



City of Snohomish
City Hall & Public Works Buildings
Snohomish, WA



SD Estimate

Version: 1

January 16, 2025

Prepared for:

Lawhead Architects

January 16, 2025

EXECUTIVE SUMMARY

PROJECT INFORMATION

Owner:	City of Snohomish	Project Name:	City Hall & Public Works Buildings
Location:	Snohomish, WA	Project Type:	Civic Office, Shop, Vehicle Storage
Building GSF:	See detailed estimates	Site Gross Area:	See detailed estimates

PROJECT SCHEDULE

Bid Date:	Q1, 2026	Construction Strt:	Q2, 2026
Duration:	See detailed estimates	Mid-Point:	Q4, 2026
Phasing:	Single Phase		

DOCUMENTS INFORMATION

Drawings Set:	Schematic Design Plans	Design Firm:	Lawhead Architects
Other Reports:	-		

ESTIMATE DESCRIPTION

Estimate Level:	SD Estimate	Estimate Date:	January 16, 2025
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 COST SUMMARY

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
City Hall Building	41,500	GSF	\$694.99	\$28,842,136
Generator, 500kw (with block wall site encl. & 24-hour belly tank)	1	LS	\$408,000	\$408,000
Green Roof Premium (cost above std. roofing)	1,700	SF	\$34.00	\$57,800
CLT Premium (cost above slab on metal deck)	6,000	SF	\$27.20	\$163,200
Sitework, City Hall (Onsite, West of Cypress Ave)	58,000	SGA	\$70.51	\$4,089,557
Add EV Charging Devices for 8 add'l Parking Stalls (to total of 16)	1	LS	\$60,000	\$60,000
Police Sally Port / Covered Parking Canopy (security fencing and automated gate is included)				<i>Excluded</i>
Vehicle Storage Building	10,900	GSF	\$297.71	\$3,245,020
Fleet Maintenance Building	9,300	GSF	\$359.02	\$3,338,847
Generator in chain-link enclosure	1	LS	\$142,800	\$142,800
Sitework, PW Bldgs (Onsite, East of Cypress Ave)	55,000	SGA	\$53.46	\$2,940,523
3rd Ave Woonerf (Allowance)	20,000	SGA	\$65.00	\$1,300,000
Public Work Covered Pathway (concrete sidewalk & heavy timber canopy / trellis for future PV, incl. lighting)	2,400	SF	\$301.31	\$723,144
Pilchuck River Viewing Plaza	1	LS	\$250,000	\$250,000
Total Estimated Construction Contract (Escalated)				\$45,561,027
Owner's Soft Costs (Allowance)	45%	on	\$45,561,027	\$20,502,462
Total Estimated Project Cost (Escalated)				\$66,063,489

Figures above include all contractor general conditions, mark ups and escalation

Assumptions of Note:

Wetland / Pilchuck River sensitive area improvements & mitigation is EXCLUDED

January 16, 2025

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	41,500	GSF	\$22.13	\$918,520
A20	Basement Construction	41,500	GSF	\$0.00	\$0
B10	Superstructure	41,500	GSF	\$82.61	\$3,428,293
B20	Exterior Enclosure	41,500	GSF	\$74.49	\$3,091,495
B30	Roofing	41,500	GSF	\$20.47	\$849,568
C10	Interior Construction	41,500	GSF	\$45.65	\$1,894,588
C20	Stairs	41,500	GSF	\$8.43	\$350,000
C30	Interior Finishes	41,500	GSF	\$40.93	\$1,698,500
D10	Conveying Systems	41,500	GSF	\$10.12	\$420,000
D20	Plumbing	41,500	GSF	\$17.00	\$705,500
D30	HVAC	41,500	GSF	\$85.00	\$3,527,500
D40	Fire Protection	41,500	GSF	\$7.00	\$290,500
D50	Electrical	41,500	GSF	\$82.17	\$3,410,000
E10	Equipment	41,500	GSF	\$2.65	\$110,000
E20	Furnishings (Casework)	41,500	GSF	\$7.70	\$319,750
F10	Special Construction	41,500	GSF	\$0.00	\$0
F20	Selective Building Demolition	41,500	GSF	\$0.00	\$0

Building Direct Construction Costs Subtotal \$21,014,213

Estimating / Design Contingency	11.0%	on	\$21,014,213	\$2,311,563
Contractor General Conditions	8.0%	on	\$23,325,776	\$1,866,062
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	7.0%	on	\$25,191,839	\$1,763,429
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	7.0%	on	\$26,955,267	\$1,886,869

Total Building Construction Cost (Escalated) \$28,842,136

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, continuous, & braced frame footing system allowance (includes structural excavation, backfill, footing drains and insulation)	41,500	gsf	\$15.00	\$622,500
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A1010 - Standard Foundations	41,500	GSF	\$15.00	\$622,500
<u>A1030 - Slabs on Grade</u>				
Slab on Grade, 5" (incl. reinforcing, base course & vapor barrier)	16,960	sf	\$12.00	\$203,520
Trenches, Pits & Bases				
Elevator Pit (incl. excavation, water proofing)	2	ea	\$40,000	\$80,000
Mech Pads - Allowance	500	sf	\$25.00	\$12,500
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A1030 - Slabs on Grade	41,500	GSF	\$7.13	\$296,020
<hr/>				
Subtotal A10 Foundations	41,500	GSF	\$22.13	\$918,520
A20 Basement Construction				
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Subtotal A20 Basement Construction	41,500	GSF	\$0.00	\$0
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B10 Superstructure				
<u>CIP Structural Concrete</u>				
Horizontal Structure				
Topping Slabs				
Slabs on metal deck (incl. reinforcing)	43,325	sf	\$12.00	\$519,900
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CIP Structural Concrete	41,500	GSF	\$12.53	\$519,900
<u>Structural Masonry</u>				
Load Bearing CMU Walls				
Holding cell walls	820	sf	\$40.00	\$32,800
Elevator shafts	2,760	sf	\$40.00	\$110,400

