



CofEM - Courthouse Remodel

ROM PROPOSAL

City of El Mirage
March 06, 2026

- 1.) Cover Sheet
- 2.) Cost Summary
- 3.) Basis of Estimate
- 4.) Takeoffs



13835 N. Northsight Blvd.
Suite #100
Scottsdale, AZ 85260
P: 602-494-0800

March 06, 2026

VIA ELECTRONIC MAIL

Marc Johnson
City of El Mirage
1 GPA - #23-15PV-04
10000 N. El Mirage Road
El Mirage, AZ 85335

RE: ROM Estimate | 25-04-051 City of El Mirage – Courthouse Remodel

Dear Marc,

We appreciate the opportunity to present this ROM estimate deliverable document. In our analysis of exploring the existing conditions and incorporating our understanding of the City of El Mirage needs/desires we have put together the following Proposal Estimate which is aligned with our CORE Culture. We are genuinely excited to be contributing to your project's success.

Team & Trust

At the heart of our approach is the belief in the power of collaboration. We aim to leverage the collective strengths of the Project Team, which includes the City of El Mirage and CORE. By working together, we are confident in our ability to provide creative best-value-based solutions and fulfill the need for improvements for the City of El Mirage.

CORE Values - Integrity, Fairness, Continuous Improvement & Results

Our commitment to the values of integrity, fairness, continuous improvement, and delivering results drives our dedication to this project. We recognize that there are tangible solutions available to enhance cost efficiency and achieve the results the City of El Mirage seeks.

The Client Decides

Our ultimate goal is to empower the City of El Mirage with the information needed to make informed decisions regarding your project's scope and budget. We will continue to provide you with comprehensive data and insights, ensuring that you have the necessary tools to navigate the project's direction successfully.

We look forward to continuing to serve the City of El Mirage and to our continued collaboration as a team to make this project a reality. Thank you for this opportunity, and please do not hesitate to contact me directly via email or phone 928-308-8586 with any questions or comments.

Respectfully submitted,

A handwritten signature in blue ink that reads "Alissa Meneou".

Alissa Meneou
CORE Construction



Cost Summary



CofEM - Courthouse Remodel

JOC - 03.06.2026
 CORE PROJECT NUMBER: 25-04-051
 LOCATION: El Mirage, AZ
 ARCHITECT: N/A
 PROCUREMENT: 1 GPA - #23-15PV-04
 DURATION(mnths): 3
 WARRANTY(yrs): 2
 SQUARE FOOTAGE: 3,320

#	Description	Base Price
GENERAL REQUIREMENTS		\$4,854
FC	Final Clean	\$4,854
DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$22,790
1	Demolition	\$22,790
SITE WORK (ROUGH)		\$0
SITE WORK (FINISH)		\$0
STRUCTURE		\$21,563
27	Building Concrete	\$5,798
28	Structural Masonry	\$14,265
33	Rough Carpentry	\$1,500
ENCLOSURE		\$68,808
38	Insulation	\$1,828
40	Glass & Glazing	\$57,180
43	Exterior Wall Systems (Stucco / EIFS)	\$9,000
47	Membrane Roofing	\$800
INTERIOR FINISHES		\$185,412
55	Finished Carpentry & Millwork	\$29,852
56	HM Frames, Doors, & Hardware	\$73,460
59	Metal Studs & Drywall Package	\$22,265
61	Painting	\$17,576
62	Acoustical Ceilings & Wall Panels	\$2,500
64	Tile Package	\$8,748
65	Flooring Package	\$31,011
SPECIALTIES		\$3,336
75	Toilet Partitions & Accessories	\$3,336
EQUIPMENT		\$0
MEP SYSTEMS		\$134,515
98	Plumbing Systems	\$35,990
99	HVAC Systems	\$22,550
101	Test & Balance	\$1,500
102	Electrical Systems	\$71,775
103	Fire Alarm Systems	\$2,700
SPECIAL SYSTEMS		\$6,750
109	Structured Cabling Systems	\$6,750
CONTINGENCIES & ALLOWANCES		\$27,440
4.0%	Construction Contingency	\$27,440
GENERAL CONDITIONS		\$90,012

Subtotal	\$565,478
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Subtotal (with GC's & Insurance)	\$603,714
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Subtotal (with GC's, Insurance, & Tax)	\$642,819
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Subtotal (GC's, Insurance, Tax, & Fee)	\$685,999
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Estimate Amount	
Estimate Total	\$685,999
Owner Contingency	\$50,000
Estimate Total	\$735,999

BREAKOUTS	
BO 01 - Back Office Spaces	BO 02 - Courtroom & Lobby
\$2,822	\$2,032
\$2,822	\$2,032
\$12,409	\$10,381
\$12,409	\$10,381
\$0	\$0
\$0	\$0
\$20,118	\$1,445
\$5,798	\$0
\$13,570	\$695
\$750	\$750
\$62,208	\$6,600
\$1,678	\$150
\$51,480	\$5,700
\$8,250	\$750
\$800	\$0
\$81,996	\$103,416
\$11,986	\$17,866
\$15,200	\$58,260
\$18,046	\$4,219
\$10,893	\$6,684
\$2,500	\$0
\$4,604	\$4,145
\$18,769	\$12,242
\$1,770	\$1,566
\$1,770	\$1,566
\$0	\$0
\$82,655	\$51,860
\$20,530	\$15,460
\$14,300	\$8,250
\$750	\$750
\$45,575	\$26,200
\$1,500	\$1,200
\$5,500	\$1,250
\$5,500	\$1,250
\$16,505	\$10,935
\$16,505	\$10,935
\$54,140	\$35,872

\$340,123	\$225,356
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\$363,121	\$240,593
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\$386,641	\$256,177
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\$412,613	\$273,386
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BO 01 - Back Office Spaces	BO 02 - Courtroom & Lobby
\$412,613	\$273,386



Basis of Estimate



The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing the estimate dated March 6, 2026.

All costs are based on CORE's incorporation of the scope as discussed on our site walk with the Owner and the scope clarifications below.

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

- Anticipated construction start: Fall 2026
- Duration of Project: 3 months
 - **This duration is based on the understanding that the courthouse will remain unoccupied during the duration of construction.**

Contingency

- **We have included a Owner / Contractor Contingency in this proposal** – This is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope established in this proposal and may require further clarification or coordination. These costs may include but are not limited to scope gap, coordination issues between trades, overtime, expediting, missed scope during subcontractor bidding process, etc. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect.
- **We have NOT included an Escalation Contingency in this proposal** – The costs highlighted above are priced at today's dollars. Escalation of construction costs should be considered when budgeting for a project that may have a later start date. In previous years, we've observed a relatively consistent construction cost escalation of about 1.5% per quarter (or 6% annually).

General Assumptions

- This proposal is valid for 15 days.
- This cost proposal is considered a Lump Sum, not line-item Estimate.
- *This proposal is based on the understanding that the courthouse will remain unoccupied during the duration of construction. All scheduling, safety planning, and logistical considerations have been developed with this assumption in mind. Should occupancy status change, the project scope, timeline, and associated costs may require adjustment to ensure compliance with safety standards and operational requirements.*
- CORE has not included any costs for building permit, mechanical/electrical/plumbing permits. We have included a NESHAP for the demo.
- We assume normal working hours.
- Any increased costs associated with tariffs promulgated after the contract execution date are not included. The contractor will assist the owner with sourcing alternative materials not affected by the tariff but in the event that the owner chooses to retain the originally selected material or there is not another material option available that does not affect the original budget or project schedule then the contractor is entitled to a change order for the additional cost and time associated with the enactment of the applicable tariffs.
- This proposal includes all costs related to warranty as required in the contract.



- There are no Addendum issued for this project.
- All approved value engineering savings will be added to the Contractor's Contingency.
- All un-used Contingency or Allowance will be credited back to Owner.
- General Conditions and/or General Requirements are considered cost of the work.
- We recommend topically applied vapor barriers to be applied to existing concrete slabs within remodel construction projects where new flooring will be applied to the existing concrete slabs. Concrete slabs inherently possess the ability to retain moisture, and variations in environmental conditions can result in increased relative humidity within the slab. This excess moisture can adversely affect the bonding of flooring materials, which can lead to failed adhesion of flooring materials. Topically applied vapor barriers act as a protective shield, impeding the migration of moisture from the concrete slab to the flooring materials. These barriers are designed to create a robust and impermeable layer on the surface of the concrete, effectively minimizing the potential for moisture-related adhesion issues. For existing slabs-on-grade without the application of a topically applied vapor barrier, any issues regarding failed adhesion, would not be covered by the warranty.
- CORE does not recommend or endorse any specific topical vapor moisture barriers, on new slabs, as they have proven to promote Alkaline Silica Reaction (ASR). In addition, CORE does not recommend installation of an under-slab vapor barrier at areas where polished or sealed concrete will be the finished product. It is our experience that using an under-slab vapor barrier will contribute to slab curling which will affect the final appearance on concrete grinding, especially for "salt-and-pepper" light aggregate exposure finish.
- The Date of Commencement of the Work shall mean the date of commencement of the Construction Phase. The Construction Phase shall be approximately five (5) days from Construction Manager's receipt of the latter of the following:
 - Fully executed Job Order.
 - Issuance of Site Permit, Building Permit, and any other permits required to commence the Work.
 - Owner's Notice To Proceed with Construction.
- **Permitting Exclusion**

CORE has excluded all costs associated with permits of any kind, including but not limited to building, mechanical, electrical, plumbing, fire/life safety, special systems, and any other permits required by the Authority Having Jurisdiction ("AHJ"). No permit applications, fees, reviews, revisions, inspections, or approvals by any AHJ are included in CORE's Scope of Work.
- **AHJ and Owner Direction**

At the direction of the Owner, no permits shall be submitted to, nor approvals obtained from, the AHJ. CORE shall not be responsible for any actions, inquiries, directives, stop-work orders, fines, penalties, or corrective work resulting from AHJ involvement related to the absence of permits.
- **Risk Allocation**

Any costs, delays, redesign, rework, or impacts arising from permitting requirements, AHJ involvement, or future enforcement actions shall be the sole responsibility of the Owner and shall constitute a change to CORE's Scope, Schedule, and Contract Sum.

