\$ 19,505.00	\$ 15,160.00
Door E4 Simplex Locks	Included in Door Cost	Missing locks for Fl. 7	\$ 4,880.00
Drywall	\$ 34,568.00	\$ 32,366.00	\$ 30,426.50
Acoustical Ceiling (Office Area) (Allowance Only)	\$ 5,000.00	\$ 39,785.00	\$ 16,100.00
Ceramic Tile (Restroom and Entrances)	\$ 12,923.00	\$ 11,058.00	\$ 12,665.00
Floorcovering (Carpet)	\$ 36,271.00	\$ 36,168.00	\$ 40,071.96
Floorcovering (Minimum purchase on building standard carpet for elevator common area)	\$ 7,200.00	\$ 7,280.00	Included in Flooring
VCT Flooring	Included in Flooring	Included in Flooring	\$ 892.80
Solid Surface Top at Restrooms	Included in Restroom Accessories	Included in Millwork	\$ 960.00
Painting	\$ 10,166.00	\$ 12,294.00	\$ 15,790.00
Furniture Moving	\$ 16,700.00	Below the Line	\$ 16,680.00
Windowcoverings	\$ 3,808.00	\$ 2,200.00	\$ 3,000.00
Fire Protection/Sprinklers	\$ 4,622.00	\$ 4,822.00	\$ 8,088.00
Plumbing	\$ 24,875.00	\$ 25,875.00	\$ 39,100.00
HVAC	\$ 18,200.00	\$ 16,505.00	\$ 17,000.00
Electrical	\$ 30,462.00	\$ 43,263.00	\$ 30,462.00
Life Safety (Allowance Only)	\$ 12,601.00	Included in Electrical	\$ 12,601.00
Restroom Accessories	\$ 3,693.00	\$ 3,609.00	\$ 2,430.00
Clean Up	\$ 2,000.00	\$ 2,500.00	\$ 3,099.75
Sub-Total Construction Bid	\$ 260,794.00	\$ 273,773.00	\$ 285,790.91
Insurance	\$ 3,260.00	In General Conditions	\$ 3,000.00
General Conditions	\$ 26,405.00	\$ 30,570.00	\$ 12,300.00
Contractor Fees	\$ 22,627.00	\$ 30,434.30	\$ 20,005.36
Total Construction Bid	\$ 313,086.00	\$ 334,777.30	\$ 321,096.27
Plan Check/Permit Fee	TBD	TBD	TBD
HHDA Design Services	\$ 17,112.00	\$ 17,112.00	\$ 17,112.00
HHDA Construction Oversight Services - 2.5% of Construction Cost	\$ 7,827.15	\$ 8,369.43	\$ 8,027.41
TOTAL PROJECT COST	\$ 338,025.15	\$ 360,258.73	\$ 346,235.68

Notes to Roel Construction's Bid:

1. Ceramic Tile cost includes the tile for both the restrooms floors & walls and the stone at the entrance area. It is recommended by the subcontractor and included in the bid that before the tile installation, waterproofing membrane at floors and base only in the restroom be completed, an anti-fracture membrane be completed which is a tough fabric top with a rubberized adhesive that has flexibility and strength to withstand structural movement and concrete shrinkage up to 1/4" without transferring the stress load to the finished tile. Used in high traffic areas.
2. Floorcovering: A 300 square yard minimum is required to purchase the building standard common area carpet, Constantine "Basket Weave" installed with attached cushion. The additional yardage purchased is enough for the installation of common area on another floor. This additional amount is estimated at \$7,200.
3. Moving of Furniture: The subcontractor chosen by Roel to use is Kevin Boyer at Boyer Moving.

Notes to Consolidated Contracting Bid:

1. Doors/Frame/Hardware: Missing the Simplex locks on floor 7. Cost would need to be added to base bid.
2. Floorcovering: A 300 square yard minimum is required to purchase the building standard common area carpet, Constantine "Basket Weave" installed with attached cushion. The additional yardage purchased is enough for the installation of common area on another floor. This additional amount is estimated at \$7,200.
3. Moving of Furniture: Cost provided below the line, add \$21,165 to base bid.
4. HVAC/Mechanical: Have not received a cost for this work. Plans were delayed by building's proprietary Mechanical Engineer. Cost to be submitted and would need to be added to base bid.

