

Programming Matrix				Cost Estimate					
Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
Tier 1	Path of Travel	Replace pavement, signs, and striping of accessible parking spaces; replace sidewalks or walk 48" clear < 2/5/8.33% Slope	Required if pavement at accessible parking is not code compliant; CBC Chapter 11B-502 & 11B-403	Conc pavement 6"/6" AB	\$ 27.26	SF		\$ -	
				Conc pavement ped 4"/4" AB	\$ 17.17	SF		\$ -	
				Conc ramp	\$ 36.35	SF		\$ -	
				Replace concrete walk	\$ 17.17	SF		\$ -	
				New sign	\$ 403.93	EA		\$ -	
					#N/A	#N/A		#N/A	
			Reset PTACs to ensure 44" clear width in all walkways	Only required to ensure 44" clear width in all walkways; does not apply in facilities with central systems or where PTACs are installed in different locations					
			Provide enough compliant accessible parking spaces	Required if there are not a minimum number of accessible parking spaces provided. CBC Chapter 11B	Conc pavement 6"/6" AB	\$ 27.26	SF		\$ -
					Conc pavement ped 4"/4" AB	\$ 17.17	SF		\$ -
					Conc ramp	\$ 36.35	SF		\$ -
					Replace concrete walk	\$ 17.17	SF		\$ -
					New sign	\$ 403.93	EA		\$ -
		Replace walkways or ramps along path of travel	Required if walkways surface, width, slopes, handrails, and any obstructions along path of travel are not code compliant; define path of travel from accessible parking to all common areas and accessible units, CBC Chapter 11-B	Conc pavement ped 4"/4" AB	\$ 17.17	SF		\$ -	
				Conc ramp	\$ 36.35	SF		\$ -	
				Replace concrete walk	\$ 17.17	SF		\$ -	
				New sign	\$ 403.93	EA		\$ -	
	Community Spaces	Replace entry door and threshold	Required if entry door and threshold to be accessible is not code compliant; check threshold height and opening sizes, hardware, opening force, etc.	Replace door with hardware	\$ 959.32	EA		\$ -	
				Replace storefront door	\$ 2,221.58	EA		\$ -	
				Relocate door latch	\$ 605.89	EA		\$ -	

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
				Replace door hardware	\$ 444.32	EA		\$ -	
				Replace door lock	\$ 605.90	EA		\$ -	
				Replace storefront door	\$ 2,221.58	EA		\$ -	
				Replace concrete walk	\$ 17.17	SF		\$ -	
		Remodel restroom to be accessible: Remove and replace restroom door, remove adjacent wall to add area for restroom, remove and replace lavatory and toilets including modifying existing plumbing to accommodate new location, install grab bars, relocate light switches and lights, replace flooring, replace ceiling	All public facilities for employees or residents must be fully accessible. Restroom remodel only required if no other accessible restroom exits in the office or community area	Convert std bathroom & vest. to accessible	\$37,037.21	EA		\$ -	
				Replace door with hardware	\$ 959.32	EA		\$ -	
				Install grab bar	\$ 454.42	EA		\$ -	
				Replace grab bar	\$ 353.43	EA		\$ -	
				Bathroom accessories	\$ 1,716.67	LS		\$ -	
				Under-lavatory pipe protection	\$ 262.60	EA		\$ -	
				Relocate toilet	\$ 7,068.67	EA		\$ -	
				Reposition toilet (1")	\$ 474.61	EA		\$ -	
				Reposition light switch	\$ 605.88	EA		\$ -	
		Remodel offices, lobby space and any common spaces to be accessible including: level threshold, replace door and ensure clearances are unobstructed, relocate light switches to within reach range; update flooring and counter/desks heights. Update office and reception with appropriate lighting and electrical	Identify the accessible path of travel within all office spaces and public areas. All spaces must be accessible along the path of travel.	Replace door threshold	\$ 302.94	EA		\$ -	
				Replace concrete walk	\$ 17.17	SF		\$ -	
				Replace door with hardware	\$ 959.32	EA		\$ -	
				Reposition light switch	\$ 605.88	EA		\$ -	
				Replace flooring w/ PLAM	\$ 46.45	SF		\$ -	
				Kitchen cabinets	\$ 1,211.77	LF		\$ -	
				Interior luminaire	\$ 1,312.75	EA		\$ -	
				Electrical receptacle	\$ 1,817.66	EA		\$ -	
				CAT6 receptacle	\$ 1,262.26	EA		\$ -	

