

# Capitol Lake Project Cost Estimate Detail

STATE OF WASHINGTON <b>AGENCY/INSTITUTION PROJECT COST ESTIMATE</b>	<b>FORM CTC Cost Est.</b>  Version 2.62 August 1, 2007
--	--

<b>AGENCY:</b>	Department of General Administration	<b>Analysis Date:</b>	4/1/2010
<b>PROJECT NAME:</b>	Capitol Lake Maintenance - Phase I	<b>Analysis By:</b>	CLIPA
<b>PROJECT NUMBER:</b>		<b>Contact Phone #:</b>	360-866-0251
<b>LOCATION:</b>			

STATISTICS:	Primary	Secondary
Gross Square Feet		
Net Square Feet		
Efficiency	0%	0%
Estimated Cost per S.F.	0	0
Building Type:	Other Schedule C Projects	
Is project a remodel?	No	No
A/E Fee Class	C	
A/E Fee Percentage:	7.78%	0.00%

Project Schedule	Start Date	End Date
1. Pre-design (mm-yyyy):	Jul-2011	Jan-2012
2. Design (mm-yyyy):	Jan-2012	Jun-2012
3. Construction (mm-yyyy):	Aug-2011	Dec-2011
5. Construction Duration (in Months):	5	
State Construction Inflation Rate:	3.50%	
Base Month:	Apr-2010	

Project Cost Summary	
Primary MACC (escalated):	\$2,932,000
Secondary MACC (escalated):	\$0
Current Project Total:	\$4,261,188
Escalated Project Total:	\$4,473,000

Contingency Rate:	10.00%
Management Reserve:	5.00%
Tax Rate:	8.90%
Art Requirement Applies:	No
Project Admin by GA:	Yes
Higher Ed. Institution: Alternative Public Works Project:	No

Includes Formula Overrides:	No
-----------------------------	----

ITEM	BASE MONTH AMOUNT	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
<b>A. ACQUISITION COSTS</b>				
1 Purchase/Lease Cost				
2 Appraisal and Closing Costs				
3 Right-of-Way Costs				
4 Offsite Mitigation				
5				
<b>Total: Acquisition Costs</b>	<b>\$0</b>		1.0000	<b>\$0</b>

<b>B.</b>	<b>CONSULTANT SERVICES</b>			
<b>1</b>	<b>Pre-Schematic Design Services</b>			
a.	Programming/Site Analysis			
b.	Environmental Analysis			
c.	Predesign Study	\$200,000		
	<b>SubTotal: Pre-Schematic Design Services</b>	<b>\$200,000</b>	1.0622	<b>\$212,000</b>
<b>2</b>	<b>Construction Documents</b>			
a.	A/E Basic Design Services - Up to Bidding (69%)	\$150,299	\$150,299	
b.	A/E Basic Design Services - Secondary (69%)	\$0	\$0	
	<b>SubTotal: Construction Documents</b>	<b>\$150,299</b>	1.0545	<b>\$158,000</b>
<b>3</b>	<b>Extra Services</b>			
a.	Civil Design (Above Basic Services)	\$100,000		
b.	Geotechnical Investigation	\$20,000		
c.	Commissioning			
d.	Site Survey	\$20,000		
e.	Testing	\$20,000		
f.	Energy Conservation Report			
g.	Voice/Data Consultant			
h.	VE Participation & Implementation			
i.	Constructability Review Participation			
j.	Environmental Mitigation Services (EIS)	\$20,000		
k.	Landscape Consultant	\$50,000		
l.	Biology Consultant	\$20,000		
	<b>SubTotal: Extra Services</b>	<b>\$250,000</b>	1.0545	<b>\$264,000</b>
<b>4</b>	<b>Other Services</b>			
a.	Bid/Construction/Closeout - 31% of basic services	\$67,526	\$67,526	
b.	Bid/Construction/Closeout - Secondary	\$0	\$0	
c.	HVAC Balancing			
d.	Commissioning and Training			
	<b>SubTotal: Other Services</b>	<b>\$67,526</b>	1.0544	<b>\$71,000</b>
<b>5</b>	<b>Design Services Contingency</b>	10.00%	\$66,783	\$66,783
a.				
	<b>SubTotal: Design Services Contingency</b>		<b>\$66,783</b>	1.0544
	<b>Total: Consultant Services</b>		<b>\$734,608</b>	<b>\$775,000</b>
<b>C.</b>	<b>CONSTRUCTION CONTRACTS</b>			
<b>1</b>	<b>Site Work</b>			
a.	G10 - Site Preparation			
b.	G20 - Site Improvements			
c.	G30 - Site Mechanical Utilities			
d.	G40 - Site Electrical Utilities			
e.	G60 - Other Site Construction			
f.	Mobilization & Demobilization	\$200,000		
g.	Dredging	\$2,500,000		
	<b>SubTotal: Site Work</b>	<b>\$2,700,000</b>	1.0470	<b>\$2,827,000</b>

