

Si View Aquatics Center
North Bend, WA

Schematic Design
October 22, 2021
Cumming Project No. 21-01149



Prepared for EHDD

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EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between EHDD and Cumming, for the purpose of establishing a probable cost of construction at the schematic design stage.

The project scope encompasses pricing 2 options for the proposed aquatics center. The first option is to build 26,800 sf aquatics center on a 180,000 sf site with an add alterante to a new 20,000 sf extension. While the second option is to build 46,800 sf aquatics center on a 230,000 sf site in one phase. The site location is not yet specified so a greenfield leveled site was assumed.

1.2 Project Schedule (Assumed)

	Start	Finish	Duration
Aquatics Center - Phase 1	Aug-24	Aug-26	25 months
Aquatics Center - Phase 2 - Add Alternate	Aug-29	Aug-31	25 months
Aquatics Center Building Option 2	Aug-24	Aug-26	25 months

1.3 Key Assumptions & Exclusions

Key Assumptions

- Greenfield leveled site
- No sport light poles at Lap Pool
- Escalation
- Site areas as provided by architect

Key Exclusions

- Project Soft Costs
- AV Equipment
- HAZMAT Abatement
- Soil Contamination
- Demolition of any structures
- B&O Tax

Documents Used:

- Schematic Design Document, dated 07/18/2019
- Schematic Site Layouts
- Pool pricing received from Aquatics Design Group 08/07/2019

Bid Conditions: This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.

Basis For Quantities: Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.

Basis for Unit Costs: Unit costs as contained herein are based on current bid prices in Greater Seattle. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.

Sources for Pricing: This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database.

SUMMARY

Element	Area	Cost / SF	Total
Option A- Build 26,800 sf - phase 1			
Aquatics Center - Phase 1	26,800	\$868.35	\$23,271,783
Site	180,000	\$39.28	\$7,069,949
Total Estimated Construction Cost - Phase 1 (Including WSST)	26,800	\$1,132.15	\$30,341,732
Add Alternate			
Aquatics Center - Phase 2	20,000	\$1,103.92	\$22,078,407
Sitework due to phase 2 - demo existing landscape and site prep			\$101,992
Total Estimated Construction Cost - Phases 1 & 2 (Including WSST)	46,800	\$1,122.27	\$52,522,131
Option B - Build 46,800 sf in one phase			
Aquatics Center - one phase	46,800	\$883.00	\$41,324,368
Site	180,000	\$39.28	\$7,069,949
Total Estimated Construction Cost (Including WSST)	46,800	\$1,034.07	\$48,394,317

SUMMARY MATRIX

Element	Option A						Option B					
	Aquatics Center - Phase 1			Site			Aquatics Center - Phase 2 - Add Alternate			Aquatics Center Building Option 2		
	26,800 SF			180,000 SF			20,000 SF			26,800 SF		
	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF
A) Shell (1-5)		\$5,715,218	\$213.25					\$4,271,259	\$213.56		\$9,175,601	\$342.37
1 Foundations	\$1,154,802		\$43.09				\$868,431	\$43.42		\$1,954,313		\$72.92
2 Vertical Structure	\$930,768		\$34.73				\$553,450	\$27.67		\$1,482,907		\$55.33
3 Floor & Roof Structures	\$1,098,660		\$40.99				\$774,844	\$38.74		\$1,646,374		\$61.43
4 Exterior Cladding	\$2,126,448		\$79.35				\$1,738,611	\$86.93		\$3,352,152		\$125.08
5 Roofing and Waterproofing	\$404,541		\$15.09				\$335,922	\$16.80		\$739,855		\$27.61
B) Interiors (6-7)		\$1,192,293	\$44.49					\$837,135	\$41.86		\$1,955,564	\$72.97
6 Interior Partitions, Doors and Glazing	\$621,232		\$23.18				\$316,152	\$15.81		\$937,383		\$34.98
7 Floor, Wall and Ceiling Finishes	\$571,062		\$21.31				\$520,983	\$26.05		\$1,018,181		\$37.99
C) Equipment and Vertical Transportation (8-9)		\$2,757,294	\$102.88					\$2,104,655	\$105.23		\$5,789,218	\$216.02
8 Function Equipment and Specialties	\$2,502,183		\$93.37				\$2,085,155	\$104.26		\$5,514,607		\$205.77
9 Stairs and Vertical Transportation	\$255,111		\$9.52				\$19,500	\$0.98		\$274,611		\$10.25
D) Mechanical and Electrical (10-13)		\$4,108,699	\$153.31		\$1,187,804	\$6.60		\$3,527,238	\$176.36		\$7,537,623	\$281.25
10 Plumbing Systems	\$702,407		\$26.21				\$643,149	\$32.16		\$1,335,226		\$49.82
11 Heating, Ventilation and Air Conditioning	\$2,336,574		\$87.19				\$1,982,522	\$99.13		\$4,243,771		\$158.35
12 Electrical Lighting, Power and Communications	\$801,818		\$29.92	\$1,187,804		\$6.60	\$694,568	\$34.73		\$1,496,626		\$55.84
13 Fire Protection Systems	\$267,900		\$10.00				\$207,000	\$10.35		\$462,000		\$17.24
E) Site Construction (14-16)					\$2,996,576	\$16.65						
14 Site Preparation and Demolition				\$307,204		\$1.71						
15 Site Paving, Structures & Landscaping				\$2,444,022		\$13.58						
16 Utilities on Site				\$245,350		\$1.36						
Subtotal Cost		\$13,773,505	\$513.94		\$4,184,380	\$23.25		\$10,740,286	\$537.01		\$24,458,006	\$912.61
General Conditions	7.0%	\$964,145	\$35.98		\$292,907	\$1.63		\$751,820	\$37.59		\$1,712,060	\$63.88
General Requirements	3.0%	\$442,130	\$16.50		\$134,319	\$0.75		\$344,763	\$17.24		\$785,102	\$29.29
Bonds & Insurance	2.0%	\$303,596	\$11.33		\$92,232	\$0.51		\$236,737	\$11.84		\$539,103	\$20.12
Contractor's Fee	4.0%	\$619,335	\$23.11		\$188,153	\$1.05		\$482,944	\$24.15		\$1,099,771	\$41.04
Design Contingency	10.0%	\$1,610,271	\$60.08		\$489,199	\$2.72		\$1,255,655	\$62.78		\$2,859,404	\$106.69
Construction Contingency	3.0%	\$531,389	\$19.83		\$161,436	\$0.90		\$414,366	\$20.72		\$943,603	\$35.21
Escalation to MOC		\$2,956,223	\$110.31		\$898,098	\$4.99		\$5,886,856	\$294.34		\$5,249,449	\$195.87
WSST	8.9%	\$2,071,189	\$77.28		\$629,225	\$3.50		\$1,964,978	\$98.25		\$3,677,869	\$137.23
Total Estimated Construction Cost		\$23,271,783	\$868.35		\$7,069,949	\$39.28		\$22,078,407	\$1,103.92		\$41,324,368	\$1,541.95

Option A- Aquatics Center- Phase 1

SUMMARY - AQUATICS CENTER - PHASE 1

Element	Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)		\$5,715,218		\$213.25
1 Foundations	\$1,154,802		\$43.09	
2 Vertical Structure	\$930,768		\$34.73	
3 Floor & Roof Structures	\$1,098,660		\$40.99	
4 Exterior Cladding	\$2,126,448		\$79.35	
5 Roofing and Waterproofing	\$404,541		\$15.09	
B) Interiors (6-7)		\$1,192,293		\$44.49
6 Interior Partitions, Doors and Glazing	\$621,232		\$23.18	
7 Floor, Wall and Ceiling Finishes	\$571,062		\$21.31	
C) Equipment and Vertical Transportation (8-9)		\$2,757,294		\$102.88
8 Function Equipment and Specialties	\$2,502,183		\$93.37	
9 Stairs and Vertical Transportation	\$255,111		\$9.52	
D) Mechanical and Electrical (10-13)		\$4,108,699		\$153.31
10 Plumbing Systems	\$702,407		\$26.21	
11 Heating, Ventilation and Air Conditioning	\$2,336,574		\$87.19	
12 Electrical Lighting, Power and Communications	\$801,818		\$29.92	
13 Fire Protection Systems	\$267,900		\$10.00	
Subtotal		<u>\$13,773,505</u>		<u>\$513.94</u>
General Conditions	7.00%	\$964,145		\$35.98
Subtotal		<u>\$14,737,650</u>		<u>\$549.91</u>
General Requirements	3.00%	\$442,130		\$16.50
Subtotal		<u>\$15,179,780</u>		<u>\$566.41</u>
Bonds & Insurance	2.00%	\$303,596		\$11.33
Subtotal		<u>\$15,483,376</u>		<u>\$577.74</u>
Contractor's Fee	4.00%	\$619,335		\$23.11
Subtotal		<u>\$16,102,711</u>		<u>\$600.85</u>
Design Contingency	10.00%	\$1,610,271		\$60.08
Subtotal		<u>\$17,712,982</u>		<u>\$660.93</u>
Construction Contingency	3.00%	\$531,389		\$19.83
Subtotal		<u>\$18,244,371</u>		<u>\$680.76</u>
Escalation to MOC, 08/01/25	16.20%	\$2,956,223		\$110.31
Subtotal		<u>\$21,200,594</u>		<u>\$791.07</u>
WSST	8.90%	\$2,071,189		\$77.28
TOTAL ESTIMATED CONSTRUCTION COST		\$23,271,783		\$868.35

Total Area: 26,800 SF

DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Earthwork				
Field staking/layout	26,800	gsf	\$0.15	\$4,020
Clear and grub site	26,800	gsf	\$0.12	\$3,323
Mass excavation	4,026	cy	\$11.65	\$46,902
Backfill	2,053	cy	\$18.59	\$38,158
Haul excess, 10 mile round trip	1,973	cy	\$20.11	\$39,684
Fine grading	26,800	gsf	\$0.38	\$10,184
Erosion control	26,800	gsf	\$0.06	\$1,608
Basement Excavation				
Mass excavation, basement	1,061	cy	\$11.65	\$12,359
Backfill, basement	341	cy	\$18.59	\$6,345
Export, assume 10 mile round trip	932	cy	\$20.11	\$18,737
Temporary shoring, assume needed	1,920	sf	\$39.26	\$75,379
Pools Earthwork				
Mass Excavation				
Swimming pool	729	cy	\$11.65	\$8,495
Surge tank	288	cy	\$11.65	\$3,355
Backfill				
Swimming pool			<i>Assume Not Required</i>	
Surge tank	237	cy	\$18.59	\$4,408
Haul Excess				
Swimming pool	875	cy	\$20.11	\$17,597
Surge tank	62	cy	\$20.11	\$1,250
Miscellaneous hauling, allowance	500	cy	\$20.11	\$10,055
Foundations				
Continuous Footings assumed 3' wide x 3' deep, at perimeter and basement walls				
Concrete, continuous footings, 4000 psi	447	cy	\$257.50	\$115,103
Formwork, continuous footings	7,320	sf	\$8.00	\$58,560
Foundation reinforcing, assume 150 #/cy	67,100	lbs	\$1.81	\$121,451
Excavation	904	cy	\$23.50	\$21,244
Backfill	500	cy	\$20.38	\$10,190
Haul excess	410	cy	\$20.11	\$8,245
Spread Footings				
Spread Footings allowance, excluding pool areas	22,200	gsf	\$5.60	\$124,320
Slab On Grade, excluding pool areas				
Concrete, slab on grade, 4000 psi	456	cy	\$250.00	\$114,000
Formwork, slab on grade	1,040	lf	\$8.40	\$8,736
Sand base, 4"	22,200	sf	\$2.14	\$47,508
Gravel sub base, 6"	22,200	sf	\$1.88	\$41,736
Slab on grade reinforcing, assumed 2.5 #/sf	61,600	lbs	\$1.72	\$105,952
Finish to slab	22,200	sf	\$0.87	\$19,314
Vapor barrier	22,200	sf	\$0.46	\$10,212
Concrete, slab on grade, add for thickened edges	64	cy	\$241.74	\$15,471
Loading dock ramp and walls	1,030	sf	\$30.00	\$30,900

Total - Foundations

\$1,154,802

Si View Aquatics Center

North Bend, WA
Schematic Design

Project # 21-01149
10/22/21

DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
2 Vertical Structure				
Concrete				
Basement Walls				
Concrete, basement walls 5000 psi	114	cy	\$275.00	\$31,350
Formwork, basement walls	5,600	sf	\$17.10	\$95,760
Basement wall reinforcing, assumed 250 #/cy	28,519	lbs	\$1.81	\$51,619
Waterproofing	2,800	sf	\$7.34	\$20,552
Finish to walls	2,800	sf	\$1.16	\$3,248
Stem Walls, assume 30" wide x 24" high				
Concrete, walls 5000 psi	51	cy	\$275.00	\$14,025
Formwork, walls	1,000	sf	\$17.10	\$17,100
Wall reinforcing, assume 200 #/cy	10,185	lbs	\$1.81	\$18,435
Finish to walls	500	sf	\$1.16	\$580
Allow for bench finish, wood assumed	250	lf	\$150.00	\$37,500
Cast-In-Place Concrete Shear Walls, elevator walls, assume 30' high				
Concrete, shear walls, 5000 psi	26	cy	\$275.00	\$7,150
Formwork, shear walls	1,260	sf	\$17.10	\$21,546
Wall reinforcing, assume 250 #/cy	6,420	lbs	\$1.81	\$11,620
Finish to walls	630	sf	\$1.16	\$731
Structural Steel				
Vertical steel framing, allowance	26,800	gsf	\$17.00	\$455,600
Metals				
Miscellaneous bracing	10	loc	\$10,000.00	\$100,000
Miscellaneous metals	26,800	gsf	\$1.64	\$43,952