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Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
	Guest Room Accessibility w/ mobility features	Update standard room to accessible: Level door threshold, remove and relocate light switches, demo existing tub/shower, remove lavatory and counter, remove dividing wall, demolish laminate flooring, extending separating wall between sleeping area and restroom, demo and replace toilet and relocate, add new ceramic floor tile, new roll-in shower, grab bars and shower seat, new lavatory and mirror, relocate restroom light fixtures	CBC Chapter 11B requires a minimum 5% of all units to be accessible with mobility features. This includes a roll-in or transfer shower, grab bars at the toilet, and other accessible features.	Replace door threshold	\$ 302.94	EA		\$ -	
				Replace concrete walk	\$ 17.17	SF		\$ -	
				Relocate door latch	\$ 605.89	EA		\$ -	
				Replace door hardware	\$ 444.32	EA		\$ -	
				Reposition light switch	\$ 605.88	EA		\$ -	
				Convert std bathroom & vest. to accessible	\$37,037.21	EA		\$ -	
				Replace flooring w/ PLAM	\$ 46.45	SF		\$ -	
	Guest Room Accessibility w/ communication features	Add peep hole in door, add hard wired electric doorbell with audio tone and visual signal, add fire alarm, smoke detectors and carbon monoxide visual alarms	CBC Chapter 11B requires a minimum 2% of all units to be accessible with communication features.	Add peep-hole in door	\$ 505.00	EA		\$ -	
				Door bell	\$ 706.87	EA		\$ -	
				Fire alarm device	\$ 1,817.66	EA		\$ -	
				Visual alarm (Fire, CO)	\$ 1,009.81	EA		\$ -	
				Visual alarm (Smoke)	\$ 1,817.65	EA		\$ -	
	Commercial Signage	Remove all commercial signage; monument signs, fascia signs, etc.	Where converting existing hotels to housing, all commercial signage should be removed out of consideration of new property use; not required by code	Remove existing motel sign - fascia	\$ 16.16	SF		\$ -	
				Remove existing motel sign - monument	\$ 8,079.96	EA		\$ -	
				Remove existing motel sign - pylon 30'	\$ 7,068.68	EA		\$ -	
Remove existing motel sign - pylon 75'				\$ 8,078.40	EA		\$ -		
TIER 1 SUBTOTAL									#N/A

100 units (Tier 1)

TIER 1 SUBTOTAL

#N/A

#N/A

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
Tier 2	Guestroom restroom conversion to kitchens	Remove dividing wall between restroom and lavatory; Remove wall dividing restroom and sleeping area; Remove lavatory, toilet and shower; Remove existing lavatory/sink/counter; Remove laminate flooring; Remove existing drop ceiling; Plug toilet and waste pipe, cap shower and waste pipe, remove ceiling exhaust fan; Move sink drain; Add sink; Add refrigerator, stove, range; Add new laminate floor; New ceiling and light fixtures; Add Electrical upgrades- 2 new circuits per unit, conduits, conductors, breakers and subpanels; Add plumbing and exhaust as required for renovation	Where converting an existing hotel to residential housing the need for additional plumbing is required by California Building Code Table 422.1. If seeking tax credits, CTCAC requires kitchens including a sink, refrigerator, and cooktop.	Convert std bathroom & vest. to kitchen incl appliances, receptacles, lighting, plumbing, exhaust	\$18,298.69	EA		\$ -	
	Guest Room Accessibility w/ mobility features (Minimum 10% of total unit count)	Update standard room to be accessible: Level door threshold, remove and relocate light switches, demo existing tub/shower, remove lavatory and counter, remove dividing wall, demolish laminate flooring, extending separating wall between sleeping area and restroom, demo and replace toilet and relocate, add new ceramic floor tile, new roll-in shower, grab bars and shower seat, new lavatory and mirror, relocate restroom light fixtures	Additional accessible rooms may be required beyond those required by building code if projects use tax credit funding or in order to meet the demands of the local market.	Transformer 500 kVA Feeders to (e) switchboard 4#350, Feeders to (N) switchboard 4#600 Main switchboard, 2000A 3ph 12C Breakers 3ph for main switchboard Feeders to subpanel 4#2, #8 GND Subpanel 200A 3ph 42 bkrs Breakers 3ph at subpanel 200A Circuits from subpanel 8#4, #8 GN	\$ 2,928.44 \$ 205.10 \$ 252.35 \$14,339.30 \$ 4,308.52 \$ 71.59 \$ 8,347.09 \$ 5,049.05 \$ 71.59	EA LF LF EA EA LF EA EA LF	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		
				Replace door threshold Replace concrete walk Relocate door latch Replace door hardware Reposition light switch Convert std bathroom & vest. to accessible Replace flooring w/ PLAM	\$ 302.94 \$ 17.17 \$ 605.89 \$ 444.32 \$ 605.88 \$37,037.21 \$ 46.45	EA SF EA EA EA EA SF	\$ - \$ - \$ - \$ - \$ - \$ - \$ -		

