

City of Mount Vernon

New Library

Community Center

Parking Garage

Concept Development Report

April 17, 2019



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Project Committee Members

City of Mount Vernon

Jill Boudreau—Mayor

Isaac Huffman—Library Director

Peter Donovan— Project Development Manager

Bob Fiedler—Community Representative



Skagit County

Lisa Janicki— Skagit County Commissioner

Jennifer Johnson—Director of Public Health, Skagit County

Bob Hicks—Public Health Operations Manager, Skagit County

Tim Holloran—Skagit County Administrator



OAC Services, Inc.

Dave Jobs—Principal in Charge

Kevin Fromm—Senior Project Manager

Stacy Shewell—Senior Project Manager

Adam Johnson—Project Engineer



Integrus Architecture

Rebecca Baibak—Principal

David Van Galen—Principal

Matthew Sullivan—Architect



Lydig Construction

Tim Casad—Chief Estimator



Introduction

The City of Mount Vernon began with a bold vision to build a new library, community center, and parking garage in the heart of the downtown area. In partnership with Skagit County, this new civic building would also provide a new home for the senior services that Skagit County currently provides. Years of research, outreach, and planning went into the development of the new building, and in November of 2018, the city hired OAC Services to perform the following tasks to move the project closer to implementation:

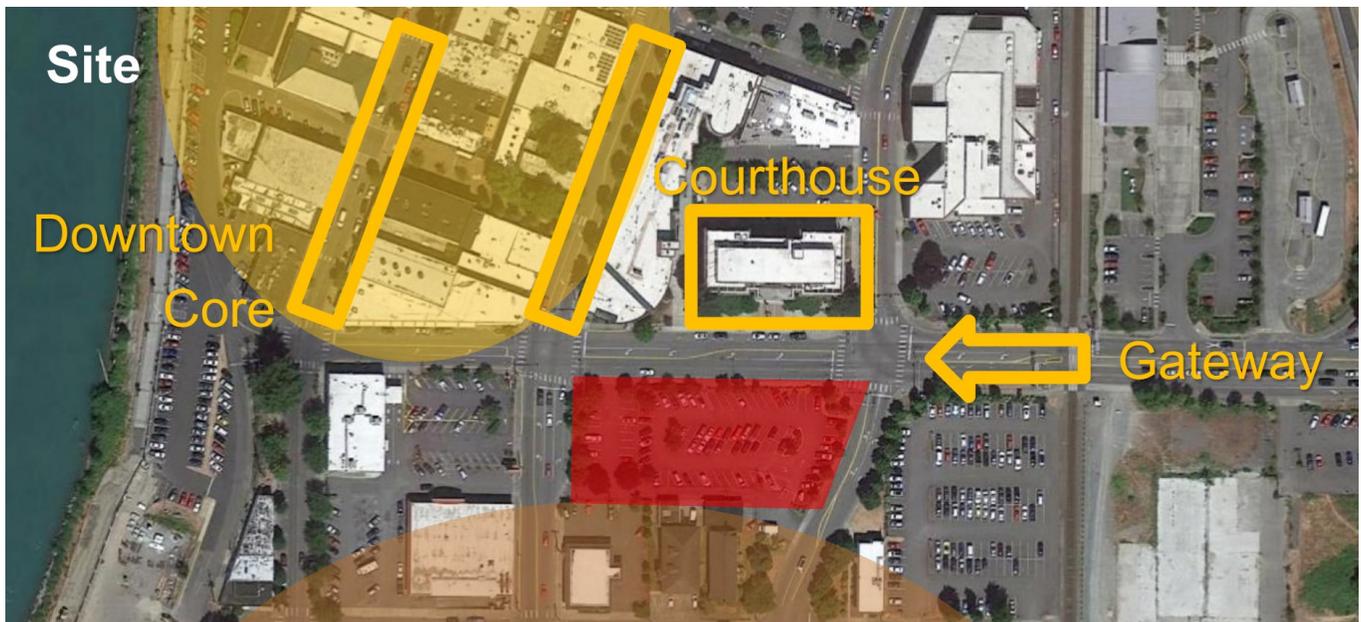
Task 1: Document project objectives, review project development history, and identify project risks.

Task 2: Conceptual design including considerations for phasing options.

Task 3: Conceptual estimate including considerations for phasing options.

Task 4: Delivery method/procurement evaluation.

After completion of these four tasks OAC continued to work with city stakeholders to evaluate different approaches to project elements, achieving a design concept and budget which can allow the project to move forward.



Task 1:

Project Objectives, History, and Risks

OAC Services facilitated several information-gathering meetings with key stakeholders which resulted in a basis for conceptual design, early programming features, and conceptual cost estimating. From December of 2018 through March of 2019, the project team worked to develop conceptual designs that would allow for different pricing options, including the possibility of a phased approach, for the city to consider. Below is a summary of the major workshops and meetings with the project committee and the Mount Vernon City Council which details how and when decisions were made throughout the process.

Workshop #1: December 10th, 2018

A smaller group of city staff and the project team attended this workshop. The workshop objective was to gather and document history, vision, and important design criteria from city staff, understand the city’s desired outcome, and plan subsequent meetings to enable conceptual design and estimating. Key highlights included:

1. The city stated two specific goals:
 - a. Incorporate approximately 28,000 square feet of library and community center space.
 - b. Ensure the building is constructed with a 50-to-100-year life in mind. This may mean more upfront costs, but as this is a focal, gateway civic building in the heart of downtown, the strong desire is to make the necessary investment that will enable the building to achieve long-term aesthetic, functionality, and longevity goals while minimizing future maintenance and operational costs.
2. Programming – there was considerable dialogue regarding the desire for the space to be integrated, rather than have separate and distinct areas for the library, community center, and senior services programming. For example, while the kitchen would be heavily used by the meals-on-wheels program, allowing for it to be used as a teaching kitchen in the off-hours would allow for better utilization.
3. Funding – we discussed what funding was on hand and what the city is working to secure before the project begins.



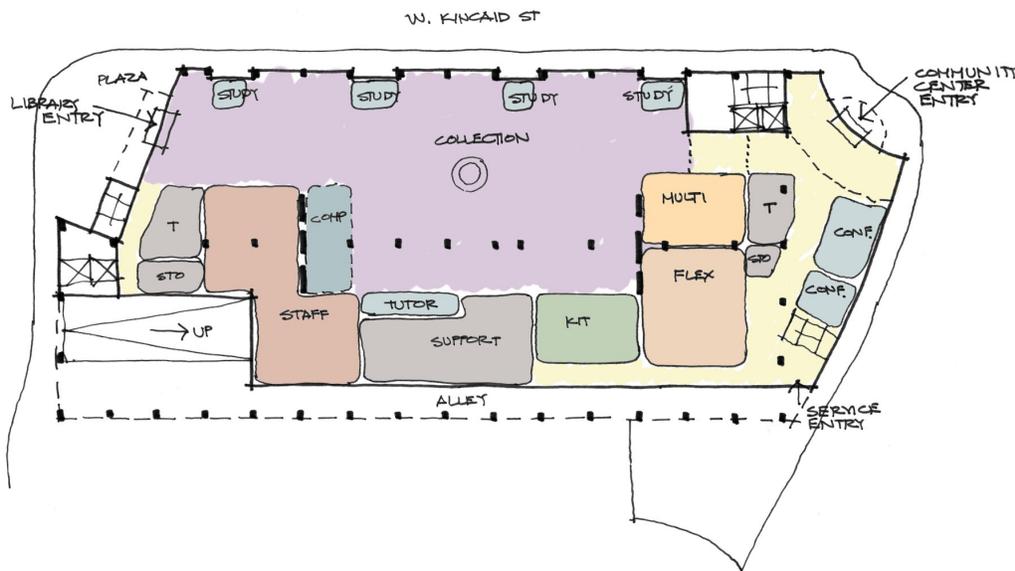
Workshop #2: December 19th, 2018

The objective of Workshop #2 was to review the design process and early concept development and have interactive discussions on specific features and performance of the building and site. The project committee attended the workshop along with city and county representatives. Key highlights included:

1. We reviewed the design process and the importance on listening to stakeholder's needs.
2. Skagit County affirmed that the county is committed to partnering with the city on this project. The county is willing to offer 40 surface lot stalls to the east of the proposed site, and that they are interested in having the city take over operations for the senior center services.
3. The project committee discussed the following project site considerations:
 - a. There is a planned round-a-bout at the intersection of 3rd Street and Kincaid.
 - b. Initial ideas for maximizing space on the site included utilizing portions of the sidewalk along Kincaid as well as the alley to the south of the site. Some design options would only seek air-rights over the alley.
 - c. There was discussion centered around whether 2nd or 3rd Streets would provide the best solutions for vehicular entrance and egress, and what impacts that may have on traffic in the area.

4. The project committee discussed the following design considerations:
 - a. We presented five different early design concepts to demonstrate how the building would best serve the site and immediate surroundings and what architectural features were most desirable. The concepts allowed the attendees to visualize the prominent location as a gateway to the city and how the building could welcome visitors to the downtown area.
 - b. The main architectural elements that would provide gateway features would likely be located on the northeast and northwest corners of the building. This was agreeable to the committee.
 - c. There was consensus that the design should allow for future expansion opportunities of the library and community center.
 - d. By conclusion of the workshop, the consensus of the attendees was that the 5th design option presented (Urban Core), was the preferred option. This approach would locate the optional rooftop amenity on the west side allowing for views of the water and the Olympic Mountains and providing the desired programming space with the ability to expand.

The following five pages represent this stage of the design.



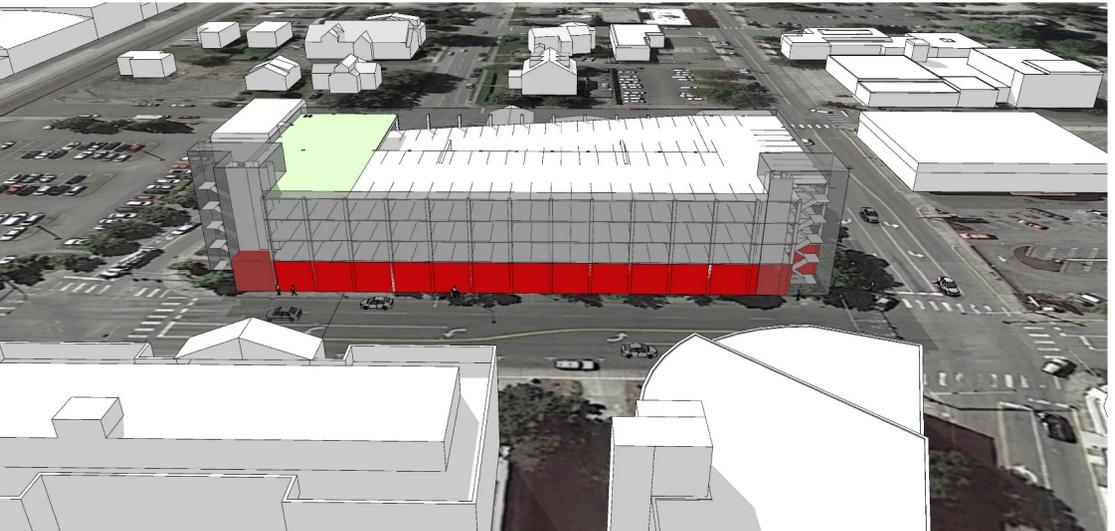
Base Plan



View looking southeast from W. Kincaid St. & S. 2nd St.



View looking west along W. Kincaid St.



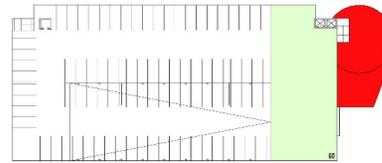
Gateway



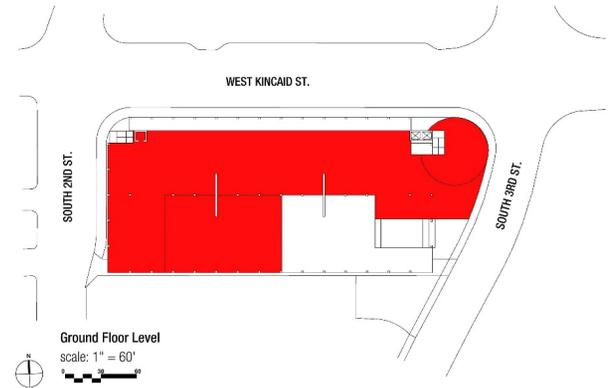
View looking southeast from W. Kincaid St. & S. 2nd St.



View looking west along W. Kincaid St.



Roof Level
scale: 1" = 60'



Ground Floor Level
scale: 1" = 60'



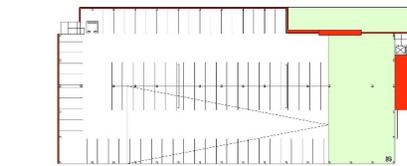
Courthouse Yard



View looking southeast from W. Kincaid St. & S. 2nd St.



View looking southwest next to courthouse from W. Kincaid St. & S. 3rd St.



Roof Level
scale: 1" = 60'



Ground Floor Level
scale: 1" = 60'



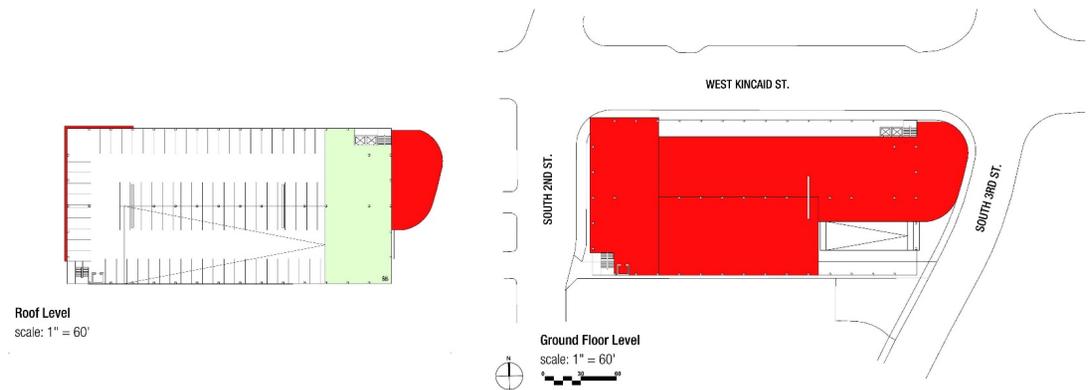
Pedestrian Connection



View looking southeast from W. Kincaid St. & S. 2nd St.



View looking west along W. Kincaid St. at S. 3rd St.



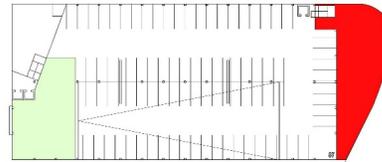
Urban Core



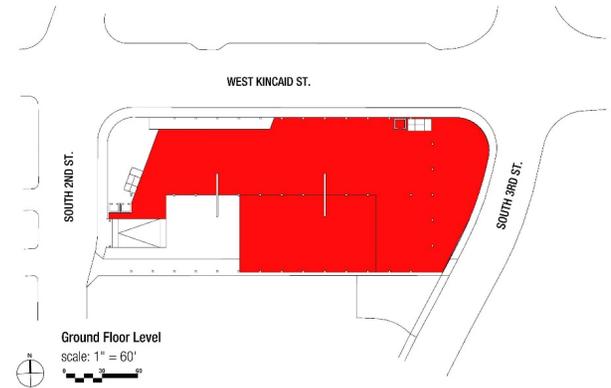
View looking southeast from W. Kincaid St. & S. 2nd St.



View looking west along W. Kincaid St. at S. 3rd St.



Roof Level
scale: 1" = 60'



Ground Floor Level
scale: 1" = 60'



Workshop #3: January 17th, 2019

The OAC team facilitated discussion on the work performed to date, displayed several options, and gathered feedback about the direction the design should move towards. Highlights from this discussion:

- Presented a revised design for Urban Core, called Urban Core 2.1.
- Presented the conceptual space planning for the different programs and how they fit within the building, as well as the difference in square footage between the base design and current design.
- Discussed street-scaping, how parking would be impacted by the 2nd floor expansion, and how phasing can be incorporated into design decisions.
- Led a visioning exercise which showcased libraries from around the world with various architectural features and elements to help solicit feedback from the committee and guide the final conceptual design.
- Screening around the parking garage was a desired feature. One option discussed involved incorporating art into the screening, which would also provide sun screening. The committee preferred that more natural lighting and windows be incorporated into the library and community center areas.

- There was discussion regarding the elevator capacity and quantity, the number of entrances, how the public would ultimately be using the space, and the cost implications that these decisions have.

Presentation to the City Council: January 30th, 2019

The work performed to date, work process, project goals and deliverables were presented at a well-attended City Council meeting which included many community members. Dave Jobs, with OAC Services, presented on alternative project delivery options (described below under Task 4: Delivery Method/Procurement Evaluation).

David Van Galen with Integrus presented the preferred Urban Core 2.1 design concept with three different exterior cladding options: Forest, River, and History. David reiterated a building’s design evolves as it moves towards implementation and these designs were not necessarily representative of the final design. Rather, based upon the expressed needs of the building user groups, this best responds to the scale, features, and performance criteria defined by the project committee team members.



Task 2: Conceptual Design

Beginning with the preliminary reports provided by the city which included a parking survey, environmental assessment, and library needs study, Integrus Architecture began designing a new library, community center, and parking garage on the proposed site. Over the duration of approximately three months, including review of previous work, meetings with the project committee, and internally as a project team, the design progressed as follows:

1. The project committee reviewed five design concepts presented by Integrus.
2. The committee's preferred design, Urban Core 2.1, was developed with three different exterior cladding options for further consideration.
3. To allow for funding flexibility, Urban Core 2.1 was developed with a phased approach.

Urban Core 2.1 (preferred design)

Urban Core 2.1 provides the following key features as prescribed by the project committee:

- Areas dedicated to library functions and circulation.
- A commercial kitchen area which can provide meals-on-wheels services and serve as an educational kitchen.
- Community center space which integrates with the library and other programming areas.
- Flexible options for the interior as design progresses. For example, the 2nd floor space is included as shelled-out space for future build-out.
- Parking for 300 vehicles.
- The ability to phase construction in case the current budget cannot accommodate a full build-out.
- A gateway building that will help to revitalize and respond to the city's vibrant downtown area.

Urban Core 2.1 resulted in a small increase in space for the library and community center. Original estimates provided by the city included 27,437 gross square feet. The Urban Core 2.1 design includes approximately 29,851 gross square feet. There is an optional 2nd floor build-out adding 8,700 square feet, resulting in a total of approximately 38,551 square feet for the Urban Core 2.1 library and community center.

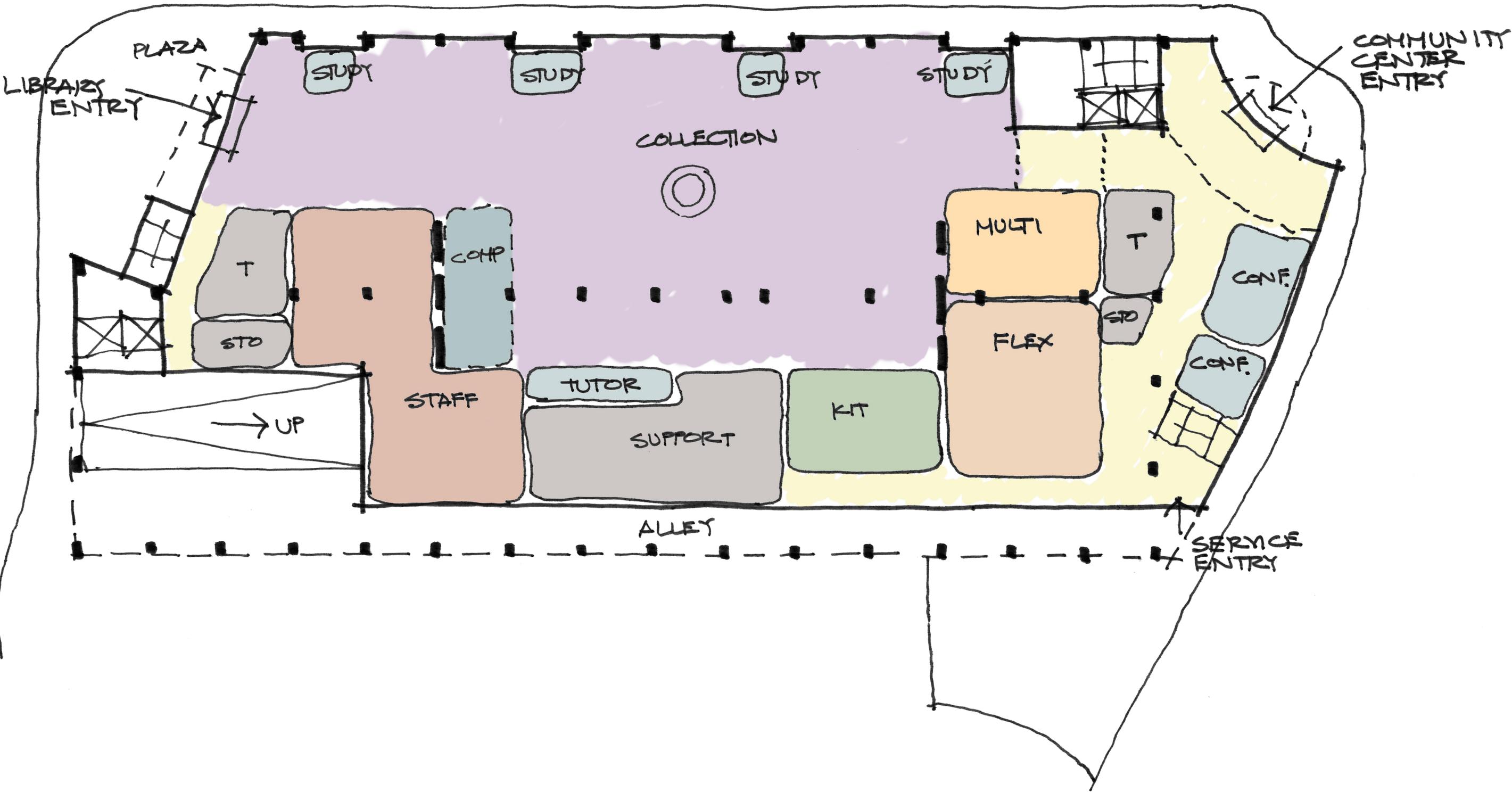
Urban Core 2.1: Phased Approach

The phased approach of Urban Core 2.1 was developed to allow for flexibility in funding timing and availability. The phased approach would include the complete construction of the parking garage while the library and community center portions would be shelled out for future development. The phased approach provides 304 parking spaces and approximately 38,551 square feet for the library and community center.

The following 17 pages represent the Urban Core 2.1 design.