Specific Assumptions

LINE ITEM FC | Final Clean

1. We have included:
 - Final clean

LINE ITEM 1 | Demolition

1. We have included:
 - Demo Carpet
 - Demo Plumbing Fixtures
 - Urinal
 - Water Closet
 - Wall Hung Sink
 - Undermount Sink
 - Demo Restroom Accessories
 - Demo Wall Tile
 - Demo Floor Tile & Tile Baseboard
 - Demo Doors & Frames
 - Demo Walls
 - Demo Stucco & Drywall for 2' High Exterior Slot Window
 - Demo Stucco at building addition area
 - Demo storefront
 - Demo sidewalk & landscaping at building addition
2. We have NOT included:
 - Salvage of Materials

LINE ITEM 27 | Building Concrete

1. We have included:
 - Slab on grade at building addition
 - Footings for masonry

LINE ITEM 28 | Structural Masonry

1. We have included:
 - Demo exterior masonry for 2' high slot windows
 - Lintel for 2' high slot window
 - New standard gray CMU exterior wall
2. We have NOT included:
 - Any masonry patching of existing

LINE ITEM 33 | Rough Carpentry

1. We have included:
 - Backing for new restroom accessories
 - Backing for upper millwork cabinets

LINE ITEM 38 | Insulation

1. We have included:
 - Standard insulation at walls
 - Mineral wool insulation at jury deliberation room wall

LINE ITEM 40 | Glass & Glazing

1. We have included:
 - 2' High x 10' Long standard glazing slot window above double door lobby entrance
 - 8" x 20" viewing window at security post
 - 2' High x 8' Long standard glazing slot windows
 - Interior storefront above pony wall with standard glazing
 - Exterior storefront above pony wall with standard glazing
 - 3-0 x 7-0 glass doors at interior storefront
 - Manual roller shades at new window systems, located in the conference area and Judge's chamber
 - Manual roller shades at existing windows, including transaction windows at lobby
2. We have NOT included:
 - Manual roller shades at slot windows

LINE ITEM 43 | Exterior Wall Systems (Stucco/EIFS)

1. We have included:
 - Stucco repair at new 2' x 10' slot window
 - Stucco repair at new 2' x 8' slot windows

LINE ITEM 55 | Finished Carpentry & Millwork

1. We have included:
 - Lower cabinets with plastic laminate countertops
 - Upper cabinets
 - Plastic Laminate countertop w/ (2) dividers at lobby
 - Wood paneling at public transaction wall

LINE ITEM 56 | HM Frames, Doors, & Hardware

1. We have included:
 - 3-0 x 7-0 HM Frames, Wood Doors, and Hardware
 - 3-0 x 7-0 Wood Door Sound Proof & Fire Proof
 - 3-0 x 7-0 Sound Proof Door
 - Cut Hole in Existing HM Door for new vent
 - Door Hardware with code access
 - ADA Auto Entry Hardware / Push Button
 - Fix door threshold

LINE ITEM 59 | Metal Studs & Drywall Package

1. We have included:
 - Repair drywall and retexture at new conference room 4' and below
 - 3 5/8" metal stud wall with drywall on both sides
 - New drywall ceiling at security post viewing area
 - 3 5/8" metal stud pony wall with drywall on both sides (36" high)
2. We have NOT included:
 - Drywall patching / repairs at any other locations within the building

LINE ITEM 61 | Painting

1. We have included:
 - Paint walls
 - Paint drywall ceilings

LINE ITEM 64 | Tile Package

1. We have included:
 - Floor tile
 - Wall tile up to 4' high at restroom

LINE ITEM 65 | Flooring Package

1. We have included:
 - LVT Flooring or Class B polished concrete (salt & pepper).
 - We recommend making the final determination of which flooring to proceed with (LVT or Class B polished concrete) once the existing flooring has been removed and the concrete slab can be examined to determine if a concrete grid is an achievable finished product.

- Carpet Tiles
 - Coved Rubber Base
 - Bright colored nosing at podium steps
 - Static dissipative flooring
2. We have NOT included:
- Topically applied vapor barrier under new flooring
 - Any concrete grind above a salt and pepper finish.

LINE ITEM 75 | Toilet Partitions & Accessories

1. We have included:
- New toilet partition accessories
 - Grab bars, TP dispensers, etc.
 - Stainless Steel Frame Mirrors
2. We have NOT included:
- Hand dryers
 - Owner furnished accessories

LINE ITEM 98 | Plumbing Systems

1. We have included:
- Cut and cap water supplies as necessary
 - Make safe water supply for new fixtures
 - New plumbing fixtures:
 - Wall hung sinks with manual faucets
 - Undermount sinks with manual faucets
 - Water closets with manual flush valves
 - New water refill station
 - Floor drain
 - Hot and Cold Water Lines as necessary (3/4")
 - Waste / Vent Lines as necessary (PVC up to 4")
2. We have NOT included:
- Rework to existing plumbing
 - Overhead
 - Underground
 - In Wall
 - Closing of main line water valves (to be performed by facilities)

LINE ITEM 99 | HVAC Systems

1. We have included:
 - Add HVAC return tied into existing return at courtroom office
 - Adjust HVAC system for minor room layout adjustments
 - Exhaust fan at new restroom located at old breakroom
2. We have NOT included:
 - Any new HVAC equipment or adjustments to other locations throughout the building

LINE ITEM 101 | Test & Balance

1. We have included:
 - Test and balance for HVAC adjustments and room layout changes

LINE ITEM 102 | Electrical Systems

1. We have included:
 - New lighting at the courtroom
 - New lighting controls
 - (6) controls with dimming capabilities at the courtroom
 - Dimmable light switches throughout the building
 - New outlet covers throughout
 - New 2x4 LED lighting throughout
2. We have NOT included:
 - Upgrades and / or rework to existing electrical equipment
 - Panels, breakers, electrical equipment, etc.

LINE ITEM 103 | Fire Alarm Systems

1. We have included:
 - Fire Alarm device adjustments for new room layout
2. We have NOT included:
 - Any system or device upgrades

LINE ITEM 109 | Structured Cabling Systems

1. We have included:
 - New data drop for TV at conference room and jury deliberation room
2. We have NOT included:
 - Rework to existing structured cabling backbone system
 - Additional data drops throughout the building



Specific Exclusions

- Hazardous Material Abatement & Reports
- Design and/or Engineering
- Structural Steel & Structural Modifications
- Fireproofing
- Expansion Control
- Costs associated with General Building Inspections
- FF & E – Furniture, Fixtures, and Equipment (By Owner)
- Residential Equipment i.e. Microwave, Refrigerator, etc. (By Owner)
- Equipment
- Visual Display Boards
- Fire Sprinkler Systems
- Intercom, Paging, and Clock Systems
- Audio Visual Systems
- Temporary Relocation of Staff or Temporary Facilities
- Relocation of FF&E
- LEED Requirements
- Davis Bacon Wages

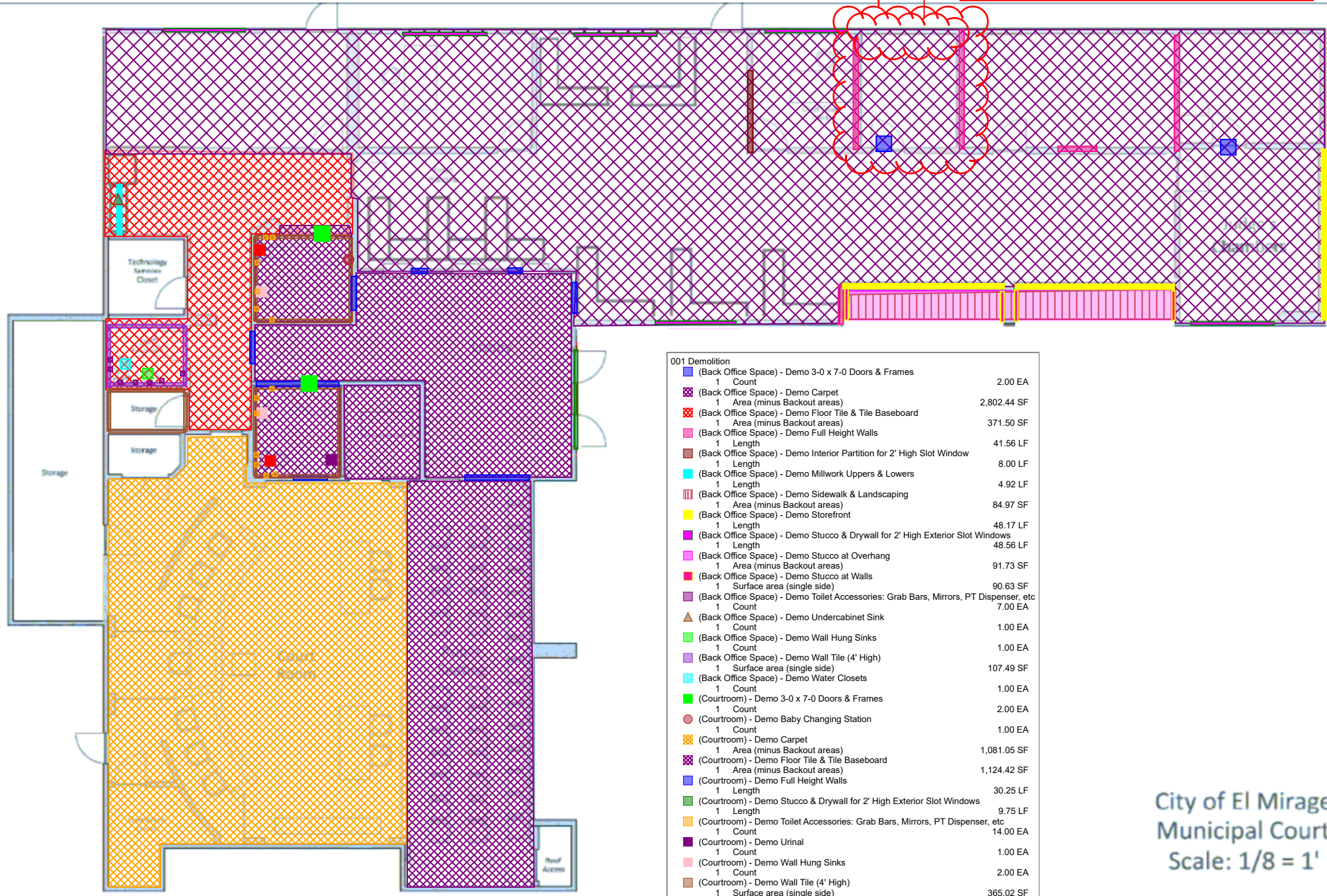


A photograph of a desert landscape at sunset. In the foreground, a large saguaro cactus stands prominently. The background features rocky hills and other smaller cacti. The sky is filled with soft, orange and yellow clouds. The word "Takeoffs" is written in white, bold, sans-serif font across the center of the image.

