

Lake Union Naval Reserve Building Evaluation for Future Renovation UPDATED REPORT

December 20, 2007
(Revised 2/19/08)

Prepared for:

Seattle Parks and Recreation Department
Planning and Development Division
800 Maynard Avenue South, 3rd Floor
Seattle, Washington 98134-1336

Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 300
Seattle, Washington 98121

rwaa

February 19, 2008

Toby Ressler
Seattle Parks and Recreation Department
800 Maynard Avenue South – 3rd Floor
Seattle, Washington 98134-1336

RE: South Lake Union Armory Feasibility Study (WC2224-05)
Agreement No. PR07-045
Final Report (revised 2/19/08)

Dear Toby,

Enclosed is our final report (revised to incorporate the recently prepared addendum within the report) which provides updated cost projections for renovations to the existing South Lake Union Armory Building.

This report provides three options: renovation of the building to accommodate a Community Center use (Option 1), renovation of the building to accommodate a Special Events Center (Option 2), and maintaining the existing use without extensive changes in operations (Option 3). Plan diagrams are provided showing a rough conceptual design for Options 1 and 2.

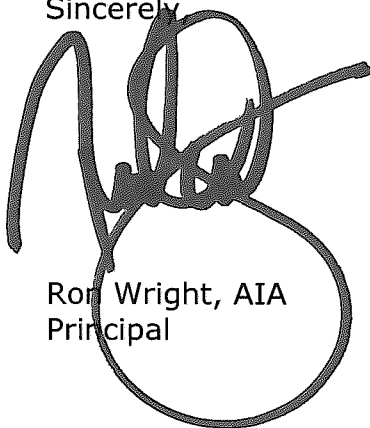
We project the overall project cost for Option 1 to be \$18,888,090.

We project the overall project cost for Option 2 to be \$21,261,267.

We project the overall project cost for Option 2 to be \$1,691,302.

Please contact us if any clarification is necessary.

Sincerely,

A large, stylized handwritten signature in dark ink, appearing to read 'Ron Wright', is written over the typed name and title.

Ron Wright, AIA
Principal

Ron Wright & Associates / Architects, PS

2003 Western Avenue, Suite 300, Seattle, Washington 98121 phone 206.728.4248 fax 206.728.4272

Lake Union Naval Reserve Building Updated Evaluation for Future Renovations

The intent of this report is to provide updated information regarding our previous report, dated May 6, 2004.

The referenced report provided three options for renovation of building, ranging from minimal life safety and maintenance improvements to a complete renovation to accommodate a community center. Since our earlier report, the following work has been completed on the building:

Structural/Seismic Improvements, including new plywood sheathing at the upper roof, new lateral-load-resistant trusses, installation of fiberwrap reinforcing at interior columns at the second floor, and reinforcement of existing high hollow-clay tile walls.

New upper roof with R-30 rigid insulation.

Removal of existing HVAC equipment at the north end of the building, and replacement of the roof in this area.

All interior finishes affected by the work were restored to match existing finishes and trim.

For this updated report, we have provided the probable renovation costs for two options, and a cost summary for a third "stay as-is" option:

Option 1: City of Seattle Parks Department Community Center

This scope of work is for a complete renovation of the building to accommodate a Community Center facility operated by the Parks Department. Because of the size of the building, the location of the building, and the adjacency to the South Lake Union Park, the proposed facility would likely operate in support of the park functions, and would be renovated to accommodate a wide range of flexibility in it's use – including offices, restrooms, meeting rooms, and large assembly gatherings.

Option 2: Special Events Center Alternative

This scope of work is also for a complete renovation of the building to accommodate a special events center. The proposed renovations are similar to those of Option 1, except with more focus on creating more meeting and conference spaces – together with a full service kitchen to accommodate catering.

Option 3: Continue Existing Operations

This option provides a base number for capital improvements for simply maintaining the existing use of the facility as-is. The primary capital cost associated with continuing the existing use is the need for the installation of an automatic fire sprinkler system.

Our estimates for probable renovation costs for each option including the following assumptions:

The existing interior walls are constructed with hollow clay tile (HCT). Testing has also confirmed the presence of lead-based paint. After reviewing a number of options, it was decided the most cost effective and efficient method for renovation would be to remove the HCT walls and replace them with traditional metal stud wall construction. This method will also allow for a new electrical distribution system (outlets, etc.) to be easily installed. All existing trim would be replicated. In general, this methodology allows for most flexibility in the configuration of rooms within the perimeter spaces of the building.

The proposed design also includes the removal of the acoustical ceiling system in the drill hall space, and the removal of the wood framed ceilings at the perimeter office spaces.

In both options, the western portion of the first floor is configured with spaces that would support the Park, including a café, offices, and restrooms that would be accessible from the exterior.

Access to the existing third and fourth floors would be limited to service use only.

The building's windows were installed in 1984. Our earlier report noted a number of instances where the sealed double-pane glazing

units have failed. As part of the future repairs for the building, we recommend the complete replacement of the glazing units.

The existing boiler heating system is proposed to be abandoned – to be replaced with a new HVAC system that conforms to current energy and ventilation codes.

The electrical distribution system (outlets, etc.) would be replaced entirely.

The plans include the installation of new automatic fire sprinkler system and fire alarm system.

The improvements will be conducted as public works projects, subject to the typical wage and reporting requirements associated with public works projects.

The improvements will, to the greatest extent possible, incorporate LEED Incentive Program elements in conformance with the City of Seattle 2000 Sustainable Building Policy. The estimate provides for a green type roof replacement at the lower perimeter roof.