Total - Vertical Structure

\$930,768

3 Floor & Roof Structures

Concrete				
Cast-In-Place Concrete Slabs, Mezzanine, assume 8" thick				
Concrete, elevated floor slabs, 5000 psi	60	cy	\$278.00	\$16,680
Formwork to soffit, elevated floor slabs	2,220	sf	\$10.20	\$22,644
Formwork slab edge, elevated floor slabs	260	sf	\$9.65	\$2,509
Elevated slab reinforcing, assume 5.5 #/sf	13,430	lbs	\$1.81	\$24,308
Finish to elevated floor slabs	2,220	sf	\$0.87	\$1,931
Cast-In-Place Concrete Slabs, Mechanical Room Roof, assume 8" thick				
Concrete, elevated floor slabs, 5000 psi	63	cy	\$278.00	\$17,514
Formwork to soffit, elevated floor slabs	2,310	sf	\$10.20	\$23,562
Formwork slab edge, elevated floor slabs	200	sf	\$9.65	\$1,930
Elevated slab reinforcing, assume 5.5 #/sf	13,976	lbs	\$1.81	\$25,297
Finish to elevated floor slabs	2,310	sf	\$0.87	\$2,010
Miscellaneous Concrete				
Concrete, elevator pit	1	ea	\$12,994.00	\$12,994
Rough Carpentry- Roof Framing				
30" x 8 3/4" glu-lam	1,020	lf	\$90.00	\$91,800
70" x 8 3/4" glu-lam	220	lf	\$210.00	\$46,200
Tie rod with 18" steel circular turnbuckle	1,020	lf	\$27.00	\$27,540
Horizontal wood framing, truss allowance	26,800	gsf	\$11.50	\$308,200
8" DLT roof panels	23,487	sf	\$20.00	\$469,740

Si View Aquatics CenterNorth Bend, WA
Schematic DesignProject # 21-01149
10/22/21**DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1**

Element	Quantity	Unit	Unit Cost	Total
Metals				
Light support, assume 10 #/lf	2,100	lb	\$1.81	\$3,801
Total - Floor & Roof Structures				\$1,098,660

4 Exterior Cladding

Aquatics Center Building Envelope				
Exterior walls, densglass sheathing	13,062	sf	\$3.72	\$48,591
Rigid insulation, exterior walls	13,062	sf	\$1.79	\$23,381
Metal Panel Rainscreen System	8,571	sf	\$105.00	\$899,955
Random Rough Cedar Siding Rainscreen System	4,491	sf	\$87.00	\$390,717
Aluminum windows/storefront, vision glazing, generic	4,360	sf	\$105.96	\$461,986
Storefront with Rainscreen System	959	sf	\$190.00	\$182,210
Aluminum door sets, frames and hardware, glazed, single, tempered glass	1	ea	\$5,556.46	\$5,556
Aluminum door sets, frames and hardware, glazed, double	2	pr	\$11,030.17	\$22,060
Storefront Entry Doors	1	pr	\$21,050.00	\$21,050
Coiling door at loading dock, 10' wide x 20' high assumed	1	ea	\$20,942.00	\$20,942
Louver allowance	1	ls	\$50,000.00	\$50,000

Total - Exterior Cladding**\$2,126,448****5 Roofing and Waterproofing**

Roofing				
Single ply membrane roofing	23,487	sf	\$6.00	\$140,922
Rigid roof insulation, poly iso insulation	23,487	sf	\$5.76	\$135,285
Flashing / Counterflashing				
Aluminum coping at parapets	524	lf	\$33.50	\$17,554
Base flashings at base of parapets	524	lf	\$36.96	\$19,367
Roof Accessories				
Aluminum gutters	218	lf	\$26.55	\$5,788
Aluminum downspouts	75	lf	\$26.55	\$1,991
Miscellaneous accessories	26,800	gsf	\$2.10	\$56,280
Miscellaneous				
Crickets	1,078	sf	\$6.48	\$6,985
Caulking allowance	26,800	gfa	\$0.36	\$9,648
Miscellaneous				
Caulking & sealant allowance	26,800	gsf	\$0.40	\$10,720

Total - Roofing and Waterproofing**\$404,541****6 Interior Partitions, Doors and Glazing**

Partition Walls				
Suspended wall at Reception				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	48	sf	\$11.08	\$532
Bolt top stud channel to structure above incl. double top track	24	lf	\$25.62	\$615
Gypsum board, 5/8" thick, finished (I4), type X	96	sf	\$3.58	\$344

DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
Partition wall 11' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	164	sf	\$11.08	\$1,817
Bolt top stud channel to structure above incl. double top track	14	lf	\$25.62	\$359
Bolt bottom stud channel to concrete floor	14	lf	\$13.23	\$185
Gypsum board, 5/8" thick, finished (I4), type X	328	sf	\$3.58	\$1,174
Sound batt insulation, unbacked	164	sf	\$1.32	\$216
Partition wall 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	3,431	sf	\$11.08	\$38,015
Bolt top stud channel to structure above incl. double top track	361	lf	\$25.62	\$9,249
Bolt bottom stud channel to concrete floor	361	lf	\$13.23	\$4,774
Gypsum board, 5/8" thick, finished (I4), type X	6,862	sf	\$3.58	\$24,566
Sound batt insulation, unbacked	3,431	sf	\$1.32	\$4,529
Partition wall - wet - 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	2,518	sf	\$11.08	\$27,899
Bolt top stud channel to structure above incl. double top track	265	lf	\$25.62	\$6,789
Bolt bottom stud channel to concrete floor	265	lf	\$13.23	\$3,505
Gypsum board, 5/8" thick, finished (I4), type X	2,386	sf	\$3.58	\$8,542
Sound batt insulation, unbacked	2,518	sf	\$1.32	\$3,324
Vapor barrier	2,915	sf	\$2.14	\$6,238
Backer board	2,650	sf	\$3.40	\$9,010
Ceramic tile, walls	2,650	sf	\$19.00	\$50,350
Partition wall - wet - one-sided 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	545	sf	\$11.08	\$6,039
Bolt top stud channel to structure above incl. double top track	57	lf	\$25.62	\$1,460
Bolt bottom stud channel to concrete floor	57	lf	\$13.23	\$754
Gypsum board, 5/8" thick, finished (I4), type X	805	sf	\$3.58	\$2,882
Sound batt insulation, unbacked	545	sf	\$1.32	\$719
Vapor barrier	314	sf	\$2.14	\$672
Backer board	285	sf	\$3.40	\$969
Ceramic tile, walls	285	sf	\$19.00	\$5,415
Partition wall - wet - plumbing chase 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	748	sf	\$11.08	\$8,288
Bolt top stud channel to structure above incl. double top track	79	lf	\$25.62	\$2,024
Bolt bottom stud channel to concrete floor	79	lf	\$13.23	\$1,045
Gypsum board, 5/8" thick, finished (I4), type X	353	sf	\$3.58	\$1,264
Gypsum board, 5/8" thick, unfinished	1,101	sf	\$2.59	\$2,852
Sound batt insulation, unbacked	748	sf	\$1.32	\$987
Vapor barrier	435	sf	\$2.14	\$931
Backer board	395	sf	\$3.40	\$1,343
Ceramic tile, walls	395	sf	\$19.00	\$7,505
Shaft wall				
Metal studs, 6" CH, 16 Ga., at 16" o.c.	1,476	sf	\$12.00	\$17,712
Bolt top stud channel to structure above incl. double top track	135	lf	\$25.62	\$3,459
Bolt bottom stud channel to concrete floor	135	lf	\$13.23	\$1,786
Gypsum board, 1" thick coreboard at shaft walls	1,476	sf	\$5.37	\$7,926
Gypsum board, 5/8" thick, finished (I4), type X	1,476	sf	\$3.58	\$5,284
Sound batt insulation, unbacked	1,476	sf	\$1.32	\$1,948
Interior of exterior walls				
Interior of exterior, 5/8" thick gypsum board X, finished	3,976	sf	\$3.58	\$14,234
Furring, on walls, 3/4" channel, 16" o.c.	1,594	sf	\$11.08	\$17,662

DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
Interior Glazing				
Interior glazing				
Interior storefront - 9' 6" high	1,062	sf	\$88.74	\$94,242
Interior storefront - 11' 6" high	1,033	sf	\$88.74	\$91,668
Interior Openings				
Doors				
Aluminum door sets, frames and hardware, glazed, double	3	pr	\$10,641.00	\$31,923
Aluminum door sets, frames and hardware, glazed, single, tempered gla:	7	ea	\$5,556.00	\$38,892
SC wood door incl. AL frame and hardware, single, 3' 0" x 7' 0"	7	ea	\$2,121.00	\$14,847
SC wood door incl. AL frame and hardware, double, 6' 0" x 7' 0"	5	pr	\$4,078.00	\$20,390
SC wood door incl. AL frame and hardware, double, 5' 0" x 7' 0"	1	pr	\$4,078.00	\$4,078
Hardware premium	32	leaves	\$250.00	\$8,000

Total - Interior Partitions, Doors and Glazing

\$621,232

7 Floor, Wall and Ceiling Finishes

Flooring & Base				
Sealed concrete	3,474	sf	\$1.85	\$6,427
Floor prep/leveling	8,645	sf	\$1.00	\$8,645
Carpet tile	1,267	sf	\$4.95	\$6,272
Walk-off mat	92	sf	\$36.58	\$3,365
Ceramic tile	7,378	sf	\$18.44	\$136,050
Resilient base	1,518	lf	\$5.23	\$7,939
Ceramic tile, base	666	lf	\$18.45	\$12,288
Ceiling				
Acoustical ceiling tile, suspended, includes suspension system	3,762	sf	\$5.10	\$19,186
Gypsum board ceilings, incl. framing	5,826	sf	\$11.41	\$66,475
Wood Slat Ceiling, allowance	2,900	sf	\$48.76	\$141,404
Wall finishes, misc.				
Allowance	16,282	sf	\$2.80	\$45,590
Painting and Coating				
Paint walls	16,282	sf	\$1.00	\$16,282
Paint ceilings	5,826	sf	\$1.50	\$8,739
Concrete pool epoxy deck paint	6,160	sf	\$15.00	\$92,400

Total - Floor, Wall and Ceiling Finishes

\$571,062

8 Function Equipment and Specialties

Interior Specialties				
Toilet Cubicles				
Standard, stainless steel	33	ea	\$1,909.43	\$63,011
Handicap, stainless steel	4	ea	\$2,056.64	\$8,227
Toilet / Restroom Specialties				
Bathroom mirrors	13	sf	\$39.29	\$511
Coat hook	7	ea	\$30.35	\$212
Grab bars	6	ea	\$203.26	\$1,220
Janitor mop sink rack	1	ea	\$136.12	\$136
Paper towel dispenser combo unit, recessed	7	ea	\$365.21	\$2,556
Seat cover dispenser	11	ea	\$138.43	\$1,523

Si View Aquatics Center

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
Shower accessories, per stall	9	ea	\$1,048.63	\$9,438
Soap dispenser	13	ea	\$98.41	\$1,279
Toilet paper dispenser	11	ea	\$86.64	\$953
Storage Specialties				
Lockers, 2-tier incl. concrete base	42	ea	\$262.00	\$11,004
Locker room benches	79	lf	\$165.00	\$13,035
Other Specialties				
Handrail - free-standing	43	lf	\$250.00	\$10,750
Miscellaneous specialty allowance	26,800	sf	\$1.15	\$30,820
Interior signage, code	26,800	sf	\$2.71	\$72,628
Fire extinguisher and cabinet, allowance	8	ea	\$450.00	\$3,600
Exterior signage, allowance	1	ls	\$50,000.00	\$50,000
Rough Carpentry				
Additional blocking, support backing, stiffeners, etc.	26,800	sf	\$1.00	\$26,800
Casework				
Café casework - 36"	59	lf	\$591.00	\$34,869
Reception desk - 36"	32	lf	\$485.00	\$15,520
Lifeguard casework bases - 30"	50	lf	\$330.00	\$16,500
Lifeguard casework - uppers - 14"	28	lf	\$211.00	\$5,908
Lifeguard casework bases - 20"	24	lf	\$315.00	\$7,560
Group Room casework bases - 30"	79	lf	\$330.00	\$26,070
Restroom vanity counter - 24"	29	lf	\$425.00	\$12,325
Window Covering				
Mechoshades, motorized	3,461	sf	\$20.96	\$72,543
Furniture				
Café table	10	ea	\$350.00	\$3,500
Café chair	40	ea	\$150.00	\$6,000
Pool Construction (Cost provided by Aquatics Design Group dated 8/8/2019)				
Recreational pool, construction cost	4,600	sf	\$406.30	\$1,868,980
Recreational pool, equipment cost	4,600	sf	\$27.11	\$124,706

Total - Function Equipment and Specialties **\$2,502,183**

9 Stairs and Vertical Transportation

Elevators - Including Smoke Containment Curtain Assembly				
Passenger, 3500 lbs, hydraulic	3	stop	\$66,771.00	\$200,313
Elevator pit ladder	1	ea	\$1,754.00	\$1,754
Stairs				
Entrance Stairs, on grade	350	lf	\$65.00	\$22,750
Mechanical Room Stair				
Precast stair, 4' wide including steel stringers, assume	18	riser	\$335.00	\$6,030
Precast landing	40	sf	\$55.00	\$2,200
Handrail, assume 2 line pipe rail	16	lf	\$122.00	\$1,952
Mezzanine Stair				
Precast stair, 4' wide including steel stringers, assume	36	riser	\$335.00	\$12,060
Handrail, assume 2 line pipe rail	66	lf	\$122.00	\$8,052