Takeoffs

Per site walk held 1.21.2026, office spaces are to remain

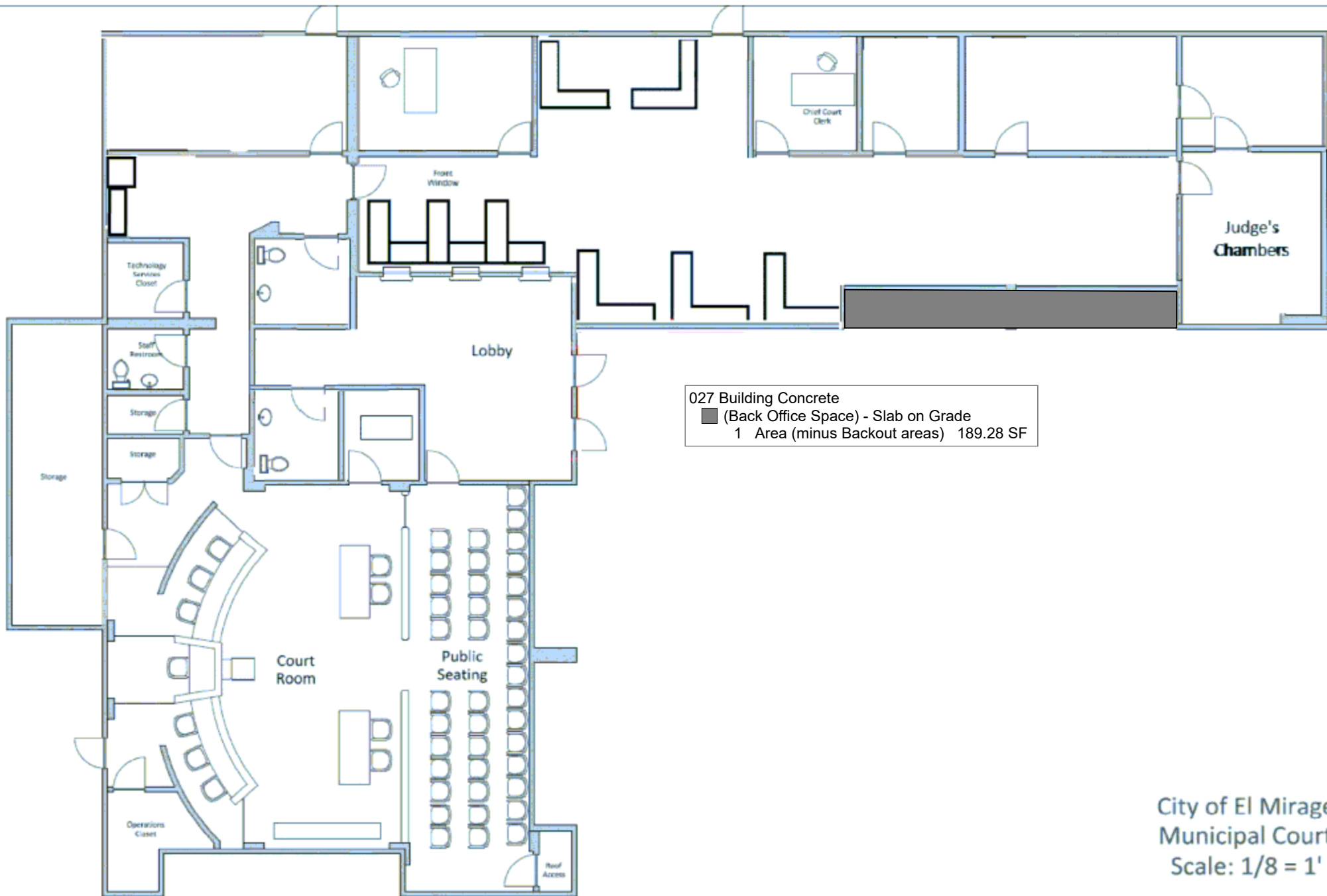
Per site walk held 1.21.2026, wall to be demoed in this office for 2' high ext. window



001 Demolition

■ (Back Office Space) - Demo 3-0 x 7-0 Doors & Frames	1	Count	2.00	EA
■ (Back Office Space) - Demo Carpet	1	Area (minus Backout areas)	2,802.44	SF
■ (Back Office Space) - Demo Floor Tile & Tile Baseboard	1	Area (minus Backout areas)	371.50	SF
■ (Back Office Space) - Demo Full Height Walls	1	Length	41.56	LF
■ (Back Office Space) - Demo Interior Partition for 2' High Slot Window	1	Length	8.00	LF
■ (Back Office Space) - Demo Millwork Uppers & Lovers	1	Length	4.92	LF
■ (Back Office Space) - Demo Sidewalk & Landscaping	1	Area (minus Backout areas)	84.97	SF
■ (Back Office Space) - Demo Storefront	1	Length	48.17	LF
■ (Back Office Space) - Demo Stucco & Drywall for 2' High Exterior Slot Windows	1	Length	48.56	LF
■ (Back Office Space) - Demo Stucco at Overhang	1	Area (minus Backout areas)	91.73	SF
■ (Back Office Space) - Demo Stucco at Walls	1	Surface area (single side)	90.63	SF
■ (Back Office Space) - Demo Toilet Accessories: Grab Bars, Mirrors, PT Dispenser, etc	1	Count	7.00	EA
▲ (Back Office Space) - Demo Undercabinet Sink	1	Count	1.00	EA
■ (Back Office Space) - Demo Wall Hung Sinks	1	Count	1.00	EA
■ (Back Office Space) - Demo Wall Tile (4' High)	1	Surface area (single side)	107.49	SF
■ (Back Office Space) - Demo Water Closets	1	Count	1.00	EA
■ (Courtroom) - Demo 3-0 x 7-0 Doors & Frames	1	Count	2.00	EA
■ (Courtroom) - Demo Baby Changing Station	1	Count	1.00	EA
■ (Courtroom) - Demo Carpet	1	Area (minus Backout areas)	1,081.05	SF
■ (Courtroom) - Demo Floor Tile & Tile Baseboard	1	Area (minus Backout areas)	1,124.42	SF
■ (Courtroom) - Demo Full Height Walls	1	Length	30.25	LF
■ (Courtroom) - Demo Stucco & Drywall for 2' High Exterior Slot Windows	1	Length	9.75	LF
■ (Courtroom) - Demo Toilet Accessories: Grab Bars, Mirrors, PT Dispenser, etc	1	Count	14.00	EA
■ (Courtroom) - Demo Urinal	1	Count	1.00	EA
■ (Courtroom) - Demo Wall Hung Sinks	1	Count	2.00	EA
■ (Courtroom) - Demo Wall Tile (4' High)	1	Surface area (single side)	365.02	SF
■ (Courtroom) - Demo Water Closets	1	Count	2.00	EA

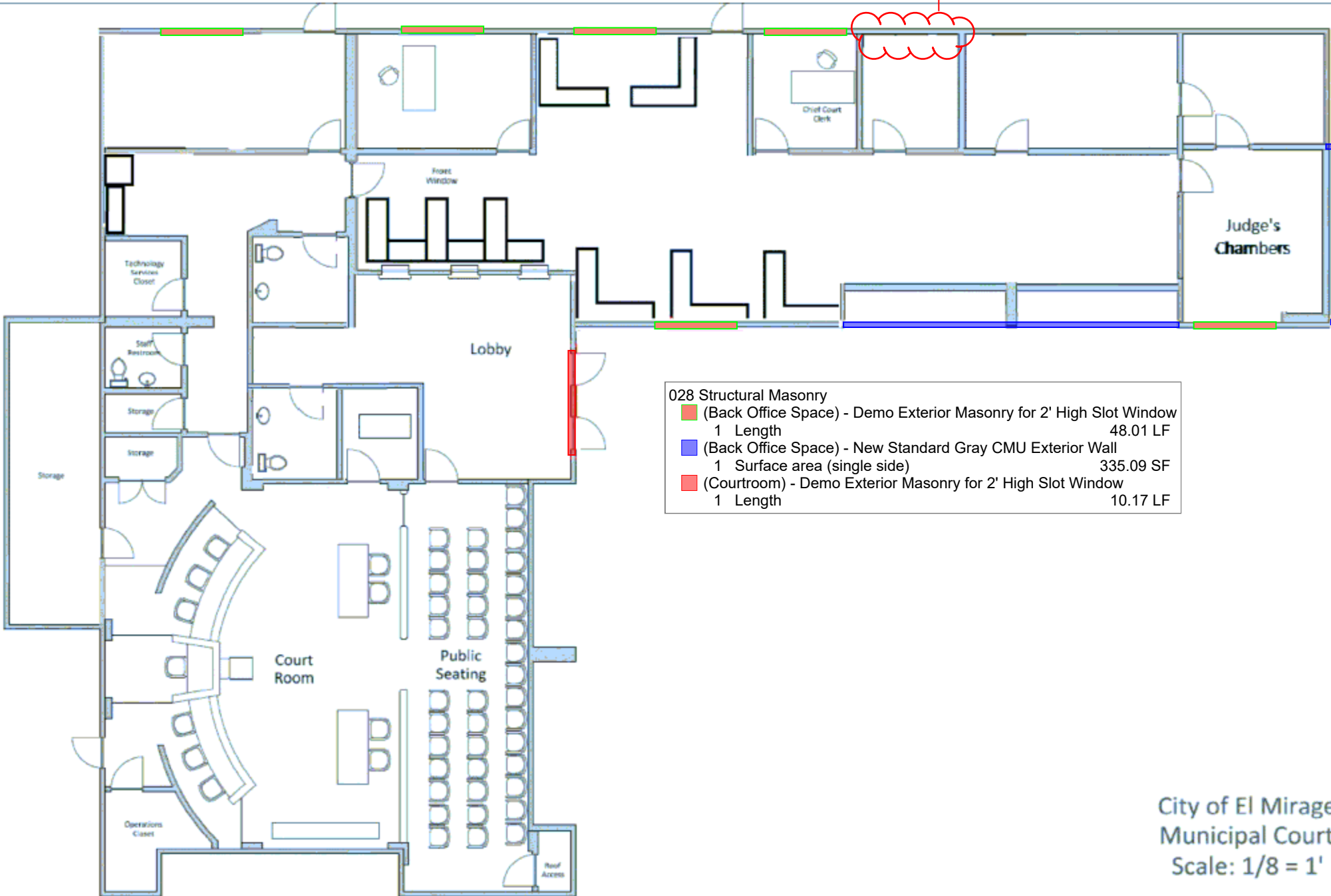
City of El Mirage
Municipal Court
Scale: 1/8" = 1'



