

Juge Company, Inc.

Design / Construction / Development

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September 15, 2017

Preliminary Budget:

North School Renovation: Hermosa Beach, California

Scope of Work:

1. Health & Safety

- Test & repair fire sprinkler system
- Provide Exterior lighting @ all exterior doors & as required
- Provide emergency lighting in 3 oldest buildings

2. Site Work

- Remove existing Kindergarten Building @ the west end of the site
- Former Kindergarten Area to become new Parking Lot with 48 car capacity
- Remove existing portable classroom
- Provide wheelchair ramps as required
- Repair or replace all damaged or dangerous concrete walks
- Repair or replace concrete walls as required
- Test & repair as required the storm drain system
- Remove & replace all existing interior chain link fencing in new configuration as required
- Replace all guard rails to meet code
- Repair & resurface all existing asphalt play areas & existing parking area to become new expansion to existing play area
- Repair or replace existing irrigation system
- Relocate existing & or provide new playground equipment as required

3. ADA Compliance

- Maintain access to all portions of the plant
- Replace doors, frames & hardware throughout
- Add compliant Restrooms to Food Service/Cafeteria Building if required
- See 2. Site Work for all exterior upgrades
- Provide accessible drinking fountains as required

4. Buildings

- Repair any damage items
- Replace entire window system with energy efficient system through out
- Patch & repair stucco on all main buildings as required
- Paint entire exterior of 3 main buildings
- Power wash exterior brick @ existing east building
- Remove all unnecessary wiring & conceal surface mounted conduits etc. as required
- Patch all interior plaster in all buildings
- Repair or replace all damaged doors, frames, trim, cabinets etc. as required

Buildings Continued

- Paint interiors of all buildings complete including all millwork, casings & cabinets
- Provide new T-Bar ceilings in 3 Main Buildings
- Provide new acoustical tile on ceilings of East Classroom Building
- Re-finish the hardwood floors in the Main Building & West Building
- Provide new flooring in the Food Service/Cafeteria Building & the East Classroom Building
- Provide new chalk, tack & white boards in all classrooms
- Replace all light fixtures with energy efficient LED fixtures interior & exterior

5. Restrooms

- Replace all plumbing fixtures
- Repair or replace counters
- Repair damaged tile
- Sanitize & clean all surfaces
- Paint all paintable surfaces

6. Infrastructure

- Repair & upgrade existing Electrical system as required
- Add electrical outlets etc. as required
- Provide new Security system if required
- Provide communication wiring as required
- Provide intercom as required

7. New Classroom & Administration Building

- Construct new +/-3,200 sq. ft. building just north of existing East Classroom Building, separate building or addition
- Building to house additional classroom, learning center & administration offices
- Building to be 1-story & fully accessible

Preliminary Budget:

The preliminary budget for the work as stated including professional fees:
\$ 6,160,000.00 (Six million, one hundred sixty thousand dollars)

Please contact us if you have any questions or comments.

Thank you,

John V. Juge, Jr.
Juge Company, Inc.