



Section 8

Proposal Costs Sheet & Rates

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Bagdouma Wellness Hub Coachella, CA

Project #: B126072

No.	Description		Subtotal Cost (\$)			Remarks	
			Total Cost / sf	Phase 1	Phase 2		Total
03	Phase 1	4,000 sf	\$349.47	\$1,397,882	\$0	\$1,397,882	
04	Phase 2	1,500 sf	\$1,313.56	\$0	\$1,970,342	\$1,970,342	
Total	Lease Space	5,500 sf	\$612.40	\$1,397,882	\$1,970,342	\$3,368,224	
	Preconstruction	6.00 mnth		\$18,000	\$18,000	\$36,000	3 month/phase
	General Conditions Phase 1	24.00 wks		\$224,664	\$0	\$224,664	Phase 1
	General Conditions Phase 2	26.00 wks		\$0	\$243,386	\$243,386	Phase 2
	Insurances	1.00 ls		\$24,106	\$33,978	\$58,084	
	Builder's Risk Insurance	0.65 %		\$10,603	\$14,945	\$25,547	
	Subguard Insurance	0.00 %		\$0	\$0	\$0	
	Escalation	3.00 %		\$49,253	\$69,424	\$118,677	
	Gross Receipt Tax	0.00 %		\$0	\$0	\$0	
	Administration	1.00 %		\$16,910	\$23,835	\$40,746	
	Contractor's Fee	5.00 %		\$85,397	\$120,369	\$205,766	
Total	Mark-ups	5,500 sf	\$173.25	\$428,934	\$523,937	\$952,871	
Total	Construction Costs	5,500 sf	\$785.65	\$1,826,816	\$2,494,279	\$4,321,095	
	Architectural & Engineering Fee	1.00 ls		\$177,000	\$232,000	\$409,000	
	Plan Check and Permit Fee	0.00 \$/sf		\$0	\$0	\$0	
	Contingency	4.00 %		\$73,073	\$78,814	\$151,886	
	Architectural Reimbursibles	1.00 ls		\$7,500	\$7,500	\$15,000	
Total	Design Fees & Contingency	5,500 sf	\$104.71	\$257,573	\$318,314	\$575,886	
Total	Project Cost (Base Bid)	5,500 sf	\$890.36	\$2,084,389	\$2,812,592	\$4,896,981	

Bagdouma Wellness Hub Coachella, CA

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Exclusions:

- 1 City deposits and fees for recycling program
- 2 Strapping existing conduit/boxes above ceiling.
- 3 Strapping or removing existing low voltage cables.
- 4 Bring existing ceiling up to code.
- 5 Off-hours.
- 6 Low voltage
- 7 Furniture and Furniture partition
- 8 All governmental fees which include, but is not limited to: building permit fees, demolition permit fees, plan check fees, processing fees, OSHA permit fees, city deposits/fees for recycling program and inspection fees.
- 9 Remove and relocate furniture
- 10 Property Management Fee
- 11 Keying
- 12 Paint touch up by owner vendors
- 13 Repair window coverings
- 14 Inspection for or removal of asbestos or other hazardous materials.
- 15 Moisture testing and treatment.
- 16 Builder's Risk Insurance and/or deductibles are excluded. Owner's Builders Risk policy to include: all water damage, any water intrusion, and flood. Bergman Build and all tiers of subcontractors are additional insured and loss payee
- 17 Liquidated Damages or Consequential Damages
- 18 Fund Control. If required, please add 3% to contract total.
- 19 Deputy Inspections
- 20 Testing & Inspection Fees
- 21 Lanscaping, per RFI responses
- 22 Access Controls

Qualifications:

- 1 Work is qualified as regular hours work.
- 2 If actual moisture test result will exceed flooring manufacturer requirements, an allowance of \$5.00/sf will be added to our contract price.
- 3 Bergman Build Unconditional Releases will be provided with the next bill after payment, Subcontractor and Vendor Unconditional Release shall be provided sixty days after receipt of payment from Owner.
- 4 Lead times are subject to change that are beyond the control of Bergman Build including but not limited to, acts of God, weather, work strikes, work shutdowns, government orders and/or directives, national health crisis, and COVID-19.
- 5 Inspections and permits subject to delays that are beyond the control of Bergman Build including but not limited to, acts of God, weather, work strikes, work shutdowns, government orders and/or directives, national health crisis and COVID-
- 6 Pricing includes new roof tiles at the building addition, may not match existing building.
- 7 Exposed ceiling throughout at new building addition, no ceiling system.
- 8 Bergman assumes there is enough power for EV chargers and new building addition.