Total - Stairs and Vertical Transportation **\$255,111**

DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
10 Plumbing Systems				
General plumbing				
Water heater, Double wall, plate and frame heat exchangers	1	ea	\$20,500.00	\$20,500
Circulating pump, duplex	1	ea	\$2,537.13	\$2,537
Expansion tank	1	ea	\$1,022.02	\$1,022
Local water heaters, electric	3	ea	\$1,478.91	\$4,437
Sewage ejector / Sump pump - allowance	1	ea	\$11,276.70	\$11,277
Grease / Sand / Oil interceptor	1	ea	\$17,331.00	\$17,331
Sanitary fixtures				
Water closet	12	ea	\$1,894.86	\$22,738
Urinal	4	ea	\$1,929.52	\$7,718
Lavatory	10	ea	\$1,834.78	\$18,348
Shower, exterior - next to the water	4	ea	\$1,883.30	\$7,533
Shower, enclosed - inside the locker room	8	ea	\$2,033.50	\$16,268
Emergency Shower / Eyewash stations	1	ea	\$2,657.42	\$2,657
Drinking fountain, with bottle filling stations	2	ea	\$4,945.11	\$9,890
Sinks, Group rooms	4	ea	\$1,415.37	\$5,661
Hose bibs	12	ea	\$430.60	\$5,167
Floor drains	10	ea	\$759.10	\$7,591
Trench drains for pool area - corrosion resistant HDPE	20	ea	\$1,097.63	\$21,953
Rough ins				
Local rough-in at fixture	45	ea	\$1,059.50	\$47,678
Rough-in at floor sink or floor drain	30	ea	\$1,254.76	\$37,643
Rough-ins to OFCI commercial kitchen: cold and hot water, direct and	6	ea	\$1,155.40	\$6,932
Make up water for swimming pool	1	ea	\$7,510.10	\$7,510
Domestic water piping	26,800	gsf	\$4.39	\$117,666
Waste / vent piping	26,800	gsf	\$4.62	\$123,859
Roof / storm drainage				
RD/OD - Roof drain with Overhead drain	8	ea	\$826.11	\$6,609
3" pipe, ci, no-hub, in bldg	580	lf	\$63.50	\$36,830
4" pipe, ci, no-hub, in bldg	410	lf	\$74.47	\$30,531
Condensate drainage	26,800	gsf	\$0.50	\$13,400
Miscellaneous	26,800	gsf	\$3.40	\$91,120

Total - Plumbing Systems				\$702,407
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11 Heating, Ventilation and Air Conditioning				
Wet side equipment: chiller, boiler, pumps etc.	26,800	gsf	\$13.50	\$361,800
Chilled water piping distribution	26,800	gsf	\$2.30	\$61,640
Hot water piping distribution	26,800	gsf	\$5.70	\$152,760
Air-Side Equipment				
AHU-1, Air handling unit, outdoor, vav, modular	20,000	cfm	\$11.50	\$230,000
AHU-2, Air handling unit, outdoor, vav, modular	20,000	cfm	\$11.50	\$230,000
FCU, Fan coil units for IDF / MDF rooms	2	ea	\$4,449.45	\$8,899
VAV terminal boxes, with reheat coil	24	ea	\$2,125.94	\$51,022
EF, Exhaust fan, inline, Greenheck	6,200	cfm	\$4.00	\$24,800
Air Distribution				
Ductwork, galv - protected with epoxy based paint	22,000	lb	\$14.44	\$317,735
Ductwork, stainless steel	3,000	lb	\$32.00	\$96,000
Duct insulation	12,000	sf	\$4.46	\$53,518

Si View Aquatics Center

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
Combination fire / smoke damper	16	ea	\$1,097.63	\$17,562
Grilles, registers and diffusers, including dampers and flex duct	26,800	sf	\$2.80	\$75,040
Acoustical attenuation	2	ea	\$5,199.30	\$10,399
Ventilation premium for PHIUS+ requirements, allowance	1	ls	\$350,000.00	\$350,000
Miscellaneous testing & commissioning				
Test / balance HVAC	200	hr	\$176.94	\$35,388
Start-up/check-out	160	hr	\$140.88	\$22,540
Commissioning assist	160	hr	\$140.88	\$22,540
Piping identification: labels, arrows and valve tags	200	ea	\$31.89	\$6,378
Seismic and vibration requirements	1	ea	\$28,885.00	\$28,885
HVAC Controls				
DDC controls to plumbing systems	1	ls	\$5,777.00	\$5,777
DDC controls, air handlers	2	ea	\$17,000.00	\$34,000
DDC controls, vav box, reheat coils	24	ea	\$2,161.12	\$51,867
DDC controls, general exhaust fan	4	ea	\$1,518.20	\$6,073
DDC controls, smoke damper monitor	16	ea	\$1,100.00	\$17,600
DDC misc. items, training, integration	200	hr	\$161.76	\$32,351
DDC controls for pools	1	ls	\$32,000.00	\$32,000

Total - Heating, Ventilation and Air Conditioning

\$2,336,574

12 Electrical Lighting, Power and Communications

Service & Distribution Equipment

Main switchboard, 1200 amp, 120/208v, 3ph, 4w	1	ea	\$49,955.01	\$49,955
Distribution board, 400 amp, 120/208v, 3ph, 4w	1	ea	\$24,325.37	\$24,325
Panelboard, 225 amp, 120/208v, 3ph, 4w	3	ea	\$3,308.48	\$9,925
Feeder, 225 amp, emt	125	lf	\$108.10	\$13,513
Feeder, 400 amp, emt	150	lf	\$184.08	\$27,612
Feeder, 1200 amp, PVC	50	lf	\$796.25	\$39,813
Conduit, 1 1/4" pvc	100	lf	\$10.41	\$1,041
Copper wire, #8 thhn	100	lf	\$2.03	\$203
Copper wire, #4 thhn	200	lf	\$4.12	\$824

HVAC & Equipment Connections

AHU-1	1	ea	\$1,150.55	\$1,151
AHU-2	1	ea	\$1,150.55	\$1,151
FCU	2	ea	\$238.87	\$478
EF, Exhaust Fans	4	ea	\$209.15	\$837
Disconnect switch, 60/3 fused N1	2	ea	\$992.58	\$1,985
Disconnect switch, motor rated N3R	4	ea	\$268.56	\$1,074
Disconnect switch, 200/3 fused N3R	2	ea	\$3,051.75	\$6,103
Disconnect elevator switch, 60/3 fused N1	1	ea	\$2,988.75	\$2,989
Equipment feeder, 20 amp	950	lf	\$20.29	\$19,276
Equipment feeder, 60 amp	200	lf	\$38.80	\$7,760
Equipment feeder, 200 amp	225	lf	\$93.01	\$20,927

Convenience Power

Duplex receptacle, 20 amp	47	ea	\$132.72	\$6,238
Double duplex receptacle, 20 amp	3	ea	\$175.88	\$528
Duplex receptacle, 20 amp GFCI	12	ea	\$151.39	\$1,817

Si View Aquatics Center

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
Double duplex receptacle, 20 amp GFCI wp	2	ea	\$162.18	\$324
Branch power, 20 amp	2,250	lf	\$19.15	\$43,088
10/2 armored cable	1,400	lf	\$7.77	\$10,878
Lighting & Lighting Controls				
Down Lights Phase #1	283	ea	\$315.25	\$89,216
Pool Flood Light High Bay	50	ea	\$855.75	\$42,788
Mezzanine Lighting	20	ea	\$605.44	\$12,109
Exit Lighting	14	ea	\$301.01	\$4,214
Lighting control panel	1	ea	\$5,125.15	\$5,125
Single pole switch	2	ea	\$140.93	\$282
Dimmer three way switch	8	ea	\$156.14	\$1,249
Occupancy sensor, ceiling mounted	8	ea	\$319.79	\$2,558
Occupancy sensor, wall mounted	8	ea	\$267.09	\$2,137
Lighting branch power, fixtures	3,530	lf	\$19.15	\$67,593
Lighting branch power, controls	110	lf	\$18.00	\$1,980
Fire Alarm System				
FA control panel	1	ea	\$10,915.88	\$10,916
FA annunciator panel	1	ea	\$2,997.03	\$2,997
FA beam sensor	2	ea	\$1,515.66	\$3,031
FA duct smoke detector	2	ea	\$675.44	\$1,351
FA flow switch	1	ea	\$575.12	\$575
FA heat detector	1	ea	\$329.55	\$330
FA pull station	2	ea	\$341.55	\$683
FA smoke detector	2	ea	\$326.95	\$654
FA tamper switch	1	ea	\$515.66	\$516
FA horn strobe unit, wall mount	8	ea	\$215.05	\$1,720
Conduit, 3/4" emt	3,150	lf	\$10.79	\$33,989
Fire alarm cable rated, 4C	3,150	lf	\$4.85	\$15,278
Telecommunications System				
Tele/data outlet, 2 port	14	ea	\$145.75	\$2,041
Wireless access point	6	ea	\$373.96	\$2,244
Fire treated plywood	1	ea	\$295.45	\$295
Main telecommunication grounding busbar	1	ea	\$2,150.55	\$2,151
Conduit, 3/4" emt	1,400	lf	\$10.79	\$15,106
CAT-6, 4 pair 23 AWG, UTP	1,400	lf	\$1.58	\$2,212
Public Address System				
Clock/speaker	4	ea	\$719.36	\$2,877
PA speaker	32	ea	\$248.65	\$7,957
Conduit, 3/4" emt	3,600	lf	\$10.79	\$38,844
PA system speaker cable	3,650	lf	\$1.32	\$4,818
Distributed Antenna System	26,800	gsf	\$1.55	\$41,540
Security, Access Control & CCTV Systems				
CCTV PTZ IP camera, outdoor	3	ea	\$3,660.16	\$10,980
CCTV fixed IP camera	6	ea	\$946.74	\$5,680
DVR, 4TB storage	1	ea	\$1,801.43	\$1,801
Conduit, 3/4" emt	600	lf	\$10.79	\$6,474
CCTV cabling	600	lf	\$1.58	\$948
Access control system				
Access control panel	1	ea	\$5,155.05	\$5,155
Access control panel power supply	1	ea	\$670.48	\$670
Card reader, proximity type	6	ea	\$1,039.99	\$6,240

DETAIL ELEMENTS - AQUATICS CENTER - PHASE 1

Element	Quantity	Unit	Unit Cost	Total
Alarm contact, flush mount	4	ea	\$231.84	\$927
Conduit, 3/4" emt	1,200	lf	\$10.79	\$12,948
Access control cable	1,200	lf	\$1.58	\$1,896
Miscellaneous				
Small tools	1	ls	\$5,033.00	\$5,033
Consumables	1	ls	\$8,355.15	\$8,355
Equipment rentals	1	ls	\$10,671.44	\$10,671
Testing/commissioning	1	ls	\$8,850.15	\$8,850

Total - Electrical Lighting, Power and Communications **\$801,818**

13 Fire Protection Systems

New hydraulically calculated wet pipe automatic fire sprinkler system

Wet-pipe fire sprinkler, complete	26,800	gsf	\$8.00	\$214,400
316 Stainless Steel piping, premium	1	ea	\$40,000.00	\$40,000
FM 200 preaction systems, Electrical / data rooms - allowance				ne Not Needed
Fire sprinkler for chemical storage room, premium	1	ea	\$13,500.00	\$13,500

Total - Fire Protection Systems **\$267,900**

Site

SUMMARY - SITE

Element	Subtotal	Total	Cost / SF	Cost / SF
D) Mechanical and Electrical (10-13)		\$1,187,804		\$6.60
12 Electrical Lighting, Power and Communications	\$1,187,804		\$6.60	
13 Fire Protection Systems				
E) Site Construction (14-16)		\$2,996,576		\$16.65
14 Site Preparation and Demolition	\$307,204		\$1.71	
15 Site Paving, Structures & Landscaping	\$2,444,022		\$13.58	
16 Utilities on Site	\$245,350		\$1.36	
Subtotal		<u>\$4,184,380</u>		<u>\$23.25</u>
General Conditions	7.00%	\$292,907		\$1.63
Subtotal		<u>\$4,477,287</u>		<u>\$24.87</u>
General Requirements	3.00%	\$134,319		\$0.75
Subtotal		<u>\$4,611,605</u>		<u>\$25.62</u>
Bonds & Insurance	2.00%	\$92,232		\$0.51
Subtotal		<u>\$4,703,837</u>		<u>\$26.13</u>
Contractor's Fee	4.00%	\$188,153		\$1.05
Subtotal		<u>\$4,891,991</u>		<u>\$27.18</u>
Design Contingency	10.00%	\$489,199		\$2.72
Subtotal		<u>\$5,381,190</u>		<u>\$29.90</u>
Construction Contingency	3.00%	\$161,436		\$0.90
Subtotal		<u>\$5,542,625</u>		<u>\$30.79</u>
Escalation to MOC, 08/01/25	16.20%	\$898,098		\$4.99
Subtotal		<u>\$6,440,724</u>		<u>\$35.78</u>
WSST	8.90%	\$629,225		\$3.50
TOTAL ESTIMATED CONSTRUCTION COST		\$7,069,949		\$39.28

