

June 4, 2012

Kathleen Conner
Seattle Parks and Recreation
800 Maynard South
Seattle, WA 98134

RE: Sandpoint, Building 18 Building Mitigation Cost Review

Dear Mss Conner;

Overview:

Sandpoint Building 18 has been abandoned for several years and is in a state of significant disrepair. There is no legal occupancy established for Building 18 because of the time it has been vacated (over two years). Sections of the building are nearing collapse; its current condition Building 18 poses significant hazardous to anyone trying to use or enter the building (please reference the "Building Hazards Report" dated 5/14/12 by Ron Martinson structural engineer with Petersen Strehle Martinson.

Seattle Parks and Recreation has requested our services to develop cost estimates related to the following "mitigation" scenarios for Building 18:

- Scenario 1: "Replacement"
- Scenario 2: "Renovation"
- Scenario 3: "Stabilization"

Please note that the design team performed only a limited investigation of this facility. No formal study or calculations were undertaken. Cost estimates were based on assumptions regarding needed seismic upgrades, as well as needed repairs to the existing structure.

Project Team:

Architect:	Jerry Osborn, AIA	S.M. Stemper Architect, PLLC
Mechanical Engineer	John Greenlaw	The Greenbusch Group
Structural Engineer	Ron Martinson	PSM
Electrical Engineer	Charles Li	Tres West, Inc
Hazardous Materials	Tim Ogden	PBS Environmental

Scenario 1, Replacement:

Proposed Mitigation:

1. Existing Building 18 is demolished except for the hose tower.
2. All hazardous materials are removed and properly disposed of.
3. The hose tower is structurally braced as a “stand-alone” building. (Note that more expensive bracing is required to retain the hose tower as a “stand-alone” building).
4. A new building of similar size, massing, and construction materials is constructed.
5. Building 18 would have legal occupancy.
6. The new building is built to tenant speculations and when constructed would be ready for full occupancy.

Cost:

Estimated Construction Cost:	\$4,254,339
Estimated Project Cost:	\$6,700,911
Estimated Square Foot Project Cost:	\$515

Scenario 2, Renovation:

Proposed Mitigation:

1. Temporary shoring to assure worker safety.
2. Selective demolition of deteriorated assemblies.
3. All hazardous materials are removed and properly disposed of.
4. The building and hose tower is structurally braced as a “building-component”.
5. Anticipated additional tenant improvement work prior to occupancy:
6. Core areas of the building are partitioned and finished:
 - a. Toilet rooms
 - b. Elevator
 - c. Exit Stairs
7. Building 18 would have legal occupancy.
8. Only core areas of the buildings would be finished (toilet rooms, elevator, and exit stairs).
Additional tenant “build-out: would be required prior to beneficial use of the building:
 - a. Partitioning of spaces to create offices, assembly areas and the like
 - b. Floor, wall and ceiling finishes of the tenant spaces.
 - c. The estimated cost to add tenant improvements is around \$50/sf:

Partitioning:	\$15.00/sf
Doors:	\$2.00/sf
Finishes:	\$14.00/sf
Casework:	\$4.00/sf
Grilles/ductwork:	\$15.00/sf
General Conditions:	\$10.00
Electrical Trim:	\$0.00 (included in electrical estimate for renovation)

Cost:

Estimated Construction Cost:	\$2,645,245
Estimated Project Cost:	\$4,166,456
Estimated cost for Tenant Improvement Build-out:	\$600,000 (\$60.00/sf at 10,000 sf)
Estimated Total Project Cost with TI Build-out:	\$4,766,456
Estimated Square Foot Project Cost:	\$366

Mss Kathleen Conner
Sandpoint Building 18: Building Mitigation Cost Review
4 June, 2012

Scenario 3, Stabilization:

Proposed Mitigation:

1. Temporary shoring to assure worker safety.
2. Selective demolition of deteriorated assemblies.
3. All hazardous materials are removed and properly disposed of.
4. Roof assembly for the building is replaced and existing windows sealed up to prevent further water infiltration
5. No legal occupancy for the building is established; the building remains unoccupied.
6. The building is safe for periodic inspections

Cost:

Estimated Construction Cost:	\$604,828
Estimated Project Cost:	\$952,651
Estimated Square Foot Project Cost:	\$73

Scenario 4, Renovation preceded by Stabilization:

Proposed Mitigation: proceed to stabilize building and renovate building at later time. The reduced costs for the Renovation are as follows:

Estimated Construction Cost:	\$1,821,349
Estimated Project Cost:	\$2,954,827
Estimated cost for Tenant Improvement Build-out:	\$600,000 (\$60.00/sf at 10,000 sf)
Estimated Total Project Cost with TI Build-out:	\$3,554,827
Estimated Square Foot Project Cost:	\$273

Summary:

The total estimated project costs for the discussed mitigation scenarios:

<i>Replacement:</i>	<i>\$6,700,911</i>
<i>Renovation:</i>	<i>\$4,766,456 (including tenant improvement build-out)</i>
<i>Stabilization:</i>	<i>\$952,651</i>
Renovation less stabilization:	\$3,554,827 (including tenant improvement build-out)
<i>Renovation preceded by stabilization:</i>	<i>\$4,507,478 (including tenant improvement build-out)</i>

Please do let me know if you have any questions or concerns.