References:

RFP package provided by The City of Coachella and Addendum 1 dated April 6, 2026.

Bagdouma Wellness Hub Coachella, CA

Project #: B126072

No.	Trade Summary			Subtotal Cost (\$)			Remarks	
				Total Cost / sf	Phase 1	Phase 2		Total
01-0001	General Requirements	5,500	sf	\$34.38	\$86,200	\$102,900	\$189,100	
02-4112	Surveying	5,500	sf	\$5.18	\$7,500	\$21,000	\$28,500	
02-4113	Selective Demolition	5,500	sf	\$16.60	\$72,786	\$18,500	\$91,286	
03-3000	Cast-In-Place Concrete	5,500	sf	\$66.17	\$119,940	\$244,000	\$363,940	
04-2000	Masonry	5,500	sf	\$22.15	\$0	\$121,800	\$121,800	
05-1200	Structural Steel Framing	5,500	sf	\$35.50	\$0	\$195,263	\$195,263	
06-1000	Rough Carpentry	5,500	sf	\$10.91	\$0	\$60,005	\$60,005	
06-2000	Finish Carpentry	5,500	sf	\$10.91	\$60,000	\$0	\$60,000	
07-1000	Waterproofing	5,500	sf	\$6.55	\$7,500	\$28,500	\$36,000	
07-2100	Insulation	5,500	sf	\$2.09	\$2,500	\$9,000	\$11,500	
07-4000	Roofing	5,500	sf	\$17.49	\$15,000	\$81,200	\$96,200	
07-6000	Flashing / Sheetmetal	5,500	sf	\$9.30	\$6,500	\$44,625	\$51,125	
08-1000	Doors, Frames & Hardware	5,500	sf	\$5.31	\$8,000	\$21,200	\$29,200	
08-8000	Glass & Glazing	5,500	sf	\$10.31	\$0	\$56,700	\$56,700	
09-2000	Plaster	5,500	sf	\$18.44	\$11,400	\$90,000	\$101,400	
09-2200	Drywall	5,500	sf	\$43.50	\$114,091	\$125,150	\$239,242	
09-3000	Ceramic Tile	5,500	sf	\$4.73	\$26,010	\$0	\$26,010	
09-5100	Acoustical Ceiling	5,500	sf	\$2.82	\$15,500	\$0	\$15,500	
09-6500	Resilient Flooring & Carpet	5,500	sf	\$32.42	\$67,294	\$110,990	\$178,284	
09-9000	Painting & Wall Covering	5,500	sf	\$12.86	\$31,055	\$39,675	\$70,730	
10-1400	Signs	5,500	sf	\$0.73	\$1,500	\$2,500	\$4,000	
10-2100	Toilet Compartments & Accessories	5,500	sf	\$4.87	\$26,800	\$0	\$26,800	
10-2200	Operable Partitions	5,500	sf	\$12.73	\$0	\$70,000	\$70,000	
10-4400	Fire Extinguisher	5,500	sf	\$0.18	\$500	\$500	\$1,000	
11-4000	Food Service Equipment	5,500	sf	\$14.00	\$77,006	\$0	\$77,006	
21-0001	Fire Sprinkler Systems	5,500	sf	\$33.09	\$134,000	\$48,000	\$182,000	
22-0001	Plumbing	5,500	sf	\$21.42	\$47,800	\$70,000	\$117,800	
23-0001	HVAC	5,500	sf	\$34.15	\$76,500	\$111,300	\$187,800	
26-0001	Electrical	5,500	sf	\$97.55	\$338,000	\$198,500	\$536,500	
28-4600	Fire Alarm Systems	5,500	sf	\$11.91	\$28,000	\$37,500	\$65,500	
31-0001	Earthwork	5,500	sf	\$10.46	\$10,000	\$47,533	\$57,533	
31-2500	Erosion Control	5,500	sf	\$3.91	\$6,500	\$15,000	\$21,500	
Total		5,500	sf	\$612.59	\$1,397,882	\$1,971,342	\$3,369,224	