027 Building Concrete
 ■ (Back Office Space) - Slab on Grade
 1 Area (minus Backout areas) 189.28 SF

City of El Mirage
 Municipal Court
 Scale: 1/8" = 1'

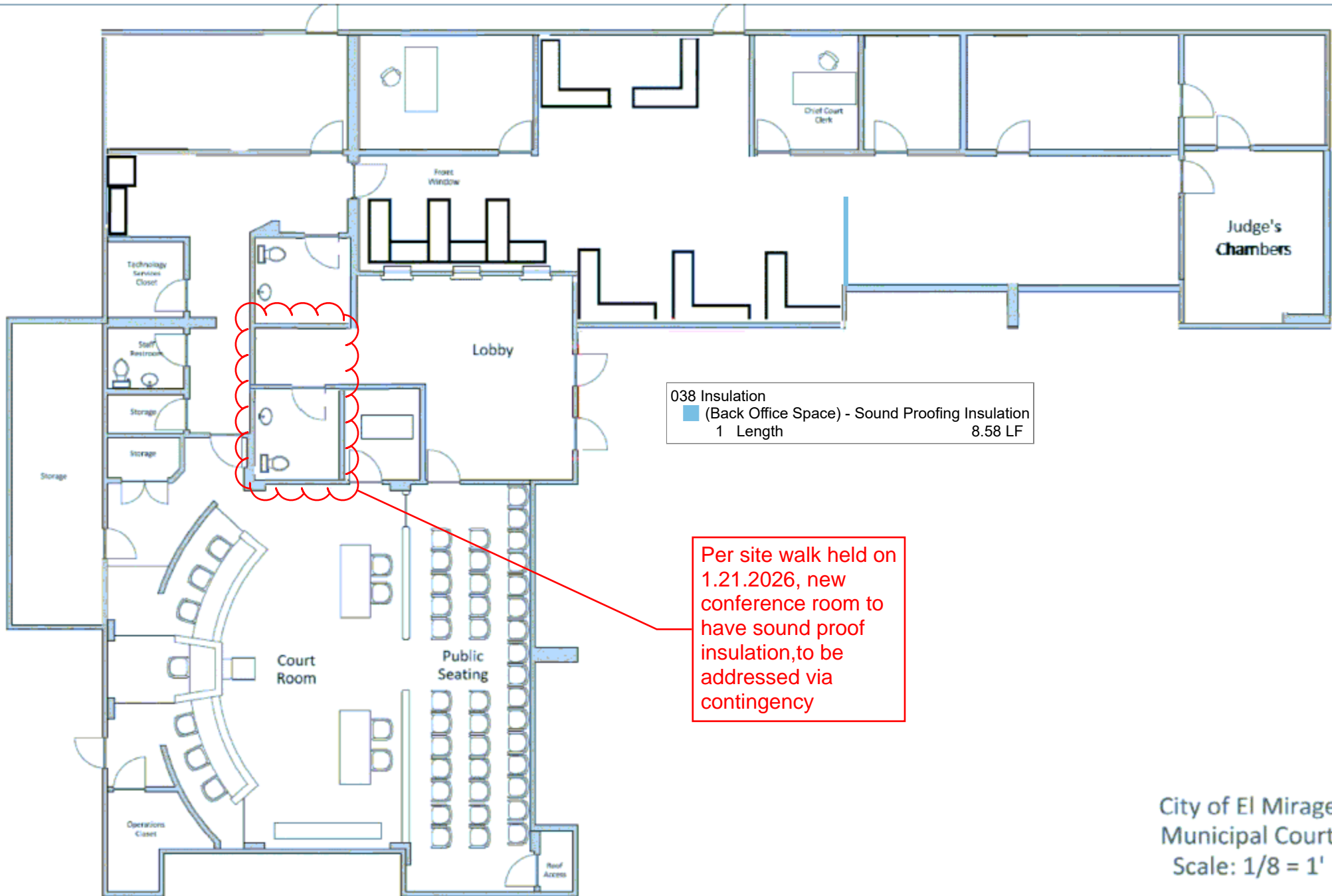
Per site walk held 1.21.2026, wall to be demoed in this office for 2' high ext. window



028 Structural Masonry

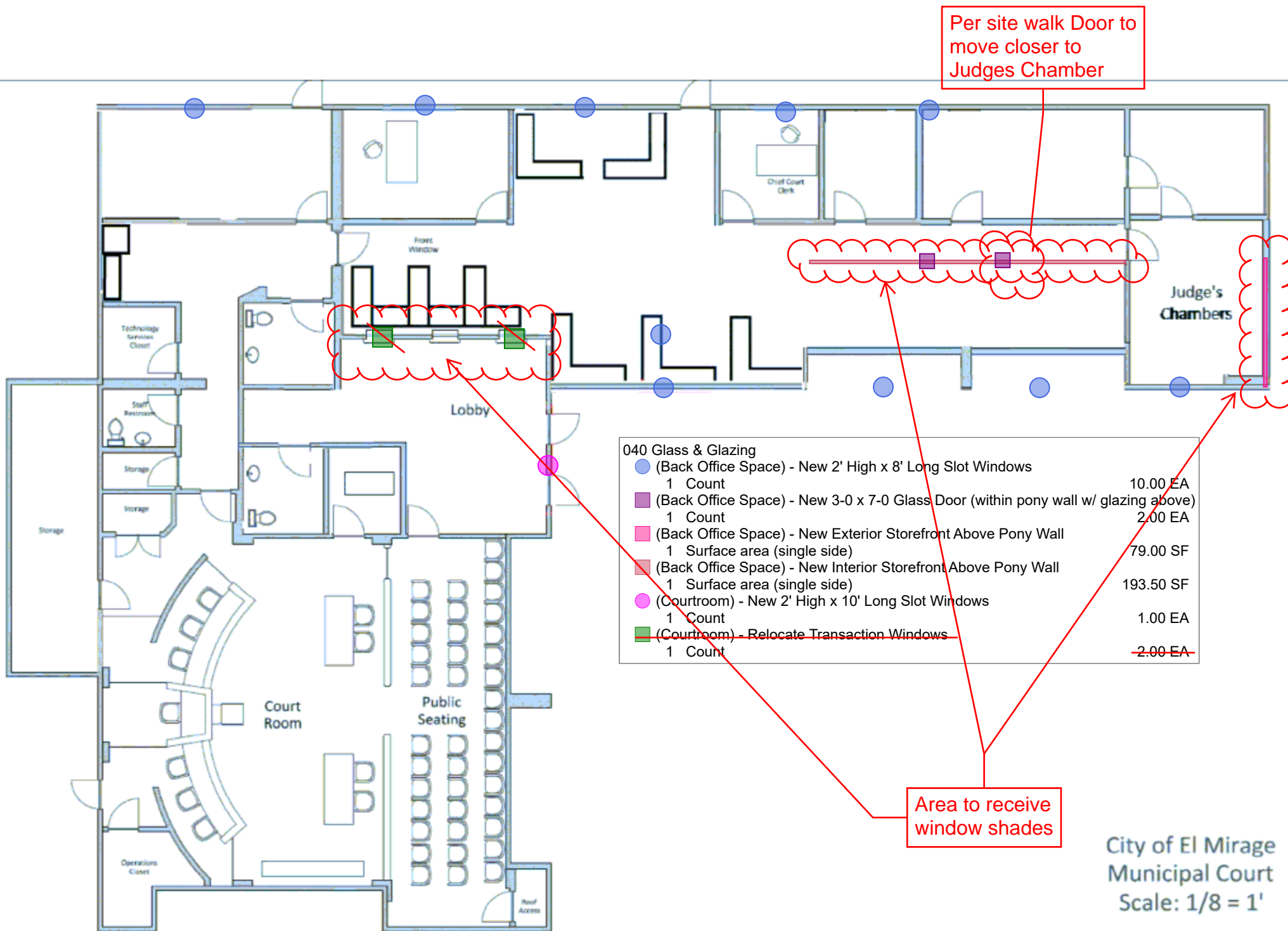
■ (Back Office Space) - Demo Exterior Masonry for 2' High Slot Window	
1 Length	48.01 LF
■ (Back Office Space) - New Standard Gray CMU Exterior Wall	
1 Surface area (single side)	335.09 SF
■ (Courtroom) - Demo Exterior Masonry for 2' High Slot Window	
1 Length	10.17 LF

City of El Mirage
Municipal Court
Scale: 1/8" = 1'



038 Insulation
 (Back Office Space) - Sound Proofing Insulation
 1 Length 8.58 LF

City of El Mirage
 Municipal Court
 Scale: 1/8 = 1'