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
	Guest Room Accessibility w/ communication features (Minimum 4% of total unit count)	Add peep hole in door, add hard wired electric doorbell with audio tone and visual signal, add fire alarm, smoke detectors and carbon monoxide visual alarms	Additional accessible rooms may be required beyond those required by building code if projects use tax credit funding or in order to meet the demands of the local market.	Add peep-hole in door	\$ 505.00	EA		\$ -	
				Door bell	\$ 706.87	EA		\$ -	
				Fire alarm device	\$ 1,817.66	EA		\$ -	
				Visual alarm (Fire, CO)	\$ 1,009.81	EA		\$ -	
				Visual alarm (Smoke)	\$ 1,817.65	EA		\$ -	
		Remove existing connecting doors and infill walls and finishes as required	Existing connecting doors between motel rooms no longer become necessary when converting to residential units; not required by code but should be considered for privacy and safety concerns of future residents	Infill doorway opening (exterior)	\$ 1,272.60	EA		\$ -	
	All Guest Rooms	Upgrade furniture, finishes and equipment as required; bed-bug free products recommended; additional wardrobe space recommended	F,F & E items should be considered for replacement in consideration of future residents needs, but is not required by code in many cases unless required to be ADA accessible.		#N/A	#N/A		#N/A	
	Pool Area	Drain and remove pool	Not required by code; Pools are expensive to maintain and are a point of liability concern therefore it is recommended to fill in pools and remove equipment to be replaced by community spaces	Remove pool, backfill & compact	\$56,549.91	LS		\$ -	
Remove concrete pool deck			Remove pool deck	\$ 6.46	SF		\$ -		
Remove all pool equipment		Remaining pool equipment if no longer in use should be disposed of to prevent liability	Remove pool equipment	\$ 5,049.03	LS		\$ -		

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
		Add landscaping, grass, low water plants	Removal of pool deck and equipment leaves an opportunity to create a community space but simple landscaping is a quick alternative	Landscaping (plants, grass, irrigation)	\$ 12.12	SF		\$ -	
	Site Perimeter/ Security	Add metal pedestrian gate	Where site security is defined by a perimeter gate, pedestrian-only access is necessary for those residents without a vehicle (Ref. CBC 11B-404)	Decorative metal ped gate	\$ 2,423.54	EA		\$ -	
		Add motorized sliding vehicular metal gate at each driveway	Perimeter gate limiting vehicular access will control security and deter theft by vehicle (Ref. CBC 3110)	Decorative metal veh gate	\$39,382.59	EA		\$ -	
		Add card reader or similar access control and 2-way communication between office and gate	Where a perimeter gate is being utilized as site security, access should be controlled and monitored	Entry system w/ card reader	\$13,531.46	EA		\$ -	
	Office Renovation	Renovate Kitchen: Remove and replace cabinetry, remove and replace sink and all appliances to accessible type	Recommended where public/employee use of kitchen proposed; cabinetry and appliances required to be ADA accessible	Remove equipment (kitchen, laundry, vending, etc.)	\$ 363.60	EA		\$ -	
				Kitchen cabinets	\$ 1,211.77	LF		\$ -	
				Kitchen sink	\$ 1,514.73	EA		\$ -	
				Dishwasher	\$ 2,423.99	EA		\$ -	
				Range hood (incl elect & exhaust)	\$ 6,462.71	EA		\$ -	
				Refrigerator	\$ 2,423.99	EA		\$ -	
				Stove (incl elect)	\$ 5,048.98	EA		\$ -	
	Renovate lobby, reception, vestibule, storage room: Ensure all areas are accessible, may include new lighting and flooring	Necessary where areas of the existing building are observed to be out of compliance with current accessible code	Interior luminaire	\$ 1,312.75	EA		\$ -		
			Replace flooring w/ PLAM	\$ 46.45	SF		\$ -		
	Repurpose Guest Rooms	Various renovation may occur according to proposed use	Consideration: Due to program needs or requested additional services in each facility, various renovations may be required to allow for proposed uses		#N/A	#N/A		#N/A	

