



Sakai Park
Bainbridge Island, WA

Conceptual Design Estimate

Estimate Issue Date: April 26, 2019
Estimate Revision: 1

For: Duane Dietz
Jones+Jones Architects & Landscape Planners
105 South Main Street, Suite 300
Seattle, WA 98104

Date: April 26, 2019

Exclusions from Construction Cost:

- Design fees
- Owners administration costs
- Building and land acquisition fees
- Legal and accounting fees
- Removal of unforeseen underground obstructions
- Owner's furniture, furnishings and equipment
- Owners supplied materials
- Moving owners equipment and furniture
- Compression of schedule, premium or shift work
- Assessments, finance, legal and development charges
- Builder's risk, project wrap-up and other owner provided insurance program
- Washington State Sales Tax
- AV Equipment

Assumption used in establishing the estimate:

Open and competitive bidding among all proportions of the work

Items that may affect the cost estimate:

- Modifications to the scope of work included in this estimate.
- Special phasing requirements other than mentioned above.
- Restrictive technical specifications or excessive contract conditions.
- Any non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate



Date: **April 26, 2019**

OVERALL SUMMARY CONSTRUCTION COST

Prepared By: **AC**

	GFA	\$/SF	\$
BIMPRD Building	8,918 SF	358.91	3,200,778
Multi-Purpose Building	3,701 SF	420.23	1,555,261
Restroom Building	478 SF	735.58	351,608
Analog Building	1,115 SF	622.07	693,611
Digital Building	1,833 SF	476.79	873,952
Outdoor Learning Buildings	5,593 SF	487.41	2,726,083
Fieldhouse	77,002 SF	288.33	22,201,627
Sitework			4,322,251
TOTAL CONSTRUCTION COST			35,925,169

BUILDING DATA

Date: April 26, 2019

Building Area

Level 1	4,536 SF
Level 2	4,382 SF

Total Gross Floor Area

8,918 SF

		Quantity	Unit	Ratio to Gross Area
Number of stories (x1,000)		2	EA	0.224
Gross Area		8,918	SF	1.000
Footprint Area		4,536	SF	0.509
Gross Wall Area		6,560	SF	0.736
Retaining Wall Area		-	SF	
Opaque Finished Wall Area		4,046	SF	0.454
Windows or Glazing Area	38.33%	2,515	SF	0.282
Roof Area		5,939	SF	0.666
Roof Glazing Area		-	SF	
Interior Partition Length		1,207	LF	0.135
Interior Doors Per Leaf		49	EA	0.005
Interior Glazing Area		357	SF	0.040
Finished Area		8,918	SF	1.000
Elevators (x10,000)		1	EA	0.112

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
BIM PRD Building



Gross Floor Area: 8,918 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
A10	FOUNDATIONS			132,217	14.83
A1010	Standard Foundation		86,177		9.66
A1020	Special Foundation				-
A1030	Slab on grade		46,040		5.16
A20	BASEMENT WALL CONSTRUCTION				-
A2010	Basement Excavation				-
A2020	Basement Wall Construction				-
B10	SUPERSTRUCTURE			331,268	37.15
B1010	Floor & Roof Construction		331,268		37.15
B20	EXTERIOR ENCLOSURE			461,693	51.77
B2010	Exterior Walls		268,199		30.07
B2020	Exterior Windows		160,934		18.05
B2030	Exterior Doors		32,560		3.65
B30	ROOFING			169,120	18.96
B3010	Roofing		169,120		18.96
C10	INTERIOR CONSTRUCTION			348,143	39.04
C1010	Partitions		215,130		24.12
C1020	Interior Doors		116,130		13.02
C1030	Fittings		16,884		1.89
C20	STAIRS			49,500	5.55
C2010	Stair Construction		49,500		5.55
C30	INTERIOR FINISHES			166,327	18.65
C3010	Wall Finishes		41,894		4.70
C3020	Floor Finishes		68,229		7.65
C3030	Ceiling Finishes		56,203		6.30
D10	CONVEYING			116,000	13.01
D1010	Elevators & Lifts		116,000		13.01
D20	PLUMBING			72,682	8.15
D2010	Plumbing		72,682		8.15
D30	HVAC			374,556	42.00
D3010	HVAC		374,556		42.00
D40	FIRE PROTECTION			50,387	5.65

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
BIM PRD Building



Gross Floor Area: 8,918 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
D4010	Sprinkler System		50,387		5.65
D50	ELECTRICAL			356,720	40.00
D5000	Electrical		356,720		40.00
E10	EQUIPMENT			-	-
E1010	Equipment				-
E20	FURNISHINGS			70,368	7.89
E2010	Fixed Furnishings		70,368		7.89
F10	SPECIAL CONSTRUCTION			-	-
F1010	Special Structure				
F1020	Special Construction				
	Sub-Total			2,698,980	302.64
	Design Contingency, excluded			-	-
	Sub-Total			2,698,980	302.64
	General Conditions / General Requirements	12.25%		330,625	37.07
	General Contractors Fee	5.65%		171,173	19.19
	Sub-Total			3,200,778	358.91
	Escalation, January 2021, excluded			-	-
	TOTAL CONSTRUCTION COST			\$3,200,778	358.91

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
BIM PRD Building



Gross Floor Area: **8,918 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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A10 FOUNDATIONS

A1010 Standard Foundation

A1011 Foundations

Reinforced concrete continuous footings / spread footings	47	CY	1,010.00	47,657
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A1013 Perimeter drainage and insulation

Perimeter drain pipe and rock	279	LF	25.00	6,975
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Perimeter insulation	907	SF	4.00	3,627
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Miscellaneous

Reinforced concrete stem walls	279	SF	35.00	9,765
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Elevator pit	1	EA	16,200.00	16,200
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Waterproofing at stem walls	279	SF	7.00	1,953
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Total For Standard Foundations				86,177
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A1020 Special Foundation

No work anticipated				N/A
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Total For Special Foundations				
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A1030 Slab on Grade

A1031 Standard slab on grade

Reinforced concrete slab on grade, 4" thick	4,536	SF	10.15	46,040
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Total For Slab on Grade				46,040
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A20 BASEMENT CONSTRUCTION

A2010 Basement Excavation

No work anticipated				N/A
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Total For Basement Excavation				
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A2010 Basement Walls

No work anticipated				N/A
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Total For Basement Walls				
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B1010 Floor & Roof Construction

B1012 Upper floors construction

Glu Lam Beams	9,202	BM	7.00	64,415
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Wood beams / Header beams	263	BM	6.25	1,643
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SIPS 9 1/4"	4,382	SF	16.25	71,208
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Plywood at shear walls	2,500	SF	3.00	7,500
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Tube steel posts	3,287	LB	3.00	9,860
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B 1020 Roof Construction

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BIM PRD Building



Gross Floor Area: **8,918 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
Open web metal truss	5,597	SF	9.75	54,571	
Wood beams / Header beams	263	BM	6.25	1,643	
SIPS Panel, 11 1/4" thick	5,597	SF	17.98	100,634	
Wood posts	216	BM	6.25	1,350	
Plywood at shear walls	2,500	SF	3.00	7,500	
Canopies					
Structure at Entry Canopy	342	SF	32.00	10,944	
Total For Floor & Roof Construction				331,268	