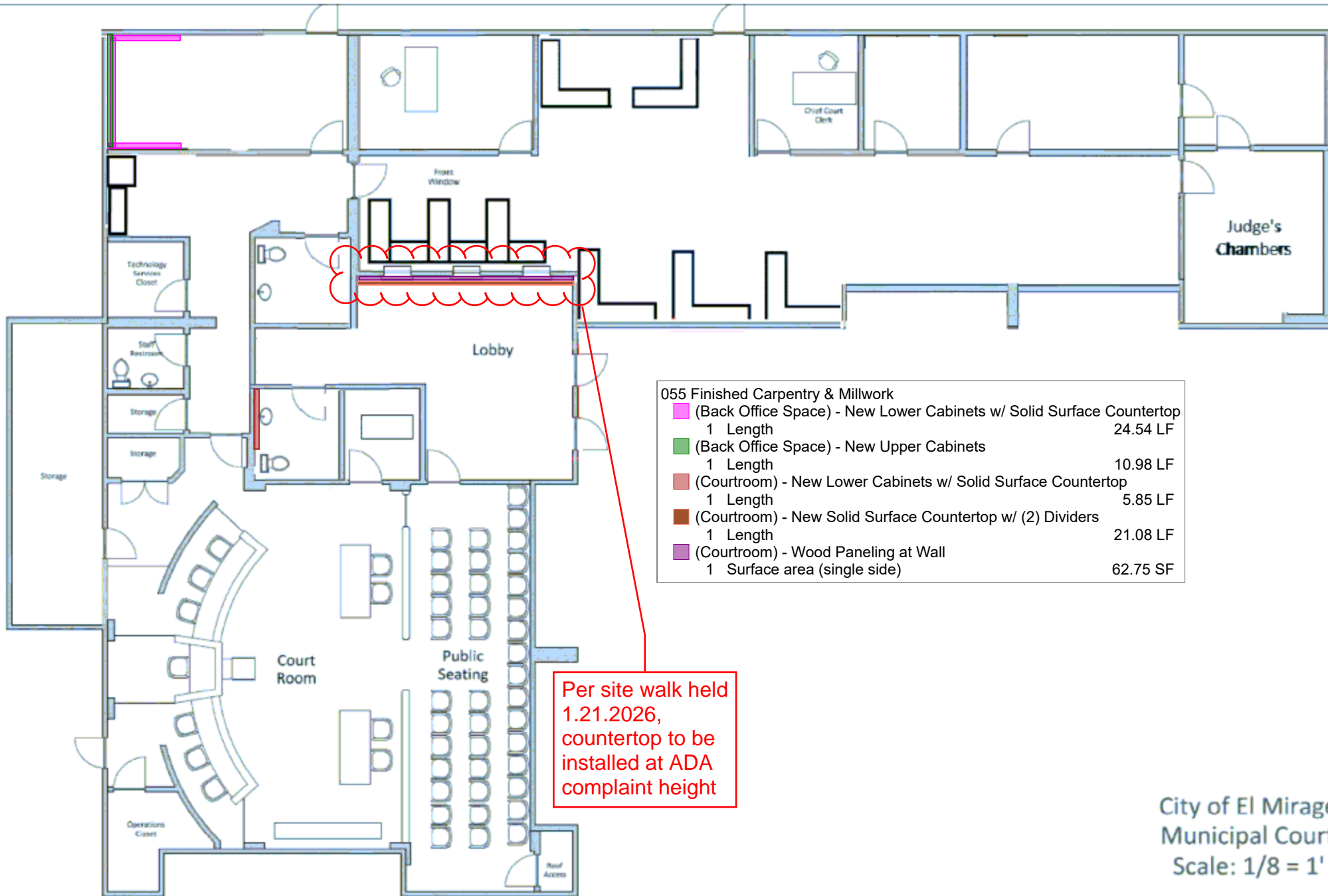
Per site walk Door to move closer to Judges Chamber

040 Glass & Glazing

● (Back Office Space) - New 2' High x 8' Long Slot Windows	1 Count	10.00 EA
■ (Back Office Space) - New 3-0 x 7-0 Glass Door (within pony wall w/ glazing above)	1 Count	2.00 EA
■ (Back Office Space) - New Exterior Storefront Above Pony Wall	1 Surface area (single side)	79.00 SF
■ (Back Office Space) - New Interior Storefront Above Pony Wall	1 Surface area (single side)	193.50 SF
● (Courtroom) - New 2' High x 10' Long Slot Windows	1 Count	1.00 EA
■ (Courtroom) - Relocate Transaction Windows	1 Count	2.00 EA

Area to receive window shades

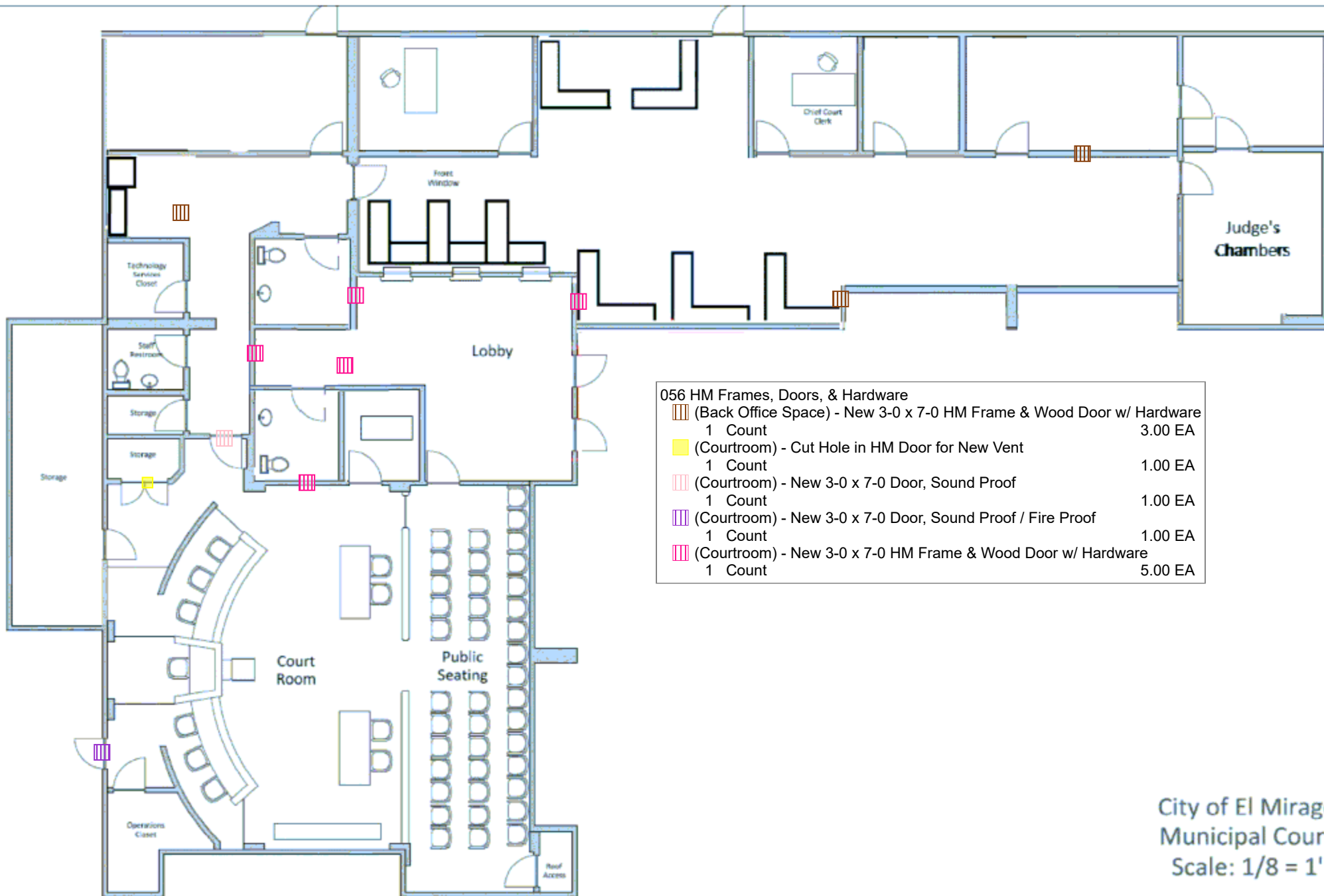
City of El Mirage
Municipal Court
Scale: 1/8" = 1'



055 Finished Carpentry & Millwork

<p>■ (Back Office Space) - New Lower Cabinets w/ Solid Surface Countertop</p> <p>1 Length</p>	24.54 LF
<p>■ (Back Office Space) - New Upper Cabinets</p> <p>1 Length</p>	10.98 LF
<p>■ (Courtroom) - New Lower Cabinets w/ Solid Surface Countertop</p> <p>1 Length</p>	5.85 LF
<p>■ (Courtroom) - New Solid Surface Countertop w/ (2) Dividers</p> <p>1 Length</p>	21.08 LF
<p>■ (Courtroom) - Wood Paneling at Wall</p> <p>1 Surface area (single side)</p>	62.75 SF

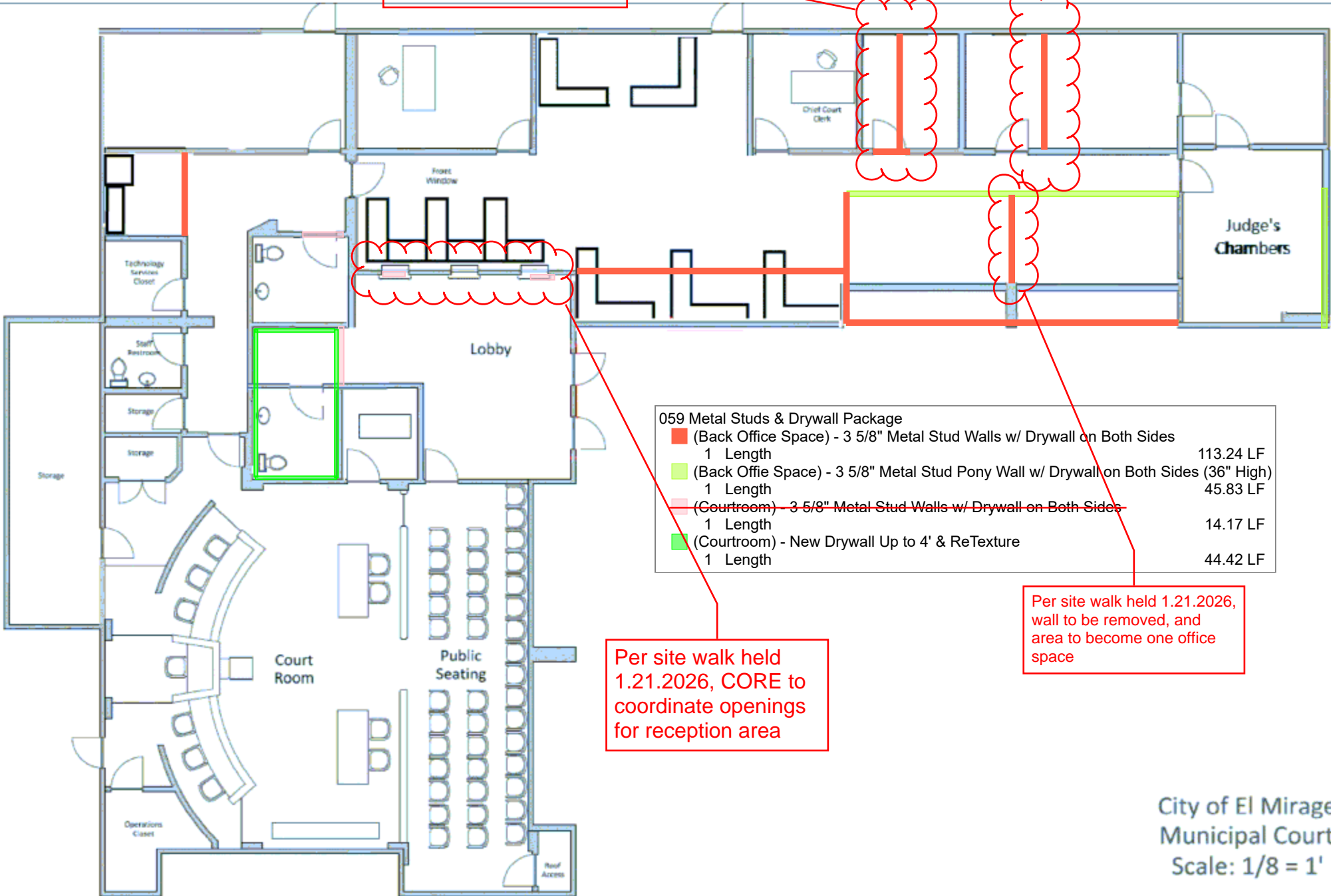
Per site walk held 1.21.2026, countertop to be installed at ADA complaint height



