



THE  
ROBINSON  
COMPANY

**BAINBRIDGE AQUATIC CENTER  
METRO PARK & RECREATION DISTRICT  
CONCEPT ESTIMATE  
DECEMBER 12, 2018**

**Phase 1**

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New Building 25 Meter Pool	\$	11,957,344
Remodel Portion Nakata	\$	1,649,941
Site Development	\$	5,307,261
<b>TOTAL PHASE 1 BASE BID BUILDING &amp; SITE ESTIMATE</b>	<b>\$</b>	<b>18,914,546</b>

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**Phase 2**

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Repurpose Ray Pool	\$	3,372,113
<b>TOTAL PHASE 2 BASE BID BUILDING &amp; SITE ESTIMATE</b>	<b>\$</b>	<b>3,372,113</b>

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**TOTAL PHASE 1 AND 2 BASE BID BUILDING & SITE ESTIMATES \$ 22,286,659**

Note: The Western Washington construction climate is currently experiencing significant bid/construction cost increases due to the demand on construction and reduction of available contractors and personnel to provide the work. This has resulted in less competition from both the general and sub contracting community which has created increased overheads and mark-ups, loss of productivity and less willingness to take on risk.

Possible mitigation methods may include reducing onerous general requirements, relaxing construction schedules, monitor other projects bidding close to your schedule and retain a contingency fund for additional premiums and costs associated with the current climate.

**(Premium's for non competitive bids could range from 10%-15%)**

**EXCLUSIONS:**

STATE SALES TAX  
TESTING AND INSPECTIONS  
CONSTRUCTION CONTINGENCY  
ARCHITECT/ENGINEERING FEES  
PERMITS  
GC/CM OR ALTERNATIVE DELIVERY

DEWATERING  
TOXIC SOILS/MATERIALS REMOVAL  
CONSTRUCTION MANAGEMENT FEES  
EQUIPMENT & FURNISHINGS NOT LISTED  
BID MARKET CONTINGENCY (LOW BIDDER TURNOUT 10% to 15%)



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**Project Development Estimate of "Soft" Bainbridge Aquatics Center (Recommend 46% to 57%)**

	range 1	range 2
Project Development "Soft" Costs vary dependent on size and scope of project.		
Architect/Engineer/Consultant Fees	16%	13%
Washington State Sales Tax	9.0%	9.0%
Testing & Inspection	1.5%	1.5%
Permits	1.0%	1.0%
Builders Risk Insurance	0.40%	0.33%
Construction Contingency	7.0%	4.0%
Furnishings & Equipment	12.0%	10.0%
Project Contingency	2.0%	2.0%
Construction Administration/Management	6.0%	3.5%
Moving/Staff Planning Costs	0.5%	0.5%
Jurisdictional/utility Fees	1.5%	1.0%
Legal	0.5%	0.5%
<b>Total Project Development Costs</b>	<b>57%</b>	<b>46%</b>

**Exclusions/Items Not Budgeted**

Wetlands Mitigation  
Off-Site Construction (Roads, Signalization, Curb, Gutters, Sidewalks, Utilities)  
Land Acquisition  
Special Foundations/Piling  
Unsuitable Soil Mitigation/Over-excavation/Structural Fill  
Bid Market Contingency 5% to 15%

## Bainbridge Aquatics, 25m Pool Project Cost Summary

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### Construction Cost:

New Building 25M Pool	\$	11,957,344
Remodel Portion of Nakata	\$	1,649,941
Site Development	\$	5,307,261
Total:	\$	18,914,546

### Soft Cost:

		<b>46%</b>	<b>57%</b>
Percentage Range based on Construction Cost:	\$	8,700,691	\$ 10,781,291

### Total Project Cost:

Construction Cost + Soft Cost Range	\$	<b>27,615,237</b>	\$ <b>29,695,837</b>
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## Bainbridge Aquatics, Repurpose Ray Pool Project Cost Summary

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### Construction Cost:

Repurpose Ray Pool	\$	3,372,113
Total:	\$	3,372,113

### Soft Cost:

	<b>46%</b>	<b>57%</b>
Percentage Range based on Construction Cost:	\$ 1,551,172	\$ 1,922,104