Total Area: 180,000 SF

Si View Aquatics Center

North Bend, WA
Schematic Design

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DETAIL ELEMENTS - SITE

Element	Quantity	Unit	Unit Cost	Total
12 Electrical Lighting, Power and Communications				
Site Electrical				
Distribution equipment				
Distribution board, 1200 amp, 120/208v, 3ph, 4w	1	ea	\$47,934.05	\$47,934
Generator, diesel, 800kW, 480v, 3ph, 4w	1	ea	\$415,215.66	\$415,216
Automatic transfer switch, 1000/4	2	ea	\$21,331.87	\$42,664
Feeder, 2000 amp, PVC	150	lf	\$1,194.38	\$179,157
Lighting and lighting control				
Site Lighting Pole Lights	18	ea	\$4,155.22	\$74,794
Bollard Walk way lights	10	ea	\$2,012.64	\$20,126
Conduit, 1" pvc	3,100	lf	\$8.56	\$26,536
Copper wire, #10 thhn	10,000	lf	\$1.35	\$13,500
Site Lighting Trenching and backfill	3,100	lf	\$67.85	\$210,335
Site service and distribution				
Conduit, 4" pvc	650	lf	\$29.39	\$19,104
Pull box, 36x60x36	2	ea	\$6,566.62	\$13,133
Trenching, backfill and compaction	430	lf	\$95.66	\$41,134
Site communications				
Conduit, 4" pvc	600	lf	\$29.39	\$17,634
Pull box, 48"x72"x48" Telecommunication	2	ea	\$6,125.51	\$12,251
Miscellaneous				
Small tools	1	ls	\$1,869.00	\$1,869
Consumables	1	ls	\$16,750.12	\$16,750
Equipment rentals	1	ls	\$19,555.12	\$19,555
Testing/commissioning	1	ls	\$16,112.03	\$16,112

Total - Electrical Lighting, Power and Communications				\$1,187,804
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14 Site Preparation and Demolition

Demolition				
Demo & dispose existing structures	180,000	gsf	\$0.30	\$54,000
Grading				
Rough grading, cut and fill, based on balanced site	14,300	cy	\$6.43	\$91,949
Haul excess, 10 mile round trip, allow	500	cy	\$20.11	\$10,055
Proof roll site	180,000	sf	\$0.40	\$72,000
Fine grade	180,000	sf	\$0.38	\$68,400
Temporary erosion and sediment control, allowance	180,000	gsf	\$0.06	\$10,800

Total - Site Preparation and Demolition				\$307,204
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15 Site Paving, Structures & Landscaping

AC Paving				
Parking lot, 3" AC over 8" AB	52,517	sf	\$5.43	\$285,167
Hardscape				
Concrete paving, 4" thick, incl. sub base, reinforcement, and finish, assumed	15,082	sf	\$14.59	\$220,046
Concrete Curbs				
Concrete curbs	2,757	lf	\$23.24	\$64,073

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DETAIL ELEMENTS - SITE

Element	Quantity	Unit	Unit Cost	Total
Concrete Ramps				
Curb cut concrete ramps	2	ea	\$1,459.77	\$2,920
Continuous concrete ramps incl. all concrete, reinforcement, sub base, edge forms, grooved finish, allow	560	sf	\$35.97	\$20,143
Concrete Stairs	50	sf	\$30.44	\$1,522
Parking Lot Striping / Signage, 140 parking stalls, directional signage, and striping	1	ls	\$3,000.00	\$3,000
Planting				
Lawn	3,430	sf	\$3.00	\$10,290
Shrubbery, allowance	133,669	sf	\$8.20	\$1,096,086
Shrub and turf irrigation	133,669	sf	\$1.73	\$231,158
Mulch to shrub area	133,669	sf	\$0.95	\$127,623
Tree Bubblers, allow 2 per tree	100	ea	\$150.00	\$15,000
Trees, 24" box	50	ea	\$589.00	\$29,450
Tree Guying, all trees	50	ea	\$188.81	\$9,441
Site Specialties				
Splash pad, allow	2,000	sf	\$123.19	\$246,380
Decking	1,856	sf	\$15.75	\$29,232
Bollards, 8" square steel, allow	12	ea	\$1,041.00	\$12,492
Miscellaneous site finishes	1	ls	\$40,000.00	\$40,000
Site Furniture				
Trash and recycling receptacles				FF&E
Chairs				FF&E
Tables, allow				FF&E
Benches				FF&E
Metal Canopy				NA
Mechanical Equipment Yard				NA

Total - Site Paving, Structures & Landscaping				\$2,444,022
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16 Utilities on Site

Domestic water				
4" domestic water meter	1	ea	\$25,000.00	\$25,000
4" water line, including trenching and backfill	250	lf	\$78.00	\$19,500
Gate valve, 4"	1	ea	\$950.00	\$950
4" to 8" water line tap	1	ea	\$450.00	\$450
Extend 6" (assumed) water line, including trenching and backfill	100	lf	\$95.00	\$9,500
Fire water				
6" fire line pipe	200	lf	\$125.00	\$25,000
Gate valve, 6"	1	ea	\$1,400.00	\$1,400
Fire hydrants, qty assumed	2	ea	\$8,000.00	\$16,000
6" fire department connection	1	ea	\$3,000.00	\$3,000
Sanitary sewer				
Grease interceptor, size TBD, allow	1	ea	\$18,500.00	\$18,500
4" (assumed) lift station	1	ea	\$7,000.00	\$7,000
4" (assumed) sanitary sewer line, including trenching and backfill	250	lf	\$95.00	\$23,750
Natural gas				
2" (assumed) gas line, including trenching and backfill	200	lf	\$74.00	\$14,800
2" gas meter	1	ea	\$8,500.00	\$8,500

DETAIL ELEMENTS - SITE

Element	Quantity	Unit	Unit Cost	Total
Storm water				
24" storm water pipe, including trenching and backfill	400	If	\$180.00	\$72,000
Storm detention vault			Assumed Not Needed	

Total - Utilities on Site				\$245,350
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Aquatics Center - Phase 2 - Add Alternate

Si View Aquatics Center

North Bend, WA
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SUMMARY - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)		\$4,271,259		\$213.56
1 Foundations	\$868,431		\$43.42	
2 Vertical Structure	\$553,450		\$27.67	
3 Floor & Roof Structures	\$774,844		\$38.74	
4 Exterior Cladding	\$1,738,611		\$86.93	
5 Roofing and Waterproofing	\$335,922		\$16.80	
B) Interiors (6-7)		\$837,135		\$41.86
6 Interior Partitions, Doors and Glazing	\$316,152		\$15.81	
7 Floor, Wall and Ceiling Finishes	\$520,983		\$26.05	
C) Equipment and Vertical Transportation (8-9)		\$2,104,655		\$105.23
8 Function Equipment and Specialties	\$2,085,155		\$104.26	
9 Stairs and Vertical Transportation	\$19,500		\$0.98	
D) Mechanical and Electrical (10-13)		\$3,527,238		\$176.36
10 Plumbing Systems	\$643,149		\$32.16	
11 Heating, Ventilation and Air Conditioning	\$1,982,522		\$99.13	
12 Electrical Lighting, Power and Communications	\$694,568		\$34.73	
13 Fire Protection Systems	\$207,000		\$10.35	
Subtotal		<u>\$10,740,286</u>		<u>\$537.01</u>
General Conditions	7.00%	\$751,820		\$37.59
Subtotal		<u>\$11,492,107</u>		<u>\$574.61</u>
General Requirements	3.00%	\$344,763		\$17.24
Subtotal		<u>\$11,836,870</u>		<u>\$591.84</u>
Bonds & Insurance	2.00%	\$236,737		\$11.84
Subtotal		<u>\$12,073,607</u>		<u>\$603.68</u>
Contractor's Fee	4.00%	\$482,944		\$24.15
Subtotal		<u>\$12,556,551</u>		<u>\$627.83</u>
Design Contingency	10.00%	\$1,255,655		\$62.78
Subtotal		<u>\$13,812,207</u>		<u>\$690.61</u>
Construction Contingency	3.00%	\$414,366		\$20.72
Subtotal		<u>\$14,226,573</u>		<u>\$711.33</u>
Escalation to MOC, 08/01/30	41.38%	\$5,886,856		\$294.34
Subtotal		<u>\$20,113,429</u>		<u>\$1,005.67</u>
WSST	8.90%	\$1,964,978		\$98.25

TOTAL ESTIMATED CONSTRUCTION COST		\$22,078,407		\$1,103.92
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Total Area: 20,000 SF

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Earthwork				
Field staking/layout	20,000	gsf	\$0.15	\$3,000
Clear and grub site	20,000	gsf	\$0.12	\$2,480
Mass excavation	2,437	cy	\$11.65	\$28,397
Backfill, basement	1,212	cy	\$18.59	\$22,535
Haul excess, 10 mile round trip	1,225	cy	\$20.11	\$24,640
Fine grading	20,000	gsf	\$0.38	\$7,600
Erosion control	20,000	gsf	\$0.06	\$1,200
Pools Earthwork				
Mass Excavation				
Swimming pool	1,971	cy	\$11.65	\$22,959
Surge tank	288	cy	\$11.65	\$3,355
Backfill				
Swimming pool			<i>Assume Not Required</i>	
Surge tank	237	cy	\$18.59	\$4,408
Haul Excess				
Swimming pool	2,365	cy	\$20.11	\$47,557
Surge tank	62	cy	\$20.11	\$1,250
Miscellaneous hauling, allowance	500	cy	\$20.11	\$10,055
Foundations				
Underpinning existing phase 1 building	1	ls	\$55,000.00	\$55,000
Continuous Footings assumed 3' wide x 3' deep, at perimeter and basement walls				
Concrete, continuous footings, 4000 psi	301	cy	\$257.50	\$77,508
Formwork, continuous footings	4,920	sf	\$8.00	\$39,360
Foundation reinforcing, assume 150 #/cy	45,100	lbs	\$1.81	\$81,631
Excavation	607	cy	\$23.50	\$14,265
Backfill	334	cy	\$20.38	\$6,807
Haul excess	273	cy	\$20.11	\$5,490
Spread Footings				
Foundation, conventional, excluding pool areas	13,784	gsf	\$13.50	\$186,084
Slab On Grade, excluding pool areas				
Concrete, slab on grade, 4000 psi	281	cy	\$250.00	\$70,250
Formwork, slab on grade	590	lf	\$8.40	\$4,956
Sand base, 4"	13,784	sf	\$2.14	\$29,498
Gravel sub base, 6"	13,784	sf	\$1.88	\$25,914
Slab on grade reinforcing, assumed 2.5 #/sf	37,906	lbs	\$1.72	\$65,198
Finish to slab	13,784	sf	\$0.87	\$11,992
Vapor barrier	13,784	sf	\$0.46	\$6,341
Concrete, slab on grade, add for thickened edges	36	cy	\$241.74	\$8,703

Total - Foundations				\$868,431
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2 Vertical Structure

Stem Walls, assume 30" wide x 24" high				
Concrete, walls 5000 psi	47	cy	\$275.00	\$12,925
Formwork, walls	920	sf	\$17.10	\$15,732

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Element	Quantity	Unit	Unit Cost	Total
Wall reinforcing, assume 200 #/cy	9,370	lbs	\$1.81	\$16,960
Finish to walls	460	sf	\$1.16	\$534
Allow for bench finish, wood assumed	230	lf	\$150.00	\$34,500
Structural Steel				
Vertical steel framing, allowance	20,000	gsf	\$17.00	\$340,000
Metals				
Miscellaneous bracing	10	loc	\$10,000.00	\$100,000
Miscellaneous metals	20,000	gsf	\$1.64	\$32,800
Total - Vertical Structure				\$553,450

3 Floor & Roof Structures

Rough Carpentry- Roof Framing				
30" x 8 3/4" glu-lam	960	lf	\$90.00	\$86,400
70" x 8 3/4" glu-lam	110	lf	\$210.00	\$23,100
Tie rod with 18" steel circular turnbuckle	960	lf	\$27.00	\$25,920
Horizontal wood framing, truss allowance	20,000	gsf	\$11.50	\$230,000
8" DLT roof panels	20,254	sf	\$20.00	\$405,080
Metals				
Light support, assume 10 #/lf	2,400	lb	\$1.81	\$4,344

Total - Floor & Roof Structures

\$774,844

4 Exterior Cladding

Aquatics Center Building Envelope				
Demolish phase 1 exterior wall, along gridline H	4,800	sf	\$28.00	\$134,400
Exterior walls, densglass sheathing	9,600	sf	\$3.72	\$35,712
Rigid insulation, exterior walls	9,600	sf	\$1.79	\$17,184
Metal Panel Rainscreen System	5,316	sf	\$105.00	\$558,180
Random Rough Cedar Siding Rainscreen System	4,284	sf	\$87.00	\$372,708
Aluminum windows/storefront, vision glazing, generic	3,193	sf	\$105.96	\$338,330
Storefront with Rainscreen System	755	sf	\$190.00	\$143,450
Aluminum door sets, frames and hardware, glazed, single, tempered glass	1	ea	\$5,556.46	\$5,556
Aluminum door sets, frames and hardware, glazed, double	3	pr	\$11,030.17	\$33,091
Louver allowance	1	ls	\$50,000.00	\$50,000
Tie in phase 2 envelope to phase 1	1	ls	\$50,000.00	\$50,000

Total - Exterior Cladding

\$1,738,611

5 Roofing and Waterproofing

Roofing				
Single ply membrane roofing	20,254	sf	\$6.00	\$121,524
Rigid roof insulation, poly iso insulation	20,254	sf	\$5.76	\$116,663
Flashing / Counterflashing				
Aluminum coping at parapets	460	lf	\$33.50	\$15,410
Base flashings at base of parapets	460	lf	\$36.96	\$17,002

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
Roof Accessories				
Aluminum gutters	110	lf	\$26.55	\$2,921
Aluminum downspouts	50	lf	\$26.55	\$1,328
Miscellaneous accessories	20,000	gsf	\$2.10	\$42,000
Miscellaneous				
Crickets	584	sf	\$6.48	\$3,784
Caulking allowance	20,254	gfa	\$0.36	\$7,291
Miscellaneous				
Caulking & sealant allowance	20,000	gsf	\$0.40	\$8,000

