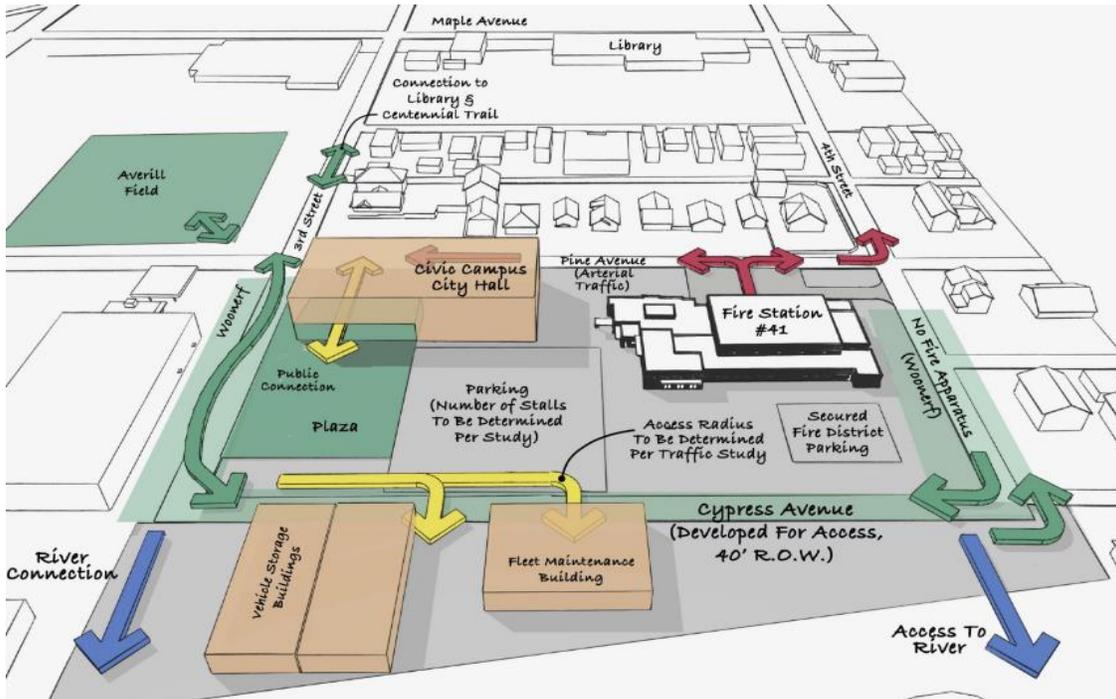




City of Snohomish Snohomish Civic Center Snohomish, WA



Pre-Design Estimate

Version: 2
March 28, 2024

Prepared for:
Lawhead Architects

EXECUTIVE SUMMARY

PROJECT INFORMATION

Owner:	City of Snohomish	Project Name:	Snohomish Civic Center
Location:	Snohomish, WA	Project Type:	Civic Office
City Hall GSF:	42,000	Site Gross Area:	133,000
Fleet Maint. GSF:	10,440	ROW Gross Ara	10,000
Vehicle Strg GSF:	7,440		

PROJECT SCHEDULE

Bid Date:	Q4, 2025	Construction Strt:	Q1, 2026
Duration:	See detailed estimates	Mid-Point:	Q4, 2026
Phasing:	Single Phase		

DOCUMENTS INFORMATION

Drawings Set:	Pre-Design Info Package	Design Firm:	Lawhead Architects
Other Reports:	-		

ESTIMATE DESCRIPTION

Estimate Level:	Pre-Design Estimate	Estimate Date:	March 28, 2024
Delivery Method:	Design, Bid, Build	Set Aside Reqs:	No
Swing Shift?	No	Occupied Bldg?	No
Renovation?	No	Critical Facility?	No

ESTIMATOR

Name:	Matt Wiggins	Title:	Principal
Phone:	(360) 870-5100	Email:	mattw@wigginsprecon.com

OVERALL PROJECT COST SUMMARY

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
City Hall Building	42,000	GSF	\$587.07	\$24,657,054
Fleet Maintenance Building	10,440	GSF	\$350.06	\$3,654,582
Vehicle Storage Building	7,440	GSF	\$227.39	\$1,691,758
Sitework (onsite)	133,000	SGA	\$56.00	\$7,448,401
Sitework (ROW)	10,000	SGA	\$32.44	\$324,418
Total Estimated Construction Cost (Today's Dollars)				\$37,776,212
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	12%	on	\$37,776,212	\$4,533,145
Total Estimated Construction Cost (Escalated)				\$42,309,358
Owner's Soft Costs (Allowance)	45%	on	\$42,309,358	\$19,039,211
Total Estimated Project Cost (Escalated)				\$61,348,569

Figures include all contractor markups and general conditions

Add Alternates (project costs including all mark ups, escalation, and soft costs):

Reroute overhead power on Pine Ave underground. Includes power utility & franchise tele/data service charges and contractor installed empty conduit and vaults. Civic Center frontage only	\$1,000,000
Develop 20,000 SF of 3rd Ave into Woonerf/Living Street	\$1,900,470
Green Roof	\$443,443
Emergency Generators for City Hall & Fleet Maintenance	\$1,187,794
Double Electrical Vehicle Charging Stations (20 additional stalls)	\$237,559

March 28, 2024

OVERALL CONSTRUCTION COST SUMMARY

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
City Hall Building	42,000	GSF	\$553.50	\$23,247,192
Fleet Maintenance Building	10,440	GSF	\$330.04	\$3,445,617
Vehicle Storage Building	7,440	GSF	\$214.39	\$1,595,025
Sitework (onsite)	133,000	SGA	\$52.80	\$7,022,510
Sitework (ROW)	10,000	SGA	\$30.59	\$305,868
General Conditions	18	MO	\$120,000	\$2,160,000
Total Estimated Construction Cost (Today's Dollars)				\$37,776,212
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	12%	on	\$37,776,212	\$4,533,145
Total Estimated Construction Cost (Escalated)				\$42,309,358

ESTIMATE NARRATIVE & METRICS

00 General

Notes

Building Massing:	City Hall Building to be 3 stories with a low slope roof Fleet maintenance to be a 22' eave height pre-engineered metal structure with mezzanine. Vehicle storage to be a 18' eave height pre-engineered metal structure (no mezz.)
Notable Project Risk Areas:	Further investigation is needed for site soils and hazardous materials. A higher contingency value (20%) is included when compared to the buildings contingency values (15%)
Assumptions:	Project will be competitively bid with a minimum of 3 responsive bidders
Key Exclusions:	Project will be constructed in a single phase. Premiums for multiple phases are EXCLUDED LEED certification

A10 Foundations

System Description:	Standard cast in place concrete footing systems
Assumptions:	Foundations quantities and pricing are based on historical benchmarks Slabs on grade pricing is based on historical benchmarks
Key Exclusions:	Deep foundation systems are EXCLUDED Under slab drainage is EXCLUDED

A20 Basement Construction

System Description:	N/A
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ESTIMATE NARRATIVE & METRICS

B10 Superstructure

System Description:	City Hall = Structural steel framing and lateral system with slab on metal deck Fleet Maintenance = Pre-Engineered Metal Building Vehicle Storage = Pre-Engineered Metal Building
Assumptions:	Rooftop mechanical equipment screening is included
Key Exclusions:	3-Story City Hall building will not require spray applied fireproofing on steel members or metal deck Enclosed mechanical equipment penthouses

