



**CITY OF BAINBRIDGE ISLAND
POLICE STATION-COURT HOUSE
ORDER OF MAGNITUDE ESTIMATE
DECEMBER 11, 2017 Rev. 2/5/2018**

HARRISON SITE

Police Building Renovation	17981 SF	413	\$	7,422,619
Court Building 2 Story Addition	8000 SF	585	\$	4,683,406
Below Grade Parking	4000 SF	250	\$	1,000,000
Site Development (1.23 AC)	53722 SFA	25	\$	1,343,050
Emergency Access to SR305	1 LS	100,000	\$	100,000
Sustainability/LEED Above Basic (10% on Building Cost)			\$	1,310,603
Total Construction/MACC - Escalated to Feb. 2020			\$	15,859,678
Project Development/Soft Costs @ 60.95%			\$	9,666,474
Total Project Costs - Escalated to Feb. 2020			\$	25,526,151

Project Development/Soft Costs Include:

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	10.00%
Builders Risk Policy	0.75%
Washington State Sales Tax	9.00%
Police/Court Furnishings and Equipment (\$20.00 SF + Tax)	3.70%
Technology	3.00%
Jurisdictional/Utility Co Fees	0.50%
Staff Planning/Moving	1.00%
Project/Bidding/Market/Code Changes Contingency	10.00%
	60.95%

Exclusions:

Piling/Special Foundations
Construction Management Fees
Land Acquisition and Real Estate Fees
Wetlands Mitigation
Police Vehicles/Aparatus
Radio Towers and Antennas
Alternative Contracting/GCCM (Add 10% plus \$350,000 Preconstruction Fees)
Off-Site-ROW Improvements
Firing Range



THE
ROBINSON
COMPANY

PROJECT: BAINBRIDGE IS POLICE-COURTS - HARRISION SITE - COURT ADDITION
LOCATION: BAINBRIDGE, WA
BLDG SF: 8,000
ESTIMATE: 2018022
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		18,500	2.31
B10	SUPERSTRUCTURE		670,280	83.79
B20	EXTERIOR CLOSURE		656,000	82.00
B30	ROOFING		76,024	9.50
C20	STAIRS		89,000	11.13
C30	INTERIOR FINISHES		502,080	62.76
D10	CONVEYING SYSTEMS		125,000	15.63
D20	PLUMBING		54,000	6.75
D30	HVAC		416,000	52.00
D40	FIRE PROTECTION		52,000	6.50
D50	ELECTRICAL		468,000	58.50
E10	EQUIPMENT		90,976	11.37
E20	FURNISHINGS		107,665	13.46
Z10	GENERAL REQUIREMENTS			
	ESTIMATE SUBTOTAL		3,325,525	415.69
	DESIGN CONTINGENCY @	10.00%	332,552	
	SUBTOTAL		3,658,077	
	GENERAL CONDITIONS @	8.00%	292,646	
	SUBTOTAL		3,950,723	
	GENERAL CONTRACTOR'S OH & P @	8.00%	316,058	
	SUBTOTAL		4,266,781	
	ESCALATION TO 01-FEB-20 (4.50%/YR) @	9.76%	416,625	
	TOTAL		4,683,406	585.43

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: BAINBRIDGE IS POLICE-COURTS - HARRISON SITE - COURT ADDITION
 LOCATION: BAINBRIDGE, WA
 BLDG SF: 8,000
 ESTIMATE: 2018022
 EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10	FOUNDATIONS					
03000	ELEVATOR PIT	1	EA	12,500	12,500	
07130	ELEVATOR PIT SUMP PUMP	1	LS	3,500	3,500	
07130	WATERPROOF ELEVATOR PIT	1	EA	2,500	2,500	
A10	FOUNDATIONS	DIVISION TOTAL			18,500	2.31
B10	SUPERSTRUCTURE					
03000	CONCRETE TOPPING SLAB	8,000	SF	4.85	38,800	
05120	BUILDING ROOF STRUCTURE	4,000	SFA	39.78	159,120	
05120	CANOPY ALLOWANCE	1,000	SFA	50.00	50,000	
05120	UPPER LEVEL EXTERIOR DECK	168	SF	50.00	8,400	
05120	UPPER LEVEL FLOOR STRUCTURE	8,000	SFA	49.42	395,360	
07820	FIREPROOFING STRUC FLOOR STEEL-BEAMS,COLS.,DECK	4,000	SFA	4.65	18,600	
B10	SUPERSTRUCTURE	DIVISION TOTAL			670,280	83.79
B20	EXTERIOR CLOSURE					
07000	EXTERIOR CLOSURE	8,000	SFA	82.00	656,000	
B20	EXTERIOR CLOSURE	DIVISION TOTAL			656,000	82.00
B30	ROOFING					
07330	MEMBRANE ROOFING/INSUL/SHEETMETAL	4,000	SF	18.25	73,000	
		AT BLDG				
07620	DECK PAVERS	168	SF	18.00	3,024	
B30	ROOFING	DIVISION TOTAL			76,024	9.50
C20	STAIRS					
01000	STANDARD BUILDING STAIRS-STAIR 2	3	FLT	18,000	54,000	
05510	MAIN STAIRS/RAILS - STAIR 1	1	EA	35,000	35,000	
C20	STAIRS	DIVISION TOTAL			89,000	11.13
C30	INTERIOR FINISHES					
09000	INTERIOR CONSTRUCTION	8,000	SFA	27.76	222,080	
09000	INTERIOR FINISHES	8,000	SFA	35.00	280,000	
C30	INTERIOR FINISHES	DIVISION TOTAL			502,080	62.76
D10	CONVEYING SYSTEMS					
14000	ELEVATOR 3 STOP	1	LS	125,000	125,000	
D10	CONVEYING SYSTEMS	DIVISION TOTAL			125,000	15.63

