

VASHON SCHOOL DISTRICT 2010 MASTER PLAN PHASE I



VASHON HIGH SCHOOL COST MODEL ESTIMATE NOVEMBER 11, 2009

	Area	Escalated Construction Cost (2/2012)	Project Development Cost Multiplier	w/ Proj Devel Costs	Rounded for Cost Matrix
New Classroom/Lab Building Addition	36,260	\$ 10,580,991	150.10%	\$ 15,882,067	\$ 15,900,000
Renovate Building A	42,252	\$ 10,965,014	155.35%	\$ 17,034,150	\$ 17,000,000
Minor Renov. Bldg F & K (Music, Art, Maintenance) Allowance		\$ 267,577	130.00%	\$ 347,850	\$ 350,000
Temporary Conditions - Phasing Logistics		\$ 191,126	125.00%	\$ 238,908	\$ 200,000
Portables for Temporary Housing during Renovation Phase		\$ 487,652	115.00%	\$ 560,800	\$ 600,000
Site Work Allowance		\$ 4,150,400	144.35%	\$ 5,991,102	\$ 6,000,000
CONSTRUCTION COST TOTAL	78,512	\$ 26,642,760		\$ 40,054,877	\$ 40,050,000
Bid Climate Contingency @ 6% of construction cost				\$ 1,598,566	\$ 1,600,000
TOTAL PROJECT COST				\$ 41,653,442	\$ 41,650,000

<u>PROJECT DEVELOPMENT COSTS</u>	New Construction	Renovation - A	Site & Off-site
STATE SALES TAX	8.60%	8.60%	8.60%
TESTING & INSPECTION	1.50%	1.00%	1.00%
CONSTRUCTION CONTINGENCY	4.00%	6.00%	6.00%
ARCH/ENGINEERING FEES	8.75%	12.00%	2.50%
BUILDERS RISK INSURANCE	0.50%	0.50%	0.50%
ADDITIONAL CONSULTANT FEES	3.00%	3.00%	8.00%
PERMITS/KING CO REVIEW FEES	1.75%	1.75%	1.75%
MOVING/RELOCATION COSTS	0.50%	1.00%	0.50%
LEGAL	0.50%	0.50%	0.50%
CONSTRUCTION ADMIN/MGMT	2.50%	2.50%	2.50%
DISTRICT STAFFING & MANAGEMENT	2.00%	2.00%	2.00%
GC/CM SERVICES	4.00%	4.00%	4.00%
GC/CM CONTINGENCY	6.00%	6.00%	6.00%
FURNISHINGS & EQUIP	6.00%	6.00%	
SUSTAINABLE SCHOOLS PROTOCOL	0.25%	0.25%	0.25%
COST OF OWNERSHIP MODELING	0.25%	0.25%	0.25%
TOTAL PROJECT DEVELOPMENT COSTS	50.10%	55.35%	44.35%

EXCLUSIONS:

TOXIC SOILS/MATERIALS REMOVAL
SPECIAL FOUNDATIONS
UTILITY COMPANY CHARGES

11.11.2009



**THE
ROBINSON
COMPANY**

PROJECT: VASHON SD BOND STUDY - ADDITION
LOCATION: VASHON ISLAND, WA
BLDG SF: 36,260
ESTIMATE: 2009142
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	352,924	9.73
B10	SUPERSTRUCTURE	942,623	26.00
B20	EXTERIOR CLOSURE	1,202,291	33.16
B30	ROOFING	349,346	9.63
C10	INTERIOR CONSTRUCTION	710,420	19.59
C20	STAIRS	59,000	1.63
C30	INTERIOR FINISHES	658,140	18.15
D10	CONVEYING SYSTEMS	60,000	1.65
D20	PLUMBING	453,250	12.50
D30	HVAC	1,522,920	42.00
D40	FIRE PROTECTION	135,975	3.75
D50	ELECTRICAL	1,160,320	32.00
E10	EQUIPMENT	45,325	1.25
E20	FURNISHINGS	327,095	9.02
Z10	GENERAL REQUIREMENTS	720,000	19.86
ESTIMATE SUBTOTAL		8,699,629	239.92
	DESIGN CONTINGENCY @	5.00%	434,981
	SUBTOTAL		9,134,610
	GENERAL CONTRACTOR'S OH & P @	6.50%	593,750
	SUBTOTAL		9,728,360
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	852,631
	TOTAL		10,580,991
			291.81

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - ADDITION
LOCATION: VASHON ISLAND, WA
BLDG SF: 36,260
ESTIMATE: 2009142
EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10 FOUNDATIONS						
02100	FOOTING EXCAVATION/BACKFILL	19,260	SFA	2.25	43,335	
02210	ALLOWANCE FOR STRUCTURAL FILL/OVER-EX	1	LS	20,000	20,000	
02620	FOOTING DRAINS W/GRAVEL	750	LF	9.00	6,750	
03000	4" SLAB ON GRADE/GRAVEL/VB	19,260	SF	4.85	93,411	
03000	ELEVATOR PIT	1	LS	9,500	9,500	
03310	STANDARD FOUNDATIONS	19,260	SFA	9.05	174,303	
07210	RIGID INSULATION @ PERIMETER	2,250	SF	2.50	5,625	
A10	FOUNDATIONS			DIVISION TOTAL	352,924	9.73
B10 SUPERSTRUCTURE						
03100	TOPPING SLAB @ FLOOR	17,000	SF	3.25	55,250	
05120	3" 20 GA FLOOR DECK INC SHEAR STUDS	17,000	SF	3.75	63,750	
05120	HOISTING STEEL @ FLOOR	106	TON	175	18,594	
05120	STRUCTURAL STEEL @ FLOOR (12.5#/PSF)	106	TON	3,800	403,750	
05120	STRUCTURAL STEEL @ ROOF (8.5# PSF)	82	TON	3,800	311,049	
05200	STEEL ROOF DECK	19,260	SF	3.50	67,410	
05210	HOISTING STEEL @ ROOF	82	TON	185	15,170	
07120	FIRESTOPPING	17,000	SFA	0.45	7,650	
B10	SUPERSTRUCTURE			DIVISION TOTAL	942,623	26.00
B20 EXTERIOR CLOSURE						
03000	EXTERIOR WALLS - OPAQUE	18,000	SF	40.20	723,600	
06110	ROUGH CARPENTRY/HARDWARE	22,500	SF	1.00	22,500	
07500	ALUMINUM SUNSHADES @ WINDOWS	1	LS	35,000	35,000	
				ALLOWANCE		
08110	EXT. H.M. DOOR/FRM/HDWRE	36,260	SFA	0.35	12,691	
08410	ALUM WINDOWS/STOREFRONT	2,500	SF	60.00	150,000	
08410	ALUMINUM CURTAIN WALL SYSTEM	2,000	SF	85.00	170,000	
08410	CLERESTORY GLAZING	1,200	SF	55.00	66,000	
09900	EXTERIOR PAINTING/FINISHING	22,500	SF	1.00	22,500	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	1,202,291	33.16
B30 ROOFING						
06120	ROOFING ROUGH CARPENTRY	19,260	SF	0.75	14,445	
07210	FALL PROTECTION	1	LS	20,000	20,000	
07210	MEMBRANE ROOF SYSTEM - COMPLETE	5,778	SFA	12.50	72,225	
07210	METAL ROOF SYSTEM - COMPLETE	13,482	SFA	18.00	242,676	
B30	ROOFING			DIVISION TOTAL	349,346	9.63
C10 INTERIOR CONSTRUCTION						
08110	INT. H.M. DOOR/HM FRM/HDWRE-SGL	36,260	SFA	1.75	63,455	
08300	SPECIALTY DOORS/GRILLES	1	LS	45,000	45,000	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
08310	ACCESS DOORS	1	LS	4,000	4,000	
08800	INTERIOR GLAZING	1,000	SF	45.00	45,000	
09250	INTERIOR WALLS - GWB/METAL STUD	36,260	SFA	11.50	416,990	
10000	MISC SPECIALTIES (CHALK/TACK/TOILET ACCESS PARTITIONS, SIGNAGE)	36,260	SF	3.75	135,975	
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	710,420	19.59
C20	STAIRS					
05300	GUARDRAIL	200	SF	45.00	9,000	
05510	STAIRS/RAILS	2	FLT	25,000	50,000	
C20	STAIRS			DIVISION TOTAL	59,000	1.63
C30	INTERIOR FINISHES					
06250	INTERIOR TRIMS/RAILS	36,260	SFA	0.50	18,130	
09200	INTERIOR FLOORING/BASE	36,260	SF	7.00	253,820	
09250	ACT CEILINGS	30,000	SF	2.85	85,500	
09250	GWB CEILINGS & SOFFITS	10,000	SF	6.50	65,000	
09250	INTERIOR WALL FINISHES/TILE/WAINSCOTE	36,260	SFA	4.50	163,170	
09900	INTERIOR PAINTING AND FINISHING	36,260	SFA	2.00	72,520	
C30	INTERIOR FINISHES			DIVISION TOTAL	658,140	18.15
D10	CONVEYING SYSTEMS					
14240	ELEVATOR/2-STOP	1	LS	60,000	60,000	
D10	CONVEYING SYSTEMS			DIVISION TOTAL	60,000	1.65
D20	PLUMBING					
15400	PLUMBING	36,260	SFA	12.50	453,250	
D20	PLUMBING			DIVISION TOTAL	453,250	12.50
D30	HVAC					
15700	HVAC	36,260	SFA	42.00	1,522,920	
D30	HVAC			DIVISION TOTAL	1,522,920	42.00
D40	FIRE PROTECTION					
15300	FIRE PROTECTION	36,260	SFA	3.75	135,975	
D40	FIRE PROTECTION			DIVISION TOTAL	135,975	3.75
D50	ELECTRICAL					
16000	ELECTRICAL	36,260	SFA	32.00	1,160,320	
D50	ELECTRICAL			DIVISION TOTAL	1,160,320	32.00
E10	EQUIPMENT					
14000	FOOD SERVICE EQUIPMENT INCLUDED IN BLDG A RENOVATION					
14000	MISC EQUIPMENT	36,260	SF	1.25	45,325	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
E10	EQUIPMENT				45,325	1.25
				DIVISION TOTAL		
E20	FURNISHINGS					
12300	CASEWORK - SCIENCE	4	EA	45,000	180,000	
12320	CASEWORK - CLASSROOMS/BALANCE	36,260	SFA	3.25	117,845	
12490	BLINDS/SHADES	4,500	SF	6.50	29,250	
E20	FURNISHINGS				327,095	9.02
				DIVISION TOTAL		
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS	12	MO	60,000	720,000	
Z10	GENERAL REQUIREMENTS				720,000	19.86
				DIVISION TOTAL		
				ESTIMATE SUBTOTAL	8,699,629	239.92



