

COUNTY OF SUMMIT THE HIGH POINT OF OHIO

RUSSELL M. PRY, EXECUTIVE

EXHIBIT

tabbles

A

Letter of Intent

14-150

The County of Summit, Ohio
and
Akron Phoenix Development Co., LLC
for the Lease of
Office and Administrative Space

March 4, 2014

The undersigned, County of Summit, Ohio ("County"), by and through Summit County Executive, Russell M. Pry, and Akron Phoenix Development Co., LLC ("Landlord"), are executing this Letter of Intent to formalize the results of negotiations between the parties concerning the lease of certain real property, consisting of the northernmost building and associated parking on parcel number 67-60156 in the Summit County Records, which is currently known as 1200 Firestone Pkwy, Akron, OH 44301, and which the parties anticipate renumbering of the leased building to be at or near 1180 S. Main St., Akron, Oh, 44301 ("Property") from Landlord to County.

Landlord is currently in the process of acquiring the Property from the City of Akron and will make the Property available to County under the terms of two Lease Agreements ("Lease(s)") that are summarized below and in the attached documents. Under the first Lease, County will lease the 1st and 3rd floors of the Property from Landlord for the purpose of relocating and maintaining its administrative and general office operations for its Department of Job and Family Services. Under the second Lease, County will Lease the 2nd floor for the purpose of relocating and maintaining its administrative and general office operations for its (i) Department of Environmental Services, (ii) Department of Administrative Services/Physical Plants, (iii) Board of Revision, (iv) Summit Soil and Water, (v) Records Center and some additional ancillary uses. Under the second Lease, the County will also lease the 4th floor of the Property, in an unfinished state, for additional storage needs. Finally, pursuant to the Leases, County will lease the basement of the Property for interior parking (approx. 48 spaces) and parking lots to the immediate East (front) of the building (approx. 353 spaces) and Southwest (rear corner) of the building (approx. 157 spaces) for exterior parking.

The Leases will be for a period of 19 years and six months, and will contain an option for the Landlord to extend the terms for an additional three year period at fair-market value. In addition to rent for the space, the leases will be triple-net, with the County responsible for paying the operating costs associated with the Property. Landlord will be responsible for the design and construction of the space leased by the County and

the parties have already designed the layout of the space for the County's needs. A full summary of the material terms of the Leases is attached in the form of the Revised Proposal to Lease Real Estate from Landlord, and those terms are fully incorporated into this Letter of Intent as if rewritten herein.

By entering into this Letter of Intent, the parties acknowledge that the summary of the terms contained herein and in the attached documents represents the culmination of the negotiations between the parties and an agreement-in-principal as to the terms of the Leases. Following the execution of this Letter of Intent, the Summit County Executive will introduce legislation on March 17, 2014 to Summit County Council to ratify his signature on this Letter of Intent, to approve the terms of the Leases summarized herein and in the attached documents, and to authorize the Summit County Executive to execute the Leases and any other necessary documents, consistent with the terms of this Letter of Intent and the attached documents. The parties understand and acknowledge that this Letter of Intent is non-binding and that the parties shall not be bound in any way whatsoever until the property is acquired by the Landlord, Summit County Council has authorized the Summit County Executive to execute the Leases and other necessary documents and the same are fully executed by the Summit County Executive and Landlord.

It is the intention of the County that entering into the Leases and relocating the aforementioned offices will improve the efficiency and quality of those operations, reduce the long-term operating and capital costs of the County and open up real-estate located within valuable business districts for commercial development and use by businesses that can help improve and grow the tax base of the County. Additionally, by entering into the Leases, it is the intention of the County and Landlord that relocating the County's operations to the Property will be the first step in the critical redevelopment of the former Firestone Tire campus, the ongoing transformation of the Firestone Park neighborhood, and the continuing health of the construction industry in Summit County. The parties believe that this investment, totaling nearly \$20 million, will add to the assets already invested by the County, the City of Akron and private industry in the important Firestone Park community.

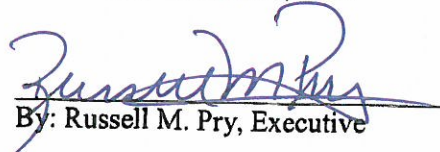
By signing below, the County and Landlord, intend to proceed with obtaining the necessary approval from Summit County Council for the County to enter into the Leases, to proceed with finalizing and executing the Leases and to proceed toward the relocation of County's operations to the Property.