Notes to ICS Pacific Builders Bid:

1. Ceramic Tile cost includes the tile for both the restrooms floors & walls and the stone at the entrance area. It is recommended by the subcontractor and included in the bid that before the tile installation, waterproofing membrane at floors and base only in the restroom be completed, an anti-fracture membrane be completed which is a tough fabric top with a rubberized adhesive that has flexibility and strength to withstand structural movement and concrete shrinkage up to 1/4" without transferring the stress load to the finished tile. Used in high traffic areas.
2. Floorcovering: A 300 square yard minimum is required to purchase the building standard common area carpet, Constantine "Basket Weave" installed with attached cushion. The additional yards purchased is enough to be installed on another floor. This additional amount is estimated at \$7,200.
3. Moving of Furniture: The subcontractor chosen is C&M Transfer.
4. HVAC/Mechanical: Have not received a cost for this work. Cost added was an average between the other (2) contractors. Plans were delayed by building's proprietary Mechanical Engineer.
5. Windowcoverings: No cost included, new blinds will need to be installed due to new walls and existing blinds will not be the right size for new locations. Cost added was an average between the other (2) contractors.
6. With the costs added for Windowcoverings and HVAC the general conditions may increase with new subtotal.

Approval for the Contractor _____ to be awarded the Construction Contract.

Signature _____

Date _____

James Braun - RE: 6th Floor City Construction Project

From: "Kris Carpenter" <kcarpenter@hhdainc.com>
To: "Deborah Valdivia" <dvaldivia@1031nnn.com>, "Jeff Hurkes" <jhurkes@hhdainc.com>
Date: 11/15/2005 12:10:45 PM
Subject: RE: 6th Floor City Construction Project
CC: "Robert Munson" <rmunson@1031nnn.com>, "Alan Arch" <aarch@1031nnn.com>, "Leilani Ojinaga" <lojinaga@1031nnn.com>, "James Braun" <JBraun@sandiego.gov>

I want to note that we have completed the mechanical engineered plans and the electrical design-build plans for this project and that if the project becomes "dead" these invoices will need to be paid to these subcontractors.

Also, this is the same for Akonix for which Laura Kwalter received my bid evaluation awhile ago, however, I have not heard from her and she has not returned my emails or voice mails to let me know which contractor she would like to select.

Thanks,
Kris

-----Original Message-----

From: Deborah Valdivia [mailto:dvaldivia@1031nnn.com]
Sent: Tuesday, November 15, 2005 11:38 AM
To: Kris Carpenter; Jeff Hurkes
Cc: Robert Munson; Alan Arch; Leilani Ojinaga; James Braun
Subject: 6th Floor City Construction Project
Importance: High

Kris/Jeff,

I spoke with Jim Braun (City of San Diego Real Estate Assets) and the 6th floor construction project has been stopped until further notice from him. The City has a meeting scheduled for December 1st and will determine if they will proceed with this project at that time.

If you have any questions or need to discuss this with me, please do not hesitate to call me.

Debi



THE CITY OF SAN DIEGO

June 9, 2006

GREIT - 525 & 600 B Street LP
C/o Deborah Valdivia
P.O. Box 70199
Santa Ana, CA 92725-0199

Dear Ms. Valdivia:

Reference is made to that certain Office Lease by and between GREIT - 525 and 600 B Street, L.P., a Virginia limited partnership ("Landlord"), as successor in interest to Kowa Real Estate California, Inc., a California corporation, as landlord and The City of San Diego ("City"), a municipal corporation, as tenant, dated October 17, 1991 and filed with the Office of the City Clerk, San Diego, California, on November 25, 1991, as Document No. 00-17718 (as amended from time to time, the "Lease"). All capitalized terms used herein and not defined shall have the meaning set forth in the Lease.

Pursuant to the terms of Article 29 of the Lease, Landlord has delivered to the City a Sale Notice as referenced therein. This confirms that the City is not interested in pursuing its Purchase Option at this time and Landlord is free to sell the Building to any other interested third party without any further obligation to Tenant. The City understands that the purchaser of the Building and its lenders will be relying on this letter in connection with the pending acquisition.

