

Mission Development

825 Pacific Ave. Cayucos, CA 93430
805-995-0800

March 20, 2006

Mr. Michael Murray
Tom Turner & Associates, Inc.
27121 Atascadero Creek Road, Suite 140
Shandon, CA 93656

Re: Proposal for Motel, Three Buildings. Our bid proposal # 2006-164.

Dear Mike:

The following is our revised proposal for the installation of three buildings for the Trappen Motel. Our proposal is based on the plans dated 3/4/06. Plans: T-1, Grading Plans 1 and 2, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, S1.1, S1.2, S-3.1, S-4.1, S4.2, S-5.1, E-0.0, E-1.0, E-2.0. We have bid the project without benefit of a soils report. We have included the additional costs for 6" of concrete slab in lieu of 4" and included the cost of a pump for the footings per our job meeting of 6/11/02.

Please note: Based on the grading plan and asphalt and base section we have included footing depths per minimum required depth below rough grade and modular block depth.

Assumptions of General Conditions:

Mission Development (MD) proposes to complete the work described below. The schedule of work shall be completed no later than 10 weeks from the time of issuance of the deposit to the Cabinet Subcontractor from MD. The payment schedule is 3 invoices; one check for deposit as already issued. One invoice upon delivery of cabinetry. One invoice upon completion. the last two invoices will be the balance of contract divided in two equal payments. MD will provide conditional progress and unconditional final releases, as required by client's legal staff.

The Proposal is based on the following:

No rock or bedrock encountered during trenching.

All on site dirt is acceptable for recompaction.

All existing underground utilities, particularly water lines are of sufficient depth or are clearly marked to avoid damage.

Owner to inspect and approve proposed location of new structures and equipment used to place structures prior to any installation or set up.

Owner to have representative on site to approve any and all trenching on site for concrete or utilities.

Contractor will not be responsible for any damaged subterranean pipes, conduits or other utilities or structures.

Costs may be modified pending review of soils reports.

Delivery of structure assumed to be delivered and ready for off loading within 1 hour of arrival time. Sstanding time for crews and equipment will be charged on a time plus 20% basis.

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No other item or task is included in this proposal other than what is listed above.

Mechanical, electrical, plumbing, low voltage or any other trade not expressly noted above is excluded from this proposal.

Any work associated with other trades or tasks not noted in this proposal including but not limited to cutting, coring, trenching, compacting, setting equipment in place, delivering or relocating material, is not part of this proposal.

This preliminary cost estimate does not include any special needs.

Plumbing in the tenant spaces are not included.

Medical requirements such as gases, X-ray shielding, control wiring are not included.

Floor finishes and base are not included.

Casework such as cabinets, counters, desks etc. are not included.

Any work outside the building envelope is not included.

Telephone, security and other low voltage installations are not included

MD is aware of possible additions to the scope of work. These items include installation of a spa in the rear yard, rebuilding rooftop deck, trouble shooting water intrusion issues, removal of spa in master bathroom and upgrading HVAC equipment. Once plans are generated and the estimated budget revised to reflect the drawings including structural concerns, owner can determine how the scope of work may be expanded.

Exclusions:

Permits and procuring permits of any kind; Engineering and plans; Deputy inspections and testing; Soils inspections; Engineering observations; Survey, staking and cut sheets; Security of property; Providing of water, electric power, and portable toilet service; Barricades and traffic control; Rough grading and excavations; Removal of dirt spoils off-site; OSHA grading requirements; Shoring of excavations; Compaction and backfill; Waterproofing; Providing of templates and template bolts; framing hardware; Overtime, night work or weekend work; More than one mobilization; Drain work, frames and grates or sump pumps; Excavations into hardpan, bedrock or buried obstructions; Management of Underground Alert; Damage to underground pipes or utilities not clearly marked; Off-site work; Driveway work; Providing of special inspections; Providing of arborist; Vapor mitigation products, Decorative Ardex or floor leveling of any kind; Work above first floor of any kind; Pre-cast concrete of any kind.

Terms:

Percent complete monthly, 5% retention, or 10% retention due 30 days after completion of our phase of work.

Thank you for the opportunity to bid your project. Please contact us if you have any questions concerning our proposal.

Sincerely,

Rhonda Cooper

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1020.000	Contingency	6,930.00
1000.000	GENERAL REQUIREMENTS	2,117.69
1510.000	Temp. Utilities	3,915.80
2000.000	SITE WORK	208,821.57
2900.000	Landscaping	13,599.29
2300.000	Excavation/Export/Fill	7,095.33
3100.000	Foundation Formwork	28,441.15
3200.000	Foundation Reinforcement	32,637.85
3300.000	Foundation Cast-in-Place	241,902.57
3340.000	Slab Prep	5,267.60
3350.000	Slab Cast-in-Place	4,728.89
6700.000	Rough Hardware	3,936.01
6100.000	Rough Framing	868.47
6110.000	Sub-Floor Framing	214,362.24
6120.000	Wall Framing	69,859.99
6130.000	Roof Framing	76,509.79
6150.000	Siding & Exterior Trim	3,058.10
6200.000	Finish Carpentry	85,390.85
6700.000	Rough Hardware	3,936.01
8100.000	Metal Doors & Frames	43,134.23
8300.000	Special Doors	3,105.96
8500.000	Windows	35,580.63
8700.000	Hardware-Door & Window	1,662.59
9680.000	Carpet	154,876.73
7200.000	Insulation	21,872.08
7300.000	Roofing	55,440.23
6200.000	Finish Carpentry	85,390.85
9100.000	Stucco	139,403.88
9250.000	Gypsum Board	69,182.88
9300.000	Ceramic Tile	27,275.21
9680.000	Carpet	154,876.73
9900.000	Painting	52,057.72
15100.000	Plumbing	131,526.57
15700.000	HVAC	94,727.90
16100.000	Electrical Wiring	131,464.78

Bid Total: 1,970,754.58

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Liability Insurance

Use Tax

Bonding

Payroll Summary:
Subcontract Summary:
Bid Summary:

Tax Summary:

Limit 1: 5,000.00
Limit 2: 13,125.00
Limit 3: 15,059.08

Total Liability Insurance

Total Use Tax:

Total Bonding: 33,184.08

Bid Total: \$2,003,938.66