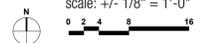
Mount Vernon Library/Community Center Program Comparison		
SPACE	BASE PROGRAM AREA	URBAN CORE 2.1
Library Collection	10,000 sf	13,000 sf
Lobby/Lounge	700 sf	1,000 sf
Fitness Flex Room	1,500 SF	1,600 sf
Commercial/Teaching Kitchen	625 sf	750 sf
Multi-Purpose Meeting Room	1,000 sf	1,000 sf
Public Computer Area	750 sf	750 sf
Meeting Spaces	1,680 sf	1,770 sf
Staff Spaces	2,620 sf	2,700 sf
Support Spaces	2,230 sf	3,000 sf
TOTAL NET SQ. FT. AREA	21,105 SF	25,570 SF
Circulation & Wall Factor	30%	3,630 sf
GROSS SQ. FT. FIRST FLOOR AREA		29,200 sf
GROSS SQ. FT. SECOND FLOOR FUTURE EXPANSION AREA		7,700 sf
TOTAL GROSS SQ. FT. AREA*	27,437 SF	36,900 SF
(*excludes garage vertical circulation, i.e. stairs and elevators)		3,500 sf
TOTAL PARKING SPACES (standard 9'x20')		304

W. KINCAID ST



GROUND LEVEL PLAN DIAGRAM

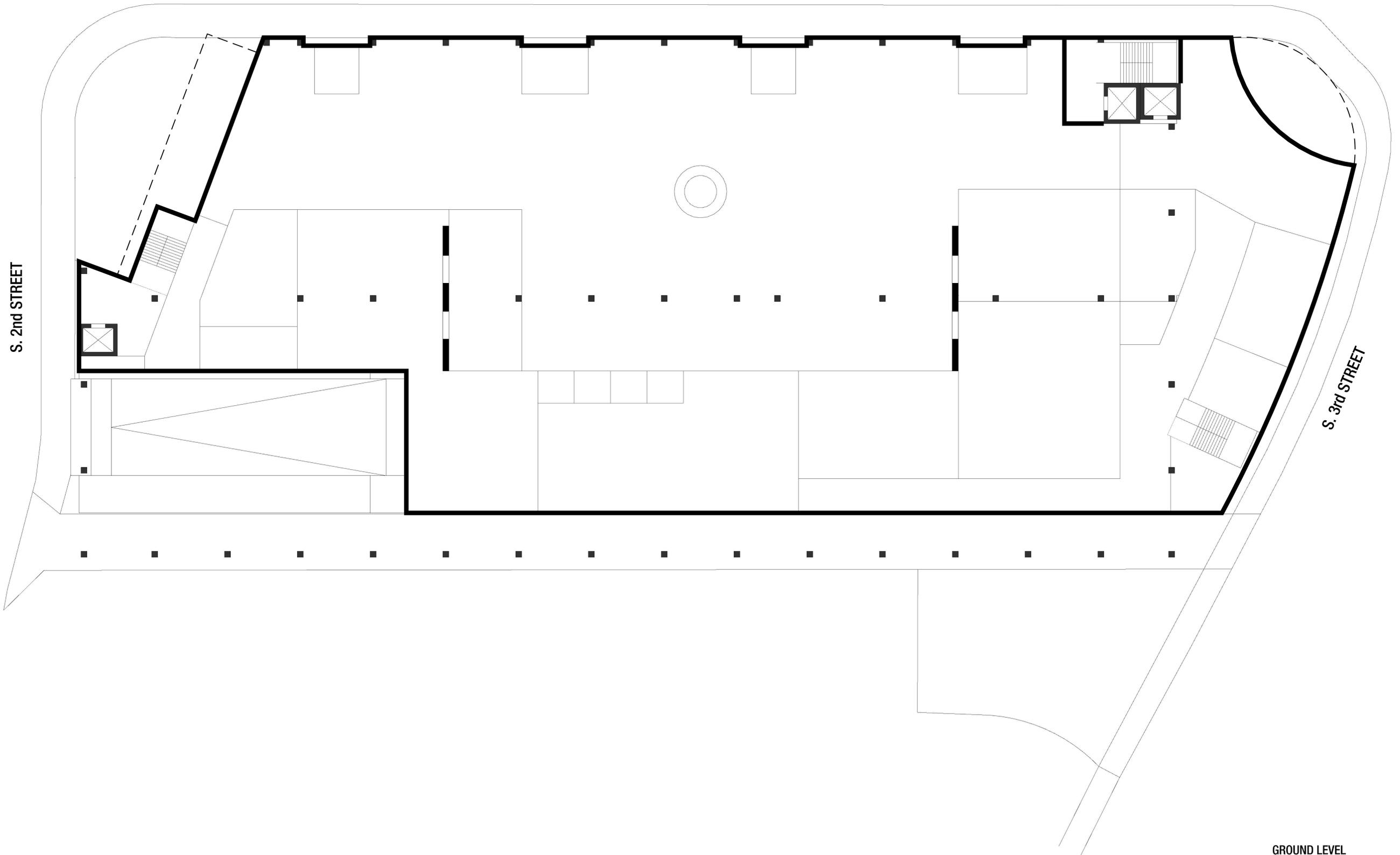
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W. KINCAID STREET

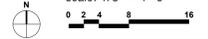
S. 2nd STREET

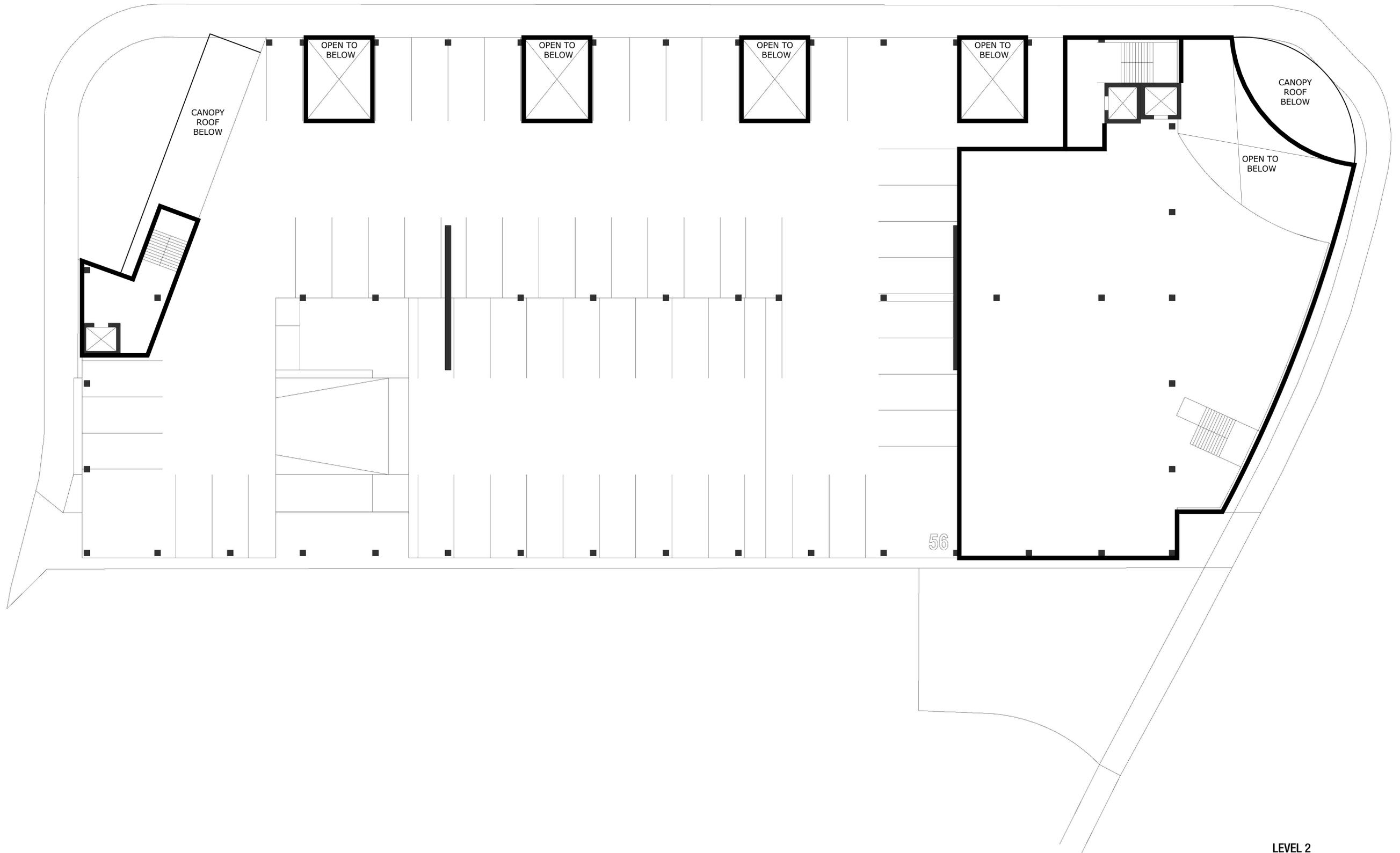
S. 3rd STREET



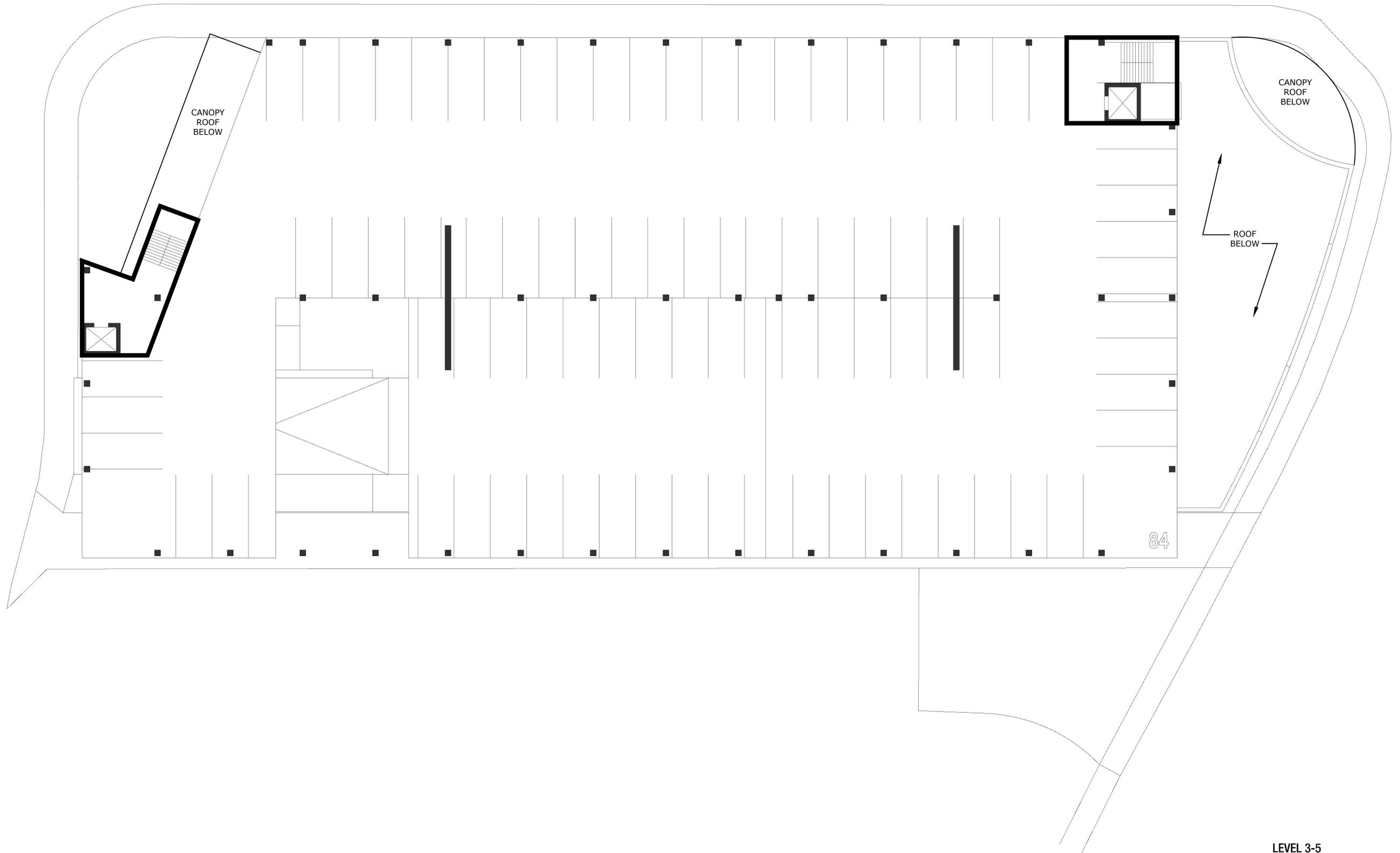
GROUND LEVEL

scale: 1/8" = 1'-0"



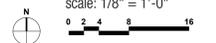


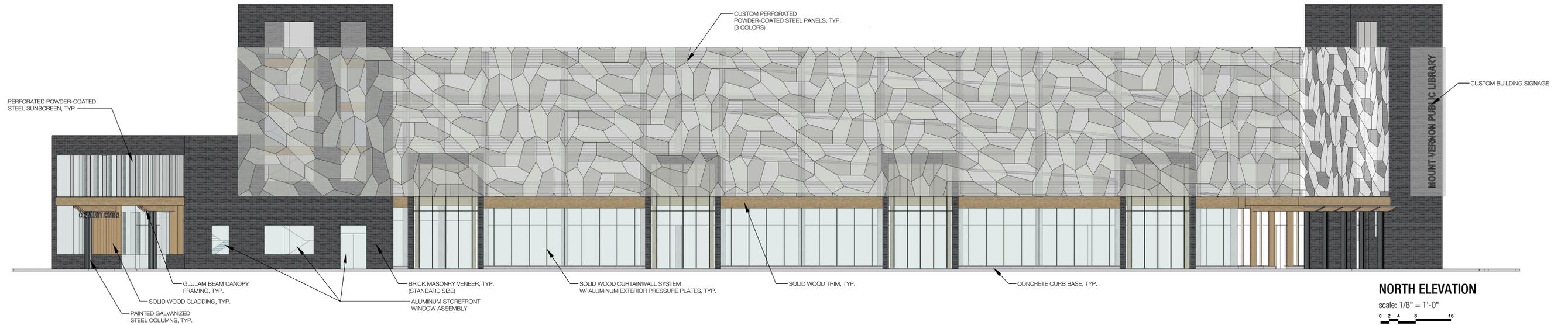
LEVEL 2
scale: 1/8" = 1'-0"
0 2 4 8 16



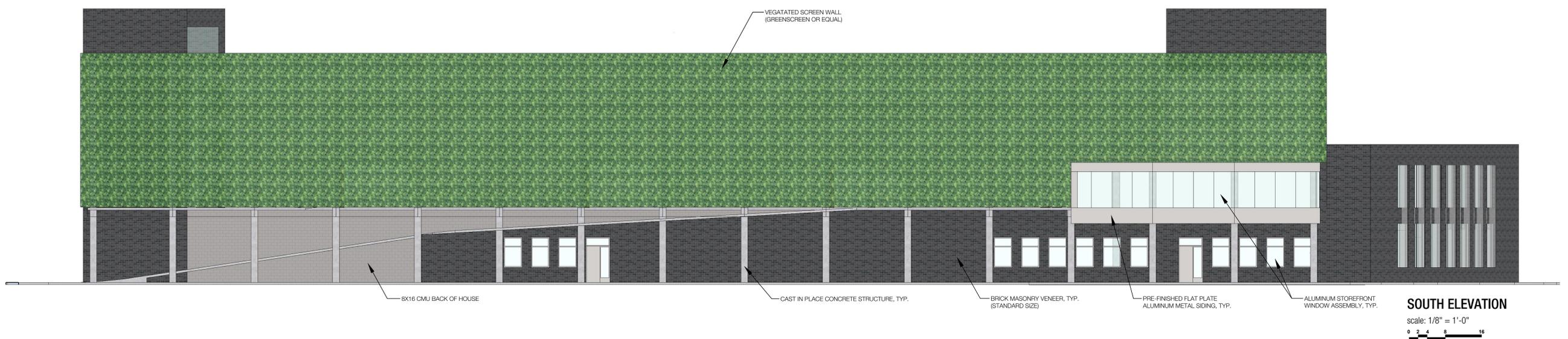
LEVEL 3-5

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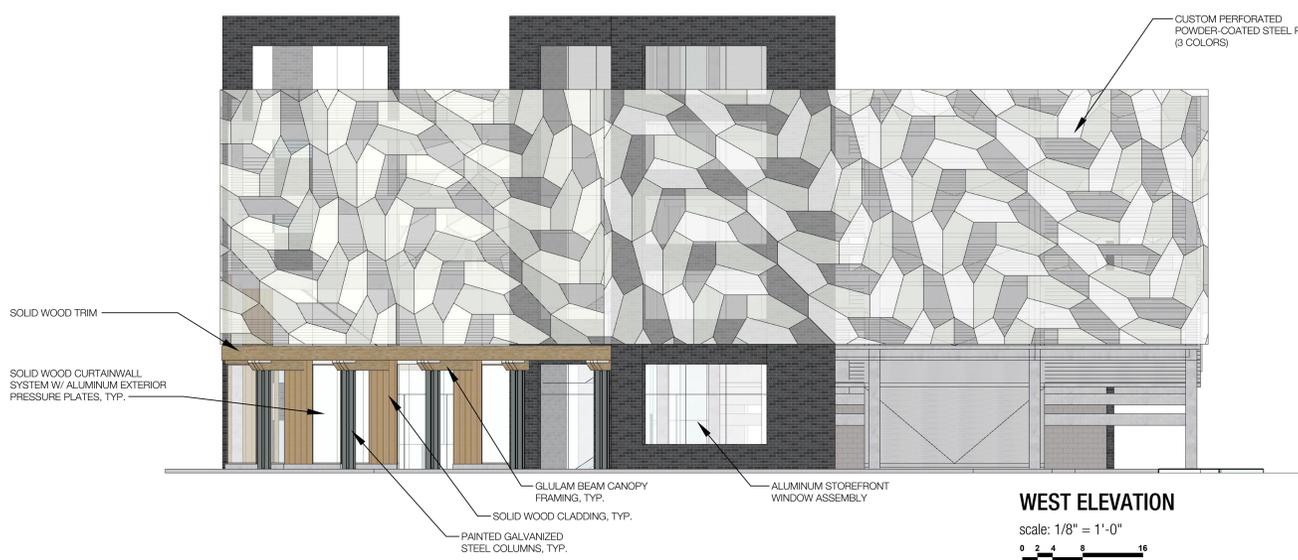




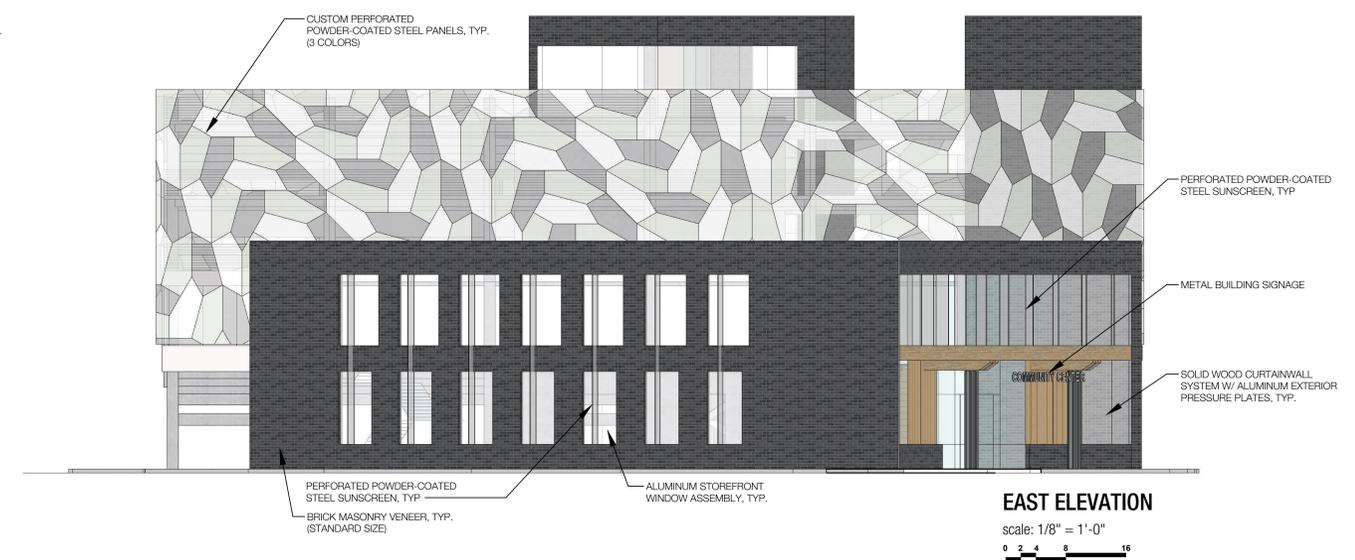
NORTH ELEVATION
 scale: 1/8" = 1'-0"
 0 2 4 8 16



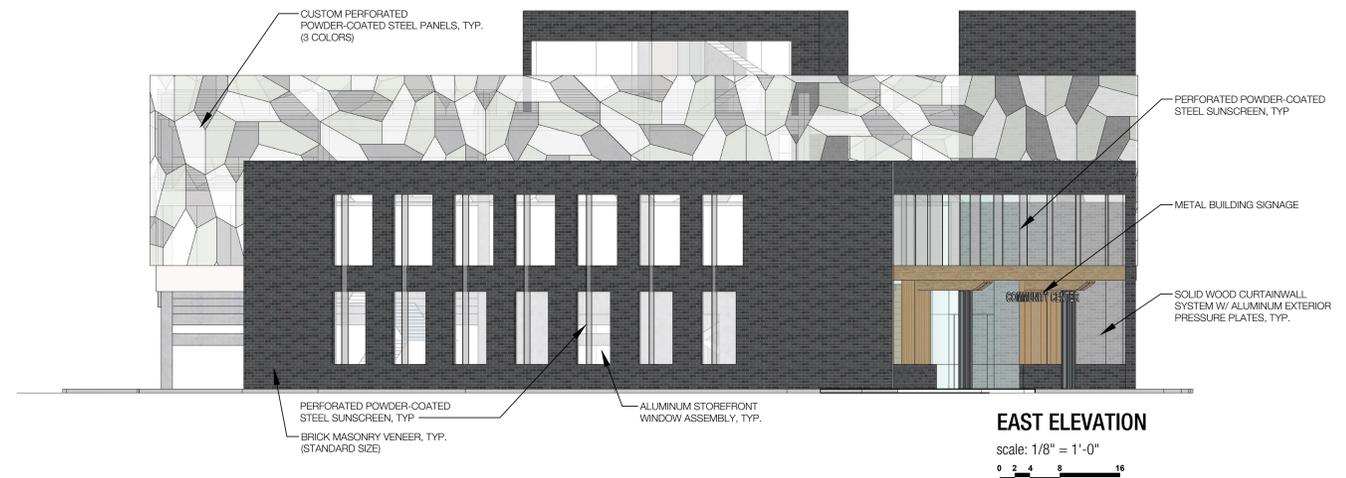
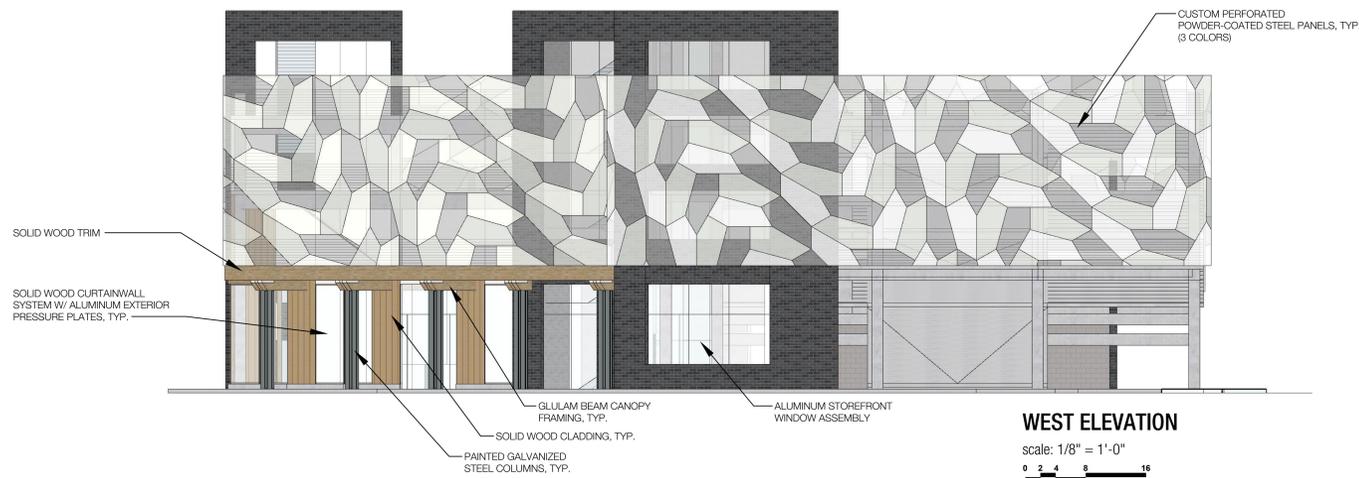
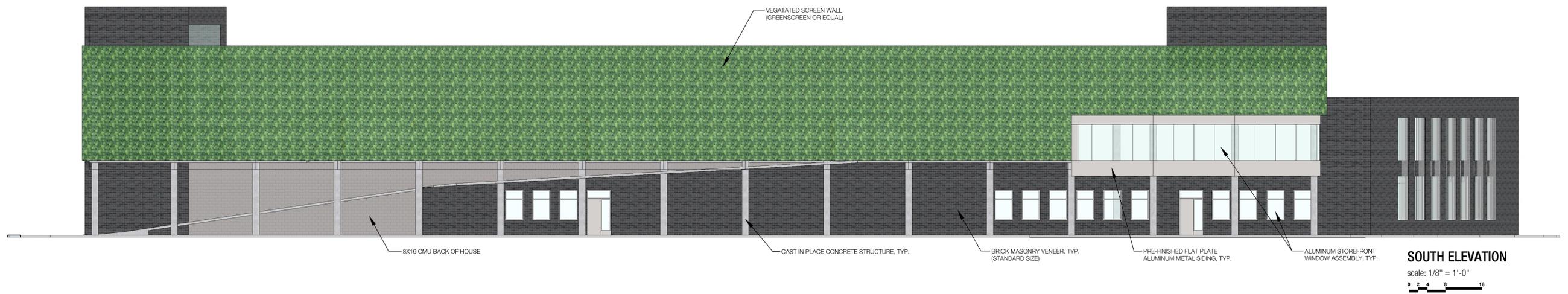
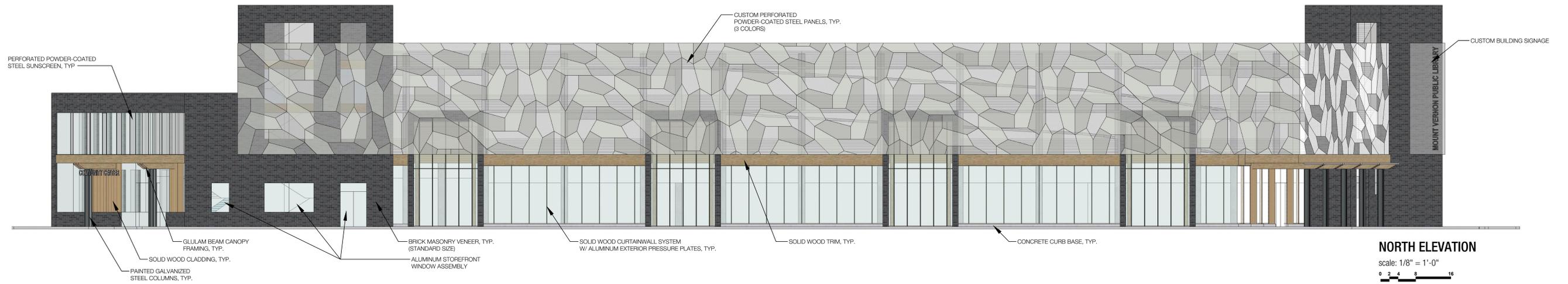
SOUTH ELEVATION
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 0 2 4 8 16

