



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

YAQUINA SITE

Police Building w/Structured Parking	29472 SF	366	\$	10,786,008
Court Building	7317 SF	544	\$	3,981,530
Firing Range	2794 SF	449	\$	1,253,125
Site Development	1 LS	4,153,283	\$	4,153,283
Sustainability/LEED Above Basic (10% on Building Cost)			\$	1,602,066
Total Construction/MACC - Escalated to Feb. 2020			\$	21,776,012
Project Development/Soft Costs @ 55.80%			\$	12,151,015
Total Project Costs - Escalated to Feb. 2020			\$	33,927,027

Project Development/Soft Costs Include:

Architect/Engineering	13.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	9.00%
Police/Court Furnishings and Equipment (\$20.00 SF + Tax)	2.75%
Range Furnishings and Equipment Allowance	0.30%
Technology	3.00%
Jurisdictional/Utility Co Fees	0.50%
Staff Planning/Moving	1.00%
Project/Bidding/Market/Code Changes Contingency	10.00%
	55.80%

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



THE
ROBINSON
COMPANY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - BUILDING
LOCATION: BAINBRIDGE, WA
BLDG SF: 29,472
ESTIMATE: 2017183
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		299,010	10.15
A20	BASEMENT CONSTRUCTION		478,536	16.24
B10	SUPERSTRUCTURE		1,566,264	53.14
B20	EXTERIOR CLOSURE		907,985	30.81
B30	ROOFING		351,717	11.93
C10	INTERIOR CONSTRUCTION		770,340	26.14
C20	STAIRS		53,000	1.80
C30	INTERIOR FINISHES		476,885	16.18
D10	CONVEYING SYSTEMS		25,000	0.85
D20	PLUMBING		171,582	5.82
D30	HVAC		858,903	29.14
D40	FIRE PROTECTION		168,339	5.71
D50	ELECTRICAL		1,414,392	47.99
E10	EQUIPMENT		140,979	4.78
E20	FURNISHINGS		120,344	4.08
Z10	GENERAL REQUIREMENTS			
	ESTIMATE SUBTOTAL		7,803,276	264.77
	DESIGN CONTINGENCY @	10.00%	780,328	
	SUBTOTAL		8,583,604	
	GENERAL CONDITIONS @	6.00%	515,016	
	SUBTOTAL		9,098,620	
	GENERAL CONTRACTOR'S OH & P @	8.00%	727,890	
	SUBTOTAL		9,826,510	
	ESCALATION TO 01-FEB-20 (4.50%/YR) @	9.76%	959,498	
	TOTAL		10,786,008	365.97