Bagdouma Wellness Hub Coachella, CA Detail

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Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Basic Space

General Requirements

Phase 1

Blue prints	20 sets	\$45.00	\$900	\$0	\$900
Cleanup labor	960 hr	\$45.00	\$43,200	\$0	\$43,200
Protection	1 ls	\$12,000	\$12,000	\$0	\$12,000
Final clean-up	4,000 sf	\$1.00	\$4,000	\$0	\$4,000
Trash haul service	24 ea	\$900	\$21,600	\$0	\$21,600
Temporary Toilets	1 ls	\$4,500	\$4,500	\$0	\$4,500

Phase 2

Blue prints	20 sets	\$45.00	\$0	\$900	\$900
Cleanup labor	1040 hr	\$45.00	\$0	\$46,800	\$46,800
Protection	1 ls	\$20,000	\$0	\$20,000	\$20,000
Final clean-up	1,500 sf	\$1.20	\$0	\$1,800	\$1,800
Trash haul service	26 ea	\$900	\$0	\$23,400	\$23,400
Temporary Toilets	1 ls	\$5,000	\$0	\$5,000	\$5,000
Temp Fencing	250 lf	\$20.00	\$0	\$5,000	\$5,000

Subtotal	sf	\$47.28	\$86,200	\$102,900	\$189,100
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Surveying

Phase 1

Surveying ADA sidewalk	1 ls	\$7,500	\$7,500	\$0	\$7,500
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Phase 2

Surveying	1,500 sf	\$14.00	\$0	\$21,000	\$21,000
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Subtotal	sf	\$7.13	\$7,500	\$21,000	\$28,500
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Demolition

Phase 1

Remove flooring	3,214 sf	\$2.00	\$6,428	\$0	\$6,428
Machine Scrape adhesive	3,214 sf	\$1.00	\$3,214	\$0	\$3,214
Remove tile	786 sf	\$4.00	\$3,144	\$0	\$3,144
Remove ceiling	4,000 sf	\$2.00	\$8,000	\$0	\$8,000
Remove interior lighting	4,000 sf	\$2.00	\$8,000		\$8,000
Remove reception desk	1 ea	\$3,500	\$3,500	\$0	\$3,500
Disposal of kitchen equipment	1 ea	\$6,500	\$6,500	\$0	\$6,500
Remove roof system	1 ls	\$5,000	\$5,000	\$0	\$5,000
Remove parapet wall edge	1 ls	\$4,500	\$4,500	\$0	\$4,500
Demo existing closet and entry walls	1 ls	\$2,500	\$2,500	\$0	\$2,500

Remove and dispose of cabinetry in kitchen	1 ls	\$6,000	\$6,000	\$0	\$6,000
Ceiling removal for fire sprinkler piping	1 ls	\$4,000	\$4,000	\$0	\$4,000
Misc Removal	4,000 sf	\$3.00	\$12,000	\$0	\$12,000

Bagdouma Wellness Hub Coachella, CA Detail

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Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Phase 2

<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Patio demolition</div> </div>	1 ea	\$12,000		\$0	\$12,000	\$12,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Misc Removal</div> </div>	1 ea	\$6,500		\$0	\$6,500	\$6,500	
Subtotal	sf	\$22.82		\$72,786	\$18,500	\$91,286	