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction

Fiber cement board siding, painted	405	SF	23.00	9,310
Board and batten siding, painted	308	SF	17.75	5,467
Metal siding, assume AEP Span	3,333	SF	24.00	79,992
Stud framing	4,046	SF	8.56	34,632
Rigid insulation	4,046	SF	3.10	12,542
Batt insulation	4,046	SF	1.78	7,202
WRB	4,046	SF	5.40	21,847
Vapor barrier	4,046	SF	1.00	4,046
Exterior sheathing	4,046	SF	4.00	16,183
Gypsum board, 5/8"	4,046	SF	3.75	15,172

B2012 Parapets

Parapet walls at living roof

Furring strips, blocking, sheathing, vapor retarder, cover board and roofing membrane	238	SF	22.00	5,225
Parapet cap	95	LF	37.50	3,563

B2013 Exterior louvers, screens and fencing

Framing and metal screen at patio	16	LF	560.00	8,960
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B2016 Exterior soffits

Exterior soffits	1,403	SF	26.00	36,478
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Caulking, sealants and firestopping

Caulking, sealants and firestopping	8,918	SF	0.85	7,580
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Total For Exterior Walls **268,199**

B2020 Exterior Windows

B2021 Windows

Metal windows	2,515	SF	64.00	160,934
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Total For Exterior Windows **160,934**

B2030 Exterior Doors

B 2030 Exterior Doors

Sakai Park
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BIM PRD Building



Gross Floor Area: **8,918 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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Aluminum glazed door, frame and hardware

Single 2 EA 3,380.00 6,760

Double 3 EA 6,600.00 19,800

Specialty hardware 1 LS 6,000.00 6,000

Total For Exterior Doors 32,560

ROOFING

B3010 Roof Covering

B3011 Roof finishes

Metal roofing system, complete 5,597 SF 23.70 132,649

Green roofing system 342 SF 38.00 12,996

B3016 Gutters and downspouts

Roof drainage 1 LS 2,250.00 2,250

B3014 Flashings and trim

Sheet metal flashings and trim 1 LS 9,363.90 9,364

Miscellaneous

Rough carpentry 1 LS 5,172.44 5,172

Fall restraint anchors, allow 1 LS 6,688.50 6,689

Total For Roofing 169,120

C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions

Interior partitions, including metal stud framing, batt insulation, gypsum board 11,897 SF 14.50 172,499

Chase partitions, including metal stud framing, batt insulation, Cement backer board 147 SF 17.30 2,543

Shaft partitions, including metal stud framing, batt insulation, Shaft board 630 SF 15.70 9,891

C1017 Interior windows and storefronts

Interior glazing, allow 357 SF 68.40 24,400

Miscellaneous

Blocking and backing 1 LS 3,121.30 3,121

Window sills and trim 1 LS 2,675.40 2,675

Total For Interior Partitions 215,130

C1020 Interior Doors

C1021 Interior doors

Interior doors, frames and hardware

Wood / Hollow metal door, frame and hardware

Single 49 EA 2,245.00 110,005

Specialty hardware 1 LS 6,125.00 6,125

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BIM PRD Building



Gross Floor Area: **8,918 SF**

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Item Description	Quantity	Unit	Unit Cost	Totals	
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C1025 Interior door sidelights and transoms

Glazed sidelights/relites, included in interior glazing section

N/A

Total For Interior Doors

116,130

C1030 Specialties

C1033 Storage shelving and lockers

Janitors mop rack and shelf

1

EA

510.00

510

C1035 Identifying devices

Code signage

8,918

SF

0.15

1,338

Wayfinding and room identification signage, assumed FF&E

N/A

Exterior building signage, assumed FF&E

N/A

C1037 General fittings and misc. metals

Miscellaneous metals, allow 0.3#/SF

2,675

LB

3.50

9,364

Fire extinguisher cabinets

2

EA

234.00

468

Grab bars, per set

4

EA

221.00

884

Mirrors at restrooms

4

EA

165.00

660

Restroom and shower accessories

1

LS

2,400.00

2,400

Whiteboards, FF&E

N/A

Elevator pit ladder

1

EA

1,260.00

1,260

Total For Fittings and Specialty Items

16,884

C20 STAIRS

C2010 Stair Construction

C 2010 Stair Construction including railings and finish

Interior Exit Stair

1

FLT

20,500.00

20,500

Interior Architectural Stair

1

FLT

29,000.00

29,000

Total For Stair Construction

49,500

INTERIOR FINISHES

C3010 Wall Finishes

C3012 Wall finishes to interior walls

Paint to walls

8,918

GFA

2.35

20,957

Miscellaneous wall finishes

8,918

GFA

1.50

13,377

Ceramic tile at restrooms

378

SF

20.00

7,560

Total For Wall Finishes

41,894

C3020 Floor Finishes

C3024 Flooring including base

Floor finishes, allow

8,540

SF

6.00

51,240

Ceramic tile

378

SF

18.00

6,804

C3026 Bases, curbs and trim

Rubber base, 4" high

2,972

LF

3.10

9,213

Ceramic tile

54

LF

18.00

972

Sakai Park
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Conceptual Design Estimate
BIM PRD Building



Gross Floor Area: **8,918 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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Total For Floor Finishes **68,229**

C3030 Ceiling Finishes

C3031 Ceiling finishes				
ACT and grid	8,540	SF	6.05	51,667
Gypsum board, painted	378	SF	12.00	4,536

Total For Ceiling Finishes **56,203**

D10

D1010 Elevator & Lift

D 1010 Elevators and Lifts				
Passenger elevator, 2 stop	1	EA	116,000.00	116,000

Total For Elevator & Lifts **116,000**

D20 PLUMBING

D2010 Plumbing

Plumbing				
Plumbing systems, complete	8,918	GFA	8.15	72,682

Total For Plumbing **72,682**

D30 HVAC

D3010 HVAC

HVAC				
HVAC systems, complete	8,918	GFA	42.00	374,556

Total For HVAC **374,556**

D40 FIRE PROTECTION

D4010 Fire Protection

Fire protection				
Fire suppression	8,918	GFA	5.65	50,387

Total For Fire Sprinkler System **50,387**

D50 ELECTRICAL

D5000 Electrical

Electrical				
Electrical systems, complete	8,918	GFA	40.00	356,720

Total For Electrical **356,720**

E10 EQUIPMENT

E1010 Equipment

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
BIM PRD Building



Gross Floor Area: **8,918 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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E1025 Audio-visual equipment
 Projection screens, FF&E

N/A

E1094 Residential equipment
 Refrigerator, FF&E
 Microwave, FF&E
 Dishwasher, FF&E

N/A

N/A

N/A

Total For Equipment

E20 FURNISHINGS
E2010 Fixed Furnishing

E2012 Fixed casework

Coffee / Lunch Room

Base cabinetry	8	LF	248.00	1,984
Upper cabinetry	10	LF	236.00	2,360
Countertop, plastic laminate	10	LF	94.00	940