Sincerely,

James Barwick
Director, Real Estate Assets Department

Cc: Diane Bartko, Property Agent



Real Estate Assets

1200 Third Avenue, Suite 1700, MS 51A • San Diego, CA 92101-4199
Tel (619) 236-6020 Fax (619) 236-6706



THE CITY OF SAN DIEGO

June 15, 2006

Dear Lessees:

Effective immediately please make a correction to the General Provisions section of your lease outline with the City of San Diego.

Under the NOTICES section there is a paragraph informing lessees where to mail any written notices. This needs to be changed to the following address:

City of San Diego
Real Estate Assets Department
Attention: Real Estate Assets Director
1200 Third Avenue, Suite 1700 (M. S. 51A)
San Diego, CA 92101-9586

Sincerely,

James Barwick
Real Estate Assets Director

KC/cj

I:\WPO\2006L-LESSEES.doc



Real Estate Assets

1200 Third Avenue, Suite 1700, MS 51A • San Diego, CA 92101-4199
Tel (619) 236-6020 Fax (619) 236-6706



RECEIVED
CITY OF SAN DIEGO
06 JUL 17 AM 9:08
REAL ESTATE ASSETS DEPT.

July 14, 2006

Ms. Diane Bartko
City of San Diego
1200 3rd Avenue
Suite 1700 (M.S. 51A)
San Diego, CA 92101

**RE: Tenant Notice Letter, Transfer of Ownership and Management
600 B. Street, San Diego, CA**

Dear Ms. Bartko:

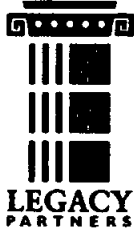
This notice serves as notification that on July 18, 2006, the 600 B. Street property will be sold. The new owner and Management Company will be "Legacy Partners Commercial II SD B. Street." They will provide the destination for the rent payments after the close of escrow.

Please update your files accordingly to include the above information. We thank you in advance for your cooperation and feel free to contact me with any questions regarding this matter at (714) 667-8252.

Sincerely,

Triple Net Properties Realty, Inc.

Alan V. Arch, CPM
Regional Manager



Property
Management

Marketing
Services

Asset
Management

Acquisitions &
Development

Disposition
Services

Design Services

Construction
Management

Financial
Services

July 18, 2006

Ms. Diane Bartko
City of San Diego
1200 3rd Avenue Suite 1700 (M.S. 51A)
San Diego, CA 92101

RE: **600 B Street
San Diego, CA**

Dear Tenant:

Please be advised that, effective July 18, 2006, the above-referenced property has been acquired by **Legacy Partners II SD B Street, LLC**

Legacy Partners Commercial will be the managing agent for the property. I am pleased that I will continue as the Senior Property Manager for the property.

Your Property Management contact numbers will continue to be: 619/230-8881 – Office; 619/230-8887 Fax; after hours emergencies 800-901-7856.

Please note that, starting in August, we will provide you with a monthly invoice for remittance of rental and rental related payments. In the meantime, payment amounts should be made in accordance with your lease and checks should be made payable to Legacy Partners II SD B Street, LLC. and sent per the instructions on the attached document entitled "Remittance Instructions".

* The new Federal Tax ID number: 20-5044724

This letter also serves as notification of a change in Notice Address per your lease agreement. Effective July 18, 2006, the formal notice address is:

Legacy Partners II SD B Street, LLC With a copy to: Legacy Partners II SD B Street, LLC
c/o Legacy Partners Commercial 600 B Street, Suite 2480,
4 Park Plaza, Suite 620 San Diego, CA 92101
Irvine, CA 92614
Attn: Regional Vice President

Legacy Partners Commercial has a long and successful history of managing office properties such as this one and we plan to continue that tradition by providing excellent service and prompt response to all of your requests and needs.

We appreciate the opportunity to serve you. Please feel free to call upon us at any time.

Sincerely,

LEGACY PARTNERS COMMERCIAL, INC.
As Agent and Manager for Owner

Debi Valdivia
Debi Valdivia, Senior Property Manager

Attachments Remittance Instructions
Lender Payment Direction Letter

By Hand Delivery to Premises and
Certified Mail to Legal Notice Address

RECEIVED
CITY OF SAN DIEGO
06 JUL 20 PM 12:10
LEGAL ESTATE ASSETS DEPT.