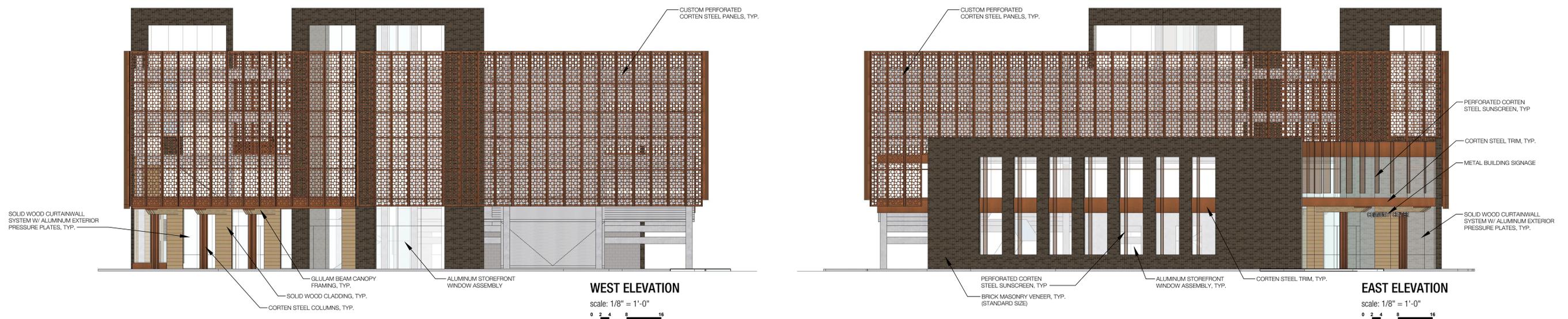
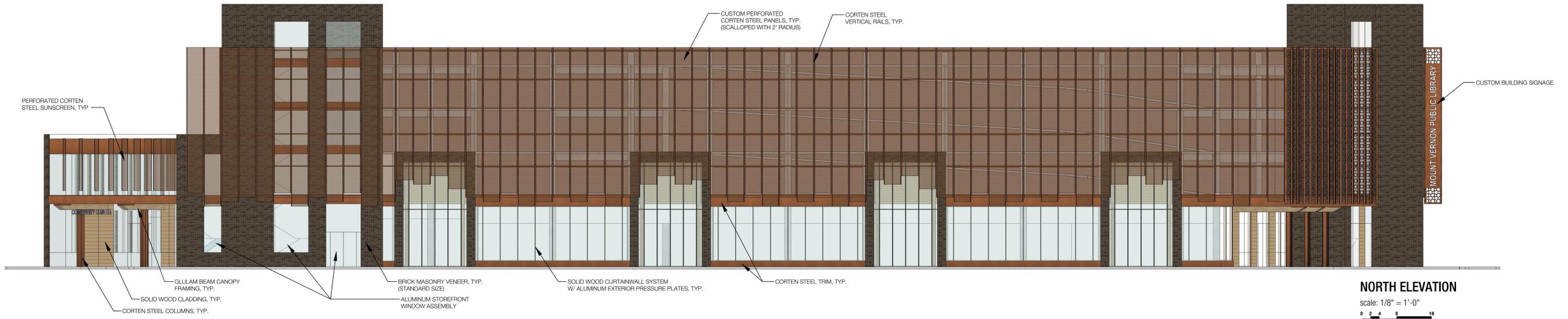


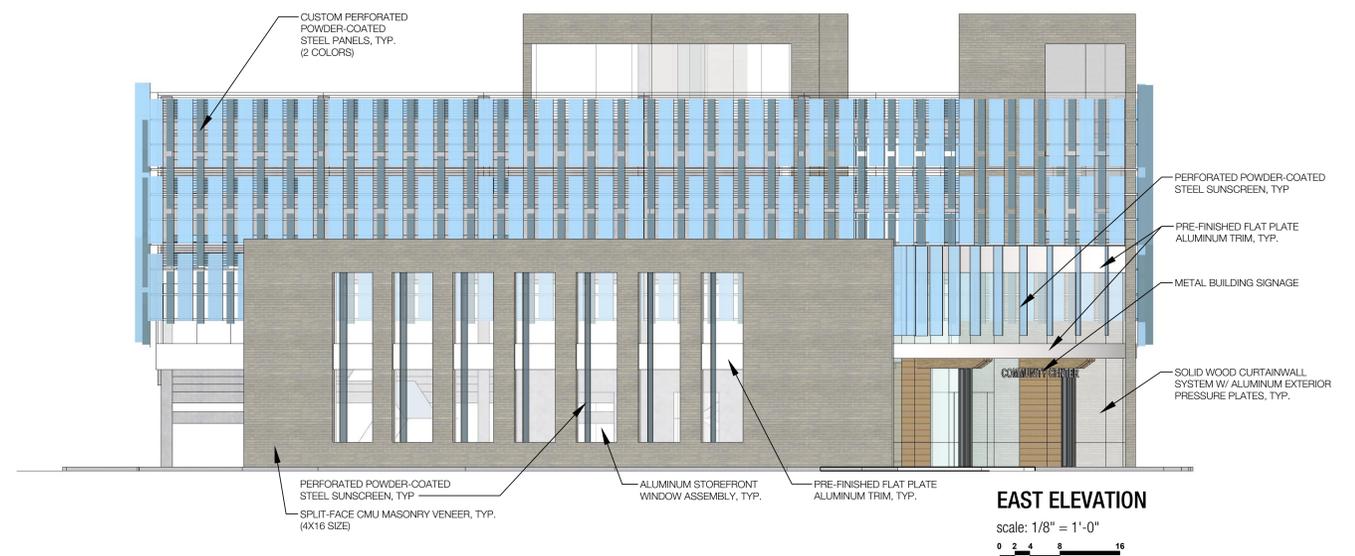
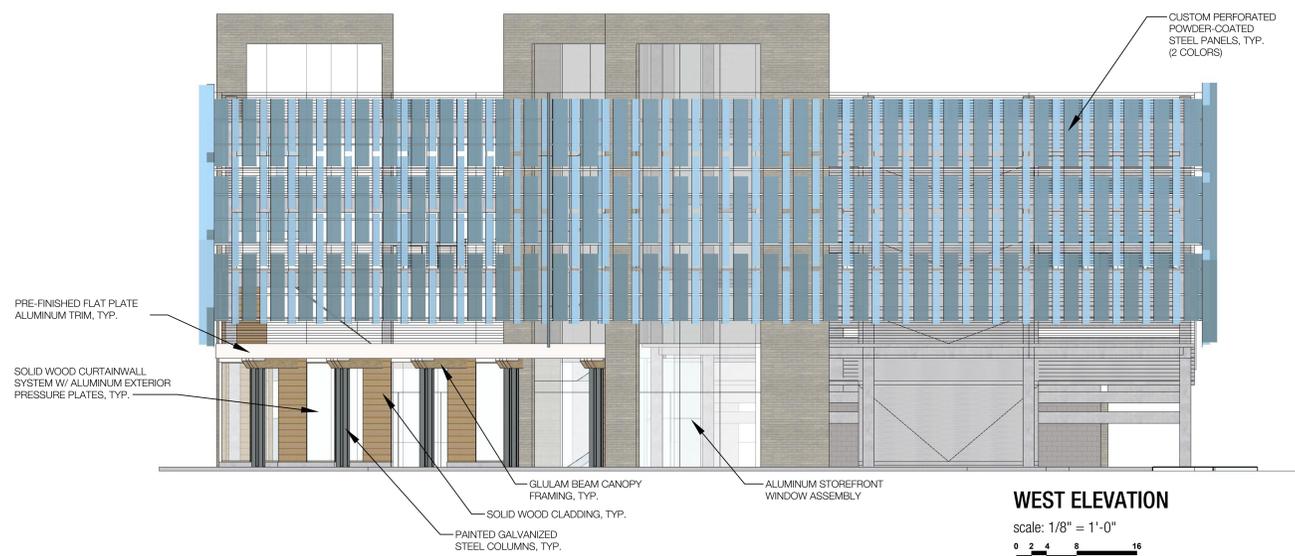
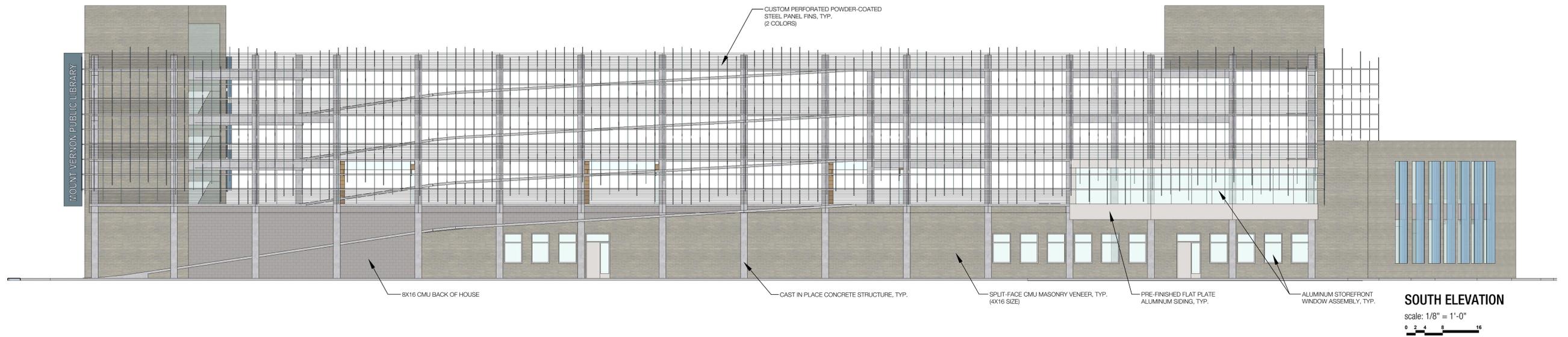
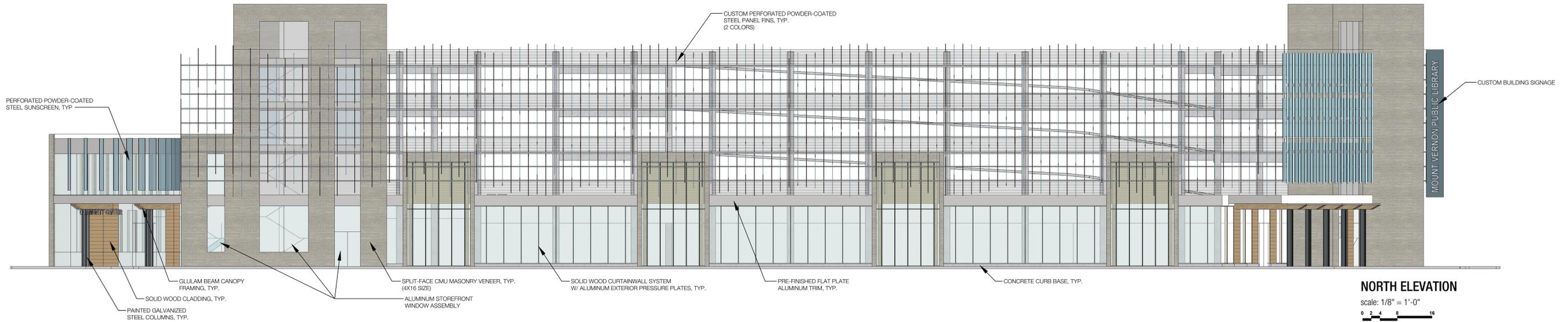
WEST ELEVATION
 scale: 1/8" = 1'-0"
 0 2 4 8 16



EAST ELEVATION
 scale: 1/8" = 1'-0"
 0 2 4 8 16





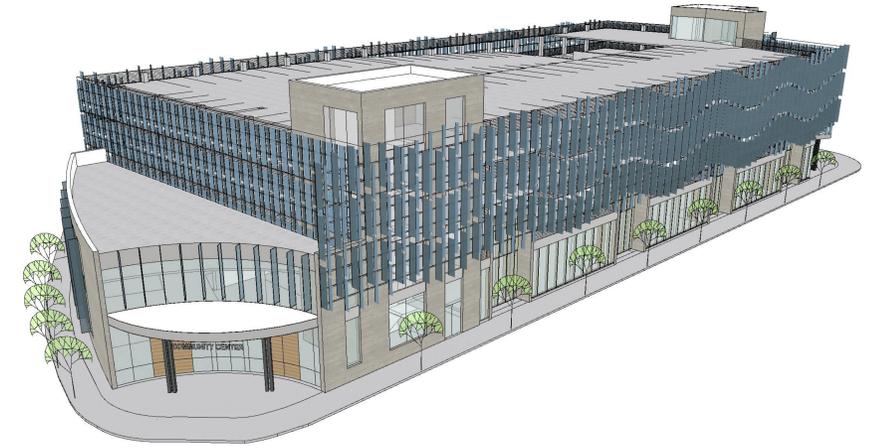




FOREST CLADDING SCHEME - NE VIEW



HISTORY CLADDING SCHEME - NE VIEW



RIVER CLADDING SCHEME - NE VIEW



FOREST CLADDING SCHEME - NW VIEW



HISTORY CLADDING SCHEME - NW VIEW



RIVER CLADDING SCHEME - NW VIEW

View along W. Kincaid St. looking east

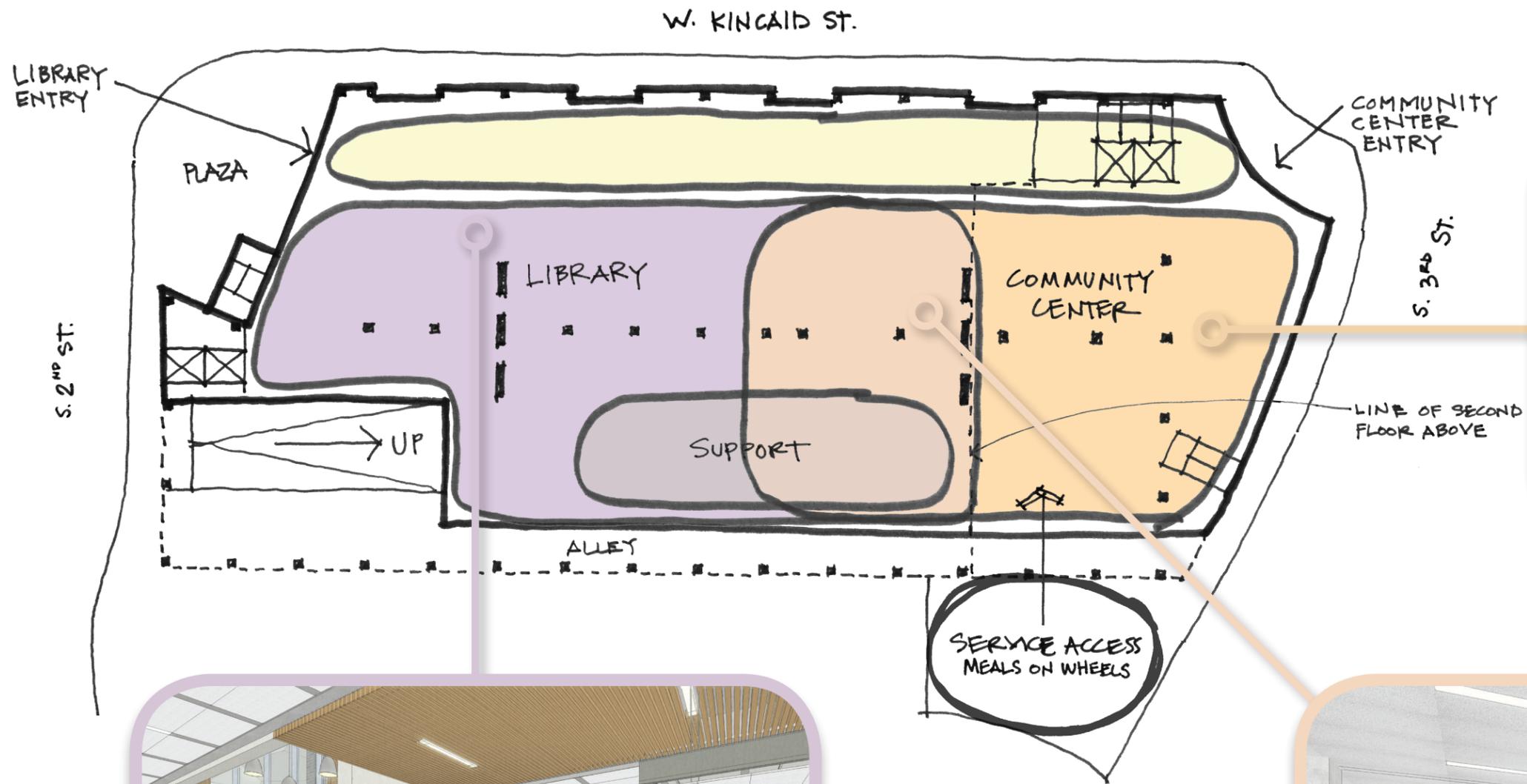


View to library main entrance



View along W. Kincaid St. looking west





Library reading room and collection view



Multi-purpose meeting room view



Conference rooms view



Task 3: Conceptual Estimate

Urban Core 2.1

Lydig Construction estimated the preferred design concept, Urban Core 2.1, at \$31,043,534 including the 2nd floor expansion area being shelled out to allow for future expansion. This amount is for construction only and is not inclusive of all costs associated with the proposed project such as sales tax and the owner's soft costs.

Estimate Clarifications and Assumptions:

1. Pile foundations, based on preliminary information provided by the city indicating the water table in the vicinity is relatively high.
 - a. When pile foundations are required, building foundations and other elements increase in size, driving up total project costs.
 - b. Once the results from a geotechnical report of the site are made available, the estimate can be updated to reflect more accurate pricing.
2. Build-out of the 2nd floor expansion space, but not finishing its interior.
 - a. The estimate includes a 2-story elevator to accommodate this space.
3. Industry standards such as floor covering options, number of doors per programmed areas, and lighting considerations.
4. Cost-per-parking stall calculation for the parking garage, based on similar recent local parking garage projects.
5. Escalation forecasted at 6% through 12 months from the date of the estimate.

Category / Description	Urban Core 2.1
General Conditions	\$ 1,660,274
Garage	\$ 10,659,884
Building Structure	\$ 6,278,902
Library	\$ 3,282,474
Community Center	\$ 1,955,458
Second Floor Shell Space	\$ 120,282
Site Work	\$ 1,665,966
Direct Costs Subtotal:	\$ 25,623,240
Sub Bonds @1.25%	\$ 320,291
Design Contingency @ 7%	\$ 1,816,047
Escalation (6% of Direct Costs)	\$ 1,665,575
Contractor Fee (5.5% of Direct Costs)	\$ 1,618,383
Total Direct Construction Costs Subtotal:	\$ 31,043,536
Risk Contingency (3% of Direct Costs)	\$ 768,697
Insurances (1% of Direct Costs)	\$ 256,232
Performance & Payment Bond	\$ 248,348
B&O Taxes	\$ 217,305
Total Direct Construction Costs W/addons Subtotal:	\$ 32,534,118
A/E Fees (11% of Direct Costs)	\$ 3,578,753
Total Construction Cost (TCC):	\$ 36,112,871
State Sales Tax (8.7%) on TCC:	\$ 3,141,820
Total Construction Cost + Sales Tax:	\$ 39,254,691
Project Soft Costs and Owner-direct Work	
Owner Consultants	\$ 500,000
CM/PM	\$ 1,024,930
Add services (Est, VA, CR, Cx, BE, Audits, Warranty)	\$ 400,000
Permits 1% on TCC	\$ 361,129
FF&E	\$ 400,000
Jurisdictional/Utilities	\$ 500,000
Staff Planning/Moving	\$ 50,000
Art Allowance	\$ 354,907
Owner Work Subtotal:	\$ 3,590,965
Owner Contingency (5% on TCC and Owner Direct):	\$ 2,142,283
Subtotal Soft Costs:	\$ 5,733,248
Total Project Costs:	\$ 44,987,939

Pages 40-52 contain the full estimate.



Urban Core 2.1: Phased Approach

Lydig estimated the phased approach that would allow for the parking garage to be fully completed, while the library and community center spaces would be shelled out for later completion as additional funding allows. This estimate keeps the same total square footage for the building but reduces the duration (from 16 to 10 months of construction) of the project. The conceptual estimate is \$21,730,277. This amount is for construction only and is not inclusive of all costs associated with the proposed project such as sales tax and the owner's soft costs.

Estimate Clarifications and Assumptions:

1. A completed parking garage.
2. The library and community center space is built-out, but no interior finishes are included.
 - a. Electrical service would be available but not distributed.
 - b. Domestic plumbing connections would be roughed-in only.
 - c. HVAC would not be included in this space.
3. Length of construction is reduced from 16 to 10 months.
4. Parking garage exterior screening has been reduced on the west side, and the green wall on the south side was eliminated.
5. Escalation forecasted at 6% through 12 months from the date of the estimate.

Category / Description	Urban Core 2.1 - Phased Approach
General Conditions	\$ 1,383,406
Garage	\$ 10,659,884
Building Structure	\$ 4,226,850
Library	\$ -
Community Center	\$ -
Second Floor Shell Space	\$ -
Site Work	\$ 1,665,965
Direct Costs Subtotal:	\$ 17,936,105
Sub Bonds @ 1.25%	\$ 224,201
Design Contingency @ 7%	\$ 1,271,221
Escalation (6% of Direct Costs)	\$ 1,165,892
Contractor Fee (5.5% of Direct Costs)	\$ 1,132,858
Total Direct Construction Costs Subtotal:	\$ 21,730,277
Risk Contingency (3% of Direct Costs)	\$ 538,083
Insurances (1% of Direct Costs)	\$ 179,361
Performance & Payment Bond	\$ 173,842
B&O Taxes	\$ 152,112
Total Direct Construction Costs W/addons Subtotal:	\$ 22,773,676
A/E Fees (11% of Direct Costs)	\$ 2,505,104
Total Construction Cost (TCC):	\$ 25,278,780
State Sales Tax (8.7%) on TCC:	\$ 2,199,254
Total Construction Cost + Sales Tax:	\$ 27,478,034
Project Soft Costs and Owner-direct Work	
Owner Consultants	\$ 350,000
CM/PM	\$ 717,444
Add services (Est, VA, CR, Cx, BE, Audits, Warranty)	\$ 300,000
Permits 1% on TCC	\$ 252,788
FF&E	\$ -
Jurisdictional/Utilities	\$ 400,000
Staff Planning/Moving	\$ -
Art Allowance	\$ -
Owner Work Subtotal:	\$ 2,020,232
Owner Contingency (5% on TCC and Owner Direct):	\$ 1,474,913
Subtotal Soft Costs:	\$ 3,495,145
Total Project Costs:	\$ 30,973,179

Pages 53-60 contain the full estimate.



Urban Core 2.1: Modified Design

Following the conceptual estimating effort and after meeting and reviewing the pricing options with the project committee, it became clear that the preferred option was in excess of the project budget. The question became, how to best modify scope within the Urban Core 2.1 to enable a project that is within acceptable funding levels. Through additional discussion, evaluation, and options review, a modified Urban Core 2.1 design concept was developed which allows for a full build-out in one phase at an acceptable funding level. Changes to project scope included the following:

- Eliminated the 2nd floor build-out space, resulting in approximately 29,851 gross square feet for the library and community center portions of the building.
- Removed one level of parking from the garage, leaving 246 parking stalls. Along with the 40 parking stalls on the surface lot to the east of the project site, the city could obtain approximately 286 stalls for public use.
- Reduced the amount of metal screening on the east and west elevations, and removed the green wall on the south elevation of the parking garage.
- A small reduction in interior finishes and kitchen equipment.