Cast-In-Place Concrete

Phase 1

<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Exterior footing edge, excavate under footing</div> </div>	80 hr	\$94.00		\$7,520	\$0	\$7,520	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Footing concrete pour, repair cut bottom</div> </div>	1 ea	\$9,000		\$9,000	\$0	\$9,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Back fill</div> </div>	24 hr	\$80.00		\$1,920	\$0	\$1,920	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Exterior footing edge, excavate under footing</div> </div>	1 ea	\$6,500		\$6,500	\$0	\$6,500	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Sawcut, break and remove for fire riser</div> </div>	1 ea	\$3,000		\$3,000	\$0	\$3,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Pour back slab for fire riser</div> </div>	1 ea	\$55,000		\$55,000	\$0	\$55,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">ADA ramp removal</div> </div>	1 ea	\$4,500		\$4,500	\$0	\$4,500	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">ADA ramp sidewalk grading</div> </div>	1 ea	\$4,000		\$4,000	\$0	\$4,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">ADA ramp sidewalk form work</div> </div>	1 ea	\$3,500		\$3,500	\$0	\$3,500	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">ADA ramp sidewalk-4" thick</div> </div>	1 ea	\$25,000		\$25,000	\$0	\$25,000	

Phase 2

<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">SOG-8" thick</div> </div>	1,500 sf	\$80.00		\$0	\$120,000	\$120,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Building addition footing</div> </div>	1 ea	\$48,000		\$0	\$48,000	\$48,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Patio shade concrete footings</div> </div>	4 ea	\$9,500		\$0	\$38,000	\$38,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Concrete ping pong</div> </div>	1 ea	\$20,000		\$0	\$20,000	\$20,000	
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Deputy Inspection</div> </div>	12 ea	\$1,500.00		\$0	\$18,000	\$18,000	
Subtotal	sf	\$90.99		\$119,940	\$244,000	\$363,940	

Masonry

Phase 2

<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Masonry</div> </div>	2,175 sf	\$56.00		\$0	\$121,800	\$121,800	
Subtotal	sf	\$30.45		\$0	\$121,800	\$121,800	

Structural Steel

Phase 2

<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 5px;">📁</div> <div style="flex-grow: 1;">Structural Steel</div> </div>	1 ls	\$195,263		\$0	\$195,263	\$195,263	
Subtotal	sf	\$48.82		\$0	\$195,263	\$195,263	

Bagdouma Wellness Hub Coachella, CA Detail

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Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Rough Carpentry

Phase 2

📁 Barricade at building opening	1 ls		\$15,000	\$0	\$15,000	\$15,000	
📁 Rough Carpentry	1 ls		\$45,005	\$0	\$45,005	\$45,005	
Subtotal		sf	\$15.00	\$0	\$60,005	\$60,005	

Finish Carpentry

📁 Reception Desk	1 ls		\$25,000	\$25,000	\$0	\$25,000	
📁 Millwork casework at Kitchen	1 ls		\$35,000	\$35,000	\$0	\$35,000	
Subtotal		sf	\$15.00	\$60,000	\$0	\$60,000	

Waterproofing

Phase 1

📁 Misc. waterproofing	1 ls		\$7,500	\$7,500	\$0	\$7,500	
Phase 2							
📁 Waterproofing	1,500 sf		\$19.00	\$0	\$28,500	\$28,500	
Subtotal		sf	\$9.00	\$7,500	\$28,500	\$36,000	

Building Insulation & Fireproofing

Phase 1

📁 Misc insulation replacement	1 ls		\$2,500	\$2,500	\$0	\$2,500	
Phase 2							
📁 Insulation in Walls, Ceilings	1,500 sf		\$6.00	\$0	\$9,000	\$9,000	
Subtotal		sf	\$2.88	\$2,500	\$9,000	\$11,500	

Roofing

Phase 1

📁 Roof patching	1 ls		\$15,000	\$15,000	\$0	\$15,000	
Phase 1							
📁 Tie-in to existing	1 ls		\$8,500	\$0	\$8,500	\$8,500	
📁 1/4" dens deck	650 sf		\$30	\$0	\$19,500	\$19,500	
📁 Walking pads	1 ls		\$10,000	\$0	\$10,000	\$10,000	
📁 Clay tiles	1,200 sf		\$36.00	\$0	\$43,200	\$43,200	
Subtotal		sf	\$24.05	\$15,000	\$81,200	\$96,200	