Copy Room

Base cabinetry	15	LF	248.00	3,720
Upper cabinetry	13	LF	236.00	3,068
Countertop, plastic laminate	15	LF	94.00	1,410

Welcome Area

Reception desk	9	LF	650.00	5,850
Base cabinetry	8	LF	248.00	1,984
Countertop, plastic laminate	8	LF	94.00	752

Large Meeting Room

Base cabinetry	17	LF	248.00	4,216
Countertop, plastic laminate	17	LF	94.00	1,598

2nd Floor Meeting Room

Base cabinetry	8	LF	248.00	1,984
Upper cabinetry	8	LF	236.00	1,888
Countertop, plastic laminate	8	LF	94.00	752

Small Copy Area

Base cabinetry	22	LF	248.00	5,456
Upper cabinetry	22	LF	236.00	5,192
Countertop, plastic laminate	22	LF	94.00	2,068

E2013 Blinds and other window treatments

Window treatments	1	LS	25,146.00	25,146
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Total For Furniture

70,368

F10 SPECIAL STRUCTURES
F1010 Special Structure

No work anticipated

N/A

Total For Special Structure

F1020 Special Construction

No work anticipated

N/A

Total For Special Construction

BUILDING DATA

Date: April 26, 2019

Building Area

Level 1

3,701 SF

Total Gross Floor Area

3,701 SF

		Quantity	Unit	Ratio to Gross Area
Number of stories (x1,000)		1	EA	0.270
Gross Area		3,701	SF	1.000
Footprint Area		3,701	SF	1.000
Gross Wall Area		4,063	SF	1.098
Retaining Wall Area		-	SF	
Opaque Finished Wall Area		2,836	SF	0.766
Windows or Glazing Area	30.20%	1,227	SF	0.332
Roof Area		4,864	SF	1.314
Roof Glazing Area		-	SF	
Interior Partition Length		112	LF	0.030
Interior Doors Per Leaf		4	EA	0.001
Interior Glazing Area		-	SF	
Finished Area		3,701	SF	1.000
Elevators (x10,000)		-	EA	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Multi-Purpose Building



Gross Floor Area: 3,701 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
A10	FOUNDATIONS			105,000	28.37
A1010	Standard Foundation		36,790		9.94
A1020	Special Foundation		54,000		14.59
A1030	Slab on grade		14,210		3.84
A20	BASEMENT WALL CONSTRUCTION				-
A2010	Basement Excavation				-
A2020	Basement Wall Construction				-
B10	SUPERSTRUCTURE			262,554	70.94
B1010	Floor & Roof Construction		262,554		70.94
B20	EXTERIOR ENCLOSURE			300,563	81.21
B2010	Exterior Walls		176,255		47.62
B2020	Exterior Windows		78,528		21.22
B2030	Exterior Doors		45,780		12.37
B30	ROOFING			126,245	34.11
B3010	Roofing		126,245		34.11
C10	INTERIOR CONSTRUCTION			37,284	10.07
C1010	Partitions		22,162		5.99
C1020	Interior Doors		9,460		2.56
C1030	Fittings		5,661		1.53
C20	STAIRS			-	-
C2010	Stair Construction				-
C30	INTERIOR FINISHES			89,268	24.12
C3010	Wall Finishes		23,720		6.41
C3020	Floor Finishes		37,490		10.13
C3030	Ceiling Finishes		28,058		7.58
D10	CONVEYING			-	-
D1010	Elevators & Lifts				-
D20	PLUMBING			30,163	8.15
D2010	Plumbing		30,163		8.15
D30	HVAC			155,442	42.00
D3010	HVAC		155,442		42.00
D40	FIRE PROTECTION			20,911	5.65

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Multi-Purpose Building



Gross Floor Area: 3,701 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
D4010	Sprinkler System		20,911		5.65
D50	ELECTRICAL			148,040	40.00
D5000	Electrical		148,040		40.00
E10	EQUIPMENT			-	-
E1010	Equipment				-
E20	FURNISHINGS			35,968	9.72
E2010	Fixed Furnishings		35,968		9.72
F10	SPECIAL CONSTRUCTION			-	-
F1010	Special Structure				
F1020	Special Construction				
	Sub-Total			1,311,437	354.35
	Design Contingency, excluded			-	-
	Sub-Total			1,311,437	354.35
	General Conditions / General Requirements	12.25%		160,651	43.41
	General Contractors Fee	5.65%		83,173	22.47
	Sub-Total			1,555,261	420.23
	Escalation, January 2021, excluded			-	-
	TOTAL CONSTRUCTION COST			\$1,555,261	420.23

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Multi-Purpose Building



Gross Floor Area: **3,701 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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A10 FOUNDATIONS

A1010 Standard Foundation

A1011 Foundations

Reinforced concrete continuous footings / spread footings	20	CY	1,010.00	19,778
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A1013 Perimeter drainage and insulation

Perimeter drain pipe and rock	262	LF	25.00	6,550
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Perimeter insulation	852	SF	4.00	3,406
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Miscellaneous

Reinforced concrete stem walls	168	SF	35.00	5,880
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Waterproofing at stem walls	168	SF	7.00	1,176
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Total For Standard Foundations				36,790
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A1020 Special Foundation

Pin piles	1	LS	54,000.00	54,000
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Total For Special Foundations				54,000
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A1030 Slab on Grade

A1031 Standard slab on grade

Reinforced concrete slab on grade, 4" thick	1,400	SF	10.15	14,210
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Total For Slab on Grade				14,210
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A20 BASEMENT CONSTRUCTION

A2010 Basement Excavation

No work anticipated				N/A
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Total For Basement Excavation				
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A2010 Basement Walls

No work anticipated				N/A
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Total For Basement Walls				
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B1010 Floor & Roof Construction

B1012 Upper floors construction

Suspended floor structure	2,301	SF	36.00	82,836
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B 1020 Roof Construction

Open web metal truss	4,864	SF	9.75	47,424
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Wood beams / Header beams	212	BM	6.25	1,325
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SIPS Panel, 11 1/4" thick	4,864	SF	17.98	87,455
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Wood posts	216	BM	6.25	1,350
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Plywood at shear walls	780	SF	3.00	2,340
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Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Multi-Purpose Building



Gross Floor Area: **3,701 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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Exterior Deck

Overlook Deck Structure	583	SF	38.00	22,154
Railing at overlook deck	114	LF	155.00	17,670

Total For Floor & Roof Construction **262,554**

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction

Fiber cement board siding, painted	71	SF	23.00	1,633
Board and batten siding, painted	514	SF	17.75	9,124
Metal siding, assume AEP Span	2,248	SF	24.00	53,952
Stud framing	2,833	SF	8.56	24,250
Rigid insulation	2,833	SF	3.10	8,782
Batt insulation	2,833	SF	1.78	5,043
WRB	2,833	SF	5.40	15,298
Vapor barrier	2,833	SF	1.00	2,833
Exterior sheathing	2,833	SF	4.00	11,332
Gypsum board, 5/8"	2,833	SF	3.75	10,624