B20 Exterior Enclosure

System Description:	City Hall = Exterior rainscreen wall framing assemblies and cladding Fleet Maintenance = Pre-Engineered Metal Building system with supplemental cladding Vehicle Storage = Pre-Engineered Metal Building system with supplemental cladding
Control Quantities:	City Hall Total ext. enclosure area 26,000 VSF (vertical square feet)
Benchmark Metrics:	Glazing to cladding ratio 30%
Assumptions:	Buildings will have a mixture of brick veneer and wood siding to comply with Pilchuck District requirements City hall will have mixture of aluminum storefront and curtainwall glazing systems
Key Exclusions:	Large decorative building overhangs and soffit systems Enclosed mechanical equipment penthouses

B30 Roofing

System Description:	City Hall = Low slope membrane roof Fleet Maintenance = Pre-Engineered Metal Building system metal roofing Vehicle Storage = Pre-Engineered Metal Building system metal roofing
Assumptions:	Pre-Engineered Metal Buildings will utilize exposed vinyl covered batt insulation
Key Exclusions:	Insulated metal panel cladding

ESTIMATE NARRATIVE & METRICS

C10 Interior Construction

- System Description:** Economical public works office build out with metal stud framed GWB partitions
- Assumptions:** Open office program will be highly utilized with a low density of private offices
Electronic door hardware will only be used in select locations with private offices having keyed locking hardware
20 each Police Duty Lockers are included
- Key Exclusions:** Cubical work stations

C20 Stairs

- System Description:** Mixture of pre-engineered metal stairs and custom feature stairs
- Assumptions:** City Hall includes 2 each pre-engineered, concrete pan-fill treads and landings at back of house circulation stairs and 1 each upgraded feature stairs with custom steel framing and guardrails
- Key Exclusions:** Curved stair construction

C30 Interior Finishes

- System Description:** Economical public works office build out with primarily carpet tile floor finish & ACT ceiling finish
- Assumptions:** Build entry lobby and Council Chamber to receive upgraded finishes
- Key Exclusions:** Difficult to source / long lead time finish materials

D10 Conveying Systems

- System Description:** Hydraulic elevators
- Assumptions:** City Hall to have 2 each, 3 stop elevators
Fleet Maintenance to have 1 each, 2 stop elevator
- Key Exclusions:** Elevator stop at rooftop

ESTIMATE NARRATIVE & METRICS

D20 Plumbing

System Description: Economical public works office plumbing system and fixtures

Assumptions: Efficient multi-user restrooms

Key Exclusions: 100% Gender neutral restrooms

D30 HVAC

System Description: Economical public works HVAC system

Assumptions: Rooftop mechanical units

Key Exclusions: High first cost systems such as geo-thermal ground loop

D40 Fire Protection

System Description: Bidder designed fire sprinkler system

Assumptions: Sprinkler system pricing is based on historical benchmarks

Key Exclusions: Fire water storage / tower

D50 Electrical

System Description: Economical public works office electrical system and light fixtures

Assumptions: System to meet new 2021 Washington State Energy Code

AV systems are included for council chambers

Key Exclusions: Radio transmission towers and equipment

Paging systems

PV system battery storage

Fully redundant generator capacity

AV systems outside of Council Chambers are assumed to OFOI

ESTIMATE NARRATIVE & METRICS

E10 Equipment

System Description: Typical contractor provided contractor installed equipment package

Assumptions: Fleet maintenance includes an allowance for a hydraulic loading dock
City Hall includes detention equipment for 3 each holding rooms
City Hall includes an allowance for evidence processing and storage

Key Exclusions: Shop maintenance equipment
Storage shelving and racking systems

E20 Furnishings

System Description: Typical contractor provided contractor installed fixed furnishings package

Assumptions: Upgraded casework package for the Council Chambers
Low density of built in casework for other areas (OFOI furniture to be utilized)

Key Exclusions: Electronic window shades
Cubical work stations

F10 Special Construction

System Description: Pre-Engineered Metal Buildings

Assumptions: Final designs to have standard configurations and eave heights
Supplemental cladding will be added to satisfy Pilchuck District requirements
Exposed vinyl covered batt insulation will be utilized at walls and roofs

Key Exclusions: Insulated metal panels

F20 Selective Building Demolition

System Description: N/A

ESTIMATE NARRATIVE & METRICS

G10 Site Preparation

System Description: Existing buildings demolition. Site improvements demolition and clearing. Mass excavation and earthwork. Hazardous materials abatement and contaminated soils mitigation

Assumptions: Existing onsite buildings to be removed
Allowance for hazardous materials is included
Mass excavation to remove the top 12" of soil and then import 24" across the site

Key Exclusions: Wetland / stream mitigation at the Pilchuck River

G20 Site Improvements

System Description: Paving. Site development. Landscaping

Assumptions: Asphalt paved vehicle circulation and parking
12,500 sf civic plaza with decorative paving
Security fencing for secure police parking area / sally port
Covered parking canopy for 10 each police vehicles
Standard 6', chain-link, perimeter fencing at Public Works buildings area

Key Exclusions: Fueling stations
Water features
Stages / outdoor theatrical equipment

G30 Site Civil / Mechanical Utilities

System Description: Water, sewer, storm water and other mechanical utilities

Assumptions: Allowance is included for onsite storm water detention per historical benchmarks
Each building to receive water service

Key Exclusions: ROW water and sewer lines (only perpendicular connecting lines included)
Sanitary sewer connection at the Vehicle Storage Building
Septic systems

ESTIMATE NARRATIVE & METRICS

G40 Site Electrical Utilities

System Description: Electrical and tele/data utilities. Site power. Site lighting

Assumptions: Code minimum electric vehicle chargers
Economical site lighting package

Key Exclusions: Right of Way street lighting

G50 Other Site Construction

System Description: N/A

CITY HALL BUILDING ELEMENTS SUMMARY (UNIFORMAT II)

<i>Ref</i>	<i>Group Element</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10	Foundations	42,000	GSF	\$16.80	\$705,500
A20	Basement Construction	42,000	GSF	\$0.00	\$0
B10	Superstructure	42,000	GSF	\$70.20	\$2,948,500
B20	Exterior Enclosure	42,000	GSF	\$68.92	\$2,894,500
B30	Roofing	42,000	GSF	\$11.19	\$469,850
C10	Interior Construction	42,000	GSF	\$54.82	\$2,302,357
C20	Stairs	42,000	GSF	\$6.90	\$290,000
C30	Interior Finishes	42,000	GSF	\$35.88	\$1,507,000
D10	Conveying Systems	42,000	GSF	\$7.86	\$330,000
D20	Plumbing	42,000	GSF	\$13.00	\$546,000
D30	HVAC	42,000	GSF	\$65.00	\$2,730,000
D40	Fire Protection	42,000	GSF	\$6.00	\$252,000
D50	Electrical	42,000	GSF	\$81.43	\$3,420,000
E10	Equipment	42,000	GSF	\$6.07	\$255,000
E20	Furnishings (Casework)	42,000	GSF	\$10.00	\$420,000
F10	Special Construction	42,000	GSF	\$0.00	\$0
F20	Selective Building Demolition	42,000	GSF	\$0.00	\$0
Building Direct Construction Costs Subtotal					\$19,070,707
Estimating / Design Contingency		15.0%	on	\$19,070,707	\$2,860,606
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		6.0%	on	\$21,931,314	\$1,315,879
Total Building Construction Cost (Today's Dollars)					\$23,247,192

