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BUDGETS

Qualifications for the Budget

Budgets are just that, budgets. There are many circumstances during the budget process that we do not have enough information on to provide an accurate budget. Please use all budgets given with caution as many things can change from concept to final plans and tenant scheduling.

The more information we have the better your budget will be!

Please provide the following:

1. Engineer report or due diligence report.
2. Leasing plan with dimensions (see end to see sample).
3. Full contact information.
4. SEL or SUL below 20%? Life safety only?
5. Schedule? Accelerated?
6. What is status of ADA? Does the city enforce the code required 20% to 100%?
7. Existing soils report or new needed?

Buyer/Owner Questions

1. Budget due date.
2. Occupied? Night work? Weekend work?
3. Building square footage (total)? Office area sq. Ft.?
4. Asbestos/Lead testing? Provide report.
5. Roof membrane- When is the roof scheduled for a re-roof?
6. MEP (Mechanical, Electric, Plumbing, other lines) by others (unless listed).
7. Architectural work by others (unless listed).
8. Who is moving into the building? A public use building requires a lot more work (restaurant, government offices, church and anytime the "Public" is in the building).

Engineer Questions

What type of building is it- Tilt-up, non-ductile, red brick, wood framed, panelized, panelized with TSG's, panelized with trusses, metal roof, conventional framed?

1. Is roof nailing a requirement? Will the building be reroofed with a tear-off or overlay?

2. Accelerations-Ground Motion- Is the building located in an area that has higher than normal accelerations or an AP zone? Greater than 0.50g [(Alquist Priolo zone. Means a known fault and may mean the building is built over or near (within 1/4 mile of a fault). AP zones were mapped and continue to be mapped since 1985].

3. Please list all items that are incorporated into the proposed design.

- A. Roof to wall connections
- B. Continuity ties
- C. Re-entrant corners
- D. Drag lines
- E. Roof nailing or plywood overlay
- F. Concrete footings
- G. Micro piles/Helical anchors
- H. Steel frames
- I. Gunite
- J. FRP
- K. Interior shear walls. Anchors both sides?