Akron Phoenix Development Co., LLC



By: David G. Marshall, Managing Member

The County of Summit, Ohio

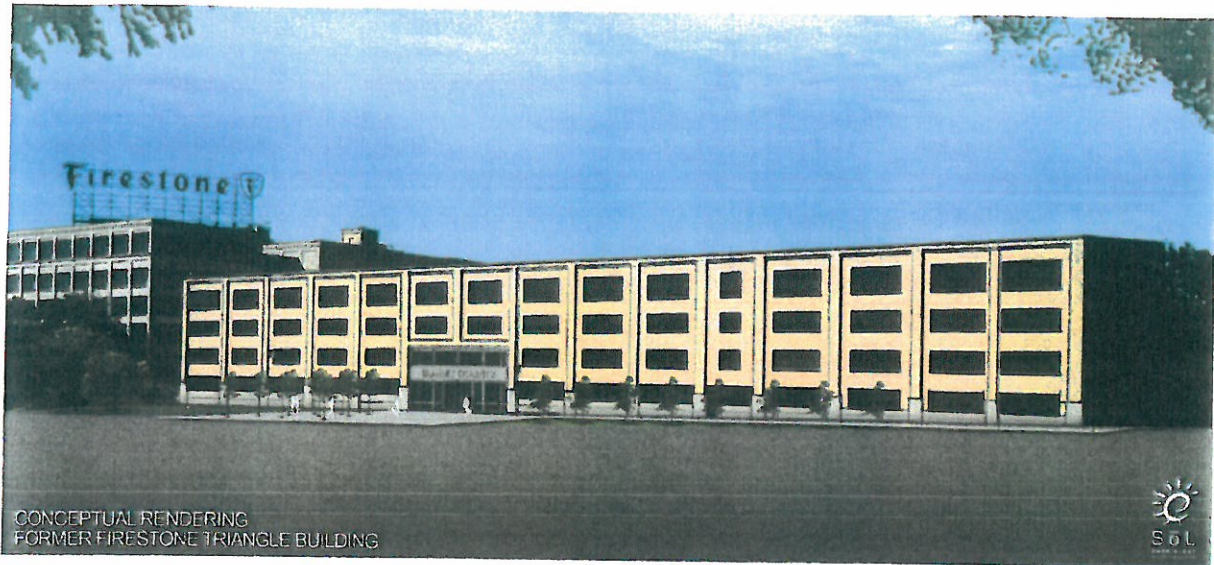


By: Russell M. Pry, Executive

1180 South Main Street¹

Akron, Ohio

Revised Proposal to Lease Real Estate



Submitted to:

County of Summit

Department of Jobs & Family Services

Department of Environmental Services

Offered By:

Akron Phoenix Development Co. LLC

March 4, 2014

¹ Address of the leased premises is anticipated to be approximately 1180 S. Main St., Akron, OH 44301. The leased premises is currently part of parcel no. 67-60156 in the Summit County Records with a current address of 1200 Firestone Pkwy, Akron, OH 44301.

Landlord: Akron Phoenix Development Co. LLC

Premises Address: 1180 South Main St, Akron, OH 44301². An aerial depiction of the property is attached as Exhibit A, setting forth both the building wherein the premises are located and the associated parking lots that will be leased by the County.

Tenant: County of Summit ("Summit County" or "County")
 County and Landlord will enter into two leases:
 Dept. of Jobs & Family Services ("J&FS") Lease for First and Third Floors
 Dept. of Environmental Svcs ("DOES") Lease for Second and Fourth Floors

Lease Premises:	Area	Tenant / Function	Primary Premises	Additional Premises	Yr 1 Rent
	First Floor	J&FS – Office	58,324 SF	-	\$550,748
	Second Floor	DoES – Office/Storage	42,301SF	-	\$388,000
	Third Floor	J&FS – Office	61,602 SF	-	\$581,702
	Fourth Floor	DOES- Add'l Storage	-	61,573 SF	\$1
	TOTALS:		162,227 SF	61,573 SF	\$1,520,451

Lease Term: 19 years, 6 months (the "Initial Term").

4th FI Termination: The County shall lease the entire 4th floor for storage use for base rent of \$1.00 per year. Landlord shall have the option to terminate County's lease with respect to any portion of the 4th floor premises at any time on 60 days' notice.

Rent Detail:	J&FS	DoES	4th FI Storage
Yr 1 Base Rent:	\$1,132,450	\$388,000	\$1
Premises Area:	÷ 119,926 SF	÷ 42,301 SF	÷ 61,573 SF
Base Rent / SF:	\$9.44/SF	\$9.17/SF	\$0.00/SF
Payment Frequency	Monthly	Monthly	Annually
Rent Increases	0% Yrs 1-7 1% Yrs 8-20	None	None
Expense Escalations:	NNN	NNN	None

Base Rent Schedule:	J&FS	% Incr	DoES	% Incr	TOTAL	% Incr
Yr 1	\$1,132,450	N/A	\$388,000	N/A	\$1,520,450	N/A
Yr 2	\$1,132,450	0.00%	\$388,000	0.00%	\$1,520,450	0.00%
Yr 3	\$1,132,450	0.00%	\$388,000	0.00%	\$1,520,450	0.00%
Yr 4	\$1,132,450	0.00%	\$388,000	0.00%	\$1,520,450	0.00%
Yr 5	\$1,132,450	0.00%	\$388,000	0.00%	\$1,520,450	0.00%
Yr 6	\$1,132,450	0.00%	\$388,000	0.00%	\$1,520,450	0.00%
Yr 7	\$1,132,450	0.00%	\$388,000	0.00%	\$1,520,450	0.00%
Yr 8	\$1,143,774	1.00%	\$388,000	0.00%	\$1,531,774	0.74%
Yr 9	\$1,155,212	1.00%	\$388,000	0.00%	\$1,543,212	0.75%
Yr 10	\$1,166,764	1.00%	\$388,000	0.00%	\$1,554,764	0.75%
Yr 11	\$1,178,432	1.00%	\$388,000	0.00%	\$1,566,432	0.75%
Yr 12	\$1,190,216	1.00%	\$388,000	0.00%	\$1,578,216	0.75%
Yr 13	\$1,202,118	1.00%	\$388,000	0.00%	\$1,590,118	0.75%
Yr 14	\$1,214,139	1.00%	\$388,000	0.00%	\$1,602,139	0.76%
Yr 15	\$1,226,281	1.00%	\$388,000	0.00%	\$1,614,281	0.76%
Yr 16	\$1,238,543	1.00%	\$388,000	0.00%	\$1,626,543	0.76%
Yr 17	\$1,250,929	1.00%	\$388,000	0.00%	\$1,638,929	0.76%
Yr 18	\$1,263,438	1.00%	\$388,000	0.00%	\$1,651,438	0.76%
Yr 19	\$1,276,072	1.00%	\$388,000	0.00%	\$1,664,072	0.77%
Final 6 Mo.	\$644,417	1.00%	\$194,000	0.00%	\$838,417	0.77%
TOTAL	\$23,077,485		\$7,566,000		\$30,643,485	

² See Footnote 1.

**Date-Certain Rent
Commencement:**

In order to securitize the debt financing that will fund the tenant improvements, a definitive outside date for the commencement of rental payments will be required. Landlord is projecting 9-12 months to deliver completed space, and the rental commencement date would be based upon that timeline. In order to meet this timeline, the County must agree to (a) not initiate any significant design or construction scope changes during the construction period; or (b) Commence rental payments before space is delivered, if such delay is caused by design changes that are initiated by the County.