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - BUILDING
LOCATION: BAINBRIDGE, WA
BLDG SF: 29,472
ESTIMATE: 2017183
EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10	FOUNDATIONS					
03000	5" SLAB ON GRADE/GRAVEL/VAPOR BARRIER @ PKG LEVEL	15,533	SF	6.75	104,848	
03000	STANDARD FOUNDATIONS	15,533	SFA	12.50	194,163	
A10	FOUNDATIONS			DIVISION TOTAL	299,010	10.15
A20	BASEMENT CONSTRUCTION					
02000	BASEMENT WALLS GRAVEL BACKFILL	1,357	CY	24.00	32,568	
03310	BELOW GRADE CONC WALLS	9,464	SF	42.00	397,488	
07000	MEMBRANE/INSUL/DRAINAGE AT BELOW GRADE CONCRETE	6,464	SF	7.50	48,480	
A20	BASEMENT CONSTRUCTION			DIVISION TOTAL	478,536	16.24
B10	SUPERSTRUCTURE					
03000	CONCRETE TOPPING SLAB	15,855	SF	4.85	76,897	
05120	ALLOW FOR BUILDING OVERHANGS	2,500	SF	39.78	99,450	
05120	BUILDING ROOF STRUCTURE	13,986	SFA	39.78	556,363	
05120	CANOPY ALLOWANCE	1,000	SFA	50.00	50,000	
05120	MAIN LEVEL FLOOR STRUCTURE	13,986	SFA	49.42	691,188	
05120	STRUCTURED ROOF/PLAZAS ABOVE PKG BELOW	1,869	SFA	49.42	92,366	
B10	SUPERSTRUCTURE			DIVISION TOTAL	1,566,264	53.14
B20	EXTERIOR CLOSURE					
04220	CMU VENEER - FULLY GROUTED TO 7"	3,766	SF	26.00	97,916	
07000	EXTERIOR RAINSCREEN FRAMED WALLS	4,076	SF	24.50	99,862	
07420	MISC.TRIM/FLASH/CAULK EXT GROSS AREA	7,532	SF	1.75	13,181	
07430	TRESPA SDING-EXPOSED FASTENERS	310	SF	55.00	17,050	
08000	EXT DOORS/FRAME/HDWARE/ENTRIES	4	EA	5,000	20,000	
08000	EXTERIOR OH DOORS	4	EA	8,500	34,000	
08500	EXT CURTAIN WALL W/FINS/BLAST-BALLISTIC PROTECT	1,368	SF	240	328,320	
08500	EXTERIOR WINDOWS - WITH BLAST-BALLISTIC PROTECTION	1,368	SF	180	246,240	
08500	SUNSHADE ALLOWANCE	1	LS	35,000	35,000	
09100	EXT. WALLS DETAIL FRAME @ OPENINGS	2,736	SF	6.00	16,416	
09100	GROSS WALL AREAS	7,532	SF			
B20	EXTERIOR CLOSURE			DIVISION TOTAL	907,985	30.81
B30	ROOFING					
07330	MEMBRANE ROOFING/INSUL/SHEETMETAL @ PLAZAS/STRUCTURED PKG ROOF	2,511	SF	20.25	50,848	
07330	MEMBRANE ROOFING/INSUL/SHEETMETAL AT BLDG	16,486	SF	18.25	300,870	
B30	ROOFING			DIVISION TOTAL	351,717	11.93