**THE
ROBINSON
COMPANY**

PROJECT: VASHON SD BOND STUDY - BUILDING A MOD
LOCATION: VASHON ISLAND, WA
BLDG SF: 42,252
ESTIMATE: 2009142
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	97,954	2.32
B10	SUPERSTRUCTURE	422,520	10.00
B20	EXTERIOR CLOSURE	749,250	17.73
B30	ROOFING	655,700	15.52
C10	INTERIOR CONSTRUCTION	896,595	21.22
C30	INTERIOR FINISHES	642,231	15.20
D20	PLUMBING	147,882	3.50
D30	HVAC	1,798,245	42.56
D40	FIRE PROTECTION	183,210	4.34
D50	ELECTRICAL	1,502,064	35.55
E10	EQUIPMENT	662,815	15.69
E20	FURNISHINGS	303,888	7.19
F20	SELECTIVE BUILDING DEMOLITION	353,016	8.36
Z10	GENERAL REQUIREMENTS	600,000	14.20
ESTIMATE SUBTOTAL		9,015,371	213.37
	DESIGN CONTINGENCY @	5.00%	450,769
	SUBTOTAL		9,466,139
	GENERAL CONTRACTOR'S OH & P @	6.50%	615,299
	SUBTOTAL		10,081,439
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	883,576
	TOTAL		10,965,014
			259.51

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - BUILDING A MOD
LOCATION: VASHON ISLAND, WA
BLDG SF: 42,252
ESTIMATE: 2009142
EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10	FOUNDATIONS					
02000	SLAB ON GRADE - PATCH	6,338	SF	8.00	50,702	
02125	HAND EXCAVATION/BACKFILL FTGS	1	LS	5,000	5,000	
03300	MISC FOUNDATION UPGRADES	42,252	SFA	1.00	42,252	
A10	FOUNDATIONS			DIVISION TOTAL	97,954	2.32
B10	SUPERSTRUCTURE					
06000	SEISMIC UPGRADES ALLOWANCE	42,252	SFA	10.00	422,520	
B10	SUPERSTRUCTURE			DIVISION TOTAL	422,520	10.00
B20	EXTERIOR CLOSURE					
07000	FURR/INSUL/SHEET & FINISH EXIST EXT WALLS	14,400	SFA	27.50	396,000	
08110	EXT. HM/DR/FRAME/HDWRE-LEAF	20	EA	1,800	36,000	
08950	NEW ALUMINUM WINDOWS	4,500	SF	60.00	270,000	
				ALLOWANCE QUANTITY		
09910	EXTERIOR PAINTING/FINISHING	18,900	SF	2.50	47,250	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	749,250	17.73
B30	ROOFING					
07500	MEMBRANE ROOF/INSUL/SHEETMETAL	48,856	SF	12.50	610,700	
08620	SLYLIGHT ALLOWANCE	1	LS	45,000	45,000	
B30	ROOFING			DIVISION TOTAL	655,700	15.52
C10	INTERIOR CONSTRUCTION					
08160	INT. DR/FRAME/HDWRE-LEAF	42,252	SFA	2.25	95,067	
08220	SIDELITES & RELITES-INT. ALLOW	2,500	SF	50.00	125,000	
08720	SPECIAL DOORS/GRILLES	1	LS	25,000	25,000	
09130	INT WALL FRAMING	42,252	SFA	10.50	443,646	
09130	INTERIOR SHEAR WALL ALLOWANCE	5,000	SF	12.00	60,000	
10100	MISC. SPECIALTIES	42,252	SFA	3.50	147,882	
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	896,595	21.22
C30	INTERIOR FINISHES					
03540	FLOOR PREP	42,252	SFA	0.75	31,689	
06200	FINISH CARPENTRY	42,252	SFA	0.50	21,126	
06200	INTERIOR WALL FINISHES	42,252	SFA	2.50	105,630	
09230	GWB CEILINGS & SOFFITS	8,450	SF	8.50	71,828	
09250	2'X4' SUSP CEILING	33,802	SF	2.50	84,505	
09660	FLOORING & BASE	42,252	SFA	5.50	232,386	
09940	INT. PAINTING & FINISHING	42,252	SFA	2.25	95,067	
C30	INTERIOR FINISHES			DIVISION TOTAL	642,231	15.20

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
D20	PLUMBING					
15400	PLUMBING	42,252	SFA	3.50	147,882	
D20	PLUMBING			DIVISION TOTAL	147,882	3.50
D30	HVAC					
15700	HVAC	42,252	SFA	37.72	1,593,745	
15935	CONTROLS	42,252	SFA	4.84	204,500	
D30	HVAC			DIVISION TOTAL	1,798,245	42.56
D40	FIRE PROTECTION					
15230	FIRE PROTECTION	48,856	SFA	3.75	183,210	
	INCLUDES OVERHANGS					
D40	FIRE PROTECTION			DIVISION TOTAL	183,210	4.34
D50	ELECTRICAL					
16000	ELECTRICAL	42,252	SFA	32.00	1,352,064	
16000	EMERGENCY GENERATOR	1	LS	150,000	150,000	
	ALLOWANCE					
D50	ELECTRICAL			DIVISION TOTAL	1,502,064	35.55
E10	EQUIPMENT					
11120	MISC. EQUIPMENT	42,252	SFA	1.25	52,815	
14000	DISTRICT DATA CENTER/UPS EQUIPMENT	1	LS	100,000	100,000	
14000	FOOD SERVICE EQUIPMENT	1	LS	450,000	450,000	
14000	LIGHT/SOUND/CONTROL BOOTH EQUIP	1	LS	60,000	60,000	
E10	EQUIPMENT			DIVISION TOTAL	662,815	15.69
E20	FURNISHINGS					
12300	CASEWORK-ALLOWANCE	42,252	SFA	6.50	274,638	
12400	WINDOW /RELITE TREATMENT	4,500	SF	6.50	29,250	
E20	FURNISHINGS			DIVISION TOTAL	303,888	7.19
F20	SELECTIVE BUILDING DEMOLITION					
01000	ASBESTOS ABATEMENT	42,252	SFA	3.50	147,882	
	ALLOWANCE					
02200	INT.DEMO/GUT	42,252	SFA	4.50	190,134	
02200	SAWCUTTING/CORINGL-ALLOW	1	LS	15,000	15,000	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	353,016	8.36
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS-PRORATED	10	MO	60,000	600,000	
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	600,000	14.20
				ESTIMATE SUBTOTAL	9,015,371	213.37



