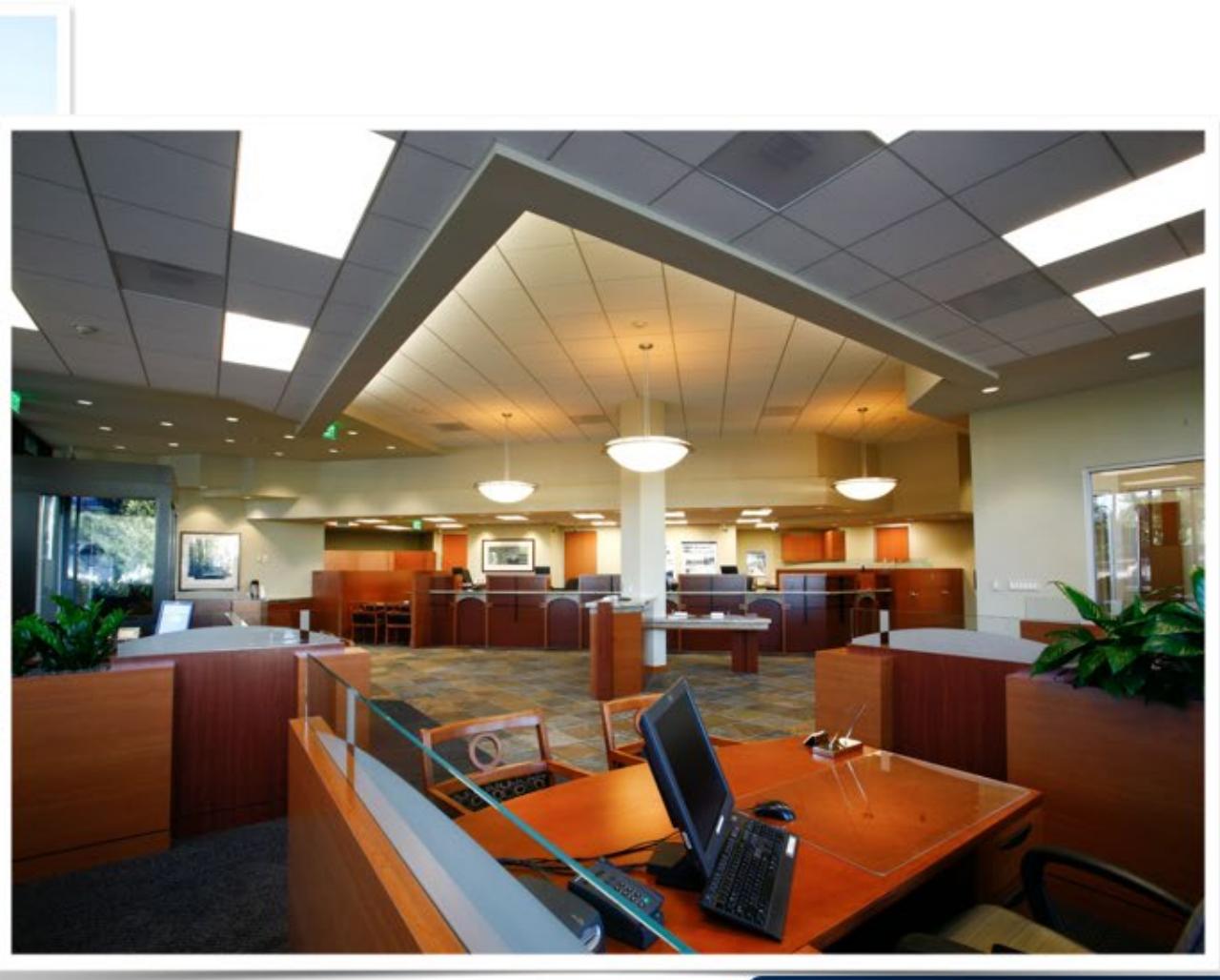




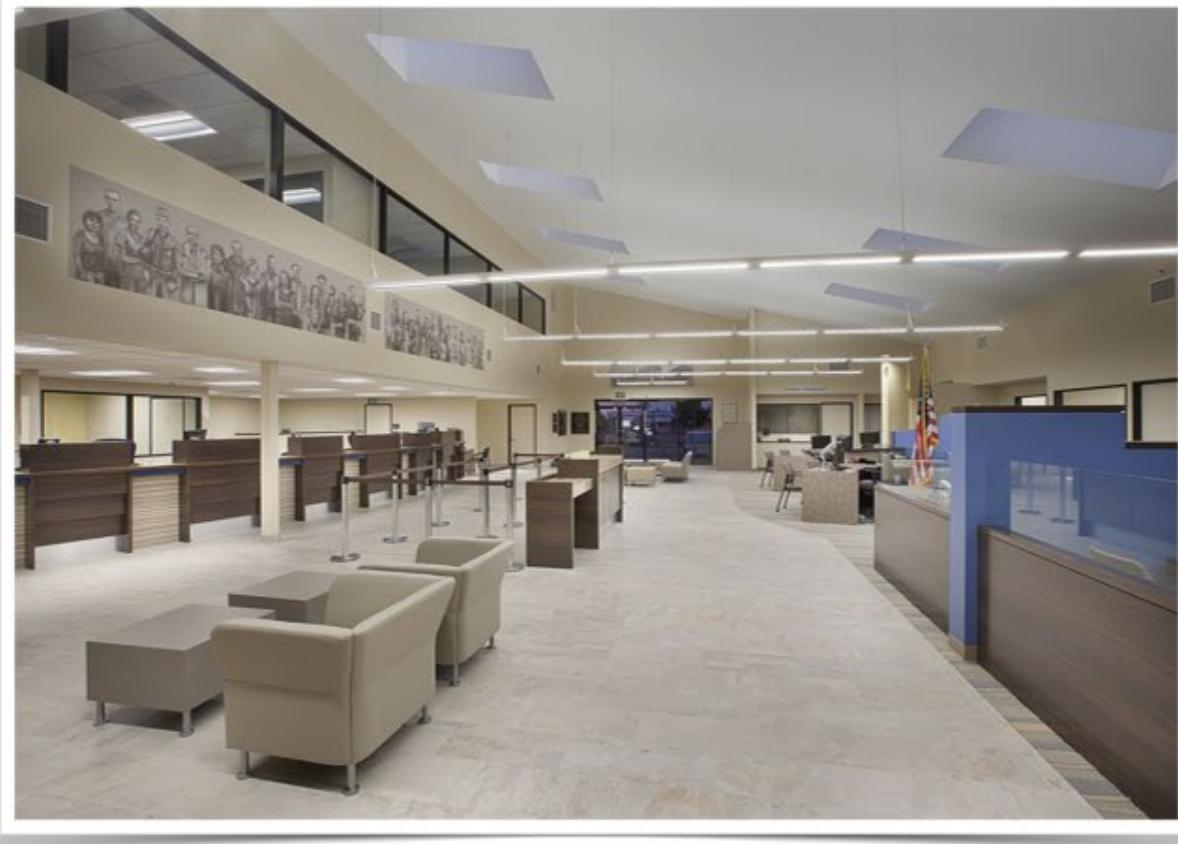




-Cal National  
Bank/US Bank  
-Northridge, CA  
-5,989 SF



-Inline image 2



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



 Sierra Group

 Sierra Group



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



Sierra Group



Sierra Group



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



Sierra Group



Sierra Group

# 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.

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

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 preceding actual cost costs.

**METAL**  
Range: \$242,400 to \$404,000

String including columns and beams to support the roof will be 16 gauge galvanized steel deck attached to the string including headband, angles, and bracing.

**CERAMIC TILE**  
Cost Range: \$47,490 to \$81,290

Bathroom, powder closet. There will be a 6' high ceramic tile vestibules, reception area, and spaces.

**FLOORING**  
Cost Range: \$24,870 to \$31,290

In the following areas:  
• office - plastic laminate base with Designer series  
• in modular offices - vinyl composition  
• rooms - vinyl composition  
• walls - 16' pedestal with box, box, box, upper cabinets  
• bathroom - ceramic tile base cabinet with shelves and doors. Corian or solid surfaces, glass inserts.

**TURF PROTECTION & STUCCO**  
Range: \$22,150 to \$29,550