City of El Mirage
Municipal Court
Scale: 1/8" = 1'

Per site walk held 1.21.2026, walls are no longer being relocated

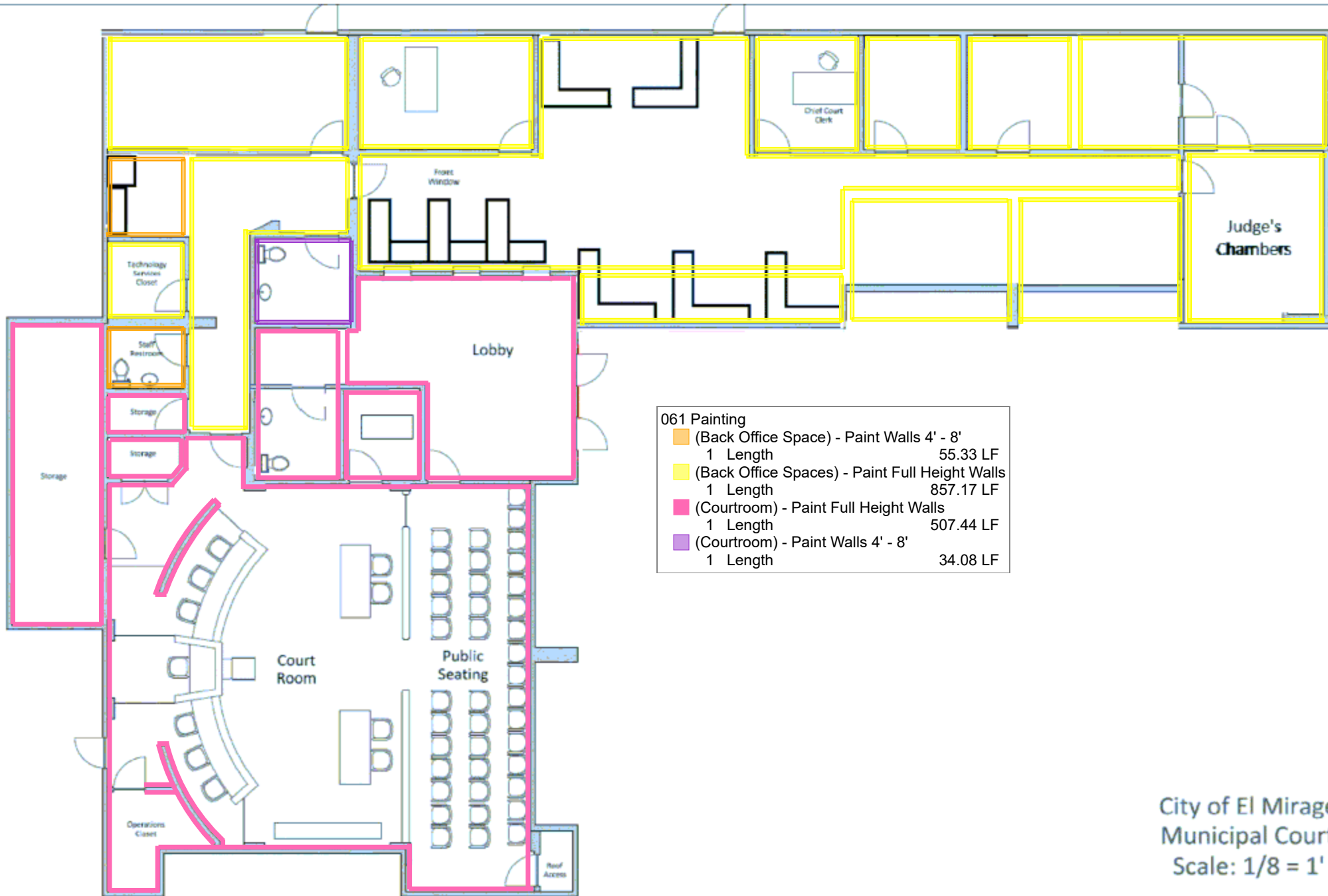
Per site walk held 1.21.2026, wall and reused door/frame to be installed for safe room



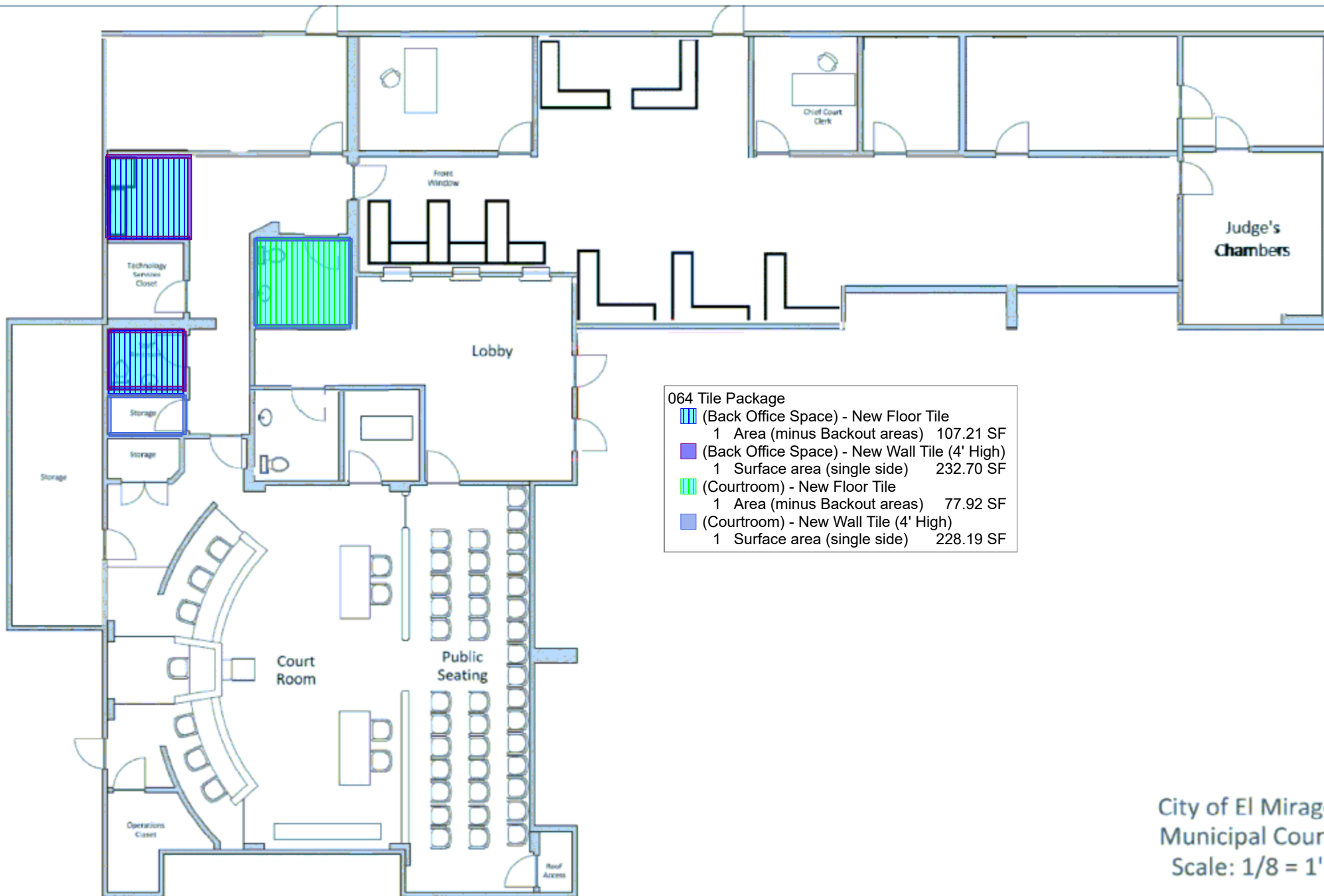
059 Metal Studs & Drywall Package		
■ (Back Office Space) - 3 5/8" Metal Stud Walls w/ Drywall on Both Sides	1 Length	113.24 LF
■ (Back Office Space) - 3 5/8" Metal Stud Pony Wall w/ Drywall on Both Sides (36" High)	1 Length	45.83 LF
■ (Courtroom) - 3 5/8" Metal Stud Walls w/ Drywall on Both Sides	1 Length	14.17 LF
■ (Courtroom) - New Drywall Up to 4' & ReTexture	1 Length	44.42 LF