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Exterior tree wells @ South Elevation	950	sf	\$45.00	\$42,750
Miscellaneous				
Rebar, supply (install included w/ walls above)	3,580	sf	\$2.00	\$7,160
Rebar, detention walls, supply (install included w/ walls above)	820	sf	\$6.00	\$4,920
<hr/>				
Structural Masonry	41,500	GSF	\$4.77	\$198,030
<u>Structural Steel</u>				
Floor & roof structure, beams & columns (incl. connections)				
Structural floor & roof framing - 13 psf allowance	563,225	lbs	\$3.50	\$1,971,288
Buckling restrained braced frames				<i>Included above</i>
Miscellaneous Metals				
Misc. allowance - Area budget	41,500	gsf	\$3.00	\$124,500
Steel canopy framing	2,000	sf	\$60.00	\$120,000
Metal decking				
Floor & roof deck (includes overhangs)	43,325	sf	\$11.00	\$476,575
Canopy decking	2,000	sf	\$9.00	\$18,000
Steel Fireproofing - Not required				\$0
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Structural Steel	41,500	GSF	\$65.31	\$2,710,363
Subtotal B10 Superstructure	41,500	GSF	\$82.61	\$3,428,293

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, thermal clip system)	13,680	sf	\$46.50	\$636,120
Exterior wall finish				
Masonry Veneer				
CMU Veneer	4,290	sf	\$38.00	\$163,020
Brick Veneer	2,150	sf	\$50.00	\$107,500

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Galvanized steel lintels	305	lf	\$65.00	\$19,825
Sill flashing	272	lf	\$20.00	\$5,440
Fiber cement siding (rainscreen)	7,240	sf	\$30.00	\$217,200
Exterior paint & sealants				
Paint siding	7,240	sf	\$3.00	\$21,720
Paint to HM doors and frames	2	ea	\$200.00	\$400
Masonry sealer	6,440	sf	\$2.50	\$16,100
Misc. caulking and sealants - Area budget	24,670	vsf	\$1.00	\$24,670
Building graphics				
Building identifying signage - Allowance	1	ls	\$10,000	\$10,000
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	41,500	GSF	\$29.69	\$1,231,995
<u>B2016 - Exterior Soffits</u>				
Finish allowance @ soffits, overhangs & canopies (includes misc. framing, sheathing & WRB)	4,600	sf	\$40.00	\$184,000
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B2016 - Exterior Soffits	41,500	GSF	\$4.43	\$184,000
<u>B2020 - Exterior Windows</u>				
Aluminum storefront, std. insulated glazing, anodized finish	6,170	sf	\$120.00	\$740,400
Aluminum curtainwall, std. insulated glazing, anodized finish	4,820	sf	\$140.00	\$674,800
Premium - Ballistic rated glazing at Police area glazing	1,055	sf	\$160.00	\$168,800
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B2020 - Exterior Windows	41,500	GSF	\$38.17	\$1,584,000
<u>B2030 - Exterior Doors</u>				
Glazed doors & entrances				
Storefront doors & hardware, per leaf	7	ea	\$7,500	\$52,500
ADA auto operator, per vestibule	3	ea	\$10,000	\$30,000

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Solid exterior doors				
HM door, HM frame, and hardware	2	ea	\$4,500	\$9,000
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B2020 - Exterior Doors	41,500	GSF	\$2.20	\$91,500
Subtotal B20 Exterior Enclosure	41,500	GSF	\$74.49	\$3,091,495
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B30 Roofing				
<u>B3010 - Roof Coverings</u>				
Roof finishes & insulation				
Membrane roofing system w/ rigid insulation	16,940	sf	\$28.00	\$474,320
Roof deck system	2,060	sf	\$30.00	\$61,800
Green roof system premium				<i>See Summary</i>
Membrane roofing system @ Canopies	2,000	sf	\$15.00	\$30,000
Flashings & sheet metal				
Roof system flashing, rough carpentry, gutters & downspouts	15%	on	\$566,120	\$84,918
Fascia	855	lf	\$60.00	\$51,300
Copings	206	lf	\$30.00	\$6,180
Accessories				
Pedestal paver system	2,060	sf	\$25.00	\$51,500
Roof deck guard rails	161	lf	\$300.00	\$48,300
Fall restraint anchors	35	ea	\$950.00	\$33,250
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B3010 - Roof Coverings	41,500	GSF	\$20.28	\$841,568
<u>B3020 - Roof Openings</u>				
Roof hatch & ladder	1	ea	\$8,000	\$8,000
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B3020 - Roof Openings	41,500	GSF	\$0.19	\$8,000
Subtotal B30 Roofing	41,500	GSF	\$20.47	\$849,568

C10 Interior Construction

C1010 - Partitions

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>	
GWB Partitions (GWB - Finish 2 Sides, mtl stud framing, sound batts)	38,500	sf	\$17.50	\$673,750	
Premium for STC and fire rated assemblies	15%	on	\$673,750	\$101,063	
Misc. carpentry, blocking, & backing - Area budget	41,500	gsf	\$1.00	\$41,500	
Interior caulking & joint sealants - Area budget	41,500	gsf	\$0.50	\$20,750	
Retractable partitions					
Folding panel partitions	1	ea	\$75,000	\$75,000	
Council Chambers - Int. Nana Wall	288	sf	\$300	\$86,400	
Interior balustrades					
Glazed guardrails	115	lf	\$300.00	\$34,500	
Interior windows and storefronts					
Int. curtain wall @ 3 story height lobby	1,500	sf	\$120.00	\$180,000	
Other interior glazing TBD	41,500	sf	\$3.00	\$124,500	
	C1010 - Partitions	41,500	GSF	\$32.23	\$1,337,463
<u>C1020 - Interior Doors</u>					
Interior doors, frames & hardware	70	ea	\$4,000	\$280,000	
Door premiums (electronic hardware, storefront, fire rated, special function doors) - Civic center benchmark	25%	on	\$280,000	\$70,000	
	C1020 - Interior Doors	41,500	GSF	\$8.43	\$350,000
<u>C1030 - Fittings</u>					
Visual display specialties					
Marker & tack boards - Area budget	41,500	gsf	\$0.50	\$20,750	
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	41,500	sf	\$0.25	\$10,375	