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10 Foundations				
<u>A1010 - Standard Foundations</u>				
Conventional Spread and Continuous Footing System Allowance (includes structural excavation, backfill, footing drains and insulation)	42,000	gsf	\$11.00	\$462,000
<hr/>				
A1010 - Standard Foundations	42,000	GSF	\$11.00	\$462,000
<u>A1030 - Slabs on Grade</u>				
Slab on Grade, 5" (incl. reinforcing, base course & vapor barrier)	14,000	sf	\$11.50	\$161,000
Trenches, Pits & Bases				
Elevator Pit (incl. excavation, water proofing)	2	ea	\$35,000	\$70,000
Mech Pads - Allowance	500	sf	\$25.00	\$12,500
<hr/>				
A1030 - Slabs on Grade	42,000	GSF	\$5.80	\$243,500
<hr/>				
Subtotal A10 Foundations	42,000	GSF	\$16.80	\$705,500
A20 Basement Construction				
<hr/>				
Subtotal A20 Basement Construction	42,000	GSF	\$0.00	\$0
B10 Superstructure				
<u>Structural Concrete</u>				
Reinforced Concrete Topping (on metal deck incl. below)	28,000	sf	\$11.00	\$308,000
<hr/>				
Structural Masonry	42,000	GSF	\$7.33	\$308,000
<u>Structural Masonry</u>				
CMU Walls Allowance (Police Department Program)	12,000	gsf	\$15.00	\$180,000
<hr/>				
Structural Masonry	42,000	GSF	\$4.29	\$180,000

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>	
<u>Structural Steel</u>					
Floor & roof structure, beams & columns (incl. 15% for connections)					
Wide flange & HSS structural floor framing - 15 psf allowance	420,000	lbs	\$3.25	\$1,365,000	
Wide flange & HSS structural roof framing - 12 psf allowance	168,000	lbs	\$3.25	\$546,000	
Braced Frames - Included in allowances above				\$0	
Miscellaneous Metals					
Misc. allowance - Area budget	42,000	gsf	\$2.00	\$84,000	
Rooftop mech equipment screen framing	1,600	sf	\$25.00	\$40,000	
Steel canopies (includes metal deck)	500	sf	\$60.00	\$30,000	
Elevator pit ladder, hoist beam, sump grate	1	ea	\$3,500	\$3,500	
Metal decking					
Floor Deck	28,000	sf	\$10.00	\$280,000	
Roof Deck	14,000	sf	\$8.00	\$112,000	
Steel Fireproofing					
Sprayed cementitious fireproofing - Not required				\$0	
	Structural Steel	42,000	GSF	\$58.58	\$2,460,500
Subtotal B10 Superstructure	42,000	GSF	\$70.20	\$2,948,500	

B20 Exterior Enclosure

B2011, 12 - Exterior Wall Construction & Parapets

Exterior Wall Assembly (GWB - Finish 1 Side, vapor barrier, metal studs 6", batt insulation, sheathing, WRB, 2" rigid insulation)	18,000	sf	\$35.00	\$630,000
Exterior wall finish				
Cladding Allowance (brick) - 70% Enclosure Allow.	18,000	sf	\$45.00	\$810,000
Screen cladding	1,600	sf	\$30.00	\$48,000
Exterior paint & sealants				
Paint / Sealer & Misc. caulking and sealants	26,000	vsf	\$3.00	\$78,000

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Building graphics				
Building identifying signage - Allowance	1	ls	\$5,000	\$5,000
Miscellaneous exterior enclosure costs				
Contractor support of 3rd party air barrier testing	1	ls	\$5,000	\$5,000
Mock up	1	ea	\$5,000	\$5,000
<hr/>				
B2011, 12 - Exterior Wall Construction & Parapets	42,000	GSF	\$37.64	\$1,581,000
<u>B2016 - Exterior Soffits</u>				
Finish to Soffits (includes Framing, Sheathing & WRB)	500	sf	\$25.00	\$12,500
<hr/>				
B2016 - Exterior Soffits	42,000	GSF	\$0.30	\$12,500
<u>B2020 - Exterior Windows</u>				
Glazing systems allowance (mixture of aluminum storefront & curtain walls) - 30% Enclosure Allowance	8,000	sf	\$130.00	\$1,040,000
<hr/>				
B2020 - Exterior Windows	42,000	GSF	\$24.76	\$1,040,000
<u>B2030 - Exterior Doors</u>				
Glazed doors & entrances				
Storefront doors & hardware, per leaf	6	ea	\$7,500	\$45,000
ADA auto operator, per vestibule	2	ea	\$10,000	\$20,000
Council Chambers Nanawall	600	sf	\$275.00	\$165,000
Solid exterior doors				
HM door, HM frame, and hardware	4	ea	\$4,000	\$16,000
Overhead doors				
Coiling Door with Motor Operator	1	ea	\$15,000	\$15,000
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B2020 - Exterior Doors	42,000	GSF	\$6.21	\$261,000
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Subtotal B20 Exterior Enclosure	42,000	GSF	\$68.92	\$2,894,500

B30 Roofing

B3010 - Roof Coverings

Roof finishes & insulation

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Membrane roofing system w/ rigid insulation	14,000	sf	\$24.00	\$336,000
Membrane roofing system @ Canopies	500	sf	\$15.00	\$7,500
Flashings & sheet metal				
Roof system flashing & rough carpentry	10%	on	\$343,500	\$34,350
Copings	650	lf	\$20.00	\$13,000
Accessories				
Allowance	14,000	sf	\$1.00	\$14,000
<hr/>				
B3010 - Roof Coverings	42,000	GSF	\$9.64	\$404,850
<u>B3020 - Roof Openings</u>				
Glazed roof openings				
Aluminum skylights	500	sf	\$120.00	\$60,000
Roof hatch & ladder	1	ea	\$5,000	\$5,000
<hr/>				
B3020 - Roof Openings	42,000	GSF	\$1.55	\$65,000
<hr/>				
Subtotal B30 Roofing	42,000	GSF	\$11.19	\$469,850
<hr/>				
C10 Interior Construction				
<u>C1010 - Partitions</u>				
GWB partitions allowance (1.75 sf / building gsf) - Civic center benchmark	73,500	sf	\$16.00	\$1,176,000
Misc. carpentry, blocking, & backing - Area budget	42,000	gsf	\$1.00	\$42,000
Interior caulking & joint sealants - Area budget	42,000	gsf	\$0.50	\$21,000
Retractable partitions				
Folding panel partitions	1	ea	\$75,000	\$75,000
Council Chambers - Int. Nana Wall	600	sf	\$225	\$135,000
Interior storefronts, railites, & railings allowance (premium applied to GWB partitions)	10%	on	\$1,176,000	\$117,600
<hr/>				
C1010 - Partitions	42,000	GSF	\$37.30	\$1,566,600
<u>C1020 - Interior Doors</u>				
Interior door allowance (1 each / 335 gsf of building area) - Civic center benchmark	125	ea	\$3,500	\$438,806

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Door premiums (electronic hardware, storefront, fire rated, special function doors) - Civic center benchmark	25%	on	\$438,806	\$109,701
C1020 - Interior Doors	42,000	GSF	\$13.06	\$548,507
<u>C1030 - Fittings</u>				
Visual display specialties				
Marker & tack boards - Area budget	42,000	gsf	\$0.50	\$21,000
Toilet partitions & accessories				
Multi-user restrooms	6	ea	\$10,000	\$60,000
Lockers				
Police duty lockers	20	ea	\$2,500	\$50,000
Standard Lockers	5	ea	\$750	\$3,750
Identifying Devices				
Code signage - Area budget	42,000	sf	\$0.25	\$10,500
Wayfinding and room signage - Area budget	42,000	sf	\$0.50	\$21,000
General fittings and specialties				
FECs, corner guards, knox box, etc... - Area budget	42,000	gsf	\$0.50	\$21,000
C1030 - Fittings	42,000	GSF	\$4.46	\$187,250
Subtotal C10 Interior Construction	42,000	GSF	\$54.82	\$2,302,357
C20 Stairs				
<u>C2010 - Stair Construction</u>				
Pre-engineered metal stair (incl. picket railings & concrete fill), per flight	4	ea	\$35,000	\$140,000
Feature stair allowance (custom framing & finishes), per flight	2	ea	\$75,000	\$150,000
C2010 - Stair Construction	42,000	GSF	\$6.90	\$290,000
Subtotal C20 Stairs	42,000	GSF	\$6.90	\$290,000