Total - Roofing and Waterproofing **\$335,922**

6 Interior Partitions, Doors and Glazing

Partition Walls

Partition wall 11' 6" high

Metal studs, 3 5/8", 20 Ga., at 16" o.c.	934	sf	\$11.08	\$10,349
Bolt top stud channel to structure above incl. double top track	81	lf	\$25.62	\$2,075
Bolt bottom stud channel to concrete floor	81	lf	\$13.23	\$1,071
Gypsum board, 5/8" thick, finished (I4), type X	1,868	sf	\$3.58	\$6,687
Sound batt insulation, unbacked	934	sf	\$1.32	\$1,233

Partition wall 9' 6" high

Metal studs, 3 5/8", 20 Ga., at 16" o.c.	741	sf	\$11.08	\$8,210
Bolt top stud channel to structure above incl. double top track	78	lf	\$25.62	\$1,998
Bolt bottom stud channel to concrete floor	78	lf	\$13.23	\$1,032
Gypsum board, 5/8" thick, finished (I4), type X	1,482	sf	\$3.58	\$5,306
Sound batt insulation, unbacked	741	sf	\$1.32	\$978

Partition wall - wet - 9' 6" high

Metal studs, 3 5/8", 20 Ga., at 16" o.c.	2,566	sf	\$11.08	\$28,431
Bolt top stud channel to structure above incl. double top track	270	lf	\$25.62	\$6,917
Bolt bottom stud channel to concrete floor	270	lf	\$13.23	\$3,571
Gypsum board, 5/8" thick, finished (I4), type X	2,432	sf	\$3.58	\$8,707
Sound batt insulation, unbacked	2,566	sf	\$1.32	\$3,387
Vapor barrier	2,970	sf	\$2.14	\$6,356
Backer board	2,700	sf	\$3.40	\$9,180
Ceramic tile, walls	2,700	sf	\$19.00	\$51,300

Partition wall - wet - one-sided 9' 6" high

Metal studs, 3 5/8", 20 Ga., at 16" o.c.	812	sf	\$11.08	\$8,997
Bolt top stud channel to structure above incl. double top track	86	lf	\$25.62	\$2,203
Bolt bottom stud channel to concrete floor	86	lf	\$13.23	\$1,137
Gypsum board, 5/8" thick, finished (I4), type X	1,194	sf	\$3.58	\$4,275
Sound batt insulation, unbacked	812	sf	\$1.32	\$1,072
Vapor barrier	473	sf	\$2.14	\$1,012
Backer board	430	sf	\$3.40	\$1,462
Ceramic tile, walls	430	sf	\$19.00	\$8,170

Interior of exterior walls

Interior of exterior, 5/8" thick gypsum board X, finished	1,264	sf	\$3.58	\$4,525
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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
Interior Glazing				
Interior glazing				
Interior storefront - 9' 6" high	1,027	sf	\$88.74	\$91,136
Interior storefront - 11' 6" high	31	sf	\$88.74	\$2,751
Interior Openings				
Doors				
Aluminum door sets, frames and hardware, glazed, single, tempered glass	2	ea	\$5,556.00	\$11,112
SC wood door incl. AL frame and hardware, single, 3' 0" x 7' 0"	5	ea	\$2,121.00	\$10,605
SC wood door incl. AL frame and hardware, double, 6' 0" x 7' 0"	2	pr	\$4,078.00	\$8,156
Hardware premium	11	leaves	\$250.00	\$2,750

Total - Interior Partitions, Doors and Glazing				\$316,152
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7 Floor, Wall and Ceiling Finishes

Make good finishes at phase 1 & phase 2 intersection	1	ls	\$80,000.00	\$80,000
Flooring & Base				
Sealed concrete	1,151	sf	\$1.85	\$2,129
Floor prep/leveling	4,250	sf	\$1.00	\$4,250
Rubber athletic flooring	2,330	sf	\$14.50	\$33,785
Carpet tile	179	sf	\$4.95	\$886
Ceramic tile	4,071	sf	\$18.44	\$75,069
Resilient base	519	lf	\$5.23	\$2,714
Ceramic tile, base	626	lf	\$18.45	\$11,550
Ceiling				
Acoustical ceiling tile, suspended, includes suspension system	3,096	sf	\$5.10	\$15,790
Gypsum board ceilings, incl. framing	3,423	sf	\$11.41	\$39,056
Wood Slat Ceiling, allowance	3,000	sf	\$48.76	\$146,280
Wall finishes, misc.				
Allowance	8,240	sf	\$2.85	\$23,484
Painting and Coating				
Paint walls	8,240	sf	\$1.00	\$8,240
Paint ceilings	3,423	sf	\$1.50	\$5,135
Concrete pool epoxy deck paint	4,841	sf	\$15.00	\$72,615

Total - Floor, Wall and Ceiling Finishes				\$520,983
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8 Function Equipment and Specialties

Interior Specialties				
Toilet Cubicles				
Standard, stainless steel	25	ea	\$1,909.43	\$47,736
Handicap, stainless steel	5	ea	\$2,056.64	\$10,283
Toilet / Restroom Specialties				
Bathroom mirrors	16	sf	\$39.29	\$629
Coat hook	7	ea	\$30.35	\$212
Grab bars	8	ea	\$203.26	\$1,626
Janitor mop sink rack	1	ea	\$136.12	\$136
Paper towel dispenser combo unit, recessed	11	ea	\$365.21	\$4,017
Seat cover dispenser	16	ea	\$138.43	\$2,215

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
Shower accessories, per stall	10	ea	\$1,048.63	\$10,486
Soap dispenser	16	ea	\$98.41	\$1,575
Toilet paper dispenser	16	ea	\$86.64	\$1,386
Storage Specialties				
Lockers, 2-tier incl. concrete base	18	ea	\$262.00	\$4,716
Locker room benches	39	lf	\$165.00	\$6,435
Other Specialties				
Handrail - free-standing	43	lf	\$250.00	\$10,750
Miscellaneous specialty allowance	20,000	sf	\$1.15	\$23,000
Interior signage, code	20,000	sf	\$2.71	\$54,200
Fire extinguisher and cabinet, allowance	8	ea	\$450.00	\$3,600
Rough Carpentry				
Additional blocking, support backing, stiffeners, etc.	20,000	sf	\$1.00	\$20,000
Casework				
Exercise Room casework - 36"	60	lf	\$330.00	\$19,800
Restroom vanity counter - 24"	52	lf	\$425.00	\$22,100
Window Covering				
Mechoshades, motorized	3,117	sf	\$20.96	\$65,332
Pool Construction (Cost provided by Aquatics Design Group dated 8/8/2019)				
Recreational pool, construction cost	6,216	sf	\$253.85	\$1,577,932
Recreational pool, equipment cost	6,216	sf	\$29.76	\$184,988
Spectator Seating				
Permanent bleachers	80	seat	\$150.00	\$12,000

Total - Function Equipment and Specialties				\$2,085,155
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9 Stairs and Vertical Transportation				
Entrance Stairs, on grade	300	lf	\$65.00	\$19,500

Total - Stairs and Vertical Transportation				\$19,500
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10 Plumbing Systems				
General plumbing				
Water heater, Double wall, plate and frame heat exchangers	1	ea	\$20,500.00	\$20,500
Circulating pump, duplex	1	ea	\$2,537.13	\$2,537
Expansion tank	1	ea	\$1,022.02	\$1,022
Local water heaters, electric	1	ea	\$1,478.91	\$1,479
Sewage ejector / Sump pump - allowance	1	ea	\$11,276.70	\$11,277
Grease / Sand / Oil interceptor	1	ea	\$17,331.00	\$17,331
Sanitary fixtures				
Water closet	15	ea	\$1,894.86	\$28,423
Urinal	4	ea	\$1,929.52	\$7,718
Lavatory	16	ea	\$1,834.78	\$29,356
Shower, exterior - next to the water	4	ea	\$1,883.30	\$7,533
Shower, enclosed - inside the locker room	10	ea	\$2,033.50	\$20,335
Emergency Shower / Eyewash stations	1	ea	\$2,657.42	\$2,657
Drinking fountain, with bottle filling stations	2	ea	\$4,945.11	\$9,890
Sink, Janitor	1	ea	\$1,415.37	\$1,415

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
Hose bibs	10	ea	\$430.60	\$4,306
Floor drains	10	ea	\$759.10	\$7,591
Trench drains for pool area - corrosion resistant HDPE	30	ea	\$1,097.63	\$32,929
Rough ins				
Local rough-in at fixture	53	ea	\$1,059.50	\$56,154
Rough-in at floor sink or floor drain	40	ea	\$1,254.76	\$50,191
Rough-ins to OFCI Flex room / Exercise: cold and hot water, direct and indirect drain	2	ea	\$1,155.40	\$2,311
Make up water for swimming pool	1	ea	\$7,510.10	\$7,510
Domestic water piping	20,000	gsf	\$4.39	\$87,810
Waste / vent piping	20,000	gsf	\$4.62	\$92,432
Roof / storm drainage				
RD/OD - Roof drain with Overhead drain	6	ea	\$826.11	\$4,957
3" pipe, ci, no-hub, in bldg	530	lf	\$63.50	\$33,655
4" pipe, ci, no-hub, in bldg	320	lf	\$74.47	\$23,829
Condensate drainage	20,000	gsf	\$0.50	\$10,000
Miscellaneous	20,000	gsf	\$3.40	\$68,000

Total - Plumbing Systems

\$643,149

11 Heating, Ventilation and Air Conditioning

Wet side equipment: chiller, boiler, pumps etc.	20,000	gsf	\$13.50	\$270,000
Chilled water piping distribution	20,000	gsf	\$2.30	\$46,000
Hot water piping distribution	20,000	gsf	\$5.70	\$114,000
Air-Side Equipment				
AHU-1, Air handling unit, outdoor, vav, modular	20,000	cfm	\$11.50	\$230,000
AHU-2, Air handling unit, outdoor, vav, modular	15,000	cfm	\$11.50	\$172,500
FCU, Fan coil units for IDF / MDF rooms	1	ea	\$4,449.45	\$4,449
VAV terminal boxes, with reheat coil	22	ea	\$2,125.94	\$46,771
EF, Exhaust fan, inline, Greenheck	6,000	cfm	\$4.00	\$24,000
Air Distribution				
Ductwork, galv - protected with epoxy based paint	20,000	lb	\$14.44	\$288,850
Ductwork, stainless steel	3,000	lb	\$32.00	\$96,000
Duct insulation	11,500	sf	\$4.46	\$51,288
Combination fire / smoke damper	14	ea	\$1,097.63	\$15,367
Grilles, registers and diffusers, including dampers and flex duct	20,000	sf	\$2.80	\$56,000
Acoustical attenuation	2	ea	\$5,199.30	\$10,399
Ventilation premium for PHIUS+ requirements, allowance	1	ls	\$300,000.00	\$300,000
Miscellaneous testing & commissioning				
Test / balance HVAC	160	hr	\$176.94	\$28,310
Start-up/check-out	120	hr	\$140.88	\$16,905
Commissioning assist	120	hr	\$140.88	\$16,905
Piping identification: labels, arrows and valve tags	160	ea	\$31.89	\$5,102
Seismic and vibration requirements	1	ea	\$25,000.00	\$25,000
HVAC Controls				
DDC controls to plumbing systems	1	ls	\$5,777.00	\$5,777
DDC controls, air handlers	2	ea	\$17,000.00	\$34,000
DDC controls, vav box, reheat coils	22	ea	\$2,161.12	\$47,545
DDC controls, general exhaust fan	4	ea	\$1,518.20	\$6,073

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
DDC controls, smoke damper monitor	14	ea	\$1,100.00	\$15,400
DDC misc. items, training, integration	160	hr	\$161.76	\$25,881
DDC controls for pools	1	ls	\$30,000.00	\$30,000

Total - Heating, Ventilation and Air Conditioning				\$1,982,522
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12 Electrical Lighting, Power and Communications

Service & Distribution Equipment

Main switchboard, 1200 amp, 120/208v, 3ph, 4w	1	ea	\$49,955.01	\$49,955
Pool Eq. Distribution board, 400 amp, 120/208v, 3ph, 4w	1	ea	\$24,325.37	\$24,325
Panelboard, 225 amp, 120/208v, 3ph, 4w	3	ea	\$3,308.48	\$9,925
Feeder, 225 amp, emt	125	lf	\$108.10	\$13,513
Feeder, 400 amp, emt	150	lf	\$184.08	\$27,612
Feeder, 1200 amp, PVC	50	lf	\$796.25	\$39,813
Conduit, 1 1/4" pvc	100	lf	\$10.41	\$1,041
Copper wire, #8 thhn	100	lf	\$2.03	\$203
Copper wire, #4 thhn	200	lf	\$4.12	\$824

HVAC & Equipment Connections

AHU-1	1	ea	\$1,150.55	\$1,151
AHU-2	1	ea	\$1,150.55	\$1,151
FCU	2	ea	\$238.87	\$478
EF, Exhaust Fans	4	ea	\$209.15	\$837
Disconnect switch, 60/3 fused N1	2	ea	\$992.58	\$1,985
Disconnect switch, motor rated N3R	4	ea	\$268.56	\$1,074
Disconnect switch, 200/3 fused N3R	2	ea	\$3,051.75	\$6,103
Disconnect elevator switch, 60/3 fused N1	1	ea	\$2,988.75	\$2,989
Equipment feeder, 20 amp	950	lf	\$20.29	\$19,276
Equipment feeder, 60 amp	200	lf	\$38.80	\$7,760
Equipment feeder, 200 amp	225	lf	\$93.01	\$20,927

