INNOVA architects

LAKE CITY COMMUNITY CENTER AND AFFORDABLE HOUSING
FEASIBILITY STUDY

City of Seattle, Washington

November 2018

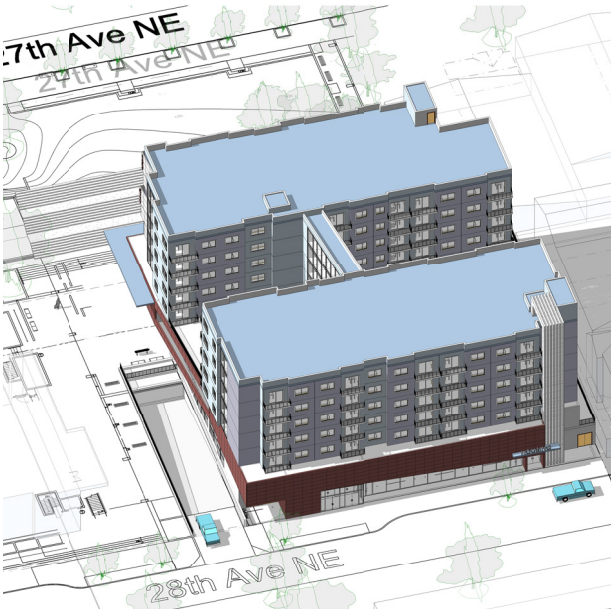
COMMUNITY INSPIRED ARCHITECTURE

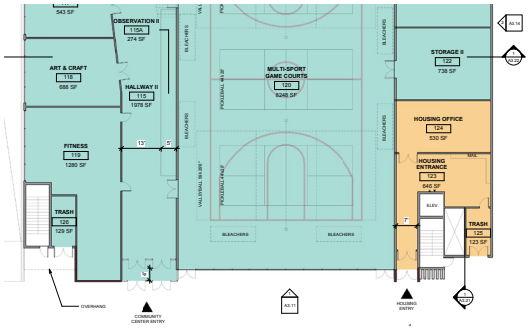
contents

A. EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COST SUMMARY





DESCRIPTION OF PROCESS

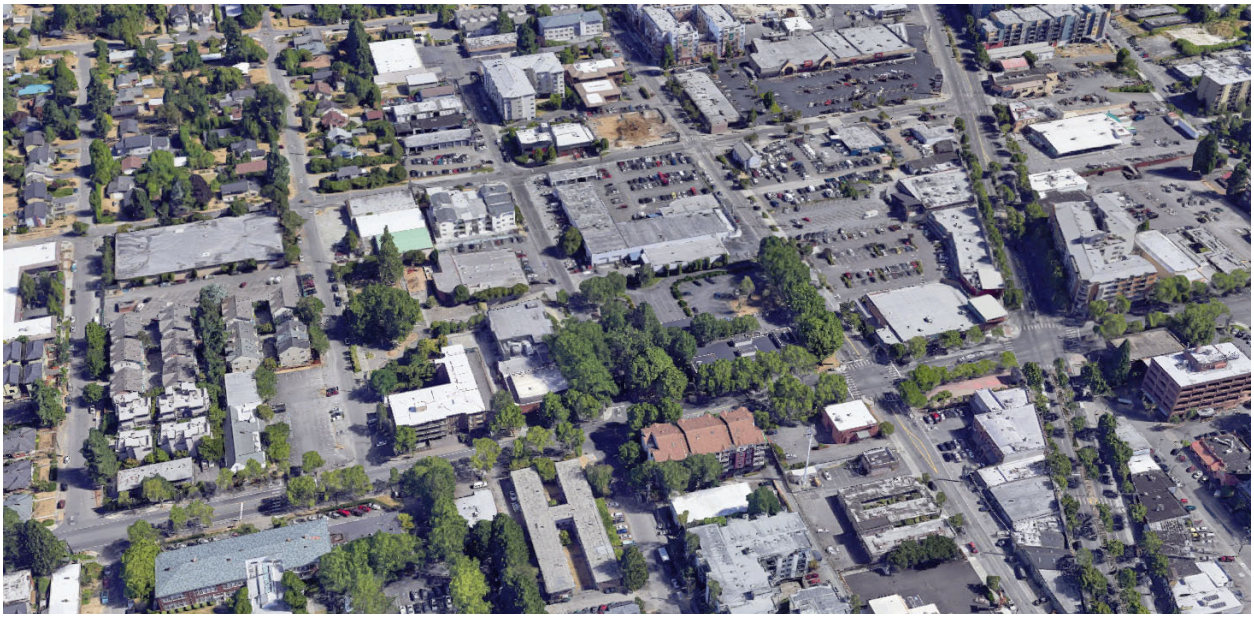
INNOVA Architects, Inc. (INNOVA) was hired by the Seattle Parks and Recreation (SPR) to assess the concept for building a new community center at the site of the existing Lake City Community Center that could also include affordable housing above it.