And finally, all work shall conform to the historic covenant incorporated as part of the transfer of the property from the federal government to the City of Seattle. This covenant mandates any improvements to the building be approved by the Washington State Historic Preservation Officer (SHPO).

Cost Projections

Using the various criteria identified above, we have prepared, with assistance from Turner Construction, estimates of the probable construction costs for each option. The summary of these estimates is attached.

The projected total cost for Option 1 – Community Center is \$18,888,090.

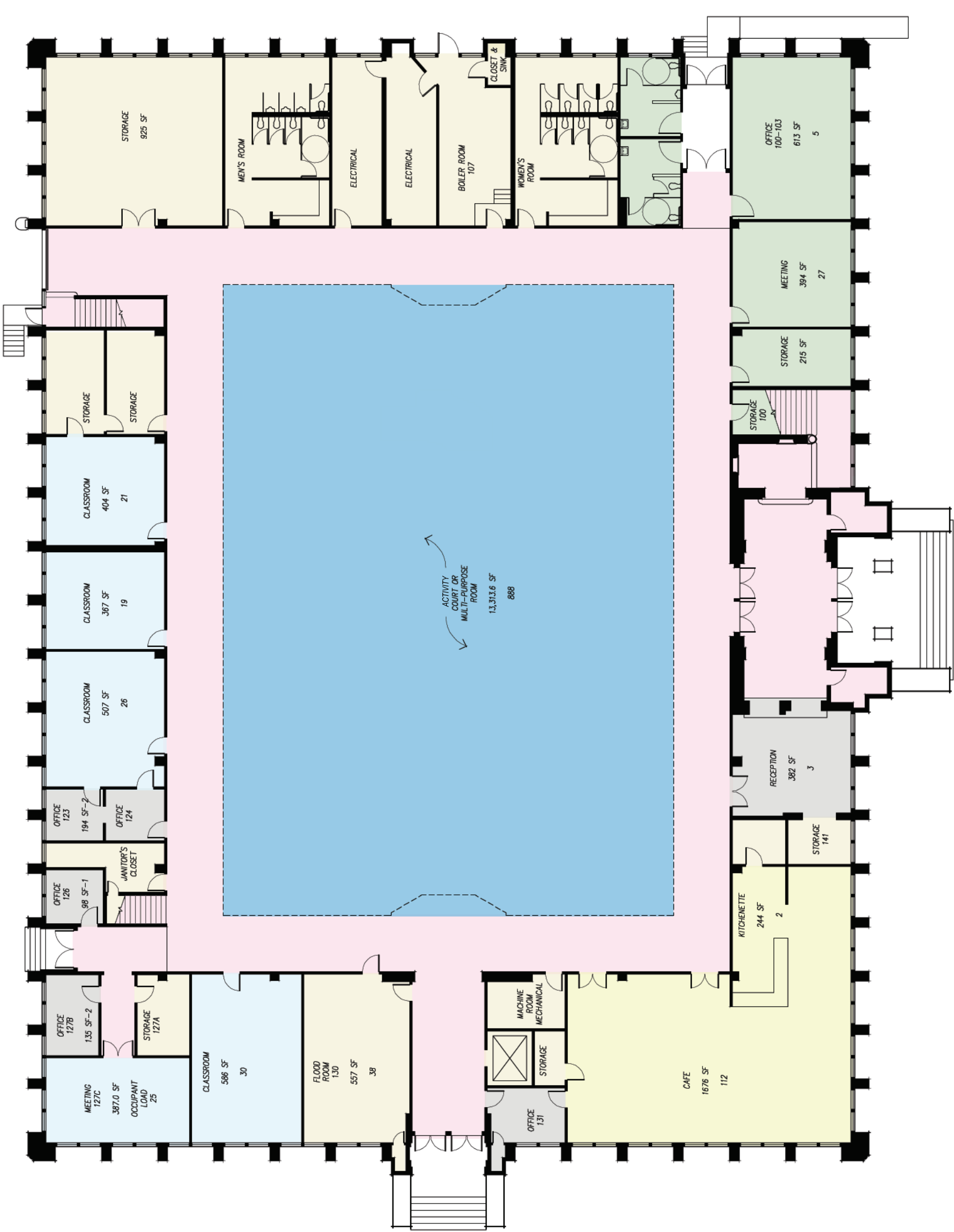
The projected total cost for Option 2 – Special Events Center Alternative is \$21,261,267.

The projected total cost for Option 3 – Continuing Existing Operations is \$1,691,302.

Attachments:

- A Option 1 – First and Second Floor Plans
- B Option 1 – Estimate of Probable Construction Costs
- C Option 2 – First and Second Floor Plans
- D Option 2 – Estimate of Probable Construction Costs
- E Option 3 – Estimate of Probable Construction Costs