### Total Project Cost:

Construction Cost + Soft Cost Range	\$	<b>4,923,285</b>	\$	<b>5,294,217</b>
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PROJECT: BAINBRIDGE AQUATIC - NEW BUILDING 25 METER  
LOCATION: BAINBRIDGE, WA  
BLDG SF: 18,250  
ESTIMATE: 2018176  
EST TYPE: FEASIBILITY STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	522,509	28.63
B10	SUPERSTRUCTURE	905,040	49.59
B20	EXTERIOR CLOSURE	820,823	44.98
B30	ROOFING	654,609	35.87
C10	INTERIOR CONSTRUCTION	492,257	26.97
C30	INTERIOR FINISHES	340,172	18.64
D20	PLUMBING	100,375	5.50
D30	HVAC	1,058,500	58.00
D40	FIRE PROTECTION	100,375	5.50
D50	ELECTRICAL	839,500	46.00
E10	EQUIPMENT	283,938	15.56
E20	FURNISHINGS	65,375	3.58
F10	SPECIAL CONSTRUCTION	2,284,750	125.19
G20	SITE IMPROVEMENTS	41,250	2.26
Z10	GENERAL REQUIREMENTS	825,000	45.21
<b>ESTIMATE SUBTOTAL</b>		<b>9,334,472</b>	<b>511.48</b>
	DESIGN CONTINGENCY @	10.00%	933,447
	SUBTOTAL		10,267,920
	GENERAL CONTRACTOR'S OH & P @	7.50%	770,094
	SUBTOTAL		11,038,014
	ESCALATION TO 15-JUL-20 (5.00%/YR) @	8.33%	919,330
	<b>TOTAL</b>		<b>11,957,344</b>
			<b>655.20</b>

EXCLUSIONS:  
SEE ESTIMATE SUMMARY

**PROJECT:** BAINBRIDGE AQUATIC - NEW BUILDING 25 METEF  
**LOCATION:** BAINBRIDGE, WA  
**BLDG SF:** 18,250  
**ESTIMATE:** 2018176  
**EST TYPE:** FEASIBILITY STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02300	FOUNDATION EXCAVATION/BACKFILL	18,250	SFA	1.85	33,763	
02300	PREM. DEEP/STEPPED FOUNDATIONS	9,125	SFA	3.00	27,375	
02620	FOOTING DRAINS W/GRAVEL	550	LF	20.00	11,000	
02720	CAPILLARY BREAK/VAPOR BARRIER @ S.O.C	18,250	SF	1.25	22,813	
03110	SLAB COL CLOSURES/DEPRESSIONS/RAMP	12,100	SFA	0.75	9,075	
03310	6" SLAB ON GRADE (LESS POOL AREA)	12,100	SF	8.50	102,850	
03310	FOUNDATIONS W/STEM WALLS	18,250	SFA	15.00	273,750	
03310	REBAR @ SLAB	13,980	LBS	1.55	21,669	
03310	SEE DIVISION-SPECIAL STRUCTURE FOR ADD @ POOL COST		SFA			
07110	DAMPROOFING STD FOUNDATIONS	18,250	SFA	0.85	15,513	
07210	RIGID INSULATION @ SLAB PERIMETER	1,650	SF	2.85	4,703	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>522,509</b>	<b>28.63</b>
<b>B10 SUPERSTRUCTURE</b>						
05120	BUILDING ROOF STRUCTURE	23,720	SFA	32.00	759,040	
05140	ADD FOR ACOUSTICAL DECK-EPIC	18,250	SFA	8.00	146,000	
						INT. ONLY
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>905,040</b>	<b>49.59</b>
<b>B20 EXTERIOR CLOSURE</b>						
04200	BRICK OVER CMU 72% SHELL	7,230	SF	74.00	535,020	
05530	SUN SHADES-ALLOW	145	LF	235	34,075	
07620	MISC FLASHING/CAULKING/SEALING	10,040	SF	2.50	25,100	
08100	EXT. HM DOOR/FRM/HDWRE-PAIR	1	EA	4,650	4,650	
08100	EXT. HM DOOR/FRM/HDWRE-SGL	1	EA	2,755	2,755	
08120	EXT. ALUMINUM STOREFRONT DOORS-PR	6	EA	4,979	29,873	
08970	MIX STOREFRONT/CURTAIN WALL-ALLOW 28%	2,110	SF	85.00	179,350	
10720	ALUM LOUVERS/VENTS-ALLOW	1	LS	10,000	10,000	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>820,823</b>	<b>44.98</b>
<b>B30 ROOFING</b>						
06100	ROOFING ROUGH CARPENTRY	23,720	SFA	0.65	15,418	
07210	FALL PROTECTION-ALLOW	23,720	SFA	0.75	17,790	
07540	MEMBRANE ROOFING/INSULATION/COVER BOARD	23,720	SFA	18.45	437,634	
07540	OVERHANG FINISH ALLOWANCE	5,470	SFA	22.00	120,340	
07620	MISC FLASHING/SHEET METAL	23,720	SFA	2.15	50,998	
07700	MISC ROOF ACCESSORIES	23,720	SFA	0.52	12,334	
08600	SKYLIGHTS-EXCLUDED		SF	0.00		
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>654,514</b>	<b>35.86</b>
<b>C10 INTERIOR CONSTRUCTION</b>						