Per site walk held 1.21.2026, CORE to coordinate openings for reception area

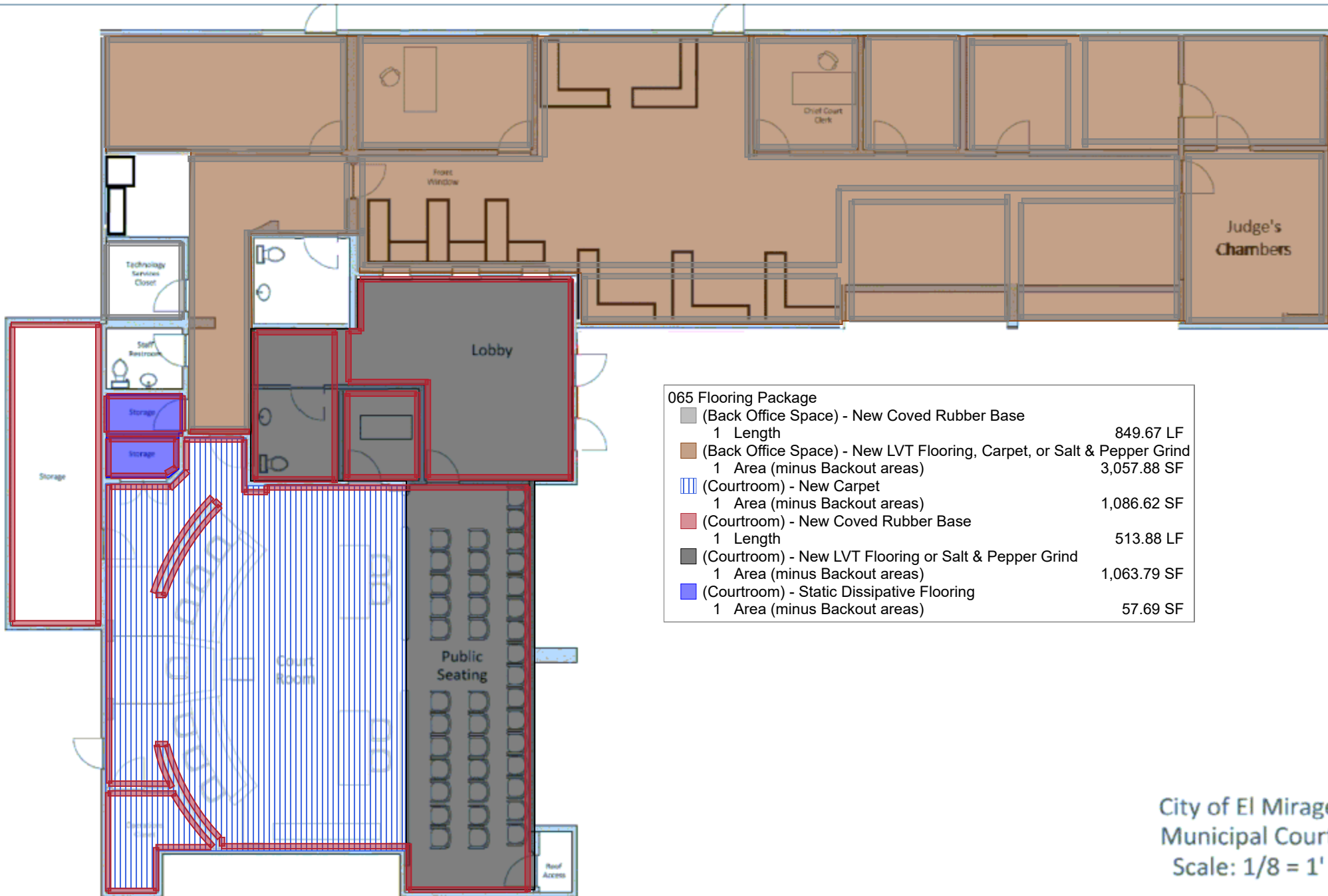
Per site walk held 1.21.2026, wall to be removed, and area to become one office space



City of El Mirage
 Municipal Court
 Scale: 1/8" = 1'



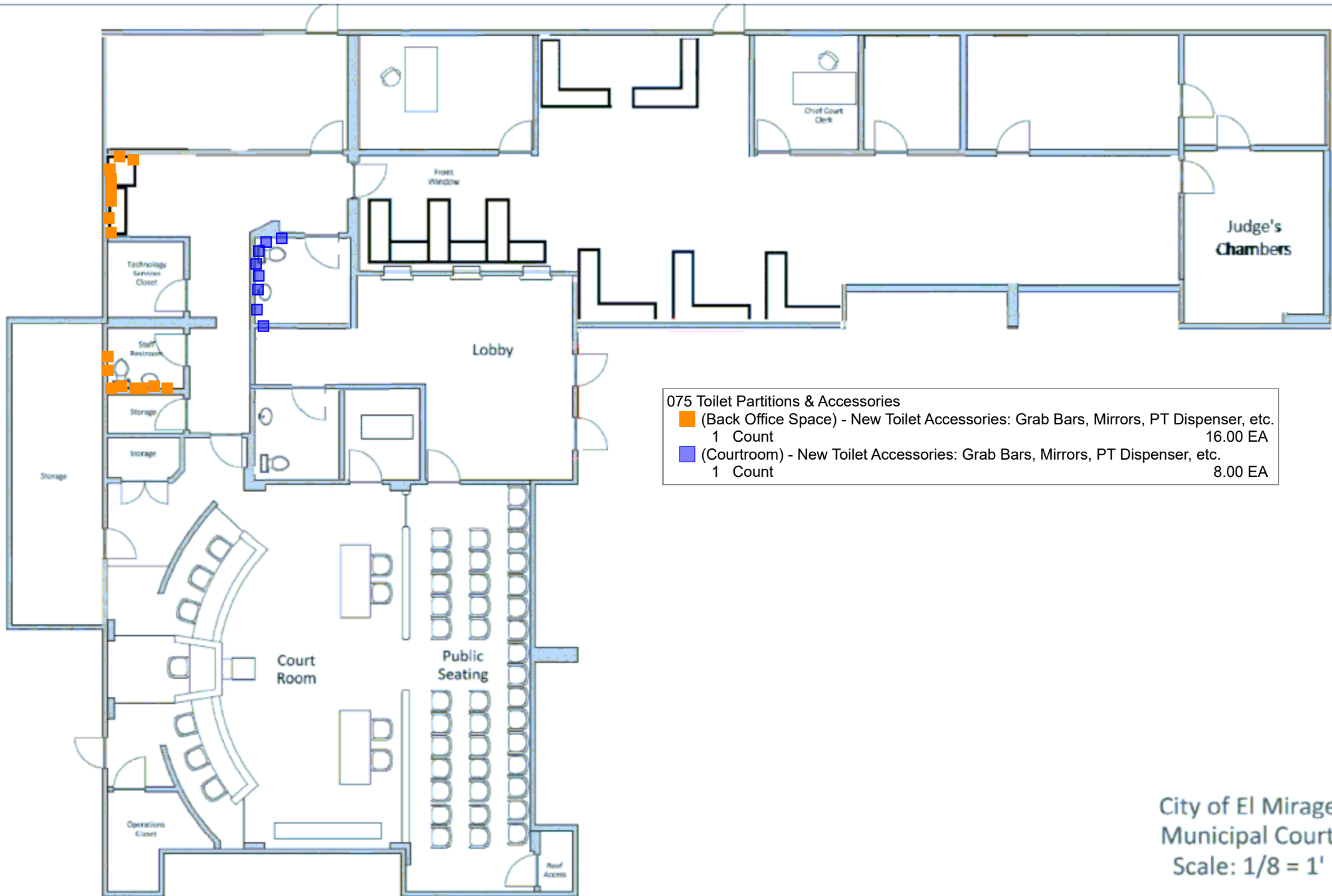
City of El Mirage
Municipal Court
Scale: 1/8" = 1'



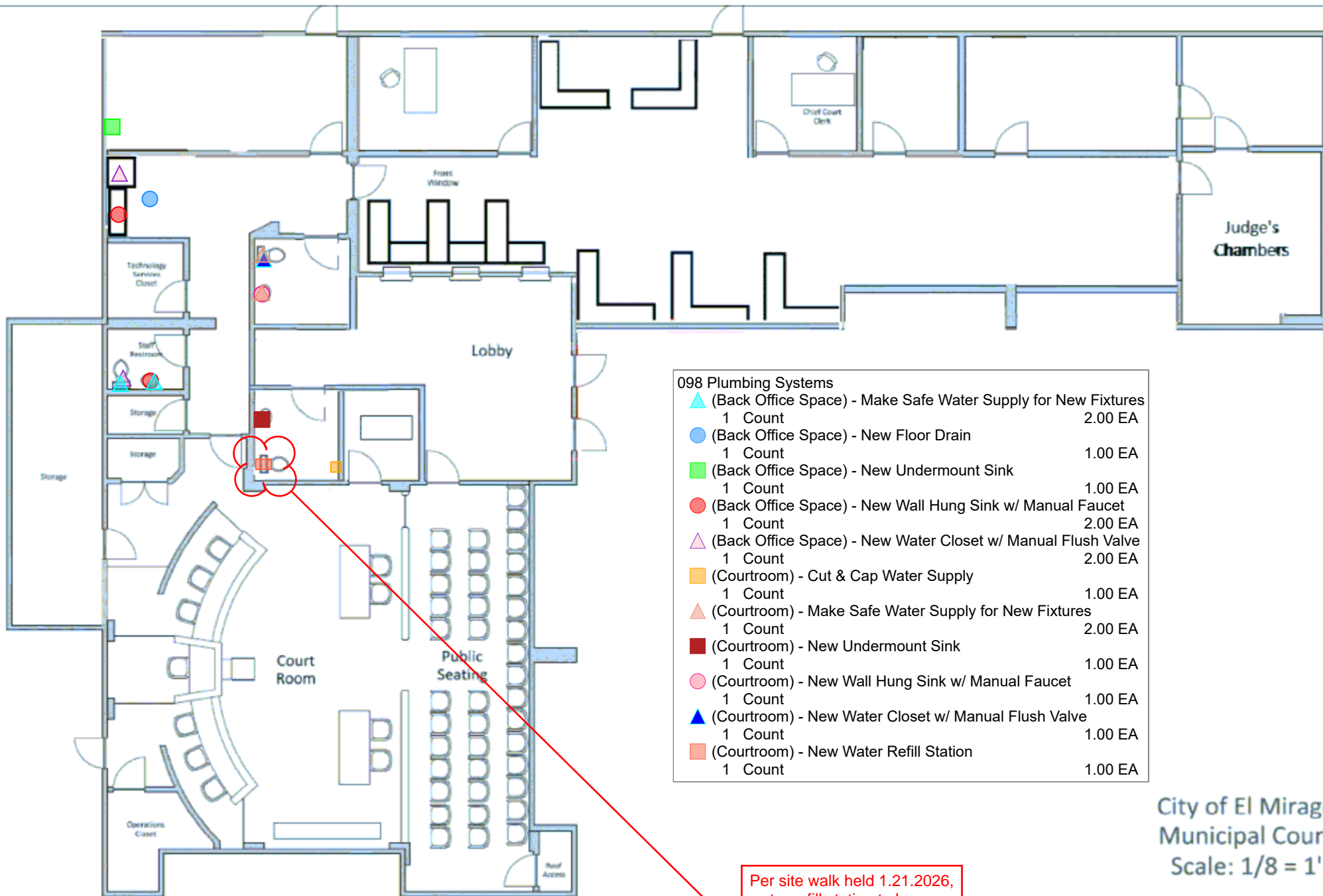
065 Flooring Package

■ (Back Office Space) - New Coved Rubber Base	1 Length	849.67 LF
■ (Back Office Space) - New LVT Flooring, Carpet, or Salt & Pepper Grind	1 Area (minus Backout areas)	3,057.88 SF
▨ (Courtroom) - New Carpet	1 Area (minus Backout areas)	1,086.62 SF
■ (Courtroom) - New Coved Rubber Base	1 Length	513.88 LF
■ (Courtroom) - New LVT Flooring or Salt & Pepper Grind	1 Area (minus Backout areas)	1,063.79 SF
■ (Courtroom) - Static Dissipative Flooring	1 Area (minus Backout areas)	57.69 SF

