BUILDWISE Inc

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To: Ryan Co.

Address: 1st ave and Maple st., San Diego Ca 92103

Project: 1st and Maple 709

BUILDWISE Inc proposes to furnish the material and work delineated according to architectural and structural plans and subject to terms and conditions herein.

for the sum of **$1,834,329.00** Good for 30 days

SCOPE OF WORK:

1	Fabricate and install metal stairs A,B,C,D Included: metal stringers ,precast full riser concrete treads, mid landings (concrete by others), stair rails, wall/rail mount grab rails, cane detector rails (including landing pipe risers), Stair C decorative stair rails,enginireering Excluding treads protection , submit drawings to the City	$778,980.00
2	Fabricate and install Roof access ladders at stair A Qty 1 ea. Primer only. Excludes safety rails around roof hatch	$1,850.00
3	Fabricate and install interior ramps 1 and 2 Primer only	$7,280.00
4	Fabricate and install non bearing masonry wall attachment Approx. 100 ea. ,per 2/S006	$12,000.00
5	Fabricate and install steel for double elevator Includes: 42 ea. guide rail plates ,Qty- 4 ea. hoist beams, Qty-2 ea. pit ladders, Qty-11 divider beams , separation screen All steel per structural Ecludes HSS tubings for guide rails	$42,276.00
6	Fabricate and install metal frames for glass railings Glass by others,Hot dipped galvanized (HDG) , Powder coated Providing channel for glass	$219,672.00

7	Fabricate and install decorative picket metal railings Powder coated ,Budget only Excludes galvanizing	$451,948.00
8	Fabricate and install metal railings with perforated panels Powder coated,Budget only Excludes galvanizing	$125,425.00
9	Fabricate and install ground floor patio fence and gates per 9/A502 , Powder coated, 6' tall, Qty-4 ea. gates Excludes galvanizing	$24,996.00
10	Fabricate and install Juliette rails per 4/A502, Powder coated,Qty-3 ea. Excludes galvanizing	$5,952.00
11	Fabricate and install balcony separations per 3/A502, Powder coated , 6' tall, Qty-40 ea. Excludes galvanizing	$90,050.00
12	Fabricate and install roof screens around boilers per 1/A521, qty-4 ea. gates, 4' tall ,HDG Powder coated ,Backing by others, Excludes wood planks	$47,900.00
13	Fabricate and install bollards, and garage pipe guards Budget only, unknown Qty	$16,400.00
14	Fabricate and install overhead door support steel at garage Budget only , unknown design	$9,600.00

Exclusions:

1 Any concrete work
2 Permit fees
3 Finish paint
4 Metalizing (galvanizing, zinc spray, etc.) unless specified
5 Cost of field inspection (welding, epoxy anchors, etc.)
6 Any plan submittals to the City
7 Items not included in this proposal
8 Demolition and disposal of any items
9 All exclusions provided in breakdown
10 Scaffolding
11 Gate hardware, openers and self closures unless specified
12 Roofing materials such as foam, roofing, waterproofing and flashing
13 Engineering unless specified
14 Powder coating unless specified
15 Detail 4/A580 -----unknown design
16 Chainlink fence
17 From landscaping keynote #22 Overhead at BBQ--- unknown design
18 From landscaping keynote 26 Custom cabanas at pool----unknown design
19 From landscaping keynote #28 Pool gate frame------unknown design

20 Low roof trelliss per 4/A451

21 Storefront columns and beams per 2,3/S009

CONTRACTOR'S SIGNATURE _____ **DATE** 11/13/26

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