Sincerely,



Jerry Osborn AIA, LEED
S.M. Stemper Architects, PLLC

Attachments: Replacement Cost Estimate
Renovation Cost Estimate
Stabilization Cost Estimate
Renovation "less" Stabilization Cost Estimate



SEATTLE PARKS AND RECREATION
 BUILDING 18: *REPLACEMENT*
 SUMMARY OF WORK ESTIMATE
 June 4, 2012

Regulated Materials Removal from Existing Building (from previous estimate)		\$105,426
Seismic Improvements to Existing Hose Drying Tower (from previous estimate)		\$60,000
Building 18 Demolition (circa \$11/sf)		\$140,000
Building 18 Replacement (13,000 @ 280/sf)		\$3,640,000
Site Utilities/Restoration (Refer to "Renovation Estimate"; plus contingencies)		\$85,000
Allowance for Equipment/Furnishings/Technology		\$50,000
LEED Compliance		\$50,000
Subtotal		\$4,130,426
Escalation (at 3%)		\$123,913
Subtotal		\$4,254,339
Estimated Construction Cost per Square Foot		\$327
Soft Costs Summary		
Contingencies (design and construction)	20.00%	
Design Services	15.00%	
Testing	1.00%	
Sales Tax	9.50%	
Permitting	2.00%	
Project Management	10.00%	
Subtotal	57.50%	\$2,446,245
Total Estimated Project Costs:		\$6,700,911
Estimated Project Cost per Square Foot:		\$515



SEATTLE PARKS AND RECREATION
 BUILDING 18: *RENOVATION AND REPAIRS*

SUMMARY OF WORK ESTIMATE

June 4, 2012

Sub-total of Direct Costs		\$2,468,199
Allowance for Equipment/Furnishings/Technology		\$50,000
LEED Compliance		\$50,000
Subtotal		\$2,568,199
Escalation (at 3%)		\$77,046
Subtotal		\$2,645,245
Estimated Construction Cost Per Square Foot		\$203
Soft Costs Summary		
Contingencies (design and construction)	20.00%	
Design Services	15.00%	
Testing	1.00%	
Sales Tax	9.50%	
Permitting	2.00%	
Project Management	10.00%	
Subtotal	57.50%	\$1,521,016
Total Estimated Project Cost:		\$4,166,465
Estimated Project Cost per Square Foot		\$320

S.M. STEMPER ■ ARCHITECTS

A Professional Limited Liability Company

Structural Engineer Petersen Strehle Martinson

Mechanical Engineer Bogard Engineering

Electrical Engineer Tres West

Regulated Materials PBS Environmental

PROJECT : Building 18 Renovation
 NEW SF : 0
 EXIST SF : 13,006
 EST TYPE : ROM ESTIMATE - PREDESIGN PHASE
 DATE : 6/4/2012

**ESTIMATE
 SUMMARY
 SHEET**

DIVISION SUMMARY

DIV #	DESCRIPTION	TOTAL	\$/SF
02 70 00	Demolition	\$104,743	\$8.05
02 80 00	facility remediation	\$105,426	\$8.11
03 30 00	CIP concrete	\$24,800	\$1.91
03 54 00	cast underlayment	\$12,000	\$0.92
04 00 00	masonry	\$106,339	\$8.18
05 00 00	Steel	\$115,700	\$8.90
06 10 00	rough carpentry	\$151,500	\$11.65
07 20 00	thermal protection	\$5,873	\$0.45
07 53 00	built-up roof systems	\$90,600	\$6.97
07 60 00	flashing & sheet metal	\$28,800	\$2.21
08 10 00	doors and frames	\$73,000	\$5.61
08 50 00	windows	\$70,500	\$5.42
09 20 00	plaster & gypsum board	\$107,232	\$8.24
09 30 00	tiling	\$7,380	\$0.57
09 60 00	flooring	\$2,540	\$0.20
09 90 00	painting and coating	\$27,877	\$2.14
10 14 00	signage	\$2,000	\$0.15
10 20 00	Interior Specialties	\$14,200	\$1.09
11 10 14	fall protection systems	\$15,000	\$1.15
14 00 00	elevator	\$95,000	\$7.30
23 00 00	mechanical	\$242,760	\$18.67
26 00 00	Electrical	\$309,500	\$23.80
32 90 00	site work	\$61,000	\$4.69
ESTIMATE SUBTOTAL		\$1,773,769	\$136.38
SUBTOTAL		\$1,773,769	
GENERAL CONDITIONS		15.00%	\$266,065
			\$2,039,834
GC O&P @		10.00%	\$203,983
			\$2,243,818
DESIGN CONTINGENCY @		10.00%	\$224,382
SUBTOTAL			\$2,468,199
TOTAL		\$2,468,199	\$189.77

EXCLUSIONS:

STATE SALES TAX
 TESTING AND INSPECTIONS
 CONSTRUCTION CONTINGENCY
 ARCHITECT/ENGINEERING FEES

PERMITS
 OFFSITE WORK
 APPLIANCES
 FURNITURE

**DETAILED
ESTIMATE
BREAKDOWN**

PROJECT : Building 18 Renovation
 NEW SF : 0
 EXIST SF : 13,006
 EST TYPE : ROM ESTIMATE - PREDESIGN PHASE
 DATE : 6/4/2012