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Wayfinding and room signage - Area budget	41,500	sf	\$0.50	\$20,750
General fittings and specialties				
FECs, corner guards, knox box, etc... - Area budget	41,500	gsf	\$1.00	\$41,500
C1030 - Fittings	41,500	GSF	\$4.99	\$207,125
Subtotal C10 Interior Construction	41,500	GSF	\$45.65	\$1,894,588
C20 Stairs				
<u>C2010 - Stair Construction</u>				
Egress stair (incl. picket railings & concrete fill), per flight	2	ea	\$50,000	\$100,000
Feature stair (custom framing & finishes), per flight	2	ea	\$125,000	\$250,000
C2010 - Stair Construction	41,500	GSF	\$8.43	\$350,000
Subtotal C20 Stairs	41,500	GSF	\$8.43	\$350,000
C30 Interior Finishes				
<u>C3010 - Wall Finishes</u>				
Paint to walls, doors, frames and misc. - Area budget	41,500	gsf	\$5.00	\$207,500
Wall tile	5,000	sf	\$25.00	\$125,000
Acoustical wall panels allowance - Area budget	41,500	sf	\$2.00	\$83,000
Finish carpentry, millwork, and other wall coverings				
Council Chambers - Lump sum allowance	1	ls	\$50,000	\$50,000
Misc. allowance - Area budget	41,500	gsf	\$2.00	\$83,000
C3010 - Wall Finishes	41,500	GSF	\$13.22	\$548,500
<u>C3020 - Floor Finishes</u>				
Floor finish allowance - Civic center benchmark	41,500	gsf	\$10.00	\$415,000
C3020 - Floor Finishes	41,500	GSF	\$10.00	\$415,000
<u>C3030 - Ceiling Finishes</u>				
Ceilings finishes allowance - Civic center benchmark	41,500	gsf	\$15.00	\$622,500
Premium @ Spine & Chambers	4,500	sf	\$25.00	\$112,500

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
C3030 - Ceiling Finishes	41,500	GSF	\$17.71	\$735,000
Subtotal C30 Interior Finishes	41,500	GSF	\$40.93	\$1,698,500
D10 Conveying Systems				
<u>D1010 - Elevators & Lifts</u>				
Passenger Elevator, hydraulic #1	3	stps	\$70,000	\$210,000
Passenger Elevator, hydraulic #2	3	stps	\$70,000	\$210,000
D1010 - Elevators & Lifts	41,500	GSF	\$10.12	\$420,000
Subtotal D10 Conveying Systems	41,500	GSF	\$10.12	\$420,000
D20 Plumbing				
System Allowance	41,500	gsf	\$17.00	\$705,500
D20 - Plumbing	41,500	GSF	\$17.00	\$705,500
Subtotal D20 Plumbing	41,500	GSF	\$17.00	\$705,500
D30 HVAC				
Direct Expansion Systems (VRF)	41,500	gsf	\$22.00	\$913,000
Air Distribution Systems (DOAS, ductwork, etc..)	41,500	gsf	\$40.00	\$1,660,000
Exhaust Ventilation Systems (3 story atrium)	41,500	gsf	\$15.00	\$622,500
Controls	41,500	gsf	\$7.00	\$290,500
System Testing & Balancing	41,500	gsf	\$1.00	\$41,500
D30 - HVAC	41,500	GSF	\$85.00	\$3,527,500
Subtotal D30 HVAC	41,500	GSF	\$85.00	\$3,527,500
D40 Fire Protection				
Sprinkler system - Building area budget	41,500	gsf	\$7.00	\$290,500
D40 - Fire Protection	41,500	GSF	\$7.00	\$290,500
Subtotal D40 Fire Protection	41,500	GSF	\$7.00	\$290,500

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
D50 Electrical				
System Allowance	41,500	gsf	\$80.00	\$3,320,000
Council Chambers AV System	1	ls	\$60,000	\$60,000
Training AV System	1	ls	\$30,000	\$30,000
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D50 - Electrical	41,500	GSF	\$82.17	\$3,410,000
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Subtotal D50 Electrical	41,500	GSF	\$82.17	\$3,410,000
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E10 Equipment				
<u>E1020 - Institutional Equipment</u>				
Detention equipment, per holding room	3	ea	\$20,000	\$60,000
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E1020 - Institutional Equipment	41,500	GSF	\$1.45	\$60,000
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<u>E1090 - Other Equipment</u>				
Residential equipment				
Kitchen appliance package	1	ea	\$30,000	\$30,000
Break area appliance package	3	ea	\$5,000	\$15,000
Laundry washer & dryer package	1	ea	\$5,000	\$5,000
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E1090 - Other Equipment	41,500	GSF	\$1.20	\$50,000
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Subtotal E10 Equipment	41,500	GSF	\$2.65	\$110,000
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E20 Furnishings				
<u>E2010 - Fixed Furnishings</u>				
Fixed Casework				
Council Chambers	1	ls	\$50,000	\$50,000
Casework allowance - Area budget	41,500	gsf	\$5.00	\$207,500
Blinds & other window treatment	41,500	gsf	\$1.50	\$62,250
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E2010 - Fixed Furnishings	41,500	GSF	\$7.70	\$319,750
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<u>E2020 - Moveable Furnishings</u>				
EXCLUDED				

CITY HALL BUILDING ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
E2020 - Moveable Furnishings	41,500	GSF	\$0.00	\$0
Subtotal E20 Furnishings	41,500	GSF	\$7.70	\$319,750
F10 Special Construction				
Subtotal F20 Special Construction	41,500	GSF	\$0.00	\$0
F20 Selective Building Demolition				
Subtotal F20 Selective Building Demolition	41,500	GSF	\$0.00	\$0

January 16, 2025

CITY HALL SITEWORK (ON-SITE) 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	58,000	SGA	\$3.24	\$187,910
G10	Site Preparation	58,000	SGA	\$9.83	\$569,904
G20	Site Improvements	58,000	SGA	\$20.63	\$1,196,300
G30	Site Civil / Mechanical Utilities	58,000	SGA	\$8.81	\$510,800
G40	Site Electrical Utilities	58,000	SGA	\$5.47	\$317,000
G50	Other Site Construction	58,000	SGA	\$0.00	\$0
Sitework Direct Construction Costs Subtotal					\$2,781,914
	Estimating / Design Contingency	20.0%	on	\$2,781,914	\$556,383
	Contractor General Conditions	7.0%	on	\$3,338,297	\$233,681
	Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	7.0%	on	\$3,571,977	\$250,038
	Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	7.0%	on	\$3,822,016	\$267,541
Total Sitework Construction Cost (Today's Dollars)					\$4,089,557

