



New San Juan Island Library

Friday Harbor, WA

SJIL Board of Directors
660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT
Job No. 19108.000
24 April 2022



 **COST ESTIMATE**

INTRODUCTORY NOTES

This estimate is based on verbal direction from the client and the following items, received 7/15/2019 and updated on March 22nd, 2022:

Documents**Feasibility Study/Drawings**

The following items are excluded from this estimate:

- Professional fees.
- Owner furnished furniture, fixtures & equipment, except as noted.
- Installation of owner furnished equipment.
- Construction change order contingency.
- Overtime.
- Hazardous material abatement/removal.
- Items referenced as NOT INCLUDED or NIC in estimate.

The midpoint of construction of August 2024 is based on:

- Construction start date of January 2024
 - Estimated construction duration of 14 months
-
- This estimate is based on a Design-Bid-Build delivery method.
 - This estimate is based on prevailing wage labor rates.
 - This estimate is based on historical parametric costs but has been detailed to be as expressive of the early stage design as possible. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
 - This estimate is based on a minimum of four competitive bids and a stable bidding market.
 - This estimate should be updated if more definitive information becomes available, or if there is any change in scope.
 - We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ from those intended by the design documents, they should be addressed immediately.
 - The estimate assumes all long-lead items can be pre-purchased to meet schedule requirements.
 - The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, & regulations in effect at the time that the estimate was prepared.

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. BASE OPTION- 15,000SF	\$12,806,766	15,000	\$853.78
TOTAL CONSTRUCTION COST	\$12,806,766		

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

DETAILED PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. BASE OPTION- 15,000SF	\$8,216,049	15,000	\$547.74
TOTAL NET DIRECT COST			\$8,216,049

GENERAL MARKUPS

GENERAL REQUIREMENTS	2.00%	\$164,321
GENERAL CONDITIONS	8.00%	\$657,284
DESIGN CONTINGENCY	2.00%	\$164,321
CONSTRUCTION CONTINGENCY	5.00%	\$410,802
INSURANCE & BOND	1.50%	\$123,241
BUILDING PERMIT	1.50%	\$123,241
CONTRACTOR'S GC OH&P	9.00%	\$739,444
WASHINGTON STATE TAX	10.00%	\$821,605
ESCALATION TO MIDPOINT OF CONSTRUCTION	16.88%	\$1,386,458

TOTAL CONSTRUCTION COST	\$12,806,766
--------------------------------	---------------------

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

SITE SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
B. SHELL		\$6,075,000	\$405.00
F. SPECIAL CONSTRUCTION AND DEMOLITION		\$205,520	\$13.70
G. BUILDING SITEWORK		<u>\$1,935,529</u>	<u>\$129.04</u>
NET DIRECT SITE COST		\$8,216,049	\$547.74
GENERAL REQUIREMENTS	2.00%	<u>\$164,321</u>	<u>\$10.95</u>
SUBTOTAL		\$8,380,370	\$558.69
GENERAL CONDITIONS	8.00%	<u>\$657,284</u>	<u>\$43.82</u>
SUBTOTAL		\$9,037,654	\$602.51
DESIGN CONTINGENCY	2.00%	<u>\$164,321</u>	<u>\$10.95</u>
SUBTOTAL		\$9,201,975	\$613.46
CONSTRUCTION CONTINGENCY	5.00%	<u>\$410,802</u>	<u>\$27.39</u>
SUBTOTAL		\$9,612,777	\$640.85
INSURANCE & BOND	1.50%	<u>\$123,241</u>	<u>\$8.22</u>
SUBTOTAL		\$9,736,018	\$649.07
BUILDING PERMIT	1.50%	<u>\$123,241</u>	<u>\$8.22</u>
SUBTOTAL		\$9,859,259	\$657.28
CONTRACTOR'S GC OH&P	9.00%	<u>\$739,444</u>	<u>\$49.30</u>
SUBTOTAL		\$10,598,703	\$706.58
WASHINGTON STATE TAX	10.00%	<u>\$821,605</u>	<u>\$54.77</u>
SUBTOTAL		\$11,420,308	\$761.35
ESCALATION TO MIDPOINT OF CONSTRUCTION	16.88%	<u>\$1,386,458</u>	<u>\$92.43</u>
TOTAL SITE COST		\$12,806,766	\$853.78