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
C10	INTERIOR CONSTRUCTION					
03310	INTERIOR CONCRETE WALLS	797	SF	38.00	30,286	
04000	INT. CMU WALLS	5,662	SF	26.00	147,212	
04000	SECURE FENCE/GATE AT SUSPECT TRANSFER	86	LF	175	15,050	
08100	INTERIOR DOORS/FRAME/HARDWARE	59	LVS	1,800	106,200	
08100	PREMIUM SECURE/HI IMPACT DOORS	14	LVS	1,000	14,000	
08340	PARCEL PASS-THRU DOOR & TRANSACTION WINDOW	2	EA	6,000	12,000	
08460	INTERIOR OVERHEAD DOOR	1	EA	8,500	8,500	
08510	INTERIOR RELITES/GLAZING-BLAST PROTECT	161	SF	160	25,760	
	ALLOWANCE QUANTITY					
08510	INTERIOR RELITES/GLAZING-STANDARD	308	SF	50.00	15,400	
	ALLOWANCE QUANTITY					
09250	INTERIOR FRAMED PARTITIONS	1,400	LF	175	245,000	
10000	FITTINGS/MISC SPECIALTIES-BLDG	13,986	SFA	3.50	48,951	
10000	FITTINGS/MISC SPECIALTIES-PKG LEVEL	15,486	SFA	2.50	38,715	
10500	POLICE/PATROL LOCKERS	46	OPG	1,171	53,866	
10500	SHOWER STALLS/DOOR	2	EA	3,500	7,000	
10500	STORAGE LOCKERS-AMMO	1	EA	1,200	1,200	
10500	WEAPONS ARMORY & CLEANING STORAGE LOCKERS	1	EA	1,200	1,200	
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	770,340	26.14
C20	STAIRS					
01000	STANDARD BUILDING STAIRS-STAIR 2	1	FLT	18,000	18,000	
05510	MAIN STAIRS/RAILS - STAIR 1	1	FLT	35,000	35,000	
C20	STAIRS			DIVISION TOTAL	53,000	1.80
C30	INTERIOR FINISHES					
09000	FLOOR FINISHES-BASIC	13,986	SFA	7.50	104,895	
09000	FLOOR SEALER/MINOR FINISHES PKG LEVEL	15,486	SFA	2.50	38,715	
09000	SELECTIVE WALL FINISHES/PAINT PKG LEVEL	15,486	SFA	4.50	69,687	
09000	WALL FINISHES-MAIN/UPPER LEVEL	13,986	SFA	8.50	118,881	
09250	PREM IMPACT/BLAST/ACOUSTIC WALLS	723	LF	84.00	60,732	
09500	CEILING FINISHES - BASIC	13,986	SFA	5.25	73,427	
09500	GWB CEILINGS/FINISH AT PKG LEVEL	1,241	SFA	8.50	10,549	
C30	INTERIOR FINISHES			DIVISION TOTAL	476,885	16.18
D10	CONVEYING SYSTEMS					
14000	ELEVATOR ADDTN'L STOP	1	LS	25,000	25,000	
D10	CONVEYING SYSTEMS			DIVISION TOTAL	25,000	0.85
D20	PLUMBING					
15000	PLUMBING - BUILDING	13,986	SFA	9.50	132,867	
15000	PLUMBING - PARKING LEVEL	15,486	SFA	2.50	38,715	
D20	PLUMBING			DIVISION TOTAL	171,582	5.82
D30	HVAC					
15500	HVAC - BUILDING	13,986	SFA	52.00	727,272	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
15500	PARKING LEVEL VENTILATION	15,486	SFA	8.50	131,631	
D30	HVAC			DIVISION TOTAL	858,903	29.14
D40	FIRE PROTECTION					
15000	FIRE PROTECTION SYSTEM - BUILDING	13,986	SFA	6.50	90,909	
15000	FIRE PROTECTION SYSTEM - PARKING LEVEL	15,486	SFA	5.00	77,430	
D40	FIRE PROTECTION			DIVISION TOTAL	168,339	5.71
D50	ELECTRICAL					
16000	ELECTRICAL - BUILDING	13,986	SFA	40.00	559,440	
16000	ELECTRICAL - PARKING LEVEL	15,486	SFA	20.00	309,720	
16000	ELECTRICAL - SPECIAL/LOW VOLTAGE SYSTEMS	29,472	SFA	18.50	545,232	
D50	ELECTRICAL			DIVISION TOTAL	1,414,392	47.99
E10	EQUIPMENT					
11000	BUILDING EQUIPMENT/APPLIANCES	13,986	SFA	1.50	20,979	
11000	HIGH DENSITY/RECORDS/EVIDENCE STORAGE	1	LS	120,000	120,000	
	ALLOWANCE					
E10	EQUIPMENT			DIVISION TOTAL	140,979	4.78
E20	FURNISHINGS					
06415	COUNTERS	16	LF	90.00	1,440	
06415	TRANSACTION/REPORT COUNTERS	66	LF	475	31,350	
12000	MISC CASEWORK/COUNTERS/MILLWORK	13,986	SFA	1.75	24,476	
12300	BASE CABINETS	70	LF	185	12,950	
12300	DISPLAY CABINET	7	LF	650	4,550	
12300	MAIL BOX CUBBIES	10	LF	300	3,000	
12300	WALL CABINETS	51	LF	110	5,610	
12300	WEAPONS MAINT CABINET	22	LF	250	5,500	
12490	EXT. WINDOW SHADES/BLINDS	13,986	SFA	2.25	31,469	
E20	FURNISHINGS			DIVISION TOTAL	120,344	4.08
Z10	GENERAL REQUIREMENTS					
01000	BUILDING AREA	13,986	SF			
01000	PARKING LEVEL AREA	15,486	SF			
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL		
				ESTIMATE SUBTOTAL	7,803,276	264.77



THE
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COMPANY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - COURTS
LOCATION: BAINBRIDGE, WA
BLDG SF: 7,317
ESTIMATE: 2017183
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		18,500	2.53
B10	SUPERSTRUCTURE		439,469	60.06
B20	EXTERIOR CLOSURE		598,989	81.86
B30	ROOFING		3,024	0.41
C10	INTERIOR CONSTRUCTION		203,084	27.76
C20	STAIRS		53,000	7.24
C30	INTERIOR FINISHES		258,292	35.30
D10	CONVEYING SYSTEMS		100,000	13.67
D20	PLUMBING		49,390	6.75
D30	HVAC		380,484	52.00
D40	FIRE PROTECTION		47,561	6.50
D50	ELECTRICAL		428,045	58.50
E10	EQUIPMENT		90,976	12.43
E20	FURNISHINGS		104,933	14.34
Z10	GENERAL REQUIREMENTS			
	ESTIMATE SUBTOTAL		2,775,744	379.36
	DESIGN CONTINGENCY @	10.00%	277,574	
	SUBTOTAL		3,053,319	
	GENERAL CONDITIONS @	10.00%	305,332	
	SUBTOTAL		3,358,650	
	GENERAL CONTRACTOR'S OH & P @	8.00%	268,692	
	SUBTOTAL		3,627,342	
	ESCALATION TO 01-FEB-20 (4.50%/YR) @	9.76%	354,188	
	TOTAL		3,981,530	544.15