Convenience Power

Duplex receptacle, 20 amp	42	ea	\$132.72	\$5,574
Double duplex receptacle, 20 amp	3	ea	\$175.88	\$528
Duplex receptacle, 20 amp GFCI	8	ea	\$151.39	\$1,211
Double duplex receptacle, 20 amp GFCI wp	2	ea	\$162.18	\$324
Branch power, 20 amp	1,870	lf	\$19.15	\$35,811
10/2 armored cable	1,269	lf	\$7.77	\$9,860

Lighting & Lighting Controls

Down Lights Phase #1	196	ea	\$315.25	\$61,789
Pool Flood Light High Bay	58	ea	\$855.75	\$49,634
Exit Lighting	8	ea	\$301.01	\$2,408
Lighting control panel	1	ea	\$5,125.15	\$5,125
Single pole switch	2	ea	\$140.93	\$282
Occupancy sensor, ceiling mounted	8	ea	\$319.79	\$2,558
Occupancy sensor, wall mounted	8	ea	\$267.09	\$2,137
Lighting branch power, fixtures	3,530	lf	\$19.15	\$67,593
Lighting branch power, controls	110	lf	\$18.00	\$1,980

Fire Alarm System

FA control panel	1	ea	\$10,915.88	\$10,916
FA annunciator panel	1	ea	\$2,997.03	\$2,997

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DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
FA beam sensor	2	ea	\$1,515.66	\$3,031
FA duct smoke detector	2	ea	\$675.44	\$1,351
FA flow switch	1	ea	\$575.12	\$575
FA heat detector	1	ea	\$329.55	\$330
FA pull station	2	ea	\$341.55	\$683
FA smoke detector	2	ea	\$326.95	\$654
FA tamper switch	1	ea	\$515.66	\$516
FA horn strobe unit, wall mount	4	ea	\$215.05	\$860
Conduit, 3/4" emt	2,450	lf	\$10.79	\$26,436
Fire alarm cable rated, 4C	2,450	lf	\$4.85	\$11,883
Telecommunications System				
Tele/data outlet, 2 port	4	ea	\$145.75	\$583
Wireless access point	2	ea	\$373.96	\$748
Fire treated plywood	1	ea	\$295.45	\$295
Main telecommunication grounding busbar	1	ea	\$2,150.55	\$2,151
Conduit, 3/4" emt	600	lf	\$10.79	\$6,474
CAT-6, 4 pair 23 AWG, UTP	600	lf	\$1.58	\$948
Public Address System				
Clock/speaker	4	ea	\$719.36	\$2,877
PA speaker	20	ea	\$248.65	\$4,973
Conduit, 3/4" emt	2,400	lf	\$10.79	\$25,896
PA system speaker cable	2,400	lf	\$1.32	\$3,168
Distributed Antenna System	20,000	gsf	\$1.55	\$31,000
Security, Access Control & CCTV Systems				
CCTV PTZ IP camera, outdoor	3	ea	\$3,660.16	\$10,980
CCTV fixed IP camera	6	ea	\$946.74	\$5,680
DVR, 4TB storage	1	ea	\$1,801.43	\$1,801
Conduit, 3/4" emt	600	lf	\$10.79	\$6,474
CCTV cabling	600	lf	\$1.58	\$948
Access control system				
Access control panel	1	ea	\$5,155.05	\$5,155
Access control panel power supply	1	ea	\$670.48	\$670
Card reader, proximity type	3	ea	\$1,039.99	\$3,120
Alarm contact, flush mount	3	ea	\$231.84	\$696
Conduit, 3/4" emt	850	lf	\$10.79	\$9,172
Access control cable	850	lf	\$1.58	\$1,343
Miscellaneous				
Small tools	1	ls	\$4,955.15	\$4,955
Consumables	1	ls	\$8,122.64	\$8,123
Equipment rentals	1	ls	\$9,501.12	\$9,501
Testing/commissioning	1	ls	\$8,850.15	\$8,850

Total - Electrical Lighting, Power and Communications \$694,568

DETAIL ELEMENTS - AQUATICS CENTER - PHASE 2 - ADD ALTERNATE

Element	Quantity	Unit	Unit Cost	Total
13 Fire Protection Systems				
New hydraulically calculated wet pipe automatic fire sprinkler system				
Wet-pipe fire sprinkler, complete	20,000	gsf	\$8.00	\$160,000
316 Stainless Steel piping, premium	1	ea	\$35,000.00	\$35,000
FM 200 preaction systems, Electrical / data rooms - allowance				ne Not Needed
Fire sprinkler for chemical storage room, premium	1	ea	\$12,000.00	\$12,000

Total - Fire Protection Systems				\$207,000
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Aquatics Center Building Option 2

SUMMARY - AQUATICS CENTER BUILDING OPTION 2

Element	Subtotal	Total	Cost / SF	Cost / SF
A) Shell (1-5)		\$9,175,601		\$342.37
1 Foundations	\$1,954,313		\$72.92	
2 Vertical Structure	\$1,482,907		\$55.33	
3 Floor & Roof Structures	\$1,646,374		\$61.43	
4 Exterior Cladding	\$3,352,152		\$125.08	
5 Roofing and Waterproofing	\$739,855		\$27.61	
B) Interiors (6-7)		\$1,955,564		\$72.97
6 Interior Partitions, Doors and Glazing	\$937,383		\$34.98	
7 Floor, Wall and Ceiling Finishes	\$1,018,181		\$37.99	
C) Equipment and Vertical Transportation (8-9)		\$5,789,218		\$216.02
8 Function Equipment and Specialties	\$5,514,607		\$205.77	
9 Stairs and Vertical Transportation	\$274,611		\$10.25	
D) Mechanical and Electrical (10-13)		\$7,537,623		\$281.25
10 Plumbing Systems	\$1,335,226		\$49.82	
11 Heating, Ventilation and Air Conditioning	\$4,243,771		\$158.35	
12 Electrical Lighting, Power and Communications	\$1,496,626		\$55.84	
13 Fire Protection Systems	\$462,000		\$17.24	
Subtotal		\$24,458,006		\$912.61
General Conditions	7.00%	\$1,712,060		\$63.88
Subtotal		\$26,170,066		\$976.50
General Requirements	3.00%	\$785,102		\$29.29
Subtotal		\$26,955,168		\$1,005.79
Bonds & Insurance	2.00%	\$539,103		\$20.12
Subtotal		\$27,494,272		\$1,025.91
Contractor's Fee	4.00%	\$1,099,771		\$41.04
Subtotal		\$28,594,043		\$1,066.94
Design Contingency	10.00%	\$2,859,404		\$106.69
Subtotal		\$31,453,447		\$1,173.64
Construction Contingency	3.00%	\$943,603		\$35.21
Subtotal		\$32,397,050		\$1,208.85
Escalation to MOC, 08/01/25	16.20%	\$5,249,449		\$195.87
Subtotal		\$37,646,500		\$1,404.72
WSST	8.90%	\$3,677,869		\$137.23
TOTAL ESTIMATED CONSTRUCTION COST		\$41,324,368		\$1,541.95

Total Area: 26,800 SF

DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2

Element	Quantity	Unit	Unit Cost	Total
1 Foundations				
Earthwork				
Field staking/layout	46,000	gsf	\$0.15	\$6,900
Clear and grub site	46,000	gsf	\$0.12	\$5,704
Mass excavation	6,315	cy	\$11.65	\$73,573
Backfill	3,188	cy	\$18.59	\$59,261
Haul excess, 10 mile round trip	3,127	cy	\$20.11	\$62,893
Fine grading	46,000	gsf	\$0.38	\$17,480
Erosion control	46,000	gsf	\$0.06	\$2,760
Basement Excavation				
Mass excavation, basement	1,061	cy	\$11.65	\$12,359
Backfill, basement	341	cy	\$18.59	\$6,345
Export, assume 10 mile round trip	932	cy	\$20.11	\$18,737
Temporary shoring, assume needed	1,920	sf	\$39.26	\$75,379
Pools Earthwork				
Mass Excavation				
Swimming pool	2,700	cy	\$11.65	\$31,454
Surge tank	576	cy	\$11.65	\$6,711
Backfill				
Swimming pool				
Surge tank	474	cy	\$18.59	\$8,815
Haul Excess				
Swimming pool	3,240	cy	\$20.11	\$65,154
Surge tank	124	cy	\$20.11	\$2,500
Miscellaneous hauling, allowance	1,000	cy	\$20.11	\$20,110
Slab on grade, excluding pool areas	21,400	gsf		
Foundations				
Continuous Footings assumed 3' wide x 3' deep, at perimeter and basement walls				
Concrete, continuous footings, 4000 psi	748	cy	\$257.50	\$192,610
Formwork, continuous footings	12,240	sf	\$8.00	\$97,920
Foundation reinforcing, assume 150 #/cy	112,200	lbs	\$1.81	\$203,082
Excavation	1,511	cy	\$23.50	\$35,509
Backfill	834	cy	\$20.38	\$16,997
Haul excess	683	cy	\$20.11	\$13,735
Spread Footings				
Spread Footings allowance, excluding pool areas	21,400	gsf	\$5.60	\$119,840
Foundation, conventional, excluding pool areas	13,784	gsf	\$13.50	\$186,084
Slab On Grade, excluding pool areas				
Concrete, slab on grade, 4000 psi	737	cy	\$250.00	\$184,250
Formwork, slab on grade	1,630	lf	\$8.40	\$13,692
Sand base, 4"	35,184	sf	\$2.14	\$75,294
Gravel sub base, 6"	35,184	sf	\$1.88	\$66,146
Slab on grade reinforcing, assumed 2.5 #/sf	99,506	lbs	\$1.72	\$171,150
Finish to slab	35,184	sf	\$0.87	\$30,610
Vapor barrier	35,184	sf	\$0.46	\$16,185
Concrete, slab on grade, add for thickened edges	100	cy	\$241.74	\$24,174
Loading dock ramp and walls	1,030	sf	\$30.00	\$30,900

Total - Foundations

\$1,954,313

Si View Aquatics Center

North Bend, WA
Schematic Design

Project # 21-01149
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DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2

Element	Quantity	Unit	Unit Cost	Total
2 Vertical Structure				
Concrete				
Basement Walls				
Concrete, basement walls 5000 psi	114	cy	\$275.00	\$31,350
Formwork, basement walls	5,600	sf	\$17.10	\$95,760
Basement wall reinforcing, assumed 250 #/cy	28,519	lbs	\$1.81	\$51,619
Waterproofing	2,800	sf	\$7.34	\$20,552
Finish to walls	2,800	sf	\$1.16	\$3,248
Stem Walls, assume 30" wide x 24" high				
Concrete, walls 5000 psi	98	cy	\$275.00	\$26,950
Formwork, walls	1,920	sf	\$17.10	\$32,832
Wall reinforcing, assume 200 #/cy	19,555	lbs	\$1.81	\$35,395
Finish to walls	960	sf	\$1.16	\$1,114
Allow for bench finish, wood assumed	480	lf	\$150.00	\$72,000
Cast-In-Place Concrete Shear Walls, elevator walls, assume 30' high				
Concrete, shear walls, 5000 psi	26	cy	\$275.00	\$7,150
Formwork, shear walls	1,260	sf	\$17.10	\$21,546
Wall reinforcing, assume 250 #/cy	6,420	lbs	\$1.81	\$11,620
Finish to walls	630	sf	\$1.16	\$731
Structural Steel				
Vertical steel framing, allowance	46,800	gsf	\$17.00	\$795,600
Metals				
Miscellaneous bracing	20	loc	\$10,000.00	\$200,000
Miscellaneous metals	46,000	gsf	\$1.64	\$75,440

Total - Vertical Structure

\$1,482,907

3 Floor & Roof Structures

Concrete

Cast-In-Place Concrete Slabs, Mezzanine, assume 8" thick

Concrete, elevated floor slabs, 5000 psi	60	cy	\$278.00	\$16,680
Formwork to soffit, elevated floor slabs	2,220	sf	\$10.20	\$22,644
Formwork slab edge, elevated floor slabs	260	sf	\$9.65	\$2,509
Elevated slab reinforcing, assume 5.5 #/sf	13,430	lbs	\$1.81	\$24,308
Finish to elevated floor slabs	2,220	sf	\$0.87	\$1,931

Cast-In-Place Concrete Slabs, Mechanical Room Roof, assume 8" thick

Concrete, elevated floor slabs, 5000 psi	63	cy	\$278.00	\$17,514
Formwork to soffit, elevated floor slabs	2,310	sf	\$10.20	\$23,562
Formwork slab edge, elevated floor slabs	200	sf	\$9.65	\$1,930
Elevated slab reinforcing, assume 5.5 #/sf	13,976	lbs	\$1.81	\$25,297
Finish to elevated floor slabs	2,310	sf	\$0.87	\$2,010

Miscellaneous Concrete

Concrete, elevator pit	1	ea	\$12,994.00	\$12,994
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Rough Carpentry- Roof Framing

30" x 8 3/4" glu-lam	1,980	lf	\$90.00	\$178,200
70" x 8 3/4" glu-lam	330	lf	\$210.00	\$69,300
Tie rod with 18" steel circular turnbuckle	1,980	lf	\$27.00	\$53,460
Horizontal wood framing, truss allowance	46,000	gsf	\$11.50	\$529,000
T&G wood decking, flat roof, 5/8"	14,060	sf	\$4.50	\$63,270
8" DLT roof panels	29,681	sf	\$20.00	\$593,620

Si View Aquatics CenterNorth Bend, WA
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Element	Quantity	Unit	Unit Cost	Total
Metals				
Light support, assume 10 #/lf	4,500	lb	\$1.81	\$8,145
Total - Floor & Roof Structures				\$1,646,374