THE
ROBINSON
COMPANY

PROJECT: VASHON SD BOND STUDY - BLDG F AND K PARTIAL MOD
LOCATION: VASHON ISLAND, WA
BLDG SF: 4,000
ESTIMATE: 2009142
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS		220,000	55.00
	ESTIMATE SUBTOTAL		220,000	55.00
	DESIGN CONTINGENCY @	5.00%	11,000	
	SUBTOTAL		231,000	
	GENERAL CONTRACTOR'S OH & P @	6.50%	15,015	
	SUBTOTAL		246,015	
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	21,562	
	TOTAL		267,577	66.89

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - BLDG F AND K PARTIAL MOD
LOCATION: VASHON ISLAND, WA
BLDG SF: 4,000
ESTIMATE: 2009142
EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS					
01000	INTERIOR MOD BLDG F - PARTIAL AREA	3,500	SFA	55.00	192,500	
	ALLOWANCE					
01000	INTERIOR MOD BLDG K - PARTIAL AREA	500	SFA	55.00	27,500	
	ALLOWANCE					
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	220,000	55.00
				ESTIMATE SUBTOTAL	220,000	55.00



THE
ROBINSON
COMPANY

PROJECT: VASHON SD BOND STUDY - TEMP CONDITIONS
LOCATION: VASHON ISLAND, WA
BLDG SF:
ESTIMATE: 2009142
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS		150,000	
	ESTIMATE SUBTOTAL		150,000	
	DESIGN CONTINGENCY @	10.00%	15,000	
	SUBTOTAL		165,000	
	GENERAL CONTRACTOR'S OH & P @	6.50%	10,725	
	SUBTOTAL		175,725	
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	15,401	
	TOTAL		191,126	

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - TEMP CONDITIONS
 LOCATION: VASHON ISLAND, WA
 BLDG SF:
 ESTIMATE: 2009142
 EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS					
01000	CONTINGENCY FOR PHASING LOGISTICS ALLOWANCE	1	LS	150,000	150,000	
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	150,000	
				ESTIMATE SUBTOTAL	150,000	



**THE
ROBINSON
COMPANY**

PROJECT: VASHON SD BOND STUDY - SITEWORK
LOCATION: VASHON ISLAND, WA
BLDG SF:
ESTIMATE: 2009142
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
D50	ELECTRICAL			
G10	SITE PREPARATION		510,524	
G20	SITE IMPROVEMENTS		1,219,200	
G30	SITE CIVIL / MECHANICAL UTILITIES		1,115,600	
G40	SITE ELECTRICAL UTILITIES		197,000	
Z10	GENERAL REQUIREMENTS		215,000	
ESTIMATE SUBTOTAL			3,257,324	
	DESIGN CONTINGENCY @	10.00%	325,732	
	SUBTOTAL		3,583,056	
	GENERAL CONTRACTOR'S OH & P @	6.50%	232,899	
	SUBTOTAL		3,815,955	
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	334,445	
TOTAL			4,150,400	

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - SITEWORK
 LOCATION: VASHON ISLAND, WA
 BLDG SF:
 ESTIMATE: 2009142
 EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
D50	ELECTRICAL					
16000	UPGRADE DATA/COMM INFRASTRUCTURE INCLUDED IN SEP ESTIMATE					
D50	ELECTRICAL				DIVISION TOTAL	
G10	SITE PREPARATION					
02000	ASBESTOS ABATEMENT BLDG B & C	14,393	SF	3.50	50,376	
02000	ASBESTOS ABATEMENT BLDG E	2,000	SF	3.50	7,000	
02000	ASBESTOS ABATEMENT BLDG G/K	6,784	SF	3.50	23,744	
02100	DEMO BUILDING B/C	14,393	SF	6.50	93,555	
02100	DEMO BUILDING E	2,000	SF	6.50	13,000	
02100	DEMO OLD ADMIN BLDG	4,000	SF	6.50	26,000	
02230	CIVIL MOBILIZATION	1	LS	110,000	110,000	
	ALLOWANCE PER A/E					
02230	SITE PREPARATION/DEMO/EARTHWORK	1	LS	138,000	138,000	
	ALLOWANCE PER A/E					
02370	EROSION CONTROL	1	LS	48,850	48,850	
	ALLOWANCE PER A/E					
G10	SITE PREPARATION				DIVISION TOTAL	510,524
G20	SITE IMPROVEMENTS					
02740	OFFSITE: ROAD & PARKING LOT CONSTRUCTION	1	LS	20,000	20,000	
	ALLOWANCE PER A/E					
02740	OFFSITE: TRAFFIC CONTROL	1	LS	6,000	6,000	
	ALLOWANCE PER A/E					
02740	ATB 3" W/FINE GRADE	1	LS	30,000	30,000	
	ALLOWANCE PER A/E					
02740	ROAD & PARKING LOT CONSTRUCTION	1	LS	162,400	162,400	
	ALLOWANCE PER A/E					
02740	TRAFFIC CONTROL	1	LS	30,800	30,800	
	ALLOWANCE PER A/E					
02870	SITE FURNISHINGS	1	LS	100,000	100,000	
02920	FIELDS -TRACK					
	EXCLUDED					
02920	GENERAL LANDSCAPE/IRRIGATION	1	LS	360,000	360,000	
	ALLOWANCE					
02920	TENNIS COURTS	1	LS	60,000	60,000	
	ALLOWANCE					
03000	SIDEWALKS	1	LS	135,000	135,000	
	ALLOWANCE PER A/E					
09200	COVERED WALKS BETWEEN BLDG A & D	1	LS	240,000	240,000	
	covered walks: 6,000sf @ \$25/sf + entry canopy at bldg. A: 1,500sf @ \$60/s					
	IMPROVEMENTS TO BUS SERVICE AREA	1	LS	75,000	75,000	
	ALLOWANCE PER A/E (security, fencing & lighting)					
G20	SITE IMPROVEMENTS				DIVISION TOTAL	1,219,200
G30	SITE CIVIL / MECHANICAL UTILITIES					

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
02510	OFFSITE: WATER SYSTEMS	1	LS	10,300	10,300	
	ALLOWANCE PER A/E					
02510	WATER SYSTEMS	1	LS	60,300	60,300	
	ALLOWANCE PER A/E					
02530	SANITARY SEWER SYSTEM	1	LS	226,000	226,000	
	ALLOWANCE PER A/E					
02630	STORM DRAINAGE UTILITIES	1	LS	219,000	219,000	
	ALLOWANCE PER A/E					
15180	GROUND SOURCE LOOPS/WELLS	1	LS	600,000	600,000	
	ALLOWANCE					
G30	SITE CIVIL / MECHANICAL UTILITIES			DIVISION TOTAL	1,115,600	
G40	SITE ELECTRICAL UTILITIES					
16000	OFFSITE: POWER/LIGHTING/TELEPHONE	1	LS	14,000	14,000	
	ALLOWANCE PER A/E					
16000	POWER/LIGHTING/TELEPHONE	1	LS	113,000	113,000	
	ALLOWANCE PER A/E					
16000	RELOCATE TRANSFORMER	1	LS	40,000	40,000	
	ALLOWANCE					
16000	UPGRADE SITE POWER	1	LS	30,000	30,000	
	ALLOWANCE					
G40	SITE ELECTRICAL UTILITIES			DIVISION TOTAL	197,000	
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS/BONDING/LAYOUT	1	LS	110,000	110,000	
	ALLOWANCE PER A/E					
01000	KING COUNTY REVIEW FEES	1	LS			
	INCLUDED IN PROJ DEVEL COSTS					
01000	REROUTE TEMP UTILITIES	1	LS	105,000	105,000	
	ALLOWANCE					
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	215,000	
				ESTIMATE SUBTOTAL	3,257,324	