CITY HALL SITEWORK (ON-SITE) 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	\$2,277,004	\$68,310
Site layout & potholing	58,000	gsf	\$1.00	\$58,000
Temporary Construction Fencing	960	lf	\$10.00	\$9,600
Traffic control	8	weeks	\$6,500	\$52,000
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G00 - General Sitework Requirements	58,000	SGA	\$3.24	\$187,910
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Subtotal G00 General Sitework Requirements	58,000	SGA	\$3.24	\$187,910
G10 Site Preparation				
<u>G1010,20 - Site Clearing & Demolition</u>				
Demolition of paving & site improvements				
Misc. Allowance	58,000	sga	\$0.75	\$43,500
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G1010,20 - Site Clearing & Demolition	58,000	SGA	\$0.75	\$43,500
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<u>G1030 - Site Earthwork</u>				
Site grading & excavation				
Stripping & Haul Off (12")	2,148	cy	\$40.00	\$85,926
Imported Fill (raise grade by 2')	4,296	cy	\$60.00	\$257,778
Grading	58,000	sga	\$0.65	\$37,700
Erosion control & dewatering				
Site area budget (silt fence, silt sock, catch basin protection, baker tanks, etc...)	58,000	sga	\$2.50	\$145,000
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G1030 - Site Earthwork	58,000	SGA	\$9.08	\$526,404
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<u>G1040 - Hazardous Waste Remediation</u>				
Removal of Contaminated Soil - Allowance				<i>Excluded</i>
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G1040 - Hazardous Waste Remediation	58,000	SGA	\$0.00	\$0
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Subtotal G10 Site Preparation	58,000	SGA	\$9.83	\$569,904

G20 Site Improvements

CITY HALL SITEWORK (ON-SITE) ESTIMATE DETAIL

G2010,20,30 - Roadways, Parking Lots, and Ped. Paving

Asphalt paving (base courses included)

Parking Area & drive aisles	26,600	sf	\$9.00	\$239,400
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Concrete paving (base courses included)

Plaza area paving allowance	8,000	sf	\$20.00	\$160,000
Curbs - Vertical	1,420	lf	\$30.00	\$42,600

Markings & signage

Parking stall striping	64	ea	\$75.00	\$4,800
Parking stall striping, ADA w/ sign	1	ea	\$500.00	\$500
Misc.	1	ls	\$5,000.00	\$5,000

Parking equipment

Vehcile entry parking arm	1	ls	\$20,000.00	\$20,000
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G2010,20,30 - Roadways, Parking Lots, and Ped. Paving	58,000	SGA	\$8.14	\$472,300
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G2040 - Site Development

Fences & gates

Security metal fencing, ornamental - 8'	220	lf	\$350.00	\$77,000
Security gate (w/ electronic access), 6' ht - Single swing	1	ea	\$10,000	\$10,000
Automated Vehicular Gate, Security (w/ electronic access)	1	ea	\$30,000	\$30,000

Site walls & furnishings

Area budget (plaza ammenties, site walls, flag pole, seat walls, bike racks, bollards, benches, monument sign, etc...)	58,000	sga	\$6.50	\$377,000
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Misc. structures

Trash enclosure	1	ls	\$30,000	\$30,000
Police covered parking canopy				<i>See Summary</i>

G2040 - Site Development	58,000	SGA	\$9.03	\$524,000
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G2050 - Landscaping

Area budget (Mixture of Irrigated Planters, Irrigated Lawn, and Non-irrigated Natural Plantings)	1	ls	\$200,000	\$200,000
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CITY HALL SITEWORK (ON-SITE) ESTIMATE DETAIL

G2050 - Landscaping	58,000	SGA	\$3.45	\$200,000
Subtotal G20 Improvements	58,000	SGA	\$20.63	\$1,196,300
G30 Site Civil / Mechanical Utilities				
<u>G3010 - Water Supply</u>				
Domestic & fire water service	1	ls	\$100,000	\$100,000
G3010 - Water Supply	58,000	SGA	\$1.72	\$100,000
<u>G3020 - Sanitary Sewer</u>				
Sanitary sewer service	1	ls	\$25,000	\$25,000
G3020 - Sanitary Sewer	58,000	SGA	\$0.43	\$25,000
<u>G3030 - Storm Sewer</u>				
Drain lines, catch basins, etc... - Allowance	58,000	sga	\$1.50	\$87,000
Stormtech chamber detention system	16,000	cf	\$15.00	\$240,000
Bio retention areas (includes concrete containment, soils, and plantings)	1,960	sf	\$30.00	\$58,800
G3030 - Storm Sewer	58,000	SGA	\$6.65	\$385,800
Subtotal G30 Site Civil / Mechanical Utilities	58,000	SGA	\$8.81	\$510,800
G40 Site Electrical Utilities				
<u>G4010 - Electrical Distribution</u>				
Electrical utility	1	ls	\$80,000	\$80,000
Electric vehicle chargers (8 stalls w/ rough-in for 8 future)	1	ls	\$120,000	\$120,000
G4010 - Electrical Distribution	58,000	SGA	\$3.45	\$200,000
<u>G4020 - Site lighting</u>				
Site lighting	58,000	gsf	\$1.50	\$87,000
G4020 - Site lighting	58,000	SGA	\$1.50	\$87,000
<u>G4030 - Site communication & security</u>				
Tele/Data utility	1	ls	\$30,000	\$30,000

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CITY HALL SITEWORK (ON-SITE) ESTIMATE DETAIL

G4030 - Site communication & security	58,000	SGA	\$0.52	\$30,000
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Subtotal G40 Site Electrical Utilities	58,000	SGA	\$5.47	\$317,000
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Subtotal G50 Other Site Construction	58,000	SGA	\$0.00	\$0
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VEHICLE STORAGE BLDG 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	10,900	GSF	\$28.08	\$306,100
A20	Basement Construction	10,900	GSF	\$0.00	\$0
B10	Superstructure	10,900	GSF	\$4.08	\$44,450
B20	Exterior Enclosure	10,900	GSF	\$66.77	\$727,784
B30	Roofing	10,900	GSF	\$26.07	\$284,180
C10	Interior Construction	10,900	GSF	\$10.71	\$116,775
C20	Stairs	10,900	GSF	\$1.83	\$20,000
C30	Interior Finishes	10,900	GSF	\$12.16	\$132,510
D10	Conveying Systems	10,900	GSF	\$0.00	\$0
D20	Plumbing	10,900	GSF	\$3.00	\$32,700
D30	HVAC	10,900	GSF	\$5.00	\$54,500
D40	Fire Protection	10,900	GSF	\$6.00	\$65,400
D50	Electrical	10,900	GSF	\$20.00	\$218,000
E10	Equipment	10,900	GSF	\$0.00	\$0
E20	Furnishings (Casework)	10,900	GSF	\$0.00	\$0
F10	Special Construction	10,900	GSF	\$35.23	\$384,000
F20	Selective Building Demolition	10,900	GSF	\$0.00	\$0
Building Direct Construction Costs Subtotal					\$2,386,399
Estimating / Design Contingency		11.0%	on	\$2,386,399	\$262,504
Contractor General Conditions		7.0%	on	\$2,648,903	\$185,423
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		7.0%	on	\$2,834,326	\$198,403
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)		7.0%	on	\$3,032,729	\$212,291
Total Building Construction Cost (Escalated)					\$3,245,020