Seattle is in the midst of a housing crisis for which creative, innovative, and even challenging ideas should all be considered. We are proud to be part of this process of analyzing the possibility of using the air space above a new community center for affordable housing. This report looks at the physical capacity of the site along with the cost estimates for implementing it. The legal, zoning, and other bureaucratic challenges are not addressed in this report.

The objective of this feasibility study is to explore how the City of Seattle can be innovative and resourceful with the resources of its various departments serving the community. SPR is heading up the effort to explore redeveloping the Lake City Community Center site as a new Community center combined with Affordable Housing. The entire project would be on property owned by the City of Seattle, with the development partners representing the Office of Housing. Additionally, Seattle has included Enterprise Community Partners as a consultant that specializes in envisioning affordable and livable communities.

The replacement building assumes to take advantage of the existing site features, and adjacencies to maximize its potential. This includes sharing access to parking access via the existing driveway ramp at the library and making minor modifications to the park to improve accessibility and overall circulation.

executive summary



LAKE CITY COMMUNITY CENTER BACKGROUND

The Lake City Community Center site is located in the north Seattle neighborhood that is its namesake, just blocks from a major arterial and next door to the Lake City Public Library. The Lake City Community Center is owned and operated by SPR.

The site can be perceived as a transition space between the busy commercial strip of Lake City Way to the east and the residential neighborhood to the west. The community center building, along with the Lake City Public Library and Neighborhood Service Center share an important public space around the Albert Davis Park. All together this is a “civic campus” for the Lake City community.

Improvements to the Library/Neighborhood Services building and park were made in 2005, but the community center remains outdated, (refer to prior condition assessments from 2015).

The overall site, with Albert Davis Park and the community programmed buildings, desires to act as a civic campus and gateway for the neighborhood. Evidence of this is apparent by the choice of this location for the neighborhood Farmers Market.

This feasibility study reflects what might be possible within the goals and objectives of Seattle’s Housing Affordability and Livability Agenda (HALA), and therefore assumes that the city’s proposed zoning change to NC3-75 will be adopted. (Note that both current and proposed zoning currently leaves the building site in a split zone; this is anticipated to be corrected as a technical amendment prior to property development). For the purposes of this work, assume NC3-75 for the entire community center area.

CONCEPT COST ESTIMATE

The Concept Cost Estimate has been generated by our Cost Estimator, using current cost data. We also requested a second opinion from a local area General Contractor, who provided valuable input on current multi-family housing construction costs.

See the of Area of Magnitude Construction Costs summarized in Section D of this report.

TOTAL PROJECT COST (TPC) ESTIMATE SUMMARY:

BUILDING CONSTRUCTION:	
Community Center & Parking Garage	$20,628,000
Housing w/ Support Spaces & Parking Garage	$42,943,000
Childcare & Preschool	$1,564,000
SUBTOTAL BUILDING CONSTRUCTION COST	**$65,134,000**
SITE DEVELOPMENT COSTS	$5,210,000
LANDSCAPING COSTS (incl. re-grading & play area)	$2,607,000
TOTAL PROJECT COST	**$72,915,000**

B. PROGRAM

COMMUNITY CENTER

CHILDCARE & PRESCHOOL

AFFORDABLE HOUSING

PARKING




FACILITY PROGRAM

ASSUMPTIONS:

- Parking requirements for both community center, preschool and housing need to be accommodated.
- LEED Gold building design for the Community Center, and potential inclusion of the housing units.
- Evergreen Sustainable Development Standard (ESDS) for the housing components.
- Washington Administrative Code (WAC) and the Seattle Building Code for preschool requirements.

COMMUNITY CENTER:

The program shall be developed to current SPR Community Center Building Programs standards. The total area for the proposed community center is approximately 27,500 square feet. This is larger than the program standard, but much of this is attributed to extra storage and spaces taken advantage of as part of occupying the footprint for the housing above. See the Assigned Area Calculations included in this section with demonstrates the programmed space allocations in relation to the standard.

Specifically for this study, the community center is to include the following:

- Entry lobby, reception and lounge areas
  - Office space – three (3)
- Gender neutral ADA accessible restroom facilities with family showers.
- Gymnasium
- One large teen room with adjacent game room (removable partition wall)
- Arts and crafts room
- Multi-purpose room(s)
- Kitchen facility
- Preschool and Child Care rooms – see below for more detail
- Meeting room(s) and/or flexible use rooms (fitness room)
- Incorporation of ample storage space throughout the facility
- Elevator and stairs to upper level
- Janitor and utility rooms

program

CHILDCARE AND PRESCHOOL:

The area for the proposed childcare and preschool facility is approximately 3,500 square feet. Childcare and preschool facilities shall meet applicable codes and state licensing requirements.