Bagdouma Wellness Hub Coachella, CA Detail

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Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Flashing/Sheet Metal

Phase 1

✎ Flashing/Sheet Metal	1 ea	\$6,500	\$6,500	\$0	\$6,500
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Phase 2

✎ Vertical Expansion	75 lf	\$325.00	\$0	\$24,375	\$24,375
✎ Coping	150 lf	\$80.00	\$0	\$12,000	\$12,000
✎ Flashing/Sheet Metal AC	2 ea	\$2,500	\$0	\$5,000	\$5,000
✎ Flashing/Sheet Metal penetrations	5 ea	\$650.00	\$0	\$3,250	\$3,250

Subtotal	sf	\$12.78	\$6,500	\$44,625	\$51,125
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Doors / Frames / Hardware

Phase 1

✎ Door rework/upgrades	4 ea	\$2,000	\$8,000	\$0	\$8,000
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Phase 2

✎ Door, frame and Hardware	4 ea	\$3,200	\$0	\$12,800	\$12,800
✎ HM Door, frame and Hardware	2 ea	\$4,200	\$0	\$8,400	\$8,400

Subtotal	sf	\$7.30	\$8,000	\$21,200	\$29,200
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Glass & Glazing

Phase 2

✎ Exterior glass	180 sf	\$165.00	\$0	\$29,700	\$29,700
✎ Storefront frames	180 sf	\$150.00	\$0	\$27,000	\$27,000

Subtotal	sf	\$14.18	\$0	\$56,700	\$56,700
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Plaster

Phase 1

✎ Misc caulking and touch up to existing exterior	120 hr	\$95.00	\$11,400	\$0	\$11,400
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Phase 2

✎ Plaster	1 ea	\$90,000	\$0	\$90,000	\$90,000
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Subtotal	sf	\$25.35	\$11,400	\$90,000	\$101,400
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Metal Stud - Drywall

Phase 1

✎ Skim existing walls	600 hr	\$98	\$58,800	\$0	\$58,800
✎ Electrical patching	80 ea	\$300	\$24,000	\$0	\$24,000
✎ Misc backing/patch back	1 ls	\$15,000	\$15,000	\$0	\$15,000
✎ Misc touch up	80 hr	\$98	\$7,840	\$0	\$7,840
✎ Stock & clean-up	1 ls	\$8,451	\$8,451	\$0	\$8,451

Bagdouma Wellness Hub Coachella, CA Detail

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Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Phase 2

✎ Furred Walls -6" above ceiling	114 lf	\$160.00	\$0	\$18,240	\$18,240	
✎ Door frames	4 ea	\$450.00	\$0	\$1,800	\$1,800	
✎ Backing	1 ls	\$12,000	\$0	\$12,000	\$12,000	
✎ Electrical patching	1 ls	\$15,000	\$0	\$15,000	\$15,000	
✎ Column furring	1 ls	\$10,000	\$0	\$10,000	\$10,000	
✎ Operable partition soffit	80 lf	\$250.00	\$0	\$20,000	\$20,000	
✎ Scar patches	2 ea	\$500	\$0	\$1,000	\$1,000	
✎ Roof framing	1 ls	\$30,000	\$0	\$30,000	\$30,000	
✎ Misc touch up	80 hr	\$98	\$0	\$7,840	\$7,840	
✎ Stock & clean-up	1 ea	\$9,270	\$0	\$9,270	\$9,270	
Subtotal	sf	\$59.81	\$114,091	\$125,150	\$239,242	

Ceramic Tile

Phase 1

✎ Porcelain Tile in Floors	385 sf	\$30.00	\$11,544	\$0	\$11,544	
✎ Porcelain Tile in Walls, 48" AFF, Wet Wall Only	250 sf	\$35.00	\$8,736	\$0	\$8,736	
✎ Antifracture membrane	634 sf	\$6.00	\$3,806	\$0	\$3,806	
✎ Sealer	385 sf	\$5.00	\$1,924	\$0	\$1,924	
Subtotal	sf	\$6.50	\$26,010	\$0	\$26,010	