B2016 Exterior soffits

Exterior soffits	1,163	SF	26.00	30,238
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Caulking, sealants and firestopping

Caulking, sealants and firestopping	3,701	SF	0.85	3,146
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Total For Exterior Walls **176,255**

B2020 Exterior Windows

B2021 Windows

Metal windows	1,227	SF	64.00	78,528
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Total For Exterior Windows **78,528**

B2030 Exterior Doors

B 2030 Exterior Doors

Aluminum glazed door, frame and hardware				
Single	1	EA	3,380.00	3,380
Single with half leaf	1	EA	4,900.00	4,900
Double	1	EA	6,600.00	6,600
Hollow metal door, frame and hardware				
Double	2	EA	4,250.00	8,500
Sliding barn glazed doors, 10'-0" wide	2	EA	8,200.00	16,400
Specialty hardware	1	LS	6,000.00	6,000

Total For Exterior Doors **45,780**

ROOFING

B3010 Roof Covering

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Multi-Purpose Building



Gross Floor Area: **3,701 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
B3011 Roof finishes					
Metal roofing system, complete	4,864	SF	23.70	115,277	
B3016 Gutters and downspouts					
Roof drainage	1	LS	2,160.00	2,160	
B3014 Flashings and trim					
Sheet metal flashings and trim	1	LS	3,886.05	3,886	
Miscellaneous					
Rough carpentry	1	LS	2,146.58	2,147	
Fall restraint anchors, allow	1	LS	2,775.75	2,776	
Total For Roofing				126,245	

C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions					
Interior partitions, including metal stud framing, batt insulation, gypsum board	1,248	SF	14.50	18,096	
Chase partitions, including metal stud framing, batt insulation, Cement backer board	96	SF	17.30	1,661	
C1017 Interior windows and storefronts					
Interior glazing, not required				N/A	
Miscellaneous					
Blocking and backing	1	LS	1,295.35	1,295	
Window sills and trim	1	LS	1,110.30	1,110	
Total For Interior Partitions				22,162	

C1020 Interior Doors

C1021 Interior doors					
Interior doors, frames and hardware					
Wood / Hollow metal door, frame and hardware					
Single	2	EA	2,245.00	4,490	
Double	1	EA	4,970.00	4,970	
C1025 Interior door sidelights and transoms					
Glazed sidelights/relites, inot required				N/A	
Total For Interior Doors				9,460	

C1030 Specialties

C1035 Identifying devices					
Code signage	3,701	SF	0.15	555	
Wayfinding and room identification signage, assumed FF&E				N/A	
Exterior building signage, assumed FF&E				N/A	
C1037 General fittings and misc. metals					

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Multi-Purpose Building



Gross Floor Area: **3,701 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
Miscellaneous metals, allow 0.3#/SF	1,110	LB	3.50	3,886	
Fire extinguisher cabinets	1	EA	234.00	234	
Grab bars, per set	1	EA	221.00	221	
Mirrors at restrooms	1	EA	165.00	165	
Restroom and shower accessories	1	LS	600.00	600	
Total For Fittings and Specialty Items				5,661	

C20 STAIRS

C2010 Stair Construction

No work anticipated N/A

Total For Stair Construction

INTERIOR FINISHES

C3010 Wall Finishes

C3012 Wall finishes to interior walls

Paint to walls	3,701	GFA	2.35	8,697
Miscellaneous wall finishes	3,701	GFA	3.00	11,103
Ceramic tile at restrooms	196	SF	20.00	3,920

Total For Wall Finishes **23,720**

C3020 Floor Finishes

C3024 Flooring including base

Floor finishes, allow	3,642	SF	9.45	34,417
Ceramic tile	59	SF	18.00	1,062

C3026 Bases, curbs and trim

Rubber base, 4" high	486	LF	3.10	1,507
Ceramic tile	28	LF	18.00	504

Total For Floor Finishes **37,490**

C3030 Ceiling Finishes

C3031 Ceiling finishes

ACT and grid	3,642	SF	6.05	22,034
Gypsum board, painted	502	SF	12.00	6,024

Total For Ceiling Finishes **28,058**

D10

D1010 Elevator & Lift

No work anticipated N/A

Total For Elevator & Lifts

D20 PLUMBING

D2010 Plumbing

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Multi-Purpose Building



Gross Floor Area: **3,701 SF**

Date: **April 26, 2019**

Item Description		Quantity	Unit	Unit Cost	Totals
Plumbing					
Plumbing systems, complete		3,701	GFA	8.15	30,163
Total For Plumbing					30,163
D30	HVAC				
D3010	HVAC				
HVAC					
HVAC systems, complete		3,701	GFA	42.00	155,442
Total For HVAC					155,442
D40	FIRE PROTECTION				
D4010	<u>Fire Protection</u>				
Fire protection					
Fire suppression		3,701	GFA	5.65	20,911
Total For Fire Sprinkler System					20,911
D50	ELECTRICAL				
D5000	<u>Electrical</u>				
Electrical					
Electrical systems, complete		3,701	GFA	40.00	148,040
Total For Electrical					148,040
E10	EQUIPMENT				
E1010	Equipment				
E1025 Audio-visual equipment					
Projection screens, FF&E					N/A
E1094 Residential equipment					
Catering equipment, FF&E					N/A
Total For Equipment					
E20	FURNISHINGS				
E2010	<u>Fixed Furnishing</u>				
E2012 Fixed casework					
Catering Kitchen					
Base cabinetry		41	LF	248.00	10,168
Upper cabinetry		41	LF	236.00	9,676
Countertop, plastic laminate		41	LF	94.00	3,854
E2013 Blinds and other window treatments					
Window treatments		1	LS	12,270.00	12,270
Total For Furniture					35,968

Sakai Park
 Bainbridge Island, WA
 Conceptual Design Estimate
 Multi-Purpose Building



Gross Floor Area: 3,701 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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F10 SPECIAL STRUCTURES

F1010 Special Structure

No work anticipated

N/A

Total For Special Structure

F1020 Special Construction

No work anticipated

N/A

Total For Special Construction

BUILDING DATA

Date: April 26, 2019

Building Area

Level 1

478 SF

Total Gross Floor Area

478 SF

	Quantity	Unit	Ratio to Gross Area
Number of stories (x1,000)	1	EA	2.092
Gross Area	478	SF	1.000
Footprint Area	478	SF	1.000
Gross Wall Area	910	SF	1.904
Retaining Wall Area	-	SF	
Opaque Finished Wall Area	910	SF	1.904
Windows or Glazing Area	-	SF	
Roof Area	774	SF	1.619
Roof Glazing Area	-	SF	
Interior Partition Length	26	LF	0.054
Interior Doors Per Leaf	-	EA	
Interior Glazing Area	-	SF	
Finished Area	478	SF	1.000
Elevators (x10,000)	-	EA	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Restroom Building