Section	description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
02 70 00	Demolition					
	Temporary shoring	1	ls	30,000.00	30,000	
	roof membrane	7,635	sf	2.00	15,270	
	roof sheathing	7,635	sf	1.50	11,453	
	deteriorated second floor T and G flooring	1,600	sf	1.50	2,400	
	Coping removal (stone)	400	lf	3.00	1,200	
	Edge flashing	400	lf	1.00	400	
	Excavate for elevator pit	378	cf	6.00	2,268	
	Sawcutting	2	days	750.00	1,500	
	second floor T and G flooring for elevator and stairs	120	sf	4.00	480	
	concrete removal and excavation for plumbing	1	ls	5,000.00	5,000	
	General site clean-up and debris removal	1	ls	10,000.00	10,000	
	Ceiling removal	7,500	sf	1.00	7,500	
	Exterior doors/frames/hardware	2	ea	200.00	400	
	Interior doors/frames/hardware	5	ea	150.00	750	
	Overhead sectional doors	6	ea	600.00	3,600	
	Wall removal for egress door	1	ls	1,000.00	1,000	
	Partition walls	4,222	sf	1.00	4,222	
	Structural/seismic Demolition					
	Saw cut/demo slab on grade for new footing	400	sf	7.00	\$2,800	
	Hand excavate for new footing & dispose dirt	500	cf	3.00	\$1,500	
	Load haul & dump demo'd conc slab	30	cy	100.00	\$3,000	\$104,743
02 80 00	facility remediation					
	abatement - see attached breakdown	1	ls	105,426.00	105,426	\$105,426
03 30 00	CIP concrete					
	cutting and patching for plumbing	1	ls	3,000.00	3,000	
	elevator pit	1	ls	9,000.00	9,000	
	New conc footing	35	cy	200.00	\$7,000	
	Reinf to conc footing	4,000	lbs	1.00	\$4,000	
	Drill, epoxy grt dowel & connect new to exist footing	100	ea	18.00	\$1,800	\$24,800
03 54 00	cast underlayment					
	floor leveling cementitious underlayment (allowance)	3,000	sf	4.00	12,000	\$12,000
04 00 00	masonry					
	Pointing and lintel angle repairs	7,060	sf	5.00	35,300	
	clean and seal existing exterior masonry	7,060	sf	3.15	22,239	
	8" CMU wall	800	sf	16.00	\$12,800	
	Anchor veneer ties above garage bay doors-north	400	ea	40.00	\$16,000	
	2nd floor masonry wall anchors	80	ea	250.00	\$20,000	\$106,339
05 00 00	Steel					
	steel braced frame at 1st	11,400	lbs	3.00	\$34,200	

**DETAILED
ESTIMATE
BREAKDOWN**

	steel braced frame at 2nd	4,000	lbs	3.00	\$12,000	
	C8x11.5 drag strut	300	lf	65.00	\$19,500	
	hose tower bracing	1	ea	45,000.00	\$45,000	
	roof-related steel-misc reframing	1	ls	5,000.00	\$5,000	\$115,700
06 10 00	rough carpentry					
	Roof reframing at damaged	2,600	sf	5.00	\$13,000	
	sheath remaining area	4,000	sf	2.50	\$10,000	
	wood shear walls at 2nd floor	7500	sf	15.00	\$112,500	
	frame hole at elevator	1	ls	4,000.00	\$4,000	
	frame hole at stairs	1	ls	4,000.00	\$4,000	
	2nd Floor reframing	1,600	sf	5.00	\$8,000	\$151,500
07 20 00	thermal protection					
	Perimeter thermal insulation (R-19)	5,873	sf	0.50	2,937	
	Perimeter insulation thermal break	5,873	sf	0.50	2,937	\$5,873
07 53 00	built-up roof systems					
	Cover board	7,500	sf	1.25	9,375	
	vapor barrier	7,500	sf	0.95	7,125	
	R-30 roof insulation	7,500	sf	3.50	26,250	
	Roof board	7,500	sf	1.25	9,375	
	Roof membrane	7,500	sf	2.25	16,875	
	Crickets	3,000	sf	4.00	12,000	
	Roof drains	8	ea	1,200.00	9,600	\$90,600
07 60 00	flashing & sheet metal					
	Coping metal	400	lf	20.00	\$8,000	
	Drip edge/gutter	200	lf	24.00	\$4,800	
	Overflow scuppers	8	ea	800.00	\$6,400	
	Reglets	200	lf	12.00	\$2,400	
	Downspouts	8	ea	800.00	\$6,400	
	Access ladder	1	ea	800.00	\$800	\$28,800
08 10 00	doors and frames					
	Overhead sectional doors	6	ea	7,500.00	\$45,000	
	Exterior doors/frames hardware	4	ea	2,500.00	\$10,000	
	Interior doors and frames	12	ea	1,500.00	\$18,000	\$73,000
08 50 00	windows					
	Exterior windows	940	sf	75.00	\$70,500	\$70,500
09 20 00	plaster & gypsum board					
	Z-furring at perimeter walls	7,500	sf	4.00	\$30,000	
	Shaftwall at elevator hoist way	1,320	sf	6.00	\$7,920	
	Partition wall framing at core areas	5,318	sf	3.50	\$18,613	
	ceiling framing at toilet rooms walls	640	sf	4.00	\$2,560	
	GWB for thermal walls	7,500	sf	1.85	\$13,875	
	GWB and shaft liner for elevator shaft	1,320	sf	3.00	\$3,960	
	GWB at core partition walls	10,636	sf	1.85	\$19,677	
	GWB at toilet room ceilings	640	sf	2.00	\$1,280	
	GWB repair/replacement at existing walls allowance	2,000	sf	2.50	\$5,000	
	Veneer plaster ceilings at 2nd floor	1,242	sf	3.50	\$4,347	\$107,232
09 30 00	tiling					
	ceramic tile @stub walls in hall	640	sf	9.00	5,760	
	ceramic tile @restroom walls	180	sf	9.00	1,620	\$7,380
09 60 00	flooring					