Acoustical Treatment

Phase 1

✎ Acoustical Ceiling Grid & Tile	1,000 sf	\$8.00	\$8,000	\$0	\$8,000	
✎ Kitchen Acoustical Ceiling Grid & Tile-clean grade	300 sf	\$25.00	\$7,500	\$0	\$7,500	
Subtotal	sf	\$3.88	\$15,500	\$0	\$15,500	

Flooring

✎ Minor floor prep	3,615 sf	\$3.00	\$10,846	\$0	\$10,846	
✎ Flooring	3,615 sf	\$15.00	\$54,228	\$0	\$54,228	
✎ Rubber base	740 lf	\$3.00	\$2,220	\$0	\$2,220	
Phase 2						
✎ Wood flooring	1,500 sf	\$66.00	\$0	\$99,000	\$99,000	
✎ Wood base	114 lf	\$35.00	\$0	\$3,990	\$3,990	
✎ Moisture barrier	1 ls	\$8,000	\$0	\$8,000	\$8,000	
Subtotal	sf	\$44.57	\$67,294	\$110,990	\$178,284	

Bagdouma Wellness Hub Coachella, CA Detail

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Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Painting & Wall Coverings

Phase 1

📁 Paint interior parititons	6,660 sf	\$3.00	\$19,980	\$0	\$19,980
📁 Paint doors-Interior	16 ea	\$350	\$5,600	\$0	\$5,600
📁 Paint doors-Exterior	5 ea	\$375	\$1,875	\$0	\$1,875
📁 Paint touch up	80 hr	\$45.00	\$3,600	\$0	\$3,600

Phase 2

			\$0	\$0	
📁 Paint interior partitions	2,175 sf	\$3.00	\$0	\$6,525	\$6,525
📁 Paint doors-Interior	4 ea	\$350	\$0	\$1,400	\$1,400
📁 Paint doors-Exterior	2 ea	\$375	\$0	\$750	\$750
📁 Paint Exterior	4,525 sf	\$4.00	\$0	\$18,100	\$18,100
📁 Paint exposed ceiling	1,500 sf	\$5.00	\$0	\$7,500	\$7,500
📁 Paint touch up	120 hr	\$45.00	\$0	\$5,400	\$5,400

Subtotal	sf	\$17.68	\$31,055	\$39,675	\$70,730
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Signs

Phase 1

📁 Code compliant signage	1 ls	\$1,500	\$1,500	\$0	\$1,500
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Phase 2

📁 Code compliant signage	1 ls	\$1,500	\$0	\$2,500	\$1,500
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Subtotal	sf	\$0.75	\$1,500	\$2,500	\$3,000
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Toilet Partitions & Accessories

Phase 1

📁 Plastic laminate floor mounted partition	4 ea	\$4,700	\$18,800	\$0	\$18,800
📁 Toilet Accessories	2 ea	\$4,000	\$8,000	\$0	\$8,000

Subtotal	sf	\$6.70	\$26,800	\$0	\$26,800
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Operable partition

Phase 2

📁 Operable partition	1 ea	\$50,000	\$0	\$50,000	\$50,000
📁 Operable partition support	1 ea	\$20,000	\$0	\$20,000	\$20,000

Subtotal	sf	\$17.50	\$0	\$70,000	\$70,000
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Fire Extinguishers

Phase 1

📁 Fire extinguishers & cabinets	2 ea	\$250	\$500	\$0	\$500
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Phase 2

📁 Fire extinguishers & cabinets	2 ea	\$250	\$0	\$500	\$500
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Subtotal	sf	\$0.25	\$500	\$500	\$1,000
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Bagdouma Wellness Hub Coachella, CA Detail

B126072

Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Food Service Equipment

Phase 1

Appliances, refrigerator	1 ea		\$4,500	\$4,500	\$0	\$4,500	
Oven with microwave above	1 ea		\$7,506	\$7,506	\$0	\$7,506	
Kitchen equipment	1 ls		\$65,000	\$65,000	\$0	\$65,000	
Subtotal		sf	\$19.25	\$77,006	\$0	\$77,006	