4. Condensation- a. Vent remove foil b. 2x4 ledgering c. Purlin hangers and GLB hinge connections damaged?

5. Special detailing or other considerations.

Budget Information

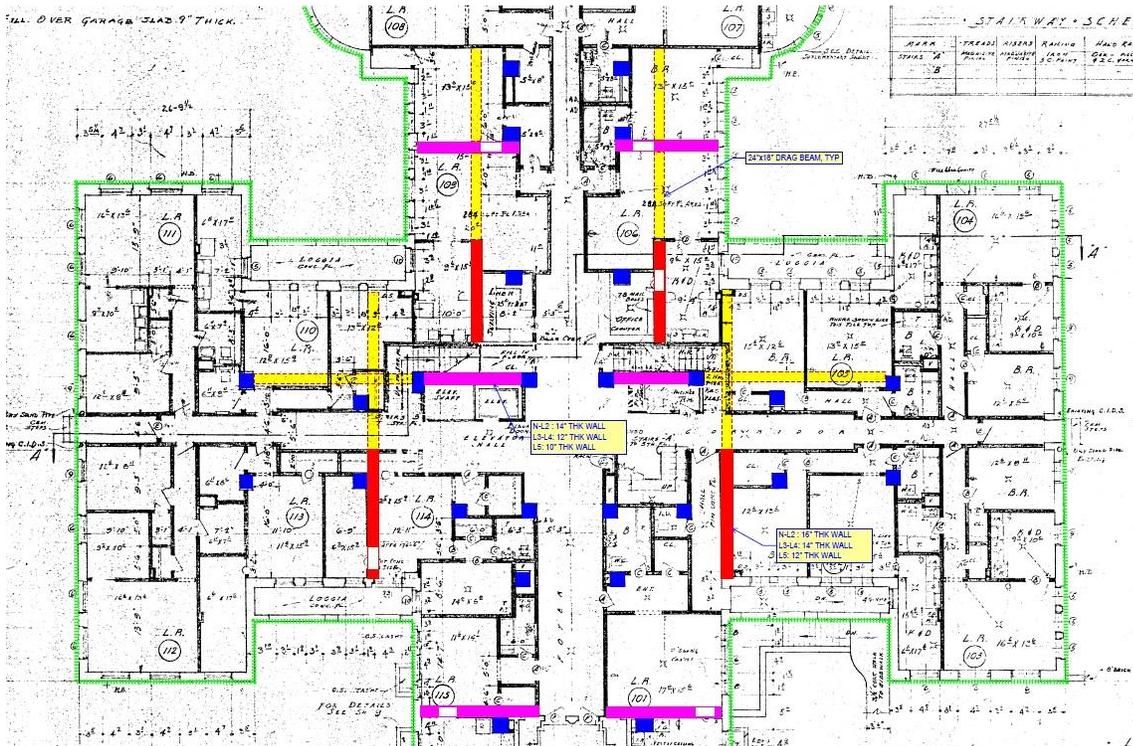
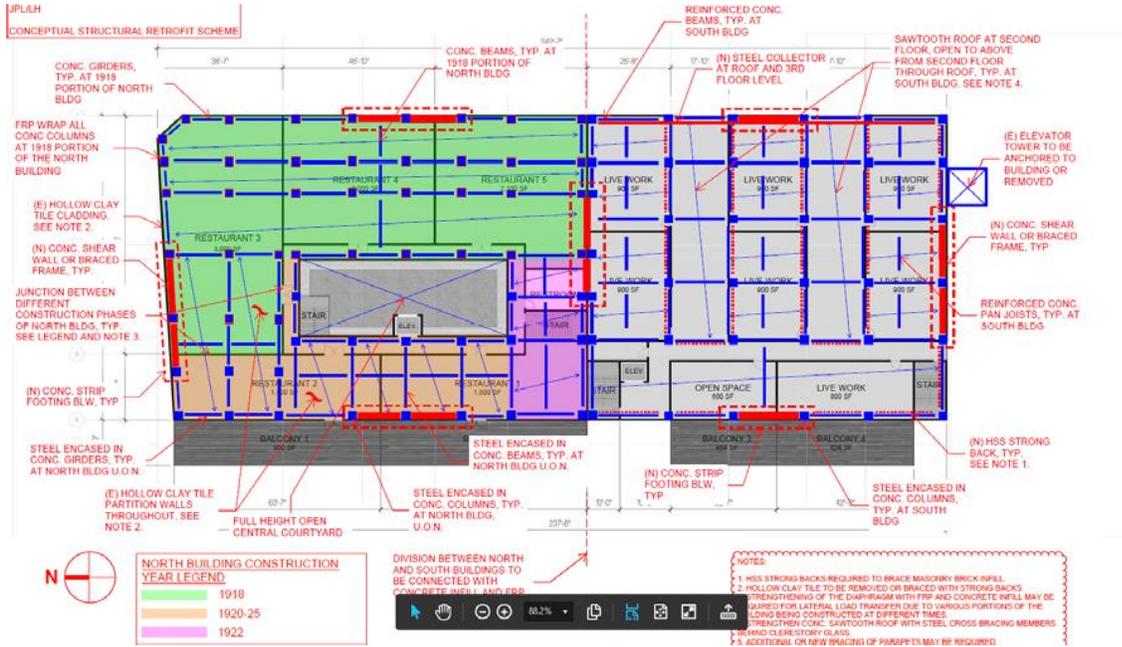
Property Address

Pictures of area affected

1. Existing Structural Plans (S- pages).
2. Property Assessment (seismic if possible) report.
3. Floor plan of building (Leasing plan).
4. Pictures of the inside of the building (roof, ceiling).
5. Amount of Office space.
6. Type of building-Concrete Tilt-up, URM, Red Brick, Hollow Clay tile, etc.
7. Use of building: Warehouse, office, retail, government.

Non-Ductile Concrete

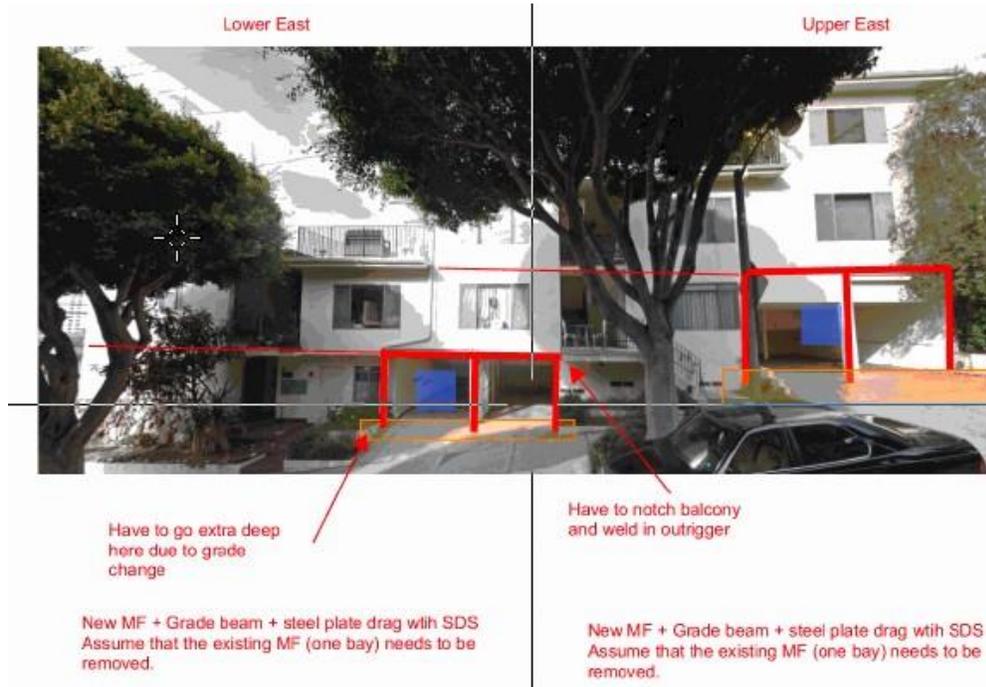
Usually supplied with a report and some modeling by the engineer.