City/GR

REMITTANCE INSTRUCTIONS
Legacy Partners II SD B Street, LLC
BU - 32172

Please note the following remittance instructions for the above referenced project:

1. EFT (Wire): Bank Name - JP Morgan Chase
ABA #. - 021000021
Acct. Name – Legacy Partners II SD B Street, LLC
Acct. #. - 707675245

EFT (ACH): Bank Name - JP Morgan Chase
ABA #. - 122100024
Acct. Name – Legacy Partners II SD B Street, LLC
Acct. #. - 707675245

2. Lockbox: Legacy Partners II SD B Street, LLC
Dept #2054
PO Box 29675
Phoenix, AZ 85038-9675

3. Overnight: JP Morgan Chase Wholesale Lockbox
Attn: Dept #2054 P.O. Box 29675
1820 E. Sky Harbor Circle South
Phoenix, AZ 85034

If tenants elect to remit payments through EFT - Electronic Funds Transfer, please inform the tenants they may do so via ACH and/or wire and to notify their Property Manager once the transaction is processed. Also, for rent payments sent via EFT, please advise tenants to reference what they are paying for to ensure proper identification and application of payments.

Thank you.

Payment Direction Letter

July 18, 2006

Ms. Diane Bartko
City of San Diego
1200 3rd Avenue Suite 1700 (M.S. 51A)
San Diego, CA 92101

Re: Payment Direction Letter for 600 B Street, San Diego, CA 92101

Dear Tenant:

LEGACY PARTNERS II SD B Street, LLC, the owner of that property located at 600 B Street, San Diego, California 92101 (the "Property"), has mortgaged the Property to Nomura Credit & Capital, Inc. (together with its successors and assigns, the "Lender") and has agreed that all rents due for the Property will be paid directly to a bank selected by the Lender. Therefore, from and after July 18, 2006, all rent to be paid by you under the lease between you and LEGACY PARTNERS II SD B Street, LLC, (the "Lease") should be sent directly to the remittance address on the attached sheet.

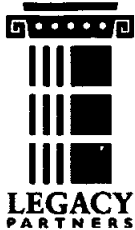
All checks should be made out to "Legacy Partners II SD B Street, LLC".

These payment instructions cannot be withdrawn or modified without the prior written consent of the Lender or its agent (the "Servicer"), or pursuant to a joint written instruction from the Borrower and the Lender or the Servicer. Until you receive written instructions from the Lender or the Servicer, continue to send all rent payments due under the Lease to the remittance address. All rent payments must be delivered to remittance address no later than the day on which such amounts are due under the Lease.

If you have any questions concerning this letter, please contact Debi Valdivia at 619-230-8881. We appreciate your cooperation in this matter.

LEGACY PARTNERS COMMERCIAL, INC.
As Agent and Manager for Owner

By: Debi Valdivia
Debi Valdivia
Senior Property Manager



File: CITY/GREIT 600B

Property
Management

July 26, 2006

Marketing
Services

Via Certified Mail Return Receipt

Asset
Management

Ms. Diane Bartko
City of San Diego
1200 3rd Avenue
Suite 1700 (M.S. 51A)
San Diego, CA 92101

Acquisitions &
Development

Design Services

RE: **Asbestos Notification
600 B Street, San Diego, CA**

Construction
Management

Dear Diane:

Financial
Services

Title 29, Code of Federal Regulations, Section 1910.1001 and 1926.1101 define Presumed Asbestos Containing Material (PACM) as Thermal System Insulation and Surfacing Material found in buildings constructed no later than 1980. The Federal Standard requires the building and/or facility owner to notify contractors, tenants, and building occupants of the presence of Asbestos Containing Material (ACM)/PACM. On behalf of Legacy Partners II SD B Street, LLC (the "Owner"), this notification is being given in reference to 600 B Street, San Diego, CA 92101 (the "Building") to provide the information required under this Legislation in order to help you avoid any unintentional contact with the ACM/PACM, to assure that appropriate precautionary measures are taken before disturbing any ACM/PACM, and to assist you in making appropriate disclosures to your employees and others. Please review this carefully as law further provides that each tenant must transmit the information contained in this letter to their employees, subtenants and vendors. In addition, any contractor or vendor receiving this notice must transmit the information contained in this letter to its employees and subcontractors.