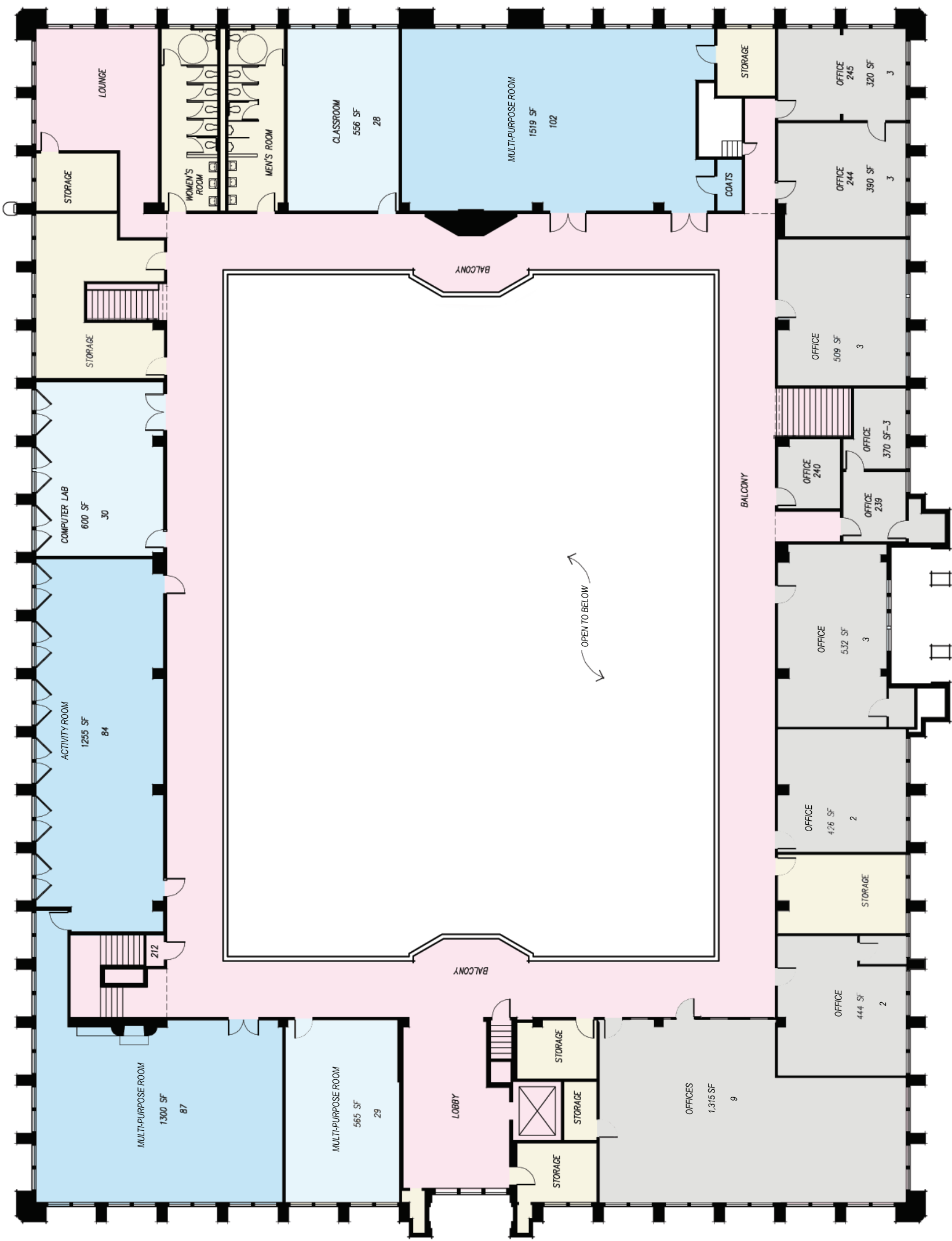
Room	Area	Capacity
Activity Court	13,314 sf	888 people
Classroom	586 sf	30 people
Meeting Room	387 sf	25 people
Classroom	507 sf	25 people
Classroom	367 sf	19 people
Classroom	404 sf	21 people
Café	1676 sf	112 people
Kitchenette	244 sf	
Reception	382 sf	3 people
Office	140 sf	2 people
Office	135 sf	2 people
Office	98 sf	1 person
Office	194 sf	2 people
Women's Room	551 sf	8 fixtures
Men's Room	562 sf	8 fixtures
Parks Office	613 sf	6 people
Parks Meeting	394 sf	27 people
Parks Storage	215 sf	
Parks Storage	100 sf	
Parks Restrooms	318 sf	2 w / 2 m
Circulation		



option 1

Lake Union Naval Reserve: Community Center

Room	Area	Capacity
Multi-Purpose Room	1,519 sf	102 people
Multi-Purpose Room	1,300 sf	87 people
Activity Room	1,235 sf	84 people
Computer Lab	600 sf	30 people
Classroom	556 sf	28 people
Office	509 sf	3 people
Office	532 sf	3 people
Office	426 sf	2 people
Office	444 sf	2 people
Office	565 sf	3 people
Office	320 sf	3 people
Office	390 sf	3 people
Office	370 sf	3 people
Women's Room	280 sf	6 fixtures
Men's Room	280 sf	6 fixtures
Circulation		



**Lake Union Naval Reserve Renovation
OPTION 1 - Community Center**

Estimate of Probable Construction Costs
20-Dec-07

SITE IMPROVEMENTS:

1 Underground Existing Power Lines & Structures	1 ls	x	\$ 125,000.00	=	\$ 125,000		
2 Install new 6" DC \ FDC (fire sprinkler)	1 ea	x	\$ 40,000.00	=	\$ 40,000		
3 Install new 6" Fire Lateral (fire sprinkler)	50 lf	x	\$ 85.00	=	\$ 4,250		
4 Landscape Repair Allowance	1 ls	x	\$ 15,000.00	=	\$ 15,000		
5 Pathway Lighting and Signage to Building	1 ls	x	\$ 15,000.00	=	\$ 15,000		
6 Demo Existing S.W. Ramp	1 ls	x	\$ 1,000.00	=	\$ 1,000		
7 New raised entry plaza with ADA ramp	1 ls	x	\$ 85,000.00	=	\$ 85,000		
8 Architectural Site Lighting Allowance	1 ls	x	\$ 25,000.00	=	\$ 25,000		
9 Storm Drainage Allowance	1 ls	x	\$ 20,000.00	=	\$ 20,000		1
10 Soils remediation SW Corner Allowance	1 ls	x	\$ 50,000.00	=	\$ 50,000	\$ 380,250	