VEHICLE STORAGE BLDG 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, continuous, & braced frame footing system allowance (includes structural excavation, backfill, footing drains and insulation)	10,900	gsf	\$12.00	\$130,800
<hr/>				
A1010 - Standard Foundations	10,900	GSF	\$12.00	\$130,800
<u>A1030 - Slabs on Grade</u>				
Slab on Grade, 8" (incl. reinforcing, base course & vapor barrier)	9,600	sf	\$18.00	\$172,800
Trenches, Pits & Bases				
Mech Pads - Allowance	100	sf	\$25.00	\$2,500
<hr/>				
A1030 - Slabs on Grade	10,900	GSF	\$16.08	\$175,300
<hr/>				
Subtotal A10 Foundations	10,900	GSF	\$28.08	\$306,100
A20 Basement Construction				
<hr/>				
Subtotal A20 Basement Construction	10,900	GSF	\$0.00	\$0
B10 Superstructure				
<u>Structural Steel</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Miscellaneous Metals				
Misc. allowance - Area budget	10,900	gsf	\$0.50	\$5,450
<hr/>				
Structural Steel	10,900	GSF	\$0.50	\$5,450
<u>Structural Wood Framing</u>				
Mezzanine floor framing w/ sheathing	1,300	sf	\$30.00	\$39,000
<hr/>				
Structural Wood Framing	10,900	GSF	\$3.58	\$39,000
<hr/>				
Subtotal B10 Superstructure	10,900	GSF	\$4.08	\$44,450

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VEHICLE STORAGE BLDG 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>				
Exterior Wall Assembly (, vapor barrier, metal furring, batt insulation)	7,236	sf	\$9.50	\$68,742
Exterior wall finish				
Fiber cement siding	7,236	sf	\$20.00	\$144,720
Exterior paint & sealants				
Paint siding	7,236	sf	\$2.00	\$14,472
Paint to HM doors and frames	4	ea	\$200.00	\$800
Building graphics				
Building identifying signage - Allowance	1	ls	\$3,000	\$3,000
<hr/>				
B2011, 12 - Exterior Wall Construction & Parapets	10,900	GSF	\$21.26	\$231,734
<u>B2013 - Exterior Louvers, Screens, and Sun Control Devices</u>				
Canopies (complete)	2,790	sf	\$75.00	\$209,250
<hr/>				
B2013 - Exterior Louvers, Screens, and Sung Control Devices	10,900	GSF	\$19.20	\$209,250
<u>B2020 - Exterior Windows</u>				
Aluminum storefront, std. insulated glazing, anodized finish	440	sf	\$120.00	\$52,800
<hr/>				
B2020 - Exterior Windows	10,900	GSF	\$4.84	\$52,800
<u>B2030 - Exterior Doors</u>				
Solid exterior doors				
HM door, HM frame, and hardware	4	ea	\$4,500	\$18,000
Overhead doors				
Sectional Door with Motor Operator (12x16)	8	ea	\$14,400	\$115,200
Sectional Door with Motor Operator (12x14)	8	ea	\$12,600	\$100,800
<hr/>				
B2020 - Exterior Doors	10,900	GSF	\$21.47	\$234,000
<hr/>				
Subtotal B20 Exterior Enclosure	10,900	GSF	\$66.77	\$727,784

VEHICLE STORAGE BLDG 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>					
Roof finishes & insulation					
Metal roofing w/ vinyl faced batts under	9,600	sf	\$25.00	\$240,000	
Flashings & sheet metal					
Roof system flashing, rough carpentry, gutters & downspouts	10%	on	\$240,000	\$24,000	
Copings	406	lf	\$30.00	\$12,180	
<hr/>					
	B3010 - Roof Coverings	10,900	GSF	\$25.34	\$276,180
<u>B3020 - Roof Openings</u>					
Roof hatch & ladder	1	ea	\$8,000	\$8,000	
<hr/>					
	B3020 - Roof Openings	10,900	GSF	\$0.73	\$8,000
<hr/>					
Subtotal B30 Roofing	10,900	GSF	\$26.07	\$284,180	
C10 Interior Construction					
<u>C1010 - Partitions</u>					
GWB Partitions (GWB - Finish 2 Sides, wd framing (load bearing))	2,775	sf	\$20.00	\$55,500	
Misc. carpentry, blocking, & backing - Area budget	10,900	gsf	\$1.00	\$10,900	
Interior caulking & joint sealants - Area budget	10,900	gsf	\$0.50	\$5,450	
Interior balustrades					
Mezzanine guardrails	165	lf	\$150.00	\$24,750	
<hr/>					
	C1010 - Partitions	10,900	GSF	\$8.86	\$96,600
<u>C1020 - Interior Doors</u>					
Interior doors, frames & hardware	3	ea	\$4,000	\$12,000	
<hr/>					
	C1020 - Interior Doors	10,900	GSF	\$1.10	\$12,000
<u>C1030 - Fittings</u>					
Identifying Devices					