**DETAILED
ESTIMATE
BREAKDOWN**

	Conc sealer	5,200	sf	2.50		
	Sheet vinyl at custodial room	200	sf	4.50	\$900	
	Stair nosings	95	lf	12.00	\$1,140	
	rubber base 4"	400	lf	1.25	500	
	VCT	0	sf	5.00	0	\$2,540
09 90 00	painting and coating					
	paint downspouts	8	ea	500.00	4,000	
	Painting: GWB	22,096	sf	0.80	17,677	
	Painting: door frames	16	ea	200.00	3,200	
	misc painting allowance	1	ls	3,000.00	3,000	\$27,877
10 14 00	signage					
	ADA signage	1	ls	1,500.00	1,500	
	Building address signage	1	ls	500.00	500	\$2,000
10 20 00	Interior Specialties					
	toilet compartments	12	ea	800.00	\$9,600	
	fire extinguishers	4	ea	350.00	\$1,400	
	Toilet accessories	4	ea	800.00	\$3,200	\$14,200
11 10 14	fall protection systems					
	fall protection anchors and safety cabling	1	ls	15,000.00	15,000	\$15,000
14 00 00	elevator					
	Retrofit 2-stop elevator	1	ea	95,000.00	\$95,000	\$95,000
32 90 00	site work					
	Reconnect roof leaders/storm drain repair contingency	1	ls	8,000.00	\$8,000	
	Footing drain repair contingency	1	ls	10,000.00	\$10,000	
	Fire water service/ meter/ check vault	1	ls	20,000.00	\$20,000	
	Temporary Erosion Control	1	ls	3,000.00	\$3,000	
	ADA site access	1	ls	10,000.00	10,000	
	Site repairs/upgrade ADA access	1	ls	10,000.00	10,000	\$61,000
<hr/>						
	SUBTOTAL - DIRECT COST					\$1,221,509

**DETAILED
ESTIMATE
BREAKDOWN**

MECHANICAL

0

Division	DESCRIPTION	QTY.	U/M	UNIT COST	SUBTOTALS	OVERALL SUBTOTALS
23 00 00	mechanical see attached					\$242,760
DIRECT COST						\$242,760

**DETAILED
ESTIMATE
BREAKDOWN**

ELECTRICAL

0

Division	DESCRIPTION	QTY.	U/M	UNIT COST	SUBTOTALS	OVERALL SUBTOTALS
26 00 00	Electrical see attached					
						\$309,500
DIRECT COST						\$309,500

OPINION OF COST - HAZARDOUS MATERIALS

<u>Description</u>	<u>Location</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Cost</u>
Asbestos-Containing Materials					
Vinyl floor tile (double layer) + mastic	First Floor, Various Locations	430	SF	\$3.20	\$1,376.00
Vinyl floor tile (double layer) + mastic	Second Floor, Various Locations	1,500	SF	\$3.20	\$4,800.00
Vinyl floor tile (single layer) + mastic	Second Floor, Various Locations	1,300	SF	\$2.25	\$2,925.00
Vinyl floor tile (single layer) + mastic	First Floor	500	SF	\$2.25	\$1,125.00
Vinyl floor tile (under carpet) + mastic	Second Floor	2,500	LF	\$3.45	\$8,625.00
Cove base mastic	Second Floor	110	LF	\$2.00	\$220.00
Pipe/Fitting Insulation (<8" o.d.) - strip	Throughout	1650	LF	\$18.00	\$29,700.00
Pipe/Fitting Insulation (<8" o.d.) - strip	Concealed	600	LF	\$22.00	\$13,200.00
CAB Partition Walls	2nd Floor, Various locations	1,050	SF	\$2.45	\$2,572.50
Cement Asbestos Board Siding	East end of building	900	SF	\$3.00	\$2,700.00
Cement Asbestos Board Siding	Second Floor Level, South Side	540	SF	\$3.00	\$1,620.00
Windows w/ ACM putty	Throughout	51	EA	\$125.00	\$6,375.00
Window Frame Caulk	Throughout	800	LF	\$4.00	\$3,200.00
Sealant on Concrete Parapet Wall	Perimeter of Main Roof	320	LF	\$4.00	\$1,280.00
Silver Paint	East Roof	450	SF	\$2.65	\$1,192.50
Silver Paint on Flashing	Main Roof	60	SF	\$3.00	\$180.00
Sealant on Duct	Main Roof	30	SF	\$15.00	\$450.00
Piping Flange Gaskets	Presumed Throughout	25	EA	\$75.00	\$1,875.00
				Asbestos Sub-Total	\$83,416.00
				Premium for co-mingled asbestos / general debris (12%)	\$10,009.92
Lead-Containing Paint - Compliance Plan, Exposure Assessment, etc.		1	LS	\$2,250.00	\$2,250.00
Mold demolition & Bird dropping protocols		5,000	SF	\$1.35	\$6,750.00
Disposal of Mercury Containing Fluorescent Light Tubes		150	EA	\$12.00	\$1,800.00
Disposal of PCB Ballasts		75	EA	\$16.00	\$1,200.00
				Hazardous Materials Sub-Total	\$105,425.92
				Contingency (10%)	\$10,542.59
<u>Assumptions</u>				PROJECT TOTAL	\$115,968.51