March 28, 2024

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
D30 HVAC				
System Allowance	42,000	gsf	\$65.00	\$2,730,000
Subtotal D30 HVAC	42,000	GSF	\$65.00	\$2,730,000
D40 Fire Protection				
Sprinkler system - Building area budget	42,000	gsf	\$6.00	\$252,000
Subtotal D40 Fire Protection	42,000	GSF	\$6.00	\$252,000
D50 Electrical				
System Allowance	42,000	gsf	\$80.00	\$3,360,000
Council Chambers AV System	1	ls	\$60,000	\$60,000
Other AV Systems - by owner				\$0
Subtotal D50 Electrical	42,000	GSF	\$81.43	\$3,420,000
E10 Equipment				
<u>E1020 - Institutional Equipment</u>				
Detention equipment, per holding room	3	ea	\$20,000	\$60,000
Evidence Processing & Storage	1	ls	\$150,000	\$150,000
<hr/>				
E1020 - Institutional Equipment	42,000	GSF	\$5.00	\$210,000
<u>E1030 - Vehicular Equipment</u>				
Allowance for Sallyport	1	ls	\$20,000	\$20,000
<hr/>				
E1030 - Vehicular Equipment	42,000	GSF	\$0.48	\$20,000
<u>E1090 - Other Equipment</u>				
Residential equipment				
Break area appliance package	5	ea	\$5,000	\$25,000
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E1090 - Other Equipment	42,000	GSF	\$0.60	\$25,000
Subtotal E10 Equipment	42,000	GSF	\$6.07	\$255,000

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>	
E20 Furnishings					
<u>E2010 - Fixed Furnishings</u>					
Fixed Casework					
Council Chambers	1	ls	\$50,000	\$50,000	
Casework allowance - Area budget	42,000	gsf	\$5.00	\$210,000	
Blinds & other window treatment					
Roller shades, manual	8,000	sf	\$20.00	\$160,000	
<hr/>					
	E2010 - Fixed Furnishings	42,000	GSF	\$10.00	\$420,000
<u>E2020 - Moveable Furnishings</u>					
EXCLUDED					
<hr/>					
	E2020 - Moveable Furnishings	42,000	GSF	\$0.00	\$0
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Subtotal E20 Furnishings	42,000	GSF	\$10.00	\$420,000	
F10 Special Construction					
<hr/>					
Subtotal F20 Special Construction	42,000	GSF	\$0.00	\$0	
F20 Selective Building Demolition					
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Subtotal F20 Selective Building Demolition	42,000	GSF	\$0.00	\$0	

FLEET MAINTENANCE BUILDING ELEMENTS SUMMARY (UNIFORMAT II)

<i>Ref</i>	<i>Group Element</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10	Foundations	10,440	GSF	\$25.36	\$264,770
A20	Basement Construction	10,440	GSF	\$0.00	\$0
B10	Superstructure	10,440	GSF	\$17.90	\$186,840
B20	Exterior Enclosure	10,440	GSF	\$36.04	\$376,300
B30	Roofing	10,440	GSF	\$0.24	\$2,500
C10	Interior Construction	10,440	GSF	\$15.10	\$157,603
C20	Stairs	10,440	GSF	\$4.79	\$50,000
C30	Interior Finishes	10,440	GSF	\$9.82	\$102,480
D10	Conveying Systems	10,440	GSF	\$11.49	\$120,000
D20	Plumbing	10,440	GSF	\$10.00	\$104,400
D30	HVAC	10,440	GSF	\$37.66	\$393,200
D40	Fire Protection	10,440	GSF	\$5.00	\$52,200
D50	Electrical	10,440	GSF	\$40.00	\$417,600
E10	Equipment	10,440	GSF	\$5.27	\$55,000
E20	Furnishings (Casework)	10,440	GSF	\$1.79	\$18,700
F10	Special Construction	10,440	GSF	\$50.29	\$525,000
F20	Selective Building Demolition	10,440	GSF	\$0.00	\$0
Building Direct Construction Costs Subtotal					\$2,826,593
Estimating / Design Contingency		15.0%	on	\$2,826,593	\$423,989
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		6.0%	on	\$3,250,582	\$195,035
Total Building Construction Cost (Today's Dollars)					\$3,445,617

FLEET MAINTENANCE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10 Foundations				
<u>A1010 - Standard Foundations</u>				
Conventional Spread and Continuous Footing System Allowance (includes structural excavation, backfill, footing drains and insulation)	10,440	gsf	\$8.00	\$83,520
A1010 - Standard Foundations	10,440	GSF	\$8.00	\$83,520
<u>A1030 - Slabs on Grade</u>				
Slab on Grade, 9" (incl. reinforcing, base course & vapor barrier)	7,500	sf	\$16.00	\$120,000
Trenches, Pits & Bases				
Elevator Pit	1	ea	\$30,000	\$30,000
Dock leveler pit	1	ea	\$25,000	\$25,000
Mech Pads - Allowance	250	sf	\$25.00	\$6,250
A1030 - Slabs on Grade	10,440	GSF	\$17.36	\$181,250
Subtotal A10 Foundations	10,440	GSF	\$25.36	\$264,770
A20 Basement Construction				
Subtotal A20 Basement Construction	10,440	GSF	\$0.00	\$0
B10 Superstructure				
<u>Structural Steel</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Mezzanine floor structure (steel framed w/ slab on metal deck)	2,940	sf	\$60.00	\$176,400
Miscellaneous Metals				
Misc. allowance - Area budget	10,440	gsf	\$1.00	\$10,440
Structural Steel	10,440	GSF	\$17.90	\$186,840
Subtotal B10 Superstructure	10,440	GSF	\$17.90	\$186,840

FLEET MAINTENANCE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
B20 Exterior Enclosure				
<u>B2011, 12 - Exterior Wall Construction & Parapets</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Supplemental Exterior Cladding				
Wood Siding w/ misc. framing	5,250	sf	\$20.00	\$105,000
Brick Veneer - 10'	3,000	sf	\$45.00	\$135,000
Exterior paint & sealants				
Paint / Sealer & Misc. caulking and sealants	8,600	vsf	\$3.00	\$25,800
Building graphics				
Building identifying signage - Allowance	1	ls	\$2,000	\$2,000
<hr/>				
B2011, 12 - Exterior Wall Construction & Parapets	10,440	GSF	\$25.65	\$267,800
<u>B2016 - Exterior Soffits</u>				
None (open to structure)				\$0
<hr/>				
B2016 - Exterior Soffits	10,440	GSF	\$0.00	\$0
<u>B2020 - Exterior Windows</u>				
Aluminum windows - Allowance	350	sf	\$90.00	\$31,500
<hr/>				
B2020 - Exterior Windows	10,440	GSF	\$3.02	\$31,500
<u>B2030 - Exterior Doors</u>				
Solid exterior doors				
HM door, HM frame, and hardware	4	ea	\$4,000	\$16,000
Overhead doors				
Overhead Door with Motor Operator, 12'x14'	2	ea	\$12,000	\$24,000
Overhead Door with Motor Operator, 14'x20'	2	ea	\$18,500	\$37,000
<hr/>				
B2020 - Exterior Doors	10,440	GSF	\$7.38	\$77,000
<hr/>				
Subtotal B20 Exterior Enclosure	10,440	GSF	\$36.04	\$376,300