TOTAL SITE AREA: 15,000 SF

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

DETAILED SITE SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
B20 EXTERIOR ENCLOSURE		\$6,075,000	\$405.00
F20 SELECTIVE BUILDING DEMOLITION		\$205,520	\$13.70
G10 SITE PREPARATION		\$412,765	\$27.52
G20 SITE IMPROVEMENTS		\$777,851	\$51.86
G30 SITE MECHANICAL UTILITIES		\$295,000	\$19.67
G40 SITE ELECTRICAL UTILITIES		\$449,913	\$29.99
NET DIRECT SITE COST		\$8,216,049	\$547.74
GENERAL REQUIREMENTS	2.00%	\$164,321	\$10.95
SUBTOTAL		\$8,380,370	\$558.69
GENERAL CONDITIONS	8.00%	\$657,284	\$43.82
SUBTOTAL		\$9,037,654	\$602.51
DESIGN CONTINGENCY	2.00%	\$164,321	\$10.95
SUBTOTAL		\$9,201,975	\$613.46
CONSTRUCTION CONTINGENCY	5.00%	\$410,802	\$27.39
SUBTOTAL		\$9,612,777	\$640.85
INSURANCE & BOND	1.50%	\$123,241	\$8.22
SUBTOTAL		\$9,736,018	\$649.07
BUILDING PERMIT	1.50%	\$123,241	\$8.22
SUBTOTAL		\$9,859,259	\$657.28
CONTRACTOR'S GC OH&P	9.00%	\$739,444	\$49.30
SUBTOTAL		\$10,598,703	\$706.58
WASHINGTON STATE TAX	10.00%	\$821,605	\$54.77
SUBTOTAL		\$11,420,308	\$761.35
ESCALATION TO MIDPOINT OF CONSTRUCTION	16.88%	\$1,386,458	\$92.43
TOTAL SITE COST		\$12,806,766	\$853.78

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
B. SHELL				
B20 EXTERIOR ENCLOSURE				
B2010 EXTERIOR WALLS				\$6,075,000
				\$6,075,000
B. SHELL TOTAL				\$6,075,000
F. SPECIAL CONSTRUCTION AND DEMOLITION				
F20 SELECTIVE BUILDING DEMOLITION				
F2010 BUILDING ELEMENTS DEMOLITION				\$205,520
				\$205,520
F. SPECIAL CONSTRUCTION AND DEMOLITION TOTAL				\$205,520
G. BUILDING SITEWORK				
G10 SITE PREPARATION				
G1020 SITE DEMOLITION AND RELOCATIONS				\$312,641
G1030 SITE EARTHWORK				\$100,124
				\$412,765
G20 SITE IMPROVEMENTS				
G2020 PARKING LOTS				\$341,000
G2030 PEDESTRIAN PAVING				\$38,500
G2050 LANDSCAPING				\$398,351
				\$777,851
G30 SITE MECHANICAL UTILITIES				
G3010 WATER SUPPLY				\$65,000
G3020 SANITARY SEWER				\$30,000
G3030 STORM SEWER				\$200,000
				\$295,000
G40 SITE ELECTRICAL UTILITIES				
G4010 ELECTRICAL DISTRIBUTION				\$254,913
G4020 SITE LIGHTING				\$195,000
				\$449,913
G. BUILDING SITEWORK TOTAL				\$1,935,529