Expansion Option:

Within the first 15 years of the lease term, Summit County shall have a right to expand its use of the Premises by utilizing any portion of the fourth floor that has not already been removed from the lease under the fourth floor termination provision set forth above for general office/administration space rather than storage space. In the event the County elects to expand its use of the fourth floor space and requests Landlord to build-out the same for general office/administration space, the parties will negotiate the rental rate for the same, which, shall be at least the then-current rental rate (measured on a \$/SF basis) being paid under the DOES Lease.

Operating Expenses:

The Leases will be triple-net leases, with County responsible to pay additional costs as set forth herein. Landlord will be responsible for cleaning, maintaining and repairing the property and the leased premises and providing non-premises security, snow-plowing, general grounds maintenance and landscaping, etc. The County will reimburse Landlord for all operating expenses of the property attributable to its occupancy, associated parking, and its proportionate share (100%) of common areas, including, but not limited to, costs for repairs, maintenance, custodial, utilities, insurance, non-premises security, property management/administration fees, taxes (unless otherwise exempted) and assessments for the leased premises and the common areas. A summary of the estimated operating expenses is attached hereto as Exhibit B. If third-party tenants are procured for any portion of the fourth floor, the County's proportionate share of common area operating expenses, which will commence at 100%, shall be adjusted downward to match its share of the occupied space in the building. The security provided by Landlord is basic building security that is typical in professionally managed office buildings. It does not include on-premises security during the workday. Currently, the parties anticipate that County will provide on-premises security during the workday, however, at County's request, Landlord will provide the security personnel services required by J&FS with a competitively bid private contractor at a ratio of actual cost + 5%.

Improvements:

Landlord will deliver Premises fully improved in a design consistent with the plans prepared by Sol Harris Day Architects, attached hereto as Exhibit C, and incorporated herein by reference. The improvements to the building and premises will be performed/overseen by Welty Building Company, LLC, as the general contractor/construction manager. A summary listing of the improvement to the space, which may be modified through the final design process, prepared by Welty Building Company, is attached hereto as Exhibit D. The building infrastructure and energy systems will be improved to "Class A" status and the premises will be improved to a state reasonably consistent with new commercial office construction of similar sized premises in the downtown Akron market.

Landlord will be permitted to make any reasonable changes that are required to satisfy the requirements of historic preservation tax credits.

Additional Capital: Prior to the commencement of the lease, and subject to the "Date Certain Rent Commencement" provision described above, the County shall at all times have the option to change or add to the scope of improvements. The cost of any changes requested by the County shall be added to the base rental rate above, amortized over the 19.5-year lease term with an interest rate of 8.0%.

Renewal Option: Provided it is permissible within the state and federal historic rehabilitation tax credit guidelines, Landlord will have the option to extend the term of the lease for an additional period of 3 years at 100% of fair market value, as-is. The fair market value of the property shall be agreed upon by the parties, or, if the parties cannot reach agreement as to the fair market value, the parties shall use a mechanism that will be set out more fully in the Lease that will rely on an independent and reputable third party appraiser(s) as the basis for determining fair market value. The base rent shall increase 1.0% in each subsequent year of the extended term. All other lease terms, including expense escalations shall remain in full force and effect.

**County Furniture,
Equipment, Trade
Fixtures, Cabling:**

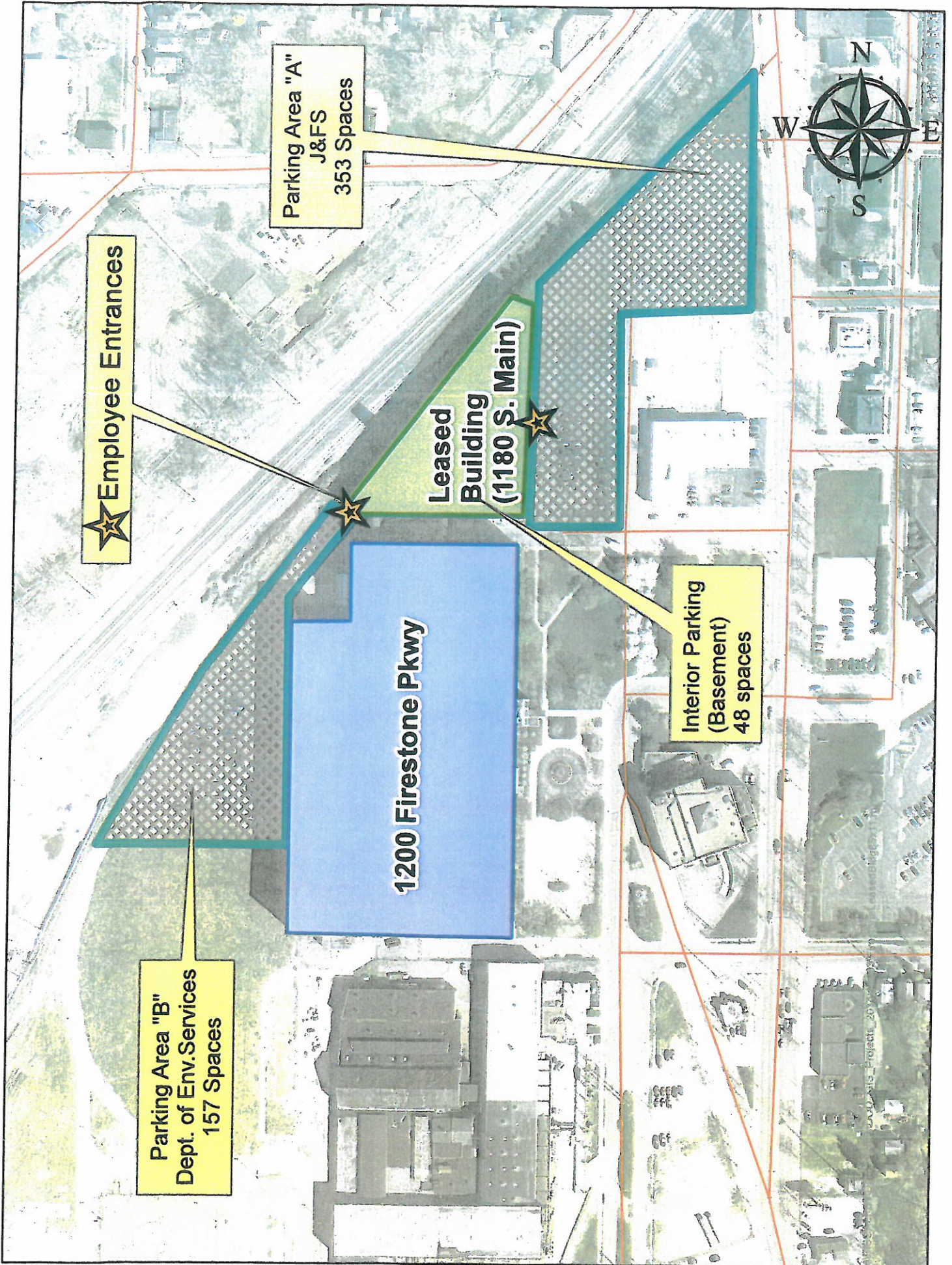
County will be responsible for the cost of any furniture, equipment and trade fixtures installed and/or located in the Premises. Additionally, County will be responsible for the costs associated with any IT equipment and data/phone cabling necessary for the County's use of the leased premises. Landlord will provide County reasonable access and opportunity during the build-out of the premises to install any necessary data/phone cabling, IT equipment and trade fixtures and ample access and opportunity near and at the end of construction to locate any furniture or other equipment in the premises prior to occupancy. Tenant may, at its option and provided that it does not cause any unreasonable delay in the construction of the improvements, request that Landlord, through a change order or other process with Welty Building Company, add the installation of any data/phone cabling, trade fixtures, equipment or furniture to the improvements. The Leases will provide that any costs for the same will be invoiced separately from Landlord to Tenant upon receipt of invoices by Landlord for the same and Tenant shall pay those costs promptly upon receipt of said invoices, or, in the alternative, the costs for these items may be financed by the Landlord and paid through the Leases by Tenant, amortized at a rate and a length of time that will be agreed by the parties in the Leases.