Master Plan Phase I Projects Beyond Vashon High School

Summary - Project Costs

District-wide Administrative & Operations Facilities	Subtotal	Rounded
Remodel Space in CES for District Administration	\$472,626	\$470,000
Total - District-wide Administrative & Operations Facilities	\$472,626	\$470,000

McMurray MS & Chautauqua ES Improvements	Subtotal	Rounded
DDC system upgrade (based on McKinstry Estimate)	\$400,855	\$400,000
Refurbish door hardware	\$64,087	\$65,000
Replace carpets and hard flooring throughout	\$162,000	\$160,000
Repaint interior	\$144,000	\$140,000
Unit Ventilator Replacement	\$680,792	\$680,000
DDC system upgrade	\$470,425	\$470,000
Boiler System Retrocommissioning and Burner Rightsizing	\$59,631	\$60,000
Refurbish door hardware	\$45,345	\$45,000
Total - McMurray MS & Chautauqua ES Improvements	\$2,027,136	\$2,020,000

Phase I: First half of Total Technology Infrastructure Upgrades	Subtotal	Rounded
Phase I @ Half: Campus-wide Data Distribution Improvements	\$179,520	\$180,000
Phase I @ Half: MMS Power/Data Infrastructure Improvements	\$367,985	\$370,000
Phase I @ Half: CES Power/Data Infrastructure Improvements	\$381,934	\$380,000
<i>(See breakdown page for detailed scope costs - Phase I & II combined are twice the amounts shown here, 2 years of additional escalation is added for Phase II scope)</i>		
Phase I: First half of Total Technology Infrastructure Upgrades	\$929,439	\$930,000

Bid Climate Contingency (6% of all but project development costs)		
District-wide Administrative & Operations Facilities	\$23,631	
McMurray MS Improvements	\$22,453	
Chautauqua ES Improvements	\$57,978	
Phase I @ Half: Campus-wide Data Distribution Improvements	\$8,976	
Phase I @ Half: CES & MMS Power/Data Infrastructure Improvements	\$37,496	
Total - Bid Climate Contingencies	\$150,534	\$150,000

Remodel at Chautauqua Elementary School for District Administration

Breakdown

McGranahan Architects Estimate	Quantity Unit	Unit Cost	Total
Interior Construction	6,000 sf	\$5.43	\$32,600
Interior Finishes	6,000 sf	\$6.52	\$39,125
Plumbing - sinks from classrooms remain	6,000 sf	\$0.00	\$0
HVAC	6,000 sf	\$24.08	\$144,500
Fire Protection	6,000 sf	\$0.67	\$4,000
Electrical	6,000 sf	\$9.60	\$57,600
Equipment	6,000 sf	\$0.33	\$2,000
Furnishings	6,000 sf	\$1.73	\$10,400
Selective Building Demolition	6,000 sf	\$0.60	\$3,600
General Requirements	6,000 sf	\$5.00	\$30,000
Subtotal			\$323,825
Contingency		5.00%	\$16,191
Subtotal			\$340,016
General Contractor's OH&P		6.50%	\$22,101
Subtotal			\$362,117
Escalation to Feb. 2012 @ 3.5%/year		8.76%	\$31,737
Subtotal			\$393,855
Project Development Costs		20.00%	\$78,771
Remodel @ Chautauqua ES for District Offices			\$472,626
Bid Climate Contingency (6% of all but project development costs)			\$23,631

MMS Improvements

Breakdown

McGranahan Architects Estimate	Quantity Unit	Unit Cost	Total	Project Cost
DDC system upgrade (based on McKinstry Estimate)			\$242,000	\$400,855
Refurbish door hardware	106 each	\$365	\$38,690	\$64,087
Replace carpets and hard flooring throughout	45,000 sf	\$3	\$135,000	\$162,000
Repaint interior	60,000 sf	\$2	\$120,000	\$144,000
Subtotal			\$293,690	
Contingency @ 10%		10.00%	\$29,369	
Subtotal			\$323,059	
General Contractor's OH&P		6.50%	\$20,999	
Subtotal			\$344,058	
Escalation to Feb. 2012 @ 3.5%/year		8.76%	\$30,155	
Subtotal			\$374,212	
Project Development Costs @ 30%		30.00%	\$112,264	
McMurray Middle School Total			\$486,476	165.64%
Bid Climate Contingency (6% of all but project development costs)			\$22,453	

CES Improvements

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total	Project Cost
Unit Ventilator Replacement (Hargis Eng. input)	30	each	\$13,700	\$411,000	\$680,792
DDC system upgrade				\$284,000	\$470,425
Boiler System Retrocommissioning and Burner Rightsizing				\$36,000	\$59,631
Refurbish door hardware	75	each	\$365	\$27,375	\$45,345

McKinstry Estimates

(see back-up information on the following pages)

Subtotal				\$758,375	
Contingency			10.00%	\$75,838	
Subtotal				\$834,213	
General Contractor's OH&P			6.50%	\$54,224	
Subtotal				\$888,436	
Escalation to Feb. 2012 @ 3.5%/year			8.76%	\$77,866	
Subtotal				\$966,302	
Project Development Costs			30.00%	\$289,891	
Chautauqua Elementary School Total				\$1,256,193	165.64%
Bid Climate Contingency (6% of all but project development costs)				\$57,978	

Campus-wide District Data/Telecom Improvements

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total	
Pull new cable through existing 2" conduits	1	ls	\$150,000	\$150,000	
Head end equipment at CES & MMS	2	ea	\$48,000	\$96,000	
Subtotal				\$246,000	
Contingency @ 5%			5.00%	\$12,300	
Subtotal				\$258,300	
General Contractor's OH&P			6.50%	\$16,790	
Subtotal				\$275,090	
Escalation to Feb. 2012 @ 3.5%/year			8.76%	\$24,110	
Subtotal				\$299,199	
Project Development Costs @ 20%			20.00%	\$59,840	
Campus-wide Data Distribution Improvements Total				\$359,039	146%
Bid Climate Contingency (6% of all but project development costs)				\$17,952	

Notes:

Assumes a new pull box and tie over to existing conduit north of Gym is included in HS cost estimate

Assumes pulling new cable through existing conduit from a new pull box location closer to Building A over to CES & MMS.

Assumes service to MDF on HS site is included

Cost estimates for each component provided by BCE Engineers

CES & MMS Power/Data Improvements

Breakdown

McGranahan Architects Estimate	Quantity Unit	Unit Cost	Total	Project Cost
Improve power infrastructure @ MMS	58,344 sf	\$6.25	\$364,650	\$557,553
Improve data infrastructure @ MMS	58,344 sf	\$2.00	\$116,688	\$178,417
Project Cost @ MMS				\$735,970
Improve power infrastructure @ CES	80,578 sf	\$4.20	\$338,428	\$517,459
Improve data infrastructure @ CES	80,578 sf	\$2.00	\$161,156	\$246,409
Project Cost @ CES				\$763,868
Subtotal			\$980,922	
Contingency @ 10%		10.00%	\$98,092	
Subtotal			\$1,079,014	
General Contractor's OH&P		6.50%	\$70,136	
Subtotal			\$1,149,150	
Escalation to Feb. 2012 @ 3.5%/year		8.76%	\$100,716	
Subtotal			\$1,249,866	
Project Development Costs		20.00%	\$249,973	
Power/Data Infrastructure Improvements Total			\$1,499,839	153%
Bid Climate Contingency (6% of all but project development costs)			\$74,992	