Opinion of Cost assumes that windows will be demolished and not refurbished.
Opinion of Cost assumes that finishes contaminated with rodent/bird droppings will be demolished and not cleaned.
Opinion of Cost presumes that flooring mastic on the Second Floor will be removed via demolition of sub-flooring.
 Opinion of Cost does not include replacement materials or preparation of substrates;
 Opinion of cost is based on limited inspection of accessible spaces. Destructive testing is required to confirm concealed
 Opinion of Cost includes labor, permit fees, materials, equipment and disposal associated with removal of ACMs;
 Opinion of Cost includes basic lead compliance - exposure assessment, compliance plan, etc.;
 Opinion of Cost does not include Consultant services (oversight, air monitoring etc.);
 Opinion of Cost assumes that waste stream is not "dangerous" in accordance with WAC 173-303 - Lead Waste;
 Opinion of Cost assumes one contractor mobilization.

Sand Point Building 18
 Mechanical Cost Model -
 Schematic Design Phase

5/26/2012

Item	Count		Material	Labor	Total	Remarks
1. General Conditions	L.S		NA	NA	\$7,000	
2. Demolition	L.S.		NA	NA	\$8,000	
3. Insulation	L.S.		NA	NA	\$4,000	
4. Sprinkler System	13,000	Sf.	\$1.75	\$2.50	\$55,250	
5. Plumbing System						
Plumbing Fixtures	16	Fixtures	\$1,000	\$1,300	\$36,800	
PRV, Backflow Preventer	1		\$900	\$1,800	\$2,700	
Domestic Hot Water Heater	1		\$400	\$800	\$1,200	
Natural Gas Piping	L.S		NA	NA	\$3,000	
Natural Gas Meter	L.S		NA	NA	\$3,000	
6. Natural Gas Fired Heating						
Gas Fired Furnaces	2	Ea.	\$1,700.00	\$1,000.00	\$5,400	
Gas Vent for the Furnaces	2	Ea.	\$300.00	\$600.00	\$1,800	
Ductwork	3,000	Lb.	\$2.50	\$5.50	\$24,000	
Gas Fired Unit Heaters	6	Ea.	\$2,400.00	\$400.00	\$16,800	
Gas Vent for the Heaters	6	Ea.	\$400.00	\$600.00	\$6,000	
7. Electric Heating						
Recessed Wall Heaters	4	Ea.	\$300.00	\$400.00	\$2,800	
8. Exhaust Fans						
Exhaust Fans	4	Ea.	125.00	200.00	\$1,300	
Ceiling Fans	6	Ea.	150.00	250.00	\$2,400	
EF Ductwork and Wall Cap	2	Ea.	100.00	250.00	\$700	
9. Temperature Controls Sys.	8	Ea.	300.00	1,000.00	\$10,400	
10. Test, Adjust, Balance	13,000	Sf.	0.00	0.75	\$9,750	
			Sub Total		\$202,300	
			OH and P	20 Percent	\$40,460	
			Sum		\$242,760	



SEATTLE PARKS AND RECREATION
BUILDING 18: *BUILDING STABILIZATION*

SUMMARY OF WORK ESTIMATE

June 4, 2012

Sub-total of Direct Costs		\$604,828
Estimated Construction Cost per Square Foot		\$47
Soft Costs Summary		
Contingencies (design and construction)	20.00%	
Design Services	15.00%	
Testing	1.00%	
Sales Tax	9.50%	
Permitting	2.00%	
Project Management	10.00%	
Subtotal	57.50%	\$347,776
Estimated Total Project Cost:		\$952,651
Estimated Project Cost per Square Foot:		\$73

PROJECT : Building 18: Building Stabilization
 NEW SF : 0
 EXIST SF : 13,006
 EST TYPE : ROM ESTIMATE - PREDESIGN PHASE
 DATE : 6/4/2012

**ESTIMATE
 SUMMARY
 SHEET**

DIVISION SUMMARY

DIV #	DESCRIPTION		TOTAL	\$/SF
02 70 00	Demolition		\$78,223	\$6.01
02 80 00	facility Remediation		\$105,426	\$8.11
04 00 00	masonry		\$17,650	\$1.36
05 00 00	Steel		\$5,000	\$0.38
06 10 00	rough carpentry		\$61,750	\$4.75
07 53 00	built-up roof systems		\$90,600	\$6.97
07 60 00	flashing & sheet metal		\$28,800	\$2.21
08 50 00	windows		\$14,100	\$1.08
11 10 14	fall protection systems		\$15,000	\$1.15
23 00 00	mechanical		\$0	\$0.00
26 00 00	Electrical		\$0	\$0.00
ESTIMATE SUBTOTAL			\$416,549	\$32.03
SUBTOTAL			\$416,549	
GENERAL CONDITIONS			20.00% \$83,310	
			\$499,858	
GC O&P @			10.00% \$49,986	
			\$549,844	
DESIGN CONTINGENCY @			10.00% \$54,984	
SUBTOTAL			\$604,828	
TOTAL			\$604,828	\$46.50