4 Exterior Cladding

Aquatics Center Building Envelope				
Exterior walls, densglass sheathing	20,536	sf	\$3.72	\$76,394
Rigid insulation, exterior walls	20,536	sf	\$1.79	\$36,759
Metal Panel Rainscreen System	11,761	sf	\$105.00	\$1,234,905
Random Rough Cedar Siding Rainscreen System	8,775	sf	\$87.00	\$763,425
Aluminum windows/storefront, vision glazing, generic	6,670	sf	\$105.96	\$706,753
Storefront with Rainscreen System	1,714	sf	\$190.00	\$325,660
Aluminum door sets, frames and hardware, glazed, single, tempered glass	2	ea	\$5,556.46	\$11,113
Aluminum door sets, frames and hardware, glazed, double	5	pr	\$11,030.17	\$55,151
Storefront Entry Doors	1	pr	\$21,050.00	\$21,050
Coiling door at loading dock, 10' wide x 20' high assumed	1	ea	\$20,942.00	\$20,942
Louver allowance	2	ls	\$50,000.00	\$100,000

Total - Exterior Cladding**\$3,352,152****5 Roofing and Waterproofing**

Roofing				
Single ply membrane roofing	43,741	sf	\$6.00	\$262,446
Rigid roof insulation, poly iso insulation	43,741	sf	\$5.76	\$251,948
Flashing / Counterflashing				
Aluminum coping at parapets	984	lf	\$33.50	\$32,964
Base flashings at base of parapets	984	lf	\$36.96	\$36,369
Roof Accessories				
Aluminum gutters	328	lf	\$26.55	\$8,708
Aluminum downspouts	125	lf	\$26.55	\$3,319
Miscellaneous accessories	46,800	gsf	\$2.10	\$98,280
Miscellaneous				
Crickets	1,662	sf	\$6.48	\$10,770
Caulking allowance	46,254	gfa	\$0.36	\$16,651
Miscellaneous				
Caulking & sealant allowance	46,000	gsf	\$0.40	\$18,400

Total - Roofing and Waterproofing**\$739,855****6 Interior Partitions, Doors and Glazing**

Partition Walls				
Suspended wall at Reception				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	48	sf	\$11.08	\$532
Bolt top stud channel to structure above incl. double top track	24	lf	\$25.62	\$615
Gypsum board, 5/8" thick, finished (I4), type X	96	sf	\$3.58	\$344

DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Partition wall 11' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	1,098	sf	\$11.08	\$12,166
Bolt top stud channel to structure above incl. double top track	95	lf	\$25.62	\$2,434
Bolt bottom stud channel to concrete floor	95	lf	\$13.23	\$1,256
Gypsum board, 5/8" thick, finished (I4), type X	2,196	sf	\$3.58	\$7,862
Sound batt insulation, unbacked	1,098	sf	\$1.32	\$1,449
Partition wall 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	4,172	sf	\$11.08	\$46,226
Bolt top stud channel to structure above incl. double top track	439	lf	\$25.62	\$11,247
Bolt bottom stud channel to concrete floor	439	lf	\$13.23	\$5,806
Gypsum board, 5/8" thick, finished (I4), type X	8,344	sf	\$3.58	\$29,872
Sound batt insulation, unbacked	4,172	sf	\$1.32	\$5,507
Partition wall - wet - 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	5,084	sf	\$11.08	\$56,331
Bolt top stud channel to structure above incl. double top track	535	lf	\$25.62	\$13,707
Bolt bottom stud channel to concrete floor	535	lf	\$13.23	\$7,075
Gypsum board, 5/8" thick, finished (I4), type X	4,818	sf	\$3.58	\$17,248
Sound batt insulation, unbacked	5,084	sf	\$1.32	\$6,711
Vapor barrier	5,885	sf	\$2.14	\$12,594
Backer board	5,350	sf	\$3.40	\$18,190
Ceramic tile, walls	5,350	sf	\$19.00	\$101,650
Partition wall - wet - one-sided 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	1,357	sf	\$11.08	\$15,036
Bolt top stud channel to structure above incl. double top track	143	lf	\$25.62	\$3,664
Bolt bottom stud channel to concrete floor	143	lf	\$13.23	\$1,891
Gypsum board, 5/8" thick, finished (I4), type X	1,999	sf	\$3.58	\$7,156
Sound batt insulation, unbacked	1,357	sf	\$1.32	\$1,791
Vapor barrier	787	sf	\$2.14	\$1,684
Backer board	715	sf	\$3.40	\$2,431
Ceramic tile, walls	715	sf	\$19.00	\$13,585
Partition wall - wet - plumbing chase 9' 6" high				
Metal studs, 3 5/8", 20 Ga., at 16" o.c.	748	sf	\$11.08	\$8,288
Bolt top stud channel to structure above incl. double top track	79	lf	\$25.62	\$2,024
Bolt bottom stud channel to concrete floor	79	lf	\$13.23	\$1,045
Gypsum board, 5/8" thick, finished (I4), type X	353	sf	\$3.58	\$1,264
Gypsum board, 5/8" thick, unfinished	1,101	sf	\$2.59	\$2,852
Sound batt insulation, unbacked	748	sf	\$1.32	\$987
Vapor barrier	435	sf	\$2.14	\$931
Backer board	395	sf	\$3.40	\$1,343
Ceramic tile, walls	395	sf	\$19.00	\$7,505
Shaft wall				
Metal studs, 6" CH, 16 Ga., at 16" o.c.	1,476	sf	\$12.00	\$17,712
Bolt top stud channel to structure above incl. double top track	135	lf	\$25.62	\$3,459
Bolt bottom stud channel to concrete floor	135	lf	\$13.23	\$1,786
Gypsum board, 1" thick coreboard at shaft walls	1,476	sf	\$5.37	\$7,926
Gypsum board, 5/8" thick, finished (I4), type X	1,476	sf	\$3.58	\$5,284
Sound batt insulation, unbacked	1,476	sf	\$1.32	\$1,948
Interior of exterior walls				
Interior of exterior, 5/8" thick gypsum board X, finished	5,240	sf	\$3.58	\$18,759
Furring, on walls, 3/4" channel, 16" o.c.	1,594	sf	\$11.08	\$17,662

Si View Aquatics Center

North Bend, WA
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DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Interior Glazing				
Interior glazing				
Interior storefront - 9' 6" high	2,089	sf	\$88.74	\$185,378
Interior storefront - 11' 6" high	1,064	sf	\$88.74	\$94,419
Interior Openings				
Doors				
Aluminum door sets, frames and hardware, glazed, double	3	pr	\$10,641.00	\$31,923
Aluminum door sets, frames and hardware, glazed, single, tempered gla:	9	ea	\$5,556.00	\$50,004
SC wood door incl. AL frame and hardware, single, 3' 0" x 7' 0"	12	ea	\$2,121.00	\$25,452
SC wood door incl. AL frame and hardware, double, 6' 0" x 7' 0"	7	pr	\$4,078.00	\$28,546
SC wood door incl. AL frame and hardware, double, 5' 0" x 7' 0"	1	pr	\$4,078.00	\$4,078
Hardware premium	43	leaves	\$250.00	\$10,750

Total - Interior Partitions, Doors and Glazing

\$937,383

7 Floor, Wall and Ceiling Finishes

Flooring & Base				
Sealed concrete	4,625	sf	\$1.85	\$8,556
Floor prep/leveling	12,895	sf	\$1.00	\$12,895
Rubber athletic flooring	2,330	sf	\$14.50	\$33,785
Carpet tile	1,446	sf	\$4.95	\$7,158
Walk-off mat	271	sf	\$36.58	\$9,913
Ceramic tile	11,449	sf	\$18.44	\$211,120
Resilient base	2,037	lf	\$5.23	\$10,654
Ceramic tile, base	1,292	lf	\$18.45	\$23,837
Ceiling				
Acoustical ceiling tile, suspended, includes suspension system	6,858	sf	\$5.10	\$34,976
Gypsum board ceilings, incl. framing	9,249	sf	\$11.41	\$105,531
Wood Slat Ceiling, allowance	5,900	sf	\$48.76	\$287,684
Wall finishes, misc.				
Allowance	24,522	sf	\$2.80	\$68,662
Painting and Coating				
Paint walls	24,522	sf	\$1.00	\$24,522
Paint ceilings	9,249	sf	\$1.50	\$13,874
Concrete pool epoxy deck paint	11,001	sf	\$15.00	\$165,015

Total - Floor, Wall and Ceiling Finishes

\$1,018,181

8 Function Equipment and Specialties

Interior Specialties				
Toilet Cubicles				
Standard, stainless steel	58	ea	\$1,909.43	\$110,747
Handicap, stainless steel	9	ea	\$2,056.64	\$18,510
Toilet / Restroom Specialties				
Bathroom mirrors	29	sf	\$39.29	\$1,139
Coat hook	14	ea	\$30.35	\$425
Grab bars	14	ea	\$203.26	\$2,846
Janitor mop sink rack	2	ea	\$136.12	\$272
Paper towel dispenser combo unit, recessed	18	ea	\$365.21	\$6,574

Si View Aquatics Center

North Bend, WA
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DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Seat cover dispenser	27	ea	\$138.43	\$3,738
Shower accessories, per stall	19	ea	\$1,048.63	\$19,924
Soap dispenser	29	ea	\$98.41	\$2,854
Toilet paper dispenser	27	ea	\$86.64	\$2,339
Storage Specialties				
Lockers, 2-tier incl. concrete base	60	ea	\$262.00	\$15,720
Locker room benches	118	lf	\$165.00	\$19,470
Other Specialties				
Handrail - free-standing	86	lf	\$250.00	\$21,500
Miscellaneous specialty allowance	46,000	sf	\$1.15	\$52,900
Interior signage, code	46,000	sf	\$2.71	\$124,660
Fire extinguisher and cabinet, allowance	16	ea	\$450.00	\$7,200
Exterior signage, allowance	1	ls	\$50,000.00	\$50,000
Rough Carpentry				
Additional blocking, support backing, stiffeners, etc.	46,000	sf	\$1.00	\$46,000
Casework				
Exercise Room casework - 36"	60	lf	\$330.00	\$19,800
Café casework - 36"	59	lf	\$591.00	\$34,869
Reception desk - 36"	32	lf	\$485.00	\$15,520
Lifeguard casework bases - 30"	50	lf	\$330.00	\$16,500
Lifeguard casework - uppers - 14"	28	lf	\$211.00	\$5,908
Lifeguard casework bases - 20"	24	lf	\$315.00	\$7,560
Group Room casework bases - 30"	79	lf	\$330.00	\$26,070
Restroom vanity counter - 24"	81	lf	\$425.00	\$34,425
Window Covering				
Mechoshades, motorized	6,578	sf	\$20.96	\$137,875
Furniture				
Café table	10	ea	\$350.00	\$3,500
Café chair	40	ea	\$150.00	\$6,000
Pool Construction (Cost provided by Aquatics Design Group dated 8/8/2019)				
Recreational pool, construction cost	10,816	sf	\$406.30	\$4,394,541
Recreational pool, equipment cost	10,816	sf	\$27.11	\$293,222
Spectator Seating				
Permanent bleachers	80	seat	\$150.00	\$12,000

Total - Function Equipment and Specialties **\$5,514,607**

9 Stairs and Vertical Transportation

Elevators - Including Smoke Containment Curtain Assembly				
Passenger, 3500 lbs, hydraulic	3	stop	\$66,771.00	\$200,313
Elevator pit ladder	1	ea	\$1,754.00	\$1,754
Stairs				
Entrance Stairs, on grade	650	lf	\$65.00	\$42,250
Mechanical Room Stair				
Precast stair, 4' wide including steel stringers, assume	18	riser	\$335.00	\$6,030
Precast landing	40	sf	\$55.00	\$2,200
Handrail, assume 2 line pipe rail	16	lf	\$122.00	\$1,952

Si View Aquatics CenterNorth Bend, WA
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10/22/21**DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
Mezzanine Stair				
Precast stair, 4' wide including steel stringers, assume	36	riser	\$335.00	\$12,060
Handrail, assume 2 line pipe rail	66	lf	\$122.00	\$8,052

Total - Stairs and Vertical Transportation**\$274,611****10 Plumbing Systems**

General plumbing

Water heater, Double wall, plate and frame heat exchangers	2	ea	\$20,500.00	\$41,000
Circulating pump, duplex	2	ea	\$2,537.13	\$5,074
Expansion tank	2	ea	\$1,022.02	\$2,044
Local water heaters, electric	4	ea	\$1,478.91	\$5,916
Sewage ejector / Sump pump - allowance	2	ea	\$11,276.70	\$22,553
Grease / Sand / Oil interceptor	2	ea	\$17,331.00	\$34,662

Sanitary fixtures

Water closet	27	ea	\$1,894.86	\$51,161
Urinal	8	ea	\$1,929.52	\$15,436
Lavatory	26	ea	\$1,834.78	\$47,704
Shower, exterior - next to the water	8	ea	\$1,883.30	\$15,066
Shower, enclosed - inside the locker room	18	ea	\$2,033.50	\$36,603
Emergency Shower / Eyewash stations	2	ea	\$2,657.42	\$5,315
Drinking fountain, with bottle filing stations	4	ea	\$4,945.11	\$19,780
Sinks, Group rooms	4	ea	\$1,415.37	\$5,661
Sink, Janitor	1	ea	\$1,415.37	\$1,415
Hose bibs	22	ea	\$430.60	\$9,473
Floor drains	20	ea	\$759.10	\$15,182
Trench drains for pool area - corrosion resistant HDPE	50	ea	\$1,097.63	\$54,882

