

**PRE-DESIGN
COST PLAN**

for

**The Center for Wooden Boats
Northlake Community Wharf
Seattle, WA**

Haley Consulting Group

October 28, 2009

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for

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Northlake Community Wharf
Seattle, WA**

The Center for Wooden Boats
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Seattle, Washington 98109

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October 28, 2009

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BASIS OF COST PLAN

<u>Cost Plan Prepared From</u>	Dated	Received
Drawings issued for Pre-Design Narrative Google Earth		08/07/09

Discussions with the Owner

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of May 2010

A construction period of 6 months

The general contract will be competitively bid with qualified general and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There will not be phasing requirements

The general contractor will have to coordinate the schedule with owners and tenants

INCLUSIONS

The Northlake community wharf project intends to make improvements to an existing King County Metro Property. Includes the adaptive reuse of an existing timber framed warehouse and Upland site improvements.

The Warehouse improvements will include stripping the existing warehouse to the heavy timber structure, then residing and reroofing the existing structure. It is intended that the high-bay warehouse structure will remain unconditioned or minimally conditioned, suiting its primary use as a vessel restoration facility as well as to preserve the existing heavy timber structure. A secondary, light wood framed structure will be built within a portion of the high-bay structure. The secondary structure will be insulated and conditioned and will contain restrooms, administrative spaces and mezzanine storage. Improvements will also include the addition of new exterior covered porches on both the north and south sides of the building.

Site improvements include removal of debris and invasive vegetation, addition of accessible pathways, site lighting, signage and planting areas. Includes monies for soils disposal as required.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with subcontractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project.

EXCLUSIONS

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Security equipment and devices

Audio visual equipment

Hazardous material handling, disposal and abatement, aside from included allowance for soils

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Design, testing, inspection or construction management fees

Architectural and design fees - See overall summary

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges - See overall summary

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance program

Land and easement acquisition

Cost escalation beyond a start date of May 2010

OVERALL SUMMARY

	Gross Floor Area	\$ / SF	\$x1,000
Warehouse Improvements	5,600 SF	188.20	1,054
TOTAL Construction Costs	5,600 SF	188.20	1,054
Soft Costs			
Design Costs	12%		126
Permits and Fees	5%		53
Equipment and Furnishings	5%		53
Taxes	10%		103
Construction Contingency	10%		105
TOTAL Project Costs	5,600 SF	266.86	1,494

Alternates

Alternate 1: Vegetative Roof 79

Please refer to the Inclusions and Exclusions sections of this report

WAREHOUSE IMPROVEMENTS COMPONENT SUMMARY

	Gross Area:	5,600 SF	
		\$/SF	\$x1,000
1. Foundations		7.84	44
2. Vertical Structure		3.89	22
3. Floor & Roof Structures		9.48	53
4. Exterior Cladding		24.00	134
5. Roofing, Waterproofing & Skylights		11.36	64
Shell (1-5)		56.57	317
6. Interior Partitions, Doors & Glazing		5.93	33
7. Floor, Wall & Ceiling Finishes		2.08	12
Interiors (6-7)		8.00	45
8. Function Equipment & Specialties		5.63	32
9. Stairs & Vertical Transportation		1.16	7
Equipment & Vertical Transportation (8-9)		6.79	38
10. Plumbing Systems		4.57	26
11. Heating, Ventilating & Air Conditioning		5.41	30
12. Electric Lighting, Power & Communications		10.86	61
13. Fire Protection Systems		4.91	28
Mechanical & Electrical (10-13)		25.75	144
Total Building Construction (1-13)		97.11	544
14. Site Preparation & Demolition		17.04	95
15. Site Paving, Structures & Landscaping		7.35	41
16. Utilities on Site		8.48	48
Total Site Construction (14-16)		32.87	184
TOTAL BUILDING & SITE (1-16)		129.98	728
General Conditions	20.00%	26.07	146
Contractor's Overhead & Profit or Fee	7.50%	11.79	66
PLANNED CONSTRUCTION COST	October 2009	167.84	940
Consideration for LEED Silver		5.36	30
Contingency for Development of Design	7.00%	12.14	68
Escalation to Start Date (May 2010)	1.51%	2.86	16
RECOMMENDED BUDGET	May 2010	188.20	1,054