EXCLUSIONS:

STATE SALES TAX
 TESTING AND INSPECTIONS
 CONSTRUCTION CONTINGENCY
 ARCHITECT/ENGINEERING FEES

PERMITS
 OFFSITE WORK
 APPLIANCES
 FURNITURE

**DETAILED
ESTIMATE
BREAKDOWN**

PROJECT : Building 18: Building Stabilization
 NEW SF : 0
 EXIST SF : 13,006
 EST TYPE : ROM ESTIMATE - PREDESIGN PHASE
 DATE : ROM ESTIMATE - PREDESIGN PHASE

Section	description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
02 70 00	Demolition					
	Temporary shoring	1	ls	30,000.00	30,000	
	roof membrane	7,635	sf	2.00	15,270	
	roof sheathing	7,635	sf	1.50	11,453	
	deteriorated second floor T and G flooring	1,600	sf	1.50	2,400	
	Coping removal (stone)	400	lf	3.00	1,200	
	Edge flashing	400	lf	1.00	400	
	General site clean-up and debris removal	1	ls	10,000.00	10,000	
	Ceiling removal	7,500	sf	1.00	7,500	\$78,223
02 80 00	facility Remediation					
	abatement - see attached breakdown	1	ls	105,426.00	105,426	\$105,426
04 00 00	masonry					
	Lintel angle repairs	7,060	sf	2.50	17,650	\$17,650
05 00 00	Steel					
	roof-related steel-misc reframing	1	ls	5,000.00	\$5,000	\$5,000
06 10 00	rough carpentry					
	Roof reframing at damaged	4,000	sf	5.00	\$20,000	
	sheath remaining area	7,500	sf	2.50	\$18,750	
	wood shear walls at 2nd floor	1000	sf	15.00	\$15,000	
	2nd Floor reframing	1,600	sf	5.00	\$8,000	\$61,750
07 53 00	built-up roof systems					
	Cover board	7,500	sf	1.25	9,375	
	vapor barrier	7,500	sf	0.95	7,125	
	R-30 roof insulation	7,500	sf	3.50	26,250	
	Roof board	7,500	sf	1.25	9,375	
	Roof membrane	7,500	sf	2.25	16,875	
	Crickets	3,000	sf	4.00	12,000	
	Roof drains	8	ea	1,200.00	9,600	\$90,600
07 60 00	flashing & sheet metal					
	Coping metal	400	lf	20.00	\$8,000	
	Drip edge/gutter	200	lf	24.00	\$4,800	
	Overflow scuppers	8	ea	800.00	\$6,400	
	Reglets	200	lf	12.00	\$2,400	
	Downspouts	8	ea	800.00	\$6,400	
	Access ladder	1	ea	800.00	\$800	\$28,800
08 50 00	windows					
	"Board up" exterior windows	940	sf	15.00	\$14,100	\$14,100
11 10 14	fall protection systems					
	fall protection anchors and safety cabling	1	ls	15,000.00	15,000	\$15,000

**DETAILED
ESTIMATE
BREAKDOWN**

SUBTOTAL - DIRECT COST

\$416,549

**DETAILED
ESTIMATE
BREAKDOWN**

MECHANICAL

0

Division	DESCRIPTION	QTY.	U/M	UNIT COST	SUBTOTALS	OVERALL SUBTOTALS
23 00 00	mechanical see attached					\$0
DIRECT COST						\$0

**DETAILED
ESTIMATE
BREAKDOWN**

ELECTRICAL

0

Division	DESCRIPTION	QTY.	U/M	UNIT COST	SUBTOTALS	OVERALL SUBTOTALS
26 00 00	Electrical see attached					\$0
DIRECT COST						\$0



SEATTLE PARKS AND RECREATION
 BUILDING 18: *RENOVATION (LESS STABILIZATION COSTS)*

SUMMARY OF WORK ESTIMATE

June 4, 2012

Sub-total of Direct Costs		\$1,721,349
Allowance for Equipment/Furnishings/Technology		\$50,000
LEED Compliance		\$50,000
Subtotal		\$1,821,349
Escalation (at 3%)		\$54,640
Subtotal		\$1,875,989
Construction Cost per Square Foot		\$144
Soft Costs Summary		
Contingencies (design and construction)	20.00%	
Design Services	15.00%	
Testing	1.00%	
Sales Tax	9.50%	
Permitting	2.00%	
Project Management	10.00%	
Subtotal	57.50%	\$1,078,694
Total Estimated Project Costs:		\$2,954,827
Estimated Project Cost per Square Foot		\$227

S.M. STEMPER ■ ARCHITECTS

A Professional Limited Liability Company

Structural Engineer **Petersen Strehle Martinson**

Mechanical Engineer **Bogard Engineering**

Electrical Engineer **Tres West**

Regulated Materials **PBS Environmental**

PROJECT : Building 18 Renovation
 NEW SF : 0
 EXIST SF : 13,006
 EST TYPE : ROM ESTIMATE - PREDESIGN PHASE
 DATE : 6/4/2012