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - COURTS
 LOCATION: BAINBRIDGE, WA
 BLDG SF: 7,317
 ESTIMATE: 2017183
 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	2.53
B10	SUPERSTRUCTURE					
03000	CONCRETE TOPPING SLAB	7,307	SF	4.85	35,439	
05120	UPPER LEVEL EXTERIOR DECK	168	SF	50.00	8,400	
05120	UPPER LEVEL FLOOR STRUCTURE	7,317	SFA	49.42	361,606	
07820	FIREPROOFING STRUC FLOOR STEEL-BEAMS,COLS.,DECK	7,317	SFA	4.65	34,024	
B10	SUPERSTRUCTURE	DIVISION TOTAL			439,469	60.06
B20	EXTERIOR CLOSURE					
07000	EXTERIOR RAINSCREEN FRAMED WALLS	4,106	SF	24.50	100,597	
07420	MISC.TRIM/FLASH/CAULK EXT GROSS AREA	5,642	SF	1.75	9,874	
07430	TRESPA SDING-EXPOSED FASTENERS	4,106	SF	55.00	225,830	
08000	EXT DOORS/FRAME/Hardware/ENTRIES	1	EA	5,000	5,000	
08500	EXT CURTAIN WALL W/FINS W/O PROTECTION	384	SF	120	46,080	
08500	EXT CURTAIN WALL W/FINS/BLAST-BALLISTIC PROTECT	384	SF	240	92,160	
08500	EXTERIOR WINDOWS - W/O PROTECTION	384	SF	68.00	26,112	
08500	EXTERIOR WINDOWS - WITH BLAST-BALLISTIC PROTECTION	384	SF	180	69,120	
08500	SUNSHADE ALLOWANCE	1	LS	15,000	15,000	
09100	EXT. WALLS DETAIL FRAME @ OPENINGS	1,536	SF	6.00	9,216	
09100	GROSS WALL AREAS	5,642	SF			
B20	EXTERIOR CLOSURE	DIVISION TOTAL			598,989	81.86
B30	ROOFING					
07620	DECK PAVERS	168	SF	18.00	3,024	
B30	ROOFING	DIVISION TOTAL			3,024	0.41
C10	INTERIOR CONSTRUCTION					
04000	INT. CMU WALLS	644	SF	26.00	16,744	
08100	INTERIOR DOORS/FRAME/HARDWARE	20	LVS	1,800	36,000	
08100	PREMIUM SECURE/HI IMPACT DOORS	3	LVS	1,000	3,000	
08510	INTERIOR RELITES/GLAZING-BLAST PROTECT	133	SF	160	21,280	
	ALLOWANCE QUANTITY					
08510	INTERIOR RELITES/GLAZING-STANDARD	42	SF	50.00	2,100	
	ALLOWANCE QUANTITY					
09250	INTERIOR FRAMED PARTITIONS	562	LF	175	98,350	
10000	FITTINGS/MISC SPECIALTIES-BLDG	7,317	SFA	3.50	25,610	
C10	INTERIOR CONSTRUCTION	DIVISION TOTAL			203,084	27.76