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
04200	ADD AT CMU WRAPS/PILASTERS	21	EA	3,200	67,200	

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	TOTAL	\$/SF
04200	MIX OF CMU WALLS-6" TO 12"	6,668 SF	24.00	160,032	
08000	INT GLASS/GLAZED WALL	1,440 SF	105	151,200	
08110	INT. DOORS/FRAMES/HDWRE- PAIR	1 EA	3,400	3,400	
08110	INT. DOORS/FRAMES/HDWRE-SGL	4 EA	2,000	8,000	
08120	ALUMINUM STOREFRONT DOORS/HDWRE-PR	5 EA	5,000	25,000	
08120	ALUMINUM STOREFRONT DOORS/HDWRE-SGL	6 EA	3,300	19,800	
08740	ADA,CARD READERS,MISC. HDWRE,RATINGS	1 LS	12,000	12,000	
10000	MISC SPECIALTIES/FITTINGS	18,250 SFA	2.50	45,625	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>		<b>DIVISION TOTAL</b>	<b>492,257</b>	<b>26.97</b>
<b>C30</b>	<b>INTERIOR FINISHES</b>				
09600	ELASTOMERIC COATING AT ENTRY LEVEL FLOORING	10,500 SFA	18.00	189,000	
09770	FRP @ CHEM/ACID STORAGE-ALLOW	918 SF	8.50	7,803	
09840	ACOUSTICAL PANELS/BANNERS ALLOWANCE	1 LS	22,000	22,000	
09900	DENSIFIED/SEALED CONC	1,600 SFA	2.65	4,240	
09900	INT. PAINTING/SEALING CMU WALLS	20,566 SF	2.90	59,641	
09900	MISC. PROGRAM AREA PAINT/SEAL	18,250 SFA	0.50	9,125	
09960	HIGH PERF COATING @ EXPOSED STRUCT STEEL/HVAC	18,250 SFA	2.65	48,363	
<b>C30</b>	<b>INTERIOR FINISHES</b>		<b>DIVISION TOTAL</b>	<b>340,172</b>	<b>18.64</b>
<b>D20</b>	<b>PLUMBING</b>				
15000	PLUMBING	18,250 SFA	5.50	100,375	
<b>D20</b>	<b>PLUMBING</b>		<b>DIVISION TOTAL</b>	<b>100,375</b>	<b>5.50</b>
<b>D30</b>	<b>HVAC</b>				
15700	HVAC	18,250 SFA	58.00	1,058,500	
<b>D30</b>	<b>HVAC</b>		<b>DIVISION TOTAL</b>	<b>1,058,500</b>	<b>58.00</b>
<b>D40</b>	<b>FIRE PROTECTION</b>				
15000	FIRE PROTECTION SYSTEM	18,250 SFA	5.50	100,375	
<b>D40</b>	<b>FIRE PROTECTION</b>		<b>DIVISION TOTAL</b>	<b>100,375</b>	<b>5.50</b>
<b>D50</b>	<b>ELECTRICAL</b>				
16000	ELECTRICAL-BLDG	18,250 SFA	46.00	839,500	
<b>D50</b>	<b>ELECTRICAL</b>		<b>DIVISION TOTAL</b>	<b>839,500</b>	<b>46.00</b>
<b>E10</b>	<b>EQUIPMENT</b>				
11000	MISC.BLDG EQUIP/FOIC	18,250 SFA	1.75	31,938	
11480	COMPETITIVE EQUIPMENT	1 LS	170,000	170,000	
	SEE AQUATIC DESIGN				
11480	POOL DECK EQUIPMENT	1 LS	82,000	82,000	
	SEE AQUATIC DESIGN				
<b>E10</b>	<b>EQUIPMENT</b>		<b>DIVISION TOTAL</b>	<b>283,938</b>	<b>15.56</b>
<b>E20</b>	<b>FURNISHINGS</b>				
12320	FIXED FURNISHINGS/CASEWORK	18,250 SFA	1.50	27,375	



ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
12490	WINDOW TREATMENTS/MANUAL/ELECTRIC-ALLOW	1	LS	38,000	38,000	
E20	FURNISHINGS			DIVISION TOTAL	65,375	3.58

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>F10</b>	<b>SPECIAL CONSTRUCTION</b>					
13150	2-METER BULKHEAD (EXCLUDED)		LS	300,000		
13150	ADD AT POOL MECH EQUIP ROOM	1,600	SFA	265	424,000	
	SEE AQUATIC DESIGN					
13150	COMPETITION POOL (POOL STRUCTURE)	6,150	SFA	265	1,629,750	
	SEE AQUATIC DESIGN					
13150	POOL DECKS & DRAINAGE (DEDUCTED FOR SLAB \$ SEE AQUATIC DESIGN)	10,500	SFA	22.00	231,000	
<b>F10</b>	<b>SPECIAL CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>2,284,750</b>	<b>125.19</b>
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02900	PLANTING @ SMALLER FOOTPRINT SMALLER THAN THE 52 METER POOL BLDG	8,250	SFA	5.00	41,250	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>41,250</b>	<b>2.26</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	BUILDING FLOOR AREA	18,250	SF	0.00		
01110	GENERAL CONDITIONS	11	MO	75,000	825,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>825,000</b>	<b>45.21</b>
				<b>ESTIMATE SUBTOTAL</b>	<b>9,334,378</b>	<b>511.47</b>



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**PROJECT:** BAINBRIDGE AQUATIC - REMODEL PORTION NAKATA  
**LOCATION:** BAINBRIDGE, WA  
**BLDG SF:** 4,200  
**ESTIMATE:** 2018176  
**EST TYPE:** FEASIBILITY STUDY