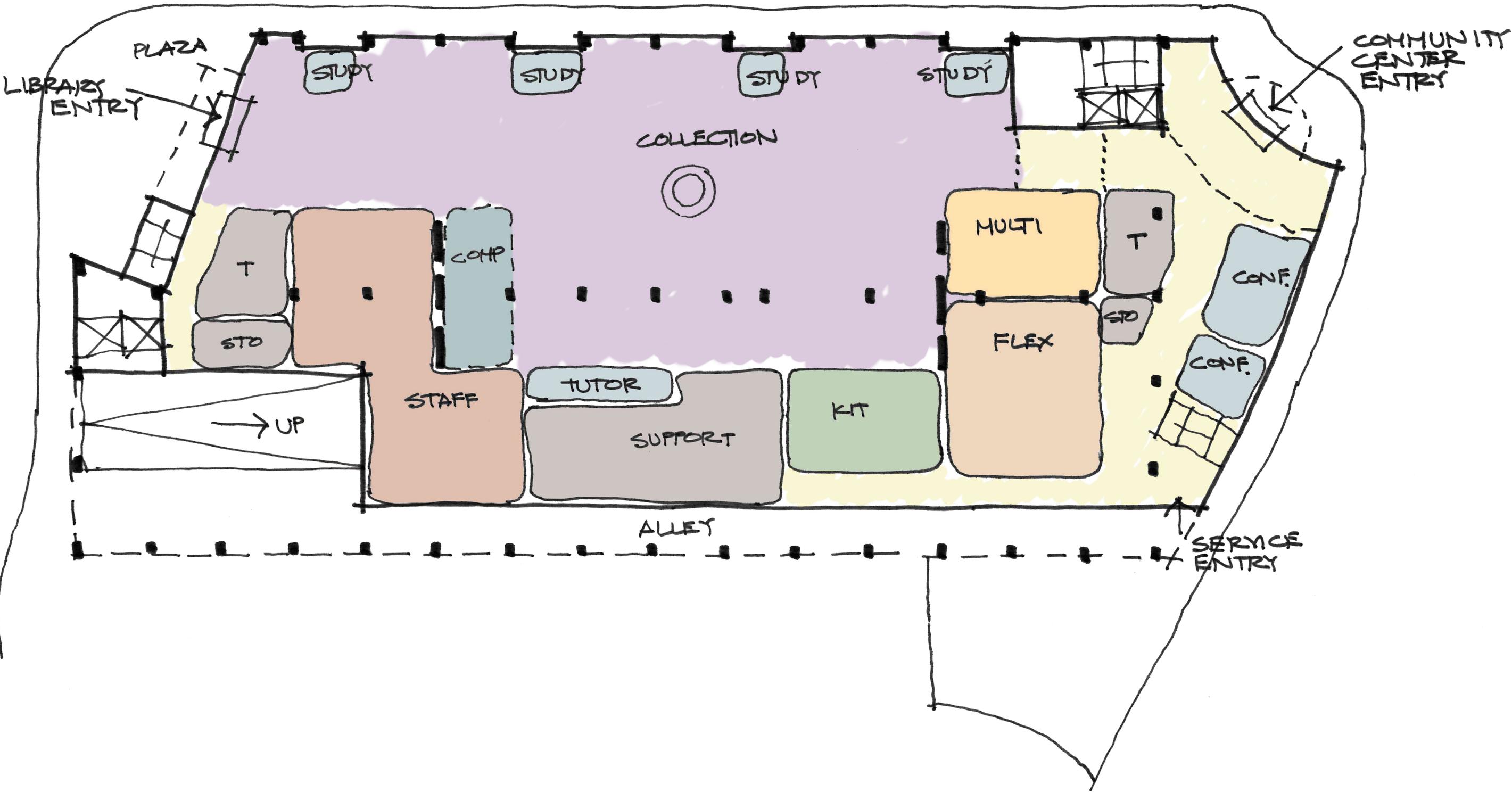
The following six pages represent this iteration of design.

Category / Description	Urban Core 2.1 Modified Design
General Conditions	\$ 1,596,794
Garage	\$ 8,512,563
Building Structure	\$ 5,007,465
Library	\$ 3,453,474
Community Center	\$ 1,795,839
Second Floor Shell Space	\$ -
Site Work	\$ 1,665,966
Direct Costs Subtotal:	\$ 22,032,101
Sub Bonds @1.25%	\$ 275,401
Design Contingency @ 7%	\$ 1,561,525
Escalation (6% of Direct Costs)	\$ 1,432,142
Contractor Fee (5.5% of Direct Costs)	\$ 1,391,564
Total Direct Construction Costs Subtotal:	\$ 26,692,733
Risk Contingency (3% of Direct Costs)	\$ 660,963
Insurances (1% of Direct Costs)	\$ 220,321
Performance & Payment Bond	\$ 176,257
B&O Taxes	\$ 132,193
Total Direct Construction Costs W/addons Subtotal:	\$ 27,882,467
A/E Fees (11% of Direct Costs)	\$ 3,067,071
Total Construction Cost (TCC):	\$ 30,949,538
State Sales Tax (8.7%) on TCC:	\$ 2,692,610
Total Construction Cost + Sales Tax:	\$ 33,642,148
Project Soft Costs and Owner-direct Work	
Owner Consultants	\$ 350,000
CM/PM	\$ 881,284
Add services (Est, VA, CR, Cx, BE, Audits, Warranty)	\$ 300,000
Permits 1% on TCC	\$ 309,495
FF&E	\$ 250,000
Jurisdictional/Utilities	\$ 400,000
Staff Planning/Moving	\$ 50,000
Art Allowance	\$ -
Owner Work Subtotal:	\$ 2,540,779
Owner Contingency (5% on TCC and Owner Direct):	\$ 1,809,146
Subtotal Soft Costs:	\$ 4,349,926
Total Project Costs:	\$ 37,992,074

Pages 61-73 contain the full estimate.

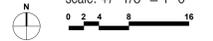


W. KINCAID ST

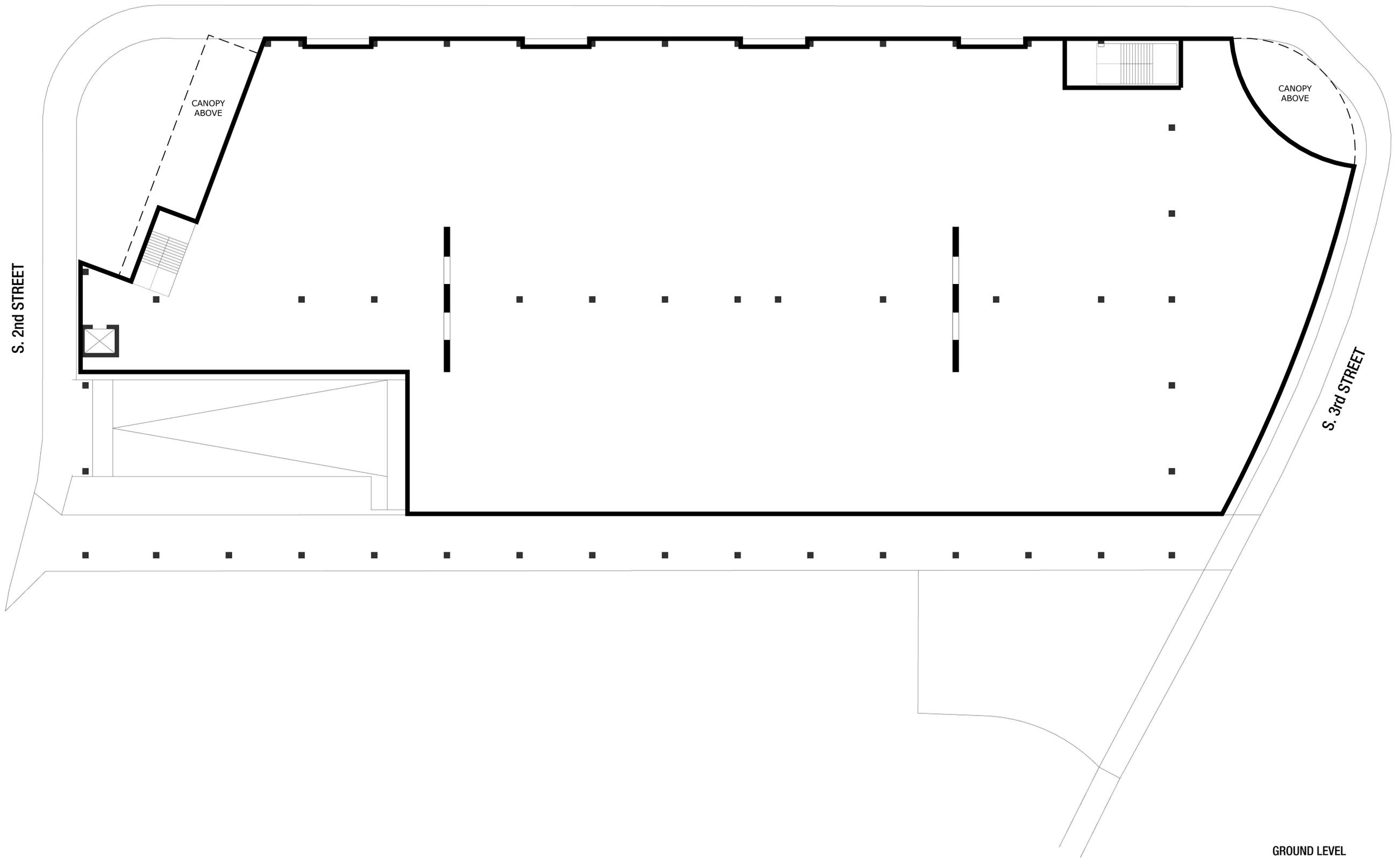


GROUND LEVEL PLAN DIAGRAM

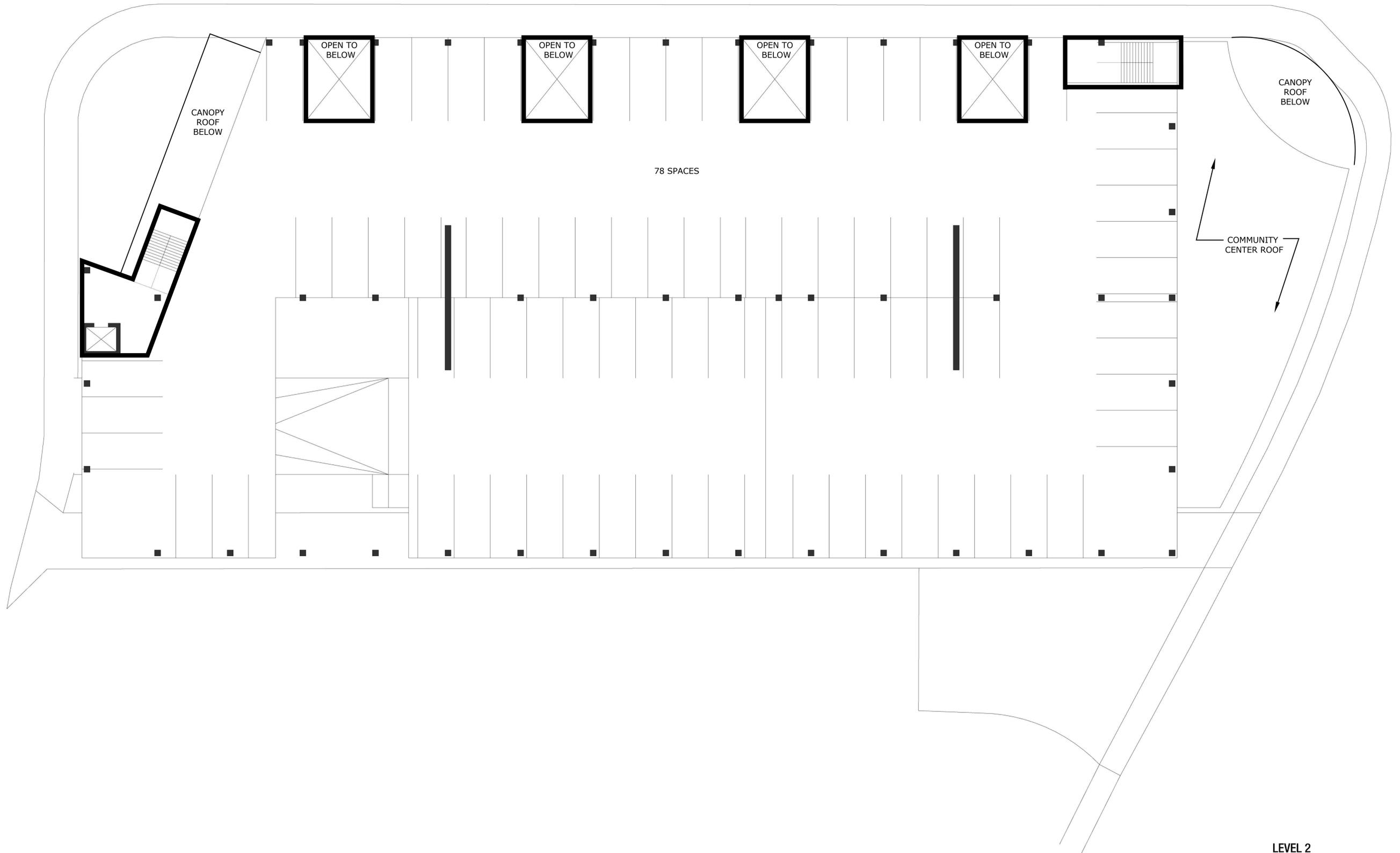
scale: +/- 1/8" = 1'-0"



W. KINCAID STREET

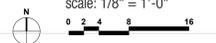


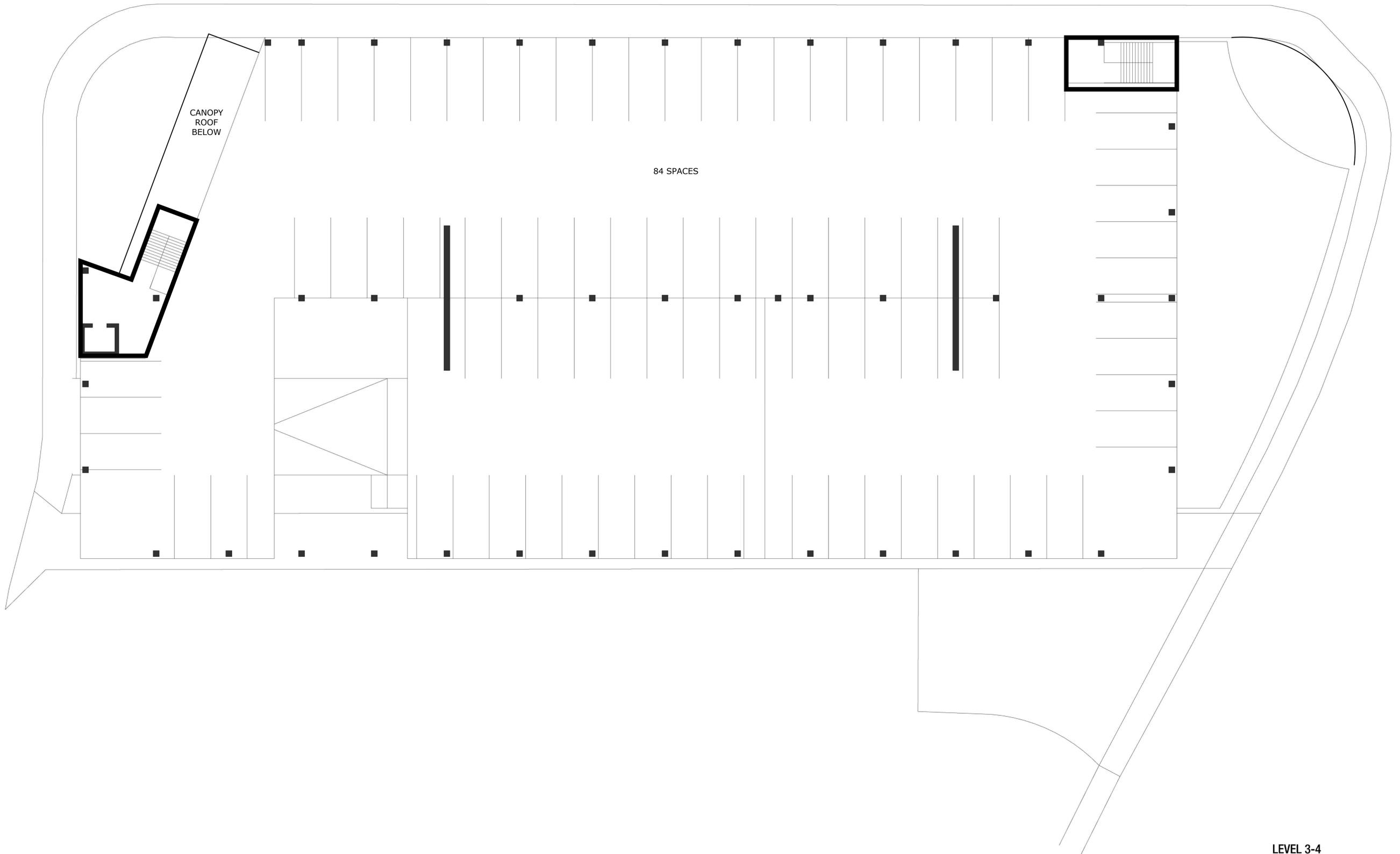
GROUND LEVEL
scale: 1/8" = 1'-0"
0 2 4 8 16



LEVEL 2

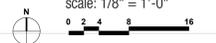
scale: 1/8" = 1'-0"

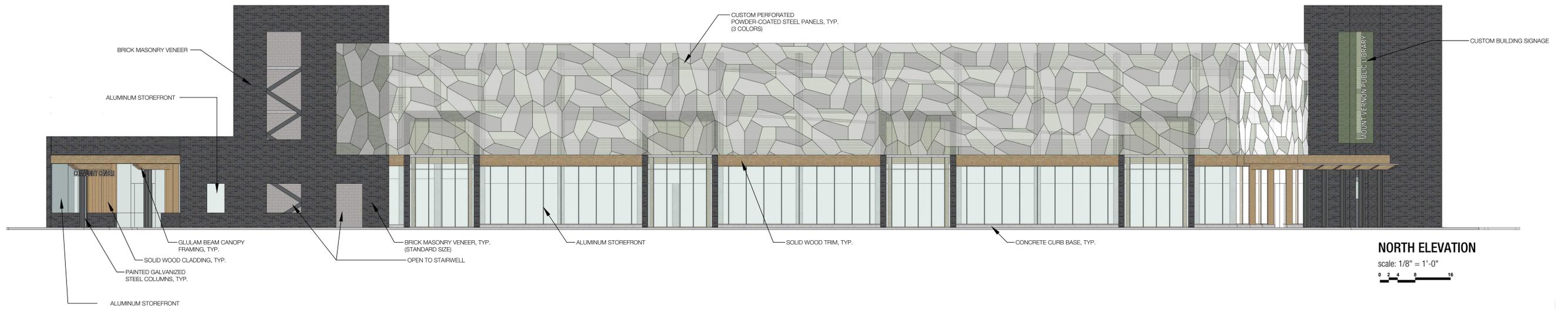




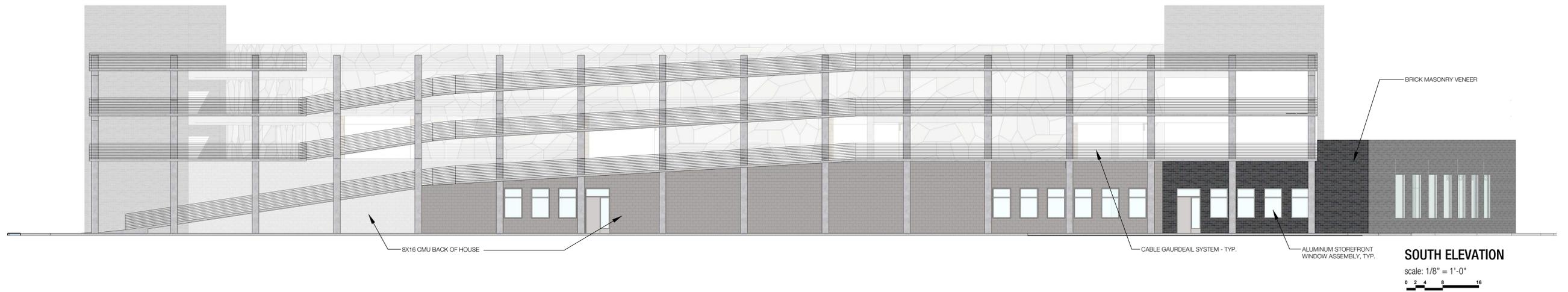
LEVEL 3-4

scale: 1/8" = 1'-0"

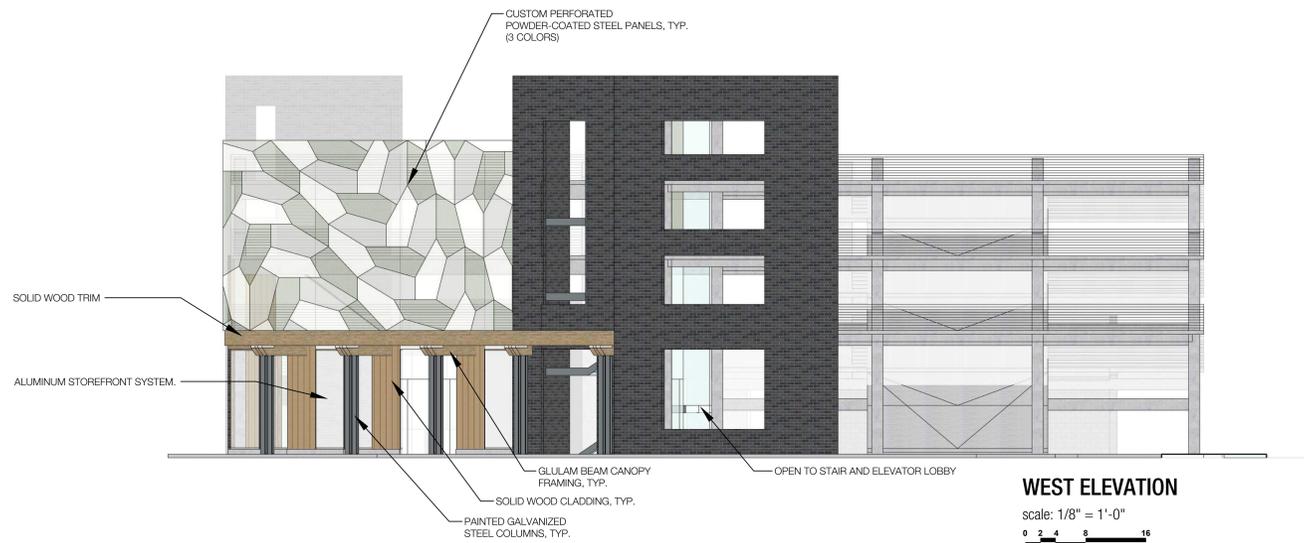




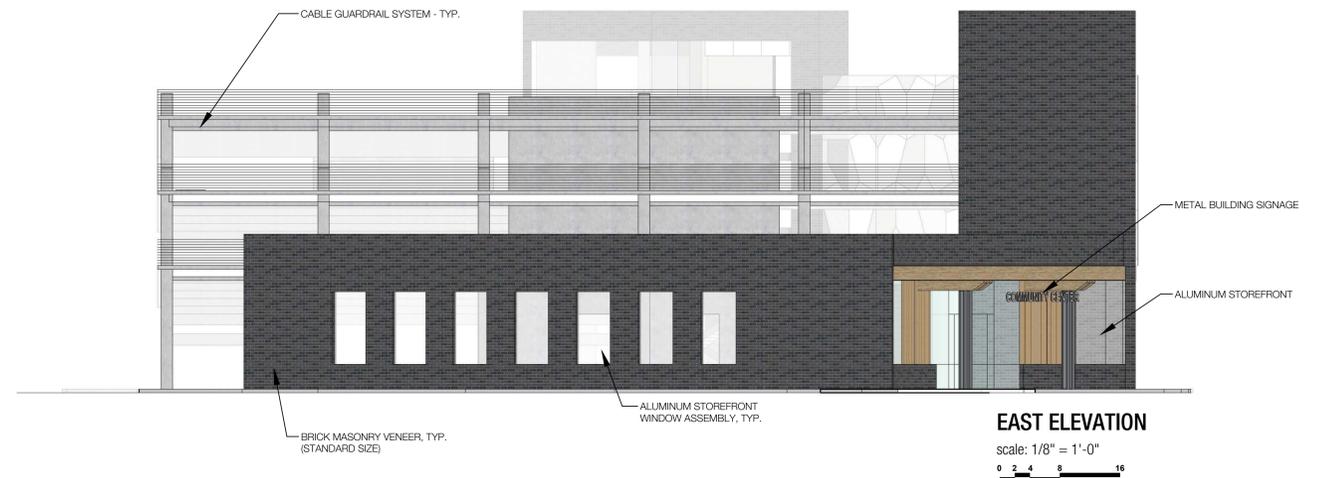
NORTH ELEVATION
 scale: 1/8" = 1'-0"
 0 2 4 8 16