Signage: As part of the improvements to the property, Landlord will install signage on the exterior of the building either above the entrance or along the parapet that will be easily visible from surrounding streets. Landlord will also install monument signage at the entrance to the property along South Main Street. The content of the signage will be reviewed and approved by the County, and such approval shall not be unreasonably withheld.

Parking: At no additional rent, other than the payment of associated operating costs as set forth above (ie lighting), Landlord shall provide both interior and exterior parking to the County under the Leases, in the basement of the building and in the areas

depicted in the drawing that is attached as Exhibit A. The table below summarizes the parking that is currently striped in the areas that will be available to Summit County agencies for parking. The actual number of spaces delivered may vary upward or downward marginally depending on the final landscape and circulation designs. While certain areas are indicated to be for one county agency or another, the County will have the freedom to allocate spaces to agencies in any manner.

<u>Parking Location</u>	<u>Spaces</u>
Interior - Basement	48
Exterior Parking - Area "A"	353
Exterior Parking - Area "B"	<u>157</u>
Total Parking	558



★ Employee Entrances

Parking Area "A"
J&FS
353 Spaces

Leased Building
(1180 S. Main)

1200 Firestone Pkwy

Parking Area "B"
Dept. of Env. Services
157 Spaces

Interior Parking
(Basement)
48 spaces



Exhibit B:

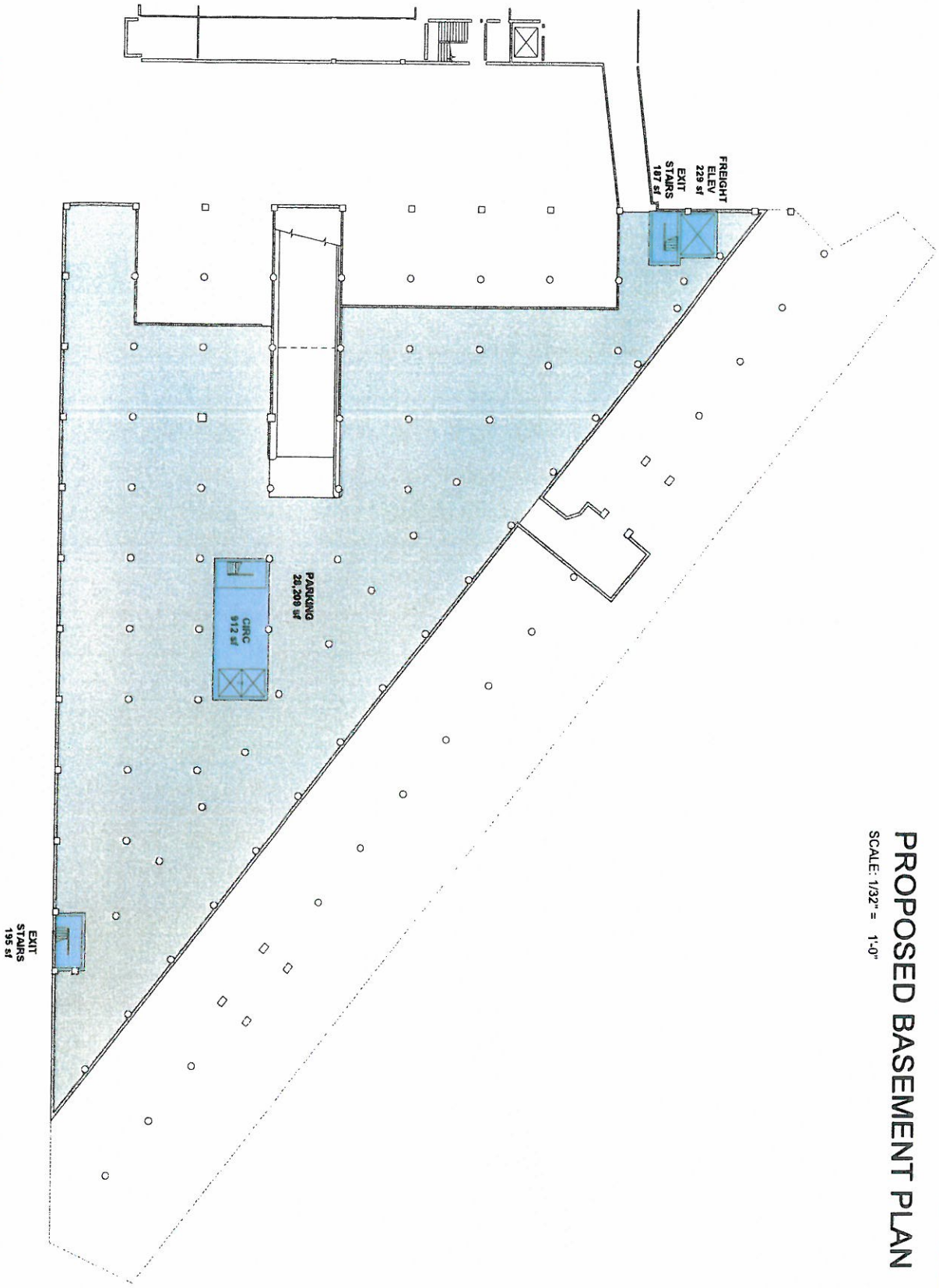
1180 South Main Street - Estimated Operating Expenses (\$/SF):