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VEHICLE STORAGE BLDG ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Code signage - Area budget	10,900	sf	\$0.25	\$2,725
General fittings and specialties				
FECs, corner guards, knox box, etc... - Area budget	10,900	gsf	\$0.50	\$5,450
C1030 - Fittings	10,900	GSF	\$0.75	\$8,175
Subtotal C10 Interior Construction	10,900	GSF	\$10.71	\$116,775
C20 Stairs				
<u>C2010 - Stair Construction</u>				
Mezzanine stair	1	ea	\$20,000	\$20,000
C2010 - Stair Construction	10,900	GSF	\$1.83	\$20,000
Subtotal C20 Stairs	10,900	GSF	\$1.83	\$20,000
C30 Interior Finishes				
<u>C3010 - Wall Finishes</u>				
Paint to walls, doors, frames and misc. - Area budget	10,900	gsf	\$2.50	\$27,250
Plywood, 8'	2,315	sf	\$4.00	\$9,260
C3010 - Wall Finishes	10,900	GSF	\$3.35	\$36,510
<u>C3020 - Floor Finishes</u>				
Sealed concrete	9,600	gsf	\$10.00	\$96,000
C3020 - Floor Finishes	10,900	GSF	\$8.81	\$96,000
<u>C3030 - Ceiling Finishes</u>				
None				\$0
C3030 - Ceiling Finishes	10,900	GSF	\$0.00	\$0
Subtotal C30 Interior Finishes	10,900	GSF	\$12.16	\$132,510
D10 Conveying Systems				
Subtotal D10 Conveying Systems	10,900	GSF	\$0.00	\$0

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VEHICLE STORAGE BLDG ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
D20 Plumbing				
Drainage	10,900	gsf	\$3.00	\$32,700
D20 - Plumbing	10,900	GSF	\$3.00	\$32,700
Subtotal D20 Plumbing	10,900	GSF	\$3.00	\$32,700
D30 HVAC				
Electrical unit heaters, exhaust, etc...	10,900	gsf	\$5.00	\$54,500
D30 - HVAC	10,900	GSF	\$5.00	\$54,500
Subtotal D30 HVAC	10,900	GSF	\$5.00	\$54,500
D40 Fire Protection				
Sprinkler system - Building area budget	10,900	gsf	\$6.00	\$65,400
D40 - Fire Protection	10,900	GSF	\$6.00	\$65,400
Subtotal D40 Fire Protection	10,900	GSF	\$6.00	\$65,400
D50 Electrical				
System Allowance	10,900	gsf	\$20.00	\$218,000
D50 - Electrical	10,900	GSF	\$20.00	\$218,000
Subtotal D50 Electrical	10,900	GSF	\$20.00	\$218,000
E10 Equipment				
<u>E1090 - Other Equipment</u>				
Storage equipment - OFOI				\$0
E1090 - Other Equipment	10,900	GSF	\$0.00	\$0
Subtotal E10 Equipment	10,900	GSF	\$0.00	\$0
E20 Furnishings				

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VEHICLE STORAGE BLDG ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Subtotal E20 Furnishings	10,900	GSF	\$0.00	\$0
F10 Special Construction				
<u>F1010 - Special Structures</u>				
Pre-engineered structural frame w/ parapets	9,600	gsf	\$40.00	\$384,000
F1010 - Special Structures	10,900	GSF	\$35.23	\$384,000
Subtotal F20 Special Construction	10,900	GSF	\$35.23	\$384,000
F20 Selective Building Demolition				
Subtotal F20 Selective Building Demolition	10,900	GSF	\$0.00	\$0

FLEET MAINT. BLDG 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	9,300	GSF	\$26.20	\$243,700
A20	Basement Construction	9,300	GSF	\$0.00	\$0
B10	Superstructure	9,300	GSF	\$7.27	\$67,650
B20	Exterior Enclosure	9,300	GSF	\$53.65	\$498,945
B30	Roofing	9,300	GSF	\$23.25	\$216,200
C10	Interior Construction	9,300	GSF	\$16.60	\$154,425
C20	Stairs	9,300	GSF	\$2.15	\$20,000
C30	Interior Finishes	9,300	GSF	\$12.41	\$115,380
D10	Conveying Systems	9,300	GSF	\$0.00	\$0
D20	Plumbing	9,300	GSF	\$18.00	\$167,400
D30	HVAC	9,300	GSF	\$21.60	\$200,900
D40	Fire Protection	9,300	GSF	\$6.00	\$55,800
D50	Electrical	9,300	GSF	\$40.00	\$372,000
E10	Equipment	9,300	GSF	\$5.91	\$55,000
E20	Furnishings (Casework)	9,300	GSF	\$0.00	\$0
F10	Special Construction	9,300	GSF	\$30.97	\$288,000
F20	Selective Building Demolition	9,300	GSF	\$0.00	\$0
Building Direct Construction Costs Subtotal					\$2,455,400
Estimating / Design Contingency		11.0%	on	\$2,455,400	\$270,094
Contractor General Conditions		7.0%	on	\$2,725,494	\$190,785
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		7.0%	on	\$2,916,279	\$204,140
Escalation to Midpoint (Q4, 2026 @ 4% / Yr)		7.0%	on	\$3,120,418	\$218,429
Total Building Construction Cost (Escalated)					\$3,338,847

FLEET MAINT. BLDG 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, continuous, & braced frame footing system allowance (includes structural excavation, backfill, footing drains and insulation)	9,300	gsf	\$12.00	\$111,600
<hr/>				
A1010 - Standard Foundations	9,300	GSF	\$12.00	\$111,600
<u>A1030 - Slabs on Grade</u>				
Slab on Grade, 8" (incl. reinforcing, base course & vapor barrier)	7,200	sf	\$18.00	\$129,600
Trenches, Pits & Bases				
Mech Pads - Allowance	100	sf	\$25.00	\$2,500
<hr/>				
A1030 - Slabs on Grade	9,300	GSF	\$14.20	\$132,100
<hr/>				
Subtotal A10 Foundations	9,300	GSF	\$26.20	\$243,700
A20 Basement Construction				
<hr/>				
Subtotal A20 Basement Construction	9,300	GSF	\$0.00	\$0
B10 Superstructure				
<u>Structural Steel</u>				
Pre-Engineered Metal Building Construction - See F1010				\$0
Miscellaneous Metals				
Misc. allowance - Area budget	9,300	gsf	\$0.50	\$4,650
<hr/>				
Structural Steel	9,300	GSF	\$0.50	\$4,650
<u>Structural Wood Framing</u>				
Mezzanine floor framing w/ sheathing	2,100	sf	\$30.00	\$63,000
<hr/>				
Structural Wood Framing	9,300	GSF	\$6.77	\$63,000
<hr/>				
Subtotal B10 Superstructure	9,300	GSF	\$7.27	\$67,650