SOUTH ELEVATION
 scale: 1/8" = 1'-0"
 0 2 4 8 16



WEST ELEVATION
 scale: 1/8" = 1'-0"
 0 2 4 8 16



EAST ELEVATION
 scale: 1/8" = 1'-0"
 0 2 4 8 16



FOREST CLADDING SCHEME - NE VIEW
one level reduction



FOREST CLADDING SCHEME - NW VIEW
one level reduction

	Quantity	Unit	%	Total Buildout	Reduced Buildout	Community Center - Standalone	Library - Standalone	2nd Floor Shell Space - Standalone
General Conditions	1	LS		\$ 1,660,274	\$ 1,383,406	\$ 466,952	\$ 622,603	\$ 207,534
Garage	164,516	SF		\$ 10,659,884	\$ 10,659,884	\$ -	\$ -	\$ -
Building Structure	125,965	SF		\$ 6,278,902	\$ 4,226,850	\$ -	\$ -	\$ -
Library	20,232	SF		\$ 3,282,474	\$ -	\$ -	\$ 6,069,600	\$ -
Community Center	9,619	SF		\$ 1,955,458	\$ -	\$ 1,923,800	\$ -	\$ -
2nd Floor Buildout	8,700	SF		\$ 120,282	\$ -	\$ -	\$ -	\$ 435,000
Site Cost of Work	44,905	SF		\$ 1,665,965	\$ 1,665,965	\$ 556,496	\$ 1,112,993	\$ -
(Re)-Mobilization Costs				\$ -	\$ -	\$ 150,000	\$ 250,000	\$ 50,000
Increased Escalation						Dependent on Timing	Dependent on Timing	Dependent on Timing
TOTALS				\$ 25,623,239	\$ 17,936,105	\$ 3,097,249	\$ 8,055,196	\$ 692,534
Sub Bonds			1.25%	\$ 320,290	\$ 224,201	\$ 38,716	\$ 100,690	\$ 8,657
SUBTOTAL				\$ 25,943,529	\$ 18,160,306	\$ 3,135,964	\$ 8,155,886	\$ 701,191
Design Contingency			7.00%	\$ 1,816,047	\$ 1,271,221	\$ 219,517	\$ 570,912	\$ 49,083
SUBTOTAL				\$ 27,759,577	\$ 19,431,528	\$ 3,355,482	\$ 8,726,798	\$ 750,274
Escalation - Labor & Materials - Mar 2020			6.00%	\$ 1,665,575	\$ 1,165,892	\$ 201,329	\$ 523,608	\$ 45,016
SUBTOTAL				\$ 29,425,151	\$ 20,597,419	\$ 3,556,811	\$ 9,250,406	\$ 795,291
Contractor's Fee			5.50%	\$ 1,618,383	\$ 1,132,858	\$ 195,625	\$ 508,772	\$ 43,741
TOTAL CONCEPTUAL ESTIMATE AMOUNT				\$ 31,043,534	\$ 21,730,277	\$ 3,752,435	\$ 9,759,178	\$ 839,032
				\$ 31,043,534				\$ 36,080,922
							Total Savings	\$ 5,037,388
							Percentage of Total Cost Savings	16.23%

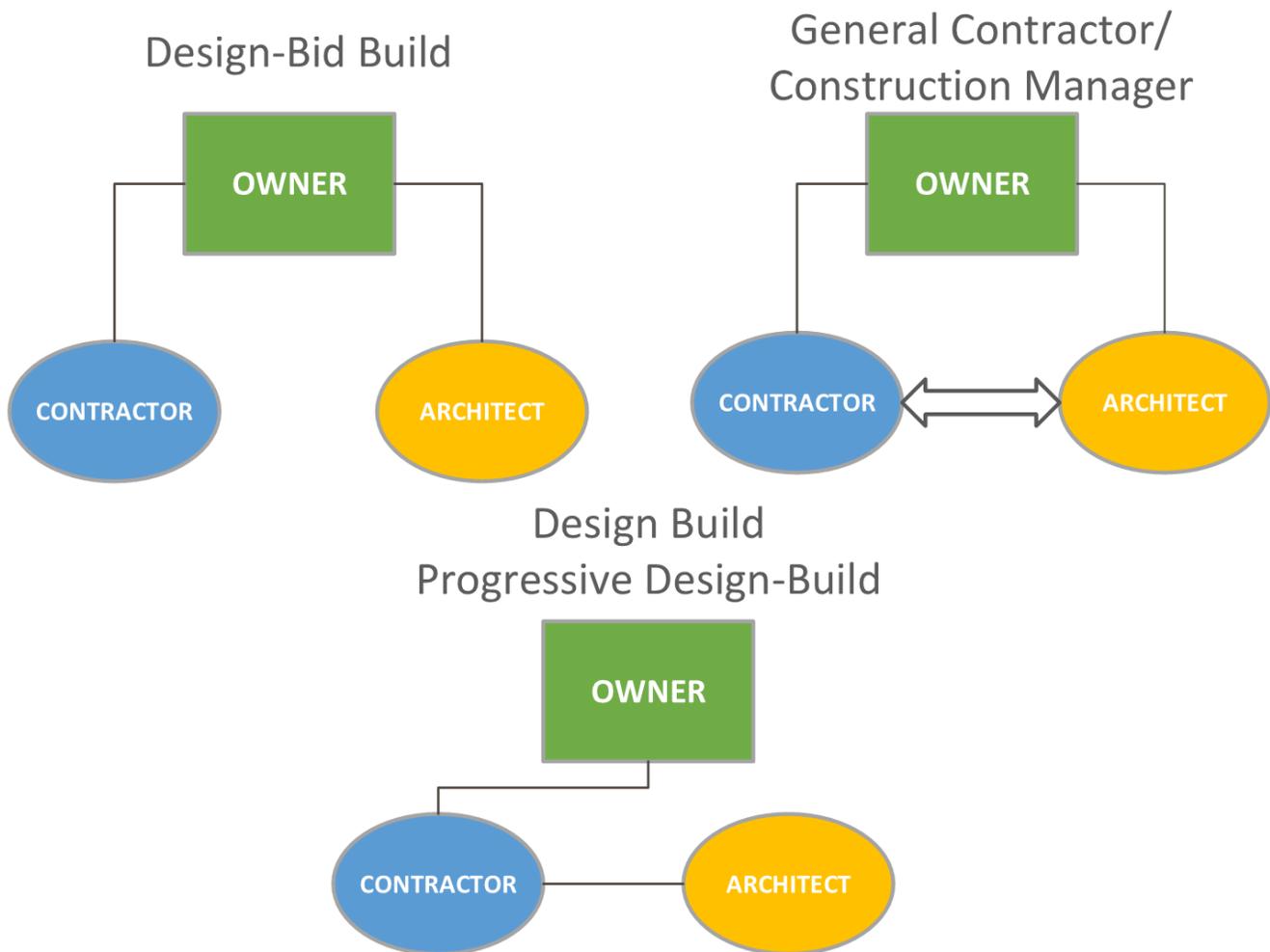
Task 4: Delivery Method/Procurement Evaluation

In addition to providing conceptual design and pricing options, the city tasked OAC Services with determining the ideal project delivery method. In-depth discussions with the city and key stakeholders resulted in the consensus that the progressive design-build method would best serve this project.

OAC Services presented alternative project delivery options to city staff on January 30th, 2019. The presentation (see Appendix 2) was an overview of alternative project delivery which included:

- The benefits and risks of each delivery method.
- How each option can respond to varying market conditions, owner requirements, design and performance criteria, and funding constraints.
- The legislation (RCW 39.10) governing alternative project delivery methods for public agencies.

OAC Services presented to the Mount Vernon City Council and members of the public in attendance and engaged in interactive discussion with the councilmembers. Mayor Boudreau emphasized that the project committee and city staff would make a recommendation on project delivery method to the City Council at the appropriate time.



Next Steps:

The Project Committee has worked collaboratively to develop a conceptual scope, cost, and a project delivery approach that enables the Parking Garage, Library, and Community Center Project to move forward. Viable options have been developed and final scope will be dependent upon the funding the city is able to allocate. Given the strong support and desire to implement this project and the Project Committee's success in arriving at viable options, OAC's recommended next steps are as follows:

1. Confirm that the desired level of funding is attainable.
2. Proceed with activities that support procurement of a progressive design-build firm to partner with the city and develop innovative approaches that could further increase value and flexibility to meet funding constraints. This begins with the Capital Projects Advisory Review Board 's Project Review Committee application to obtain approval for a progressive design-build project delivery method, per state RCW 39.10.
3. Procure a geotechnical site report to allow for more accurate pricing in the estimate, particularly related to high cost components such as the foundations and structural elements of the building.





**MOUNT VERNON LIBRARY, COMMUNITY CENTER AND GARAGE
CONCEPTUAL ESTIMATE
3/5/2019**

Total SF	164,516 SF
Garage	125,965 SF
Library	20,232 SF
Community Center	9,619 SF
2nd Floor BuildOut	8,700 SF
Site	44,905 SF

			\$/GROSS SF	\$/SPECIFIC SF	\$/PER STALL
General Conditions		\$1,660,274	\$10.09		
Garage		\$10,659,884	\$64.80	\$	84.63
Building Structure		\$6,278,902	\$38.17	\$	38.17
Library		\$3,282,474	\$19.95	\$	162.24
Community Center		\$1,955,458	\$11.89	\$	203.29
2nd Floor Buildout		\$120,282	\$0.73	\$	13.83
Site Cost of Work		\$1,665,965	\$10.13	\$	37.10
TOTALS		\$25,623,239	\$155.75		
Sub Bonds	1.25%	\$320,290			
SUBTOTAL		\$25,943,529	\$157.70		
Design Contingency	7.00%	\$1,816,047			
SUBTOTAL		\$27,759,577	\$168.73		
Escalation - Labor & Materials - Mar 2020	6.00%	\$1,665,575			
SUBTOTAL		\$29,425,151	\$178.86		
Contractor's Fee	5.50%	\$1,618,383.31			
TOTAL CONCEPTUAL ESTIMATE AMOUNT		\$31,043,534	\$188.70		

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
General Conditions			1,102,554	490,470	67,250	1,660,274
Z-10 - General Requirements			1,102,554	490,470	67,250	1,660,274
010000 General Requirements			1,102,554	490,470	67,250	1,660,274
013000 Labor Factors						
General Conditions - Simplified - w/External Rates		MON		9,200		9,200
013015 Auto Allowance - Bellevue - PM Auto 0-50 Miles	16.0	MON		9,200		9,200
014000 Project Start Up						
General Conditions - Simplified - w/External Rates		MON	5,007	5,000		10,007
014005 Mobilization/Start Up	1.0	EA	4,768	2,500		7,268
014005 Project signs	1.0	EA	238	2,500		2,738
015000 Project Administration						
General Conditions - Simplified - w/External Rates		MON	977,935	16,410		994,345
015005 Intern	70.0	WKS	64,400			64,400
015005 Project Engineer #1	70.0	WKS	149,520			149,520
015005 Project Engineer #2	34.0	WKS	64,505			64,505
015005 Project Manager	70.0	WKS	210,000			210,000
015010 Superintendent 1	70.0	WKS	224,000			224,000
015010 Superintendent 2 - concrete	34.0	WKS	102,000			102,000
015005 BIM Field Services	12.0	WKS	28,637	1,560		30,197
015015 Layout by LCI Survey Eng - Concrete	34.0	WKS	119,912			119,912
015015 Layout - Consumables & Misc Equipment	34.0	WKS		3,400		3,400
015020 Temp. Fire Extinguishers - \$30,000,001 - \$35,000,000	1.0	LS		800		800
015020 Worker Safety	16.0	MO		2,400		2,400
015020 Safety Rail/Openings - Temp Handrails	1,000.0	LF	7,208	2,500		9,708
015020 Safety Rail/Openings - Cover Floor & Roof Openings	1.0	LS	5,766	3,500		9,266
015020 Safety Rail/Openings - Temp Handrails - Remove	1,000.0	LF	1,987			1,987
015020 Safety - First Aid Supplies	1.0	LS		750		750
015020 Safety - Supplies	1.0	LS		1,500		1,500
016000 Temporary Facilities & Controls						
General Conditions - Simplified - w/External Rates		MON	7,960	62,180	9,250	79,390
016035 Flagger/Traffic Control	1.0	WK	60			60
016005 Temp. Fencing & Gates	120.0	MH	7,901			7,901
016005 Temporary Fencing Subcontractor	1,000.0	LF			4,250	4,250
016035 Temp. Barricades/Signs/Flashers	1.0	LS			5,000	5,000
016010 LCI Job Trailer - External Rental	16.0	MO		10,400		10,400
016010 Crew Shack - External Rental	16.0	MO		5,600		5,600
016010 Office Supplies (Consumables)	16.0	MO		4,000		4,000
016010 Water Coolers	16.0	MO		1,920		1,920
016010 Office Equipment - Misc. IT Equip & Software (Read Memo)	1.0	LS		2,500		2,500
016010 Office Equipment - Copier Lease	16.0	MO		4,400		4,400
016010 Office Equipment - Copier Installation & Ink Cartridges	16.0	MO		1,360		1,360
016010 Technology and IT Equip Cost (Read Memo)	64.0	MO		32,000		32,000
016200 LER External 6-24-14						
General Conditions - Simplified - w/External Rates		MON		154,560		154,560
016200 LER EXT - Delivery/Return Charges (Round Trip)	32.0	EA		4,800		4,800
016200 LER EXT - Misc LER Equipment	16.0	MON		24,000		24,000
016212 LER EXT - Forklift Extended Reach 10K 56' (Month Rate)	16.0	MONTHS		55,200		55,200
016218 LER EXT - Trimble Total Station (WRG Month Rate)	8.0	MONTHS		33,600		33,600
016230 LER EXT - Superintendent Vehicle [Truck] (Month Rate)	16.0	MONTHS		18,480		18,480
016230 LER EXT - Asst. Superintendent Vehicle [Truck] (Month Rate)	8.0	MONTHS		9,240		9,240
016230 LER EXT - Layout/Engineering Vehicle (Month Rate)	8.0	MONTHS		9,240		9,240
016400 Equipment Other						
General Conditions - Simplified - w/External Rates		MON		48,000		48,000

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
016403 Fuel/Maintenance (Trucks) - Superintendent	16.0	MON		12,000		12,000
016403 Fuel/Maintenance (Trucks) - Super 2	8.0	MON		6,000		6,000
016403 Fuel/Maintenance (Trucks) - Layout Van	8.0	MON		6,000		6,000
016403 Fuel & Oil for Equipment	16.0	MON		12,000		12,000
016403 Fuel & Oil for Forklift	16.0	MON		12,000		12,000
017000 Temporary Services						
General Conditions - Simplified - w/External Rates		MON	111,652	186,970	58,000	356,622
017010 Phone, Fax & Internet Service - Initial Setup	1.0	LS		400		400
017010 Phone, Fax & Internet Service - Monthly Charge	16.0	MON		5,600		5,600
017010 Cell Phone Allowance	64.0	MON		7,680		7,680
017015 Temp. Sanitary Facilities - Temp Toilets	80.0	MON		8,800		8,800
017015 Temp. Sanitary Facilities - Wash Stations	16.0	MON		1,040		1,040
017005 Temp. Power	1.0	LS			50,000	50,000
017005 Temp. Power Distribution	70.0	WKS	20,860	28,000		48,860
017005 Temp. Power Consumption Costs - Bldg - Pre Permanent	14.0	MON		10,500		10,500
017005 Temp. Power Consumption Costs - Bldg - Permanent	2.0	MON		24,000		24,000
017005 Temp. Water Service	1.0	LS		750		750
017005 Temp. Water Consumption	16.0	MON		800		800
017005 Temp. Lighting	147,000.0	SF	7,350	7,350		14,700
017020 Weekly Clean-up	1,400.0	HRS	83,442	2,800		86,242
017020 Dump Fees/Dumpster	70.0	WKS		52,500		52,500
017020 Final Clean-up - Main Bldg	147,000.0	SF		36,750		36,750
017020 Street Sweeping	16.0	EA			8,000	8,000
018000 Other General Conditions						
General Conditions - Simplified - w/External Rates		MON		3,150		3,150
018010 Plan Set Costs	1.0	EA		750		750
018010 Mailing Expense	16.0	MO		2,400		2,400
019000 Project Closeout						
General Conditions - Simplified - w/External Rates		MON		5,000		5,000
019005 As-builts	1.0	LS		2,500		2,500
019005 Electronic Record Documents	1.0	LS		2,500		2,500
Garage					10,659,884	10,659,884
A-10 - Foundations					7,134,750	7,134,750
030000 Concrete					7,134,750	7,134,750
030000 Concrete - LS					7,134,750	7,134,750
030005 Concrete LS - decks/ramps	125,965.0	SF		2,519,300		2,519,300
030005 Concrete LS - columns	2,448.0	LF		1,836,000		1,836,000
030005 Concrete LS - reinforcing	125,965.0	LS		1,259,650		1,259,650
030005 Concrete LS - foundations	33,048.0	SF		826,200		826,200
030005 Concrete LS - shear walls - interior/shafts	11,322.0	LS		566,100		566,100
030005 Concrete LS - shear walls perimeter - allowance	2,550.0	LS		127,500		127,500
C-10 - Interior Construction					413,991	413,991
050000 Metals					382,500	382,500
055000 Metal Fabrications					382,500	382,500
055200 Garage Perimeter - level 2 - barrier TBD	450.0	LF		67,500		67,500
055200 Garage Perimeter - levels 3-5 - barrier TBD	2,100.0	LF		315,000		315,000

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
100000 Specialties					31,491	31,491
100000 Specialties					31,491	31,491
100000 Specialties - LS	125,965.0	SF			31,491	31,491
C-30 - Interior Finishes					125,965	125,965
090000 Finishes					125,965	125,965
099000 Painting & Coating					125,965	125,965
099005 Painting Subcontractor	125,965.0	SF			125,965	125,965
D-20 - Plumbing					377,895	377,895
220000 Plumbing					377,895	377,895
220000 Plumbing					377,895	377,895
220000 Plumbing Subcontractor - parking garage drains	125,965.0	SF			377,895	377,895
D-30 - HVAC					62,983	62,983
230000 HVAC					62,983	62,983
230000 HVAC					62,983	62,983
230000 HVAC Subcontractor - garage	125,965.0	SF			62,983	62,983
D-40 - Fire Protection					755,790	755,790
210000 Fire Supression					755,790	755,790
210000 Fire Protection					755,790	755,790
210000 Fire Protection Subcontractor - garage	125,965.0	SF			629,825	629,825
210000 Fire Protection Subcontractor - garage fire pump?	125,965.0	SF			125,965	125,965
D-50 - Electrical					1,763,510	1,763,510
260000 Electrical					1,511,580	1,511,580
260000 Electrical					1,511,580	1,511,580
260000 Electrical Subcontractor	125,965.0	SF			1,511,580	1,511,580
270000 Communications					62,983	62,983
270000 Audio Visual					62,983	62,983
270000 Communication/Data	125,965.0	SF			62,983	62,983
280000 Electronic Safety and Security					188,948	188,948
280000 Electronic Safety and Security					188,948	188,948
280000 Electronic Safety and Security Subcontractor	125,965.0	SF			188,948	188,948

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
G-20 - Site Improvements						25,000
320000 Exterior Improvements						25,000
321000 Bases, Ballasts, and Paving						25,000
						25,000
321701 Parking Stall Striping	1.0	LS			25,000	25,000
Building Structure						20,323
A-10 - Foundations						19,483
030000 Concrete						6,143,097
030000 Concrete - LS						386,270
						386,270
030005 Concrete LS - decks 2nd floor build out area	10,000.0	SF			200,000	200,000
030005 Concrete LS - slabs	31,045.0	SF			186,270	186,270
070000 Thermal & Moisture Protection						4,800
072000 Thermal Protection						3,960
						8,760
						4,800
						3,960
072100 Perimeter/Under SOG Insulation	2,400.0	SF	4,800	3,960		8,760
B-10 - Superstructure						15,523
050000 Metals						15,523
051000 Structural Metal Framing						48,000
						48,000
051200 Structural Steel Supplier - columns at entry	20.0	TNS			32,000	96,000
051200 Structural Steel Sub - - miscellaneous structural	10.0	TNS			16,000	48,000
060000 Wood, Plastics, and Composites						15,523
061000 Rough Carpentry						15,523
						15,523
061302 Rough Carpentry	31,045.0	SF	15,523	15,523		31,045
B-20 - Exterior Enclosures						3,998,827
040000 Masonry						794,012
042000 Unit Masonry						794,012
						794,012
042200 CMU	1,139.0	SF			31,892	31,892
042200 Masonry Subcontractor - brick veneer	15,636.0	SF			703,620	703,620
042200 Masonry Subcontractor - brick veneer at elevated curtain wall	1,300.0	SF			58,500	58,500
070000 Thermal & Moisture Protection						2,186,735
071000 Dampproofing & Waterproofing						46,500
						46,500
071700 Waterproofing Sub - elevator pits	3.0	EA			22,500	22,500
071700 Waterproofing Sub - foundation	3,200.0	SF			24,000	24,000
072000 Thermal Protection						

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
072100 Fiberglass Insulation - at deck	37,000.0	SF			55,500	55,500
072500 Weather Barriers					112,210	112,210
072510 Weather Barriers Subcontractor - at aluminum panels and brick	17,263.0	LS			112,210	112,210
074000 Roofing & Siding Panels					1,972,525	1,972,525
074200 Metal Wall/Roofing Sub - Screen Wall	11,498.0	SF			1,724,700	1,724,700
074200 Metal Wall/Roofing Sub - Aluminum Panels	327.0	SF			24,525	24,525
074200 Metal Wall/Roofing Sub - green wall	6,380.0	SF			223,300	223,300
080000 Openings					1,018,080	1,018,080
081000 Doors & Frames					14,400	14,400
081100 HM door and Frame 3' x 7' opening - exterior	4.0	EA			11,200	11,200
081100 HM Door and Frame 6' x 7' - exterior	1.0	EA			3,200	3,200
083000 Specialty Doors & Frames					50,000	50,000
083300 Aluminum coiling grills - garage entrance door	2.0	EA			50,000	50,000
084000 Entrances, Storefronts, & Curtain Walls					953,680	953,680
084300 Storefront Windows	2,075.0	SF			166,000	166,000
084300 Storefront Doors - Interior - Single w/Hardware	2.0	EA			6,000	6,000
084300 Storefront Doors - Interior - Pair w/Hardware	5.0	EA			21,000	21,000
084400 Curtainwall Subcontractor - standard curtain wall	6,339.0	SF			760,680	760,680
B-30 - Roofing					291,700	291,700
070000 Thermal & Moisture Protection					291,700	291,700
074000 Roofing & Siding Panels					120,000	120,000
074100 Metal Walls/Roofing - canopy - library	640.0	LS			64,000	64,000
074100 Metal Walls/Roofing - canopy community center	560.0	LS			56,000	56,000
075000 Membrane Roofing					112,250	112,250
075300 Membrane Roofing Sub	4,490.0	SF			112,250	112,250
076000 Flashing & Sheet Metal					59,450	59,450
076100 Flashing Subcontractor - roofing flashing	4,490.0	SF			22,450	22,450
076100 Flashing Subcontractor - building flashing	37,000.0	SF			37,000	37,000
C-10 - Interior Construction					811,500	811,500
050000 Metals					15,000	15,000
055000 Metal Fabrications					15,000	15,000
055950 Misc. Steel	1.0	LS			15,000	15,000

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
090000 Finishes					646,000	646,000
092000 Plaster & Gypsum Board					646,000	646,000
092005 Drywall Subcontractor - interior walls	22,000.0	SF			396,000	396,000
092005 Drywall Subcontractor - exterior walls	10,000.0	SF			250,000	250,000
100000 Specialties					150,500	150,500
100000 Specialties					74,000	74,000
100000 Specialties - LS	37,000.0	SF			74,000	74,000
104000 Safety Specialties					1,500	1,500
104400 Fire Protection Specialties	10.0	EA			1,500	1,500
107000 Exterior Specialties					75,000	75,000
107100 Exterior Sun Control Devices -	1.0	LS			75,000	75,000
C-20 - Stairs					200,000	200,000
050000 Metals					200,000	200,000
055000 Metal Fabrications					200,000	200,000
055100 Metal Stair Supplier - per floor	10.0	EA			200,000	200,000
C-30 - Interior Finishes					116,800	116,800
090000 Finishes					116,800	116,800
096000 Flooring					116,800	116,800
096005 Floor Prep	29,200.0	SF			29,200	29,200
096005 Floor Moisture Sealers	29,200.0	SF			87,600	87,600
D-10 - Conveying Systems					237,500	237,500
140000 Conveying Equipment					237,500	237,500
142000 Elevators					237,500	237,500
142000 Elevator Equipment/Accessories Subcontractor - temp service/sump/ladder	5.0	STOP			12,500	12,500
142000 Elevator Subcontractor - #1	5.0	STOP			225,000	225,000
D-30 - HVAC					15,000	15,000
230000 HVAC					15,000	15,000
230000 HVAC					15,000	15,000
230000 HVAC Subcontractor - elevator shaft exhaust	1.0	LS			15,000	15,000
D-40 - Fire Protection					37,500	37,500
210000 Fire Surpression					37,500	37,500