	<u>Est \$/SF</u>
<u>R&M / Custodial</u>	
Cleaning	\$ 1.03
Cleaning Supplies	0.03
Repairs & Maint *(1)	1.10
Landscape/Snow Plow *(2)	0.22
Service Contracts	0.30
Trash removal	0.15
Life Safety	0.06
Subtotal - R&M / Custodial	\$ 2.89
<u>Utilities*(3)</u>	
Office Space	\$ 1.00
Gas	0.44
Water/Sewer	0.18
Subtotal - Utilities	\$ 1.62
<u>Administrative</u>	
General Office Security *(4)	\$ 0.22
Insurance	0.19
Administrative	0.24
Other	0.06
Mg't Fee @3%	0.29
Subtotal - Adminiistrative	\$ 0.99
Projected Operating Expenses:	\$ 5.51

Notes:

- *(1) Repairs & Maintenance: Estimate with initial warranties cost in year 1-6 @\$1.10/psf then increasing to \$1.80/PSF as 100% initial warranties expire.
- *(2) Landscape/Snow plow: Includes quote from Narragon \$26,400 for snowplow and landscape contract
- *(3) Utilities: Estimate by Lee Good Engineering @ .81/PSF. Assumed \$1.00/PSF for office space above.
- *(4) General Security Monitoring, after hours security, general property security

EXHIBIT C



PROPOSED BASEMENT PLAN
SCALE: 1/32" = 1'-0"



6277 Frank Ave. NW
North Canton, OH 44720
PH: 216-482-3782
FX: 216-482-8271
www.solarch.com

Conceptual Plans for:
Former Firestone Triangle Building
1300 Firestone Parkway
Akron, Ohio 44317-0001

REV.	DATE	DESCRIPTION

PROJECT NO.: 12303
DATE: 2014 JAN 17
PROPOSED BASEMENT PLAN

A.0



PROPOSED FIRST FLOOR

SCALE: 1/32" = 1'-0"



S&L
 ENGINEERING
 6827 Frick Ave NW
 Akron, OH 44320
 Tel: 330.489.8722
 Fax: 330.489.8727
 www.sandleng.com

Conceptual Plans for:
Former Firestone Triangle Building
 1300 Firestone Parkway
 Akron, Ohio 44317-0001