FLEET MAINT. BLDG 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>				
Exterior Wall Assembly (, vapor barrier, metal furring, batt insulation)	8,580	sf	\$9.50	\$81,510
Exterior wall finish				
CMU Veneer	350	sf	\$38.00	\$13,300
Fiber cement siding	8,230	sf	\$20.00	\$164,600
Exterior paint & sealants				
Paint siding	8,230	sf	\$2.00	\$16,460
Masonry sealer	350	sf	\$2.50	\$875
Paint to HM doors and frames	2	ea	\$200.00	\$400
Building graphics				
Building identifying signage - Allowance	1	ls	\$3,000	\$3,000
<hr/>				
B2011, 12 - Exterior Wall Construction & Parapets	9,300	GSF	\$30.12	\$280,145
<u>B2013 - Exterior Louvers, Screens, and Sun Control Devices</u>				
Canopies (complete)	1,160	sf	\$75.00	\$87,000
<hr/>				
B2013 - Exterior Louvers, Screens, and Sung Control Devices	9,300	GSF	\$9.35	\$87,000
<u>B2020 - Exterior Windows</u>				
Aluminum storefront, std. insulated glazing, anodized finish	480	sf	\$120.00	\$57,600
<hr/>				
B2020 - Exterior Windows	9,300	GSF	\$6.19	\$57,600
<u>B2030 - Exterior Doors</u>				
Solid exterior doors				
HM door, HM frame, and hardware	2	ea	\$4,500	\$9,000
Overhead doors				
Sectional Door with Motor Operator (14x20)	2	ea	\$20,000	\$40,000
Sectional Door with Motor Operator (12x14)	2	ea	\$12,600	\$25,200
<hr/>				
B2020 - Exterior Doors	9,300	GSF	\$7.98	\$74,200

FLEET MAINT. BLDG ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>	
Subtotal B20 Exterior Enclosure	9,300	GSF	\$53.65	\$498,945	
B30 Roofing					
<u>B3010 - Roof Coverings</u>					
Roof finishes & insulation					
Metal roofing w/ vinyl faced batts under	7,200	sf	\$25.00	\$180,000	
Flashings & sheet metal					
Roof system flashing, rough carpentry, gutters & downspouts	10%	on	\$180,000	\$18,000	
Copings	340	lf	\$30.00	\$10,200	
	B3010 - Roof Coverings	9,300	GSF	\$22.39	\$208,200
<u>B3020 - Roof Openings</u>					
Roof hatch & ladder	1	ea	\$8,000	\$8,000	
	B3020 - Roof Openings	9,300	GSF	\$0.86	\$8,000
Subtotal B30 Roofing	9,300	GSF	\$23.25	\$216,200	
C10 Interior Construction					
<u>C1010 - Partitions</u>					
GWB Partitions (GWB - Finish 2 Sides, wd framing (load bearing))	3,375	sf	\$20.00	\$67,500	
Misc. carpentry, blocking, & backing - Area budget	9,300	gsf	\$1.00	\$9,300	
Interior caulking & joint sealants - Area budget	9,300	gsf	\$0.50	\$4,650	
Interior balustrades					
Mezzanine guardrails	140	lf	\$150.00	\$21,000	
	C1010 - Partitions	9,300	GSF	\$11.02	\$102,450
<u>C1020 - Interior Doors</u>					
Interior doors, frames & hardware	10	ea	\$4,000	\$40,000	
	C1020 - Interior Doors	9,300	GSF	\$4.30	\$40,000
<u>C1030 - Fittings</u>					

FLEET MAINT. BLDG ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Subtotal D10 Conveying Systems	9,300	GSF	\$0.00	\$0
D20 Plumbing				
System complete	9,300	gsf	\$18.00	\$167,400
D20 - Plumbing	9,300	GSF	\$18.00	\$167,400
Subtotal D20 Plumbing	9,300	GSF	\$18.00	\$167,400
D30 HVAC				
System complete	9,300	gsf	\$13.00	\$120,900
Vehicle Exhaust Extraction Systems	2	ea	\$40,000	\$80,000
D30 - HVAC	9,300	GSF	\$21.60	\$200,900
Subtotal D30 HVAC	9,300	GSF	\$21.60	\$200,900
D40 Fire Protection				
Sprinkler system - Building area budget	9,300	gsf	\$6.00	\$55,800
D40 - Fire Protection	9,300	GSF	\$6.00	\$55,800
Subtotal D40 Fire Protection	9,300	GSF	\$6.00	\$55,800
D50 Electrical				
System Allowance	9,300	gsf	\$40.00	\$372,000
D50 - Electrical	9,300	GSF	\$40.00	\$372,000
Subtotal D50 Electrical	9,300	GSF	\$40.00	\$372,000
E10 Equipment				
<u>E1030 - Vehicular Equipment</u>				
Lift and loading dock equipment	1	ls	\$50,000	\$50,000
E1030 - Vehicular Equipment	9,300	GSF	\$5.38	\$50,000
<u>E1090 - Other Equipment</u>				

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FLEET MAINT. BLDG ESTIMATE DETAIL

<i>Description</i>	<i>QTY</i>	<i>UOM</i>	<i>\$ / UOM</i>	<i>Total Cost</i>
Storage equipment - OFOI				\$0
Residential equipment				
Break area appliance package	1	ea	\$5,000	\$5,000
<hr/>				
E1090 - Other Equipment	9,300	GSF	\$0.54	\$5,000
Subtotal E10 Equipment	9,300	GSF	\$5.91	\$55,000
E20 Furnishings				
<hr/>				
Subtotal E20 Furnishings	9,300	GSF	\$0.00	\$0
F10 Special Construction				
<u>F1010 - Special Structures</u>				
Pre-engineered structural frame w/ parapets	7,200	gsf	\$40.00	\$288,000
<hr/>				
F1010 - Special Structures	9,300	GSF	\$30.97	\$288,000
Subtotal F20 Special Construction	9,300	GSF	\$30.97	\$288,000
F20 Selective Building Demolition				
<hr/>				
Subtotal F20 Selective Building Demolition	9,300	GSF	\$0.00	\$0