Gross Floor Area: 478 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
A10	FOUNDATIONS			22,344	46.74
A1010	Standard Foundation		17,492		36.59
A1020	Special Foundation				-
A1030	Slab on grade		4,852		10.15
A20	BASEMENT WALL CONSTRUCTION				-
A2010	Basement Excavation				-
A2020	Basement Wall Construction				-
B10	SUPERSTRUCTURE			24,768	51.82
B1010	Floor & Roof Construction		24,768		51.82
B20	EXTERIOR ENCLOSURE			74,929	156.76
B2010	Exterior Walls		65,089		136.17
B2020	Exterior Windows				-
B2030	Exterior Doors		9,840		20.59
B30	ROOFING			31,541	65.99
B3010	Roofing		31,541		65.99
C10	INTERIOR CONSTRUCTION			23,627	49.43
C1010	Partitions		4,563		9.55
C1020	Interior Doors				-
C1030	Fittings		19,064		39.88
C20	STAIRS			-	-
C2010	Stair Construction				-
C30	INTERIOR FINISHES			28,456	59.53
C3010	Wall Finishes		14,703		30.76
C3020	Floor Finishes		8,052		16.85
C3030	Ceiling Finishes		5,700		11.92
D10	CONVEYING			-	-
D1010	Elevators & Lifts				-
D20	PLUMBING			64,052	134.00
D2010	Plumbing		64,052		134.00
D30	HVAC			10,516	22.00
D3010	HVAC		10,516		22.00
D40	FIRE PROTECTION			3,824	8.00

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Restroom Building



Gross Floor Area: 478 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
D4010	Sprinkler System		3,824		8.00
D50	ELECTRICAL			12,428	26.00
D5000	Electrical		12,428		26.00
E10	EQUIPMENT			-	-
E1010	Equipment				-
E20	FURNISHINGS			-	-
E2010	Fixed Furnishings				-
F10	SPECIAL CONSTRUCTION			-	-
F1010	Special Structure				
F1020	Special Construction				
	Sub-Total			296,485	620.26
	Design Contingency, excluded			-	-
	Sub-Total			296,485	620.26
	General Conditions / General Requirements	12.25%		36,319	75.98
	General Contractors Fee	5.65%		18,803	39.34
	Sub-Total			351,608	735.58
	Escalation, January 2021, excluded			-	-
	TOTAL CONSTRUCTION COST			\$351,608	735.58

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Restroom Building



Gross Floor Area: **478 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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A10 FOUNDATIONS

A1010 Standard Foundation

A1011 Foundations

Reinforced concrete continuous footings / spread footings	10	CY	1,010.00	10,212
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A1013 Perimeter drainage and insulation

Perimeter drain pipe and rock	91	LF	25.00	2,275
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Perimeter insulation	296	SF	4.00	1,183
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Miscellaneous

Reinforced concrete stem walls	91	SF	35.00	3,185
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Waterproofing at stem walls	91	SF	7.00	637
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Total For Standard Foundations				17,492
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A1020 Special Foundation

No work anticipated				N/A
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Total For Special Foundations				
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A1030 Slab on Grade

A1031 Standard slab on grade

Reinforced concrete slab on grade, 4" thick	478	SF	10.15	4,852
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Total For Slab on Grade				4,852
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A20 BASEMENT CONSTRUCTION

A2010 Basement Excavation

No work anticipated				N/A
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Total For Basement Excavation				
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A2010 Basement Walls

No work anticipated				N/A
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Total For Basement Walls				
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B1010 Floor & Roof Construction

B 1020 Roof Construction

Roof structure	774	SF	32.00	24,768
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Total For Floor & Roof Construction				24,768
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B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction

Fiber cement board siding, painted, assume 25%	228	SF	23.00	5,233
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Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Restroom Building



Gross Floor Area: **478 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
Metal siding, assume AEP Span, assume 75%	683	SF	24.00	16,380	
Stud framing	910	SF	8.56	7,790	
Rigid insulation	910	SF	3.10	2,821	
Batt insulation	910	SF	1.78	1,620	
WRB	910	SF	5.40	4,914	
Vapor barrier	910	SF	1.00	910	
Exterior sheathing	910	SF	4.00	3,640	
Gypsum board, 5/8"	910	SF	3.75	3,413	
B2012 Parapets					
Parapet walls at living roof					
Furring strips, blocking , sheathing, vapor retarder, cover board and roofing membrane	278	SF	22.00	6,105	
Parapet cap	111	LF	37.50	4,163	
B2016 Exterior soffits					
Exterior soffits	296	SF	26.00	7,696	
Caulking, sealants and firestopping					
Caulking, sealants and firestopping	478	SF	0.85	406	
Total For Exterior Walls				65,089	
B2020 Exterior Windows					
No work anticipated				N/A	
Total For Exterior Windows					
B2030 Exterior Doors					
B 2030 Exterior Doors					
Hollow metal door, frame and hardware					
Single	3	EA	2,280.00	6,840	
Specialty hardware	1	LS	3,000.00	3,000	
Total For Exterior Doors				9,840	
ROOFING					
B3010 Roof Covering					
B3011 Roof finishes					
Green roofing system	774	SF	38.00	29,412	
B3016 Gutters and downspouts					
Roof drainage	1	LS	1,350.00	1,350	
B3014 Flashings and trim					
Sheet metal flashings and trim	1	LS	501.90	502	
Miscellaneous					
Rough carpentry	1	LS	277.24	277	
Total For Roofing				31,541	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Restroom Building



Gross Floor Area: **478 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions

Interior partitions, including metal stud framing, batt insulation, gypsum board

168 SF 14.50 2,436

Chase partitions, including metal stud framing, batt insulation, Cement backer board