Master Plan Phase II Projects Overview

Summary - Project Costs

Future Vashon High School Improvements	Subtotal	Rounded
Renovation/Addition to Building D: Gym	\$9,974,141	\$10,000,000
Renovation of Building F: Art & Music	\$2,813,712	\$2,800,000
VHS Greenhouse Replacement	\$398,309	\$400,000
VHS Grandstand Replacement	\$1,704,934	\$1,700,000
VHS Track with Synthetic Field (subtract \$500,000 for natural turf in lieu of synthetic)	\$3,298,229	\$3,300,000
Total - Future Vashon High School Improvements	\$18,189,325	\$18,200,000
District-wide Administrative & Operations Facilities	Subtotal	Rounded
Provide Maintenance Facility	\$702,716	\$700,000
Total - District-wide Administrative & Operations Facilities	\$702,716	\$700,000
McMurray MS & Chautauqua ES Improvements	Subtotal	Rounded
MMS Locker Room Ventilation & Accessibility	\$1,194,926	\$1,200,000
MMS Main Restroom Renovation	\$358,478	\$360,000
MSS New Gym Light Fixtures	\$59,746	\$60,000
MMS Window Replacement/Renovation	\$268,858	\$270,000
CES Playground Renovation	\$348,520	\$350,000
Total - McMurray MS & Chautauqua ES Improvements	\$2,230,528	\$2,240,000
Phase II: Second half of Total Technology Infrastructure Upgrades	Subtotal	Rounded
Phase I @ Half: Campus-wide Data Distribution Improvements	\$196,959	\$200,000
Phase I @ Half: MMS Power/Data Infrastructure Improvements	\$403,732	\$400,000
Phase I @ Half: CES Power/Data Infrastructure Improvements	\$419,036	\$420,000
<i>(See breakdown page for detailed scope costs - Phase I & II combined are twice the amounts shown here, 2 years of additional escalation is added for Phase II scope)</i>		
Phase II: Second half of Total Technology Infrastructure Upgrades	\$1,019,727	\$1,020,000
Bid Climate Contingency (6% of all but project development costs)		
Future Vashon High School Improvements	\$779,889	
District-wide Administrative & Operations Facilities	\$35,136	
McMurray MS & Chautauqua ES Improvements	\$99,134	
Phase I @ Half: Campus-wide Data Distribution Improvements	\$9,848	
Phase I @ Half: CES & MMS Power/Data Infrastructure Improvements	\$41,138	
Total - Bid Climate Contingencies	\$965,145	\$970,000

**VASHON HIGH SCHOOL MASTER PLAN
PHASE II**

**COST MODEL ESTIMATE
SEPTEMBER 4, 2009 (revised 11.20.09)**

	Area	Aug '09 Construction Cost	Escalated Construction Cost (2/2012)	Project Development Cost Multiplier	w/ Proj Devel Costs	Rounded for Cost Matrix
BUILDING D RENOVATION						
Renovate Building D (incl Elevator)	21,244	\$ 4,460,760	\$ 5,242,677	151.35%	\$ 7,934,791	\$ 7,930,000
New Weight Room/Gym Lobby Addn	4,002	\$ 1,154,935	\$ 1,358,661	150.10%	\$ 2,039,350	\$ 2,040,000
CONSTRUCTION COST TOTAL	25,246	\$ 5,615,696	\$ 6,601,338			
TOTAL PROJECT COST: BUILDING D					\$ 9,974,141	\$ 10,000,000
Bid Climate Contingency @ 6% of construction cost					\$ 396,080	\$ 396,080
BUILDING F RENOVATION						
Renovate Building F (Art & Music)	7,073	1,776,893	\$ 2,090,328	151.35%	\$ 3,163,712	\$ 3,160,000
Subtract value of minor improvements in Phase 1			\$ (231,252)	151.35%	\$ (350,000)	\$ (350,000)
CONSTRUCTION COST TOTAL	7,073	\$ 1,776,893	\$ 1,859,076			
TOTAL PROJECT COST: BUILDING F RENOVATION					\$ 2,813,712	\$ 2,800,000
Bid Climate Contingency @ 6% of construction cost					\$ 111,545	\$ 111,545

PROJECT DEVELOPMENT COSTS

New Addition

Renovation - D

STATE SALES TAX	8.60%	8.60%
TESTING & INSPECTION	1.50%	1.00%
CONSTRUCTION CONTINGENCY	4.00%	6.00%
ARCH/ENGINEERING FEES	8.75%	12.00%
BUILDERS RISK INSURANCE	0.50%	0.50%
ADDITIONAL CONSULTANT FEES	3.00%	2.50%
PERMITS/KING CO REVIEW FEES	1.75%	1.75%
MOVING/RELOCATION COSTS	0.50%	0.50%
LEGAL	0.50%	0.50%
CONSTRUCTION ADMIN/MGMT	2.50%	2.50%
DISTRICT STAFFING & MANAGEMENT	2.00%	2.00%
GC/CM SERVICES	4.00%	4.00%
GC/CM CONTINGENCY	6.00%	6.00%
FURNISHINGS & EQUIP	6.00%	3.00%
SUSTAINABLE SCHOOLS PROTOCOL	0.25%	0.25%
COST OF OWNERSHIP MODELING	0.25%	0.25%
TOTAL PROJECT DEVELOPMENT COSTS	50.10%	51.35%

EXCLUSIONS:

TOXIC SOILS/MATERIALS REMOVAL
SPECIAL FOUNDATIONS
UTILITY COMPANY CHARGES

MODIFIED 11.20.2009



**THE
ROBINSON
COMPANY**

PROJECT: VASHON SD BOND STUDY - BUILDING D MOD
LOCATION: VASHON ISLAND, WA
BLDG SF: 21,244
ESTIMATE: 2009142
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	74,744	3.52
B10	SUPERSTRUCTURE	212,440	10.00
B20	EXTERIOR CLOSURE	171,202	8.06
B30	ROOFING	220,830	10.39
C10	INTERIOR CONSTRUCTION	376,201	17.71
C30	INTERIOR FINISHES	363,696	17.12
D10	CONVEYING SYSTEMS	65,000	3.06
D20	PLUMBING	74,354	3.50
D30	HVAC	825,117	38.84
D40	FIRE PROTECTION	79,665	3.75
D50	ELECTRICAL	594,832	28.00
E10	EQUIPMENT	163,555	7.70
E20	FURNISHINGS	98,183	4.62
F20	SELECTIVE BUILDING DEMOLITION	189,236	8.91
Z10	GENERAL REQUIREMENTS	480,000	22.59
ESTIMATE SUBTOTAL		3,989,055	187.77
	DESIGN CONTINGENCY @	5.00%	199,453
	SUBTOTAL		4,188,507
	GENERAL CONTRACTOR'S OH & P @	6.50%	272,253
	SUBTOTAL		4,460,760
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	390,958
	SUBTOTAL		4,851,719
	ESCALATION FROM 01-FEB-12 TO 01-FEB-14 (4.00%/YR) @	8.16%	390,958
	TOTAL		5,242,677
			246.78