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit		
Convert Housekeeping Laundry Room to Residents Laundry	Remove employee restroom	Remove employee restroom	Housekeeping laundry rooms in each facility vary. Renovations should reflect the needs required to bring the space up to current building code for fire and life safety and accessibility, then proposed renovations should account for the needs of future residents	Remove employee restroom	\$ 2,491.96	LS		\$ -			
				Remove industrial laundry machines	Industrial laundry machines are oversized and inappropriate for individual use.	Remove equipment (kitchen, laundry, vending, etc.)	\$ 363.60	EA		\$ -	
				Remove and replace flooring	May vary depending on the state of repair of each building	Repair concrete floor	\$ 39.58	SF		\$ -	
				Remove and replace mop sink	A commercial mop sink may be useful for residents but also can be replaced with smaller residential type	Replace mop sink	\$ 656.38	EA		\$ -	
				Add coin-operated residential type laundry machines	1 laundry machine per 12 dwelling units is required by the California Plumbing Code, Table 422.1 for R-2 occupancy	Washing machine	\$ 2,978.94	EA		\$ -	
						Plumbing connection	\$ 403.92	EA		\$ -	
						Clothes dryer	\$ 6,866.71	EA		\$ -	
				Add laundry detergent vending machine	Detergent vending machine is a convenience item only, not required	Laundry vending machine (incl elect conn)	\$ 3,119.20	EA		\$ -	
				Add folding tables	Convenience item only, not required	Tables (for laundry folding)	\$ 1,717.00	EA		\$ -	
				Add windows as required: includes cutting and framing wall openings and refinishing exterior and interior walls	In order to deter crime, windows into laundry facilities are preferred, but are not required by code. Assume 16SF	New window with new opening	\$ 191.90	SF		\$ -	
Existing Vending/ Laundry Room	Remove existing vending and laundry machines	Where commercial laundry rooms are proposed to be converted to residential laundry, existing laundry/vending rooms can be converted to various other uses and laundry machines should be moved to new laundry facility	Remove equipment (kitchen, laundry, vending, etc.)	\$ 363.60	EA		\$ -				

[Property Name]

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Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
100	units (Tier 2)			TIER 2 SUBTOTAL				#N/A	#N/A



Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
Tier 3	Seismic Evaluation and Retrofit	FEMA 154 Rapid Review followed by ASCE7-16 evaluation if necessary. Possible upgrades required include strengthening the foundation, increased nailing and holdowns at shear walls, increased nailing at floor and roof plywood, straps at floor and roof re-entrant corners.	All buildings should be evaluated using the Rapid Review. If any building fails the Rapid Review, it should be followed up with an ASCE7-16 evaluation. Depending on the local authority having jurisdiction the cost of the Tier 1 remodel and/or the addition of seismic mass to the buildings may trigger a mandatory ASCE7-16 evaluation.	Seismic Retrofit - Add 30' deep foundations with grade beams at all bearing and shear walls	\$ 19.79	SF		\$ -	
				Seismic Retrofit - Add nails, sill bolts, and hold-downs at shear walls	\$ 9.93	SF		\$ -	
				Seismic Retrofit - Add additional nails and straps to roofs and floors	\$ 16.87	SF		\$ -	
				Strengthen or add framing as required for proposed fire sprinkler system	Applies to any property where fire sprinklers are to be installed retroactively	Seismic framing for fire sprinkler system	\$ 3.99	EA	
		Provide seismic joints at elevated walkways and roof joints	Applies to any property over 2 stories with exterior walkways and/or a roof that spans a between two structures	Seismic joint at roof or walkway	\$33,575.75	EA		\$ -	
		Replace roof as required for seismic upgrade with new single-ply roofing	Necessary if roof diaphragm must be upgraded as a result of seismic evaluation		#N/A	#N/A		#N/A	
Egress Elements	Add Stair riser grate	Required if stairs are open risers	Infill risers w/ grates	\$ 428.55	Riser		\$ -		
			Guardrail 42"-H	\$ 150.15	LF		\$ -		
			Pipe rail, wall-mtd	\$ 71.29	LF		\$ -		
	New stair guard rail	Required if stair guard rail is not code compliant; check height and opening sizes							
	New stair handrail	Required if stair handrail is not code compliant; check height and extension lengths							