<b>DIVISION</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
A10	FOUNDATIONS		42,000	10.00
B30	ROOFING		33,600	8.00
C10	INTERIOR CONSTRUCTION		216,062	51.44
C30	INTERIOR FINISHES		164,410	39.15
D20	PLUMBING		75,600	18.00
D30	HVAC		243,600	58.00
D40	FIRE PROTECTION		23,100	5.50
D50	ELECTRICAL		193,200	46.00
E10	EQUIPMENT		7,350	1.75
E20	FURNISHINGS		3,150	0.75
F20	SELECTIVE BUILDING DEMOLITION		152,950	36.42
Z10	GENERAL REQUIREMENTS		110,000	26.19
<b>ESTIMATE SUBTOTAL</b>			<b>1,265,022</b>	<b>301.20</b>
	DESIGN CONTINGENCY @	12.00%	151,803	
	SUBTOTAL		1,416,825	
	GENERAL CONTRACTOR'S OH & P @	7.50%	106,262	
	SUBTOTAL		1,523,087	
	ESCALATION TO 15-JUL-20 (5.00%/YR) @	8.33%	126,854	
<b>TOTAL</b>			<b>1,649,941</b>	<b>392.84</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** BAINBRIDGE AQUATIC - REMODEL PORTION NAKATA  
**LOCATION:** BAINBRIDGE, WA  
**BLDG SF:** 4,200  
**ESTIMATE:** 2018176  
**EST TYPE:** FEASIBILITY STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
03000	NEW SLAB COMPLETE-ALLOW	4,200	SF	10.00	42,000	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>42,000</b>	<b>10.00</b>
<b>B30 ROOFING</b>						
07400	ROOF PATCH ALLOW	4,200	SFA	8.00	33,600	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>33,600</b>	<b>8.00</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
04200	MIX OF CMU WALLS-6" TO 12"	4,088	SF	24.00	98,112	
08000	INT GLASS/GLAZED WALL	250	SF	105	26,250	
08110	INT. DOORS/FRAMES/HDWRE-SGL	1	EA	2,000	2,000	
08120	ALUMINUM STOREFRONT DOORS/HDWRE-PR	2	EA	5,000	10,000	
08120	ALUMINUM STOREFRONT DOORS/HDWRE-SGL	1	EA	3,300	3,300	
08740	ADA,CARD READERS,MISC. HDWRE,RATINGS	1	LS	2,500	2,500	
10000	MISC SPECIALTIES/FITTINGS	4,200	SFA	4.50	18,900	
10500	LOCKERS AND BENCHES	1	LS	55,000	55,000	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>216,062</b>	<b>51.44</b>
<b>C30 INTERIOR FINISHES</b>						
09000	GWB CEILING-EPOXY PAINTED	4,200	SF	15.00	63,000	
09600	ELSTOMERIC COATING FLOORING	4,200	SFA	18.00	75,600	
09900	INT. PAINTING/SEALING CMU WALLS	8,176	SF	2.90	23,710	
09900	MISC. PROGRAM AREA PAINT/SEAL	4,200	SFA	0.50	2,100	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>164,410</b>	<b>39.15</b>
<b>D20 PLUMBING</b>						
15000	PLUMBING	4,200	SFA	18.00	75,600	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>75,600</b>	<b>18.00</b>
<b>D30 HVAC</b>						
15700	HVAC	4,200	SFA	58.00	243,600	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>243,600</b>	<b>58.00</b>
<b>D40 FIRE PROTECTION</b>						
15000	FIRE PROTECTION SYSTEM	4,200	SFA	5.50	23,100	
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>23,100</b>	<b>5.50</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL-BLDG	4,200	SFA	46.00	193,200	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>193,200</b>	<b>46.00</b>
<b>E10</b>	<b>EQUIPMENT</b>					
11000	MISC.BLDG EQUIP/FOIC	4,200	SFA	1.75	7,350	
<b>E10</b>	<b>EQUIPMENT</b>			<b>DIVISION TOTAL</b>	<b>7,350</b>	<b>1.75</b>
<b>E20</b>	<b>FURNISHINGS</b>					
12320	FIXED FURNISHINGS/CASEWORK	4,200	SFA	0.75	3,150	
<b>E20</b>	<b>FURNISHINGS</b>			<b>DIVISION TOTAL</b>	<b>3,150</b>	<b>0.75</b>
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>					
02200	DEMO/INFILL/SHORE AT EXTG EXT. WALL CONNECTION	185	LF	350	64,750	
02200	SAWCUT AND REMOVE SLAB	4,200	SF	5.50	23,100	
02220	ABATEMENT ALLOWANCE	4,200	SFA	5.50	23,100	
02220	DEMO/INTERIOR GUT	4,200	SFA	10.00	42,000	
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>			<b>DIVISION TOTAL</b>	<b>152,950</b>	<b>36.42</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	BUILDING FLOOR AREA	4,200	SF	0.00		
01110	GENERAL CONDITIONS	2	MO	55,000	110,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>110,000</b>	<b>26.19</b>
<b>ESTIMATE SUBTOTAL</b>					<b>1,265,022</b>	<b>301.20</b>



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PROJECT: BAINBRIDGE AQUATIC - SITE DEVELOPMENT  
LOCATION: BAINBRIDGE, WA  
BLDG SF:  
ESTIMATE: 2018176  
EST TYPE: FEASIBILITY STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
G10	SITE PREPARATION		1,307,760	
G20	SITE IMPROVEMENTS		1,133,283	
G30	SITE CIVIL / MECHANICAL UTILITIES		781,800	
G40	SITE ELECTRICAL UTILITIES		350,000	
Z10	GENERAL REQUIREMENTS		225,000	
<b>ESTIMATE SUBTOTAL</b>			<b>3,797,843</b>	
	DESIGN CONTINGENCY @	20.00%	759,569	
	SUBTOTAL		4,557,411	
	GENERAL CONTRACTOR'S OH & P @	7.50%	341,806	
	SUBTOTAL		4,899,217	
	ESCALATION TO 15-JUL-20 (5.00%/YR) @	8.33%	408,044	
<b>TOTAL</b>			<b>5,307,261</b>	