Desired elements include the following:

- Minimum of two (2) rooms designated with E-occupancy – one for childcare (before-school and after-school), and one for preschool. The concept design includes three (3) preschool room.
    - 35 sq'/child, with a minimum of 700 sq'/room
- Inclusion of ample storage space.
- Inclusion of a children's restrooms. These are provided in each room.
- Direct access to the outdoor play area.
    - Possible expansion of existing play area. Our site plan indicates re-arranging the play areas to make better use of the site and natural sunlight.
- Direct access to the rooms internally.
- Adjacencies to the kitchen facility (Shared with community center)

AFFORDABLE HOUSING:

The proposed housing program shall include:

- Mix of studios, 1BR, 2BR and 3BR units, with at least 25% comprised of 2BR and 3BR units. The concept plan provides for the following unit mix:
    - 25 Studio Apartments
    - 50 1-Bedroom Apartments
    - 15 2-Bedroom Apartments
    - 10 3-Bedroom Apartments
- Goal of (at least) 100 units of housing - 100 units included in the concept plan.
- Separate residential entry from 28th Ave NE.

PARKING:

This Feasibility Study assumes that the existing ramp down to underground parking for the library can be expanded to access underground parking under the community center also. It is located between the two buildings and adjacent to the community center property line. Both properties are under the jurisdiction of the City of Seattle and it would be otherwise wasteful to build another ramp right next to one that already exists and appears to be perfectly suited to accommodate access to both sides.

For the purposes of the feasibility study we assumed that the full lot would be excavated 2 levels down for maximum underground parking spaces as calculated below. If the project is to be explored further, more exploration of the parking requirements should examined. Meetings with the City and parks Director to consider lower parking allowances for the community center, and even shared parking opportunities with the housing could be enough to keep the excavation to one level of parking and a significant savings. Shared parking, for example, can be used to satisfy required parking is allowed between different categories of uses or between uses with different hours of operation. However, because a community center has not previously been shared with another use like this, it is not addressed in the code.

Parking Requirements per City of Seattle Municipal Code:

Table B for 23.54.015
Required Parking for Residential Uses

III. Multifamily residential use requirements with rent and income criteria		
P.	For each dwelling unit rent and income-restricted at or below 80 percent of the median income	No minimum requirement

For the purposes of this feasibility study the requested parking requirement for the residential units is to assume 0.3 to 0.4 stalls per unit.

100 units x 0.3 =	30 parking spaces requested min.
100 units x 0.4 =	40 parking spaces requested max.
	44 designated below grade spaces provided (Level 2)

Table C for 23.54.015
Required Parking for Public Uses and Institutions

B.	Child care centers	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children

60 children / 10 =	6 parking spaces required
8 staff =	8 parking spaces required
	8 designated below grade spaces provided (Level 2)

Table C for 23.54.015
Required Parking for Public Uses and Institutions

D.	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR)	1 space for each 555 square feet; or for family support centers, 1 space for each 100 square feet

27,493 SF / 555 SF = 50 parking spaces required

Table E for 23.54.015
Parking for Bicycles, Bike parking requirements

	Use	Long-term	Short-term
B.2.	Child care centers	1 per 4,000 square feet	1 per 20 children. 2 spaces minimum
B.4.	Community clubs or centers	1 per 4,000 square feet	1 per 4,000 square feet
D.2.	Multi-family structures	1 per dwelling unit and 1 per small efficiency dwelling unit	1 per 20 dwelling units

	Long-term	Short-term
Childcare =	1 Bike parking spaces	3 bike spaces minimum
Community Center =	7 Bike parking spaces	7 bike spaces minimum
Multi-family =	100 Bike Parking Spaces	5 bike spaces minimum
TOTALS	108 Bike Parking Spaces	15 bike spaces minimum

The 108 long-term bicycle parking spaces can be accommodated in the parking garage

The 15 short-term bicycle parking spaces could be accommodated in various places around the building near entries and in the park as well as in the garage.

On the following page is a comparison of the SPR Community Center Area Allocation, with the proposed Lake City Community Center added.