**ESTIMATE
 SUMMARY
 SHEET**

DIVISION SUMMARY

DIV #	DESCRIPTION	TOTAL	\$/SF
02 70 00	Demolition	\$26,520	\$2.04
02 80 00	facility remediation	\$0	\$0.00
03 30 00	CIP concrete	\$24,800	\$1.91
03 54 00	cast underlayment	\$12,000	\$0.92
04 00 00	masonry	\$71,039	\$5.46
05 00 00	Steel	\$110,700	\$8.51
06 10 00	rough carpentry	\$23,000	\$1.77
07 20 00	thermal protection	\$5,873	\$0.45
07 53 00	built-up roof systems	\$0	\$0.00
07 60 00	flashing & sheet metal	\$0	\$0.00
08 10 00	doors and frames	\$73,000	\$5.61
08 50 00	windows	\$70,500	\$5.42
09 20 00	plaster & gypsum board	\$63,357	\$4.87
09 30 00	tiling	\$7,380	\$0.57
09 60 00	flooring	\$2,540	\$0.20
09 90 00	painting and coating	\$21,877	\$1.68
10 14 00	signage	\$2,000	\$0.15
10 20 00	Interior Specialties	\$14,200	\$1.09
11 10 14	fall protection systems	\$0	\$0.00
14 00 00	elevator	\$95,000	\$7.30
23 00 00	mechanical	\$242,760	\$18.67
26 00 00	Electrical	\$309,500	\$23.80
32 90 00	site work	\$61,000	\$4.69
ESTIMATE SUBTOTAL		\$1,237,045	\$95.11
SUBTOTAL		\$1,237,045	
GENERAL CONDITIONS		15.00% \$185,557	
		\$1,422,602	
GC O&P @		10.00% \$142,260	
		\$1,564,862	
DESIGN CONTINGENCY @		10.00% \$156,486	
SUBTOTAL		\$1,721,349	
TOTAL		\$1,721,349	\$132.35

EXCLUSIONS:

STATE SALES TAX
 TESTING AND INSPECTIONS
 CONSTRUCTION CONTINGENCY
 ARCHITECT/ENGINEERING FEES

PERMITS
 OFFSITE WORK
 APPLIANCES
 FURNITURE

**DETAILED
ESTIMATE
BREAKDOWN**

PROJECT : Building 18 Renovation
 NEW SF : 0
 EXIST SF : 13,006
 EST TYPE : ROM ESTIMATE - PREDESIGN PHASE
 DATE : 6/4/2012

Section	description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
02 70 00	Demolition					
	Temporary shoring	0	ls	30,000.00	0	
	roof membrane	0	sf	2.00	0	
	roof sheathing	0	sf	1.50	0	
	deteriorated second floor T and G flooring	0	sf	1.50	0	
	Coping removal (stone)	0	lf	3.00	0	
	Edge flashing	0	lf	1.00	0	
	Excavate for elevator pit	378	cf	6.00	2,268	
	Sawcutting	2	days	750.00	1,500	
	second floor T and G flooring for elevator and stairs	120	sf	4.00	480	
	concrete removal and excavation for plumbing	1	ls	5,000.00	5,000	
	General site clean-up and debris removal	0	ls	10,000.00	0	
	Ceiling removal	0	sf	1.00	0	
	Exterior doors/frames/hardware	2	ea	200.00	400	
	Interior doors/frames/hardware	5	ea	150.00	750	
	Overhead sectional doors	6	ea	600.00	3,600	
	Wall removal for egress door	1	ls	1,000.00	1,000	
	Partition walls	4,222	sf	1.00	4,222	
	Structural/seismic Demolition					
	Saw cut/demo slab on grade for new footing	400	sf	7.00	\$2,800	
	Hand excavate for new footing & dispose dirt	500	cf	3.00	\$1,500	
	Load haul & dump demo'd conc slab	30	cy	100.00	\$3,000	\$26,520
02 80 00	facility remediation					
	abatement - see attached breakdown	0	ls	105,426.00	0	\$0
03 30 00	CIP concrete					
	cutting and patching for plumbing	1	ls	3,000.00	3,000	
	elevator pit	1	ls	9,000.00	9,000	
	New conc footing	35	cy	200.00	\$7,000	
	Reinf to conc footing	4,000	lbs	1.00	\$4,000	
	Drill, epoxy grt dowel & connect new to exist footing	100	ea	18.00	\$1,800	\$24,800
03 54 00	cast underlayment					
	floor leveling cementitious underlayment (allowance)	3,000	sf	4.00	12,000	\$12,000
04 00 00	masonry					
	Pointing and lintel angle repairs	0	sf	5.00	0	
	clean and seal existing exterior masonry	7,060	sf	3.15	22,239	
	8" CMU wall	800	sf	16.00	\$12,800	
	Anchor veneer ties above garage bay doors-north	400	ea	40.00	\$16,000	
	2nd floor masonry wall anchors	80	ea	250.00	\$20,000	\$71,039
05 00 00	Steel					
	steel braced frame at 1st	11,400	lbs	3.00	\$34,200	