BUILDING IMPROVEMENTS - EXTERIOR:

1 Prep. \ Paint Building Exterior	28,575 sf	x	\$ 3.42	=	\$ 97,686		
2 Replace 100% of Perimeter Exterior Dual Pane Glass	8,460 sf	x	\$ 75.00	=	\$ 634,500		
3 Allowance for floor slab repair (from underside)	1 ls	x	\$ 30,000.00	=	\$ 30,000		
4 3" Foam R-9 Rigid Insulation Under Exp Struct. Slab	7,420 sf	x	\$ 8.45	=	\$ 62,722	\$ 824,908	

BUILDING IMPROVEMENTS - INTERIOR:

Perimeter Spaces (offices, meeting rooms, etc.)

1 Selective Demolition	24,385 sf	x	\$ 7.00	=	\$ 170,695		
2 New improvements (walls, trim, doors, etc.)	24,385 sf	x	\$ 46.00	=	\$ 1,121,710	\$ 1,292,405	

Common Areas

1 1st Floor Men's \ Women's Bathrooms	600 sf	x	\$ 350.00	=	\$ 210,000		
2 2nd Floor Men's \ Women's Bathrooms	420 sf	x	\$ 350.00	=	\$ 147,000		
3 Entry Reception Area	420 sf	x	\$ 45.00	=	\$ 18,900		
4 Remove Existing ACT in Drill Hall	15,456 sf	x	\$ 1.08	=	\$ 16,692		
5 New acoustical treatment at Drill Hall	1 ls	x	\$ 105,000.00	=	\$ 105,000		
6 Misc restoration, improvements	1 ls	x	\$ 25,000.00	=	\$ 25,000		
7 Paint Drill Hall Joist & Girder System	15,456 sf	x	\$ 2.25	=	\$ 34,776		
8 Selective Demolition	1 ls	x	\$ 25,000.00	=	\$ 25,000		
9 Drill Hall Floor Protection	10,000 sf	x	\$ 4.00	=	\$ 40,000	\$ 622,368	

Roof Upgrades

1 Polyiso Insulation Board, Tapered - R30	29,605 sf	x	\$ 4.00	=	\$ 118,420		
2 Two Ply Modified Bituminous Roofing @ Low Roof	16,000 sf	x	\$ 18.00	=	\$ 288,000		
3 Reconnect \ Modify Roof Drains	16 ea	x	\$ 1,850.00	=	\$ 29,600		
4 Sheet Metal Reglet & Counterflashing	1,360 lf	x	\$ 12.50	=	\$ 17,000		
5 Green Roof Allowance	29,605 sf	x	\$ 9.50	=	\$ 281,248	\$ 734,268	

Structural Upgrades

1 Misc improvements associated with renovations	1 ls	x	\$ 10,000.00	=	\$ 10,000	\$ 10,000	
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Hazardous Material Abatement - Owner Allowance

1 Hazmat Report(s)	1 ls	x	\$ 15,000.00	=	\$ 15,000		
2 Remove Flooring @ Perimeter Office Areas	24,385 sf	x	\$ 1.55	=	\$ 37,797		
3 Remove Glued Ceiling Tiles @ Perimeter Office Areas	24,385 sf	x	\$ 1.95	=	\$ 47,551		
4 Remove Existing Light Ballasts	270 ea	x	\$ 30.00	=	\$ 8,100		
5 Allowance for asbestos pipe wrap and lining	1 ls	x	\$ 45,000.00	=	\$ 45,000		
6 Miscellaneous removal (i.e. unknown conditions)	1 ls	x	\$ 25,000.00	=	\$ 25,000	\$ 178,448	

Fire Protection

1 Install PIV \ Backflow \ Riser	1 ea	x	\$ 12,500.00	=	\$ 12,500		
2 Install Fire Protection Overhead	49,187 sf	x	\$ 6.50	=	\$ 319,716	\$ 332,216	

Mechanical

1 General Mechanical Upgrade - NEW - Ventilation System	49,187 sf	x	\$ 26.00	=	\$ 1,278,862	\$ 1,278,862	2
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Lake Union Naval Reserve Renovation
OPTION 1 - Community Center
(cont.)

Electrical

1 Install 2000 AMP UGPS	1 ls	x	\$ 29,000.00	=	\$ 29,000		
2 Install Main Switch Gear 1,200 AMP	1 ls	x	\$ 25,500.00	=	\$ 25,500		
3 Electrical Upgrades	1 ls	x	\$532,781.00	=	\$ 532,781		
4 Install 400W HID Lighting in Drill Hall	40 ea	x	\$ 1,500.00	=	\$ 60,000		
5 Specialty Lighting	1 ls	x	\$ 45,000.00	=	\$ 45,000		
6 Security \ Fire Alarm & Life Safety - Office	27,337 sf	x	\$ 6.45	=	\$ 176,324		
7 Security \ Fire Alarm & Life Safety - Common	20,830 sf	x	\$ 5.75	=	\$ 119,773		
8 Perimter Spaces and Reception Area Data Cabling	24,805 sf	x	\$ 4.50	=	\$ 111,623	\$	1,100,000

Elevator Addition:

1 Elevator Housing (includes structural allowance)	1 ls	x	\$225,000.00	=	\$ 225,000		3
2 Elevator Equipment and Installation - 3000 lb Holeless	1 ls	x	\$ 90,000.00	=	\$ 90,000		
3 Elevator Cab Finish Allowance	1 ls	x	\$ 8,000.00	=	\$ 8,000	\$	323,000

MISC.:

1 General Cleaning	49,187 sf	x	\$ 0.75	=	\$ 36,890		
2 Café Area	2,120 sf	x	\$ 85.00	=	\$ 180,200	\$	217,090

General Conditions

12 mo	x	\$ 45,000.00	=	\$ 540,000	\$	540,000	4
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Design Contingency

20% \$ 1,566,763

SUBTOTAL \$ 9,400,577

General Contractor's O & P & Bond 9.5% \$ 893,055

General Contractor's Taxes and Insurance 1.50% \$ 154,404

SUBTOTAL \$ 10,448,036

Associated Direct Project Costs (permits, fees, taxes, etc.) 62.5% \$ 6,530,023

TOTAL ESTIMATED PROJECT COSTS \$ 16,978,059

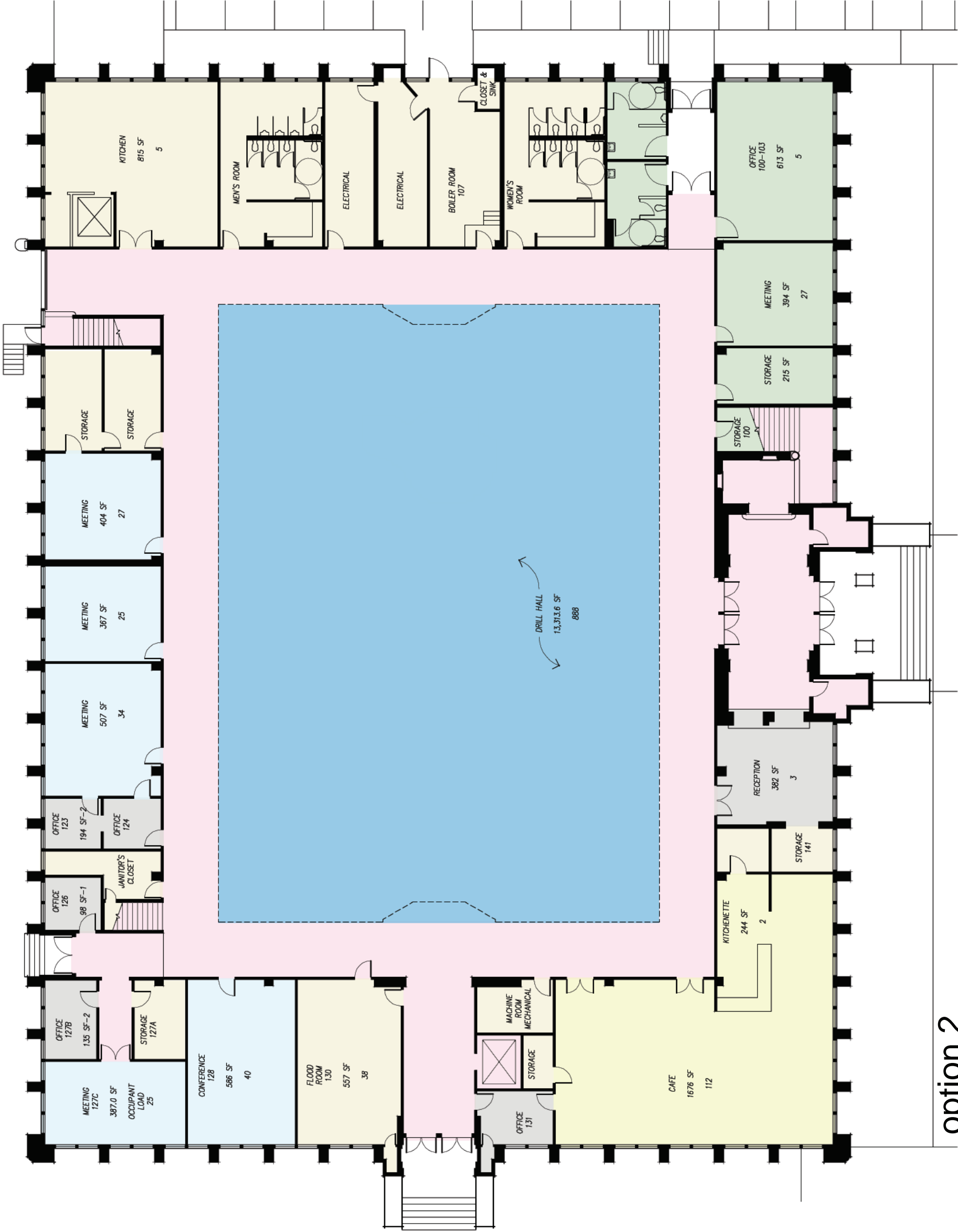
ESCALLATION TO MID-2009 11.25% \$ 1,910,032 5

TOTAL \$ 18,888,090

Notes

- 1 Allowance is included to provide roof drainage system that complies with current standard environmental practices.
- 2 New ventilation system to conform to ventilation code requirements for assembly spaces.
- 3 Assumes two-stop elevator. No access planned for third and fourth floors.
- 4 General Conditions includes Division 0 items and in general, direct costs associated with operating the project, including but not limited to, project management, project supervision, temporary offices, temporary utilities, periodic cleaning, transporation, hauling, and disposal expenses not normally covered by sub-contractors, dust control, temporary fencing, etc.
- 5 Escallation to Mid-2009 based upon projected 8% inflation for 2008, 6% for 2009.