Fire Protection

Phase 1

New fire water	1 ea		\$90,000	\$90,000	\$0	\$90,000	
Fire riser	1 ea		\$20,000	\$20,000	\$0	\$20,000	
Fire Sprinkler layout	4,000 sf		\$6.00	\$24,000	\$0	\$24,000	

Phase 2

Main branch line	1 ea		\$30,000	\$0	\$30,000	\$30,000	
Fire Sprinkler layout	1,500 sf		\$12.00	\$0	\$18,000	\$18,000	
Subtotal		sf	\$45.50	\$134,000	\$48,000	\$182,000	

Plumbing

Phase 1

Safe off	2 ea		\$3,000	\$6,000	\$0	\$6,000	
Plumbing Fixtures	11 ea		\$3,800	\$41,800	\$0	\$41,800	

Phase 2

Condensate line	2 ea		\$5,000	\$0	\$10,000	\$10,000	
Misc tie ins	1 ls		\$20,000	\$0	\$20,000	\$20,000	
Roof drain	4 ea		\$10,000	\$0	\$40,000	\$40,000	
Subtotal		sf	\$29.45	\$47,800	\$70,000	\$117,800	

HVAC

Phase 1

Air balance	1 ls		\$4,500	\$4,500	\$0	\$4,500	
HVAC - Allowance	4,000 sf		\$18.00	\$72,000	\$0	\$72,000	

Phase 2

HVAC Allowance	1,500 sf		\$35	\$0	\$52,500	\$52,500	
Distribution	1,500 sf		\$15	\$0	\$22,500	\$22,500	
Thermostat	2 ea		\$3,500	\$0	\$7,000	\$7,000	
Registers	1 ls		\$15,000	\$0	\$15,000	\$15,000	
Air balance	1 ea		\$4,500	\$0	\$4,500	\$4,500	
Crane	1 ea		\$9,800	\$0	\$9,800	\$9,800	
Subtotal		sf	\$46.95	\$76,500	\$111,300	\$187,800	

Bagdouma Wellness Hub Coachella, CA Detail

B126072

Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Electrical

Phase 1

Safe off	3 ea	\$2,500	\$7,500	\$0	\$7,500
Lighting	50 ea	\$1,500	\$75,000	\$0	\$75,000
Lighting controls	4,000 sf	\$8.00	\$32,000	\$0	\$32,000
Receptacles	60 ea	\$350	\$21,000	\$0	\$21,000
Electrical trench for EV chargers	2 ea	\$10,000	\$20,000	\$0	\$20,000
Conduit for FLS	1 ea	\$3,500	\$3,500	\$0	\$3,500
Panel rework	1 ea	\$9,000	\$9,000	\$0	\$9,000
Electrical gear install for charger power	2 ea	\$35,000	\$70,000	\$0	\$70,000
Install charger and concrete pedestal	2 ea	\$50,000	\$100,000	\$0	\$100,000

Phase 2

Safe off	3 ea	\$7,500.00	\$0	\$22,500	\$22,500
Temp power	1 ea	\$20,000	\$0	\$20,000	\$20,000
Lighting	1,500 sf	\$20.00	\$0	\$30,000	\$30,000
Controls	1,500 sf	\$9.00	\$0	\$13,500	\$13,500
Receptacles	40 ea	\$350	\$0	\$14,000	\$14,000
Panels	1 ls	\$20,000	\$0	\$20,000	\$20,000
Feeders	1 ls	\$40,000	\$0	\$40,000	\$40,000
Power to HVAC units	2 ea	\$5,000	\$0	\$10,000	\$10,000
Power to condenser	2 ea	\$5,000	\$0	\$10,000	\$10,000
Exterior light- wall mounted	6 ea	\$2,500	\$0	\$15,000	\$15,000
Conduit for FLS	1 ls	\$3,500	\$0	\$3,500	\$3,500