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
D20	PLUMBING					
15000	PLUMBING - BUILDING	8,000	SFA	6.75	54,000	
D20	PLUMBING			DIVISION TOTAL	54,000	6.75
D30	HVAC					
15500	HVAC - BUILDING	8,000	SFA	52.00	416,000	
D30	HVAC			DIVISION TOTAL	416,000	52.00
D40	FIRE PROTECTION					
15000	FIRE PROTECTION SYSTEM - BUILDING	8,000	SFA	6.50	52,000	
D40	FIRE PROTECTION			DIVISION TOTAL	52,000	6.50
D50	ELECTRICAL					
16000	ELECTRICAL - BUILDING	8,000	SFA	40.00	320,000	
16000	ELECTRICAL - SPECIAL/LOW VOLTAGE SYSTEMS	8,000	SFA	18.50	148,000	
D50	ELECTRICAL			DIVISION TOTAL	468,000	58.50
E10	EQUIPMENT					
11000	BUILDING EQUIPMENT/APPLIANCES	7,317	SFA	1.50	10,976	
11000	HIGH DENSITY/RECORDS/EVIDENCE STORAGE	1	LS	80,000	80,000	
	ALLOWANCE					
E10	EQUIPMENT			DIVISION TOTAL	90,976	11.37
E20	FURNISHINGS					
06415	TRANSACTION/REPORT COUNTERS	37	LF	475	17,575	
12000	MISC CASEWORK/COUNTERS/MILLWORK	8,000	SFA	1.75	14,000	
12300	BASE CABINETS	26	LF	185	4,810	
12300	HOLDING BENCH	8	LF	65.00	520	
12300	JUDGE BENCH	1	LS	28,000	28,000	
12300	JUDGE/JURY PLATFORM	1	LS	10,000	10,000	
12300	WALL CABINETS	16	LF	110	1,760	
12300	WITNESS/CLERK DESKS	2	EA	6,500	13,000	
12490	EXT. WINDOW SHADES/BLINDS	8,000	SFA	2.25	18,000	
E20	FURNISHINGS			DIVISION TOTAL	107,665	13.46
Z10	GENERAL REQUIREMENTS					
01000	BUILDING AREA	7,317	SF			
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL		
ESTIMATE SUBTOTAL					3,325,525	415.69



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PROJECT: BAINBRIDGE IS POLICE-COURTS - HARRISION SITE - BUILDING MOD AND SALLYPORT ADDITION
LOCATION: BAINBRIDGE, WA
BLDG SF: 17,981
ESTIMATE: 2018022
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		60,703	3.38
B10	SUPERSTRUCTURE		161,790	9.00
B20	EXTERIOR CLOSURE		883,341	49.13
B30	ROOFING		156,019	8.68
C10	INTERIOR CONSTRUCTION		737,095	40.99
C30	INTERIOR FINISHES		424,783	23.62
D10	CONVEYING SYSTEMS		20,000	1.11
D20	PLUMBING		110,984	6.17
D30	HVAC		854,984	47.55
D40	FIRE PROTECTION		90,431	5.03
D50	ELECTRICAL		961,857	53.49
E10	EQUIPMENT		144,663	8.05
E20	FURNISHINGS		120,027	6.68
F20	SELECTIVE BUILDING DEMOLITION		134,666	7.49
Z10	GENERAL REQUIREMENTS			
	ESTIMATE SUBTOTAL		4,861,341	270.36
	DESIGN CONTINGENCY @	15.00%	729,201	
	SUBTOTAL		5,590,543	
	GENERAL CONDITIONS @	12.00%	670,865	
	SUBTOTAL		6,261,408	
	GENERAL CONTRACTOR'S OH & P @	8.00%	500,913	
	SUBTOTAL		6,762,320	
	ESCALATION TO 01-FEB-20 (4.50%/YR) @	9.76%	660,299	
	TOTAL		7,422,619	412.80