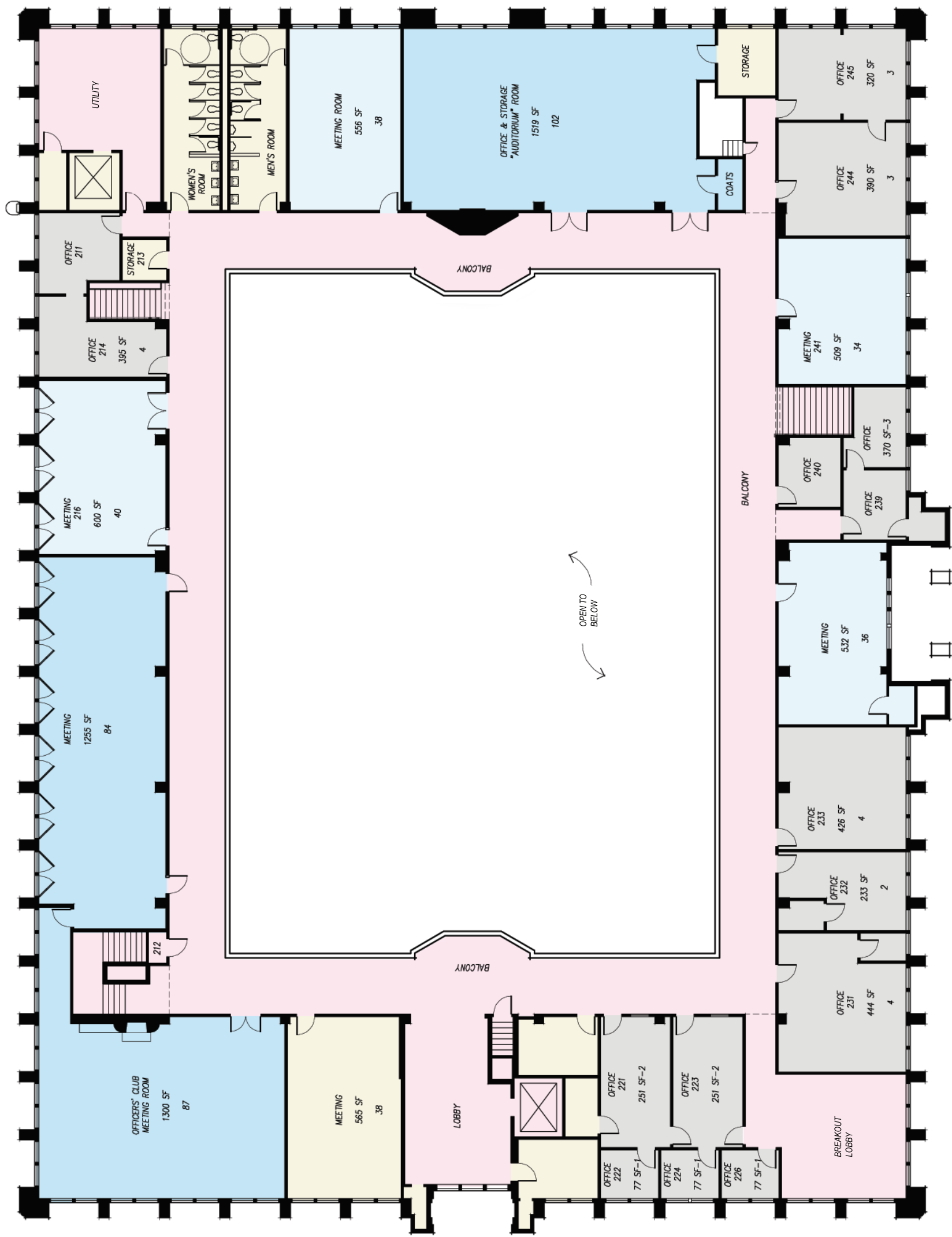
Room	Area	Capacity
Drill Hall	13,314 sf	888 people
Conference Room	586 sf	40 people
Meeting Room	387 sf	25 people
Meeting Room	507 sf	34 people
Meeting Room	367 sf	25 people
Meeting Room	404 sf	27 people
Café	1676 sf	112 people
Kitchenette	244 sf	
Commercial Kitchen	815 sf	
Reception	382 sf	3 people
Office	140 sf	2 people
Office	135 sf	2 people
Office	98 sf	1 person
Office	194 sf	2 people
Women's Room	551 sf	8 fixtures
Men's Room	562 sf	8 fixtures
Parks Office	613 sf	6 people
Parks Meeting	394 sf	27 people
Parks Storage	215 sf	
Parks Storage	100 sf	
Parks Restrooms	318 sf	2 w / 2 m
Circulation		



option 2

Lake Union Naval Reserve: Special Events Center Alternative

Room	Area	Capacity
Auditorium Room	1,519 sf	102 people
Officer's Club	1,300 sf	87 people
Meeting Room	1,235 sf	84 people
Meeting Room	600 sf	40 people
Meeting Room	556 sf	38 people
Meeting Room	509 sf	34people
Meeting Room	532 sf	36 people
Office	395 sf	4 people
Office	320 sf	3 people
Office	390 sf	3 people
Office	370 sf	3 people
Office	426 sf	4 people
Office	233 sf	2 people
Office	444 sf	4 people
Office	251 sf	2 people
Office	77 sf	1 person
Office	77 sf	1 person
Office	77 sf	1 person
Office	251 sf	2 people
Women's Room	280 sf	6 fixtures
Men's Room	280 sf	6 fixtures
Circulation		



option 2

Lake Union Naval Reserve: Special Events Center Alternative

**Lake Union Naval Reserve Renovation
OPTION 2 - Special Events Center Alternative**

Estimate of Probable Construction Costs
20-Dec-07

SITE IMPROVEMENTS:

1 Underground Existing Power Lines & Structures	1 ls	x	\$ 125,000.00	=	\$ 125,000		
2 Install new 6" DC \ FDC (fire sprinkler)	1 ea	x	\$ 40,000.00	=	\$ 40,000		
3 Install new 6" Fire Lateral (fire sprinkler)	50 lf	x	\$ 85.00	=	\$ 4,250		
4 Landscape Repair Allowance	1 ls	x	\$ 15,000.00	=	\$ 15,000		
5 Pathway Lighting and Signage to Building	1 ls	x	\$ 15,000.00	=	\$ 15,000		
6 Demo Existing S.W. Ramp	1 ls	x	\$ 1,000.00	=	\$ 1,000		
7 New raised entry plaza with ADA ramp	1 ls	x	\$ 85,000.00	=	\$ 85,000		
8 Architectural Site Lighting Allowance	1 ls	x	\$ 25,000.00	=	\$ 25,000		
9 Storm Drainage Allowance	1 ls	x	\$ 20,000.00	=	\$ 20,000		
10 Soils remediation SW Corner Allowance	1 ls	x	\$ 50,000.00	=	\$ 50,000	\$ 380,250	1

BUILDING IMPROVEMENTS - EXTERIOR:

1 Prep. \ Paint Building Exterior	28,575 sf	x	\$ 3.42	=	\$ 97,686		
2 Replace 100% of Perimeter Exterior Dual Pane Glass	8,460 sf	x	\$ 75.00	=	\$ 634,500		
3 Allowance for floor slab repair (from underside)	1 ls	x	\$ 30,000.00	=	\$ 30,000		
4 3" Foam R-9 Rigid Insulation Under Exp Struct. Slab	7,420 sf	x	\$ 8.45	=	\$ 62,722	\$ 824,908	

BUILDING IMPROVEMENTS - INTERIOR:

Perimeter Spaces (offices, meeting rooms, etc.)

1 Selective Demolition	24,385 sf	x	\$ 7.00	=	\$ 170,695		
2 New improvements (walls, trim, doors, etc.)	24,385 sf	x	\$ 46.00	=	\$ 1,121,710	\$ 1,292,405	

Common Areas

1 1st Floor Men's \ Women's Bathrooms	600 sf	x	\$ 350.00	=	\$ 210,000		
2 2nd Floor Men's \ Women's Bathrooms	420 sf	x	\$ 350.00	=	\$ 147,000		
3 Entry Reception Area	420 sf	x	\$ 45.00	=	\$ 18,900		
4 Remove Existing ACT in Drill Hall	15,456 sf	x	\$ 1.08	=	\$ 16,692		
5 New acoustical treatment at Drill Hall	1 ls	x	\$ 105,000.00	=	\$ 105,000		
6 Misc restoration, improvements	1 ls	x	\$ 25,000.00	=	\$ 25,000		
7 Paint Drill Hall Joist & Girder System	15,456 sf	x	\$ 2.25	=	\$ 34,776		
8 Selective Demolition	1 ls	x	\$ 25,000.00	=	\$ 25,000		
9 Drill Hall Floor Protection	10,000 sf	x	\$ 4.00	=	\$ 40,000	\$ 622,368	

Roof Upgrades

1 Polyiso Insulation Board, Tapered - R30	29,605 sf	x	\$ 4.00	=	\$ 118,420		
2 Two Ply Modified Bituminous Roofing @ Low Roof	16,000 sf	x	\$ 18.00	=	\$ 288,000		
3 Reconnect \ Modify Roof Drains	16 ea	x	\$ 1,850.00	=	\$ 29,600		
4 Sheet Metal Reglet & Counterflashing	1,360 lf	x	\$ 12.50	=	\$ 17,000		
5 Green Roof Allowance	29,605 sf	x	\$ 9.50	=	\$ 281,248	\$ 734,268	

Structural Upgrades

1 Misc improvements associated with renovations	1 ls	x	\$ 10,000.00	=	\$ 10,000	\$ 10,000	
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Hazardous Material Abatement - Owner Allowance

1 Hazmat Report(s)	1 ls	x	\$ 15,000.00	=	\$ 15,000		
2 Remove Flooring @ Perimeter Office Areas	24,385 sf	x	\$ 1.55	=	\$ 37,797		
3 Remove Glued Ceiling Tiles @ Perimeter Office Areas	24,385 sf	x	\$ 1.95	=	\$ 47,551		
4 Remove Existing Light Ballasts	270 ea	x	\$ 30.00	=	\$ 8,100		
5 Allowance for asbestos pipe wrap and lining	1 ls	x	\$ 45,000.00	=	\$ 45,000		
6 Miscellaneous removal (i.e. unknown conditions)	1 ls	x	\$ 25,000.00	=	\$ 25,000	\$ 178,448	

Fire Protection

1 Install PIV \ Backflow \ Riser	1 ea	x	\$ 12,500.00	=	\$ 12,500		
2 Install Fire Protection Overhead	49,187 sf	x	\$ 6.50	=	\$ 319,716	\$ 332,216	

Mechanical

1 General Mechanical Upgrade - NEW - HVAC	49,187 sf	x	\$ 36.00	=	\$ 1,770,732	\$ 1,770,732	
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Lake Union Naval Reserve Renovation
OPTION 2 - Special Events Center Alternative
(cont.)