Project Name:
 Owner:
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Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
210000 Fire Protection						
210000 Fire Protection Subcontractor - structure overhangs - dry system	5,000.0	SF			37,500	37,500
					37,500	37,500
Library					3,282,474	3,282,474
C-10 - Interior Construction					386,180	386,180
050000 Metals					10,000	10,000
055000 Metal Fabrications						
055950 Misc. Steel	1.0	LS			10,000	10,000
					10,000	10,000
080000 Openings					54,800	54,800
081000 Doors & Frames					44,800	44,800
081400 WD Doors & Frames - library	16.0	EA			44,800	44,800
					44,800	44,800
088000 Glazing					10,000	10,000
088100 Glass & Glazing - Relites	500.0	SF			10,000	10,000
					10,000	10,000
090000 Finishes					248,184	248,184
092000 Plaster & Gypsum Board					248,184	248,184
092005 Drywall Subcontractor - interior walls	13,788.0	SF			248,184	248,184
					248,184	248,184
100000 Specialties					73,196	73,196
100000 Specialties					40,464	40,464
100000 Specialties - LS	20,232.0	SF			40,464	40,464
					40,464	40,464
101000 Information Specialties					32,732	32,732
101100 Marker/Tack Boards	1.0	EA			2,500	2,500
101200 Display Cases Subcontractor	1.0	LS			10,000	10,000
101400 Interior Signage	20,232.0	SF			20,232	20,232
					32,732	32,732
C-30 - Interior Finishes					481,934	481,934
060000 Wood, Plastics, and Composites					60,696	60,696
062000 Finish Carpentry					60,696	60,696
062502 Finish Carpentry	20,232.0	SF			60,696	60,696
					60,696	60,696
090000 Finishes					421,238	421,238
093000 Tiling					25,808	25,808
093005 Tile Subcontractor toilet rooms	533.0	SF			8,528	8,528
093005 Tile Subcontractor - toilet room walls	1,080.0	SF			17,280	17,280
					25,808	25,808

Project Name:
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Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total	
095000 Ceilings						151,740	151,740
095005 Acoustical Ceiling Subcontractor	20,232.0	LS			151,740	151,740	
096000 Flooring						142,530	142,530
096025 Resilient Flooring Subcontractor - staff	2,700.0	SF			20,250	20,250	
096025 Carpet Subcontractor - computer	750.0	SF			4,500	4,500	
096040 Carpet Subcontractor - library	13,000.0	SF			78,000	78,000	
096040 Carpet Subcontractor - support spaces	3,000.0	SF			18,000	18,000	
096040 Carpet Subcontractor - circulation space	3,630.0	SF			21,780	21,780	
099000 Painting & Coating						101,160	101,160
099005 Painting Subcontractor	20,232.0	SF			101,160	101,160	
D-20 - Plumbing						202,320	202,320
220000 Plumbing						202,320	202,320
220000 Plumbing						202,320	202,320
220000 Plumbing Subcontractor - library	20,232.0	SF			202,320	202,320	
D-30 - HVAC						910,440	910,440
230000 HVAC						910,440	910,440
230000 HVAC						910,440	910,440
230000 HVAC Subcontractor - library	20,232.0	SF			910,440	910,440	
D-40 - Fire Protection						101,160	101,160
210000 Fire Suppression						101,160	101,160
210000 Fire Protection						101,160	101,160
210000 Fire Protection Subcontractor - library	20,232.0	SF			101,160	101,160	
D-50 - Electrical						910,440	910,440
260000 Electrical						809,280	809,280
260000 Electrical						809,280	809,280
260000 Electrical Subcontractor	20,232.0	SF			809,280	809,280	
270000 Communications						101,160	101,160
270000 Audio Visual						101,160	101,160
270000 Communications Subcontractor	20,232.0	SF			60,696	60,696	
270000 AV, Clock, Speaker, TV	20,232.0	SF			40,464	40,464	
E-10 - Equipment						15,000	15,000
110000 Equipment						15,000	15,000

Project Name:
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 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
113000 Residential Equipment						
113100 Residential Appliances	1.0	EA			15,000	15,000
					275,000	275,000
E-20 - Furnishings						
060000 Wood, Plastics, and Composites					250,000	250,000
064000 Architectural Woodwork						
064702 Casework Subcontractor	1.0	LS			250,000	250,000
					25,000	25,000
120000 Furnishings						
122000 Window Treatments						
122100 Horizontal & Vertical Blind - Subcontractor	1.0	LS			25,000	25,000
					1,955,458	1,955,458
Community Center						
C-10 - Interior Construction						
050000 Metals					10,000	10,000
055000 Metal Fabrications						
055950 Misc. Steel	1.0	LS			10,000	10,000
					61,600	61,600
080000 Openings						
081000 Doors & Frames						
081400 WD Doors & Frames - community Center	10.0	EA			28,000	28,000
					33,600	33,600
083000 Specialty Doors & Frames						
083500 Folding Panel Doors & Grilles (Won Door)	448.0	SF			33,600	33,600
					99,270	99,270
090000 Finishes						
092000 Plaster & Gypsum Board						
092005 Drywall Subcontractor - interior walls	5,515.0	SF			99,270	99,270
					28,857	28,857
100000 Specialties						
100000 Specialties						
100000 Specialties - LS	9,619.0	SF			19,238	19,238
					9,619	9,619
101000 Information Specialties						
101400 Interior Signage	9,619.0	SF			9,619	9,619
					220,736	220,736
C-30 - Interior Finishes						

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
060000 Wood, Plastics, and Composites					28,857	28,857
062000 Finish Carpentry					28,857	28,857
062502 Finish Carpentry	9,619.0	SF			28,857	28,857
090000 Finishes					191,879	191,879
093000 Tiling					42,750	42,750
093005 Tile Subcontractor - teaching kitchen quarry tile	750.0	SF			18,750	18,750
093005 Tile Subcontractor toilet rooms	500.0	SF			8,000	8,000
093005 Tile Subcontractor - toilet room walls	1,000.0	SF			16,000	16,000
095000 Ceilings					57,714	57,714
095005 Acoustical Ceiling Subcontractor	9,619.0	SF			57,714	57,714
096000 Flooring					43,320	43,320
096025 Resilient Flooring Subcontractor - fitness/flex - rubber flooring	1,600.0	SF			19,200	19,200
096025 Resilient Flooring Subcontractor - multipurpose - LVT	1,000.0	SF			7,500	7,500
096040 Carpet Subcontractor - lobby/lounge	1,000.0	SF			6,000	6,000
096040 Carpet Subcontractor - meeting spaces	1,770.0	SF			10,620	10,620
099000 Painting & Coating					48,095	48,095
099005 Painting Subcontractor	9,619.0	SF			48,095	48,095
D-20 - Plumbing					115,428	115,428
220000 Plumbing					115,428	115,428
220000 Plumbing					115,428	115,428
220000 Plumbing Subcontractor - community center	9,619.0	SF			115,428	115,428
D-30 - HVAC					432,855	432,855
230000 HVAC					432,855	432,855
230000 HVAC					432,855	432,855
230000 HVAC Subcontractor - community Center	9,619.0	SF			432,855	432,855
D-40 - Fire Protection					48,095	48,095
210000 Fire Suppression					48,095	48,095
210000 Fire Protection					48,095	48,095
210000 Fire Protection Subcontractor - community Center	9,619.0	SF			48,095	48,095
D-50 - Electrical					413,617	413,617
260000 Electrical					384,760	384,760
260000 Electrical					384,760	384,760

Project Name:
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 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
260000 Electrical Subcontractor	9,619.0	SF			384,760	384,760
270000 Communications					28,857	28,857
270000 Audio Visual					28,857	28,857
270000 Communications Subcontractor	9,619.0	SF			28,857	28,857
E-10 - Equipment					360,000	360,000
110000 Equipment					360,000	360,000
113000 Residential Equipment					10,000	10,000
113100 Residential Appliances	1.0	LS			10,000	10,000
114000 Food Service Equipment					350,000	350,000
114100 Kitchen Equipment Subcontractor - teaching kitchen	1.0	LS			350,000	350,000
E-20 - Furnishings					165,000	165,000
060000 Wood, Plastics, and Composites					150,000	150,000
064000 Architectural Woodwork					150,000	150,000
064702 Casework Subcontractor	1.0	LS			150,000	150,000
120000 Furnishings					15,000	15,000
122000 Window Treatments					15,000	15,000
122100 Horizontal & Vertical Blind - Subcontractor	1.0	LS			15,000	15,000
2nd Floor Build Out					120,282	120,282
C-10 - Interior Construction					94,182	94,182
090000 Finishes					94,182	94,182
092000 Plaster & Gypsum Board					94,182	94,182
092005 Drywall Subcontractor - interior second level	1,760.0	SF			26,400	26,400
092005 Drywall Subcontractor - exterior walls	3,081.0	SF			67,782	67,782
D-40 - Fire Protection					26,100	26,100
210000 Fire Suppression					26,100	26,100
210000 Fire Protection					26,100	26,100
210000 Fire Protection Subcontractor - 2nd floor open area rough in only	8,700.0	SF			26,100	26,100
Site Work					1,665,965	1,665,965
A-10 - Foundations					937,500	937,500

Project Name:
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Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
310000 Earthwork					937,500	937,500
316000 Special Foundations and Load-Bearing Elements					937,500	937,500
316600 Rammed/Vibrated Aggregate Piles - or driven piles	37,500.0	SF			937,500	937,500
F-20 - Selective Building Demolition					120,250	120,250
020000 Existing Conditions					120,250	120,250
020500 Demolition - Site					120,250	120,250
020502 Demo - Clearing & Grubbing - remove trees	25.0	EA			6,250	6,250
020508 Demo - Pavement Asphalt	33,000.0	SF			99,000	99,000
020509 Demo - Pavement/Sidewalk Concrete	5,000.0	SF			15,000	15,000
G-10 - Site Preparation					456,848	456,848
310000 Earthwork					456,848	456,848
312000 Earthmoving					456,848	456,848
312200 Earthwork Subcontractor - grading	44,905.0	SF			44,905	44,905
312200 Earthwork Subcontractor - fine grading	44,905.0	SF			22,453	22,453
312200 Earthwork Subcontractor - building excavation	35,000.0	SF			262,500	262,500
312200 Earthwork Subcontractor - capillary break	650.0	CY			29,250	29,250
312200 Earthwork Subcontractor - CRSC sidewalks	156.0	CY			7,020	7,020
312200 Earthwork Subcontractor - export	2,592.0	CY			90,720	90,720
G-20 - Site Improvements					151,368	151,368
100000 Specialties					10,000	10,000
107000 Exterior Specialties					10,000	10,000
107500 Flagpoles/w foundation	1.0	EA			10,000	10,000
320000 Exterior Improvements					141,368	141,368
321000 Bases, Ballasts, and Paving					121,368	121,368
321600 Standard Sidewalks	5,471.0	SF			41,033	41,033
321600 Standard Sidewalks - library plaza	1,778.0	SF			44,450	44,450
321600 Standard Sidewalks - community Center plaza	581.0	SF			14,525	14,525
321600 Curb & Gutters	600.0	LF			13,200	13,200
321600 Subcontractor - Detectable Warning Pattern	240.0	SF			8,160	8,160
329000 Irrigation & Planting					20,000	20,000
329100 Planting - Street Trees w/grates	20.0	EA			20,000	20,000
Grand Total			1,122,877	509,953	23,894,409	25,623,238



**MOUNT VERNON LIBRARY, COMMUNITY CENTER AND GARAGE
CONCEPTUAL ESTIMATE - REDUCED SCOPE
3/5/2019**

Total SF	164,516 SF
Garage	125,965 SF
Library	20,232 SF
Community Center	9,619 SF
2nd Floor BuildOut	8,700 SF
Site	44,905 SF

			\$/GROSS SF	\$/SPECIFIC SF	\$/PER STALL
General Conditions		\$1,383,406	\$8.41		
Garage		\$10,659,884	\$64.80	\$	84.63
Building Structure		\$4,226,850	\$25.69	\$	25.69
Library		\$0	\$0.00	\$	-
Community Center		\$0	\$0.00	\$	-
2nd Floor Buildout		\$0	\$0.00	\$	-
Site Cost of Work		\$1,665,965	\$10.13	\$	37.10
TOTALS		\$17,936,105	\$109.02		
Sub Bonds	1.25%	\$224,201			
SUBTOTAL		\$18,160,306	\$110.39		
Design Contingency	7.00%	\$1,271,221			
SUBTOTAL		\$19,431,528	\$118.11		
Escalation - Labor & Materials - Mar 2020	6.00%	\$1,165,892			
SUBTOTAL		\$20,597,419	\$125.20		
Contractor's Fee	5.50%	\$1,132,858.07			
TOTAL CONCEPTUAL ESTIMATE AMOUNT		\$21,730,277	\$132.09		

Project Name:
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Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
General Conditions			909,126	407,030	67,250	1,383,406
Z-10 - General Requirements			909,126	407,030	67,250	1,383,406
010000 General Requirements			909,126	407,030	67,250	1,383,406
013000 Labor Factors						
General Conditions - Simplified - w/External Rates		MON		6,900		6,900
013015 Auto Allowance - Bellevue - PM Auto 0-50 Miles	12.0	MON		6,900		6,900
014000 Project Start Up						
General Conditions - Simplified - w/External Rates		MON	5,007	5,000		10,007
014005 Mobilization/Start Up	1.0	EA	4,768	2,500		7,268
014005 Project signs	1.0	EA	238	2,500		2,738
015000 Project Administration						
General Conditions - Simplified - w/External Rates		MON	811,327	15,810		827,137
015005 Intern	52.0	WKS	47,840			47,840
015005 Project Engineer #1	52.0	WKS	111,072			111,072
015005 Project Engineer #2	34.0	WKS	64,505			64,505
015005 Project Manager	52.0	WKS	156,000			156,000
015010 Superintendent 1	52.0	WKS	166,400			166,400
015010 Superintendent 2 - concrete	34.0	WKS	102,000			102,000
015005 BIM Field Services	12.0	WKS	28,637	1,560		30,197
015015 Layout by LCI Survey Eng - Concrete	34.0	WKS	119,912			119,912
015015 Layout - Consumables & Misc Equipment	34.0	WKS		3,400		3,400
015020 Temp. Fire Extinguishers - \$30,000,001 - \$35,000,000	1.0	LS		800		800
015020 Worker Safety	12.0	MO		1,800		1,800
015020 Safety Rail/Openings - Temp Handrails	1,000.0	LF	7,208	2,500		9,708
015020 Safety Rail/Openings - Cover Floor & Roof Openings	1.0	LS	5,766	3,500		9,266
015020 Safety Rail/Openings - Temp Handrails - Remove	1,000.0	LF	1,987			1,987
015020 Safety - First Aid Supplies	1.0	LS		750		750
015020 Safety - Supplies	1.0	LS		1,500		1,500
016000 Temporary Facilities & Controls						
General Conditions - Simplified - w/External Rates		MON	7,960	47,260	9,250	64,470
016035 Flagger/Traffic Control	1.0	WK	60			60
016005 Temp. Fencing & Gates	120.0	MH	7,901			7,901
016005 Temporary Fencing Subcontractor	1,000.0	LF			4,250	4,250
016035 Temp. Barricades/Signs/Flashers	1.0	LS			5,000	5,000
016010 LCI Job Trailer - External Rental	12.0	MO		7,800		7,800
016010 Crew Shack - External Rental	12.0	MO		4,200		4,200
016010 Office Supplies (Consumables)	12.0	MO		3,000		3,000
016010 Water Coolers	12.0	MO		1,440		1,440
016010 Office Equipment - Misc. IT Equip & Software (Read Memo)	1.0	LS		2,500		2,500
016010 Office Equipment - Copier Lease	12.0	MO		3,300		3,300
016010 Office Equipment - Copier Installation & Ink Cartridges	12.0	MO		1,020		1,020
016010 Technology and IT Equip Cost (Read Memo)	48.0	MO		24,000		24,000
016200 LER External 6-24-14						
General Conditions - Simplified - w/External Rates		MON		128,940		128,940
016200 LER EXT - Delivery/Return Charges (Round Trip)	24.0	EA		3,600		3,600
016200 LER EXT - Misc LER Equipment	12.0	MON		18,000		18,000
016212 LER EXT - Forklift Extended Reach 10K 56' (Month Rate)	12.0	MONTHS		41,400		41,400
016218 LER EXT - Trimble Total Station (WRG Month Rate)	8.0	MONTHS		33,600		33,600
016230 LER EXT - Superintendent Vehicle [Truck] (Month Rate)	12.0	MONTHS		13,860		13,860
016230 LER EXT - Asst. Superintendent Vehicle [Truck] (Month Rate)	8.0	MONTHS		9,240		9,240
016230 LER EXT - Layout/Engineering Vehicle (Month Rate)	8.0	MONTHS		9,240		9,240
016400 Equipment Other						
General Conditions - Simplified - w/External Rates		MON		39,000		39,000

Project Name:
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Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
016403 Fuel/Maintenance (Trucks) - Superintendent	12.0	MON		9,000		9,000
016403 Fuel/Maintenance (Trucks) - Super 2	8.0	MON		6,000		6,000
016403 Fuel/Maintenance (Trucks) - Layout Van	8.0	MON		6,000		6,000
016403 Fuel & Oil for Equipment	12.0	MON		9,000		9,000
016403 Fuel & Oil for Forklift	12.0	MON		9,000		9,000
017000 Temporary Services						
General Conditions - Simplified - w/External Rates		MON	84,832	156,570	58,000	299,402
017010 Phone, Fax & Internet Service - Initial Setup	1.0	LS		400		400
017010 Phone, Fax & Internet Service - Monthly Charge	12.0	MON		4,200		4,200
017010 Cell Phone Allowance	48.0	MON		5,760		5,760
017015 Temp. Sanitary Facilities - Temp Toilets	60.0	MON		6,600		6,600
017015 Temp. Sanitary Facilities - Wash Stations	12.0	MON		780		780
017005 Temp. Power	1.0	LS			50,000	50,000
017005 Temp. Power Distribution	52.0	WKS	15,496	20,800		36,296
017005 Temp. Power Consumption Costs - Bldg - Pre Permanent	10.0	MON		7,500		7,500
017005 Temp. Power Consumption Costs - Bldg - Permanent	2.0	MON		24,000		24,000
017005 Temp. Water Service	1.0	LS		750		750
017005 Temp. Water Consumption	12.0	MON		600		600
017005 Temp. Lighting	147,000.0	SF	7,350	7,350		14,700
017020 Weekly Clean-up	1,040.0	HRS	61,985	2,080		64,065
017020 Dump Fees/Dumpster	52.0	WKS		39,000		39,000
017020 Final Clean-up - Main Bldg	147,000.0	SF		36,750		36,750
017020 Street Sweeping	16.0	EA			8,000	8,000
018000 Other General Conditions						
General Conditions - Simplified - w/External Rates		MON		2,550		2,550
018010 Plan Set Costs	1.0	EA		750		750
018010 Mailing Expense	12.0	MO		1,800		1,800
019000 Project Closeout						
General Conditions - Simplified - w/External Rates		MON		5,000		5,000
019005 As-builts	1.0	LS		2,500		2,500
019005 Electronic Record Documents	1.0	LS		2,500		2,500
Garage					10,659,884	10,659,884
A-10 - Foundations					7,134,750	7,134,750
030000 Concrete					7,134,750	7,134,750
030000 Concrete - LS					7,134,750	7,134,750
030005 Concrete LS - decks/ramps	125,965.0	SF		2,519,300		2,519,300
030005 Concrete LS - columns	2,448.0	LF		1,836,000		1,836,000
030005 Concrete LS - reinforcing	125,965.0	LS		1,259,650		1,259,650
030005 Concrete LS - foundations	33,048.0	SF		826,200		826,200
030005 Concrete LS - shear walls - interior/shafts	11,322.0	LS		566,100		566,100
030005 Concrete LS - shear walls perimeter - allowance	2,550.0	LS		127,500		127,500
C-10 - Interior Construction					413,991	413,991
050000 Metals					382,500	382,500
055000 Metal Fabrications					382,500	382,500
055200 Garage Perimeter - level 2 - barrier TBD	450.0	LF		67,500		67,500
055200 Garage Perimeter - levels 3-5 - barrier TBD	2,100.0	LF		315,000		315,000

Project Name:
 Owner:
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 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
100000 Specialties					31,491	31,491
100000 Specialties					31,491	31,491
100000 Specialties - LS	125,965.0	SF			31,491	31,491
C-30 - Interior Finishes					125,965	125,965
090000 Finishes					125,965	125,965
099000 Painting & Coating					125,965	125,965
099005 Painting Subcontractor	125,965.0	SF			125,965	125,965
D-20 - Plumbing					377,895	377,895
220000 Plumbing					377,895	377,895
220000 Plumbing					377,895	377,895
220000 Plumbing Subcontractor - parking garage drains	125,965.0	SF			377,895	377,895
D-30 - HVAC					62,983	62,983
230000 HVAC					62,983	62,983
230000 HVAC					62,983	62,983
230000 HVAC Subcontractor - garage	125,965.0	SF			62,983	62,983
D-40 - Fire Protection					755,790	755,790
210000 Fire Supression					755,790	755,790
210000 Fire Protection					755,790	755,790
210000 Fire Protection Subcontractor - garage	125,965.0	SF			629,825	629,825
210000 Fire Protection Subcontractor - garage fire pump?	125,965.0	SF			125,965	125,965
D-50 - Electrical					1,763,510	1,763,510
260000 Electrical					1,511,580	1,511,580
260000 Electrical					1,511,580	1,511,580
260000 Electrical Subcontractor	125,965.0	SF			1,511,580	1,511,580
270000 Communications					62,983	62,983
270000 Audio Visual					62,983	62,983
270000 Communication/Data	125,965.0	SF			62,983	62,983
280000 Electronic Safety and Security					188,948	188,948
280000 Electronic Safety and Security					188,948	188,948
280000 Electronic Safety and Security Subcontractor	125,965.0	SF			188,948	188,948

Project Name:
 Owner:
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 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
G-20 - Site Improvements						25,000
320000 Exterior Improvements						25,000
321000 Bases, Ballasts, and Paving						25,000
321701 Parking Stall Striping	1.0	LS			25,000	25,000
Building Structure						4,226,850
A-10 - Foundations						195,030
030000 Concrete						186,270
030000 Concrete - LS						186,270
030005 Concrete LS - slabs	31,045.0	SF			186,270	186,270
070000 Thermal & Moisture Protection						8,760
072000 Thermal Protection						8,760
072100 Perimeter/Under SOG Insulation	2,400.0	SF	4,800	3,960		8,760
B-10 - Superstructure						103,045
050000 Metals						72,000
051000 Structural Metal Framing						72,000
051200 Structural Steel Supplier - columns at entry	10.0	TNS			16,000	48,000
051200 Structural Steel Sub - miscellaneous structural	5.0	TNS			8,000	24,000
060000 Wood, Plastics, and Composites						31,045
061000 Rough Carpentry						31,045
061302 Rough Carpentry	31,045.0	SF	15,523	15,523		31,045
B-20 - Exterior Enclosures						2,654,775
040000 Masonry						675,460
042000 Unit Masonry						675,460
042200 CMU	1,139.0	SF			31,892	31,892
042200 Masonry Subcontractor - brick veneer	15,636.0	SF			594,168	594,168
042200 Masonry Subcontractor - brick veneer at elevated curtain wall	1,300.0	SF			49,400	49,400
070000 Thermal & Moisture Protection						981,235
071000 Dampproofing & Waterproofing						39,000
071700 Waterproofing Sub - elevator pits	2.0	EA			15,000	15,000
071700 Waterproofing Sub - foundation	3,200.0	SF			24,000	24,000
072000 Thermal Protection						55,500