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit		
Fire Life Safety Elements	New Fire Hydrants and residual water flow pressure	Required if Fire Hydrants are not code compliant regarding spacing, building area coverage, and residual pressure. CFC Appendices B and C	Required if Fire Hydrants are not code compliant regarding spacing, building area coverage, and residual pressure. CFC Appendices B and C	Fire Hydrant	\$ 5,344.93	EA		\$ -			
				Fire water line, 6"-12" dia w/ AC paving o/trench	\$ 222.16	LF		\$ -			
				Water line connection	\$ 5,251.04	LS		\$ -			
				Backflow Preventer	\$36,284.52	EA		\$ -			
				Install automatic fire sprinklers							
				Required if valve assembly is not code compliant; CPC, 602.3	Backflow 6"	\$36,284.52	EA		\$ -		
				Required if automatic sprinklers are not already existing in building, CFC Section 903	Install fire sprinklers	\$ 20.20	SF		\$ -		
				Add draft stopping	Required if draft stopping is not code compliant; check height and opening sizes	Draft stopping in attic	\$ 70.69	SF		\$ -	
				Replace or add Guard Rails	Required if elevation difference between two surfaces exceed 30", and the existing guardrail height and opening are not compliant with California Code of Regulations, Title 8, Section 3209	Guardrail 42"-H	\$ 150.15	LF		\$ -	
						Repair rusted railings	\$ 161.57	LF		\$ -	
		Paint railing	\$ 24.24	LF		\$ -					
Upgrade demising walls and ceiling to 1/2-hour construction	Required if demising walls and ceiling do not appear to already be fire rated. 1/2-hour rating is min. with fire sprinklers	Required if demising walls and ceiling do not appear to already be fire rated. 1/2-hour rating is min. with fire sprinklers	Required if demising walls and ceiling do not appear to already be fire rated. 1/2-hour rating is min. with fire sprinklers	Fire-rated wall	\$ 40.39	SF		\$ -			
				Seal penetration in wall	\$ 454.41	EA		\$ -			
Utility Rooms	Replace doors with fire rated doors	Check wall, ceilings, doors and openings for fire rating. Maintain 1-hr fire separation between each dwelling unit and any utility rooms	Fire-rated door	\$ 8,482.41	EA		\$ -				

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
		Ensure demising walls and ceilings are fire rated	Where separating a dwelling unit from another unit, utility room, or attic, walls and ceilings must have rated Type 'X' gyp board or equivalent; sealed openings and rated access hatches as applies	Fire-rated wall	\$ 40.39	SF		\$ -	
	Site Pavement/ Drainage	Replace broken curb and gutter	Site repairs where necessary to avoid path of travel barriers and to reduce pedestrian accidents	Curb and gutter replace	\$ 59.58	LF		\$ -	
		Replace AC pavement	Recommended to provide level path of travel and smooth surface of parking, CBC Chapter 11B	A/C pavement 3"/8" AB	\$ 12.12	SF		\$ -	
		Regrade the surface or place barriers to reduce possibility of flooding during major storm	Required where deemed necessary by a Civil Engineer's site drainage patterns assessment	2" AC overlay	\$ 2.52	SY		\$ -	
		Add backflow preventer	Required where deemed necessary by a civil assessment and required for site utilities as required by code	Backflow 2"	\$ 5,771.72	EA		\$ -	
				Backflow 4"	\$14,866.00	EA		\$ -	
	Misc. Architectural Repairs	Repaint dormers and fascia	Exterior paint, façade treatment and repair may be required to prevent further water penetration and dry rot.	Repaint	\$ 15.15	SF		\$ -	
		Repair/replace damaged gutters and downspouts	Varies for each property	Replace downspouts	\$ 24.24	LF		\$ -	
		Repair rusted/deteriorated guardrails	Varies for each property	Repair rusted railings	\$ 161.57	LF		\$ -	
	Mechanical/ Plumbing Equipment	Individual Units: PTACs and Exhaust Fans	PTAC and exhaust fans should be replaced if the remaining life of the unit is less than 5 years or if they are in a state of disrepair	Replace PTAC	\$ 8,078.38	EA		\$ -	
				Replace bathroom exhaust fan	\$ 727.07	EA		\$ -	