Seattle Parks & Recreation

Assigned Area Allocations

	2011 Building Program Template	(Existing) Lake City Community Center	(Proposed) Lake City Community Center 2018 Feasibility	Miller Community Center	Yestler Community Center	Rainier Beach Community Center
Gymnasium (97'x68')	7,178	-	8,248	6,915	6,970	6,980
Hall (with divider)		4,212	-	-	-	-
Gymnasium Storage	600	340	1,873	390	610	690
Grounds Storage		-	-	200	-	-
Multi-Purpose Room	2,700	940	1,642	2,072	2,475	2,650
Kitchen	450	966	494	400	615	770
Kitchen dedicated to Childcare		-	494	200	-	-
Lobby (1,158 SF total)						
Entry	100	1,700	474	120	265	2,850
Lounge	700	195	482	230	480	500
Reception	350	-	332	460	216	245
Foyer (Gym)		-	-	225	-	-
Observation		-	729	150	-	-
Commons		-	-	-	2,570	-
Administrative Area (480 SF total)						
Private Offices (2 @ 90)	180	125	393	315	195	265
Other office area	300	273	223	300	230	290
Activity Rooms						
Arts & Crafts	550	-	688	-	580	970
Fitness	550	-	1,280	-	640	685
Game Room	700	-	504	-	-	600
School-Age Child Care	1,225	-	1,722	-	1,200	1,640
Pre-School Child Care		-	1,722	-	-	-
Resource / Learning Center	400	-	-	-	-	-
Teen Room	700	-	539	700	985	600
Activity/Class Room (1)		627	-	230	-	-
Activity/Class Room (2)		335	-	325	-	-
Activity/Class Room (3)		275	-	450	-	-
Computer Room		-	-	-	750	635
Meeting		550	959			625
Party Room		-	-	-	-	450
Shop Room		1,185	-	-	-	-
Swimming Pool Area (incl. mech)		-	-	-	-	16,770
Restrooms & Showers						
Restrooms (2 @ 195)	390	560	372	435	518	550
Universal Restroom			127			
Key-Lock Showers (2 @ 70)	140	-	excl.	105	100	-
Outside Restrooms (2 @ 60)	120	-	excl.	90	-	-
Changing / Locker Rooms		-	588	-	-	4,000
Universal/Family Changing			152			
Unnassigned Area (15% of total)	2,667	1,842	6,901	2,147	2,910	5,815
TOTAL (GROSS) AREA	**20,000**	**14,125**	**30,937**	**16,459**	**22,309**	**48,580**
programed w/out gym =	10,931					
Listed or Measured Community Center		*15,400*	*27,493*	*18,000*	*22,000*	*48,000*
Listed or Measured Childcare		*15,401*	*3,443*	*18,000*	*22,000*	*48,000*

C. FEASIBILITY CONCEPT

SITE

COMMUNITY CENTER

CHILDCARE & PRESCHOOL

AFFORDABLE HOUSING



FEASIBILITY STUDY CONCEPT PLANS

This feasibility study considered multiple layout options to understand how the building concept could be oriented, and how various layouts worked in relation to the site. The concept presented in this report addresses most of the items discussed with the planning group throughout the process, including the access to the various programmatic uses, parking, orientation for daylight, and other factors.

At the end of this section, please find the concept plans, elevations. massing illustrations, and even shade studies prepared by INNOVA Architects. These help illustrate the overall relationship of the building to the site - especially the adjacent park.

As with all projects we design, and as required by the City of Seattle, the assumption is that a replacement community center will comply with the USGBC's current LEED Silver requirements. Additionally, and in conjunction with LEED, the housing portion of the project will comply with the Evergreen Sustainable Development Standards (ESDS).

SITE

The Concept Plan for the community center building with affordable housing above looks to take advantage of the existing site, and, in particular, the adjacency to the Albert Davis Park. The park space allows for multiple approaches to the building, which we exploit to our advantage for providing access to the multiple uses/programs.

The main frontage for the building is at 28th Ave NE, where the building site has street access. This is where the driveway entry to the parking garage is located. It's also where, it is important to locate entries to the community center and the residential portion of the building.

The north edge of the property abuts and existing apartment building, which has a 1-story concrete wall right at the property line. Our concept would also abut this property line wall, but step back after the fist floor to preserve some of the natural light and air-space which faces our site.

The south and west edges face the park and pedestrian walkways serving as the gateway between the Lake City neighborhoods and commercial business areas. This is also a significant grade change from west edge of the park to 28th Ave NE. This affords the opportunity to have access directly to the 2nd floor level at the childcare use, as described below.

Since this building occupies the whole site, and the parking requirements cannot be accommodated otherwise, all of the parking spaces are all located in the two levels of underground parking garage.

feasibility concept

COMMUNITY CENTER:

The community center is nearly 27,500 square feet, located on two stories, with a large indoor gymnasium serving as the focal point. The center includes all of the program spaces outlined in the scope of work, while also adhering to guidelines provided in the Seattle Parks & Recreation Community Center Building Programs documentation.

