

11.18.2020 DRAFT

1220,1150 Harbor Bay Parkway, Alameda - BUDGET ESTIMATE

Maintenance Item	Annual Estimate	Notes
Landscaping	\$ 30,000	Fomer vendor/best price - Includes \$10k in necessary repairs
Security Guard (until FLS/Intrusion is in place)	\$ 80,784	99 days of 24/7 guards (see calcs below) thru 12/8/2020 upon Board approval
Portalet (required for security guards)	\$ 583	99 days; includes initial drop off and service charges
Locksmith	\$ 7,616	County locksmith; 1x visit, will need 3 more: gate and remaining doors
Pest Control	\$ 6,000	County Vendor/best price
HVAC	\$ 24,000	County Vendor/best price minimal maintenance, chem & run air handlers periodically
Fire Semi & Annual inspections and Fire Monitoring	\$ 8,050	Fomer vendor/best price - Includes potential repairs
Intrusion Alarm	\$ 8,000	Former vendor/best price - Includes repair to system damage by previous tenants
Generator	\$ 5,000	*Estimate* Transfer switch testing 4x annually and chemicals only
Utilties (initiation/deposit)	\$ 8,000	Alameda Electric Deposit paid 9/2020
Utilties (ongoing)	\$ 138,000	11/2020 true charges - 1st bill \$23,000 for 2 months. Looking to lessen this but TBD
Insurance	\$ 148,170	11/18/2020 True quote, includes both parcels and earthquake
Contingency	\$ 46,420	10% of totals above
Harbor Bay Business Park	\$ 37,316	10/1/2020 1st invoice received for both parcels-\$9,329.07
Maritime Dues*	\$ 6,600	Per Escrow officer as no invoice has been received as of 11/2020
Estimate Subtotal:	\$ 554,540	
County Administrative Fee @ 7%*	\$ 38,818	*Subject to negotiation and approval by County & City Leadership
Annual Grand Total Estimate:	\$ 593,358	
Monthly Estimate:	\$ 49,446	

Security	
Per hour	
\$	34
1 day	
\$	24
1 day total	
	816
99 days total (9/1/2020 thru Board approved on 12/8/2020)	
\$	80,784