

Price Quotes of TECO - LA Building Management Service															
Services	Detailed Services	04-26	05-26	06-26	07-26	08-26	09-26	10-26	11-26	12-26	01-27	02-27	03-27	TOTAL	Assumptions
cleaning	Cleaning Contract	7400												7400	1. TurnKey Cleaning's contract (7,400 monthly) ends April, 2026 2. Day Time Cleaning M-F between 7:30am and 5:30pm 3. Office, common areas, and building interior/exterior/ basement cleaning Monday through Friday from 1-26-4-26 with 10% estimated increase in 5-26. Day time cleaning - M-F between 7:30am-5:30pm. Office, common areas and building interior/exterior/basement cleaning.
cleaning	Cleaning Dayporter/Misc.													0	please provide the best estimates
cleaning	Cleaning Supplies													0	Paper and soap supplies for restrooms, please provide the best estimates
Electrical	Electrical Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	No electrical contract.
Electrical	Electrical/Lighting/R&M													0	minor electrical supplies/repairs, including emergency service, infrared test fee in June.
elevator	Elevator Contract													0	Routine preventive maintenance conducted monthly/quarterly as required. Ensures reliable elevator operation and compliance with safety codes. Total Access provides monthly service. \$842 per mo. with estimated 5% increase in May. Nationwide Lifts annually at 2,380.
elevator	manlift													0	two manlifts maintenance (semi-annual inspection) contract ends feb 2029@595*twice*2 lifts
elevator	Elevator R&M													0	month estimate for repairs outside of the elevator contract & manlifts, elevator permit in June (Dept. of Ind. Relations).
Gardening	Gardening Contract													0	1. Outdoors Weekly service monthly pay \$440 2. Indoors gardener needed 3. Preserves healthy plants and creates a welcoming, attractive environment for tenants and visitors. 4. Including clean up easement area
Gardening	Gardening R&M													0	Estimate for miscellaneous repairs and plant replacement.
gen bldg	Building Repairs													0	Estimate building repairs.
gen bldg	Waste Removal-Contract													0	\$326.04 with Athens Services for Friday pick-up.
gen bldg	SUPPLIES & EQUIPMENT													0	estimate equipment rental.
gen bldg	METAL MAINTENANCE													0	Estimate for metal maintenance
gen bldg	Window Washing													0	Estimate for interior window washing and for exterior window washing.
gen bldg	R&M Window Glass													0	estimate for window glass.
gen bldg	Sweeping Clean.													0	TurnKey Cleaning including the sweeping for parking area
gen bldg	SIGNAGE													0	please provide the best estimates
gen bldg	PAINTING													0	please provide the best estimates
gen bldg	R&M-General													0	Misc repairs
gen bldg	R&M-Locks and Keys													0	Reke doors

gen bldg	R&M-Doors/Fences/Gate														0	seasonal inspection for roll up gate, sliding gate, arm gate and repairs as needed.
gen bldg	Struct/Roof-R and M														0	Estimate for roof inspection once a year and maintenance twice a year, including annual roof drain hydor jet with snake
HVAC	HVAC Contract														0	Dalkin mantance with filter change, including quarterly maintainance. 1.Tighten all starter, motor and control connections. 2.Visually inspect the condition for wear and pitting. 3.Check unit for proper operation, interlocks, controls and excessive noise/vibration. 4.Verify operation of the air side. 5.Verify unit thermostat controller is operating properly. 6.Verify all fans operate properly in response to the controllers. 7.Run"VRN Service Checker for the (18)VHR condensing systems supply quotes for repairs 8.Check the actuators (EEV, Thermistors) operation by the "VRN Service Checker. 9.Check operating temperatures and superheatfor each indoor unit by the "VRV Service Checker. 10.Wash/Rinse off the condenser coils. 11.Review services performed and report any deficies to customer. 12.NIC Dalkin additional/ emergency service
HVAC	HVAC R&M														0	Contingency for repairs.
Plumbing	Plumbing-R&M														0	
Security	Security Services	25784	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	27336.9	Mon.-Thurs. - 32 hours/Fri-Sun 24 hours per day. Alpha Safety current provider at \$25,784 per mo & new agreement monthly 27,336.90.
FIRE	Fire Prev. Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	0	DPG fire monitoring for \$225 per quarter. Estimated fee for Reg 4 fire alarm testing.
FIRE	Fire Prev R&M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Estimated cost for education and annual fire drill , estimated cost for fire extinguisher testing and service.
FIRE	Fire Prev.-Tel Fire Line	0	0	0	0	0	0	0	0	0	0	0	0	0	0	provide the best Estimate
FIRE	Fire Curtain															Annual Insection of Doorsystem (one year\$1485 or sign 3 years \$1188 every year)
FIRE	Fire Extinguishers															Annual Insection and the replacement of fire extinguishers
FIRE	Fire Alarm															Annual Insection and the repairs as needed
PEST CONTROL	Pest-Control CONTRACT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Estimate for monthly Service to include treatment and rodent stations.
PEST CONTROL	Pest-Control-R&M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Estimate of \$50 per mo. for additional pest control services.
PEST CONTROL	Pest-Control Others	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No cost in this category.
Janitorman	Handyman	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Fixed 32 hours per week on-site maintenance engineer to assist with basic building repairs and maintenance management.Ensures timely response to minor reparis and provides technical support for building systems.

Prop. Mgmt.	Prop. Mgmt. Fee													0	<ul style="list-style-type: none"> 1. Comprehensive management of building operations to ensure safety, compliance, and tenant satisfaction. 2. On-site minimum 24 hours/week (first two months). 3. Weekly visits at least twice/week thereafter. 4. Must respond to TECO-LA inquiries and emergencies within 24 hours. 5. Follow the subcontractor's schedule and provide supervision of their work and ensure all inspections are properly completed. 6. Coordinate with City inspectors and third-party inspections. 7. Schedule and inspect handyman works weekly 8. Including 10M Umbrella Liability and 2M general Liability and 1M workers comp
TOTAL		33184	27337	27337	27337	27337	27337	27337	27337	27337	27337	27337	27337	34737	