The layout is designed to accommodate entries from both 28th Ave NE as well as directly from the park. I single control point, with a service desk and offices, is located on the access of both entries with good visibility to both sets of doorways. Vertical circulation is also located adjacent to the reception area.

In addition to the gymnasium, the first level of the community center is where the various non-programmed (or low-programmed) activity rooms are located. Activity rooms for teens, games, arts & crafts, and fitness are located along the south elevation, facing the public access way to the park. This location also allows for casual observation from staff.

Because of the grade difference at the west and north edges, these first-floor areas do not have access to natural light and access. Therefore, they are ideal spaces for utility, mechanical, and storage uses.

The second floor of the community center has a multi-purpose room, (that can be sub-divided) an a meeting room that both have good daylight access to the public ways. The multi-purpose rooms even has an outdoor deck facing the deck at the Neighborhood Service Center.

Also, on the second floor is a Commercial Kitchen that is adjacent to the childcare area. It is larger than the typical community center kitchen so that it can adequately serve both programs.

CHILDCARE AND PRESCHOOL:

The childcare and preschool program area is designed to take advantage of direct access to the park and adjacent play areas. By modifying the grade at the existing playgrounds and improving the drop-off area from 27th Ave NE to the west, we allow for independent and secure access directly from the west. Access from the community center is also available, especially for use of the elevator, which links to the parking below grade.

The main entry for the childcare program would be at the second-floor level, directly from the park, facing west. The office is located directly adjacent to this entry control point. Each of the childcare/ preschool rooms would have direct access to the park, although these would not be considered as entry points for the building. Each room also has a small girl's and boy's restroom to meet code requirements.

As noted in the community center program, there is a commercial kitchen located adjacent to this area that could be used as necessary.

AFFORDABLE HOUSING:

The concept plan calls for five stories of apartments above the community center. The housing is organized in two double-loaded corridor towers, connected with a central "bridge." This configuration allows for an efficient unit layout with good access to natural daylight, and even small balconies if desired. Additionally, this layout helps preserve the most daylight for the adjacent apartment building to the north.

Access to the residential portion of the building is at the north-east corner, off of 28th Ave NE. There is a private, secure entry area just for the housing with a housing/residential services office, mailboxes, and a residential only elevator that serves the parking area up to all the residential units. The other elevator in the south-west portion of the building would serve all levels but require a card-key type system to access the residential floors separate from the community center spaces on the first and second levels.

The mix of Studio, 1-bedroom, 2-bedroom, and 3-bedroom units is intended to be able to serve a wide segment of the housing needs, including families. Because of the layout of the residential building, it also affords two courtyards that could be used as residential amenity space on the roof of the community center. The south courtyard would be afforded lots of direct sunlight.

Some space on the second-floor level have been set aside for residential service area, which are currently shown as the laundry rooms, and small storage rooms.

D. COST ESTIMATE

Lake City Community Center & Apartment Building - Concept Level Cost Estimate

Replace Existing Community Center at 12531 28th Ave NE, Seattle, WA

Pricing is based on the following general conditions for construction:

A conceptual construction start date of Mid -Year 2019 is the basis assumed for all work.
Construction start dates past 2019 shall multiply the costs by the appropriate annual escalation rate.
The work will be competitively bid with qualified general contractors and subcontractors.
The project will need to comply with the City's priority hire program for public works construction projects of $5 million or more.
The contractors will be required to pay prevailing wages for the respective trades based on location of work.
Phasing of work is not assumed, normal work hours are assumed.
The contractor will have full access to the areas of work during normal business hours.

Pricing excludes the following items unless specifically noted otherwise:

Hazardous material testing, handling, abatement and disposal unless specifically identified.

Contingencies and Markups

General contractor overhead and fees are assumed for a project with a scope of $10,000,000 or larger.
Design contingency included below is due to the current design being at a concept level.
All line item costs included in this concept level estimate are considered Rough Order Of Magnitude or ROM costs.
Contingencies & Markups are broken down as follows:

Design Contingency (in addition to 10% contingency in the City Multiplier)	10%
General Contractor Overhead, General Conditions, Fee, Bonds, and Insurance	15%
Escalate to Late 2019 Mid-Point of Construction Date	4%
LEED Gold & ESDS Adjustment	3%
General Markups Total	32.0%

Note:
Contingencies & Markups have been determined by Seattle Parks & Recreation and the Office of Housing. The actual determination of Contingencies and Markups may differ depending on the market conditions and other factors at the time the project is actually executed."