FLEET MAINTENANCE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
B30 Roofing				
<u>B3010 - Roof Coverings</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Accessories				
Allowance	1	ls	\$2,500	\$2,500
<hr/>				
B3010 - Roof Coverings	10,440	GSF	\$0.24	\$2,500
Subtotal B30 Roofing	10,440	GSF	\$0.24	\$2,500
C10 Interior Construction				
<u>C1010 - Partitions</u>				
GWB partitions allowance (1.5 sf / level 2 program area gsf)	4,410	sf	\$16.50	\$72,765
Misc. carpentry, blocking, & backing - Area budget	10,440	gsf	\$1.00	\$10,440
Interior caulking & joint sealants - Area budget	10,440	gsf	\$0.50	\$5,220
Interior storefronts, relites, & railings allowance (premium applied to GWB partitions)	5%	on	\$72,765	\$3,638
<hr/>				
C1010 - Partitions	10,440	GSF	\$8.82	\$92,063
<u>C1020 - Interior Doors</u>				
Interior door allowance	10	ea	\$3,600	\$36,000
Door premiums (electronic hardware, storefront, fire rated, special function doors) - Civic center benchmark	10%	on	\$36,000	\$3,600
<hr/>				
C1020 - Interior Doors	10,440	GSF	\$3.79	\$39,600
<u>C1030 - Fittings</u>				
Visual display specialties				
Allowance	1	ls	\$2,000	\$2,000
Toilet partitions & accessories				
Single-user restrooms	2	ea	\$3,000	\$6,000
Lockers				
Standard Lockers	10	ea	\$750	\$7,500

FLEET MAINTENANCE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Identifying Devices				
Code signage - Area budget	10,440	sf	\$0.25	\$2,610
Wayfinding and room signage - Area budget	10,440	sf	\$0.25	\$2,610
General fittings and specialties				
FECs, corner guards, knox box, etc... - Area budget	10,440	gsf	\$0.50	\$5,220
C1030 - Fittings	10,440	GSF	\$2.48	\$25,940
Subtotal C10 Interior Construction	10,440	GSF	\$15.10	\$157,603
C20 Stairs				
<u>C2010 - Stair Construction</u>				
Pre-engineered metal stair (incl. picket railings & concrete fill), per flight	2	ea	\$25,000	\$50,000
C2010 - Stair Construction	10,440	GSF	\$4.79	\$50,000
Subtotal C20 Stairs	10,440	GSF	\$4.79	\$50,000
C30 Interior Finishes				
<u>C3010 - Wall Finishes</u>				
Paint to walls, doors, frames and misc. - Area budget	10,440	gsf	\$3.00	\$31,320
Other wall coverings				
Misc. allowance - Area budget	10,440	gsf	\$1.00	\$10,440
C3010 - Wall Finishes	10,440	GSF	\$4.00	\$41,760
<u>C3020 - Floor Finishes</u>				
Floor finish allowance (sealed concrete w/ minor areas of carpet & sheet vinyl)	10,440	gsf	\$3.00	\$31,320
C3020 - Floor Finishes	10,440	GSF	\$3.00	\$31,320

FLEET MAINTENANCE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
<u>C3030 - Ceiling Finishes</u>				
Ceilings finishes allowance (Level 2 program area)	2,940	sf	\$10.00	\$29,400
C3030 - Ceiling Finishes	10,440	GSF	\$2.82	\$29,400
Subtotal C30 Interior Finishes	10,440	GSF	\$9.82	\$102,480
D10 Conveying Systems				
<u>D1010 - Elevators & Lifts</u>				
Hydraulic Elevator, 2 stops	1	ls	\$120,000	\$120,000
D1010 - Elevators & Lifts	10,440	GSF	\$11.49	\$120,000
Subtotal D10 Conveying Systems	10,440	GSF	\$11.49	\$120,000
D20 Plumbing				
System Allowance (includes compressed air)	10,440	gsf	\$10.00	\$104,400
Subtotal D20 Plumbing	10,440	GSF	\$10.00	\$104,400
D30 HVAC				
System Allowance	10,440	gsf	\$30.00	\$313,200
Vehicle Exhaust Extraction Systems	2	ea	\$40,000	\$80,000
Subtotal D30 HVAC	10,440	GSF	\$37.66	\$393,200
D40 Fire Protection				
Sprinkler system - Building area budget	10,440	gsf	\$5.00	\$52,200
Subtotal D40 Fire Protection	10,440	GSF	\$5.00	\$52,200
D50 Electrical				
System Allowance	10,440	gsf	\$40.00	\$417,600
Subtotal D50 Electrical	10,440	GSF	\$40.00	\$417,600

March 28, 2024

FLEET MAINTENANCE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
E10 Equipment				
<u>E1030 - Vehicular Equipment</u>				
Lift and loading dock equipment	1	ls	\$50,000	\$50,000
<hr/>				
E1030 - Vehicular Equipment	10,440	GSF	\$4.79	\$50,000
<u>E1090 - Other Equipment</u>				
Residential equipment				
Break area appliance package	1	ea	\$5,000	\$5,000
<hr/>				
E1090 - Other Equipment	10,440	GSF	\$0.48	\$5,000
<hr/>				
Subtotal E10 Equipment	10,440	GSF	\$5.27	\$55,000
E20 Furnishings				
<u>E2010 - Fixed Furnishings</u>				
Fixed Casework				
Casework allowance - Level 2 Program Area budget	2,940	gsf	\$5.00	\$14,700
Blinds & other window treatment				
Roller shades, manual	200	sf	\$20.00	\$4,000
<hr/>				
E2010 - Fixed Furnishings	10,440	GSF	\$1.79	\$18,700
<u>E2020 - Moveable Furnishings</u>				
EXCLUDED				
<hr/>				
E2020 - Moveable Furnishings	10,440	GSF	\$0.00	\$0
<hr/>				
Subtotal E20 Furnishings	10,440	GSF	\$1.79	\$18,700
F10 Special Construction				
<u>F1010 - Special Structures</u>				
Pre-engineered structures (footprint)	7,500	sf	\$70.00	\$525,000
<hr/>				
F1010 - Special Structures	10,440	GSF	\$50.29	\$525,000
<hr/>				
Subtotal F20 Special Construction	10,440	GSF	\$50.29	\$525,000

FLEET MAINTENANCE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$/UOM</i>	<i>Total Cost</i>
F20 Selective Building Demolition				
Subtotal F20 Selective Building Demolition	10,440	GSF	\$0.00	\$0

March 28, 2024

VEHICLE STORAGE BUILDING ELEMENTS SUMMARY (UNIFORMAT II)

<i>Ref</i>	<i>Group Element</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10	Foundations	7,440	GSF	\$23.84	\$177,370
A20	Basement Construction	7,440	GSF	\$0.00	\$0
B10	Superstructure	7,440	GSF	\$1.00	\$7,440
B20	Exterior Enclosure	7,440	GSF	\$47.94	\$356,700
B30	Roofing	7,440	GSF	\$0.34	\$2,500
C10	Interior Construction	7,440	GSF	\$1.75	\$13,020
C20	Stairs	7,440	GSF	\$0.00	\$0
C30	Interior Finishes	7,440	GSF	\$5.50	\$40,920
D10	Conveying Systems	7,440	GSF	\$0.00	\$0
D20	Plumbing	7,440	GSF	\$3.00	\$22,320
D30	HVAC	7,440	GSF	\$7.50	\$55,800
D40	Fire Protection	7,440	GSF	\$5.00	\$37,200
D50	Electrical	7,440	GSF	\$20.00	\$148,800
E10	Equipment	7,440	GSF	\$0.00	\$0
E20	Furnishings (Casework)	7,440	GSF	\$0.00	\$0
F10	Special Construction	7,440	GSF	\$60.00	\$446,400
F20	Selective Building Demolition	7,440	GSF	\$0.00	\$0
Building Direct Construction Costs Subtotal					\$1,308,470
Estimating / Design Contingency		15.0%	on	\$1,308,470	\$196,271
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		6.0%	on	\$1,504,741	\$90,284
Total Building Construction Cost (Today's Dollars)					\$1,595,025