Electrical

1 Install 2000 AMP UGPS	1 ls	x	\$ 29,000.00	=	\$ 29,000		
2 Install Main Switch Gear 1,200 AMP	1 ls	x	\$ 25,500.00	=	\$ 25,500		
3 Electrical Upgrades	1 ls	x	\$ 532,781.00	=	\$ 532,781		
4 Install 400W HID Lighting in Drill Hall	40 ea	x	\$ 1,500.00	=	\$ 60,000		
5 Specialty Lighting	1 ls	x	\$ 65,000.00	=	\$ 65,000		
6 Security \ Fire Alarm & Life Safety - Office	27,337 sf	x	\$ 6.45	=	\$ 176,324		
7 Security \ Fire Alarm & Life Safety - Common	20,830 sf	x	\$ 5.75	=	\$ 119,773		
8 Perimter Spaces and Reception Area Data Cabling	24,805 sf	x	\$ 5.00	=	\$ 124,025	\$	1,132,402

Elevator Addition:

1 Elevator Housing (includes structural allowance)	1 ls	x	\$ 225,000.00	=	\$ 225,000		2
2 Elevator Equipment and Installation - 3000 lb Holeless	1 ls	x	\$ 90,000.00	=	\$ 90,000		
3 Elevator Cab Finish Allowance	1 ls	x	\$ 8,000.00	=	\$ 8,000	\$	323,000

MISC.:

1 General Cleaning	49,187 sf	x	\$ 0.75	=	\$ 36,890		
2 Café Area	2,120 sf	x	\$ 85.00	=	\$ 180,200		
3 Service Freight elevator	1 ls	x	\$ 110,000.00	=	\$ 110,000		3
4 Kitchen Area - Allowance	1 ls	x	\$ 350,000.00	=	\$ 350,000	\$	677,090

General Conditions

12 mo	x	\$ 45,000.00	=	\$ 540,000	\$	540,000	4
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Design Contingency

20% \$ 1,763,617

SUBTOTAL \$ 10,581,704

General Contractor's O & P & Bond 9.5% \$ 1,005,262

General Contractor's Taxes and Insurance 1.50% \$ 173,804

SUBTOTAL \$ 11,760,770

Associated Direct Project Costs (permits, fees, taxes, etc.) 62.5% \$ 7,350,481

TOTAL ESTIMATED PROJECT COSTS \$ 19,111,252

ESCALLATION TO MID-2009 11.25% \$ 2,150,016 5

TOTAL \$ 21,261,267

Notes

1 Allowance is included to provide roof drainage system that complies with current standard environmental practices.

2 Assumes two-stop elevator. No access planned for third and fourth floors.

3 Provides freight access to second floor to facilitate catering operations.

4 General Conditions includes Division 0 items and in general, direct costs associated with operating the project, including but not limited to, project management, project supervision, temporary offices, temporary utilities, periodic cleaning, transporation, hauling, and disposal expenses not normally covered by sub-contractors, dust control, temporary fencing, etc.

5 Escallation to Mid-2009 based upon projected 8% inflation for 2008, 6% for 2009.

**Lake Union Naval Reserve Renovation
OPTION 3 - Continue Existing Use**

Estimate of Probable Construction Costs
7-Feb-08

SITE IMPROVEMENTS:

2 Install new 6" DC \ FDC (fire sprinkler)	1	ea	x	\$	40,000.00	=	\$	40,000		
3 Install new 6" Fire Lateral (fire sprinkler)	50	lf	x	\$	85.00	=	\$	4,250	\$	44,250

BUILDING IMPROVEMENTS - INTERIOR:

1 Selective Demolition for sprinkler installation	1	ls	x	\$	25,000.00	=	\$	20,000		
2 Patching (restoration of finishes as required)	1	ls	x	\$	50,000.00	=	\$	40,000	\$	60,000

Hazardous Material Abatement - Owner Allowance

1 Hazmat Report(s)	1	ls	x	\$	15,000.00	=	\$	15,000		
2 Miscellaneous removal (i.e. unknown conditions)	1	ls	x	\$	25,000.00	=	\$	25,000	\$	40,000

Fire Protection

1 Install PIV \ Backflow \ Riser	1	ea	x	\$	12,500.00	=	\$	12,500		
2 Install Fire Protection Overhead	49,187	sf	x	\$	6.50	=	\$	319,716	\$	332,216

Electrical

1 Fire Alarm Upgrades	1	ls	x	\$	5.75	=	\$	150,000	\$	150,000
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General Conditions

3 mo	x	\$	25,000.00	=	\$	75,000	\$	75,000	1
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Design Contingency

20% \$ 140,293

SUBTOTAL \$ 841,759

General Contractor's O & P & Bond 9.5% \$ 79,967

General Contractor's Taxes and Insurance 1.50% \$ 13,826

SUBTOTAL \$ 935,552

Associated Direct Project Costs (permits, fees, taxes, etc.) 62.5% \$ 584,720

TOTAL ESTIMATED PROJECT COSTS \$ 1,520,271

ESCALLATION TO MID-2009 11.25% \$ 171,031 2

TOTAL \$ 1,691,302

Notes

1 General Conditions includes Division 0 items and in general, direct costs associated with operating the project, including but not limited to, project management, project supervision, temporary offices, temporary utilities, periodic cleaning, transportation, hauling, and disposal expenses not normally covered by sub-contractors, dust control, temporary fencing, etc.

2 Escallation to Mid-2009 based upon projected 8% inflation for 2008, 6% for 2009.