Seattle City Multiplier for Public Works Bid Projects Parks

The following costs are added to Public Works construction costs for a "Total Project Cost". 62.8%
This line item includes design and engineering, owner's adminisration costs, permitting and miscellaneous fees, special inspections and sales taxes

Rounding of Subtotals

For ease of cross reference, construction costs & project costs are rounded to the nearest $1,000

Replace Community Center with New Community Center, Housing Units & Parking Garage (Option H1)

Cost Summary of "Construction Cost Amount" (CCA)

Building Construction	$40,008,000
Site Development	$3,200,000
Landscape (incl. re-grading & play area)	$1,601,000
Total Estimated "Construction Cost Amount"	**$44,809,000**
	$259.63 Per Gross SF

Cost Summary of "Total Project Cost" (TPC)

Building Construction	$65,134,000
Site Development	$5,210,000
Landscape (incl. re-grading & play area)	$2,607,000
Total Estimated "Total Project Cost"	**$72,951,000**
	$422.69 Per Gross SF

BUILDING CONSTRUCTION

Community Center, Housing Units & Parking Garage (Option H1) - Building Only Construction Costs

Item Description	Qty.	Unit	Direct Cost $/SF	Total
See Attached Pages for Breakdown of the Square Foot (SF) Costs Listed Below				
Housing Units, 5 Stories (Floors 3-7), 100 Units	83,272	SF	$193.50	$16,113,274
Housing Support Spaces (Within Community Center)	4,080	SF	$211.99	$864,900
Community Center Spaces, (Floors 1-2), Above Garage	31,106	SF	$211.99	$6,594,017
Daycare & Preschool (Within Community Center)	3,432	SF	$211.99	$727,534
Housing Parking (Garage Level 2)	25,349	SF	$118.53	$3,004,607
Community Center Parking (Garage Level 1)	25,349	SF	$118.53	$3,004,607
Total Square Feet (Gross Building Area)	172,588	SF	DIRECT COST	$30,308,938
		GENERAL MARKUPS	32.0%	$9,698,860
BUILDING CONSTRUCTION COST AMOUNT (CCA)		**SUBTOTAL**		**$40,008,000**
		SEATTLE CITY MULTIPLIER	62.8%	25,125,024
BUILDING TOTAL PROJECT COST (TPC)		**TOTAL**		**$65,134,000**

Building Only Construction Costs Breakdown by Assigned Use	Direct Cost		General Markup		City Multiplier		Project Costs
Housing with Support Spaces & Parking Garage	$19,982,781	x	32.0%	x	62.8%	=	$42,943,000
Community Center & Parking Garage	$9,598,624	x	32.0%	x	62.8%	=	$20,628,000
Daycare & Preschool	$727,534	x	32.0%	x	62.8%	=	$1,564,000
Total Building Cost	$30,308,938	x	32.0%	x	62.8%	=	$65,134,000

Building Only Square Foot Costs by Construction Type	Direct Cost $/SF	Construction Cost $/SF	Project Cost $/SF
Housing Units	$193.50	$255.42	$415.83
Community Center w/ Housing Support, Daycare & Preschool	$211.99	$279.82	$455.55
Parking Garage	$118.53	$156.46	$254.72

Means Costworks Preliminary Cost Report

Project Name: Lake City Community Center / Housing **Housing Units Construction**

Model Type: Apartment, 4-7 Story, Fiber Cement / Wood Frame

Stories (Ea.): 5
Story Height (L.F.): 10
Floor Area (S.F.): 83,272
Basement: Not Included

Location: Seattle, WA
Data Release: 2018
Wage Rate: Union

		$Cost/ Per S.F.	$ Total Cost	% Of Sub-Total
A Substructure				2.5%
Foundations (additional cost to community center structure below)		3.07	255,837	
First Floor Floor Construction		1.64	136,225	
Foundation Preparation		0.09	7,753	
B Shell				26.1%
2nd to 5th Floors Floor Construction		17.62	1,467,461	
Roof Construction		4.92	409,782	
Exterior Walls		15.00	1,249,280	
Exterior Windows		9.71	808,488	
Exterior Doors		0.74	62,021	
Roof Coverings		2.55	212,643	
C Interiors				28.9%
Partitions		12.66	1,054,357	
Interior Doors		12.20	1,015,594	
Fittings		7.01	583,662	
Stair Construction		7.12	592,522	
Wall Finishes		3.14	261,374	
Floor Finishes		7.34	611,350	
Ceiling Finishes		6.44	536,039	
D Services				38.1%
Elevators & Shafts (2 each 5 stops of 9-stop, complete with shaft)		6.25	520,533	
Plumbing Fixtures		9.39	781,907	
Domestic Water & Waste Water Drainage		11.68	972,400	
Rain Water Drainage		0.40	33,226	
Energy Supply		11.58	964,648	
Heating and Cooling Systems		13.27	1,105,303	
Sprinklers		4.16	346,653	
Standpipes		1.04	86,386	
Electrical Service/Distribution		2.90	241,439	
Lighting and Branch Wiring		10.73	893,767	
Communications and Security		2.35	196,031	
E Equipment & Furnishings				4.4%
Other Equipment		8.49	706,596	
Building Construction for Housing Units Direct Construction Cost	**Sub-Total**	193.50	16,113,274	100.0%

