

10709 BEARDSLEE BLVD., #201
BOTHELL, WA 98011 PH 206-806-
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Mr. Dean McKee
City of Woodinville
17301 133rd Ave. N.E.
Woodinville, WA. 98072
RE: Cost estimate for renovation of the City Annex Building

12/10/01


Dear Dean;

Please find attached our finished conceptual estimate for the referenced project. As you will note we have included a 10% contingency because of the conceptual nature of this estimate. This contingency should be adequate for expected unknown conditions. You will additionally, note that we have not included any sales tax as the status of this requirement relative to the City and the projects potential classification as a historical structure is unknown.

This estimate has been prepared based upon Shapton and Partners structural evaluation for the facility and our recent discussions for a typical remodel. We have based our knowledge of the existing facility solely on the existing drawings available and a cursory walk through. No attempt has been made to measure or open up the existing facility to expand current knowledge. Our estimate is based upon current pricing expected within our area. It does not include for future escalation, compressed construction schedule, and or compressed design schedule. No attempt has been made to include any mitigation costs, which may be levied by the City.

If you should have any questions on this estimate please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter S. White". The signature is written in a cursive style with a large initial "P".

Peter S. White, SE
Principal

City of Woodinville Annex Bldg

City of Woodinville Annex Bldg

CSI	Division	Labor	Mat	Subs	Equip	Other	User	Total
2000	Sitework		36,792	236,596				273,388
4000	Masonry			98,272				98,272
5000	Metals			9,900				9,900
6000	Wood			363,232				363,232
7000	Thermal & Moisture Prot			58,350				58,350
8000	Doors & Windows			73,524				73,524
9000	Finishes			308,553				308,553
10000	Specialties			21,000				21,000
14000	Conveying Systems			125,000				125,000
15000	Mechanical			379,600				379,600
16000	Electrical			198,000				198,000
	Grand Total		36,792	1,872,027				1,908,819

		Net Costs Subtotal	1,908,819
8.00 %		Construction General Conditions	152,706
10.00 %		Construction Overhead & Margin	190,882
8.00 %		A/E Professional Fees	152,706
		Subtotal	2,405,112
10.00 %		Project Contingency	240,511
18,000 sqft		Total Estimate	2,645,623

City of Woodinville Annex Bldg

City of Woodinville Annex Bldg

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Item CSI Description	Takeoff Qty	Unit	Mat Total	Sub Unit Price	Subs Total	Grand Total
2000 Sitework						
2050 Remove Lath & Plaster @ Interior Walls	35,732	sqft	35,732	3.00	107,196	142,928
2050 Demo - Wood Windows	80	each	160	80.00	6,400	6,560
2050 Demo - Carpet/VAT	9,000	sqft	900	1.00	9,000	9,900
<i>Allow 50% of gross square footage.</i>						
2050 Demo - Existing Roof Sheathing	7,000	sqft		6.00	42,000	42,000
<i>Includes 2x @ 6" on center + 2x6 Cripple Walls. (Hand Demo & Lift Down)</i>						
2050 Demo - Existing Ceilings	18,000	sqft		4.00	72,000	72,000
Sitework Total			36,792		236,596	273,388
4000 Masonry						
4200 Sandblast Exterior Brick	13,124	sqft		1.00	13,124	13,124
<i>Includes 10% Allowance for Waste.</i>						
4200 Tuck Point Brick Exterior	40,298	lnft				
<i>Cost for tuck pointing included with the cleaning and pointing of masonry.</i>						
4200 Seal Coat Brick	11,940	sqft				
<i>Cost for seal coating brick included in division 9.0 finishes.</i>						
4200 Attach Brick Veneer	2,241	each		12.00	26,892	26,892
4200 Infill Existing Windows - 4" Brick Veneer	288	sqft		20.00	5,760	5,760
4200 Clean Masonry & Point	13,124	sqft		4.00	52,496	52,496
Masonry Total					98,272	98,272
5000 Metals						
5100 Angle 4x4x3/8"	6,600	lbs		1.50	9,900	9,900
<i>Angles - 11 x 20' x \$10/lnft x 3 with nail hole @ 24" on center</i>						
Metals Total					9,900	9,900
6000 Wood						
6100 Wood Stud Wall Infill	288	sqft		15.00	4,320	4,320
<i>Use 2x6 @ 16" on center with 1/2" plywood on both sides</i>						
6100 1/2" Structural Sheathing @ Shearwalls	1,364	sqft		3.00	4,092	4,092
6100 Hold Downs & Foundation Anchorage @ Shear Wall	1	lsum		7,500.00	7,500	7,500
6100 Tie Floor to Shear Wall	600	each		30.00	18,000	18,000
6100 2x6 Roof Framing with 1/2" Plywood	7,000	sqft		10.00	70,000	70,000