MARK	DATE	DESCRIPTION

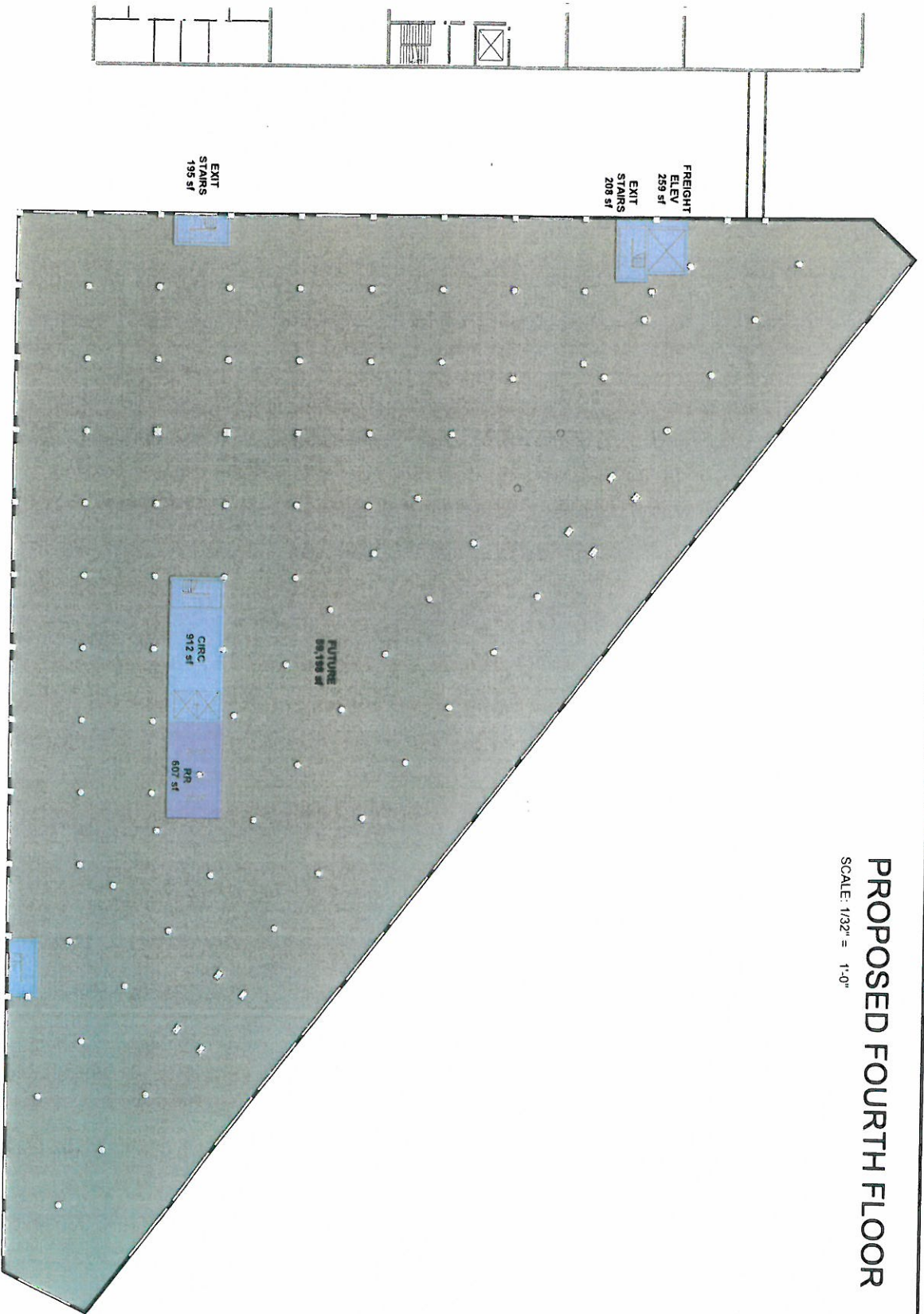
PROJECT NO.: 12.024
 DATE: 2014 JAN 17

PROPOSED FIRST FLOOR PLAN

A.1

PROPOSED FOURTH FLOOR

SCALE: 1/32" = 1'-0"



8277 Frank Ave NW
 North Olmsted, OH 44130
 Tel: 330-486-8738
 Fax: 330-486-8737
 www.salsarchitecture.com

Conceptual Plans for:
Former Firestone Triangle Building
 1300 Firestone Parkway
 Akron, Ohio 44317-0001

NO.	DATE	DESCRIPTION

PROJECT NO: 12034
 DATE: 2014 JAN 17

PROPOSED
 FOURTH FLOOR
 PLAN
A.4

EXHIBIT D

Description of Scope of Improvements Prepared by Welty Bldg Co. LLC in consultation with Sol Harris Day Architecture

Scope of Improvements

In addition to the items included in Welty's schedule, attached hereto, the following items are included in the scope of improvements included in the proposed rent to Summit County:

- New LED light on indoor parking level
- Resurface and restripe outdoor parking area
- Install new LED parking lot lights
- New curb cut to Main Street and masonry monument sign

For balance of improvements, see attached sheet prepared by Welty Bldg Co. LLC. The attached sheet represents the current scope of improvements and the parties understand that adjustments to the attached scope will be necessitated through the final design and construction phase.

Former Firestone Triangle Building - Tenant Buildout
1200 Firestone Parkway Akron, Ohio 44317



	Qty.	Unit
SUMMIT COUNTY JOBS & FAMILY SERVICES		
Landscaping Allowance	1	EA
Selective Demolition	113,139	SF
Cut & Patch	113,139	SF
Floor Leveling/Patch	113,139	SF
Elevated Walkway Demolition (Exterior)	1	EA
Elevator/Stair Shaft Demolition	4,468	SF
Atrium Exterior Wall Demolition	690	SF
New Concrete Foundations w/ Excavation (Lobby Addition)	35	CY
Rebar	3	TONS
New Concrete Foundations/Pits@ Elevator Shafts Including Excavation & Backfill	60	CY
Rebar	6	TONS
Concrete @ Exit Stairs	18	LEVELS
Elevator/Stair Shaft Walls	18,266	SF
Exterior Cleaning Tuckpointing	45,000	SF
Structural Steel (Lobby Addition)	10	TONS
Steel Stairs (4 Sets)	18	LEVELS
Exterior Wall System Above New Entrance Lobby	690	SF
Rough Carpentry	113,139	GSF
Base Cabinets w/S.S. Countertops	60	LF
Entrance Upper Canopy Roof System	645	SF
Fire Safing Openings	45	EACH
Fire Safing Tops of Partitions	7,970	LF
Door Frame Caulking	240	OPNGS
Coping Replacement	1,000	LF
Wood/HM Doors	240	EACH
Hollow Metal Frames	170	EACH
Hollow Metal Frames -Pairs	35	EACH
Hollow Metal Frames -Sidelites	120	EACH
Access Doors	10	EACH
Finish Hardware	240	SETS
Interior Glass & Glazing	3,400	SF
Automatic Door Operators	2	EACH
CurtainWall System	1,125	SF
Aluminum Entrances	2	PAIRS
Aluminum Windows Replacement	15,251	SF
Interior Stud Partitions (Includes Insulation)	7,970	LF
Perimeter Walls Drywall/Furring/Insulation	2,100	LF
Drywall Ceilings	1,250	SF
Acoustical Ceilings (2x2)	112,000	GSF
Carpeting Allowance	13,400	SY
Carpeting - Installation	13,400	SY
Resilient Floor Base	20,000	LF
Resilient Flooring (VCT)	2,350	SF
Ceramic Tile Floors Incl. Base	1,250	SF
Ceramic Tile Walls (To 6' Height)	3,600	SF
Painting	200,000	SF
Painting - Frames	205	EACH
Painting - Existing Concrete Columns	210	EACH
Toilet Partitions/Urinal Screens	20	EACH
Interior Signage Allowance	115	EACH
Exterior Entrance Signage Allowance	1	LS
Toilet Room Accessories	135	EACH
Fire Extinguishers	12	EACH
Elevators (3500# Electric)	10	STOPS
Service Elevator	5	STOPS
Backflow Preventors	2	EACH
Plumbing Fixtures Water Closet Wall Hung	16	EACH
Plumbing Fixtures Urinals Wall Hung	4	EACH
Plumbing Fixtures Lav In Countertops	24	EACH
Plumbing Fixtures EWC	4	EACH
Plumbing Fixtures (Floor Drains)	6	EACH
Hot Water Heater (UC)	8	EACH
Sanitary/Storm System	113,139	SF
Domestic/Water System	113,139	SF