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
1. Foundations				
Deep Foundation				
Pin Piles - assume 8 per footing, 30' deep	1,680	LF	25.00	42,000
Concrete footings, reinforced including ex. & backfill				
2'-6" x 2'-6" Pile caps at North & South elevations	2	CY	775.00	1,884
				43,884
2. Vertical Structure				
Allowance for minor structural repairs	1	LS	5,000.00	5,000
Timber columns at open structures	7	EA	2,400.00	16,800
				21,800
3. Floor and Roof Structure				
Slab on grade at porches	1,200	SF	4.50	5,400
Timber roof structure at porches				
South porches - 1/2 trusses	7	EA	4,500.00	31,500
Floor Sheathing at "box"	1,600	SF	2.25	3,600
Plywood diaphragm at roof	6,306	SF	2.00	12,612
				53,112
4. Exterior Cladding				
Wall framing, furring and insulation				
Minor framing & sheathing for siding	2,475	SF	3.50	8,663
Applied Exterior Finishes				
Siding - tight knot bevel cedar and trims	2,475	SF	16.50	40,838

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Windows, Glass & Glazing				
New and refurbished windows	1,856	SF	25.00	46,406
Interior finish to exterior walls				
Clear finish to walls	2,475	SF	0.65	1,609
Exterior Doors, Frames and Hardware				
Exterior doors - site build barn style				
North & South porches	4	EA	6,500.00	26,000
West porch	1	EA	8,500.00	8,500
Man doors, frames and hardware	2	EA	1,200.00	2,400
				134,415

5. Roofing, Waterproofing & Skylights

Roofing				
Metal roofing, trims and flashings	6,306	SF	7.50	47,295
Gutters and downspouts	200	LF	14.00	2,800
Roof lights				
Skylights	1	LS	10,000.00	10,000
Caulking and sealants				
Allowance for caulking and sealants	1	LS	3,500.00	3,500
				63,595

6. Interior Partitions, Doors & Glazing

Partition framing and cores				
Interior wood framed partitions, GWB each side	202	LF	115.00	23,230
Window walls and borrowed lights				
Allowance for relites	150	SF	15.00	2,250
Interior doors, frames and hardware				
Interior wood doors, frames and hardware	7	EA	1,100.00	7,700
				33,180

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>7. Floor, Wall & Ceiling Finishes</u>				
Floors				
Allowance for floor finishes	1,600	SF	3.00	4,800
Bases or skirting, etc.				
Allowance for base and skirting	568	LF	1.75	994
Walls				
Paint to walls	6,816	SF	0.65	4,430
Ceilings				
Gypboard ceilings in restrooms	282	SF	5.00	1,410
				11,634
<u>8. Function Equipment & Specialties</u>				
Allowance for bathroom accessories	1	LS	1,500.00	1,500
Crane platform rehabilitation	1	LS	30,000.00	30,000
				31,500
<u>9. Stairs & Vertical Transportation</u>				
Allowance for stairs and ramps	1	LS	5,000.00	5,000
Access ladder to storage loft	1	LS	1,500.00	1,500
				6,500
<u>10. Plumbing Systems</u>				
Bathroom and shower fixtures, installed	8	EA	3,200.00	25,600
				25,600

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>11. Heating, Ventilation & Air Conditioning</u>				
Ventilation at minimally conditioned space	3,400	SF	3.50	11,900
Heating only at the "box"	1,600	SF	11.50	18,400
				30,300
<u>12. Electrical Lighting, Power & Communication</u>				
New lighting and power distribution	3,400	SF	8.00	27,200
Box Area	1,600	SF	21.00	33,600
				60,800
<u>13. Fire Protection Systems</u>				
Dry Sprinkler System	5,000	SF	5.50	27,500
				27,500
<u>14. Site Preparation & Building Demolition</u>				
Site clearing and grubbing				
Grub site	19,140	SF	0.35	6,699
Foundation spoils disposal	1	LS	50,000.00	50,000
Select Demolition of building				
Demo roofing	5,060	SF	2.25	11,385
Demo siding	4,950	SF	3.00	14,850
Misc. interior demo	5,000	SF	2.50	12,500
				95,434

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
15. Site Paving, Structures & Landscaping				
Allowance for hardscapes and softscapes Assumes minimal plantings, gravel walks, low disturbance	19,140	SF	2.15	41,151
				41,151
16. Utilities on Site				
Power to site - assumed to be sufficient Expanded power distribution to the site	1	LS	15,000.00	15,000
Wet side utilities				
Sewer	175	LF	65.00	11,375
Water	175	LF	35.00	6,125
Storm	200	LF	75.00	15,000
Gas - By gas company				
				47,500

	Quantity	Unit	Rate	Total
<u>Alternate 1: Vegetative Roof</u>				
DEDUCT				
Deduct metal roof	(5,100)	SF	7.50	(38,250)
ADD				
Membrane roofing for green roof	5,100	SF	7.50	38,250
Green roof	5,100	SF	11.00	56,100
Markups	40.12	%	56,100.00	22,507
				<hr/> 78,607