City of Woodinville Annex Bldg

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CSI	Item Description	Takeoff Qty	Unit	Mat Total	Sub Unit Price	Subs Total	Grand Total
6100	3/4" Plywood Sheathing on Ceilings <i>Plywood installed at 2nd floor ceiling, 1st floor ceiling and basement ceiling with new blocking installed.</i>	21,000	sqft		10.00	210,000	210,000
6100	2x12 Cross Ties <i>Ties into Steel Angles 4x4x3/8</i>	639	lnft		12.00	7,668	7,668
6200	Interior Trim @ Windows	1,942	lnft		3.00	5,826	5,826
6200	Exterior Trim @ Windows	1,942	lnft		3.00	5,826	5,826
6200	Resurface/Rebuild Casework	1	lsum	30,000.00		30,000	30,000
Wood Total						363,232	363,232

7000 Thermal & Moisture Protection

7200	Interior & Exterior Wall Insulation R19, 6" Batts	22,000	sqft		1.00	22,000	22,000
7200	R-30 Roof Insulation - Rigid w/Crickets	7,000	sqft		2.00	14,000	14,000
7500	Built-Up 3-Ply Roofing	7,000	sqft		2.25	15,750	15,750
7600	Rain Leaders	2	each	1,500.00		3,000	3,000
7600	Gutter Pan	450	lnft		4.00	1,800	1,800
7600	Galvanized Cap Flashing	450	lnft		4.00	1,800	1,800
Thermal & Moisture Protection Total						58,350	58,350

8000 Doors & Windows

8500	4-0 x 8-0 DHTLD Wood Windows/Glazed Thermo	60	each		900.00	54,000	54,000
8500	4-0 x 12-0 DHTLD Wood Windows Glazed Thermo	2	each	1,200.00		2,400	2,400
8500	Interior Trim Windows - Wood/Oak 1x6 Molding	1,654	lnft		3.00	4,962	4,962
8500	Exterior Trim Windows - Wood/Poplar 1x6 Molding	1,654	lnft		3.00	4,962	4,962
8500	4-0 x 4-0 DHTLD Wood Windows Glazed Thermo @ Ba	18	lsum	400.00		7,200	7,200
Doors & Windows Total						73,524	73,524

9000 Finishes

9250	5/8" Gypsum Wall Board	36,225	sqft		1.85	67,016	67,016
9500	Suspended Ceiling - Mineral Fiber T-Bar	18,000	sqft		3.25	58,500	58,500
9550	6" Vinyl Base	1,580	lnft		2.25	3,555	3,555
9550	Refinish Wood Floors	14,000	sqft		5.50	77,000	77,000
9900	Seal Coat Brick	11,940	sqft		1.10	13,134	13,134
9900	Paint Walls - 2 Coats	35,732	sqft		2.00	71,464	71,464
9900	Paint Wood Trim @ Windows	3,884	lnft		1.00	3,884	3,884
9900	Refinish Casework	1	lsum	10,000.00		10,000	10,000
9900	Refinish Existing Doors Interior & Exterior	40	each	100.00		4,000	4,000
Finishes Total						308,553	308,553

City of Woodinville Annex Bldg

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CSI	Item Description	Takeoff Qty	Unit	Mat Total	Sub Unit Price	Subs Total	Grand Total
10000 Specialties							
10400	Signage	1	lsun		5,000.00	5,000	5,000
10800	Toilet Compartments - Painted Metal	16	each		1,000.00	16,000	16,000
Specialties Total						21,000	21,000
14000 Conveying Systems							
14200	Hydraulic Passenger Elevator	1	each		125,000.00	125,000	125,000
	<i>Includes new construction with shaft walls, foundation, roof, etc.</i>						
Conveying Systems Total						125,000	125,000
15000 Mechanical							
15300	Fire Protection	37,600	sqft		1.00	37,600	37,600
15400	Plumbing	18,000	sqft		4.00	72,000	72,000
15500	Heating	18,000	sqft		3.00	54,000	54,000
15500	Cooling	18,000	sqft		12.00	216,000	216,000
Mechanical Total						379,600	379,600
16000 Electrical							
16400	Service and Distribution	18,000	sqft		0.25	4,500	4,500
16500	Lighting	18,000	sqft		8.00	144,000	144,000
16600	Special Systems	18,000	sqft		2.75	49,500	49,500
Electrical Total						198,000	198,000
Grand Total		18,000	sqft	36,792	104.00	1,872,027	1,908,819