City of El Mirage
Municipal Court
Scale: 1/8" = 1'



City of El Mirage
Municipal Court
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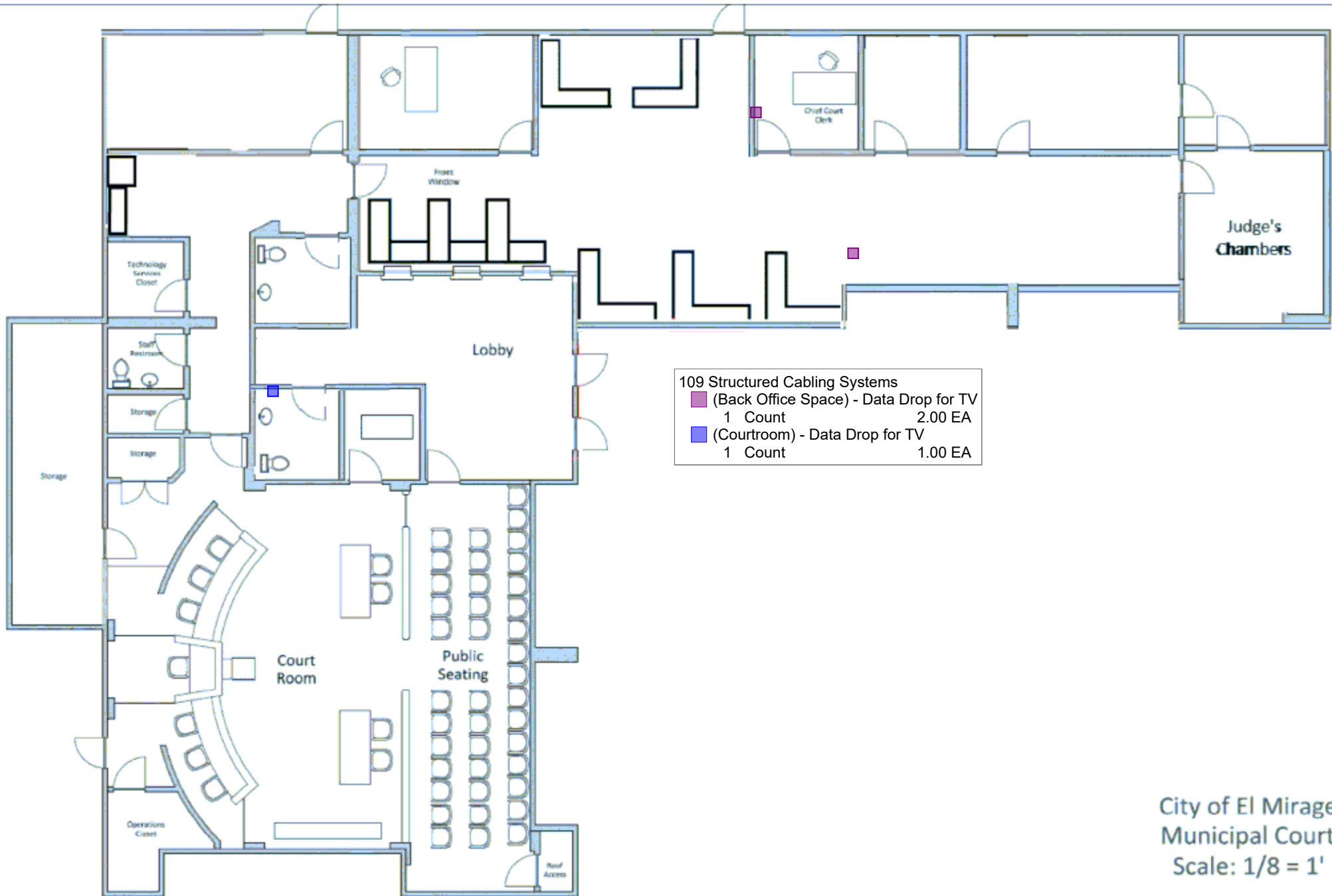


098 Plumbing Systems

▲ (Back Office Space) - Make Safe Water Supply for New Fixtures	1 Count	2.00 EA
● (Back Office Space) - New Floor Drain	1 Count	1.00 EA
■ (Back Office Space) - New Undermount Sink	1 Count	1.00 EA
● (Back Office Space) - New Wall Hung Sink w/ Manual Faucet	1 Count	2.00 EA
▲ (Back Office Space) - New Water Closet w/ Manual Flush Valve	1 Count	2.00 EA
■ (Courtroom) - Cut & Cap Water Supply	1 Count	1.00 EA
▲ (Courtroom) - Make Safe Water Supply for New Fixtures	1 Count	2.00 EA
■ (Courtroom) - New Undermount Sink	1 Count	1.00 EA
● (Courtroom) - New Wall Hung Sink w/ Manual Faucet	1 Count	1.00 EA
▲ (Courtroom) - New Water Closet w/ Manual Flush Valve	1 Count	1.00 EA
■ (Courtroom) - New Water Refill Station	1 Count	1.00 EA

Per site walk held 1.21.2026,
water refill station to be
moved to kitchen

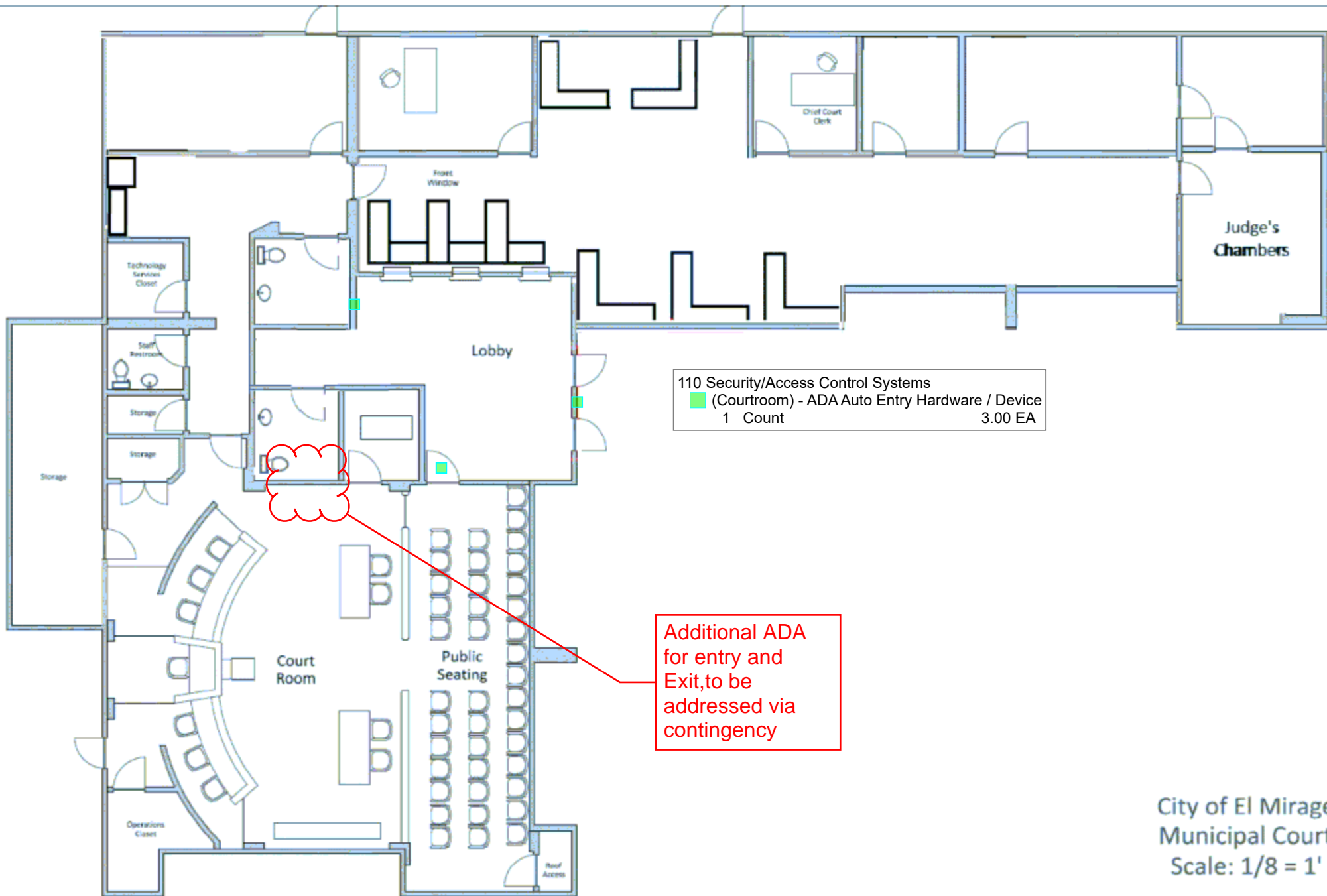
City of El Mirage
Municipal Court
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109 Structured Cabling Systems

■ (Back Office Space) - Data Drop for TV	1 Count	2.00 EA
■ (Courtroom) - Data Drop for TV	1 Count	1.00 EA

City of El Mirage
Municipal Court
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110 Security/Access Control Systems
 (Courtroom) - ADA Auto Entry Hardware / Device
 1 Count 3.00 EA

Additional ADA for entry and Exit, to be addressed via contingency

City of El Mirage
 Municipal Court
 Scale: 1/8" = 1'