**DETAILED
ESTIMATE
BREAKDOWN**

	steel braced frame at 2nd	4,000	lbs	3.00	\$12,000	
	C8x11.5 drag strut	300	lf	65.00	\$19,500	
	hose tower bracing	1	ea	45,000.00	\$45,000	
	roof-related steel-misc reframing	0	ls	5,000.00	\$0	\$110,700
06 10 00	rough carpentry					
	Roof reframing at damaged	0	sf	5.00	\$0	
	sheath remaining area	0	sf	2.50	\$0	
	wood shear walls at 2nd floor	1000	sf	15.00	\$15,000	
	frame hole at elevator	1	ls	4,000.00	\$4,000	
	frame hole at stairs	1	ls	4,000.00	\$4,000	
	2nd Floor reframing	0	sf	5.00	\$0	\$23,000
07 20 00	thermal protection					
	Perimeter thermal insulation (R-19)	5,873	sf	0.50	2,937	
	Perimeter insulation thermal break	5,873	sf	0.50	2,937	\$5,873
07 53 00	built-up roof systems					
	Cover board	0	sf	1.25	0	
	vapor barrier	0	sf	0.95	0	
	R-30 roof insulation	0	sf	3.50	0	
	Roof board	0	sf	1.25	0	
	Roof membrane	0	sf	2.25	0	
	Crickets	0	sf	4.00	0	
	Roof drains	0	ea	1,200.00	0	\$0
07 60 00	flashing & sheet metal					
	Coping metal	0	lf	20.00	\$0	
	Drip edge/gutter	0	lf	24.00	\$0	
	Overflow scuppers	0	ea	800.00	\$0	
	Reglets	0	lf	12.00	\$0	
	Downspouts	0	ea	800.00	\$0	
	Access ladder	0	ea	800.00	\$0	\$0
08 10 00	doors and frames					
	Overhead sectional doors	6	ea	7,500.00	\$45,000	
	Exterior doors/frames hardware	4	ea	2,500.00	\$10,000	
	Interior doors and frames	12	ea	1,500.00	\$18,000	\$73,000
08 50 00	windows					
	Exterior windows	940	sf	75.00	\$70,500	\$70,500
09 20 00	plaster & gypsum board					
	Z-furring at perimeter walls	0	sf	4.00	\$0	
	Shaftwall at elevator hoist way	1,320	sf	6.00	\$7,920	
	Partition wall framing at core areas	5,318	sf	3.50	\$18,613	
	ceiling framing at toilet rooms walls	640	sf	4.00	\$2,560	
	GWB for thermal walls	0	sf	1.85	\$0	
	GWB and shaft liner for elevator shaft	1,320	sf	3.00	\$3,960	
	GWB at core partition walls	10,636	sf	1.85	\$19,677	
	GWB at toilet room ceilings	640	sf	2.00	\$1,280	
	GWB repair/replacement at existing walls allowance	2,000	sf	2.50	\$5,000	
	Veneer plaster ceilings at 2nd floor	1,242	sf	3.50	\$4,347	\$63,357
09 30 00	tiling					
	ceramic tile @stub walls in hall	640	sf	9.00	5,760	
	ceramic tile @restroom walls	180	sf	9.00	1,620	\$7,380
09 60 00	flooring					
	Conc sealer	5,200	sf	2.50		

**DETAILED
ESTIMATE
BREAKDOWN**

	Sheet vinyl at custodial room	200	sf	4.50	\$900	
	Stair nosing	95	lf	12.00	\$1,140	
	rubber base 4"	400	lf	1.25	500	
	VCT	0	sf	5.00	0	\$2,540
09 90 00	painting and coating					
	paint downspouts	8	ea	500.00	4,000	
	Painting: GWB	14,596	sf	0.80	11,677	
	Painting: door frames	16	ea	200.00	3,200	
	misc painting allowance	1	ls	3,000.00	3,000	\$21,877
10 14 00	signage					
	ADA signage	1	ls	1,500.00	1,500	
	Building address signage	1	ls	500.00	500	\$2,000
10 20 00	Interior Specialties					
	toilet compartments	12	ea	800.00	\$9,600	
	fire extinguishers	4	ea	350.00	\$1,400	
	Toilet accessories	4	ea	800.00	\$3,200	\$14,200
11 10 14	fall protection systems					
	fall protection anchors and safety cabling	0	ls	15,000.00	0	\$0
14 00 00	elevator					
	Retrofit 2-stop elevator	1	ea	95,000.00	\$95,000	\$95,000
32 90 00	site work					
	Reconnect roof leaders/storm drain repair contingency	1	ls	8,000.00	\$8,000	
	Footing drain repair contingency	1	ls	10,000.00	\$10,000	
	Fire water service/ meter/ check vault	1	ls	20,000.00	\$20,000	
	Temporary Erosion Control	1	ls	3,000.00	\$3,000	
	ADA access compliance	1	ls	10,000.00	10,000	
	Site repairs	1	ls	10,000.00	10,000	\$61,000
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	SUBTOTAL - DIRECT COST					\$684,785

**DETAILED
ESTIMATE
BREAKDOWN**

MECHANICAL

0

Division	DESCRIPTION	QTY.	U/M	UNIT COST	SUBTOTALS	OVERALL SUBTOTALS
23 00 00	mechanical see attached					
						\$242,760
DIRECT COST						\$242,760

**DETAILED
ESTIMATE
BREAKDOWN**

ELECTRICAL

0

Division	DESCRIPTION	QTY.	U/M	UNIT COST	SUBTOTALS	OVERALL SUBTOTALS
26 00 00	Electrical see attached					
						\$309,500
DIRECT COST						\$309,500