We have recently engaged qualified asbestos consultants to survey the property for asbestos and assist in implementing an asbestos management plan that includes among other things, periodic reinspection and surveillance, training programs for building engineering and other measures to minimize potential fiber releases. A copy of the Asbestos Operations and Maintenance Plan and asbestos survey can be reviewed during business hours at the office where we manage the building which is 600 B Street, Suite 2480, San Diego, CA 92101. This document includes a summary of ACM/PACM found at the Building.

According to the results of various asbestos surveys and inspections of the Buildings, AACM have been identified in the following materials at various locations within the Buildings referenced above:

See Attachment Entitled "Summary of Asbestos-Containing Materials"

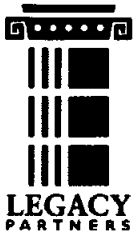
We have no reason to believe, based upon the O&M Plan, that the ACM/PACM in the building is currently in a condition to release asbestos fibers that would pose a significant health hazard to the building's occupants. This should remain so if such ACM/PACM is properly handled and remains undisturbed. We are required by the above-mentioned Legislation to encourage you to contact local or state public agencies if you wish to obtain a better understanding of the potential impacts resulting from exposure to asbestos.

Because any tenant alterations or other work at the property could disturb ACM/PACM and possibly release asbestos fibers into the air, we must require that you obtain our written approval prior to beginning such projects. This includes major alterations, and includes such activities as drilling or boring holes, installing electrical, tele-communications or computer lines, sanding floors, or removing ceiling tiles, or other work that could disturb ACM/PACM. In many cases such activities will not affect ACM/PACM, but you must check with us in advance, just in case, and we may make available such instructions as may be required. Any such work should not be attempted by an individual or contractor who is not qualified to handle ACM/PACM. **In the areas specified in the asbestos operations and maintenance plan you**

600 B Street, Suite 2480, San Diego, CA 92101

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Property
Management

should avoid touching or disturbing the ACM/PACM in any way. If you observe any activity which has the potential to disturb the ACM/PACM, please report the same to the Facility Manager immediately.

Marketing
Services

In connection with the foregoing, we have adopted the following policies (which shall be considered rules under tenant leases and vendor/contractor contracts: (1) the Owner, and representatives of Owner, including, without limitation, the Owner's consultant, are entitled to enter into the premises of the tenant to inspect for ACM/PACM, perform air tests and abatement; (2) any tenant, vendor, contractor, or other party must obtain our prior written approval before performing any alterations on any tenant space, or performing any other work at the property that might disturb ACM/PACM or involve exposure to asbestos fibers as described above.

Asset
Management

Acquisitions &
Development

We have provided you with a second copy of this letter along with a self-addressed stamped envelope so that you may acknowledge receipt as is required by law. Please return your acknowledgment within 10 days. Thank you.

Design Services

Construction
Management

We appreciate your cooperation in this matter and should you require any further information or if you have any questions, please do not hesitate to contact me at (619) 230-8881.

Financial
Services

Sincerely,

Legacy Partners II SD B Street, LLC

By: LEGACY PARTNERS COMMERCIAL, INC.
As Agent and Manager for Owner

Deborah Valdivia /qvp

Deborah Valdivia, RPA, FMA
Senior Property Manager

Receipt is hereby acknowledged:

Signature

Print Name

Date

Attachment

Cc: Tenant or Vendor File
Asbestos O&M Plan
VP, Property Management Services

ASBESTOS OPERATIONS AND MAINTENANCE PROGRAM

APPENDIX A - SUMMARY OF ASBESTOS-CONTAINING MATERIALS

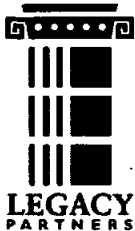
The following is a summary of materials known, presumed, or assumed (suspected) to contain asbestos. Each material must be considered to contain asbestos, and shall be managed as such. In the case of materials identified as presumed or assumed, the AMC may choose to have the materials bulk sampled by a State of California Certified Asbestos Consultant to refute the presumption / assumption.