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
B. SHELL				
B20 EXTERIOR CLOSURE				
B2010 EXTERIOR WALLS				
New Library Building Estimate	15,000	SF	405.00	\$6,075,000
				<u>\$6,075,000</u>
B20 EXTERIOR CLOSURE TOTAL				\$6,075,000
B. SHELL TOTAL				\$6,075,000
F. SPECIAL CONSTRUCTION AND DEMOLITION				
F20 SELECTIVE BUILDING DEMOLITION				
F2010 BUILDING ELEMENTS DEMOLITION				
Full demo				
Buildg Main Demo	28,000	SF	6.00	\$168,000
Buildg E Maint.	2,000	SF	8.00	\$16,000
Buildg Car Garage	440	SF	8.00	\$3,520
House	1,500	SF	6.00	\$9,000
North Back Bldg	1,500	SF	6.00	\$9,000
				<u>\$205,520</u>
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Building abatement - Off Island, excluded			NOTE	
F20 SELECTIVE BUILDING DEMOLITION TOTALS				\$205,520
F. SPECIAL CONSTRUCTION AND DEMOLITION TOTAL				\$205,520
G. BUILDING SITEWORK				
G10 SITE PREPARATION				
G1020 SITE DEMOLITION AND RELOCATIONS				
Full demo				
Site - remaining area misc. asphalt, hardscape, landscape, and miscellaneous	76,331	SF	3.75	\$286,241
Tree, remove, large	22	EA	1,200.00	\$26,400
				<u>\$312,641</u>
G1030 SITE EARTHWORK				
General grading	109,771	SF	0.55	\$60,374
Building pad, library	15,000	CF	2.65	\$39,750

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
				\$100,124
G10 SITE PREPARATION TOTAL				\$412,765
G20 SITE IMPROVEMENTS				
G2020 PARKING LOTS				
At-Grade Parking Areas				
Roadways -300lf x 24' width	7,200	SF	7.50	\$54,000
P-Lot - 100 Stall @ 350sf per	35,000	SF	7.00	\$245,000
Curb and gutter	1,500	LF	28.00	\$42,000
				\$341,000
G2030 PEDESTRIAN PAVING				
Hardscape	3,500	SF	11.00	\$38,500
				\$38,500
G2050 LANDSCAPING				
Site landscape	31,271	SF	3.50	\$109,449
Site irrigation	31,271	SF	4.00	\$125,084
Park area	18,000	SF	3.00	\$54,000
Irrigation	18,000	SF	4.00	\$72,000
New Trees 60" box, Soil , topping, Allowance	15	EA	2,000.00	\$30,000
Maintenance 90 days	31,271	SF	0.25	\$7,818
				\$398,351
G20 SITE IMPROVEMENTS TOTAL				\$777,851
G30 SITE MECHANICAL UTILITIES				
G3010 WATER SUPPLY				
Water Utilities				
Waterline, including water meter, Allowance	1	LS	35,000.00	\$35,000
Fireline to building, Allowance	1	LS	30,000.00	\$30,000
Fireline to Site - N/A - see study		NIC		
Hydrants - N/A - see study		NIC		
				\$65,000
G3020 SANITARY SEWER				
Sewer line, Allowance	1	LS	30,000.00	\$30,000
				\$30,000
G3030 STORM SEWER				
Storm water mitigation - Culverts under P-Lot, Allowance reconcile with RLB	1	LS	200,000.00	\$200,000

660 SPRING STREET 2022 ESTIMATE COST ADJUSTMENT

OCMI JOB #: 19108.000 | 24 April 2022

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
				\$200,000
G30 SITE MECHANICAL UTILITIES TOTAL				\$295,000
G40 SITE ELECTRICAL UTILITIES				
G4010 ELECTRICAL DISTRIBUTION				
Distribution, average 200lf per pole, Allowance, reconcile with RLB	84,971	SF	3.00	\$254,913
				\$254,913
G4020 SITE LIGHTING				
Parking - light, poles, base	20	EA	5,500.00	\$110,000
Pathways - light, poles, base	12	EA	5,000.00	\$60,000
Park - light, poles, base	5	EA	5,000.00	\$25,000
				\$195,000
G40 SITE ELECTRICAL UTILITIES TOTAL				\$449,913
G. BUILDING SITEWORK TOTAL				\$1,935,529