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
C20	STAIRS					
01000	STANDARD BUILDING STAIRS-STAIR 2	1	FLT	18,000	18,000	
05510	MAIN STAIRS/RAILS - STAIR 1	1	EA	35,000	35,000	
C20	STAIRS			DIVISION TOTAL	53,000	7.24
C30	INTERIOR FINISHES					
09000	FLOOR FINISHES-BASIC	7,317	SFA	7.50	54,878	
09000	WALL FINISHES-PREM LOBBY/COURT	2,779	SFA	8.50	23,622	
09000	WALL FINISHES-UPPER LEVEL	7,317	SFA	8.50	62,195	
09250	PREM IMPACT/BLAST/ACOUSTIC WALLS	281	LF	84.00	23,604	
09500	CEILING FINISHES - BASIC	7,317	SFA	5.25	38,414	
09500	CEILING FINISHES - PREM LOBBY/COURT	2,779	SFA	20.00	55,580	
C30	INTERIOR FINISHES			DIVISION TOTAL	258,292	35.30
D10	CONVEYING SYSTEMS					
14000	ELEVATOR 2 STOP	1	LS	100,000	100,000	
D10	CONVEYING SYSTEMS			DIVISION TOTAL	100,000	13.67
D20	PLUMBING					
15000	PLUMBING - BUILDING	7,317	SFA	6.75	49,390	
D20	PLUMBING			DIVISION TOTAL	49,390	6.75
D30	HVAC					
15500	HVAC - BUILDING	7,317	SFA	52.00	380,484	
D30	HVAC			DIVISION TOTAL	380,484	52.00
D40	FIRE PROTECTION					
15000	FIRE PROTECTION SYSTEM - BUILDING	7,317	SFA	6.50	47,561	
D40	FIRE PROTECTION			DIVISION TOTAL	47,561	6.50
D50	ELECTRICAL					
16000	ELECTRICAL - BUILDING	7,317	SFA	40.00	292,680	
16000	ELECTRICAL - SPECIAL/LOW VOLTAGE SYSTEMS	7,317	SFA	18.50	135,365	
D50	ELECTRICAL			DIVISION TOTAL	428,045	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	12.43
E20	FURNISHINGS					
06415	TRANSACTION/REPORT COUNTERS	37	LF	475	17,575	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
12000	MISC CASEWORK/COUNTERS/MILLWORK	7,317	SFA	1.75	12,805	
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	7,317	SFA	2.25	16,463	
E20	FURNISHINGS			DIVISION TOTAL	104,933	14.34
Z10	GENERAL REQUIREMENTS					
01000	BUILDING AREA	7,317	SF			
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL		
				ESTIMATE SUBTOTAL	2,775,744	379.36



THE
ROBINSON
COMPANY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - FIRING RANGE
LOCATION: BAINBRIDGE, WA
BLDG SF: 2,794
ESTIMATE: 2017183
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		67,755	24.25
A20	BASEMENT CONSTRUCTION		17,067	6.11
B10	SUPERSTRUCTURE		127,909	45.78
B30	ROOFING		56,579	20.25
C10	INTERIOR CONSTRUCTION		110,215	39.45
C30	INTERIOR FINISHES		22,352	8.00
D20	PLUMBING		21,234	7.60
D30	HVAC		123,749	44.29
D40	FIRE PROTECTION		13,970	5.00
D50	ELECTRICAL		107,569	38.50
E10	EQUIPMENT		224,191	80.24
E20	FURNISHINGS		14,000	5.01
Z10	GENERAL REQUIREMENTS			
ESTIMATE SUBTOTAL			906,589	324.48
DESIGN CONTINGENCY @			10.00%	90,659
SUBTOTAL				997,248
GENERAL CONDITIONS @			6.00%	59,835
SUBTOTAL				1,057,083
GENERAL CONTRACTOR'S OH & P @			8.00%	84,567
SUBTOTAL				1,141,650
ESCALATION TO 01-FEB-20 (4.50%/YR) @			9.76%	111,475
TOTAL				1,253,125
				448.51