Asbestos-Containing Materials:

Original Fireproofing	Found to contain up to 10 - 20 percent Chrysotile asbestos and 2 percent Anthophyllite asbestos.
Core Drywall/Wallboard	The joint and finishing compounds associated with original and some subsequent wallboard construction within the Building Core was found to contain from Trace (less than 1%) up to 2 percent Chrysotile asbestos.
Tenant Drywall/Wallboard	The joint and finishing compounds associated with original and some subsequent wallboard construction within the Building tenant space on the 8 th Floor, P1 and P2 Levels was found to contain 2 percent Chrysotile asbestos.
Transite Panel	In the perimeter columns of the building. Assumed to be asbestos containing.
Beige w/White Speckles Floor Tile/Mastic	Floor tile and mastic found to contain up to 2-3 percent Chrysotile asbestos.
White w/Blue Speckles Floor Tile/Mastic	Floor tile found to be None Detected. Mastic found to contain Trace Chrysotile asbestos.

ASBESTOS OPERATIONS AND MAINTENANCE PROGRAM

Beige Floor Tile/Mastic	Floor tile and mastic found to contain up to 3 percent Chrysotile asbestos.
Beige w/Gray Dots Floor Tile/Mastic	Floor tile and mastic found to contain up to 2-3 percent Chrysotile asbestos.
Black Roof Mastic	Found to contain from 3 - 5 percent Chrysotile Asbestos.
Gray Roof Mastic	Found to contain up to 10 percent Chrysotile Asbestos.
Gray Roof HVAC Mastic	Found to contain up to 10 percent Chrysotile Asbestos.
Yellow Roof HVAC Mastic	Found to contain up to 10 percent Chrysotile Asbestos.



January 1, 2007

Property
Management

Marketing
Services

Asset
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Acquisitions &
Development

Design Services

Construction
Management

Financial
Services

Via Certified Mail Return Receipt

Ms. Diane Bartko
City of San Diego
1200 3rd Avenue
Suite 1700 (M.S. 51A)
San Diego, CA 92101

RE: **Asbestos Notification**
600 B Street, San Diego, CA

Dear Ms. Diane Bartko:

Title 29, Code of Federal Regulations, Section 1910.1001 and 1926.1101 define Presumed Asbestos Containing Material (PACM) as Thermal System Insulation and Surfacing Material found in buildings constructed no later than 1980. The Federal Standard requires the building and/or facility owner to notify contractors, tenants, and building occupants of the presence of Asbestos Containing Material (ACM)/PACM. On behalf of Legacy Partners II SD B Street, LLC (the "Owner"), this notification is being given in reference to 600 B Street, San Diego, CA 92101 (the "Building") to provide the information required under this Legislation in order to help you avoid any unintentional contact with the ACM/PACM, to assure that appropriate precautionary measures are taken before disturbing any ACM/PACM, and to assist you in making appropriate disclosures to your employees and others. Please review this carefully as law further provides that each tenant must transmit the information contained in this letter to their employees, subtenants and vendors. In addition, any contractor or vendor receiving this notice must transmit the information contained in this letter to its employees and subcontractors.

We have recently engaged qualified asbestos consultants to survey the property for asbestos and assist in implementing an asbestos management plan that includes among other things, periodic reinspection and surveillance, training programs for building engineering and other measures to minimize potential fiber releases. A copy of the Asbestos Operations and Maintenance Plan and asbestos survey can be reviewed during business hours at the office where we manage the building which is 600 B Street, Suite 2480, San Diego, CA 92101. This document includes a summary of ACM/PACM found at the Building.

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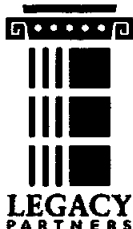
We have no reason to believe, based upon the O&M Plan, that the ACM/PACM in the building is currently in a condition to release asbestos fibers that would pose a significant health hazard to the building's occupants. This should remain so if such ACM/PACM is properly handled and remains undisturbed. We are required by the above-mentioned Legislation to encourage you to contact local or state public agencies if you wish to obtain a better understanding of the potential impacts resulting from exposure to asbestos.

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600 B Street, Suite 2480, San Diego, CA 92101

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In connection with the foregoing, we have adopted the following policies (which shall be considered rules under tenant leases and vendor/contractor contracts: (1) the Owner, and representatives of Owner, including, without limitation, the Owner's consultant, are entitled to enter into the premises of the tenant to inspect for ACM/PACM, perform air tests and abatement; (2) any tenant, vendor, contractor, or other party must obtain our prior written approval before performing any alterations on any tenant space, or performing any other work at the property that might disturb ACM/PACM or involve exposure to asbestos fibers as described above.

