



THE  
ROBINSON  
COMPANY

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

**Phase 1**

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New Building 33 Meter Pool	\$	16,913,876
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>23,871,078</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 \$ 27,243,191**

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, 33m Pool Project Cost Summary

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### Construction Cost:

New Building 33M Pool	\$	16,913,876
Remodel Portion of Nakata	\$	1,649,941
Site Development	\$	5,307,261
Total:	\$	23,871,078

### Soft Cost:

		<b>46%</b>	<b>57%</b>	
Percentage Range based on Construction Cost:	\$	10,980,696	\$	13,606,514

### Total Project Cost:

Construction Cost + Soft Cost Range	\$	<b>34,851,774</b>	\$	<b>37,477,592</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	\$	4,923,285	\$	5,294,217
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**PROJECT:** BAINBRIDGE AQUATIC - NEW BUILDING 33 METER  
**LOCATION:** BAINBRIDGE, WA  
**BLDG SF:** 29,445  
**ESTIMATE:** 2018176  
**EST TYPE:** FEASIBILITY STUDY

<b>DIVISION</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
A10	FOUNDATIONS		652,158	22.15
B10	SUPERSTRUCTURE		1,649,231	56.01
B20	EXTERIOR CLOSURE		1,028,663	34.94
B30	ROOFING		872,844	29.64
C10	INTERIOR CONSTRUCTION		705,807	23.97
C20	STAIRS		50,000	1.70
C30	INTERIOR FINISHES		494,004	16.78
D10	CONVEYING SYSTEMS		105,000	3.57
D20	PLUMBING		161,948	5.50
D30	HVAC		1,707,810	58.00
D40	FIRE PROTECTION		161,948	5.50
D50	ELECTRICAL		1,354,470	46.00
E10	EQUIPMENT		303,529	10.31
E20	FURNISHINGS		90,168	3.06
F10	SPECIAL CONSTRUCTION		2,947,075	100.09
G20	SITE IMPROVEMENTS		19,125	0.65
Z10	GENERAL REQUIREMENTS		900,000	30.57
<b>ESTIMATE SUBTOTAL</b>			<b>13,203,777</b>	<b>448.42</b>
	DESIGN CONTINGENCY @	10.00%	1,320,378	
	SUBTOTAL		14,524,155	
	GENERAL CONTRACTOR'S OH & P @	7.50%	1,089,312	
	SUBTOTAL		15,613,467	
	ESCALATION TO 15-JUL-20 (5.00%/YR) @	8.33%	1,300,409	
<b>TOTAL</b>			<b>16,913,876</b>	<b>574.42</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY



ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>					
04200	ADD AT CMU WRAPS/PILASTERS	24	EA	3,200	76,800	
04200	MIX OF CMU WALLS-6" TO 12"	10,121	SF	24.00	242,904	
05720	S.S/GLAZED GUARDRAIL @ SEATING	126	LF	315	39,690	
08000	INT GLASS/GLAZED WALL	1,800	SF	105	189,000	
08110	INT. DOORS/FRAMES/HDWRE- PAIR	5	EA	3,400	17,000	
08110	INT. DOORS/FRAMES/HDWRE-SGL	5	EA	2,000	10,000	
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	29,445	SFA	2.50	73,613	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>705,807</b>	<b>23.97</b>
<b>C20</b>	<b>STAIRS</b>					
05100	STIARS,RAILS,LANDINGS	2	FLR	20,000	40,000	
05120	ROOF ACCESS LADDER/HATCH	1	LS	10,000	10,000	
<b>C20</b>	<b>STAIRS</b>			<b>DIVISION TOTAL</b>	<b>50,000</b>	<b>1.70</b>
<b>C30</b>	<b>INTERIOR FINISHES</b>					
09600	ELASTOMERIC COATING AT ENTRY LEVEL FLOORING NOT AT PUMP ROOM	12,600	SFA	18.00	226,800	
09600	MEZZ LEVEL FLOORING-NOT PUMP OR CHEM	5,170	SFA	7.50	38,775	
09770	FRP @ CHEM/ACID STORAGE	918	SF	8.50	7,803	
09840	ACOUSTICAL PANELS/BANNERS ALLOWANCE	1	LS	38,000	38,000	
09900	DENSIFIED/SEALED CONC	3,200	SFA	2.65	8,480	
09900	INT. PAINTING/SEALING CMU WALLS	28,067	SF	2.90	81,394	
09900	MISC. PROGRAM AREA PAINT/SEAL	29,445	SFA	0.50	14,723	
09960	HIGH PERF COATING @ EXPOSED STRUCT STEEL/HVAC	29,445	SFA	2.65	78,029	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>494,004</b>	<b>16.78</b>
<b>D10</b>	<b>CONVEYING SYSTEMS</b>					
14200	PASSENGER ELEVATOR - 2 STOP	1	EA	105,000	105,000	
<b>D10</b>	<b>CONVEYING SYSTEMS</b>			<b>DIVISION TOTAL</b>	<b>105,000</b>	<b>3.57</b>
<b>D20</b>	<b>PLUMBING</b>					
15000	PLUMBING	29,445	SFA	5.50	161,948	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>161,948</b>	<b>5.50</b>
<b>D30</b>	<b>HVAC</b>					
15700	HVAC	29,445	SFA	58.00	1,707,810	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>1,707,810</b>	<b>58.00</b>
<b>D40</b>	<b>FIRE PROTECTION</b>					
15000	FIRE PROTECTION SYSTEM	29,445	SFA	5.50	161,948	
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>161,948</b>	<b>5.50</b>
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL-BLDG	29,445	SFA	46.00	1,354,470	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>1,354,470</b>	<b>46.00</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>E10</b>	<b>EQUIPMENT</b>					
11000	MISC.BLDG EQUIP/FOIC	29,445	SFA	1.75	51,529	
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>303,529</b>	<b>10.31</b>
<b>E20</b>	<b>FURNISHINGS</b>					
12320	FIXED FURNISHINGS/CASEWORK	29,445	SFA	1.50	44,168	
12490	WINDOW TREATMENTS/MANUAL/ELECTRIC-ALLOW	1	LS	46,000	46,000	
<b>E20</b>	<b>FURNISHINGS</b>			<b>DIVISION TOTAL</b>	<b>90,168</b>	<b>3.06</b>
<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)	8,475	SFA	265	2,245,875	
	SEE AQUATIC DESIGN					
13150	POOL DECKS & DRAINAGE (DEDUCTED FOR SLAB \$)	12,600	SFA	22.00	277,200	
	SEE AQUATIC DESIGN					
<b>F10</b>	<b>SPECIAL CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>2,947,075</b>	<b>100.09</b>
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02900	PLANTING @ SMALLER FOOTPRINT SMALLER THAN THE 52 METER POOL BLDG	3,825	SFA	5.00	19,125	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>19,125</b>	<b>0.65</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	BUILDING FLOOR AREA	29,445	SF	0.00		
01000	LOADING BALCONY/DECK AREA	440	SF	0.00		
01000	ROOF GARDEN AREA	1,500	SF	0.00		
01000	ROOF PATIO AREA	1,360	SF	0.00		
01110	GENERAL CONDITIONS	12	MO	75,000	900,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>900,000</b>	<b>30.57</b>
				<b>ESTIMATE SUBTOTAL</b>	<b>13,203,660</b>	<b>448.42</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-PORTION 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>