Project Name:
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Building Area SF:
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Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
072100 Fiberglass Insulation - at deck	37,000.0	SF			55,500	55,500
072500 Weather Barriers					112,210	112,210
072510 Weather Barriers Subcontractor - at aluminum panels and brick	17,263.0	LS			112,210	112,210
074000 Roofing & Siding Panels					774,525	774,525
074200 Metal Wall/Roofing Sub - Screen Wall	7,500.0	SF			750,000	750,000
074200 Metal Wall/Roofing Sub - Aluminum Panels	327.0	SF			24,525	24,525
080000 Openings					998,080	998,080
081000 Doors & Frames					42,400	42,400
081100 HM door and Frame 3' x 7' opening - exterior	14.0	EA			39,200	39,200
081100 HM Door and Frame 6' x 7' - exterior	1.0	EA			3,200	3,200
083000 Specialty Doors & Frames					50,000	50,000
083300 Aluminum coiling grills - garage entrance door	2.0	EA			50,000	50,000
084000 Entrances, Storefronts, & Curtain Walls					905,680	905,680
084300 Storefront Windows	5,975.0	SF			478,000	478,000
084300 Storefront Doors - Interior - Single w/Hardware	2.0	EA			6,000	6,000
084300 Storefront Doors - Interior - Pair w/Hardware	5.0	EA			21,000	21,000
084400 Curtainwall Subcontractor - standard curtain wall	3,339.0	SF			400,680	400,680
B-30 - Roofing					291,700	291,700
070000 Thermal & Moisture Protection					291,700	291,700
074000 Roofing & Siding Panels					120,000	120,000
074100 Metal Walls/Roofing - canopy - library	640.0	LS			64,000	64,000
074100 Metal Walls/Roofing - canopy community center	560.0	LS			56,000	56,000
075000 Membrane Roofing					112,250	112,250
075300 Membrane Roofing Sub	4,490.0	SF			112,250	112,250
076000 Flashing & Sheet Metal					59,450	59,450
076100 Flashing Subcontractor - roofing flashing	4,490.0	SF			22,450	22,450
076100 Flashing Subcontractor - building flashing	37,000.0	SF			37,000	37,000
C-10 - Interior Construction					375,500	375,500
050000 Metals					15,000	15,000
055000 Metal Fabrications					15,000	15,000
055950 Misc. Steel	1.0	LS			15,000	15,000
090000 Finishes					322,000	322,000

Project Name:
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 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total	
092000 Plaster & Gypsum Board						322,000	322,000
092005 Drywall Subcontractor - interior walls	4,000.0	SF			72,000	72,000	
092005 Drywall Subcontractor - exterior walls	10,000.0	SF			250,000	250,000	
100000 Specialties						38,500	38,500
100000 Specialties						37,000	37,000
100000 Specialties - LS	37,000.0	SF			37,000	37,000	
104000 Safety Specialties						1,500	1,500
104400 Fire Protection Specialties	10.0	EA			1,500	1,500	
C-20 - Stairs						200,000	200,000
050000 Metals						200,000	200,000
055000 Metal Fabrications						200,000	200,000
055100 Metal Stair Supplier - per floor	10.0	EA			200,000	200,000	
C-30 - Interior Finishes						116,800	116,800
090000 Finishes						116,800	116,800
096000 Flooring						116,800	116,800
096005 Floor Prep	29,200.0	SF			29,200	29,200	
096005 Floor Moisture Sealers	29,200.0	SF			87,600	87,600	
D-10 - Conveying Systems						237,500	237,500
140000 Conveying Equipment						237,500	237,500
142000 Elevators						237,500	237,500
142000 Elevator Equipment/Accessories Subcontractor - temp service/sump/ladder	5.0	STOP			12,500	12,500	
142000 Elevator Subcontractor - #1	5.0	STOP			225,000	225,000	
D-30 - HVAC						15,000	15,000
230000 HVAC						15,000	15,000
230000 HVAC						15,000	15,000
230000 HVAC Subcontractor - elevator shaft exhaust	1.0	LS			15,000	15,000	
D-40 - Fire Protection						37,500	37,500
210000 Fire Suppression						37,500	37,500
210000 Fire Protection						37,500	37,500
210000 Fire Protection Subcontractor - structure overhangs - dry system	5,000.0	SF			37,500	37,500	

Project Name:
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Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
Site Work					1,665,965	1,665,965
A-10 - Foundations					937,500	937,500
310000 Earthwork					937,500	937,500
316000 Special Foundations and Load-Bearing Elements					937,500	937,500
316600 Rammed/Vibrated Aggregate Piles - or driven piles	37,500.0	SF			937,500	937,500
F-20 - Selective Building Demolition					120,250	120,250
020000 Existing Conditions					120,250	120,250
020500 Demolition - Site					120,250	120,250
020502 Demo - Clearing & Grubbing - remove trees	25.0	EA			6,250	6,250
020508 Demo - Pavement Asphalt	33,000.0	SF			99,000	99,000
020509 Demo - Pavement/Sidewalk Concrete	5,000.0	SF			15,000	15,000
G-10 - Site Preparation					456,848	456,848
310000 Earthwork					456,848	456,848
312000 Earthmoving					456,848	456,848
312200 Earthwork Subcontractor - grading	44,905.0	SF			44,905	44,905
312200 Earthwork Subcontractor - fine grading	44,905.0	SF			22,453	22,453
312200 Earthwork Subcontractor - building excavation	35,000.0	SF			262,500	262,500
312200 Earthwork Subcontractor - capillary break	650.0	CY			29,250	29,250
312200 Earthwork Subcontractor - CRSC sidewalks	156.0	CY			7,020	7,020
312200 Earthwork Subcontractor - export	2,592.0	CY			90,720	90,720
G-20 - Site Improvements					151,368	151,368
100000 Specialties					10,000	10,000
107000 Exterior Specialties					10,000	10,000
107500 Flagpoles/w foundation	1.0	EA			10,000	10,000
320000 Exterior Improvements					141,368	141,368
321000 Bases, Ballasts, and Paving					121,368	121,368
321600 Standard Sidewalks	5,471.0	SF			41,033	41,033
321600 Standard Sidewalks - library plaza	1,778.0	SF			44,450	44,450
321600 Standard Sidewalks - community Center plaza	581.0	SF			14,525	14,525
321600 Curb & Gutters	600.0	LF			13,200	13,200
321600 Subcontractor - Detectable Warning Pattern	240.0	SF			8,160	8,160
329000 Irrigation & Planting					20,000	20,000
329100 Planting - Street Trees w/grates	20.0	EA			20,000	20,000
Grand Total			929,448	426,513	16,532,143	17,936,104



**MOUNT VERNON LIBRARY, COMMUNITY CENTER AND GARAGE
REDUCED GARAGE CONCEPTUAL ESTIMATE**

4/9/2019

Total SF	129,601 SF
Garage	99,750 SF
Library	20,232 SF
Community Center	9,619 SF
2nd Floor BuildOut	0 SF
Site	44,905 SF

			\$/GROSS SF	\$/SPECIFIC SF	\$/PER STALL
General Conditions		\$1,596,794	\$12.32		
Garage		\$8,512,563	\$65.68	\$ 85.34	32,367.16
Building Structure		\$5,007,465	\$38.64	\$ 38.64	
Library		\$3,453,474	\$26.65	\$ 170.69	
Community Center		\$1,795,839	\$13.86	\$ 186.70	
2nd Floor Buildout		\$0	\$0.00	-	
Site Cost of Work		\$1,665,965	\$12.85	\$ 37.10	
TOTALS		\$22,032,100	\$170.00		
Sub Bonds	1.25%	\$275,401			
SUBTOTAL		\$22,307,501	\$172.12		
Design Contingency	7.00%	\$1,561,525			
SUBTOTAL		\$23,869,026	\$184.17		
Escalation - Labor & Materials - Mar 2020	6.00%	\$1,432,142			
SUBTOTAL		\$25,301,168	\$195.22		
Contractor's Fee	5.50%	\$1,391,564.24			
TOTAL CONCEPTUAL ESTIMATE AMOUNT		\$26,692,732	\$205.96		

Project Name:
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Building Area SF:
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Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
General Conditions			1,039,074	490,470	67,250	1,596,794
Z-10 - General Requirements			1,039,074	490,470	67,250	1,596,794
010000 General Requirements			1,039,074	490,470	67,250	1,596,794
013000 Labor Factors						
General Conditions - Simplified - w/External Rates		MON		9,200		9,200
013015 Auto Allowance - Bellevue - PM Auto 0-50 Miles	16.0	MON		9,200		9,200
014000 Project Start Up						
General Conditions - Simplified - w/External Rates		MON	5,007	5,000		10,007
014005 Mobilization/Start Up	1.0	EA	4,768	2,500		7,268
014005 Project signs	1.0	EA	238	2,500		2,738
015000 Project Administration						
General Conditions - Simplified - w/External Rates		MON	914,455	16,410		930,865
015005 Intern	1.0	WKS	920			920
015005 Project Engineer #1	70.0	WKS	149,520			149,520
015005 Project Engineer #2	34.0	WKS	64,505			64,505
015005 Project Manager	70.0	WKS	210,000			210,000
015010 Superintendent 1	70.0	WKS	224,000			224,000
015010 Superintendent 2 - concrete	34.0	WKS	102,000			102,000
015005 BIM Field Services	12.0	WKS	28,637	1,560		30,197
015015 Layout by LCI Survey Eng - Concrete	34.0	WKS	119,912			119,912
015015 Layout - Consumables & Misc Equipment	34.0	WKS		3,400		3,400
015020 Temp. Fire Extinguishers - \$30,000,001 - \$35,000,000	1.0	LS		800		800
015020 Worker Safety	16.0	MO		2,400		2,400
015020 Safety Rail/Openings - Temp Handrails	1,000.0	LF	7,208	2,500		9,708
015020 Safety Rail/Openings - Cover Floor & Roof Openings	1.0	LS	5,766	3,500		9,266
015020 Safety Rail/Openings - Temp Handrails - Remove	1,000.0	LF	1,987			1,987
015020 Safety - First Aid Supplies	1.0	LS		750		750
015020 Safety - Supplies	1.0	LS		1,500		1,500
016000 Temporary Facilities & Controls						
General Conditions - Simplified - w/External Rates		MON	7,960	62,180	9,250	79,390
016035 Flagger/Traffic Control	1.0	WK	60			60
016005 Temp. Fencing & Gates	120.0	MH	7,901			7,901
016005 Temporary Fencing Subcontractor	1,000.0	LF			4,250	4,250
016035 Temp. Barricades/Signs/Flashers	1.0	LS			5,000	5,000
016010 LCI Job Trailer - External Rental	16.0	MO		10,400		10,400
016010 Crew Shack - External Rental	16.0	MO		5,600		5,600
016010 Office Supplies (Consumables)	16.0	MO		4,000		4,000
016010 Water Coolers	16.0	MO		1,920		1,920
016010 Office Equipment - Misc. IT Equip & Software (Read Memo)	1.0	LS		2,500		2,500
016010 Office Equipment - Copier Lease	16.0	MO		4,400		4,400
016010 Office Equipment - Copier Installation & Ink Cartridges	16.0	MO		1,360		1,360
016010 Technology and IT Equip Cost (Read Memo)	64.0	MO		32,000		32,000
016200 LER External 6-24-14						
General Conditions - Simplified - w/External Rates		MON		154,560		154,560
016200 LER EXT - Delivery/Return Charges (Round Trip)	32.0	EA		4,800		4,800
016200 LER EXT - Misc LER Equipment	16.0	MON		24,000		24,000
016212 LER EXT - Forklift Extended Reach 10K 56' (Month Rate)	16.0	MONTHS		55,200		55,200
016218 LER EXT - Trimble Total Station (WRG Month Rate)	8.0	MONTHS		33,600		33,600
016230 LER EXT - Superintendent Vehicle [Truck] (Month Rate)	16.0	MONTHS		18,480		18,480
016230 LER EXT - Asst. Superintendent Vehicle [Truck] (Month Rate)	8.0	MONTHS		9,240		9,240
016230 LER EXT - Layout/Engineering Vehicle (Month Rate)	8.0	MONTHS		9,240		9,240
016400 Equipment Other						
General Conditions - Simplified - w/External Rates		MON		48,000		48,000

Project Name:
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Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
016403 Fuel/Maintenance (Trucks) - Superintendent	16.0	MON		12,000		12,000
016403 Fuel/Maintenance (Trucks) - Super 2	8.0	MON		6,000		6,000
016403 Fuel/Maintenance (Trucks) - Layout Van	8.0	MON		6,000		6,000
016403 Fuel & Oil for Equipment	16.0	MON		12,000		12,000
016403 Fuel & Oil for Forklift	16.0	MON		12,000		12,000
017000 Temporary Services						
General Conditions - Simplified - w/External Rates		MON	111,652	186,970	58,000	356,622
017010 Phone, Fax & Internet Service - Initial Setup	1.0	LS		400		400
017010 Phone, Fax & Internet Service - Monthly Charge	16.0	MON		5,600		5,600
017010 Cell Phone Allowance	64.0	MON		7,680		7,680
017015 Temp. Sanitary Facilities - Temp Toilets	80.0	MON		8,800		8,800
017015 Temp. Sanitary Facilities - Wash Stations	16.0	MON		1,040		1,040
017005 Temp. Power	1.0	LS			50,000	50,000
017005 Temp. Power Distribution	70.0	WKS	20,860	28,000		48,860
017005 Temp. Power Consumption Costs - Bldg - Pre Permanent	14.0	MON		10,500		10,500
017005 Temp. Power Consumption Costs - Bldg - Permanent	2.0	MON		24,000		24,000
017005 Temp. Water Service	1.0	LS		750		750
017005 Temp. Water Consumption	16.0	MON		800		800
017005 Temp. Lighting	147,000.0	SF	7,350	7,350		14,700
017020 Weekly Clean-up	1,400.0	HRS	83,442	2,800		86,242
017020 Dump Fees/Dumpster	70.0	WKS		52,500		52,500
017020 Final Clean-up - Main Bldg	147,000.0	SF		36,750		36,750
017020 Street Sweeping	16.0	EA			8,000	8,000
018000 Other General Conditions						
General Conditions - Simplified - w/External Rates		MON		3,150		3,150
018010 Plan Set Costs	1.0	EA		750		750
018010 Mailing Expense	16.0	MO		2,400		2,400
019000 Project Closeout						
General Conditions - Simplified - w/External Rates		MON		5,000		5,000
019005 As-builts	1.0	LS		2,500		2,500
019005 Electronic Record Documents	1.0	LS		2,500		2,500
Garage					8,512,563	8,512,563
A-10 - Foundations					5,621,550	5,621,550
030000 Concrete					5,621,550	5,621,550
030000 Concrete - LS					5,621,550	5,621,550
030005 Concrete LS - decks/ramps	99,750.0	SF		1,995,000		1,995,000
030005 Concrete LS - columns	1,836.0	LF		1,377,000		1,377,000
030005 Concrete LS - reinforcing	99,750.0	LS		997,500		997,500
030005 Concrete LS - foundations	33,250.0	SF		731,500		731,500
030005 Concrete LS - shear walls - interior/shafts	8,499.0	LS		424,950		424,950
030005 Concrete LS - shear walls perimeter - allowance	1,912.0	LS		95,600		95,600
B-20 - Exterior Enclosures					119,700	119,700
070000 Thermal & Moisture Protection					119,700	119,700
071000 Dampproofing & Waterproofing					119,700	119,700
071300 EPDM Sheet Waterproofing 60 Mils Thick	33,250.0	SF		119,700		119,700

Project Name:
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Building Area SF:
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Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total	
C-10 - Interior Construction						302,438	302,438
050000 Metals						277,500	277,500
055000 Metal Fabrications						277,500	277,500
055200 Garage Perimeter - level 2 - barrier TBD	450.0	LF			67,500	67,500	
055200 Garage Perimeter - levels 3-4 - barrier TBD	1,400.0	LF			210,000	210,000	
100000 Specialties						24,938	24,938
100000 Specialties						24,938	24,938
100000 Specialties - LS	99,750.0	SF			24,938	24,938	
C-30 - Interior Finishes						99,750	99,750
090000 Finishes						99,750	99,750
099000 Painting & Coating						99,750	99,750
099005 Painting Subcontractor	99,750.0	SF			99,750	99,750	
D-20 - Plumbing						299,250	299,250
220000 Plumbing						299,250	299,250
220000 Plumbing						299,250	299,250
220000 Plumbing Subcontractor - parking garage drains	99,750.0	SF			299,250	299,250	
D-30 - HVAC						49,875	49,875
230000 HVAC						49,875	49,875
230000 HVAC						49,875	49,875
230000 HVAC Subcontractor - garage	99,750.0	SF			49,875	49,875	
D-40 - Fire Protection						598,500	598,500
210000 Fire Suppression						598,500	598,500
210000 Fire Protection						598,500	598,500
210000 Fire Protection Subcontractor - garage	99,750.0	SF			498,750	498,750	
210000 Fire Protection Subcontractor - garage fire pump?	99,750.0	SF			99,750	99,750	
D-50 - Electrical						1,396,500	1,396,500
260000 Electrical						1,197,000	1,197,000
260000 Electrical						1,197,000	1,197,000
260000 Electrical Subcontractor	99,750.0	SF			1,197,000	1,197,000	
270000 Communications						49,875	49,875
270000 Audio Visual						49,875	49,875

Project Name:
 Owner:
 Architect:
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Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
270000 Communication/Data	99,750.0	SF			49,875	49,875
280000 Electronic Safety and Security					149,625	149,625
280000 Electronic Safety and Security					149,625	149,625
280000 Electronic Safety and Security Subcontractor	99,750.0	SF			149,625	149,625
G-20 - Site Improvements					25,000	25,000
320000 Exterior Improvements					25,000	25,000
321000 Bases, Ballasts, and Paving					25,000	25,000
321701 Parking Stall Striping	1.0	LS			25,000	25,000
Building Structure			20,323	115,483	4,871,660	5,007,465
A-10 - Foundations			4,800	3,960	186,270	195,030
030000 Concrete					186,270	186,270
030000 Concrete - LS					186,270	186,270
030005 Concrete LS - slabs	31,045.0	SF			186,270	186,270
070000 Thermal & Moisture Protection			4,800	3,960		8,760
072000 Thermal Protection			4,800	3,960		8,760
072100 Perimeter/Under SOG Insulation	2,400.0	SF	4,800	3,960		8,760
B-10 - Superstructure			15,523	111,523	48,000	175,045
050000 Metals				96,000	48,000	144,000
051000 Structural Metal Framing				96,000	48,000	144,000
051200 Structural Steel Supplier - columns at entry	20.0	TNS		64,000	32,000	96,000
051200 Structural Steel Sub - - miscellaneous structural	10.0	TNS		32,000	16,000	48,000
060000 Wood, Plastics, and Composites			15,523	15,523		31,045
061000 Rough Carpentry			15,523	15,523		31,045
061302 Rough Carpentry	31,045.0	SF	15,523	15,523		31,045
B-20 - Exterior Enclosures					2,974,890	2,974,890
040000 Masonry					760,140	760,140
042000 Unit Masonry					760,140	760,140
042200 CMU	1,139.0	SF			31,892	31,892
042200 Masonry Subcontractor - brick veneer	15,636.0	SF			672,348	672,348
042200 Masonry Subcontractor - brick veneer at elevated curtain wall	1,300.0	SF			55,900	55,900

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
070000 Thermal & Moisture Protection					1,196,670	1,196,670
071000 Dampproofing & Waterproofing					46,500	46,500
071700 Waterproofing Sub - elevator pits	3.0	EA			22,500	22,500
071700 Waterproofing Sub - foundation	3,200.0	SF			24,000	24,000
072000 Thermal Protection					55,500	55,500
072100 Fiberglass Insulation - at deck	37,000.0	SF			55,500	55,500
072500 Weather Barriers					112,210	112,210
072510 Weather Barriers Subcontractor - at aluminum panels and brick	17,263.0	LS			112,210	112,210
074000 Roofing & Siding Panels					982,460	982,460
074200 Metal Wall/Roofing Sub - Screen Wall	6,549.0	SF			982,350	982,350
074200 Metal Wall/Roofing Sub - Aluminum Panels	1.0	SF			75	75
074200 Metal Wall/Roofing Sub - green wall	1.0	SF			35	35
080000 Openings					1,018,080	1,018,080
081000 Doors & Frames					14,400	14,400
081100 HM door and Frame 3' x 7' opening - exterior	4.0	EA			11,200	11,200
081100 HM Door and Frame 6' x 7' - exterior	1.0	EA			3,200	3,200
083000 Specialty Doors & Frames					50,000	50,000
083300 Aluminum coiling grills - garage entrance door	2.0	EA			50,000	50,000
084000 Entrances, Storefronts, & Curtain Walls					953,680	953,680
084300 Storefront Windows	2,075.0	SF			166,000	166,000
084300 Storefront Doors - Interior - Single w/Hardware	2.0	EA			6,000	6,000
084300 Storefront Doors - Interior - Pair w/Hardware	5.0	EA			21,000	21,000
084400 Curtainwall Subcontractor - standard curtain wall	6,339.0	SF			760,680	760,680
B-30 - Roofing					291,700	291,700
070000 Thermal & Moisture Protection					291,700	291,700
074000 Roofing & Siding Panels					120,000	120,000
074100 Metal Walls/Roofing - canopy - library	640.0	LS			64,000	64,000
074100 Metal Walls/Roofing - canopy community center	560.0	LS			56,000	56,000
075000 Membrane Roofing					112,250	112,250
075300 Membrane Roofing Sub	4,490.0	SF			112,250	112,250
076000 Flashing & Sheet Metal					59,450	59,450
076100 Flashing Subcontractor - roofing flashing	4,490.0	SF			22,450	22,450
076100 Flashing Subcontractor - building flashing	37,000.0	SF			37,000	37,000

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
C-10 - Interior Construction					811,500	811,500
050000 Metals					15,000	15,000
055000 Metal Fabrications					15,000	15,000
055950 Misc. Steel	1.0	LS			15,000	15,000
090000 Finishes					646,000	646,000
092000 Plaster & Gypsum Board					646,000	646,000
092005 Drywall Subcontractor - interior walls	22,000.0	SF			396,000	396,000
092005 Drywall Subcontractor - exterior walls	10,000.0	SF			250,000	250,000
100000 Specialties					150,500	150,500
100000 Specialties					74,000	74,000
100000 Specialties - LS	37,000.0	SF			74,000	74,000
104000 Safety Specialties					1,500	1,500
104400 Fire Protection Specialties	10.0	EA			1,500	1,500
107000 Exterior Specialties					75,000	75,000
107100 Exterior Sun Control Devices -	1.0	LS			75,000	75,000
C-20 - Stairs					200,000	200,000
050000 Metals					200,000	200,000
055000 Metal Fabrications					200,000	200,000
055100 Metal Stair Supplier - per floor	10.0	EA			200,000	200,000
C-30 - Interior Finishes					116,800	116,800
090000 Finishes					116,800	116,800
096000 Flooring					116,800	116,800
096005 Floor Prep	29,200.0	SF			29,200	29,200
096005 Floor Moisture Sealers	29,200.0	SF			87,600	87,600
D-10 - Conveying Systems					190,000	190,000
140000 Conveying Equipment					190,000	190,000
142000 Elevators					190,000	190,000
142000 Elevator Equipment/Accessories Subcontractor - temp service/sump/ladder	4.0	STOP			10,000	10,000
142000 Elevator Subcontractor - #1	4.0	STOP			180,000	180,000
D-30 - HVAC					15,000	15,000
230000 HVAC					15,000	15,000

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
230000 HVAC						
230000 HVAC Subcontractor - elevator shaft exhaust	1.0	LS			15,000	15,000
D-40 - Fire Protection					37,500	37,500
210000 Fire Suppression					37,500	37,500
210000 Fire Protection					37,500	37,500
210000 Fire Protection Subcontractor - structure overhangs - dry system	5,000.0	SF			37,500	37,500
Library					3,453,474	3,453,474
C-10 - Interior Construction					496,484	496,484
050000 Metals					10,000	10,000
055000 Metal Fabrications					10,000	10,000
055950 Misc. Steel	1.0	LS			10,000	10,000
080000 Openings					54,800	54,800
081000 Doors & Frames					44,800	44,800
081400 WD Doors & Frames - library	16.0	EA			44,800	44,800
088000 Glazing					10,000	10,000
088100 Glass & Glazing - Relites	500.0	SF			10,000	10,000
090000 Finishes					358,488	358,488
092000 Plaster & Gypsum Board					358,488	358,488
092005 Drywall Subcontractor - interior walls	13,788.0	SF			248,184	248,184
092005 Drywall Subcontractor - soffit/detail framing	13,788.0	SF			110,304	110,304
100000 Specialties					73,196	73,196
100000 Specialties					40,464	40,464
100000 Specialties - LS	20,232.0	SF			40,464	40,464
101000 Information Specialties					32,732	32,732
101100 Marker/Tack Boards	1.0	EA			2,500	2,500
101200 Display Cases Subcontractor	1.0	LS			10,000	10,000
101400 Interior Signage	20,232.0	SF			20,232	20,232
C-30 - Interior Finishes					542,630	542,630
060000 Wood, Plastics, and Composites					101,160	101,160
062000 Finish Carpentry					101,160	101,160



Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
062502 Finish Carpentry	20,232.0	SF			101,160	101,160
090000 Finishes					441,470	441,470
093000 Tiling					25,808	25,808
093005 Tile Subcontractor toilet rooms	533.0	SF			8,528	8,528
093005 Tile Subcontractor - toilet room walls	1,080.0	SF			17,280	17,280
095000 Ceilings					151,740	151,740
095005 Acoustical Ceiling Subcontractor	20,232.0	LS			151,740	151,740
096000 Flooring					142,530	142,530
096025 Resilient Flooring Subcontractor - staff	2,700.0	SF			20,250	20,250
096025 Carpet Subcontractor - computer	750.0	SF			4,500	4,500
096040 Carpet Subcontractor - library	13,000.0	SF			78,000	78,000
096040 Carpet Subcontractor - support spaces	3,000.0	SF			18,000	18,000
096040 Carpet Subcontractor - circulation space	3,630.0	SF			21,780	21,780
099000 Painting & Coating					121,392	121,392
099005 Painting Subcontractor	20,232.0	SF			121,392	121,392
D-20 - Plumbing					202,320	202,320
220000 Plumbing					202,320	202,320
220000 Plumbing					202,320	202,320
220000 Plumbing Subcontractor - library	20,232.0	SF			202,320	202,320
D-30 - HVAC					910,440	910,440
230000 HVAC					910,440	910,440
230000 HVAC					910,440	910,440
230000 HVAC Subcontractor - library	20,232.0	SF			910,440	910,440
D-40 - Fire Protection					101,160	101,160
210000 Fire Suppression					101,160	101,160
210000 Fire Protection					101,160	101,160
210000 Fire Protection Subcontractor - library	20,232.0	SF			101,160	101,160
D-50 - Electrical					910,440	910,440
260000 Electrical					809,280	809,280
260000 Electrical					809,280	809,280
260000 Electrical Subcontractor	20,232.0	SF			809,280	809,280

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
270000 Communications					101,160	101,160
270000 Audio Visual					101,160	101,160
270000 Communications Subcontractor	20,232.0	SF			60,696	60,696
270000 AV, Clock, Speaker, TV	20,232.0	SF			40,464	40,464
E-10 - Equipment					15,000	15,000
110000 Equipment					15,000	15,000
113000 Residential Equipment					15,000	15,000
113100 Residential Appliances	1.0	EA			15,000	15,000
E-20 - Furnishings					275,000	275,000
060000 Wood, Plastics, and Composites					250,000	250,000
064000 Architectural Woodwork					250,000	250,000
064702 Casework Subcontractor	1.0	LS			250,000	250,000
120000 Furnishings					25,000	25,000
122000 Window Treatments					25,000	25,000
122100 Horizontal & Vertical Blind - Subcontractor	1.0	LS			25,000	25,000
Community Center					1,795,839	1,795,839
C-10 - Interior Construction					199,727	199,727
050000 Metals					10,000	10,000
055000 Metal Fabrications					10,000	10,000
055950 Misc. Steel	1.0	LS			10,000	10,000
080000 Openings					61,600	61,600
081000 Doors & Frames					28,000	28,000
081400 WD Doors & Frames - community Center	10.0	EA			28,000	28,000
083000 Specialty Doors & Frames					33,600	33,600
083500 Folding Panel Doors & Grilles (Won Door)	448.0	SF			33,600	33,600
090000 Finishes					99,270	99,270
092000 Plaster & Gypsum Board					99,270	99,270
092005 Drywall Subcontractor - interior walls	5,515.0	SF			99,270	99,270
100000 Specialties					28,857	28,857

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total	
100000 Specialties						19,238	19,238
100000 Specialties - LS	9,619.0	SF			19,238	19,238	
101000 Information Specialties						9,619	9,619
101400 Interior Signage	9,619.0	SF			9,619	9,619	
C-30 - Interior Finishes						211,117	211,117
060000 Wood, Plastics, and Composites						19,238	19,238
062000 Finish Carpentry						19,238	19,238
062502 Finish Carpentry	9,619.0	SF			19,238	19,238	
090000 Finishes						191,879	191,879
093000 Tiling						42,750	42,750
093005 Tile Subcontractor - teaching kitchen quarry tile	750.0	SF			18,750	18,750	
093005 Tile Subcontractor toilet rooms	500.0	SF			8,000	8,000	
093005 Tile Subcontractor - toilet room walls	1,000.0	SF			16,000	16,000	
095000 Ceilings						57,714	57,714
095005 Acoustical Ceiling Subcontractor	9,619.0	SF			57,714	57,714	
096000 Flooring						43,320	43,320
096025 Resilient Flooring Subcontractor - fitness/flex - rubber flooring	1,600.0	SF			19,200	19,200	
096025 Resilient Flooring Subcontractor - multipurpose - LVT	1,000.0	SF			7,500	7,500	
096040 Carpet Subcontractor - lobby/lounge	1,000.0	SF			6,000	6,000	
096040 Carpet Subcontractor - meeting spaces	1,770.0	SF			10,620	10,620	
099000 Painting & Coating						48,095	48,095
099005 Painting Subcontractor	9,619.0	SF			48,095	48,095	
D-20 - Plumbing						115,428	115,428
220000 Plumbing						115,428	115,428
220000 Plumbing Subcontractor - community center	9,619.0	SF			115,428	115,428	
D-30 - HVAC						432,855	432,855
230000 HVAC						432,855	432,855
230000 HVAC Subcontractor - community Center	9,619.0	SF			432,855	432,855	
D-40 - Fire Protection						48,095	48,095

Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
210000 Fire Supression					48,095	48,095
210000 Fire Protection					48,095	48,095
210000 Fire Protection Subcontractor - community Center	9,619.0	SF			48,095	48,095
D-50 - Electrical					413,617	413,617
260000 Electrical					384,760	384,760
260000 Electrical					384,760	384,760
260000 Electrical Subcontractor	9,619.0	SF			384,760	384,760
270000 Communications					28,857	28,857
270000 Audio Visual					28,857	28,857
270000 Communications Subcontractor	9,619.0	SF			28,857	28,857
E-10 - Equipment					260,000	260,000
110000 Equipment					260,000	260,000
113000 Residential Equipment					10,000	10,000
113100 Residential Appliances	1.0	LS			10,000	10,000
114000 Food Service Equipment					250,000	250,000
114100 Kitchen Equipment Subcontractor - teaching kitchen	1.0	LS			250,000	250,000
E-20 - Furnishings					115,000	115,000
060000 Wood, Plastics, and Composites					100,000	100,000
064000 Architectural Woodwork					100,000	100,000
064702 Casework Subcontractor	1.0	LS			100,000	100,000
120000 Furnishings					15,000	15,000
122000 Window Treatments					15,000	15,000
122100 Horizontal & Vertical Blind - Subcontractor	1.0	LS			15,000	15,000
Site Work					1,665,965	1,665,965
A-10 - Foundations					937,500	937,500
310000 Earthwork					937,500	937,500
316000 Special Foundations and Load-Bearing Elements					937,500	937,500
316600 Rammed/Vibrated Aggregate Piles - or driven piles	37,500.0	SF			937,500	937,500
F-20 - Selective Building Demolition					120,250	120,250



Project Name:
 Owner:
 Architect:
 Budget Due Date:

Building Area SF:
 Estimator:

Item CSI Description	Takeoff Qty	Unit	Labor Total	Mat Total	Sub Total	Grand Total
020000 Existing Conditions					120,250	120,250
020500 Demolition - Site					120,250	120,250
020502 Demo - Clearing & Grubbing - remove trees	25.0	EA			6,250	6,250
020508 Demo - Pavement Asphalt	33,000.0	SF			99,000	99,000
020509 Demo - Pavement/Sidewalk Concrete	5,000.0	SF			15,000	15,000
G-10 - Site Preparation					456,848	456,848
310000 Earthwork					456,848	456,848
312000 Earthmoving					456,848	456,848
312200 Earthwork Subcontractor - grading	44,905.0	SF			44,905	44,905
312200 Earthwork Subcontractor - fine grading	44,905.0	SF			22,453	22,453
312200 Earthwork Subcontractor - building excavation	35,000.0	SF			262,500	262,500
312200 Earthwork Subcontractor - capillary break	650.0	CY			29,250	29,250
312200 Earthwork Subcontractor - CRSC sidewalks	156.0	CY			7,020	7,020
312200 Earthwork Subcontractor - export	2,592.0	CY			90,720	90,720
G-20 - Site Improvements					151,368	151,368
100000 Specialties					10,000	10,000
107000 Exterior Specialties					10,000	10,000
107500 Flagpoles/w foundation	1.0	EA			10,000	10,000
320000 Exterior Improvements					141,368	141,368
321000 Bases, Ballasts, and Paving					121,368	121,368
321600 Standard Sidewalks	5,471.0	SF			41,033	41,033
321600 Standard Sidewalks - library plaza	1,778.0	SF			44,450	44,450
321600 Standard Sidewalks - community Center plaza	581.0	SF			14,525	14,525
321600 Curb & Gutters	600.0	LF			13,200	13,200
321600 Subcontractor - Detectable Warning Pattern	240.0	SF			8,160	8,160
329000 Irrigation & Planting					20,000	20,000
329100 Planting - Street Trees w/grates	20.0	EA			20,000	20,000
Grand Total			1,059,397	605,953	20,366,750	22,032,099



City of Mount Vernon

Public Library | Community Center | Parking Garage

January 30, 2019



1. Introductions

2. Project Delivery Options

- a) Design-Bid-Build
- b) General Contractor/Construction Manager (GC/CM)
- c) Design-Build
- d) Progressive Design-Build

3. Q&A

Introductions

- Dave Jobs – Senior Associate
- Kevin Fromm – Senior Project Manager
- Adam Johnson – Project Engineer

Project Delivery Options for Mount Vernon

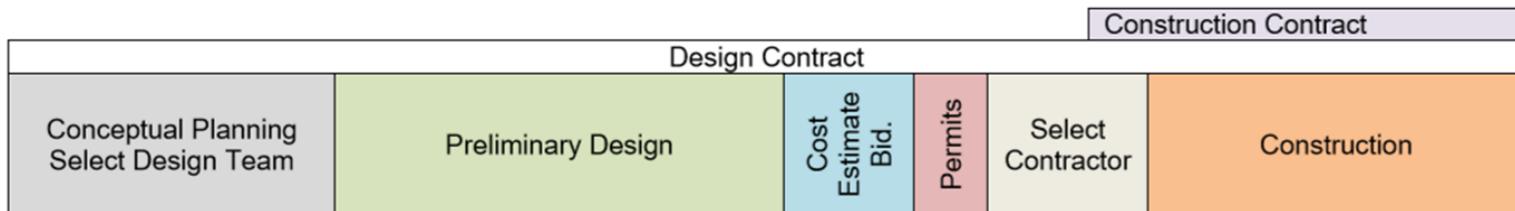
- a) Design-Bid-Build (DBB)
- b) General Contractor/Construction Manager (GC/CM)
- c) Design-Build (DB)
- d) Progressive Design-Build (PDB)

Other Delivery Options

- a) Energy Services Contracting (ESCO)
- b) Job Order Contracting (JOC)
- c) Lease Buy-back
- d) On-call or IDIQ

Design-Bid-Build Overview

- Project is designed by architect who is contracted directly to owner
- Architect designs all aspects of the building and produces construction documents (CDs)
- Owner issues CDs for public bid
- General contractors review the CDs and determine their cost to deliver the project (bid)
- Bids are opened publicly and the lowest responsive bidder is awarded the job



Design-Bid-Build Characteristics

- Historically, the primary way public agencies procure construction
- “Tried and true” project delivery which is familiar to most public agencies
- Well established and commonly understood contract law provides ample guidance when claims arise
- Contractors bid only to what is shown in the drawings and specifications, even if they know it is inaccurate, leading to change orders and disagreements
- Owner is forced to act as intermediary between the architect and contractor
- Owner assumes risk for errors and omissions in the construction documents

GC/CM Overview

- Architect is selected and does preliminary design work with owner
- Contractor is selected based on qualifications and cost (typically fee & general conditions) early in design
- Contractor provides preconstruction services, which can include:
 - Cost estimating, design review, value analysis, constructability input, scheduling, phasing
- Architect designs all aspects of the building and produces construction documents (CDs), similar to design-bid-build

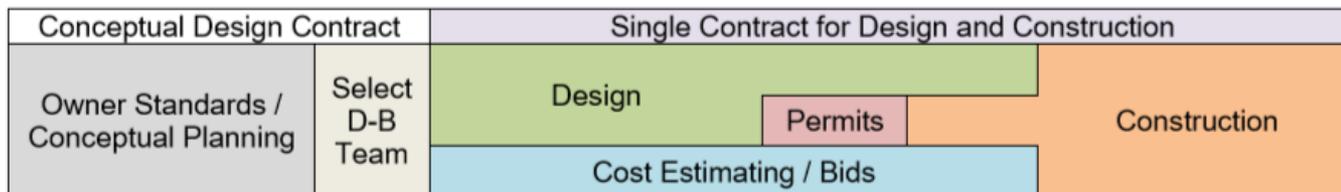


GC/CM Characteristics

- GC/CM manages the bidding process
 - Mechanical and electrical subcontractors can be selected based on qualifications, similar to the GC/CM process (\$3M minimum scope)
 - All other subcontractors are publicly bid by the GC/CM and are selected based on lowest responsive bidder
- GC/CM negotiates guaranteed maximum price (GMP) with owner and can self-perform up to 30% of the work
- Early work can be negotiated and performed by the GC/CM to accelerate work on the critical path or to procure long-lead materials
- Off-ramp: the owner can elect not to award the construction contract and take the work out to bid
- Owner assumes risk for errors and omissions in the drawings, similar to design-bid-build

Design-Build (DB) Overview

- Owner works with the design team to develop program and performance requirements for the project
- Owner selects the contractor-led DB team based on qualifications, design solution, and guaranteed cost proposal
- DB team finalizes design with owner
- Off-ramp: the owner can elect not to award the construction contract and take the work out to bid
- DB team buys out project based on best value – low bid is not required
- DB team assumes risk for errors and omissions in the construction documents

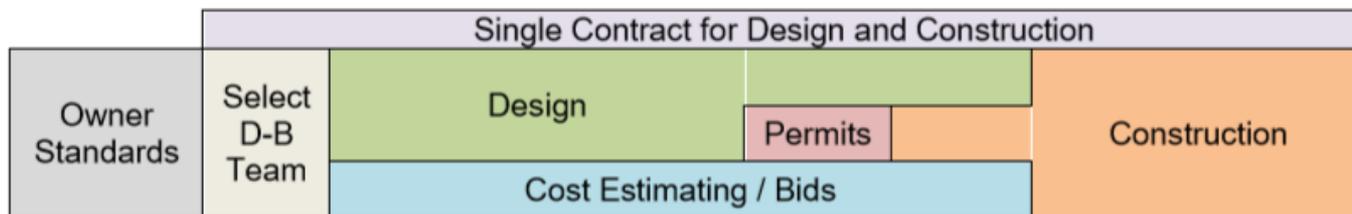


Design-Build Characteristics

- More efficient, collaborative and innovative design process
- Owner receives multiple proposals with design and cost information for consideration
- Honorarium is provided to DB proposers that were not selected
- Early cost certainty (at 20-30% design)
- Owner can benefit from design and price competition
- Construction often overlaps with ongoing design completion
- Minimal owner involvement during competitive design
- Owner is no longer intermediary between architect and contractor

Progressive Design-Build Overview

- Owner selects contractor-led DB team based on qualifications and cost
- Selected DB team negotiates design and preconstruction services contract
- DB team works with owner to develop program, design requirements and refine cost and schedule expectations
- DB team performs the design with the owner, according to scope, schedule, and budget requirements, and subcontracts work based on best value – low bid is not required
- Cost certainty is established when final cost is negotiated with DB team – this timing can be stipulated in the RFP

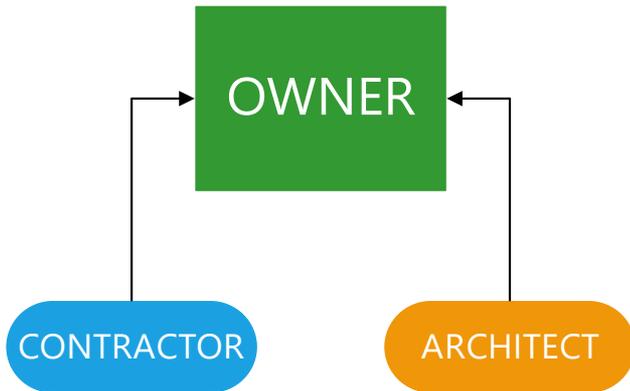


Progressive Design-Build Characteristics

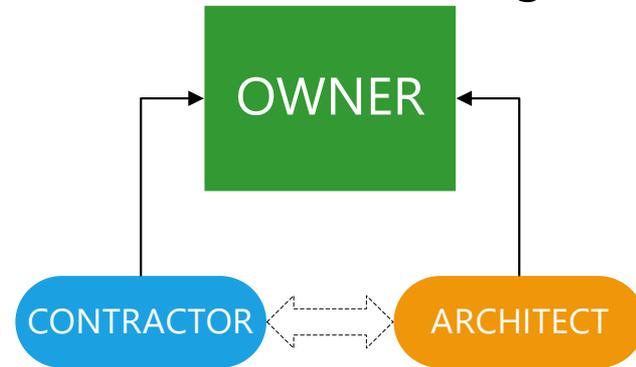
- More efficient, collaborative and innovative design process
- Owner and DB team develop the scope and cost together
- Construction often overlaps with ongoing design completion
- Offers the fastest project delivery method from time of DB team procurement to closeout.
- Off-ramp: the owner can elect not to award the construction contract and take the work out to bid
- Subcontractors can engage early to provide design-assist
- Fewer change orders due to early engagement by contractors
- Owner is no longer intermediary between architect and contractor

Contracting Structure

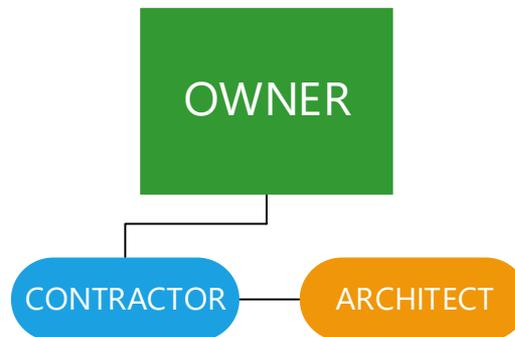
Design-Bid-Build



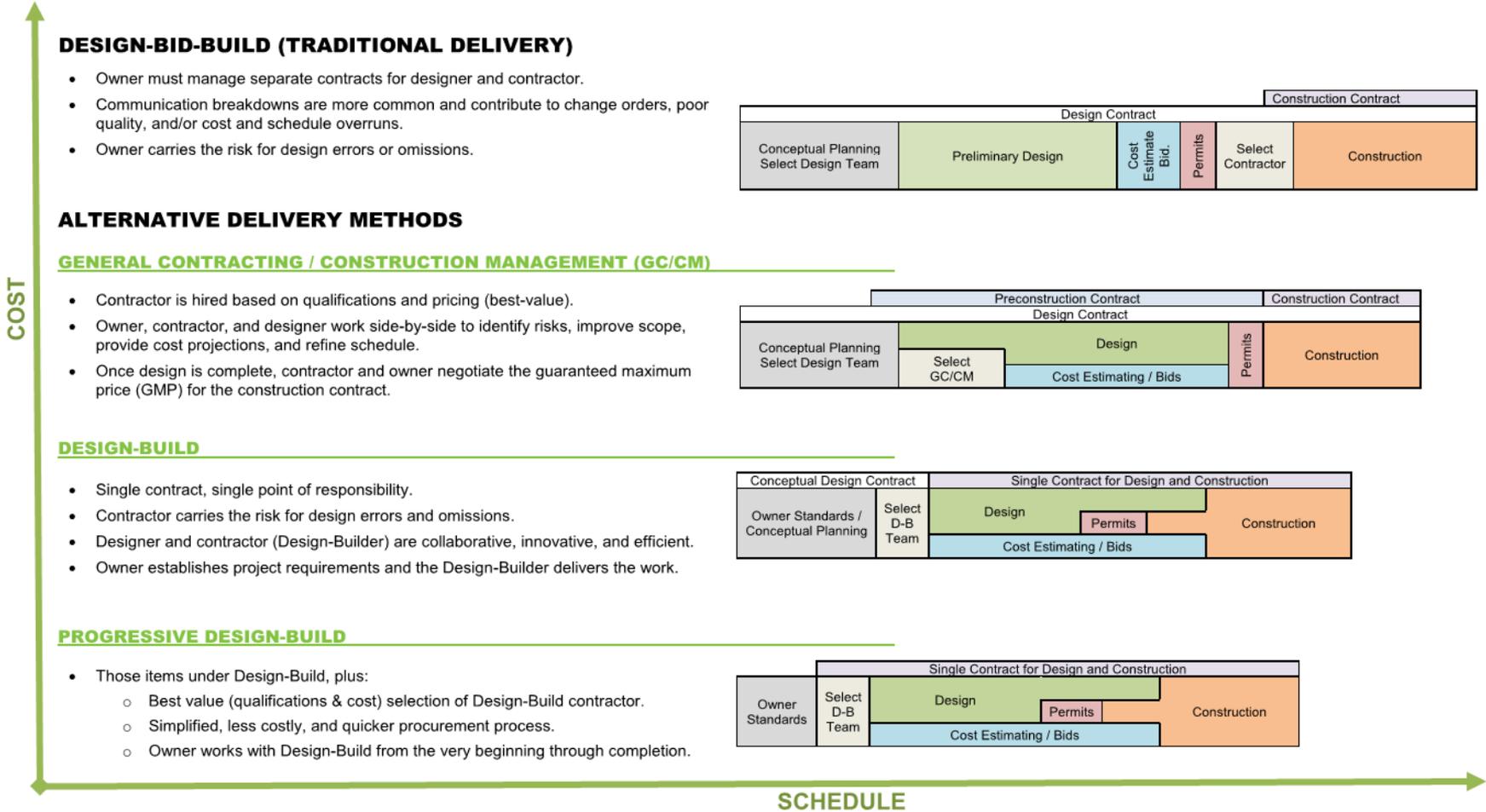
General Contractor/
Construction Manager



Design-Build
Progressive Design-Build



Delivery Models Summary



Delivery Models Summary

	Design-Bid-Build	General Contractor/ Construction Manager	Design-Build	Progressive Design- Build
Selection Method	Low Bid	Highest Score	Highest Score	Highest Score
Owner Contracts With	Architect & General Contractor	Architect & General Contractor	Design-Builder	Design-Builder
Requires Approval from Project Review Committee	No	Yes	Yes	Yes
Design Level Before Cost Certainty	100% Design	90% Design	+/- 30% Design	+/- 30-90% Design
Option to Off-Ramp to DBB	No	Yes	Yes	Yes
Responsible for Errors and Omissions	Owner	Owner	Design-Builder	Design-Builder
Change Order Potential	High	Medium	Low	Low
Level of Owner Management Required	Very High	High	Low	Medium

Alternative Delivery Legislation

- Authorized by state RCW 39.10
- First authorized in 1991
- Most recently re-authorized in 2013 for eight years.
- RCW sunsets if not re-authorized
- Public agencies must receive approval from the Capital Projects Advisory Review Board Project Review Committee in order to deliver projects using alternative project delivery
- Each delivery method has specific requirements that must be met

Project Review Committee (PRC)

- Members are 30 industry professionals appointed by the Capital Projects Advisory Board (CPARB)
- PRC alternative delivery project review process:
 - Project team submits application to the PRC, and presents to the committee
 - PRC reviews applications submitted and presentations made
 - Determine if project meets requirements of RCW 39.10
 - Determine if public body has necessary experience or qualified team of consultants
- Application process takes about 45 days

Month		Applications Due <i>(No earlier than 15th or later than the 20th of the month prior to the next scheduled meeting **)</i>	Public Notice <i>(Must be posted NLT - 20 cal. days before meeting *)</i>	Public Meeting	Approval/Denial Letters Due <i>(NLT- w/in 10 business days of Public Meeting)</i>
2019	January	Dec. 20, 2018	January 4th	1/24/2019	February 4
	March	Feb. 20th	March 8th	3/28/2019	April 8
	May	April 20th	May 3rd	5/23/2019	June 3
	July	June 20th	July 5th	7/25/2019	August 5
	Sept	August 20th	September 6th	9/26/2019	October 7
	Dec	October 21st	November 16th	12/5/2019	December 16
2020	January	Dec. 20, 2019	January 3rd	1/23/2020	February 3



OAC is an employee-owned company and is serving the City of Mount Vernon from our Everett Office. We have delivered more alternative delivery projects than any other PM/CM firm in Washington State, including:

WSU Everett University Center, Snohomish County Courthouse, Fort Vancouver Regional Library, Olympia City Hall, Issaquah School District, Three Rivers Convention Center, Bellingham School District