Subtotal	sf	\$134.13	\$338,000	\$198,500	\$536,500
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Fire Life Safety

Phase 1

Fire Life Safety - Allowance	4,000 sf	\$7.00	\$28,000	\$0	\$28,000
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Phase 2

Fire Life Safety - Allowance	1,500 sf	\$25.00	\$0	\$37,500	\$37,500
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Subtotal	sf	\$16.38	\$28,000	\$37,500	\$65,500
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Earthwork

Phase 1

ADA sidewalk fine grading	1 ls	\$10,000	\$10,000	\$0	\$10,000
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Phase 2

Earthwork - Rough grading	1,500 sf	\$10.00	\$0	\$15,000	\$15,000
Earthwork - Fine grading	1,500 sf	\$8.00	\$0	\$12,000	\$12,000
Export	233 cy	\$88.00	\$0	\$20,533	\$20,533

Subtotal	sf	\$14.38	\$10,000	\$47,533	\$57,533
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Bagdouma Wellness Hub Coachella, CA Detail

B126072

Description	Quantity	Unit	Unit Cost	Phase 1	Phase 2	Subtotal	Remarks
				3	4		

Erosion Control

Phase 1

Erosion Control at sidewalk	1	ls	\$6,500	\$6,500	\$0	\$6,500	
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Phase 2

Erosion Control	1	ls	\$15,000	\$0	\$15,000	\$15,000	
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Subtotal		sf	\$5.38	\$6,500	\$15,000	\$21,500	
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Subtotal of Basic Space	5,500	sf	\$612.40	\$1,397,882	\$1,971,342	\$3,368,224	
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Exhibit ____ Staff Rates

Position	Hourly Net Rate	Billing Hourly Rates
Vice President, Construction	\$180/hr	Net Rate Plus 51%
Vice President, Operations Manager	\$180/hr	Net Rate Plus 51%
Vice President, Pre-Construction	\$180/hr	Net Rate Plus 51%
Division Manager	\$170/hr	Net Rate Plus 51%
Project Executive	\$135/hr	Net Rate Plus 51%
Senior Project Manager	\$125/hr	Net Rate Plus 51%
Project Manager	\$100/hr	Net Rate Plus 51%
Assistant Project Manager	\$85/hr	Net Rate Plus 51%
Senior Project Superintendent	\$125/hr	Net Rate Plus 51%
Superintendent	\$100/hr	Net Rate Plus 51%
Project Engineers	\$70/hr	Net Rate Plus 51%
Assistant Superintendents	\$70/hr	Net Rate Plus 51%
Project Estimator	\$125/hr	Net Rate Plus 51%
Safety Engineer	\$70/hr	Net Rate Plus 51%
Accounting	\$50/hr	Net Rate Plus 51%
Clerk/Secretary/Administrative Assistant	\$50/hr	Net Rate Plus 51%
BIM Coordination	\$75/hr	Net Rate Plus 51%

Notes:

- Reimbursable Staff is based on actual time working on this project whether at the job or at the contractor's office.
- Net Rate plus Stipulated Sum Burden Rate of 51% for Benefits
- Insurance cost rate is a Stipulated Sum.
- Builder's Risk & Bond Costs are a Stipulated Sum if included in the contract.

Employee Equipment Reimbursement Rates

- Computer rental - \$200 per computer per month per employee
- Software cost for Procore & PM Systems \$500 per employee per month
- Employee auto allowance – varies per employee
- Cell phone usage - \$ 100 per employee per month

TEAM

HOURLY RATES

TWINSTEPS

Principal	\$280.00
Director	\$255.00
Senior Project Architect	\$225.00
Project Architect	\$200.00
Senior Project Manager	\$200.00
Project Manager	\$180.00
Designer	\$155.00
Job Captain	\$145.00
Draft Person	\$115.00
Administrative Staff	\$105.00

RPM Engineers (MEP Engineers)

Principal Engineer	\$310
Associates Engineer	\$285
Project Engineer	\$230
Designer	\$180
Drafting	\$155
Clerical	\$140



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