EXCLUSIONS:  
SEE ESTIMATE SUMMARY

PROJECT: BAINBRIDGE AQUATIC - SITE DEVELOPMENT  
 LOCATION: BAINBRIDGE, WA  
 BLDG SF:  
 ESTIMATE: 2018176  
 EST TYPE: FEASIBILITY STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G10</b>	<b>SITE PREPARATION</b>					
02000	SITE AREA - INCLUDING BLDG FOOTPRINTS	4	AC			
02000	SITE AREA -NEW BLDG FOOTPRINTS	26,500	SFA			
02000	SITE AREA -REMAINING BLDG FOOTPRINTS	33,100	SFA			
02055	BUILDING DEMOLITIONS-ENTRY @ NAKATA REMODEL	500	SFA	10.00	5,000	
02055	BUILDING DEMOLITIONS-PORITION RAY POOL	3,500	SFA	10.00	35,000	
02055	DEMO HARDSCAPES/LANDSCAPE/TREES	38,900	SFA	3.50	136,150	
02055	DEMO/CAP/ABANDON /RELOCATE UTILITIES	1	LS	100,000	100,000	
02055	SITE CLEARING/GRUB/DEMO	58,100	SFA	1.00	58,100	
02100	BLDG ABATEMENT ALLOWANCE @ RAY POOL	3,500	SFA	5.50	19,250	
02200	EARTHWORK/GRADING/IMPORT FILL-ALLOW	92,000	SFA	3.50	322,000	
02200	EARTHWORK-ADD AT EXCAVATE AND HAUL NEW POOL	5,132	CY	55.00	282,260	
02220	SITE MOBILIZATION	1	LS	150,000	150,000	
02260	SAWCUT ALLOWANCE	1	LS	25,000	25,000	
02370	DEWATERING DURING CONSTRUCTION	1	LS	50,000	50,000	
	ALLOWANCE					
02370	EROSION CONTROL	1	LS	125,000	125,000	
<b>G10</b>	<b>SITE PREPARATION</b>			<b>DIVISION TOTAL</b>	<b>1,307,760</b>	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02740	ASPHALT PAVING- GRIND/OVERLAY PARKING	41,250	SF	2.35	96,938	
02740	ASPHALT PAVING-PARKING	9,200	SF	3.50	32,200	
02740	ASPHALT PAVING-ROAD	7,700	SF	4.65	35,805	
02740	CURBING ALLOWANCE	3,100	LF	25.00	77,500	
02750	CONCRETE PAVING HEAVY DUTY-ALLOW	1,550	SF	10.00	15,500	
02750	ENTRY RAMP,RAILS,STEPS	2,900	SFA	55.00	159,500	
02770	WHEEL STOPS	1	LS	25,000	25,000	
02775	CONCRETE SIDEWALK/PEDESTRIAN PAVING	7,950	SF	7.00	55,650	
02800	MISC SITE IMPROVEMENTS/FURNISHINGS	1	LS	50,000	50,000	
02820	RETAINING WALL & FOOTING	150	LF	450	67,500	
02860	LANDSCAPE WALLS-PLANTERS,SEAT-ALLOW	200	LF	350	70,000	
02870	EXTERIOR WAYFINDING/MONUMENT SIGNS	1	LS	35,000	35,000	
02890	PAINT,MARKINGS,SIGNAGE,DETECTABLE	58,150	SFA	0.60	34,890	
02900	LANDSCAPE PATCH ALLOWANCE	5,000	SFA	5.00	25,000	
02900	LANDSCAPE PLANTING /IRRIGATION	28,000	SFA	8.50	238,000	
02900	LANDSCAPE/IRRIGATION/RAIN GARDENS	8,200	SFA	14.00	114,800	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>1,133,283</b>	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02510	MODIFY/EXTEND FIRE AND DOMESTIC WATER SYSTEMS	1	LS	55,000	55,000	
02510	NEW WATER LINE/FIRE LOOP	1,700	LF	110	187,000	
02530	SANITARY SEWER SYSTEM-ALLOW	1	LS	75,000	75,000	
02550	ADD/MODIFY PROPANE TANK,LINES	1	LS	55,000	55,000	
02630	STORM DRAINAGE NEW PARKING	9,200	SFA	6.50	59,800	
02630	STORM WATER VAULTS	1	LS	250,000	250,000	
02630	WATER QUALITY ALLOWANCE	1	LS	100,000	100,000	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>781,800</b>	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>					
16000	SITE ELECTRICAL/LIGHTING	1	LS	350,000	350,000	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>350,000</b>	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01110	GENERAL CONDITIONS	3	MO	75,000	225,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>225,000</b>	
<b>ESTIMATE SUBTOTAL</b>					<b>3,797,843</b>	