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - BUILDING D MOD
LOCATION: VASHON ISLAND, WA
BLDG SF: 21,244
ESTIMATE: 2009142
EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10 FOUNDATIONS						
02000	ELEVATOR PIT	1	LS	8,500	8,500	
02000	SLAB ON GRADE - PATCH	5,000	SF	8.00	40,000	
02125	HAND EXCAVATION/BACKFILL FTGS	1	LS	5,000	5,000	
03300	MISC FOUNDATION UPGRADES	21,244	SFA	1.00	21,244	
A10	FOUNDATIONS			DIVISION TOTAL	74,744	3.52
B10 SUPERSTRUCTURE						
06000	SEISMIC UPGRADES ALLOWANCE	21,244	SFA	10.00	212,440	
B10	SUPERSTRUCTURE			DIVISION TOTAL	212,440	10.00
B20 EXTERIOR CLOSURE						
07000	MINOR EXT WALL POINT AND PATCH	17,939	SFA	1.00	17,939	
08110	EXT. HM/DR/FRAME/HDWRE-LEAF	10	EA	1,800	18,000	
08950	NEW ALUMINUM WINDOWS/CLERESTORIES	1,500	SF	55.00	82,500	
	ALLOWANCE QUANTITY					
09910	EXTERIOR PAINTING/FINISHING/SEAL	21,105	SF	2.50	52,763	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	171,202	8.06
B30 ROOFING						
07500	MEMBRANE ROOF/INSUL/SHEETMETAL	14,722	SF	15.00	220,830	
B30	ROOFING			DIVISION TOTAL	220,830	10.39
C10 INTERIOR CONSTRUCTION						
08160	INT. DR/FRAME/HDWRE-LEAF	21,244	SFA	1.75	37,177	
08220	SIDELITES & RELITES-INT. ALLOW	500	SF	50.00	25,000	
08720	SPECIAL DOORS/GRILLES	1	LS	25,000	25,000	
09130	ELEVATOR SHAFT WALLS	2,400	SF	10.50	25,200	
09130	INT WALLS - CMU AT LOCKER	2,750	SF	15.00	41,250	
09130	INTERIOR SHEAR WALL ALLOWANCE	3,500	SF	12.00	42,000	
09130	MISC WALL FRAMING	21,244	SFA	5.00	106,220	
10100	MISC. SPECIALTIES (SIGNAGE/TOILET ACCESS	21,244	SFA	3.50	74,354	
	PARTITIONS, MIRRORS					
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	376,201	17.71
C30 INTERIOR FINISHES						
03540	FLOOR PREP	21,244	SFA	0.75	15,933	
06200	FINISH CARPENTRY	21,244	SFA	0.50	10,622	
06200	INTERIOR WALL FINISHES	21,244	SFA	2.50	53,110	
06200	WALL PROTECTION @ GYM	4,800	SF	2.75	13,200	
09230	GWB CEILINGS & SOFFITS	1,500	SF	8.50	12,750	
09250	2'X4' SUSP CEILING	3,156	SF	2.50	7,890	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
09250	EXPOSED CEILING - NO WORK	16,588	SF			
09660	FLOORING & BASE	7,944	SFA	5.50	43,692	
09660	WOOD FLOOR @ GYM - NEW	9,700	SF	11.00	106,700	
09660	WRESTLING FLOOR - NEW	3,600	SF	7.50	27,000	
09940	ACOUSTIC WALL TREATMENT	1	LS	25,000	25,000	
	ALLOWANCE					
09940	INT. PAINTING & FINISHING	21,244	SFA	2.25	47,799	
C30	INTERIOR FINISHES			DIVISION TOTAL	363,696	17.12
D10	CONVEYING SYSTEMS					
14200	ELEVATOR - 3 STOP	1	LS	65,000	65,000	
D10	CONVEYING SYSTEMS			DIVISION TOTAL	65,000	3.06
D20	PLUMBING					
15400	PLUMBING	21,244	SFA	3.50	74,354	
D20	PLUMBING			DIVISION TOTAL	74,354	3.50
D30	HVAC					
15700	HVAC	21,244	SFA	34.00	722,296	
15935	CONTROLS	21,244	SFA	4.84	102,821	
D30	HVAC			DIVISION TOTAL	825,117	38.84
D40	FIRE PROTECTION					
15230	FIRE PROTECTION	21,244	SFA	3.75	79,665	
D40	FIRE PROTECTION			DIVISION TOTAL	79,665	3.75
D50	ELECTRICAL					
16000	ELECTRICAL	21,244	SFA	28.00	594,832	
D50	ELECTRICAL			DIVISION TOTAL	594,832	28.00
E10	EQUIPMENT					
11120	ATHLETIC EQUIPMENT	1	LS	50,000	50,000	
11120	BLEACHERS	600	EA	120	72,000	
11120	MAT HOIST	1	LS	15,000	15,000	
11120	MISC. EQUIPMENT	21,244	SFA	1.25	26,555	
E10	EQUIPMENT			DIVISION TOTAL	163,555	7.70
E20	FURNISHINGS					
12300	LOCKERS-ALLOWANCE	21,244	SFA	3.50	74,354	
12400	WINDOW /RELITE TREATMENT	3,666	SF	6.50	23,829	
E20	FURNISHINGS			DIVISION TOTAL	98,183	4.62
F20	SELECTIVE BUILDING DEMOLITION					
01000	ASBESTOS ABATEMENT	23,744	SFA	3.00	71,232	
	ALLOWANCE					

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
02000	DEMO BUILDING PORTION	2,500	SF	10.00	25,000	
02200	INT.DEMO/GUT	7,400	SFA	5.00	37,000	
02200	SAWCUTTING/CORING-ALLOW	1	LS	10,000	10,000	
02200	SELECTIVE DEMO @ GYM/WRESTLE	13,144	SF	3.50	46,004	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	189,236	8.91
Z10	GENERAL REQUIREMENTS					
01000	BUILDING AREA	21,244	SF			
01000	GENERAL CONDITIONS-PRORATED	8	MO	60,000	480,000	
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	480,000	22.59
ESTIMATE SUBTOTAL					3,989,055	187.77



**THE
ROBINSON
COMPANY**

PROJECT: VASHON SD BOND STUDY - BUILDING D ADDITION
LOCATION: VASHON ISLAND, WA
BLDG SF: 4,002
ESTIMATE: 2009142
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	94,922	23.72
B10	SUPERSTRUCTURE	79,598	19.89
B20	EXTERIOR CLOSURE	249,712	62.40
B30	ROOFING	53,027	13.25
C10	INTERIOR CONSTRUCTION	95,035	23.75
C30	INTERIOR FINISHES	64,519	16.12
D20	PLUMBING	50,025	12.50
D30	HVAC	168,084	42.00
D40	FIRE PROTECTION	15,008	3.75
D50	ELECTRICAL	128,064	32.00
E10	EQUIPMENT	7,003	1.75
E20	FURNISHINGS	27,810	6.95
Z10	GENERAL REQUIREMENTS		
ESTIMATE SUBTOTAL		1,032,806	258.07
	DESIGN CONTINGENCY @	5.00%	51,640
	SUBTOTAL		1,084,446
	GENERAL CONTRACTOR'S OH & P @	6.50%	70,489
	SUBTOTAL		1,154,935
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	101,223
	SUBTOTAL		1,256,158
	ESCALATION FROM 01-FEB-12 TO 01-FEB-14 (4.00%/YR) @	8.16%	102,503
	TOTAL		1,358,661 339.50

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - BUILDING D ADDITION
LOCATION: VASHON ISLAND, WA
BLDG SF: 4,002
ESTIMATE: 2009142
EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10 FOUNDATIONS						
02100	FOOTING EXCAVATION/BACKFILL	4,002	SFA	2.25	9,005	
02620	FOOTING DRAINS W/GRAVEL	260	LF	9.00	2,340	
03000	4" SLAB ON GRADE/GRAVEL/VB	4,002	SF	4.85	19,410	
03000	PREMIUM DEEP FOUNDATION WALL	1,040	SF	25.00	26,000	
03310	STANDARD FOUNDATIONS	4,002	SFA	9.05	36,218	
07210	RIGID INSULATION @ PERIMETER	780	SF	2.50	1,950	
A10	FOUNDATIONS			DIVISION TOTAL	94,922	23.72
B10 SUPERSTRUCTURE						
05120	STRUCTURAL STEEL @ ROOF (8.5# PSF)	16	TON	3,800	60,830	
05200	STEEL ROOF DECK	4,002	SF	3.50	14,007	
05210	HOISTING STEEL @ ROOF	16	TON	185	2,960	
07120	FIRESTOPPING	4,002	SFA	0.45	1,801	
B10	SUPERSTRUCTURE			DIVISION TOTAL	79,598	19.89
B20 EXTERIOR CLOSURE						
03000	EXTERIOR WALLS - OPAQUE	2,960	SF	40.20	118,992	
						ASSUME 16' HIGH
06110	ROUGH CARPENTRY/HARDWARE	4,160	SF	1.00	4,160	
07500	ALUMINUM SUNSHADES @ WINDOWS	1	LS	15,000	15,000	
						ALLOWANCE
08110	EXT. H.M. DOOR/FRM/HDWRE	3	LVS	1,800	5,400	
08410	ALUM WINDOWS/CURTAIN WALL/CLERESTORY	1,200	SF	85.00	102,000	
09900	EXTERIOR PAINTING/FINISHING	4,160	SF	1.00	4,160	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	249,712	62.40
B30 ROOFING						
06120	ROOFING ROUGH CARPENTRY	4,002	SF	0.75	3,002	
07210	MEMBRANE ROOF SYSTEM - COMPLETE	4,002	SFA	12.50	50,025	
B30	ROOFING			DIVISION TOTAL	53,027	13.25
C10 INTERIOR CONSTRUCTION						
08110	INT. H.M. DOOR/HM FRM/HDWRE-SGL	4,002	SFA	2.25	9,005	
08300	SPECIALTY DOORS/GRILLES	1	LS	25,000	25,000	
						CONCESSION/TICKET
09250	INTERIOR WALLS - GWB/METAL & CMU MIX	4,002	SFA	11.50	46,023	
10000	MISC SPECIALTIES (CHALK/TACK/TOILET ACCESS	4,002	SF	3.75	15,008	
						PARTITIONS, SIGNAGE
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	95,035	23.75
C30 INTERIOR FINISHES						