105 SF 17.30 1,817

Miscellaneous

Blocking and backing

1 LS 167.30 167

Window sills and trim

1 LS 143.40 143

Total For Interior Partitions

4,563

C1020 Interior Doors

No work anticipated

N/A

Total For Interior Doors

C1030 Specialties

C1031 Fabricated toilet partitions

ADA partitions, stainless steel

2 EA 1,970.00 3,940

Std. partitions, stainless steel

4 EA 1,810.00 7,240

Urinal screen, stainless steel

1 EA 745.00 745

C1033 Storage shelving and lockers

Janitors mop rack and shelf

1 EA 510.00 510

C1035 Identifying devices

Wayfinding and room identification signage

478 SF 0.47 225

Exterior building signage, assumed FF&E

N/A

C1037 General fittings and misc. metals

Miscellaneous metals, allow 0.3#/SF

143 LB 3.50 502

Grab bars, per set

2 EA 221.00 442

Mirrors at restrooms

4 EA 165.00 660

Restroom and shower accessories

1 LS 4,800.00 4,800

Total For Fittings and Specialty Items

19,064

C20 STAIRS

C2010 Stair Construction

No work anticipated

N/A

Total For Stair Construction

INTERIOR FINISHES

C3010 Wall Finishes

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Restroom Building



Gross Floor Area: **478 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
C3012 Wall finishes to interior walls					
Paint to walls	478	GFA	2.35	1,123	
Ceramic tile at restrooms	679	SF	20.00	13,580	
Total For Wall Finishes				14,703	
C3020 Floor Finishes					
C3024 Flooring including base					
Ceramic tile	342	SF	18.00	6,156	
Sealed concrete	38	SF	2.00	76	
C3026 Bases, curbs and trim					
Rubber base, 4" high	24	LF	3.10	74	
Ceramic tile	97	LF	18.00	1,746	
Total For Floor Finishes				8,052	
C3030 Ceiling Finishes					
C3031 Ceiling finishes					
Gypsum board, painted	380	SF	15.00	5,700	
Total For Ceiling Finishes				5,700	
D10 Elevator & Lift					
No work anticipated					N/A
Total For Elevator & Lifts					
D20 PLUMBING					
D2010 Plumbing					
Plumbing					
Plumbing systems, complete	478	GFA	134.00	64,052	
Total For Plumbing				64,052	
D30 HVAC					
D3010 HVAC					
HVAC					
HVAC systems, complete	478	GFA	22.00	10,516	
Total For HVAC				10,516	
D40 FIRE PROTECTION					
D4010 Fire Protection					
Fire protection					
Fire suppression	478	GFA	8.00	3,824	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Restroom Building



Gross Floor Area: 478 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Total For Fire Sprinkler System 3,824

D50 ELECTRICAL

D5000 Electrical

Electrical

Electrical systems, complete

478 GFA 26.00 12,428

Total For Electrical 12,428

E10 EQUIPMENT

E1010 Equipment

No work anticipated

N/A

Total For Equipment

E20 FURNISHINGS

E2010 Fixed Furnishing

No work anticipated

N/A

Total For Furniture

F10 SPECIAL STRUCTURES

F1010 Special Structure

No work anticipated

N/A

Total For Special Structure

F1020 Special Construction

No work anticipated

N/A

Total For Special Construction

BUILDING DATA

Date: April 26, 2019

Building Area

Level 1

1,115 SF

Total Gross Floor Area

1,115 SF

		Quantity	Unit	Ratio to Gross Area
Number of stories (x1,000)		1	EA	0.897
Gross Area		1,115	SF	1.000
Footprint Area		1,115	SF	1.000
Gross Wall Area		2,800	SF	2.511
Retaining Wall Area		-	SF	
Opaque Finished Wall Area		1,966	SF	1.763
Windows or Glazing Area	29.79%	834	SF	0.748
Roof Area		2,038	SF	1.828
Roof Glazing Area		-	SF	
Interior Partition Length		61	LF	0.055
Interior Doors Per Leaf		2	EA	0.002
Interior Glazing Area		-	SF	
Finished Area		1,115	SF	1.000
Elevators (x10,000)		-	EA	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
A10	FOUNDATIONS			56,089	50.30
A1010	Standard Foundation		24,772		22.22
A1020	Special Foundation		20,000		17.94
A1030	Slab on grade		11,317		10.15
A20	BASEMENT WALL CONSTRUCTION				-
A2010	Basement Excavation				-
A2020	Basement Wall Construction				-
B10	SUPERSTRUCTURE			79,049	70.90
B1010	Floor & Roof Construction		79,049		70.90
B20	EXTERIOR ENCLOSURE			206,893	185.55
B2010	Exterior Walls		127,687		114.52
B2020	Exterior Windows		53,376		47.87
B2030	Exterior Doors		25,830		23.17
B30	ROOFING			57,028	51.15
B3010	Roofing		57,028		51.15
C10	INTERIOR CONSTRUCTION			21,473	19.26
C1010	Partitions		13,421		12.04
C1020	Interior Doors		4,970		4.46
C1030	Fittings		3,082		2.76
C20	STAIRS			-	-
C2010	Stair Construction				-
C30	INTERIOR FINISHES			22,179	19.89
C3010	Wall Finishes		10,165		9.12
C3020	Floor Finishes		9,448		8.47
C3030	Ceiling Finishes		2,566		2.30
D10	CONVEYING			-	-
D1010	Elevators & Lifts				-
D20	PLUMBING			24,530	22.00
D2010	Plumbing		24,530		22.00
D30	HVAC			46,830	42.00
D3010	HVAC		46,830		42.00
D40	FIRE PROTECTION			6,300	5.65

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
D4010	Sprinkler System		6,300		5.65
D50	ELECTRICAL			44,600	40.00
D5000	Electrical		44,600		40.00
E10	EQUIPMENT			-	-
E1010	Equipment				-
E20	FURNISHINGS			19,900	17.85
E2010	Fixed Furnishings		19,900		17.85
F10	SPECIAL CONSTRUCTION			-	-
F1010	Special Structure				
F1020	Special Construction				
	Sub-Total			584,871	524.55
	Design Contingency, excluded			-	-
	Sub-Total			584,871	524.55
	General Conditions / General Requirements	12.25%		71,647	64.26
	General Contractors Fee	5.65%		37,093	33.27
	Sub-Total			693,611	622.07
	Escalation, January 2021, excluded			-	-
	TOTAL CONSTRUCTION COST			\$693,611	622.07

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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A10 FOUNDATIONS

A1010 Standard Foundation

A1011 Foundations

Reinforced concrete continuous footings / spread footings	10	CY	1,010.00	10,212
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A1013 Perimeter drainage and insulation

Perimeter drain pipe and rock	182	LF	25.00	4,550
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Perimeter insulation	592	SF	4.00	2,366
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Miscellaneous

Reinforced concrete stem walls	182	SF	35.00	6,370
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Waterproofing at stem walls	182	SF	7.00	1,274
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Total For Standard Foundations				24,772
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A1020 Special Foundation

Pin piles	1	LS	20,000.00	20,000
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Total For Special Foundations				20,000
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A1030 Slab on Grade

A1031 Standard slab on grade

Reinforced concrete slab on grade, 4" thick	1,115	SF	10.15	11,317
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Total For Slab on Grade				11,317
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A20 BASEMENT CONSTRUCTION

A2010 Basement Excavation

No work anticipated				N/A
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Total For Basement Excavation				
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A2010 Basement Walls

No work anticipated				N/A
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Total For Basement Walls				
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B1010 Floor & Roof Construction

B 1020 Roof Construction

Open web metal truss	2,038	SF	9.75	19,871
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Wood beams / Header beams	116	BM	6.25	725
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SIPS Panel, 11 1/4" thick	2,038	SF	17.98	36,643
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Wood posts	216	BM	6.25	1,350
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Plywood at shear walls	232	SF	3.00	696
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Exterior Deck

Deck Structure	308	SF	38.00	11,704
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Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
Railing at overlook deck	52	LF	155.00	8,060	
Total For Floor & Roof Construction				79,049	

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction

Board and batten siding, painted	29	SF	17.75	515
Metal siding, assume AEP Span	1,966	SF	24.00	47,184
Stud framing	1,995	SF	8.56	17,077
Rigid insulation	1,995	SF	3.10	6,185
Batt insulation	1,995	SF	1.78	3,551
WRB	1,995	SF	5.40	10,773
Vapor barrier	1,995	SF	1.00	1,995
Exterior sheathing	1,995	SF	4.00	7,980
Gypsum board, 5/8"	1,995	SF	3.75	7,481