THE  
ROBINSON  
COMPANY

PROJECT: BAINBRIDGE AQUATIC - REPURPOSE RAY POOL  
LOCATION: BAINBRIDGE, WA  
BLDG SF: 9,200  
ESTIMATE: 2018176  
EST TYPE: FEASIBILITY STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	188,413	20.48
B10	SUPERSTRUCTURE	460,000	50.00
B20	EXTERIOR CLOSURE	262,673	28.55
B30	ROOFING	340,746	37.04
C10	INTERIOR CONSTRUCTION	90,520	9.84
C30	INTERIOR FINISHES	243,074	26.42
D20	PLUMBING	33,600	3.65
D30	HVAC	168,000	18.26
D40	FIRE PROTECTION	23,100	2.51
D50	ELECTRICAL	172,200	18.72
E10	EQUIPMENT	75,356	8.19
E20	FURNISHINGS	30,500	3.32
Z10	GENERAL REQUIREMENTS	275,000	29.89
<b>ESTIMATE SUBTOTAL</b>		<b>2,363,182</b>	<b>256.87</b>
	DESIGN CONTINGENCY @	15.00%	354,477
	SUBTOTAL		2,717,659
	GENERAL CONTRACTOR'S OH & P @	7.50%	203,824
	SUBTOTAL		2,921,484
	ESCALATION TO 15-DEC-21 (5.00%/YR) @	15.42%	450,629
	<b>TOTAL</b>		<b>3,372,113</b>
			<b>366.53</b>