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
06250	INTERIOR TRIMS/RAILS	4,002	SFA	0.50	2,001	
09200	INTERIOR FLOORING/BASE	1,002	SF	3.50	3,507	
09200	WEIGHT ROOM/LOBBY/RESTROOM FLOOR	3,000	SF	9.00	27,000	
09250	GWB/ACT CEILINGS 50% AREA	2,000	SF	5.00	10,000	
09250	INTERIOR WALL FINISHES/TILE/WAINSCOTE	4,002	SFA	3.50	14,007	
09900	INTERIOR PAINTING AND FINISHING	4,002	SFA	2.00	8,004	
C30	INTERIOR FINISHES			DIVISION TOTAL	64,519	16.12
D20	PLUMBING					
15400	PLUMBING	4,002	SFA	12.50	50,025	
	ALLOW 16 FIXT					
D20	PLUMBING			DIVISION TOTAL	50,025	12.50
D30	HVAC					
15700	HVAC	4,002	SFA	42.00	168,084	
D30	HVAC			DIVISION TOTAL	168,084	42.00
D40	FIRE PROTECTION					
15300	FIRE PROTECTION	4,002	SFA	3.75	15,008	
D40	FIRE PROTECTION			DIVISION TOTAL	15,008	3.75
D50	ELECTRICAL					
16000	ELECTRICAL	4,002	SFA	32.00	128,064	
D50	ELECTRICAL			DIVISION TOTAL	128,064	32.00
E10	EQUIPMENT					
14000	CONCESSION EQUIP/RESIDENTIAL APPLIANCES	1	LS	2,000	2,000	
14000	MISC EQUIPMENT	4,002	SF	1.25	5,003	
E10	EQUIPMENT			DIVISION TOTAL	7,003	1.75
E20	FURNISHINGS					
12320	CONCESSION/TICKET/DISPLAY CASEWORK	4,002	SFA	5.00	20,010	
12490	BLINDS/SHADES	1,200	SF	6.50	7,800	
E20	FURNISHINGS			DIVISION TOTAL	27,810	6.95
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS		MO			
	INCLUDED WITH BLDG D MOD					
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL		
				ESTIMATE SUBTOTAL	1,032,806	258.07

PROJECT: VASHON SD BOND STUDY - BUILDING F MOD
LOCATION: VASHON ISLAND, WA
BLDG SF: 7,073
ESTIMATE: 2008131
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		37,573	5.31
B10	SUPERSTRUCTURE		70,730	10.00
B20	EXTERIOR CLOSURE		167,600	23.70
B30	ROOFING		88,413	12.50
C10	INTERIOR CONSTRUCTION		150,760	21.31
C30	INTERIOR FINISHES		108,022	15.27
D20	PLUMBING		28,292	4.00
D30	HVAC		301,027	42.56
D40	FIRE PROTECTION		26,524	3.75
D50	ELECTRICAL		226,336	32.00
E10	EQUIPMENT		8,841	1.25
E20	FURNISHINGS		52,475	7.42
F20	SELECTIVE BUILDING DEMOLITION		67,621	9.56
Z10	GENERAL REQUIREMENTS		240,000	33.93
ESTIMATE SUBTOTAL			1,574,213	222.57
	DESIGN CONTINGENCY @	5.00%	78,711	
	SUBTOTAL		1,652,923	
	GENERAL CONTRACTOR'S OH & P @	7.50%	123,969	
	SUBTOTAL		1,776,893	
	ESCALATION TO 01-FEB-12 (3.50%/YR) @	8.76%	155,734	
	SUBTOTAL		1,932,626	
	ESCALATION FROM 01-FEB-12 TO 01-FEB-14 (4.00%/YR) @	8.16%	157,702	
TOTAL			2,090,328	290.25

EXCLUSIONS:
 SEE ESTIMATE SUMMARY

PROJECT: VASHON SD BOND STUDY - BUILDING F MOD - ADMIN
LOCATION: VASHON ISLAND, WA
BLDG SF: 7,073
ESTIMATE: 2008131
EST TYPE: BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10	FOUNDATIONS					
02000	DEMO/PATCH SLAB @ RISERS	900	SF	15.00	13,500	
02000	SLAB ON GRADE - PATCH	1,500	SF	8.00	12,000	
02125	HAND EXCAVATION/BACKFILL FTGS	1	LS	5,000	5,000	
03300	MISC FOUNDATION UPGRADES	7,073	SFA	1.00	7,073	
A10	FOUNDATIONS			DIVISION TOTAL	37,573	5.31
B10	SUPERSTRUCTURE					
06000	SEISMIC UPGRADES ALLOWANCE	7,073	SFA	10.00	70,730	
B10	SUPERSTRUCTURE			DIVISION TOTAL	70,730	10.00
B20	EXTERIOR CLOSURE					
07000	EXTERIOR WALL UPGRADES	6,480	SFA	12.50	81,000	
08110	EXT. HM/DR/FRAME/HDWRE-LEAF	3	EA	1,800	5,400	
08950	NEW ALUMINUM WINDOWS	1,000	SF	65.00	65,000	
				ALLOWANCE QUANTITY		
09910	EXTERIOR PAINTING/FINISHING	6,480	SF	2.50	16,200	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	167,600	23.70
B30	ROOFING					
07500	MEMBRANE ROOF/INSUL/SHEETMETAL	7,073	SF	12.50	88,413	
B30	ROOFING			DIVISION TOTAL	88,413	12.50
C10	INTERIOR CONSTRUCTION					
08160	INT. DR/FRAME/HDWRE-LEAF	7,073	SFA	3.75	26,524	
08220	SIDELITES & RELITES-INT. ALLOW	200	SF	50.00	10,000	
09130	INT WALL FRAMING	5,978	SFA	10.50	62,769	
09130	INTERIOR SHEAR WALL ALLOWANCE	2,226	SF	12.00	26,712	
10100	MISC. SPECIALTIES	7,073	SFA	3.50	24,756	
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	150,760	21.31
C30	INTERIOR FINISHES					
03540	FLOOR PREP	7,073	SFA	0.75	5,305	
06200	FINISH CARPENTRY	7,073	SFA	0.50	3,537	
06200	INTERIOR WALL FINISHES	7,073	SFA	2.50	17,683	
09230	GWB CEILINGS & SOFFITS	1,500	SF	8.50	12,750	
09250	2'X4' SUSP CEILING	5,573	SF	2.50	13,933	
09660	FLOORING & BASE	7,073	SFA	5.50	38,902	
09940	INT. PAINTING & FINISHING	7,073	SFA	2.25	15,914	
C30	INTERIOR FINISHES			DIVISION TOTAL	108,022	15.27

D20	PLUMBING				
15400	PLUMBING	7,073 SFA	4.00	28,292	
D20	PLUMBING			DIVISION TOTAL	28,292 4.00
D30	HVAC				
15700	HVAC	7,073 SFA	37.72	266,794	
15935	CONTROLS	7,073 SFA	4.84	34,233	
D30	HVAC			DIVISION TOTAL	301,027 42.56
D40	FIRE PROTECTION				
15230	FIRE PROTECTION	7,073 SFA	3.75	26,524	
D40	FIRE PROTECTION			DIVISION TOTAL	26,524 3.75
D50	ELECTRICAL				
16000	ELECTRICAL	7,073 SFA	32.00	226,336	
D50	ELECTRICAL			DIVISION TOTAL	226,336 32.00
E10	EQUIPMENT				
11120	MISC. EQUIPMENT	7,073 SFA	1.25	8,841	
E10	EQUIPMENT			DIVISION TOTAL	8,841 1.25
E20	FURNISHINGS				
12300	CASEWORK-ALLOWANCE	7,073 SFA	6.50	45,975	
12400	WINDOW /RELITE TREATMENT	1,000 SF	6.50	6,500	
E20	FURNISHINGS			DIVISION TOTAL	52,475 7.42
F20	SELECTIVE BUILDING DEMOLITION				
01000	ASBESTOS ABATEMENT	7,073 SFA	3.50	24,756	
					ALLOWANCE
02200	INT.DEMO/GUT	7,073 SFA	5.00	35,365	
02200	SAWCUTTING/CORINGL-ALLOW	1 LS	7,500	7,500	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	67,621 9.56
Z10	GENERAL REQUIREMENTS				
01000	GENERAL CONDITIONS-PRORATED	4 MO	60,000	240,000	
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	240,000 33.93
				ESTIMATE SUBTOTAL	1,574,213 222.57