We have provided you with a second copy of this letter for your reference so that you may acknowledge receipt as is required by law. Please return your acknowledgment within 10 days. Thank you.

We appreciate your cooperation in this matter and should you require any further information or if you have any questions, please do not hesitate to contact me at (619) 230-8881.

Sincerely,

Legacy Partners II SD B Street, LLC

By: LEGACY PARTNERS COMMERCIAL, INC.
As Agent and Manager for Owner

Deborah Valdivia, RPA, FMA
Senior Property Manager

Receipt is hereby acknowledged:

Signature
Print Name
Date

Attachment

Cc: Tenant or Vendor File
Asbestos O&M Plan
VP, Property Management Services

ASBESTOS OPERATIONS AND MAINTENANCE PROGRAM

APPENDIX A - SUMMARY OF ASBESTOS-CONTAINING MATERIALS

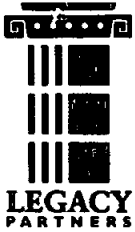
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ASBESTOS OPERATIONS AND MAINTENANCE PROGRAM

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Gray Roof HVAC Mastic	Found to contain up to 10 percent Chrysotile Asbestos.
Yellow Roof HVAC Mastic	Found to contain up to 10 percent Chrysotile Asbestos.



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Design Services

Construction
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Services

RECEIVED
CITY OF SAN DIEGO

07 MAR -5 PM 3:09

REAL ESTATE ASSETS DEPT.

March 1, 2007

Ms. Diane Bartko
Mr. Jim Barwick
City of San Diego
1200 Third Avenue, #1700, MS 51A
San Diego, CA 92101

RE: Proposed release of Third floor
600 B Street, San Diego, CA

Diane and Jim:

Thank you for meeting with us earlier last month regarding the City's exploration of options for the third floor at the above referenced building.

After review with our asset management team, Legacy Partners would be willing to release the City from further obligations on the third floor effective October 1, 2007 with the following conditions:

- The City will relinquish any further rights to tenant improvement refurbishment dollars totaling on account.
- Effective on June 1, 2010, the City's base rent will be adjusted as follows:

June 1, 2010 – May 31, 2011	\$2.28 psf/mo
June 1, 2011 – May 31, 2012	\$2.36 psf/mo
June 1, 2012 – May 31, 2013	\$2.44 psf/mo

- Section 11 "Contraction Rights" of the Fourth Amendment to Office Lease dated March 29, 2000 shall be of no further force and effect.

We would be happy to sit down with you to discuss further as necessary.

Sincerely

LEGACY PARTNERS COMMERCIAL, INC.

Elizabeth A Calder
Regional Vice President

cc: Ted Tapfer, Legacy Partners
Debi Valdivia, Legacy Partners

Mary Lou Houghton - Fwd: Parking Credit Applied to Kiddie Hall outstanding balance

From: Diane Bartko
To: Houghton, Mary Lou
Date: 11/28/2007 9:17 AM
Subject: Fwd: Parking Credit Applied to Kiddie Hall outstanding balance
CC: Moore, Tim

Diane/Mary Lou,

I wanted to advise you that the Sub-Lease and Contract for Knowledge Learning was forwarded to our Regional Vice President for review and execution. I will advise you as soon as we receive the executed copy and approval.

Additionally, I wanted to advise you that since we were asked to switch the billing to Knowledge Learning that the monthly misc. fees have not been paid for over 120 days. We have applied the remaining parking credit consisting of \$2,593.58 to this outstanding balance. However, after the credit application there is still an outstanding balance of \$5,689.33 that is still due. I understand that the City has a contract with Knowledge Learning but it is still the City's responsibility to ensure that the outstanding balances are paid. Please assist us in rectifying this account.

It is Legacy's policy to send 3-day notices on all outstanding past due balances. If I do not receive payment on the outstanding charges by December 3, 2007 I will need to send a 3-day notice. I am sorry, but I have pressure on me to have all account cleared before year end.

Please feel free to call me if you have any questions or need to discuss this with me directly. I will be out of the office today by 2:00 PM but I will be available tomorrow.

Thank you for your assistance regarding this matter.

Debi

Deborah Valdivia
Sr. Property Manager
600 B Street, Suite 2480
San Diego CA, 92101
T: 619.230.8881
F: 619.230.8887