Metal roofing system over the structural steel deck. exterior of the building with reveals as indicated on the sketch.

**ACOUSTIC CEILING**  
Cost Range: \$17,930 to \$30,334

pendent Armstrong 2x2 acoustic grid with Ceus tile.

**PAINTING**  
Cost Range: \$22,890 to \$29,295

Interior surfaces.  
• install 2 coats of eggshell enamel.

**SPECIAL TILES**  
Cost Range: \$18,790 to \$30,225

Rooms with standard toilet accessories including grab bars in the men's room. State of California and American flags. Mirrors with cabinets.

**OPTIONS**  
Combined

**TAKE SYSTEM (SOLAR PANELS)**

By line item based on the most current drawings and specifications. Actual cost will vary based on the following:  
• Size of the solar array.  
• Type of solar panel.  
• Location of the solar array.  
• Orientation of the solar array.  
• Inverter type.  
• Mounting system.

**Cost as of 10/15/02**

Projected Minimum Costs	Projected Maximum Costs
\$4,100	\$10,800
\$5,000	\$10,000
\$20,000	\$30,000
\$1,000	\$1,500
\$70,000	\$75,000
\$25,000	\$25,700
\$14,750	\$16,000
\$10,000	\$11,200
\$4,000	\$4,600
\$11,000	\$12,000
\$4,000	\$4,600
\$6,000	\$7,000
\$4,000	\$4,600
\$26,400	\$26,400
\$36,000	\$36,000
\$2,000	\$2,000
\$500,000	\$500,000
<b>Total:</b>	<b>\$607,470</b>
	<b>\$628,814</b>

Reported into the Agreement dated October 14, 2002.

**CONTRACTOR**

Sierra Group  
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