Vashon High School: Greenhouse Replacement

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total
VHS Greenhouse Replacement	1	ls	\$200,000	\$200,000
Subtotal				\$200,000
Contingency			15.00%	\$30,000
Subtotal				\$230,000
General Contractor's OH&P			7.50%	\$17,250
Subtotal				\$247,250
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$47,793
Subtotal				\$295,043
Project Development Costs			35.00%	\$103,265
VHS Greenhouse Replacement				\$398,309
Bid Climate Contingency (6% of all but project development costs)				\$17,703

Athletics, Field & Spectator Improvements

New Grandstand and Related Sitework

McGranahan Architects Estimates	Quantity	Unit	Unit Cost	Total
New Aluminum Grandstand System * (1000 seats)	1,000	seats	\$650	\$650,000
Pressbox Structure	1	ls	\$75,000	\$75,000
Sitework & Foundation	1	ls	\$120,000	\$120,000
Electrical Svc., PA System & Site lighting (not field lighting)	1	ls	\$50,000	\$50,000
Subtotal				\$895,000
Contingency @ 10%			10.00%	\$89,500
Subtotal				\$984,500
General Contractor's OH&P			7.50%	\$73,838
Subtotal				\$1,058,338
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$204,577
Subtotal				\$1,262,914
Project Development Costs			35.00%	\$442,020
New Grandstand				\$1,704,934
Bid Climate Contingency (6% of all but project development costs)				\$75,775

* Grandstand with ADA access ramp and proper aisles, no covered structure

Athletics & Field Improvements

New Synthetic Turf & Rubberized Track with Field Events

D.A. Hogan Estimate	Quantity	Unit	Unit Cost	Total
Mobilization & Management	1	ls	\$84,500	\$84,500
Demolition & Site Preparation	1	ls	\$95,000	\$95,000
Track Relocation Contingency @ 50% of Site Prep Cost *	1	ls	\$47,500	\$47,500
Storm Drainage	1	ls	\$161,850	\$161,850
Synthetic Turf Field	1	ls	\$765,250	\$765,250
Rubberized Running Track & Field Events	1	ls	\$707,150	\$707,150
Subtotal				\$1,861,250
General Contractor's OH&P			12.50%	\$232,656
Subtotal				\$2,093,906
Contingency @ 10%			10.00%	\$209,391
Subtotal				\$2,303,297
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$445,227
Subtotal				\$2,748,524
Project Development Costs @ 20%			20.00%	\$549,705
New Synthetic Turf & Rubberized Track with Field Events				\$3,298,229
Bid Climate Contingency (6% of all but project development costs)				\$164,911

* Added by McGranahan Architects

District-wide Administrative and Operations Facilities

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total
New District Maintenance Facility	2000	sf	\$145	\$290,000
Site Prep & Utilities	1	ls	\$100,000	\$100,000
Equipment	1	ls	\$25,000	\$25,000
				\$0
Subtotal				\$415,000
Contingency			10.00%	\$41,500
Subtotal				\$456,500
General Contractor's OH&P			7.50%	\$34,238
Subtotal				\$490,738
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$94,860
Subtotal				\$585,597
Project Development Costs			20.00%	\$117,119
New District Maintenance Facility				\$702,716
Bid Climate Contingency (6% of all but project development costs)				\$35,136

McMurray Middle School: Locker Room Ventilation and Accessibility

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total
MMS Locker Room Ventilation & Accessibility	3000	sf	\$200	\$600,000
Subtotal				\$600,000
Contingency			15.00%	\$90,000
Subtotal				\$690,000
General Contractor's OH&P			7.50%	\$51,750
Subtotal				\$741,750
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$143,380
Subtotal				\$885,130
Project Development Costs			35.00%	\$309,796
MMS Locker Room Ventilation & Accessibility				\$1,194,926
Bid Climate Contingency (6% of all but project development costs)				\$53,108

McMurray Middle School: Main Restroom Renovation

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total
MMS Main Restroom Renovation	600	sf	\$300	\$180,000
Subtotal				\$180,000
Contingency			15.00%	\$27,000
Subtotal				\$207,000
General Contractor's OH&P			7.50%	\$15,525
Subtotal				\$222,525
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$43,014
Subtotal				\$265,539
Project Development Costs			35.00%	\$92,939
MMS Main Restroom Renovation				\$358,478
Bid Climate Contingency (6% of all but project development costs)				\$15,932

McMurray Middle School: Gym Lighting Improvements

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total
MSS New Gym Light Fixtures	20	each	\$1,500	\$30,000
Subtotal				\$30,000
Contingency			15.00%	\$4,500
Subtotal				\$34,500
General Contractor's OH&P			7.50%	\$2,588
Subtotal				\$37,088
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$7,169
Subtotal				\$44,257
Project Development Costs			35.00%	\$15,490
MSS New Gym Light Fixtures				\$59,746
Bid Climate Contingency (6% of all but project development costs)				\$2,655

McMurray Middle School: Window Replacement/Renovation

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total
MMS Window Replacement/Renovation	1800	sf	\$75	\$135,000
Subtotal				\$135,000
Contingency			15.00%	\$20,250
Subtotal				\$155,250
General Contractor's OH&P			7.50%	\$11,644
Subtotal				\$166,894
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$32,261
Subtotal				\$199,154
Project Development Costs			35.00%	\$69,704
MMS Window Replacement/Renovation				\$268,858
Bid Climate Contingency (6% of all but project development costs)				\$11,949

CES Playground Renovation

Breakdown

McGranahan Architects Estimate

	Quantity	Unit	Unit Cost	Total
Grading, drainage and play surfaces	1	ls	\$145,000	\$145,000
New play equipment	1	ls	\$30,000	\$30,000
Subtotal				\$175,000
Contingency			15.00%	\$26,250
Subtotal				\$201,250
General Contractor's OH&P			7.50%	\$15,094
Subtotal				\$216,344
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$41,819
Subtotal				\$258,163
Project Development Costs			35.00%	\$90,357
CES Playground Renovation				\$348,520
Bid Climate Contingency (6% of all but project development costs)				\$15,490

Campus-wide District Data/Telecom Improvements

Breakdown

McGranahan Architects Estimate	Quantity	Unit	Unit Cost	Total	
Pull new cable through existing 2" conduits	1	ls	\$150,000	\$150,000	
Head end equipment at CES & MMS	2	ea	\$48,000	\$96,000	
Subtotal				\$246,000	
Contingency @ 5%			5.00%	\$12,300	
Subtotal				\$258,300	
General Contractor's OH&P			6.50%	\$16,790	
Subtotal				\$275,090	
Escalation to Feb. 2014 @ 4%/yr.			19.33%	\$53,175	
Subtotal				\$328,264	
Project Development Costs @ 20%			20.00%	\$65,653	
Campus-wide Data Distribution Improvements Total				\$393,917	160%
Bid Climate Contingency (6% of all but project development costs)				\$19,696	

Notes:

Assumes a new pull box and tie over to existing conduit north of Gym is included in HS cost estimate

Assumes pulling new cable through existing conduit from a new pull box location closer to Building A over to CES & MMS.

Assumes service to MDF on HS site is included

Cost estimates for each component provided by BCE Engineers

CES & MMS Power/Data Improvements

Breakdown

McGranahan Architects Estimate	Quantity Unit	Unit Cost	Total	Project Cost
Improve power infrastructure @ MMS	58,344 sf	\$6.25	\$364,650	\$611,715
Improve data infrastructure @ MMS	58,344 sf	\$2.00	\$116,688	\$195,749
Project Cost @ MMS				\$807,464
Improve power infrastructure @ CES	80,578 sf	\$4.20	\$338,428	\$567,726
Improve data infrastructure @ CES	80,578 sf	\$2.00	\$161,156	\$270,346
Project Cost @ CES				\$838,072
Subtotal			\$980,922	
Contingency @ 10%		10.00%	\$98,092	
Subtotal			\$1,079,014	
General Contractor's OH&P		6.50%	\$70,136	
Subtotal			\$1,149,150	
Escalation to Feb. 2014 @ 4%/yr.		19.33%	\$222,131	
Subtotal			\$1,371,280	
Project Development Costs		20.00%	\$274,256	
Power/Data Infrastructure Improvements Total			\$1,645,536	168%
Bid Climate Contingency (6% of all but project development costs)			\$82,277	