**Former Firestone Triangle Building - Tenant Buildout
1200 Firestone Parkway Akron, Ohio 44317**



	Qty	Unit
Pipe Insulation	113,139	SF
Plumbing Water Treatment System	1	LS
Sprinkler System (FM)	1,290	EACH
Standpipe and Fire Hose System	120	LF
Sprinkler Backflow Preventor	1	EACH
Sprinkler Tamper and Flow Switches	65	EACH
Sprinkler 4th Floor Shell Space	590	EACH
Tamper & Flow Switches (4th Floor Shell Space)	45	EACH
HVAC - Fuel System	1	LS
Multi-Zone Roof-Top Units	400	TONS
Unit Heaters (4th Floor Shell Space) - Includes Gas Lines & Power Wiring	800,000	BTU
Elevator Machine Room Cooling Units	8	TONS
Server Rooms HVAC	6	TONS
Sheetmetal and Accessories	84,855	#S
Miscellaneous Ductwork Equip/Accessories	113,139	GSF
Duct Insulation	113,139	GSF
Grilles, Registers, Diffusers	380	EACH
Fan Coil Units	130	EACH
VAV Boxes	85	EACH
Fan Powered VAV Boxes	45	EACH
Reheat Coils	30	EACH
Temperature Control	130	EACH
Air Balancing	380	EACH
Building Management System	115,996	OUTLETS
Service and Distribution	5,500	GSF
Emergency Generator	250	AMPS
Metering	1	KW
Disconnect/Transfer Switches	2	LS
Panelboards	3,600	EACH
Future Tenant Power Distribution/Meter	1	AMPS
Motor Starters	4	LS
Conduit, Wiring, Branch Devices	113,139	EACH
Conduit, Wiring, Branch Devices (Shell Space)	59,248	GSF
Shell Space Lighting (4th Floor)	65	GSF
Conduit, Wiring, Branch Devices (Parking Level)	25,594	EACH
Lighting (Parking Level)	140	GSF
Lighting		EACH
- Parabolic Lay-In or Pendent	1,150	EACH
- Recessed Downlight	150	EACH
- Wall Mounted	150	EACH
- Track	150	EACH
Lighting Fixtures Installation	1,600	FIXTURES
Lighting Control	113,139	GSF
Emergency Light System/Night Lighting	450	AMPS
Exit Lights	65	UNITS
Exterior Building Lighting	12	EACH
VAV Boxes Conduit, Wire, Etc.	85	POINTS
Fire Alarm System	125	POINTS
Fire Alarm System Future Tenant Panel	1	LS
Fire Alarm Pull Stations (Shell Space)	4	EACH
SUMMIT COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES		
Landscaping Allowance		
Selective Demolition	34,428	SF
Selective Demolition (Storage)	13,492	SF
Cut & Patch	34,428	SF
Cut & Patch (Storage)	13,492	SF
Floor Leveling/Patch	34,428	SF
Floor Leveling/Patch (Storage)	13,492	SF
Elevator/Stair Shaft Demolition		SF
New Concrete Foundations/Pits@ Elevator Shafts Including Excavation & Backfill		
Rebar		
Concrete @ Exit Stairs		
Elevator/Stair Shaft Walls		
Exterior Cleaning Tuckpointing		
Steel Stairs (4 Sets)		
Rough Carpentry	34,428	GSF

**Former Firestone Triangle Building - Tenant Buildout
1200 Firestone Parkway Akron, Ohio 44317**



	Qty.	Unit
Rough Carpentry (Storage)	13,492	GSF
Base Cabinets w/S.S. Countertops	120	LF
Wall Cabinets	120	LF
Fire Safing Openings	12	EACH
Fire Safing Openings (Storage)	6	EACH
Fire Safing Tops of Partitions	3,550	LF
Fire Safing Tops of Partitions (Storage)	940	LF
Door Frame Caulking	90	OPNGS
Door Frame Caulking (Storage)	10	OPNGS
Wood/HM Doors	90	EACH
Wood/HM Doors (Storage)	10	EACH
Hollow Metal Frames	70	EACH
Hollow Metal Frames -Pairs	10	EACH
Hollow Metal Frames -Pairs (Storage)	5	EACH
Hollow Metal Frames -Sidelites	35	EACH
Access Doors	4	EACH
Access Doors (Storage)	2	EACH
Finish Hardware	90	SETS
Finish Hardware (Storage)	10	SETS
Interior Glass & Glazing	1,000	SF
Aluminum Entrances	1	PAIRS
Aluminum Windows Replacement		
Interior Stud Partitions (Includes Insulation)	3,550	LF
Interior Stud Partitions (Includes Insulation) - Storage Areas, Drywall on One Side Only	940	LF
Perimeter Walls Drywall/Furring/Insulation	390	LF
Perimeter Walls Furring/Insulation (Storage) - No Drywall	300	LF
Drywall Ceilings	3,325	SF
Drywall Column Covers		
Acoustical Ceilings (2x2)	34,428	GSF
Carpeting Allowance	13,492	SY
Carpeting - Installation	3,030	SY
Resilient Floor Base	5,200	LF
Resilient Flooring (VCT)	1,615	SF
Ceramic Tile Floors Incl. Base	710	SF
Ceramic Tile Walls (To 6' Height)	1,140	SF
Stained/Sealed Concrete	2,015	SF
Stained/Sealed Concrete (Storage)	13,492	SF
Painting	70,000	SF
Painting - Frames	105	EACH
Painting - Frames (Storage)	5	EACH
Painting - Existing Concrete Columns	65	EACH
Painting - Existing Concrete Columns (Storage)		
Toilet Partitions/Urinal Screens	8	EACH
Interior Signage Allowance	30	EACH
Exterior Entrance Signage Allowance	1	LS
Toilet Room Accessories	50	EACH
Fire Extinguishers	6	EACH
Elevators (3500# Electric)		
Service Elevator		
Backflow Preventors		
Plumbing Fixtures Water Closet Wall Hung	6	EACH
Plumbing Fixtures Urinals Wall Hung	2	EACH
Plumbing Fixtures Lav In Countertops	8	EACH
Plumbing Fixtures EWC	1	EACH
Plumbing Fixtures (Floor Drains)	2	EACH
Hot Water Heater (UC)	4	EACH
Sanitary/Storm System	34,428	SF
Domestic/Water System	34,428	SF
Pipe Insulation	34,428	SF
Plumbing Water Treatment System		
Sprinkler System (FM)	356	EACH
Sprinkler System (FM) - Storage	120	EACH
Standpipe and Fire Hose System		
Sprinkler Backflow Preventor		
Sprinkler Tamper and Flow Switches	20	EACH
Sprinkler Tamper and Flow Switches (Storage)	8	EACH