VEHICLE STORAGE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
A10 Foundations				
<u>A1010 - Standard Foundations</u>				
Conventional Spread and Continuous Footing System Allowance (includes structural excavation, backfill, footing drains and insulation)	7,440	gsf	\$7.00	\$52,080
<hr/>				
A1010 - Standard Foundations	7,440	GSF	\$7.00	\$52,080
<u>A1030 - Slabs on Grade</u>				
Slab on Grade, 9" (incl. reinforcing, base course & vapor barrier)	7,440	sf	\$16.00	\$119,040
Trenches, Pits & Bases				
Elevator Pit - None				\$0
Dock leveler pit - None				\$0
Mech Pads - Allowance	250	sf	\$25.00	\$6,250
<hr/>				
A1030 - Slabs on Grade	7,440	GSF	\$16.84	\$125,290
<hr/>				
Subtotal A10 Foundations	7,440	GSF	\$23.84	\$177,370
A20 Basement Construction				
<hr/>				
Subtotal A20 Basement Construction	7,440	GSF	\$0.00	\$0
B10 Superstructure				
<u>Structural Steel</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Miscellaneous Metals				
Misc. allowance - Area budget	7,440	gsf	\$1.00	\$7,440
<hr/>				
Structural Steel	7,440	GSF	\$1.00	\$7,440
<hr/>				
Subtotal B10 Superstructure	7,440	GSF	\$1.00	\$7,440

VEHICLE STORAGE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
B20 Exterior Enclosure				
<u>B2011, 12 - Exterior Wall Construction & Parapets</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Supplemental Exterior Cladding				
Wood Siding w/ misc. framing	1,840	sf	\$20.00	\$36,800
Brick Veneer - 10'	1,760	sf	\$45.00	\$79,200
Exterior paint & sealants				
Paint / Sealer & Misc. caulking and sealants	3,900	vsf	\$3.00	\$11,700
Building graphics				
Building identifying signage - Allowance	1	ls	\$2,000	\$2,000
<hr/>				
B2011, 12 - Exterior Wall Construction & Parapets	7,440	GSF	\$17.43	\$129,700
<u>B2016 - Exterior Soffits</u>				
None (open to structure)				\$0
<hr/>				
B2016 - Exterior Soffits	7,440	GSF	\$0.00	\$0
<u>B2020 - Exterior Windows</u>				
Aluminum windows - Allowance	300	sf	\$90.00	\$27,000
<hr/>				
B2020 - Exterior Windows	7,440	GSF	\$3.63	\$27,000
<u>B2030 - Exterior Doors</u>				
Solid exterior doors				
HM door, HM frame, and hardware	2	ea	\$4,000	\$8,000
Overhead doors				
Overhead Door with Motor Operator, 12'x14'	16	ea	\$12,000	\$192,000
<hr/>				
B2020 - Exterior Doors	7,440	GSF	\$26.88	\$200,000
<hr/>				
Subtotal B20 Exterior Enclosure	7,440	GSF	\$47.94	\$356,700

March 28, 2024

VEHICLE STORAGE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
B30 Roofing				
<u>B3010 - Roof Coverings</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Accessories				
Allowance	1	ls	\$2,500	\$2,500
<hr/>				
B3010 - Roof Coverings	7,440	GSF	\$0.34	\$2,500
Subtotal B30 Roofing	7,440	GSF	\$0.34	\$2,500
C10 Interior Construction				
<u>C1010 - Partitions</u>				
GWB partitions - None				\$0
Misc. carpentry, blocking, & backing - Area budget	7,440	gsf	\$0.50	\$3,720
Interior caulking & joint sealants - Area budget	7,440	gsf	\$0.25	\$1,860
<hr/>				
C1010 - Partitions	7,440	GSF	\$0.75	\$5,580
<u>C1020 - Interior Doors</u>				
Interior doors - None				\$0
<hr/>				
C1020 - Interior Doors	7,440	GSF	\$0.00	\$0
<u>C1030 - Fittings</u>				
Identifying Devices				
Code signage - Area budget	7,440	sf	\$0.25	\$1,860
Wayfinding and room signage - Area budget	7,440	sf	\$0.25	\$1,860
General fittings and specialties				
FECs, corner guards, knox box, etc... - Area budget	7,440	gsf	\$0.50	\$3,720
<hr/>				
C1030 - Fittings	7,440	GSF	\$1.00	\$7,440
Subtotal C10 Interior Construction	7,440	GSF	\$1.75	\$13,020

VEHICLE STORAGE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
C20 Stairs				
Subtotal C20 Stairs	7,440	GSF	\$0.00	\$0
C30 Interior Finishes				
<u>C3010 - Wall Finishes</u>				
Paint to walls, doors, frames and misc. - Area budget	7,440	gsf	\$2.50	\$18,600
C3010 - Wall Finishes	7,440	GSF	\$2.50	\$18,600
<u>C3020 - Floor Finishes</u>				
Floor finish allowance (sealed concrete & striping)	7,440	gsf	\$3.00	\$22,320
C3020 - Floor Finishes	7,440	GSF	\$3.00	\$22,320
<u>C3030 - Ceiling Finishes</u>				
None				\$0
C3030 - Ceiling Finishes	7,440	GSF	\$0.00	\$0
Subtotal C30 Interior Finishes	7,440	GSF	\$5.50	\$40,920
D10 Conveying Systems				
<u>D1010 - Elevators & Lifts</u>				
None				\$0
D1010 - Elevators & Lifts	7,440	GSF	\$0.00	\$0
Subtotal D10 Conveying Systems	7,440	GSF	\$0.00	\$0
D20 Plumbing				
Drainage	7,440	gsf	\$3.00	\$22,320
Subtotal D20 Plumbing	7,440	GSF	\$3.00	\$22,320

VEHICLE STORAGE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>	
D30 HVAC					
System Allowance (Freeze Protection Only)	7,440	gsf	\$7.50	\$55,800	
Subtotal D30 HVAC	7,440	GSF	\$7.50	\$55,800	
D40 Fire Protection					
Sprinkler system - Building area budget	7,440	gsf	\$5.00	\$37,200	
Subtotal D40 Fire Protection	7,440	GSF	\$5.00	\$37,200	
D50 Electrical					
System Allowance	7,440	gsf	\$20.00	\$148,800	
Subtotal D50 Electrical	7,440	GSF	\$20.00	\$148,800	
E10 Equipment					
<u>E1030 - Vehicular Equipment</u>					
None				\$0	
	E1030 - Vehicular Equipment	7,440	GSF	\$0.00	\$0
Subtotal E10 Equipment	7,440	GSF	\$0.00	\$0	
E20 Furnishings					
<u>E2010 - Fixed Furnishings</u>					
None				\$0	
	E2010 - Fixed Furnishings	7,440	GSF	\$0.00	\$0
<u>E2020 - Moveable Furnishings</u>					
EXCLUDED				\$0	
	E2020 - Moveable Furnishings	7,440	GSF	\$0.00	\$0
Subtotal E20 Furnishings	7,440	GSF	\$0.00	\$0	

VEHICLE STORAGE BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
F10 Special Construction				
<u>F1010 - Special Structures</u>				
Pre-engineered structures (footprint)	7,440	sf	\$60.00	\$446,400
F1010 - Special Structures	7,440	GSF	\$60.00	\$446,400
Subtotal F20 Special Construction	7,440	GSF	\$60.00	\$446,400
F20 Selective Building Demolition				
Subtotal F20 Selective Building Demolition	7,440	GSF	\$0.00	\$0