B2016 Exterior soffits

Exterior soffits	923	SF	26.00	23,998
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Caulking, sealants and firestopping

Caulking, sealants and firestopping	1,115	SF	0.85	948
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Total For Exterior Walls 127,687

B2020 Exterior Windows

B2021 Windows

Metal windows	834	SF	64.00	53,376
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Total For Exterior Windows 53,376

B2030 Exterior Doors

B 2030 Exterior Doors

Aluminum glazed door, frame and hardware				
Single	4	EA	3,380.00	13,520
Hollow metal door, frame and hardware				
Single	2	EA	2,280.00	4,560
Double	1	EA	4,250.00	4,250
Specialty hardware	1	LS	3,500.00	3,500

Total For Exterior Doors 25,830

ROOFING

B3010 Roof Covering

B3011 Roof finishes

Metal roofing system, complete	1,714	SF	23.70	40,622
Green roofing system	324	SF	38.00	12,312

B3016 Gutters and downspouts

Roof drainage	1	LS	1,440.00	1,440
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Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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B3014 Flashings and trim					
Sheet metal flashings and trim	1	LS	1,170.75	1,171	

Miscellaneous					
Rough carpentry	1	LS	646.70	647	
Fall restraint anchors, allow	1	LS	836.25	836	

Total For Roofing				57,028	
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C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions					
Interior partitions, including metal stud framing, batt insulation, gypsum board	742	SF	14.50	10,759	
Chase partitions, including metal stud framing, batt insulation, Cement backer board	112	SF	17.30	1,938	

C1017 Interior windows and storefronts					
Interior glazing, not required				N/A	

Miscellaneous					
Blocking and backing	1	LS	390.25	390	
Window sills and trim	1	LS	334.50	335	

Total For Interior Partitions				13,421	
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C1020 Interior Doors

C1021 Interior doors					
Interior doors, frames and hardware					
Wood / Hollow metal door, frame and hardware					
Double	1	EA	4,970.00	4,970	

C1025 Interior door sidelights and transoms					
Glazed sidelights/relites, inot required				N/A	

Total For Interior Doors				4,970	
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C1030 Specialties

C1035 Identifying devices					
Code signage	1,115	SF	0.15	167	
Wayfinding and room identification signage	1,115	SF	0.47	524	
Exterior building signage, assumed FF&E				N/A	

C1037 General fittings and misc. metals					
Miscellaneous metals, allow 0.3#/SF	335	LB	3.50	1,171	
Fire extinguisher cabinets	1	EA	234.00	234	
Grab bars, per set	1	EA	221.00	221	
Mirrors at restrooms	1	EA	165.00	165	
Restroom and shower accessories	1	LS	600.00	600	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Total For Fittings and Specialty Items 3,082

C20 STAIRS
C2010 Stair Construction

No work anticipated N/A

Total For Stair Construction

INTERIOR FINISHES
C3010 Wall Finishes

C3012 Wall finishes to interior walls

Paint to walls	1,115	GFA	2.35	2,620
Miscellaneous wall finishes	1,115	GFA	3.00	3,345
Ceramic tile at restrooms	210	SF	20.00	4,200

Total For Wall Finishes 10,165

C3020 Floor Finishes

C3024 Flooring including base

Floor finishes, allow	1,048	SF	6.45	6,760
Ceramic tile	67	SF	18.00	1,206

C3026 Bases, curbs and trim

Rubber base, 4" high	304	LF	3.10	942
Ceramic tile	30	LF	18.00	540

Total For Floor Finishes 9,448

C3030 Ceiling Finishes

C3031 Ceiling finishes

Gypsum board, painted	67	SF	12.00	804
Exposed to structure, painted	881	SF	2.00	1,762

Total For Ceiling Finishes 2,566

D10
D1010 Elevator & Lift

No work anticipated N/A

Total For Elevator & Lifts

D20 PLUMBING
D2010 Plumbing

Plumbing				
Plumbing systems, complete	1,115	GFA	22.00	24,530

Total For Plumbing 24,530

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF

Date: April 26, 2019

Item Description		Quantity	Unit	Unit Cost	Totals
D30	HVAC				
	D3010 HVAC				
	HVAC				
	HVAC systems, complete	1,115	GFA	42.00	46,830
	Total For HVAC				46,830
D40	FIRE PROTECTION				
	D4010 Fire Protection				
	Fire protection				
	Fire suppression	1,115	GFA	5.65	6,300
	Total For Fire Sprinkler System				6,300
D50	ELECTRICAL				
	D5000 Electrical				
	Electrical				
	Electrical systems, complete	1,115	GFA	40.00	44,600
	Total For Electrical				44,600
E10	EQUIPMENT				
	E1010 Equipment				
	No work anticipated				N/A
	Total For Equipment				
E20	FURNISHINGS				
	E2010 Fixed Furnishing				
	E2012 Fixed casework				
	Classrooms				
	Base cabinetry	20	LF	248.00	4,960
	Upper cabinetry	20	LF	236.00	4,720
	Countertop, plastic laminate	20	LF	94.00	1,880
	E2013 Blinds and other window treatments				
	Window treatments	1	LS	8,340.00	8,340
	Total For Furniture				19,900
	F10 SPECIAL STRUCTURES				
	F1010 Special Structure				
	No work anticipated				N/A
	Total For Special Structure				
	F1020 Special Construction				
	No work anticipated				N/A

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Analog Building



Gross Floor Area: 1,115 SF
Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Total For Special Construction

BUILDING DATA

Date: April 26, 2019

Building Area

Level 1

1,833 SF

Total Gross Floor Area

1,833 SF

		Quantity	Unit	Ratio to Gross Area
Number of stories (x1,000)		1	EA	0.546
Gross Area		1,833	SF	1.000
Footprint Area		1,833	SF	1.000
Gross Wall Area		2,699	SF	1.472
Retaining Wall Area		-	SF	
Opaque Finished Wall Area		1,871	SF	1.021
Windows or Glazing Area	30.68%	828	SF	0.452
Roof Area		2,890	SF	1.577
Roof Glazing Area		-	SF	
Interior Partition Length		101	LF	0.055
Interior Doors Per Leaf		4	EA	0.002
Interior Glazing Area		-	SF	
Finished Area		1,833	SF	1.000
Elevators (x10,000)		-	EA	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Digital Building