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - FIRING RANGE
LOCATION: BAINBRIDGE, WA
BLDG SF: 2,794
ESTIMATE: 2017183
EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10	FOUNDATIONS					
03000	5" SLAB ON GRADE/GRAVEL/VAPOR BARRIER @ RANGE	2,794	SF	6.75	18,860	
03000	PREMIUM RANGE SLAB/BULLET TRAP	2,794	SF	5.00	13,970	
03000	STANDARD FOUNDATIONS	2,794	SFA	12.50	34,925	
A10	FOUNDATIONS			DIVISION TOTAL	67,755	24.25
A20	BASEMENT CONSTRUCTION					
02000	BASEMENT WALLS GRAVEL BACKFILL	47	CY	24.00	1,128	
03310	BELOW GRADE CONC WALLS	322	SF	42.00	13,524	
07000	MEMBRANE/INSUL/DRAINAGE AT BELOW GRADE CONCRETE	322	SF	7.50	2,415	
A20	BASEMENT CONSTRUCTION			DIVISION TOTAL	17,067	6.11
B10	SUPERSTRUCTURE					
03000	CONCRETE TOPPING SLAB	2,794	SF	4.85	13,551	
05120	STRUCTURED ROOF/PLAZAS ABOVE PKG BELOW	2,314	SFA	49.42	114,358	
B10	SUPERSTRUCTURE			DIVISION TOTAL	127,909	45.78
B30	ROOFING					
07330	MEMBRANE ROOFING/INSUL/SHEETMETAL @EXTERIOR OVER RANGE	2,794	SF	20.25	56,579	
B30	ROOFING			DIVISION TOTAL	56,579	20.25
C10	INTERIOR CONSTRUCTION					
03310	INTERIOR CONCRETE WALLS	2,226	SF	38.00	84,588	
04000	INT. CMU WALLS	102	SF	26.00	2,652	
08100	INTERIOR DOORS/FRAME/HARDWARE	2	LVS	2,200	4,400	
	4' DOORS					
08100	INTERIOR DOORS/FRAME/HARDWARE	3	LVS	1,800	5,400	
08100	PREMIUM SECURE/HI IMPACT DOORS	4	LVS	1,000	4,000	
10000	FITTINGS/MISC SPECIALTIES-PKG LEVEL	2,794	SFA	2.50	6,985	
10500	RANGE ENTRY DAY USE LOCKERS	6	OPG	365	2,190	
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	110,215	39.45
C30	INTERIOR FINISHES					
09000	FLOOR SEALER/MINOR FINISHES RANGE	2,794	SFA	2.50	6,985	
09000	SELECTIVE WALL FINISHES/PAINT RANGE	2,794	SFA	3.50	9,779	
09500	GWB CEILINGS/FINISH AT RANGE	2,794	SFA	2.00	5,588	
C30	INTERIOR FINISHES			DIVISION TOTAL	22,352	8.00
D20	PLUMBING					

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
15000	PLUMBING - RANGE	2,794	SFA	7.60	21,234	
D20	PLUMBING			DIVISION TOTAL	21,234	7.60
D30	HVAC					
01000	HVAC - RANGE/LANES	4	EA	25,000	100,000	
15500	HVAC - RANGE	2,794	SFA	8.50	23,749	
D30	HVAC			DIVISION TOTAL	123,749	44.29
D40	FIRE PROTECTION					
15000	FIRE PROTECTION SYSTEM	2,794	SFA	5.00	13,970	
D40	FIRE PROTECTION			DIVISION TOTAL	13,970	5.00
D50	ELECTRICAL					
16000	ELECTRICAL	2,794	SFA	20.00	55,880	
16000	ELECTRICAL - SPECIAL/LOW VOLTAGE SYSTEMS	2,794	SFA	18.50	51,689	
D50	ELECTRICAL			DIVISION TOTAL	107,569	38.50
E10	EQUIPMENT					
11000	BUILDING EQUIPMENT/APPLIANCES	2,794	SFA	1.50	4,191	
11000	PISTOL ONLY RANGE STALLS/TARGETS/CEILING/TRAPS/DCU	4	EA	55,000	220,000	
	4 LANES					
E10	EQUIPMENT			DIVISION TOTAL	224,191	80.24
E20	FURNISHINGS					
12000	ARMORY CASEWORK	35	LF	400	14,000	
E20	FURNISHINGS			DIVISION TOTAL	14,000	5.01
Z10	GENERAL REQUIREMENTS					
01000	PARKING LEVEL AREA	2,794	SF			
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL		
				ESTIMATE SUBTOTAL	906,589	324.48