Means Costworks Preliminary Cost Report
Project Name: Lake City Community Center / Housing **Community Center Construction**

Model Type: Community Center, Face Brick / Rigid Steel
Stories (Ea.): 2
Story Height (L.F.): 12
Floor Area (S.F.): 38,618
Basement: Not Included

Location: Seattle, WA
Data Release: 2018
Wage Rate: Union

	$Cost/ Per S.F.	$ Total Cost	% Of Sub-Total
A Substructure			8.1%
Foundations (additional cost to garage structure below)	8.76	338,475	
First Floor Floor Construction (with insulation below)	8.15	314,849	
Foundation Preparation	0.47	17,977	
B Shell			32.6%
Second Floor Ceiling/Roof Structure For Apartments Above	21.66	836,558	
Second Floor Floor Construction	17.62	680,546	
Exterior Walls	19.13	738,585	
Exterior Windows	5.32	205,448	
Exterior Doors	2.05	79,097	
Waterproofing / Flash to Garage Level	0.53	20,545	
Exterior Awnings	3.13	120,701	
Misc Openings / Louvers	0.53	20,545	
C Interiors			15.1%
Partitions	6.82	263,487	
Interior Doors	1.69	65,230	
Fittings	2.49	96,047	
Stair Construction	2.53	97,588	
Wall Finishes	3.68	142,273	
Floor Finishes	6.57	253,728	
Ceiling Finishes	8.76	338,475	
D Services			39.7%
Elevators & Shafts (2 each 2 stops of 9-stop, complete with shaft)	2.50	208,213	
Plumbing Fixtures	5.28	203,907	
Domestic Water & Waste Water Drainage	14.80	571,658	
Misc Drainage at Waterproof Areas	0.92	35,440	
Heating and Cooling Systems	34.58	1,335,410	
Sprinklers	5.32	205,448	
Electrical Service/Distribution	6.65	256,810	
Lighting and Branch Wiring	9.98	385,215	
Communications and Security	2.18	84,234	
Other Electrical Systems	0.27	10,272	
E Equipment & Furnishings			4.5%
Commercial Equipment	0.52	20,031	
Other Equipment	9.10	351,316	
Building Construction for Community Center **Sub-Total**	211.99	8,298,104	100.0%
Direct Construction Cost (Including Housing Support, Preschool and Daycare Spaces)			

Means Costworks Preliminary Cost Report

Project Name: Lake City Community Center / Housing **Parking Garage Construction**

Model Type: Underground Parking, Reinforced Concrete

Stories (Ea.): 2
Story Height (L.F.): 10
Floor Area (S.F.): 50,698
Basement: Not Applicable

Location: Seattle, WA
Data Release: 2018
Wage Rate: Union

		$Cost/ Per S.F.	$ Total Cost	% Of Sub-Total
A Substructure				18.0%
Standard Foundations		8.70	440,981	
Slab on Grade		5.24	265,668	
Building Excavation		7.42	376,250	
B Shell				54.3%
Second Floor Floor Construction		23.34	1,183,367	
Roof Construction (structure for community center above)		21.67	1,098,408	
Exterior Walls		9.11	461,884	
Exterior Doors		0.31	15,509	
Waterproofing		9.98	505,713	
C Interiors				3.3%
Partitions		2.51	127,440	
Interior Doors		0.27	13,486	
Stair Construction		0.80	40,457	
Wall Finishes		0.29	14,834	
D Services				19.1%
Elevators & Shafts (2 each 2 stops of 9-stop, complete with shaft)		4.11	208,354	
Plumbing Fixtures		0.08	4,046	
Domestic Water Distribution		0.24	12,137	
Floor Drainage (with oil/water separator, sump & pumped discharge)		2.66	134,857	
Foundation Drainage System (with sump & pumped discharge)		2.05	103,840	
Ventilation Systems, Fans, Shafts & CO Monitoring		1.60	80,914	
Sprinklers		6.32	320,285	
Standpipes		0.24	12,137	
Electrical Service/Distribution		0.19	9,440	
Lighting and Branch Wiring		4.83	244,765	
Communications and Security		0.25	12,811	
Other Electrical Systems		0.09	4,720	
E Equipment & Furnishings				5.3%
Vehicular Equipment		0.52	26,297	
Other Equipment		5.73	290,616	
Building Construction for Parking Garage Direct Construction Cost	**Sub-Total**	118.53	6,009,214	100.0%