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PUBLIC WORKS SITEWORK (ON-SITE) 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	55,000	SGA	\$3.03	\$166,804
G10	Site Preparation	55,000	SGA	\$9.58	\$526,676
G20	Site Improvements	55,000	SGA	\$15.31	\$842,025
G30	Site Civil / Mechanical Utilities	55,000	SGA	\$5.54	\$304,780
G40	Site Electrical Utilities	55,000	SGA	\$2.91	\$160,000
G50	Other Site Construction	55,000	SGA	\$0.00	\$0
Sitework Direct Construction Costs Subtotal					\$2,000,285
	Estimating / Design Contingency	20.0%	on	\$2,000,285	\$400,057
	Contractor General Conditions	7.0%	on	\$2,400,342	\$168,024
	Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	7.0%	on	\$2,568,366	\$179,786
	Escalation to Midpoint (Q4, 2026 @ 4% / Yr)	7.0%	on	\$2,748,152	\$192,371
Total Sitework Construction Cost (Today's Dollars)					\$2,940,523

PUBLIC WORKS SITEWORK (ON-SITE) 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	\$1,673,481	\$50,204
Site layout & potholing	55,000	gsf	\$1.00	\$55,000
Temporary Construction Fencing	960	lf	\$10.00	\$9,600
Traffic control	8	weeks	\$6,500	\$52,000
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G00 - General Sitework Requirements	55,000	SGA	\$3.03	\$166,804
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Subtotal G00 General Sitework Requirements	55,000	SGA	\$3.03	\$166,804
G10 Site Preparation				
<u>G1010,20 - Site Clearing & Demolition</u>				
Demolition of paving & site improvements				
Misc. Allowance	55,000	sga	\$0.50	\$27,500
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G1010,20 - Site Clearing & Demolition	55,000	SGA	\$0.50	\$27,500
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<u>G1030 - Site Earthwork</u>				
Site grading & excavation				
Stripping & Haul Off (12")	2,037	cy	\$40.00	\$81,481
Imported Fill (raise grade by 2')	4,074	cy	\$60.00	\$244,444
Grading	55,000	sga	\$0.65	\$35,750
Erosion control & dewatering				
Site area budget (silt fence, silt sock, catch basin protection, baker tanks, etc...)	55,000	sga	\$2.50	\$137,500
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G1030 - Site Earthwork	55,000	SGA	\$9.08	\$499,176
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<u>G1040 - Hazardous Waste Remediation</u>				
Removal of Contaminated Soil - Allowance				<i>Excluded</i>
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G1040 - Hazardous Waste Remediation	55,000	SGA	\$0.00	\$0
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Subtotal G10 Site Preparation	55,000	SGA	\$9.58	\$526,676

G20 Site Improvements

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PUBLIC WORKS SITEWORK (ON-SITE) ESTIMATE DETAIL

G2010,20,30 - Roadways, Parking Lots, and Ped. Paving

Asphalt paving (base courses included)

Parking Area & drive aisles	19,000	sf	\$9.00	\$171,000
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Concrete paving (base courses included)

Driveways	1,000	sf	\$20.00	\$20,000
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Curbs - Vertical	1,420	lf	\$30.00	\$42,600
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Markings & signage

Parking stall striping	9	ea	\$75.00	\$675
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Parking stall striping, ADA w/ sign	1	ea	\$500.00	\$500
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Misc.	1	ls	\$2,500.00	\$2,500
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G2010,20,30 - Roadways, Parking Lots, and Ped. Paving	55,000	SGA	\$4.31	\$237,275
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G2040 - Site Development

Fences & gates

Ornamental fence, 6' (entire perimeter)	970	lf	\$300.00	\$291,000
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Security gate (w/ electronic access), 6' ht - Single swing	2	ea	\$10,000	\$20,000
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Automated Vehicular Gate, Security (w/ electronic access)	2	ea	\$30,000	\$60,000
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Site walls

Economical retaining walls @ edge of site along Pilchuck River	350	lf	\$375.00	\$131,250
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Site furnishings

Area budget (bollards, benches, monument sign, etc...)	55,000	sga	\$0.50	\$27,500
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Misc. structures

Trash enclosure	1	ls	\$25,000	\$25,000
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G2040 - Site Development	55,000	SGA	\$10.09	\$554,750
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G2050 - Landscaping

Area budget (Mixture of Irrigated Planters, Irrigated Lawn, and Non-irrigated Natural Plantings)	1	ls	\$50,000.00	\$50,000
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G2050 - Landscaping	55,000	SGA	\$0.91	\$50,000
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PUBLIC WORKS SITEWORK (ON-SITE) ESTIMATE DETAIL

Subtotal G20 Improvements	55,000	SGA	\$15.31	\$842,025
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G30 Site Civil / Mechanical Utilities

G3010 - Water Supply

Fleet Maint. - Domestic & fire water service	1	ls	\$60,000	\$60,000
Vehicle Storage - Fire water service	1	ls	\$30,000	\$30,000

G3010 - Water Supply	55,000	SGA	\$1.64	\$90,000
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G3020 - Sanitary Sewer

Fleet Maint. - Sanitary sewer services	1	ls	\$25,000	\$25,000
Vehicle Storage - None				\$0

G3020 - Sanitary Sewer	55,000	SGA	\$0.45	\$25,000
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G3030 - Storm Sewer

Drain lines, catch basins, etc... - Allowance	55,000	sga	\$0.75	\$41,250
Stormtech chamber detention system	6,000	cf	\$15.00	\$90,000
Bio retention areas (includes concrete containment, soils, and plantings)	1,951	sf	\$30.00	\$58,530

G3030 - Storm Sewer	55,000	SGA	\$3.45	\$189,780
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Subtotal G30 Site Civil / Mechanical Utilities	55,000	SGA	\$5.54	\$304,780
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G40 Site Electrical Utilities

G4010 - Electrical Distribution

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)	1	ea	\$15,000	\$15,000

G4010 - Electrical Distribution	55,000	SGA	\$1.36	\$75,000
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G4020 - Site lighting

Site lighting	55,000	gsf	\$1.00	\$55,000
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G4020 - Site lighting	55,000	SGA	\$1.00	\$55,000
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G4030 - Site communication & security

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PUBLIC WORKS SITEWORK (ON-SITE) ESTIMATE DETAIL

Vehicle Maint. - Tele/Data utility	1	ls	\$15,000	\$15,000
Vehicle Storage. - Tele/Data utility	1	ls	\$15,000	\$15,000

G4030 - Site communication & security	55,000	SGA	\$0.55	\$30,000
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Subtotal G40 Site Electrical Utilities	55,000	SGA	\$2.91	\$160,000
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Subtotal G50 Other Site Construction	55,000	SGA	\$0.00	\$0
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