



Sierra Group



Sierra Group



-Cal National
Bank/US Bank
-Northridge, CA
-5,989 SF





-Harbor FCU
-Carson, CA
-11,940 SF
-Sierra Group
-General Contractors



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Pacific National Bank/ US
Bank
San Francisco, CA
Historical Renovation
7,000 SF

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Pacific National Bank/ US
Bank
San Francisco, CA
Historical Renovation
7,000 SF



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Site Analysis & Conceptual Cost Projection

While working with many of our clients and providing key services as a commercial contractor, Sierra Group realized a need to develop our Site Analysis and Conceptual Cost Projection Services as a means to identify the pros and cons of a proposed real estate transaction, or any construction project, from a builder's perspective. These tools will assist you to better determine the financial and physical feasibility early in the cycle of a given project or site selection. Our objective is to prevent the needless loss of valuable time and money that is often invested, only to find out too late that a given site is problematic or the project is too expensive to commit to.

These services include site review and inspections of existing and potential new facilities along with conceptual construction cost projections specific to the conditions and scope of your project (versus using overly generalized sq. ft. averages). Another key value is that this process often identifies items that might be of importance to you and your broker for leveraging a better deal on your lease or purchase. We can never be brought in too early. The sooner we are brought in, the more exponential the opportunities to make better informed decisions.

We typically provide these services at no cost. We do so simply for the opportunity to demonstrate our professionalism and competency towards earning the privilege of being invited to bid once the work is ready for construction.

Sierra Group
Speculative Cost Projections
Global Financial Los Angeles, CA
 Scope of Work and Construction Cost Projections

GENERAL NOTES
 This document has been prepared in good faith as a courtesy to Global Financial to assist in establishing a construction budget. This is not an estimate, these are speculative cost projections with no guarantee, expressed or implied regarding actual final costs.

METAL
 Projected Cost Range: \$242,400 to \$404,000

CERAMIC TILE
 Projected Cost Range: \$47,400 to \$81,000

FLOORING
 Projected Cost Range: \$24,879 to \$31,259

ACoustic CEILING
 Projected Cost Range: \$17,933 to \$30,324

PAINTING
 Projected Cost Range: \$22,888 to \$29,289

SPECIALTIES
 Projected Cost Range: \$18,750 to \$30,225

CONCRETE
 Projected Cost Range: \$120,280 to \$161,800

MECHANICAL
 Projected Cost Range: \$107,500 to \$137,750

ELECTRICAL
 Projected Cost Range: \$177,760 to \$292,000

PLUMBING
 Projected Cost Range: \$142,000 to \$168,000

SOLAR PANELS
 Projected Cost Range: \$490,000 to \$690,000

Summary Table:

Item	Projected Minimum Costs	Projected Maximum Costs
MECHANICAL	\$142,000	\$168,000
ELECTRICAL	\$177,760	\$292,000
PLUMBING	\$142,000	\$168,000
CONCRETE	\$120,280	\$161,800
ACoustic CEILING	\$17,933	\$30,324
PAINTING	\$22,888	\$29,289
SPECIALTIES	\$18,750	\$30,225
CERAMIC TILE	\$47,400	\$81,000
METAL	\$242,400	\$404,000
TOTAL	\$867,478	\$1,081,338

Summary Table (continued):

Item	Projected Minimum Costs	Projected Maximum Costs
MECHANICAL	\$142,000	\$168,000
ELECTRICAL	\$177,760	\$292,000
PLUMBING	\$142,000	\$168,000
CONCRETE	\$120,280	\$161,800
ACoustic CEILING	\$17,933	\$30,324
PAINTING	\$22,888	\$29,289
SPECIALTIES	\$18,750	\$30,225
CERAMIC TILE	\$47,400	\$81,000
METAL	\$242,400	\$404,000
TOTAL	\$867,478	\$1,081,338