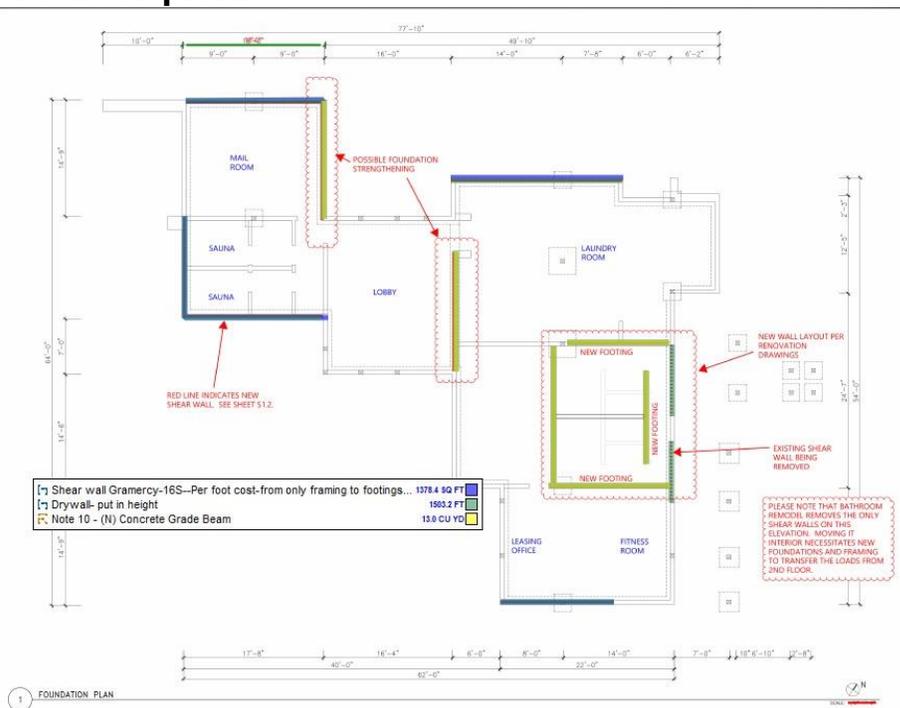
Apartment Budget

Engineer tells us at least a concept.

Elevation with notes:



Or a floor plan:



If possible, supply the following:

1. Existing Structural Plans (S- pages)
2. Property Assessment (seismic if possible) report.
3. Floor plan of building (Leasing plan).
4. Pictures of the inside of the building (roof, ceiling).
5. Amount of Office space.
6. Type of building
7. Vacant/Occupied Will be vacant?
8. How the work will be scheduled-Regular hours, Nights, Weekends, Off-Hours or a combination.

Tuck Under parking projects:

1. **Property Address**
2. Pictures
3. How many parking spaces?
4. Are they in line on level surface (not sloped)?
5. New columns ok next to existing, or do they need to go behind existing or do the existing need to be removed and replaced?
6. Collectors; can they be below existing framing or are there already existing beams that will work?
7. Any fire ratings/separations to worry about?

When we are asked to provide a budget there are many items that we must take into consideration.

What is the budget being used for?

Is it for preliminary pricing, for a loan or just conceptual budget for future planning purposes? If the client can tell us if they want the budget conservative, as close as possible or low. If it is for a loan you probably want it "conservative". "As close as possible" could put the budget to low compared to the actual bid. "Low" means you run a higher risk that the budget will not cover the actual bid. **Problem here is you do not want to kill the deal with unrealistic numbers.**

How much information do we have to make an accurate budget?

The more information and time we have, the more accurate the budget.

Is the client going to realize that this is just a budget?

At this stage it is just a budget and not a bid. It makes no sense to give a low budget to LOOK good if the final BID numbers are higher and risk the whole project due to overruns.

I have had the experience that a client calls back and says that your budget was high so we went with someone else. This is so frustrating because we were conservative so the cost of the actual bid would be lower than the original budget.

Please give us a chance to bid the project after the plans have been approved.

We have spent valuable resources including time and manpower to prepare a budget.
We only ask that we have a chance to bid the project when the plans are approved.

**Sincerely,
The Saunders Construction Team**