Rough ins

Local rough-in at fixture	98	ea	\$1,059.50	\$103,831
Rough-in at floor sink or floor drain	70	ea	\$1,254.76	\$87,834
Rough-ins to OFCI commercial kitchen: cold and hot water, direct and indirect	6	ea	\$1,155.40	\$6,932
Rough-ins to OFCI Flex room / Exercise: cold and hot water, direct and indirect	2	ea	\$1,155.40	\$2,311
Make up water for swimming pool	2	ea	\$7,510.10	\$15,020

Domestic water piping

46,000 gsf \$4.39 \$201,964

Waste / vent piping

46,000 gsf \$4.62 \$212,594

Roof / storm drainage

RD/OD - Roof drain with Overhead drain	14	ea	\$826.11	\$11,566
3" pipe, ci, no-hub, in bldg	1,110	lf	\$63.50	\$70,486
4" pipe, ci, no-hub, in bldg	730	lf	\$74.47	\$54,360

Condensate drainage

46,000 gsf \$0.50 \$23,000

Miscellaneous

46,000 gsf \$3.40 \$156,400

Total - Plumbing Systems**\$1,335,226****11 Heating, Ventilation and Air Conditioning**

Wet side equipment: chiller, boiler, pumps etc.	46,000	gsf	\$13.50	\$621,000
Chilled water piping distribution	46,000	gsf	\$2.30	\$105,800
Hot water piping distribution	46,000	gsf	\$5.70	\$262,200

Si View Aquatics CenterNorth Bend, WA
Schematic DesignProject # 21-01149
10/22/21**DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
Air-Side Equipment				
AHU-1, Air handling unit, outdoor, vav, modular	40,000	cfm	\$11.50	\$460,000
AHU-2, Air handling unit, outdoor, vav, modular	35,000	cfm	\$11.50	\$402,500
FCU, Fan coil units for IDF / MDF rooms	3	ea	\$4,449.45	\$13,348
VAV terminal boxes, with reheat coil	46	ea	\$2,125.94	\$97,793
EF, Exhaust fan, inline, Greenheck	12,200	cfm	\$4.00	\$48,800
Air Distribution				
Ductwork, galv - protected with epoxy based paint	42,000	lb	\$14.44	\$606,585
Ductwork, stainless steel	6,000	lb	\$32.00	\$192,000
Duct insulation	23,500	sf	\$4.46	\$104,806
Combination fire / smoke damper	30	ea	\$1,097.63	\$32,929
Grilles, registers and diffusers, including dampers and flex duct	46,000	sf	\$2.80	\$128,800
Acoustical attenuation	4	ea	\$5,199.30	\$20,797
Ventilation premium for PHIUS+ requirements, allowance	2	ls	\$300,000.00	\$600,000
Miscellaneous testing & commissioning				
Test / balance HVAC	360	hr	\$176.94	\$63,698
Start-up/check-out	280	hr	\$140.88	\$39,446
Commissioning assist	280	hr	\$140.88	\$39,446
Piping identification: labels, arrows and valve tags	360	ea	\$31.89	\$11,480
Seismic and vibration requirements	2	ea	\$25,000.00	\$50,000
HVAC Controls				
DDC controls to plumbing systems	2	ls	\$5,777.00	\$11,554
DDC controls, air handlers	4	ea	\$17,000.00	\$68,000
DDC controls, vav box, reheat coils	46	ea	\$2,161.12	\$99,411
DDC controls, general exhaust fan	8	ea	\$1,518.20	\$12,146
DDC controls, smoke damper monitor	30	ea	\$1,100.00	\$33,000
DDC misc. items, training, integration	360	hr	\$161.76	\$58,232
DDC controls for pools	2	ls	\$30,000.00	\$60,000

Total - Heating, Ventilation and Air Conditioning**\$4,243,771****12 Electrical Lighting, Power and Communications****Service & Distribution Equipment**

Main switchboard, 1200 amp, 120/208v, 3ph, 4w	2	ea	\$49,955.01	\$99,910
Distribution board, 400 amp, 120/208v, 3ph, 4w	1	ea	\$24,325.37	\$24,325
Pool Eq. Distribution board, 400 amp, 120/208v, 3ph, 4w	1	ea	\$24,325.37	\$24,325
Panelboard, 225 amp, 120/208v, 3ph, 4w	6	ea	\$3,308.48	\$19,851
Feeder, 225 amp, emt	250	lf	\$108.10	\$27,026
Feeder, 400 amp, emt	300	lf	\$184.08	\$55,224
Feeder, 1200 amp, PVC	100	lf	\$796.25	\$79,625
Conduit, 1 1/4" pvc	200	lf	\$10.41	\$2,082
Copper wire, #8 thhn	200	lf	\$2.03	\$406
Copper wire, #4 thhn	400	lf	\$4.12	\$1,648

HVAC & Equipment Connections

AHU-1	2	ea	\$1,150.55	\$2,301
AHU-2	2	ea	\$1,150.55	\$2,301
FCU	4	ea	\$238.87	\$955
EF, Exhaust Fans	8	ea	\$209.15	\$1,673
Disconnect switch, 60/3 fused N1	4	ea	\$992.58	\$3,970
Disconnect switch, motor rated N3R	8	ea	\$268.56	\$2,148

Si View Aquatics Center

North Bend, WA
Schematic Design

Project # 21-01149
10/22/21

DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Disconnect switch, 200/3 fused N3R	4	ea	\$3,051.75	\$12,207
Disconnect elevator switch, 60/3 fused N1	2	ea	\$2,988.75	\$5,977
Equipment feeder, 20 amp	1,900	lf	\$20.29	\$38,551
Equipment feeder, 60 amp	400	lf	\$38.80	\$15,520
Equipment feeder, 200 amp	450	lf	\$93.01	\$41,855
Convenience Power				
Duplex receptacle, 20 amp	89	ea	\$132.72	\$11,812
Double duplex receptacle, 20 amp	6	ea	\$175.88	\$1,055
Duplex receptacle, 20 amp GFCI	20	ea	\$151.39	\$3,028
Double duplex receptacle, 20 amp GFCI wp	4	ea	\$162.18	\$649
Branch power, 20 amp	4,120	lf	\$19.15	\$78,898
10/2 armored cable	2,669	lf	\$7.77	\$20,738
Lighting & Lighting Controls				
Down Lights Phase #1	479	ea	\$315.25	\$151,005
Pool Flood Light High Bay	108	ea	\$855.75	\$92,421
Mezzanine Lighting	20	ea	\$605.44	\$12,109
Exit Lighting	22	ea	\$301.01	\$6,622
Lighting control panel	2	ea	\$5,125.15	\$10,250
Single pole switch	4	ea	\$140.93	\$564
Dimmer three way switch	8	ea	\$156.14	\$1,249
Occupancy sensor, ceiling mounted	16	ea	\$319.79	\$5,117
Occupancy sensor, wall mounted	16	ea	\$267.09	\$4,274
Lighting branch power, fixtures	7,060	lf	\$19.15	\$135,185
Lighting branch power, controls	220	lf	\$18.00	\$3,961
Fire Alarm System				
FA control panel	2	ea	\$10,915.88	\$21,832
FA annunciator panel	2	ea	\$2,997.03	\$5,994
FA beam sensor	4	ea	\$1,515.66	\$6,063
FA duct smoke detector	4	ea	\$675.44	\$2,702
FA flow switch	2	ea	\$575.12	\$1,150
FA heat detector	2	ea	\$329.55	\$659
FA pull station	4	ea	\$341.55	\$1,366
FA smoke detector	4	ea	\$326.95	\$1,308
FA tamper switch	2	ea	\$515.66	\$1,031
FA horn strobe unit, wall mount	12	ea	\$215.05	\$2,581
Conduit, 3/4" emt	5,600	lf	\$10.79	\$60,424
Fire alarm cable rated, 4C	5,600	lf	\$4.85	\$27,160
Telecommunications System				
Tele/data outlet, 2 port	18	ea	\$145.75	\$2,624
Wireless access point	8	ea	\$373.96	\$2,992
Fire treated plywood	2	ea	\$295.45	\$591
Main telecommunication grounding busbar	2	ea	\$2,150.55	\$4,301
Conduit, 3/4" emt	2,000	lf	\$10.79	\$21,580
CAT-6, 4 pair 23 AWG, UTP	2,000	lf	\$1.58	\$3,160
Public Address System				
Clock/speaker	8	ea	\$719.36	\$5,755
PA speaker	52	ea	\$248.65	\$12,930
Conduit, 3/4" emt	6,000	lf	\$10.79	\$64,740
PA system speaker cable	6,050	lf	\$1.32	\$7,986
Distributed Antenna System	46,000	gsf	\$1.55	\$71,300
Security, Access Control & CCTV Systems				

DETAIL ELEMENTS - AQUATICS CENTER BUILDING OPTION 2

Element	Quantity	Unit	Unit Cost	Total
CCTV PTZ IP camera, outdoor	6	ea	\$3,660.16	\$21,961
CCTV fixed IP camera	12	ea	\$946.74	\$11,361
DVR, 4TB storage	2	ea	\$1,801.43	\$3,603
Conduit, 3/4" emt	1,200	lf	\$10.79	\$12,948
CCTV cabling	1,200	lf	\$1.58	\$1,896
Access control system				
Access control panel	2	ea	\$5,155.05	\$10,310
Access control panel power supply	2	ea	\$670.48	\$1,341
Card reader, proximity type	9	ea	\$1,039.99	\$9,360
Alarm contact, flush mount	7	ea	\$231.84	\$1,623
Conduit, 3/4" emt	2,050	lf	\$10.79	\$22,120
Access control cable	2,050	lf	\$1.58	\$3,239
Miscellaneous				
Small tools	2	ls	\$5,033.00	\$10,066
Consumables	2	ls	\$8,355.15	\$16,710
Equipment rentals	2	ls	\$10,671.44	\$21,343
Testing/commissioning	2	ls	\$8,850.15	\$17,700

Total - Electrical Lighting, Power and Communications **\$1,496,626**

13 Fire Protection Systems

New hydraulically calculated wet pipe automatic fire sprinkler system				
Wet-pipe fire sprinkler, complete	46,000	gsf	\$8.00	\$368,000
316 Stainless Steel piping, premium	2	ea	\$35,000.00	\$70,000
FM 200 preaction systems, Electrical / data rooms - allowance			Assume Not Needed	
Fire sprinkler for chemical storage room, premium	2	ea	\$12,000.00	\$24,000

Total - Fire Protection Systems **\$462,000**

APPENDIX 1 - SCOPE ASSUMPTIONS

Description	Assumed Scope
General Project Info	<ul style="list-style-type: none"> - Escalation included as shown in introduction. - Local GC laydown / compound area within proximity. - Local trade parking available both onsite (partial) and offsite. - All sub trades to be competitively bid. - Labor pool from Seattle / Tacoma.
Detailed Assumptions	
1. Substructure / Foundations	<ul style="list-style-type: none"> - Mass excavation and off haul. - Assume no soil import is needed - Conventional continuous footings / spread footings. - Concrete slab on grade - 6" thick.
2. Structure	<ul style="list-style-type: none"> - Wood & Steel framed building: glue lam beams & steel columns. - Incidental steel supports allowance. - T&G wood decking and 8" DLT roof panels.
3. Envelope / Roofing	<ul style="list-style-type: none"> - Exterior substrate of metal studs, densglas sheathing, spray applied insulation. - Blend of double glazed curtain wall (50%) and composite metal panel systems (50%). - Aluminum framed curtain wall with insulated spandrel panels. - Metal paneling comprises 50% of total envelope. - Single ply roofing with insulation at roof. - Soffits at overhangs.
4. Interiors	<ul style="list-style-type: none"> - Metal stud framed interior construction. - Aluminum framed interior storefront. - SC interior door sets. - Floors: sealed concrete, carpet, and porcelain tile. - Ceilings / soffits: ACT and gypsum board. - Walls: paint and porcelain tile. - Phenolic restroom cubicles and fixed RR specialties, prefab shower units. - P-lam finished casework, storage, and display casings. - Code required signage. - Equipment - OFCI, CFCl (minimal), loading dock, equipment bracing.
5. Plumbing	<ul style="list-style-type: none"> - Full plumbing system including all sanitary fixtures, condensate drainage

APPENDIX 1 - SCOPE ASSUMPTIONS

Description	Assumed Scope
6. HVAC	<ul style="list-style-type: none"> - Full HVAC system including new localized chillers / cooling towers, air handling units - Chilled / hot water and steam distribution, vertical and horizontal galvanized duct - Distribution, DDC sole sourced controls, and premium isolation ventilation. - Central Utility Plant assumed to have the following: <ul style="list-style-type: none"> - Cooling system - Heating system
7. Electrical	<ul style="list-style-type: none"> - Main primary and secondary power. - LED lighting,. - Full fire alarm system. - Rough in of all low voltage systems (T/D, CCTV, security, nurse call, panic, emergency) - phone).
8. Fire Protection	<ul style="list-style-type: none"> - Wet pipe sprinklers throughout. - Fire sprinkler for chemical storage room, premium.
9. Sitework	<ul style="list-style-type: none"> - Demolish existing 1 story height structures. - On site grading / cut and fill, erosion control measures. - New surface parking and roadway. - Pedestrian circulation - natural color paving. - Pedestrian plazas. - Reduced landscaping (seeding and mulch to outlying areas). - Excluded water features, fixed amenities, signage. - Allowed for site walls. - New wet utility distribution and connections. - Excluded Off site adjustments / connections. - Site areas as provided by Architect.
11. Exclusions	<ul style="list-style-type: none"> - Low voltage devices / cable - Play structures. - Monument signage.