EXCLUSIONS:  
SEE ESTIMATE SUMMARY

**PROJECT:** BAINBRIDGE AQUATIC - REPURPOSE RAY POOL  
**LOCATION:** BAINBRIDGE, WA  
**BLDG SF:** 9,200  
**ESTIMATE:** 2018176  
**EST TYPE:** FEASIBILITY STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02300	FILL @ RAY POOL	3,407	CY	28.00	95,396	
02720	CAPILLARY BREAK/VAPOR BARRIER @ S.O.G	9,200	SF	1.25	11,500	
03310	SLAB ON GRADE ALLOWANCE	9,200	SF	8.50	78,200	
07210	RIGID INSULATION @ SLAB PERIMETER	1,164	SF	2.85	3,317	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>188,413</b>	<b>20.48</b>
<b>B10 SUPERSTRUCTURE</b>						
05100	SEISMIC RETROFIT ALLOWANCE	9,200	SFA	50.00	460,000	
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>460,000</b>	<b>50.00</b>
<b>B20 EXTERIOR CLOSURE</b>						
07400	REPLACEMENT SIDING/INSUL/WRB	732	SF	32.35	23,680	
07400	SIDING AT NEW WALL SYSTEM	1,368	SF	22.00	30,096	
07420	MISC.TRIM/FLASH/CAULK EXT	4,100	SF	2.50	10,250	
08000	REPLACE OR NEW WINDOWS	2,000	SF	72.00	144,000	
08100	EXT. HM DOOR/FRM/HDWRE-PAIR (ALLOW ADDITIONAL OPGS	4	EA	4,650	18,600	
09110	FRAME NEW EXT WALL SYSTEM SOUTH END	1,368	SF	26.35	36,047	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>262,673</b>	<b>28.55</b>
<b>B30 ROOFING</b>						
01000	ENTRY CANOPY ALLOW	128	SF	67.00	8,576	
07410	STANDING SEAM METAL ROOFING SYSTEM	10,832	SF	27.10	293,547	
07620	MISC FLASHING/SHEET METAL/DOWNSPOUTS @ ROOF	10,832	SF	1.95	21,122	
10000	ALLOW REMOVE REPLACE SOLAR PANELS	5,000	SF	3.50	17,500	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>340,746</b>	<b>37.04</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
08000	INT REILITES	1	LS	3,500	3,500	
08110	INT. DOORS/FRAMES/HDWRE- PAIR	2	EA	3,400	6,800	
08110	INT. DOORS/FRAMES/HDWRE-SGL	4	EA	2,000	8,000	
08740	ADA,CARD READERS,MISC. HDWRE,RATINGS	1	LS	2,500	2,500	
09110	INT. PARTITIONS	3,200	SF	14.60	46,720	
10000	SPECIALITES/FITTINGS	9,200	SFA	2.50	23,000	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>90,520</b>	<b>9.84</b>
<b>C30 INTERIOR FINISHES</b>						
06260	MDF WALL COVERING	1,549	SF	6.00	9,294	
09000	INT.FINISH CARPENTRY	9,200	SFA	0.50	4,600	
09300	CERAMIC TILE AT RR'S	976	SF	18.00	17,568	
09300	MISC. WALL FINISHES	9,200	SF	1.50	13,800	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
09510	CEILING OPEN TO STRUCTURE-/SEAL	9,200	SF	1.75	16,100	
09600	TOILET CERAMIC FLOORING/BASE	504	SF	22.00	11,088	
09640	WOOD FLOOR AT GYM	7,440	SF	14.75	109,740	
09680	COMMUNITY/OFFICE/STORAGE FLOORING/BASE	1,256	SF	8.50	10,676	
09910	INTERIOR PAINTING	9,200	SFA	2.25	20,700	
10000	ACOUSTIC PANEL- HIGH IMPACT .95 NRC	1,164	SF	22.00	25,608	
12480	WALK OFF MATS/GRILLES-EXT	60	SF	65.00	3,900	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>243,074</b>	<b>26.42</b>
<b>D20</b>	<b>PLUMBING</b>					
15000	PLUMBING	4,200	SFA	8.00	33,600	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>33,600</b>	<b>3.65</b>
<b>D30</b>	<b>HVAC</b>					
15700	HVAC	4,200	SFA	40.00	168,000	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>168,000</b>	<b>18.26</b>
<b>D40</b>	<b>FIRE PROTECTION</b>					
15000	FIRE PROTECTION SYSTEM	4,200	SFA	5.50	23,100	
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>23,100</b>	<b>2.51</b>
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL-BLDG	4,200	SFA	41.00	172,200	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>172,200</b>	<b>18.72</b>
<b>E10</b>	<b>EQUIPMENT</b>					
11000	MISC. ATHLETIC EQUIP-BB-BALL,NETS,POLES	1	LS	35,000	35,000	
11000	SCOREBOARD & SHOT CLOCKS-NONE	1	LS	22,500	22,500	
11000	WALL MATS	192	SF	18.00	3,456	
11480	BASKETBALL HOOPS - ELECTRIC	2	EA	7,200	14,400	
<b>E10</b>	<b>EQUIPMENT</b>			<b>DIVISION TOTAL</b>	<b>75,356</b>	<b>8.19</b>
<b>E20</b>	<b>FURNISHINGS</b>					
12050	WINDOW SHADES	2,000	SF	11.50	23,000	
12100	EQUIPMENT STORAGE/SHELVING UNITS	1	LS	7,500	7,500	
<b>E20</b>	<b>FURNISHINGS</b>			<b>DIVISION TOTAL</b>	<b>30,500</b>	<b>3.32</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01110	GENERAL CONDITIONS	5	MO	55,000	275,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>275,000</b>	<b>29.89</b>
<b>ESTIMATE SUBTOTAL</b>					<b>2,363,182</b>	<b>256.87</b>