SITE DEVELOPMENT

Demolition				
Remove Concrete Slab On Grade Paving	4,300	SF	$0.95	$4,085
Remove Asphalt Paving	11,000	SF	$0.75	$8,250
Remove Structural Concrete (Retaining Wall & 1/2 of Ramp)	1,800	SF	$2.50	$4,500
Demolish Complete Building, Masonry 2-story Construction	82,000	CF	$0.42	$34,440
Demolish Complete Building, Wood Frame 1-story Construction	94,000	CF	$0.31	$29,140
Remove Concrete Floor Slabs	9,192	SF	$0.95	$8,732
Remove Concrete Foundations	700	LF	$10.50	$7,350
Demolition Bulk Load Out and Disposal with Hauling & Recycle Separation	1036	CY	$110.00	$113,960
Site Preparation				
Sheet Pile Shoring for Excavation	13,300	SF	$22.00	$292,600
Building Excavation (See Parking Garage Costs)	16,741	CY	$0.00	$0
Storm Vault Excavation	780	CY	$7.50	$5,850
Haul Excess Excavation to Disposal	16,484	CY	$10.50	$173,079
Site Paving and Grading (Using Excess Excavation as Fill)	14,000	SF	$10.00	$140,000
Storm				
Temp Erosion & Water Quality Controls (35,000 SF gross disturbed site area)	1	LS	$35,000.00	$35,000
Storm System (95,000 Gallon Vault, Duplex Sump Pumps & Piping)	1	LS	$270,000.00	$270,000
Re-Route Existing Park Drainage Thru Site to Exist Connection Point	1	LS	$80,000.00	$80,000
Fire Service				
4" Fire Service with Connection to Main at Street	1	LS	$20,000.00	$20,000
4" Double Detector Check Valve Assembly & Post Indicator Valve	1	LS	$25,000.00	$25,000
Domestic Water Service				
6" Service Connection at Street to FH with Tees to Domestic & Irrigation	1	LS	$30,000.00	$30,000
Backflow Preventer & Vault on Housing Units Service	1	LS	$20,000.00	$20,000
Housing Units Domestic Service - 4" Meter & Vault	1	LS	$25,000.00	$25,000
Community Center Service - 1-1/2" Meter & Vault	1	LS	$8,000.00	$8,000
Rain Water Harvesting for Toilets (Vault, Pumps, Piping & Domestic Auto-Fill)	1	LS	$140,000.00	$140,000
Sanitary Sewer Service				
6" Side Sewer & Connection to Main at Street, Extend to Building	1	LS	$25,000.00	$25,000
Misc Improvements				
Trash Compactor with electrical service & sanitary drainage	1	EA	$150,000.00	$150,000
Street Frontage Improvements	195	LF	$330.00	$64,350
Electrical Services				
Electric & Data Utilities Service Entry, Transformer, Meters	1	EA	$175,000.00	$175,000
Site Lighting	10	EA	$5,000.00	$50,000

SUBTOTAL		$1,939,336
SUBCONTRACTOR OH&P	25%	$484,834
TOTAL SUBCONTRACTED		$2,424,170
GENERAL MARKUPS	32.0%	$775,735
SITE DEVELOPMENT CONSTRUCTION COST AMOUNT (CCA) SUBTOTAL		**$3,200,000**
SEATTLE CITY MULTIPLIER	62.8%	2,009,600
SITE DEVELOPMENT TOTAL PROJECT COST (TPC) TOTAL		**$5,210,000**

LANDSCAPE

Trees	24	EA	$300.00	$7,200
Plantings (shrubs, groundcover)	6,000	SF	$6.00	$36,000
Irrigation system with metering for all new plantings & sod	20,000	SF	$2.00	$40,000
Mulch cover	6,000	SF	$2.50	$15,000
Topsoil	20,000	SF	$4.50	$90,000
Sod (includes surfaces disturbed at park for construction access)	15,000	SF	$1.50	$22,500
Play equipment and safety surfacing, benches, etc.	1	LS	$750,000.00	$750,000
Tree removal	12	EA	$750.00	$9,000
		SUBTOTAL		$969,700
		SUBCONTRACTOR OH&P	25%	$242,425
		TOTAL SUBCONTRACTED		$1,212,125
		GENERAL MARKUPS	32.0%	$387,880
LANDSCAPE CONSTRUCTION COST AMOUNT (CCA)		**SUBTOTAL**		**$1,601,000**
		SEATTLE CITY MULTIPLIER	62.8%	1,005,428
LANDSCAPE TOTAL PROJECT COST (TPC)		**TOTAL**		**$2,607,000**