THE
ROBINSON
COMPANY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - SITE DEVELOPMENT
LOCATION: BAINBRIDGE, WA
BLDG SF:
ESTIMATE: 2017183
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
G10	SITE PREPARATION		714,908	
G20	SITE IMPROVEMENTS		699,429	
G30	SITE CIVIL / MECHANICAL UTILITIES		1,038,014	
G40	SITE ELECTRICAL UTILITIES		245,000	
Z10	GENERAL REQUIREMENTS		57,000	
	ESTIMATE SUBTOTAL		2,754,351	
	DESIGN CONTINGENCY @	20.00%	550,870	
	SUBTOTAL		3,305,221	
	GENERAL CONDITIONS @	6.00%	198,313	
	SUBTOTAL		3,503,534	
	GENERAL CONTRACTOR'S OH & P @	8.00%	280,283	
	SUBTOTAL		3,783,817	
	ESCALATION TO 01-FEB-20 (4.50%/YR) @	9.76%	369,466	
	TOTAL		4,153,283	

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: BAINBRIDGE IS POLICE-COURTS - YAQUINA SITE - SITE DEVELOPMENT
LOCATION: BAINBRIDGE, WA
BLDG SF:
ESTIMATE: 2017183
EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
G10	SITE PREPARATION					
02000	SITE AREA - OVERALL	2	AC			
02000	SITE CLEARING	1	LS	10,000	10,000	
	BROWNE WHEELER					
02000	SITE DEMOLITION/TREE REMOVAL/STRUCTURE REMOVAL	1	LS	57,433	57,433	
	BROWNE WHEELER					
02200	EARTHWORK/GRADING/IMPORT FILL	1	LS	417,173	417,173	
	BROWNE WHEELER					
02220	SITE MOBILIZATION	1	LS	183,152	183,152	
	BROWNE WHEELER					
02220	SPCC PLAN	1	LS	1,000	1,000	
	BROWNE WHEELER					
02370	DEWATERING DURING CONSTRUCTION	1	LS	25,000	25,000	
	ALLOWANCE					
02370	EROSION CONTROL	1	LS	21,150	21,150	
	BROWNE WHEELER					
G10	SITE PREPARATION			DIVISION TOTAL	714,908	
G20	SITE IMPROVEMENTS					
02740	ASPHALT PAVING/OVERLAY	1	LS	128,904	128,904	
	BROWNE WHEELER					
02750	UTILITY/DUMPSTER PADS	1,000	SF	10.00	10,000	
02770	CURBING/STRIPPING/SIGNAGE	1	LS	51,032	51,032	
	BROWNE WHEELER					
02775	CONCRETE SIDEWALK/PEDESTRIAN PAVING	5,845	SF	8.00	46,760	
	BROWNE WHEELER					
02780	PATIO PAVERS	1,701	SF	18.00	30,618	
02800	MISC SITE IMPROVEMENTS/FURNISHINGS	1	LS	25,000	25,000	
02820	SECURE FENCING/GATES	1	LS	50,000	50,000	
02830	RETAINING WALLS	1,470	SF	37.00	54,390	
	BROWNE WHEELER					
02900	LANDSCAPE/IRRIGATION	46,573	SFA	6.50	302,725	
G20	SITE IMPROVEMENTS			DIVISION TOTAL	699,429	
G30	SITE CIVIL / MECHANICAL UTILITIES					
02510	FIRE AND DOMESTIC WATER SYSTEMS	1	LS	81,759	81,759	
	BROWNE WHEELER					
02530	SANITARY SEWER SYSTEM/PUMP STATION	1	LS	547,130	547,130	
	BROWNE WHEELER					
02630	STORM DRAINAGE	1	LS	409,125	409,125	
	BROWNE WHEELER					
G30	SITE CIVIL / MECHANICAL UTILITIES			DIVISION TOTAL	1,038,014	
G40	SITE ELECTRICAL UTILITIES					
16000	EMERGENCY GENERATOR	1	EA	95,000	95,000	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
16000	SITE ELECTRICAL/LIGHTING	1	LS	150,000	150,000	
G40	SITE ELECTRICAL UTILITIES			DIVISION TOTAL	245,000	
Z10	GENERAL REQUIREMENTS					
01000	SURVEY/STAKING/LAYOUT	1	LS	15,000	15,000	
	BROWNE WHEELER					
01000	TRAFFIC CONTROL	1	LS	42,000	42,000	
	BROWNE WHEELER					
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	57,000	
				ESTIMATE SUBTOTAL	2,754,351	