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
		Central Systems: Boilers, hot water storage tanks, water softener system, insulate hot water piping in boiler rooms	Central system mechanical equipment should be evaluated and replaced based on remaining life and current state of operation. Insulation thickness per California Energy Code, Section 150.0.	Replace 60-ton chiller	#####	EA		\$ -	
				Anchor rooftop AC to structure	\$ 2,423.83	EA		\$ -	
				MERV-13 filter at fan coil unit	\$ 504.90	EA		\$ -	
				Replace 120-gal HW storage tank	\$ 4,645.98	EA		\$ -	
				Replace 250-gal HW storage tank	\$19,186.41	EA		\$ -	
				Replace 600 MBH boiler	#####	EA		\$ -	
				Replace HW pump 7.5 HP	\$ 5,049.04	EA		\$ -	
				Replace water softener system	\$ 1,066.69	Unit		\$ -	
				Add pipe insulation in boiler room	\$10,099.94	LS		\$ -	
	Elevator	Hoistway: Update certification and inspection certificates	Elevator inspections are required by the State Fire Marshal and other local agencies having jurisdiction	Elevator upgrade	\$60,589.89	EA		\$ -	
		Elevator Landings: Update hoistway level signs, call buttons, visual and audible call signals, repair threshold to comply with accessibility standards	Elevator evaluation should be completed by a consultant who specializes in elevators in order to identify the required renovations specific to each property		#N/A	#N/A		#N/A	
		Cab: Update finishes, threshold, lighting, grab bars, call buttons, emergency control panel, visual and audible call indicators as required	CBC Chapter 11B required elevator cars to be accessible		#N/A	#N/A		#N/A	
	Energy Efficiency Upgrades	Replace all windows with low-e, double-pane type	Optional upgrade to achieve 10% energy efficiency	Replace windows with dbl-pane (48 SF/EA)	\$ 105.02	EA		\$ -	
		Replace PTACs with new high-efficiency variable refrigerant flow (VRF) systems	Optional upgrade to achieve 10% energy efficiency: would replace Tier 2 HVAC replacement	Replace PTAC	\$ 8,078.38	EA		\$ -	

Level of Improvement	Area of Focus	Renovation Considerations	Justification	Item	Unit Cost	Units	Quantity	Amount	Cost/Unit
		Replace all indoor and outdoor lighting with LED system	Optional upgrade to achieve 10% energy efficiency: would replace Tier 2 lighting replacements	Repair exterior luminaire	\$ 1,514.71	EA		\$ -	
				Replace ceiling luminaire	\$ 575.60	EA		\$ -	
		Add energy management system (EMS) with direct digital controls (DDC) for HVAC, plumbing equipment and lighting	Optional upgrade to achieve 10% energy efficiency: would replace Tier 2 controls replacement	Replace exterior area light	\$ 3,837.28	EA		\$ -	
				Replace wall sconce	\$ 696.77	EA		\$ -	
				Dynamic digital controls (lighting)	\$70,685.83	Bldg		\$ -	
				Dynamic digital controls (mech & plumbing)	\$ 3.23	SF		\$ -	
	Landscaping	Replace all landscaping using low water plant and tree species	Option upgrade to achieve reduced energy consumption: would replace Tier 1 & 2 landscape replacements	Landscaping (plants, grass, irrigation)	\$ 12.12	SF		\$ -	
100	units (Tier 3)			TIER 3 SUBTOTAL				#N/A	#N/A
<b>GRAND TOTAL</b>								<b>#N/A</b>	