EXCLUSIONS:
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 EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10	FOUNDATIONS					
03000	FOUNDATION AND SLAB ON GRADE AT SALLYPORT ADITION	1,539	SFA	20.00	30,780	
03000	FOUNDATION UPGRADES FOR SEISMIC/ESSENTIAL FACILITY	8,549	SFA	2.50	21,373	
03000	SLAB PATCH AT SEISMIC & PLUMBING UPGRADES	855	SFA	10.00	8,550	
A10	FOUNDATIONS			DIVISION TOTAL	60,703	3.38
B10	SUPERSTRUCTURE					
01000	ROOF STRUCTURE AT SALLYPORT	1,539	SFA	25.00	38,475	
06110	SEISMIC UPGRADES AT FLOOR STRUCTURE	7,893	SFA	7.50	59,198	
06110	SEISMIC UPGRADES AT ROOF STRUCTURE	8,549	SFA	7.50	64,118	
B10	SUPERSTRUCTURE			DIVISION TOTAL	161,790	9.00
B20	EXTERIOR CLOSURE					
01000	EXTERIOR WALLS AT SALLYPORT	2,232	SF	58.00	129,456	
07000	CODE/BALLISTIC UPGRADE TO EXISTING EXT WALLS	7,751	SF	65.00	503,815	
08000	EXT DOORS/FRAME/Hardware/ENTRIES	4	EA	5,000	20,000	
08000	EXTERIOR OH DOORS - SALLYPORT	2	EA	8,500	17,000	
08500	PROVIDE BALLISTIC PROTECTION AT EXISTING GLAZING	1,937	SF	110	213,070	
09100	GROSS WALL AREAS		SF			
B20	EXTERIOR CLOSURE			DIVISION TOTAL	883,341	49.13
B30	ROOFING					
07330	MEMBRANE ROOFING/INSUL/SHEETMETAL	8,549	SF	18.25	156,019	
B30	ROOFING			DIVISION TOTAL	156,019	8.68
C10	INTERIOR CONSTRUCTION					
09000	INTERIOR CONSTRUCTION	16,442	SFA	44.83	737,095	
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	737,095	40.99
C30	INTERIOR FINISHES					
01000	PREM HI IMPACT/ACOUSTIC WALLS	1	LS	60,000	60,000	
09000	INTERIOR FINISHES	16,442	SFA	21.25	349,393	
09000	INTERIOR FINISHES - SALLYPORT	1,539	SFA	10.00	15,390	
C30	INTERIOR FINISHES			DIVISION TOTAL	424,783	23.62
D10	CONVEYING SYSTEMS					
14000	MINOR ELEVATOR UPGRADES	1	LS	20,000	20,000	
D10	CONVEYING SYSTEMS			DIVISION TOTAL	20,000	1.11

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
D20	PLUMBING					
15000	PLUMBING	16,442	SFA	6.75	110,984	
D20	PLUMBING			DIVISION TOTAL	110,984	6.17
D30	HVAC					
15500	HVAC	16,442	SFA	52.00	854,984	
D30	HVAC			DIVISION TOTAL	854,984	47.55
D40	FIRE PROTECTION					
15000	MODIFY FIRE PROTECTION SYSTEM	16,442	SFA	5.50	90,431	
D40	FIRE PROTECTION			DIVISION TOTAL	90,431	5.03
D50	ELECTRICAL					
16000	ELECTRICAL	16,442	SFA	40.00	657,680	
16000	ELECTRICAL - SPECIAL/LOW VOLTAGE SYSTEMS	16,442	SFA	18.50	304,177	
D50	ELECTRICAL			DIVISION TOTAL	961,857	53.49
E10	EQUIPMENT					
11000	BUILDING EQUIPMENT	16,442	SFA	1.50	24,663	
11000	HIGH DENSITY/RECORDS/EVIDENCE STORAGE	1	LS	120,000	120,000	
	ALLOWANCE					
E10	EQUIPMENT			DIVISION TOTAL	144,663	8.05
E20	FURNISHINGS					
01000	FURNISHINGS/CASEWORK	16,442	SFA	7.30	120,027	
E20	FURNISHINGS			DIVISION TOTAL	120,027	6.68
F20	SELECTIVE BUILDING DEMOLITION					
02000	DEMO CANOPIES/MISC	1	LS	25,000	25,000	
02000	DEMO ROOFING	8,549	SF	2.25	19,235	
02000	SELECTIVE DEMOLITION	16,442	SFA	5.50	90,431	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	134,666	7.49
Z10	GENERAL REQUIREMENTS					
01000	BUILDING AREA	16,442	SF			
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL		
				ESTIMATE SUBTOTAL	4,861,341	270.36