March 28, 2024

SITWORK ELEMENTS SUMMARY (UNIFORMAT II)

<i>Ref</i>	<i>Group Element</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
G00	General Sitework Requirements	133,000	SGA	\$1.97	\$261,731
G10	Site Preparation	133,000	SGA	\$10.90	\$1,449,070
G20	Site Improvements	133,000	SGA	\$14.60	\$1,941,850
G30	Site Civil / Mechanical Utilities	133,000	SGA	\$11.27	\$1,498,440
G40	Site Electrical Utilities	133,000	SGA	\$2.78	\$369,750
G50	Other Site Construction	133,000	SGA	\$0.00	\$0
Sitework Direct Construction Costs Subtotal					\$5,520,841
	Estimating / Design Contingency	20.0%	on	\$5,520,841	\$1,104,168
	Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6.0%	on	\$6,625,009	\$397,501
Total Sitework Construction Cost (Today's Dollars)					\$7,022,510

March 28, 2024

SITWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
G00 General Sitework Requirements				
Mobilization(s)	3%	on	\$4,889,360	\$146,681
Site layout & potholing	133,000	sga	\$0.35	\$46,550
Temporary Construction Fencing	1,650	lf	\$10.00	\$16,500
Traffic control	8	weeks	\$6,500	\$52,000
Subtotal G00 General Sitework Requirements	133,000	SGA	\$1.97	\$261,731
G10 Site Preparation				
<u>G1010,20 - Site Clearing & Demolition</u>				
Building demolition				
Remove existing pre-engineered metal buildings	1	ls	\$176,000	\$176,000
Demolition of paving & site improvements				
Misc. Allowance	133,000	sga	\$0.75	\$99,750
Demolition of utilities				
Remove and cut / cap existing utilities	1	ls	\$25,000	\$25,000
<hr/>				
G1010,20 - Site Clearing & Demolition	133,000	SGA	\$2.26	\$300,750
<u>G1030 - Site Earthwork</u>				
Site grading & excavation				
Stripping & Haul Off (12")	4,926	cy	\$30.00	\$147,778
Imported Fill (raise grade by 2')	9,852	cy	\$50.00	\$492,593
Grading	133,000	sga	\$0.65	\$86,450
Erosion control & dewatering				
Site area budget (silt fence, silt sock, catch basin protection, etc...)	133,000	sga	\$0.50	\$66,500
Site Shoring - None				
<hr/>				
G1030 - Site Earthwork	133,000	SGA	\$5.96	\$793,320
<u>G1040 - Hazardous Waste Remediation</u>				
Hazardous materials abatement of existing building to be demolished	1	ls	\$105,000	\$105,000

March 28, 2024

SITWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Removal of Contaminated Soil - Allowance	1	ls	\$250,000	\$250,000
G1040 - Hazardous Waste Remediation	133,000	SGA	\$2.67	\$355,000
Subtotal G10 Site Preparation	133,000	SGA	\$10.90	\$1,449,070
G20 Site Improvements				
<u>G2010,20,30 - Roadways, Parking Lots, and Ped. Paving</u>				
Parking / vehicle circulation area allowance - Area budget	65,000	sf	\$12.00	\$780,000
Plaza area allowance - Area budget	12,500	sf	\$20.00	\$250,000
G2010,20,30 - Roadways, Parking Lots, and Ped. Paving	133,000	SGA	\$7.74	\$1,030,000
<u>G2040 - Site Development</u>				
Fences & gates				
Public Works Perimeter Fencing, 6' chainlink	1,030	lf	\$65.00	\$66,950
Man Gate, Security (w/ electronic access)	1	ea	\$3,000	\$3,000
Automated Vehicular Gate, Security (w/ electronic access)	1	ea	\$30,000	\$30,000
Security Metal Fencing, 6' - Police & Sherriffs	400	lf	\$200.00	\$80,000
Man Gate, Security (w/ electronic access)	1	ea	\$3,000	\$3,000
Automated Vehicular Gate, Security (w/ electronic access)	1	ea	\$30,000	\$30,000
Trash Enclosure Chain-link Swing Gates	2	ea	\$2,500	\$5,000
Retaining walls				
Economical retaining walls @ edge of site along Pilchuck River	350	lf	\$375.00	\$131,250
Site furnishings				
Area budget (flag pole, seat walls, bike racks, bollards, benches, monument sign, etc...)	133,000	sga	\$0.65	\$86,450
Plaza Premium	12,500	sga	\$10.00	\$125,000
Misc. structures				
Trash enclosure	1	ls	\$15,000	\$15,000

SITWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Covered Parking Canopy, 10 police vehicles	2,000	sf	\$75.00	\$150,000
G2040 - Site Development	133,000	SGA	\$5.46	\$725,650
<u>G2050 - Landscaping</u>				
Area budget (Mixture of Irrigated Planters, Irrigated Lawn, and Non-irrigated Natural Plantings)	26,600	sf	\$7.00	\$186,200
G2050 - Landscaping	133,000	SGA	\$1.40	\$186,200
Subtotal G20 Improvements	133,000	SGA	\$14.60	\$1,941,850
G30 Site Civil / Mechanical Utilities				
<u>G3010 - Water Supply</u>				
City Hall - Domestic & fire water service	1	ls	\$100,000	\$100,000
Fleet Maint. - Domestic & fire water service	1	ls	\$100,000	\$100,000
Vehicle Storage - Fire water service	1	ls	\$50,000	\$50,000
G3010 - Water Supply	133,000	SGA	\$1.88	\$250,000
<u>G3020 - Sanitary Sewer</u>				
City Hall - Sanitary sewer services	1	ls	\$25,000	\$25,000
Fleet Maint. - Sanitary sewer services	1	ls	\$25,000	\$25,000
Vehicle Storage - None				\$0
G3020 - Sanitary Sewer	133,000	SGA	\$0.38	\$50,000
<u>G3030 - Storm Sewer</u>				
Drain lines, catch basins, etc... - Allowance	133,000	sga	\$1.50	\$199,500
Stormwater treatment & infiltration / detention	133,000	sga	\$7.50	\$997,500
G3030 - Storm Sewer	133,000	SGA	\$9.00	\$1,197,000
<u>G3040, 50, 60 - Heating, Cooling, & Fuel Distribution</u>				
Natural gas trench and backfill (gas line by utility purveyor)	60	lf	\$24.00	\$1,440
G3030, 40, 50 - Heating, Cooling, & Fuel Distribution	133,000	SGA	\$0.01	\$1,440
Subtotal G30 Site Civil / Mechanical Utilities	133,000	SGA	\$11.27	\$1,498,440

SITWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
G40 Site Electrical Utilities				
<u>G4010 - Electrical Distribution</u>				
City Hall - Electrical utility	1	ls	\$30,000	\$30,000
Vehicle Maint. - Electrical utility	1	ls	\$30,000	\$30,000
Vehicle Storage - Electrical utility	1	ls	\$30,000	\$30,000
Electric vehicle chargers (double head)	10	ea	\$12,000	\$120,000
Site Power (reader board, etc...)	1	ls	\$15,000	\$15,000
<hr/>				
G4010 - Electrical Distribution	133,000	SGA	\$1.69	\$225,000
<u>G4020 - Site lighting</u>				
Site lighting	133,000	sga	\$0.75	\$99,750
<hr/>				
G4020 - Site lighting	133,000	SGA	\$0.75	\$99,750
<u>G4030 - Site communication & security</u>				
City Hall - Tele/Data utility	1	ls	\$15,000	\$15,000
Vehicle Maint. - Tele/Data utility	1	ls	\$15,000	\$15,000
Vehicle Storage. - Tele/Data utility	1	ls	\$15,000	\$15,000
<hr/>				
G4030 - Site communication & security	133,000	SGA	\$0.34	\$45,000
<hr/>				
Subtotal G40 Site Electrical Utilities	133,000	SGA	\$2.78	\$369,750
<hr/>				
Subtotal G50 Other Site Construction	133,000	SGA	\$0.00	\$0