<b>2</b>	<b>Related Project Costs</b>			
a.	Off site improvements			
b.	City Utilities Relocation			
c.	Parking Mitigation			
d.	Stormwater Retention/Detention			
e.	Wetland Mitigation	\$100,000		
	<b>SubTotal: Related Project Costs</b>	<b>\$100,000</b>	1.0470	<b>\$105,000</b>
<b>3A</b>	<b>Facility Construction - Primary</b>			
a.	A10 - Foundations			
b.	A20 - Basement Construction			
c.	B10 - Superstructure			
d.	B20 - Exterior Closure			
e.	B30 - Roofing			
f.	C10 - Interior Construction			
g.	C20 - Stairs			
h.	C30 - Interior Finishes			
i.	D10 - Conveying			
j.	D20 - Plumbing Systems			
k.	D30 - HVAC Systems			
l.	D40 - Fire Protection Systems			
m.	D50 - Electrical Systems			
n..	F10 - Special Construction			
o..	F20 - Selective Demolition			
p.	General Conditions			
	<b>SubTotal: Facility Construction - Primary</b>	<b>\$0</b>	1.0544	<b>\$0</b>
	<b>Maximum Allowable Construction Cost (MACC) - Primary</b>	<b>\$2,800,000</b>		<b>\$2,932,000</b>
<b>3B</b>	<b>Facility Construction -Secondary (By Building System)</b>			
a.	A10 - Foundations			
b.	A20 - Basement Construction			
c.	B10 - Superstructure			
d.	B20 - Exterior Closure			
e.	B30 - Roofing			
f.	C10 - Interior Construction			
g.	C20 - Stairs			
h.	C30 - Interior Finishes			
i.	D10 - Conveying			
j.	D20 - Plumbing Systems			
k.	D30 - HVAC Systems			
l.	D40 - Fire Protection Systems			
m.	D50 - Electrical Systems			
n..	F10 - Special Construction			
o..	F20 - Selective Demolition			
p.	General Conditions			
	<b>SubTotal: Facility Construction -Secondary (By Building System)</b>	<b>\$0</b>	1.0544	<b>\$0</b>

	<b>Maximum Allowable Construction Cost (MACC) - Secondary</b>		<b>\$0</b>		<b>\$0</b>
<b>4</b>	<b>GC/CM Risk Contingency</b>				
	<b>SubTotal: GC/CM Risk Contingency</b>		<b>\$0</b>	<b>1.0544</b>	<b>\$0</b>
<b>4</b>	<b>GC/CM Risk Contingency - NOT APPLICABLE</b>				
<b>5</b>	<b>GC/CM or Design Build Costs</b>				
a.	Preconstruction Services				
b.	Fee				
c.	Bid General Conditions				
	<b>SubTotal: GC/CM or Design Build Costs</b>		<b>\$0</b>	<b>1.0544</b>	<b>\$0</b>
<b>5</b>	<b>GC/CM or Design Build Costs - NOT APPLICABLE</b>				
<b>6</b>	<b>Construction Contingencies</b>				
a.	Management Reserve	5.00%	\$140,000	\$140,000	
b.	Allowance for Change Orders	10.00%	\$280,000	\$280,000	
c.					
	<b>SubTotal: Construction Contingencies</b>		<b>\$420,000</b>	<b>1.0544</b>	<b>\$443,000</b>
<b>7</b>	<b>Sales Tax</b>	8.90%	\$286,580	\$286,580	
a.					
	<b>SubTotal: Sales Tax</b>		<b>\$286,580</b>	<b>1.0544</b>	<b>\$302,000</b>
<b>Total: Construction Contracts</b>			<b>\$3,506,580</b>		<b>\$3,677,000</b>
<b>D.</b>	<b>EQUIPMENT</b>				
1	E10 - Equipment				
2	E20 - Furnishings				
3	F10 - Special Construction				
4					
	<b>SubTotal: Equipment</b>		<b>\$0</b>	<b>1.0544</b>	<b>\$0</b>
<b>99</b>	<b>Sales Tax</b>	8.90%	\$0	\$0	
100					
	<b>SubTotal: Sales Tax</b>		<b>\$0</b>	<b>1.0544</b>	<b>\$0</b>
<b>Total: Equipment</b>			<b>\$0</b>		<b>\$0</b>
<b>E.</b>	<b>ARTWORK</b>				
1	Project Artwork		N/A	N/A	
2	Higher Education Artwork		N/A	N/A	
<b>Total: Artwork</b>			<b>\$0</b>	<b>1.0000</b>	<b>\$0</b>

<b>F.</b>	<b>OTHER COSTS</b>			
1	Mitigation Costs			
2	Hazardous Material Remediation/Removal			
3	Permits	\$20,000		
<b>Total: Other Costs</b>		<b>\$20,000</b>	1.0470	<b>\$21,000</b>
<b>G.</b>	<b>PROJECT MANAGEMENT</b>			
1	Agency Project Management	\$0	\$0	
2				
<b>Total: Project Management</b>		<b>\$0</b>	1.0000	<b>\$0</b>
<b>GRAND TOTAL</b>		<b>\$4,261,188</b>		<b>\$4,473,000</b>

**NOTES**

Assumes 100,000 CY of material from North Basin to be dredged, with the marketing of the dredge spoils to other vendors or for use within the Capitol Lake/Deschutes watershed area.