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	Qty.	Unit
HVAC - Fuel System	1	LS
Multi-Zone Roof-Top Units	150	TONS
Elevator Machine Room Cooling Units		
Server Rooms HVAC	2	TONS
Sheetmetal and Accessories	25,821	#S
Sheetmetal and Accessories (Storage)		
Miscellaneous Ductwork Equip/Accessories	34,428	GSF
Miscellaneous Ductwork Equip/Accessories (Storage)		
Duct Insulation	34,428	GSF
Duct Insulation (Storage)		
Grilles, Registers, Diffusers	105	EACH
Grilles, Registers, Diffusers (Storage)		
Fan Coil Units	30	EACH
Fan Coil Units (Storage)		
VAV Boxes	24	EACH
VAV Boxes (Storage)		
Fan Powered VAV Boxes	12	EACH
Fan Powered VAV Boxes (Storage)	4	EACH
Reheat Coils	8	EACH
Reheat Coils (Storage)		
Temperature Control	36	EACH
Temperature Control (Storage)		
Air Balancing	141	OUTLETS
Air Balancing (Storage)		
Building Management System	34,428	GSF
Building Management System (Storage)		
Service and Distribution	1,400	AMPS
Service and Distribution (Storage)	600	AMPS
Emergency Generator		
Metering	1	LS
Disconnect/Transfer Switches	1	EACH
Panelboards	1,400	AMPS
Panelboards (Storage)	600	AMPS
Future Tenant Power Distribution/Meter		
Motor Starters	2	EACH
Conduit, Wiring, Branch Devices	34,428	GSF
Conduit, Wiring, Branch Devices (Storage)	13,492	GSF
Future Tenant Lighting (4th Floor)		
Lighting		
- Parabolic Lay-In	355	EACH
- Recessed Downlight	40	EACH
- Wall Mounted	40	EACH
- Track	40	EACH
Lighting Fixtures Installation	475	FIXTURES
Lighting Control	34,428	GSF
Lighting (Storage)		
- Florescent Strip	175	EACH
Lighting Fixtures Installation	175	FIXTURES
Lighting Control	13,492	GSF
Emergency Light System/Night Lighting	100	AMPS
Emergency Light System/Night Lighting (Storage)	40	AMPS
Exit Lights	16	UNITS
Exit Lights (Storage)	6	UNITS
Exterior Building Lighting		
VAV Boxes Conduit, Wire, Etc.	36	POINTS
VAV Boxes Conduit, Wire, Etc. (Storage)		
Fire Alarm System	32	POINTS
Fire Alarm System (Storage)	12	POINTS
Fire Alarm System Future Tenant Panel		
General Conditions		
Initial Layout Engineering	1	LS
Misc General Conditions	10	MO
Continuous Unidentifiable Clean-up	Follow Program	
Continuous Interim Clean-up	40	MD
Rubbish Removal from Floors	100	MD
Final Clean-up	161,059	GSF
Rubbish Containers & Trash Chutes	10	MO

**Former Firestone Triangle Building - Tenant Buildout
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	Qty.	Unit
Safety Construction	1	LS
Safety Inspection Service	10	MO
Temporary Heat and Ventilation	Existing	
Jobsite Office and Operation	10	MO
Traffic/Pedestrian Control Signs	1	LS
Temporary Power - Install	161,059	GSF
Temporary Power - Consumption	Owner	
Temporary Water - Install	Existing	
Temporary Water - Consumption	Existing	
Sanitary Facilities	60	EA
Dustproof Partitions	1	LS
Jobsite Telephones	10	MO
Scheduling	By PM	
Information Technology	10	MO
Progress Photos	By Tenant	
Fire Protection, Extinguishers	12	EA
Small Tools and Equipment	40	DAYS
Temporary Elevator	By Tenant	
CM's Liability Insurance	0.51%	
Subcontractor Bonds	1.25%	
Salary Travel	10	MO
LEED Trade Contractor Consultant	Not Required	
DBE Participation	No Additional Cost Included	
Shift Work Premium	1	LS
Building Permits	161,059	GSF
Performance and Payment Bonds	0.61%	
Reproduction	1	LS
CM DPE and Reimbursables		
Director of Construction	25	MD
Project Manager	150	MD
Superintendent	220	MD
Project Assistant	220	MD
CM Fee		



Qty.

Unit

Items of Work which are to be included in the Owner's Project Budget as they are not included within the Control Estimate

This Control Estimate is Based upon Manufacturers and Products as required to provide competitive pricing, Proprietary materials and/or equipment have not been considered
Utility Services to Property Lines
AE, Design Fees
Relocating Overhead Utilities
Relocating Underground Utilities
Zoning Permit
Easements
Test Borings and Reports
Wetlands Mitigation
Hazardous Materials Survey
Hazardous Materials Abatement
Site Survey
Environmental Survey and Report
Tenant Build-Out Allowances
Owner's Contingency (Covering Owner Requested Changes, Unpurchased Items of Work, Unforeseen Conditions, Document Errors and Omissions, Work Sequence Adjustments, Etc.)
Sewer and Water Tap Fees
Power Company Primary Service Charge
OhioEPA Notice of Intent
OhioEPA Notice of Termination
Technical Equipment