March 28, 2024

ROW SITEWORK ELEMENTS SUMMARY (UNIFORMAT II)

<i>Ref</i>	<i>Group Element</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
G00	General Sitework Requirements	10,000	SGA	\$6.09	\$60,887
G10	Site Preparation	10,000	SGA	\$4.00	\$40,000
G20	Site Improvements	10,000	SGA	\$11.96	\$119,575
G30	Site Civil / Mechanical Utilities	10,000	SGA	\$2.00	\$20,000
G40	Site Electrical Utilities	10,000	SGA	\$0.00	\$0
G50	Other Site Construction	10,000	SGA	\$0.00	\$0
Sitework Direct Construction Costs Subtotal					\$240,462
	Estimating / Design Contingency	20.0%	on	\$240,462	\$48,092
	Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6.0%	on	\$288,555	\$17,313
Total Sitework Construction Cost (Today's Dollars)					\$305,868

ROW SITEWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
G00 General Sitework Requirements				
Mobilization(s)	3%	on	\$179,575	\$5,387
Site layout & potholing	10,000	sga	\$0.35	\$3,500
Temporary Construction Fencing - None				\$0
Traffic control	8	weeks	\$6,500	\$52,000
Subtotal G00 General Sitework Requirements	10,000	SGA	\$6.09	\$60,887
G10 Site Preparation				
<u>G1010,20 - Site Clearing & Demolition</u>				
Demolition of paving & site improvements				
Misc. Allowance	10,000	sga	\$2.00	\$20,000
<hr/>				
G1010,20 - Site Clearing & Demolition	10,000	SGA	\$2.00	\$20,000
<u>G1030 - Site Earthwork</u>				
Site grading & excavation				
Misc. Earthwork & Grading	10,000	sga	\$1.50	\$15,000
Erosion control & dewatering				
Site area budget (silt fence, silt sock, catch basin protection, etc...)	10,000	sga	\$0.50	\$5,000
Site Shoring - None				
<hr/>				
G1030 - Site Earthwork	10,000	SGA	\$2.00	\$20,000
<u>G1040 - Hazardous Waste Remediation</u>				
None				
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G1040 - Hazardous Waste Remediation	10,000	SGA	\$0.00	\$0
Subtotal G10 Site Preparation	10,000	SGA	\$4.00	\$40,000

ROW SITEWORK ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
G20 Site Improvements				
<u>G2010,20,30 - Roadways, Parking Lots, and Ped. Paving</u>				
City Sidewalks, 5'	3,175	sf	\$10.00	\$31,750
Curb	635	lf	\$35.00	\$22,225
Asphalt Paving, 5'	3,175	sf	\$5.00	\$15,875
<hr/>				
G2010,20,30 - Roadways, Parking Lots, and Ped. Paving	10,000	SGA	\$6.99	\$69,850
<u>G2040 - Site Development</u>				
Misc.	10,000	sga	\$1.00	\$10,000
<hr/>				
G2040 - Site Development	10,000	SGA	\$1.00	\$10,000
<u>G2050 - Landscaping</u>				
Landscape Buffer	3,175	sf	\$7.00	\$22,225
Trees	35	ea	\$500.00	\$17,500
<hr/>				
G2050 - Landscaping	10,000	SGA	\$3.97	\$39,725
<hr/>				
Subtotal G20 Improvements	10,000	SGA	\$11.96	\$119,575
G30 Site Civil / Mechanical Utilities				
<u>G3030 - Storm Sewer</u>				
Drain lines, catch basins, etc... - Allowance	10,000	sga	\$2.00	\$20,000
<hr/>				
G3030 - Storm Sewer	10,000	SGA	\$2.00	\$20,000
<hr/>				
Subtotal G30 Site Civil / Mechanical Utilities	10,000	SGA	\$2.00	\$20,000
G40 Site Electrical Utilities				
<u>G4020 - Site lighting</u>				
Street Lighting				excluded
<hr/>				
G4020 - Site lighting	10,000	SGA	\$0.00	\$0
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Subtotal G40 Site Electrical Utilities	10,000	SGA	\$0.00	\$0
<hr/>				
Subtotal G50 Other Site Construction	10,000	SGA	\$0.00	\$0

ALTERNATE ESTIMATES DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Develop 20,000 SF of 3rd Ave into Woonerf/Living Street				
<u>G1010,20 - Site Clearing & Demolition</u>				
Demolition of paving & site improvements	20,000	sga	\$2.50	\$50,000
<u>G1030 - Site Earthwork</u>				
Site grading & excavation	20,000	sga	\$2.00	\$40,000
Erosion control & dewatering				
Site area budget (silt fence, silt sock, catch basin protection, etc...)	10,000	sga	\$0.50	\$5,000
Site Shoring - None				\$0
<u>G1040 - Hazardous Waste Remediation</u>				
None				Excluded
<u>Paving, Site Development & Landscaping</u>				
Woonerf / Living Street amenities, paving and landscape	20,000	sga	\$35.00	\$700,000
<u>G3010 - Water Supply</u>				
Hydrants and associated piping	1	ls	\$65,000	\$65,000
<u>G3030 - Storm Sewer</u>				
Drain lines, catch basins, etc... - Allowance	20,000	sga	\$3.00	\$60,000
Subtotal				\$920,000
Estimating / Design Contingency	20%	on	\$920,000	\$184,000
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6%	on	\$1,104,000	\$66,240
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	12%	on	\$1,170,240	\$140,429
Soft Costs	45%	on	\$1,310,669	\$589,801
Grand Total Develop 20,000 SF of 3rd Ave into Woonerf/Living Street				\$1,900,470
Green Roof				
<u>B3010 - Roof Coverings</u>				
Add Green Roof Assembly	14,000	sf	\$16.00	\$224,000
Subtotal				\$224,000
Estimating / Design Contingency	15%	on	\$224,000	\$33,600

ALTERNATE ESTIMATES DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6%	on	\$257,600	\$15,456
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	12%	on	\$273,056	\$32,767
Soft Costs	45%	on	\$305,823	\$137,620
Grand Total Green Roof				\$443,443
Emergency Generators for City Hall & Fleet Maintenance				
<u>D50 - Electrical</u>				
Generator for 65% of City Hall Program Space (500kw w/ transfer equipment, enclosure & fuel tank)	1	ls	\$500,000	\$500,000
Generator for Fleet Maintenance	1	ls	\$100,000	\$100,000
Subtotal				\$600,000
Estimating / Design Contingency	15%	on	\$600,000	\$90,000
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6%	on	\$690,000	\$41,400
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	12%	on	\$731,400	\$87,768
Soft Costs	45%	on	\$819,168	\$368,626
Grand Total Emergency Generators for City Hall & Fleet Maintenance				\$1,187,794
Double Electrical Vehicle Charging Stations (20 additional stalls)				
<u>D50 - Electrical</u>				
Electric Vehicle Charging Stations (double head)	10	ea	\$12,000	\$120,000
Subtotal				\$120,000
Estimating / Design Contingency	15%	on	\$120,000	\$18,000
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6%	on	\$138,000	\$8,280
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	12%	on	\$146,280	\$17,554
Soft Costs	45%	on	\$163,834	\$73,725
Grand Total Double Electrical Vehicle Charging Stations (20 additional stalls)				\$237,559