Gross Floor Area: 1,833 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
A10	FOUNDATIONS			43,077	23.50
A1010	Standard Foundation		16,606		9.06
A1020	Special Foundation		11,520		6.28
A1030	Slab on grade		14,951		8.16
A20	BASEMENT WALL CONSTRUCTION				-
A2010	Basement Excavation				-
A2020	Basement Wall Construction				-
B10	SUPERSTRUCTURE			117,491	64.10
B1010	Floor & Roof Construction		117,491		64.10
B20	EXTERIOR ENCLOSURE			200,948	109.63
B2010	Exterior Walls		125,146		68.27
B2020	Exterior Windows		52,992		28.91
B2030	Exterior Doors		22,810		12.44
B30	ROOFING			89,003	48.56
B3010	Roofing		89,003		48.56
C10	INTERIOR CONSTRUCTION			33,074	18.04
C1010	Partitions		19,813		10.81
C1020	Interior Doors		8,980		4.90
C1030	Fittings		4,281		2.34
C20	STAIRS			-	-
C2010	Stair Construction				-
C30	INTERIOR FINISHES			33,246	18.14
C3010	Wall Finishes		13,867		7.56
C3020	Floor Finishes		14,193		7.74
C3030	Ceiling Finishes		5,186		2.83
D10	CONVEYING			-	-
D1010	Elevators & Lifts				-
D20	PLUMBING			29,328	16.00
D2010	Plumbing		29,328		16.00
D30	HVAC			76,986	42.00
D3010	HVAC		76,986		42.00
D40	FIRE PROTECTION			10,356	5.65

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Digital Building



Gross Floor Area: 1,833 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
D4010	Sprinkler System		10,356		5.65
D50	ELECTRICAL			73,320	40.00
D5000	Electrical		73,320		40.00
E10	EQUIPMENT			8,315	4.54
E1010	Equipment		8,315		4.54
E20	FURNISHINGS			21,796	11.89
E2010	Fixed Furnishings		21,796		11.89
F10	SPECIAL CONSTRUCTION			-	-
F1010	Special Structure				
F1020	Special Construction				
	Sub-Total			736,939	402.04
	Design Contingency, excluded			-	-
	Sub-Total			736,939	402.04
	General Conditions / General Requirements	12.25%		90,275	49.25
	General Contractors Fee	5.65%		46,738	25.50
	Sub-Total			873,952	476.79
	Escalation, January 2021, excluded			-	-
	TOTAL CONSTRUCTION COST			\$873,952	476.79

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Digital Building



Gross Floor Area: 1,833 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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A10 FOUNDATIONS

A1010 Standard Foundation

A1011 Foundations

Reinforced concrete continuous footings / spread footings	7	CY	1,010.00	6,846
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A1013 Perimeter drainage and insulation

Perimeter drain pipe and rock	122	LF	25.00	3,050
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Perimeter insulation	397	SF	4.00	1,586
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Miscellaneous

Reinforced concrete stem walls	122	SF	35.00	4,270
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Waterproofing at stem walls	122	SF	7.00	854
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Total For Standard Foundations				16,606
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A1020 Special Foundation

Pin piles	1	LS	11,520.00	11,520
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Total For Special Foundations				11,520
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A1030 Slab on Grade

A1031 Standard slab on grade

Reinforced concrete slab on grade, 4" thick	1,473	SF	10.15	14,951
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Total For Slab on Grade				14,951
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A20 BASEMENT CONSTRUCTION

A2010 Basement Excavation

No work anticipated				N/A
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Total For Basement Excavation				
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A2010 Basement Walls

No work anticipated				N/A
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Total For Basement Walls				
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B1010 Floor & Roof Construction

B1012 Upper floors construction

Suspended floor structure	360	SF	36.00	12,960
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B 1020 Roof Construction

Open web metal truss	2,890	SF	9.75	28,178
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Wood beams / Header beams	144	BM	6.25	900
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SIPS Panel, 11 1/4" thick	2,890	SF	17.98	51,962
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Wood posts	260	BM	6.25	1,625
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Plywood at shear walls	265	SF	3.00	795
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Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Digital Building



Gross Floor Area: 1,833 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Exterior Deck					
Deck Structure	322	SF	38.00	12,236	
Railing at overlook deck	57	LF	155.00	8,835	

Total For Floor & Roof Construction **117,491**

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction					
Board and batten siding, painted	67	SF	17.75	1,189	
Metal siding, assume AEP Span	1,804	SF	24.00	43,296	
Stud framing	1,871	SF	8.56	16,016	
Rigid insulation	1,871	SF	3.10	5,800	
Batt insulation	1,871	SF	1.78	3,330	
WRB	1,871	SF	5.40	10,103	
Vapor barrier	1,871	SF	1.00	1,871	
Exterior sheathing	1,871	SF	4.00	7,484	
Gypsum board, 5/8"	1,871	SF	3.75	7,016	

B2016 Exterior soffits					
Exterior soffits	1,057	SF	26.00	27,482	

Caulking, sealants and firestopping					
Caulking, sealants and firestopping	1,833	SF	0.85	1,558	

Total For Exterior Walls **125,146**

B2020 Exterior Windows

B2021 Windows					
Metal windows	828	SF	64.00	52,992	

Total For Exterior Windows **52,992**

B2030 Exterior Doors

B 2030 Exterior Doors					
Aluminum glazed door, frame and hardware					
Single	2	EA	3,380.00	6,760	
Double	1	EA	6,600.00	6,600	
Hollow metal door, frame and hardware					
Double	1	EA	4,250.00	4,250	
Specialty hardware	1	LS	5,200.00	5,200	

Total For Exterior Doors **22,810**

ROOFING

B3010 Roof Covering

B3011 Roof finishes					
Metal roofing system, complete	2,022	SF	23.70	47,921	
Green roofing system	868	SF	38.00	32,984	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Digital Building



Gross Floor Area: 1,833 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals
B3016 Gutters and downspouts				
Roof drainage	1	LS	3,735.00	3,735
B3014 Flashings and trim				
Sheet metal flashings and trim	1	LS	1,924.65	1,925
Miscellaneous				
Rough carpentry	1	LS	1,063.14	1,063
Fall restraint anchors, allow	1	LS	1,374.75	1,375
Total For Roofing				89,003
C10 INTERIOR CONSTRUCTION				
C1010 Partitions				
C1011 Fixed partitions				
Interior partitions, including metal stud framing, batt insulation, gypsum board	1,150	SF	14.50	16,675
Chase partitions, including metal stud framing, batt insulation, Cement backer board	113	SF	17.30	1,946
C1017 Interior windows and storefronts				
Interior glazing, not required				N/A
Miscellaneous				
Blocking and backing	1	LS	641.55	642
Window sills and trim	1	LS	549.90	550
Total For Interior Partitions				19,813
C1020 Interior Doors				
C1021 Interior doors				
Interior doors, frames and hardware				
Wood / Hollow metal door, frame and hardware				
Single	4	EA	2,245.00	8,980
C1025 Interior door sidelights and transoms				
Glazed sidelights/relites, inot required				N/A
Total For Interior Doors				8,980
C1030 Specialties				
C1035 Identifying devices				
Code signage	1,833	SF	0.15	275
Wayfinding and room identification signage	1,833	SF	0.47	862
Exterior building signage, assumed FF&E				N/A
C1037 General fittings and misc. metals				
Miscellaneous metals, allow 0.3#/SF	550	LB	3.50	1,925
Fire extinguisher cabinets	1	EA	234.00	234
Grab bars, per set	1	EA	221.00	221

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Digital Building



Gross Floor Area: 1,833 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Mirrors at restrooms	1	EA	165.00	165	
Restroom and shower accessories	1	LS	600.00	600	

Total For Fittings and Specialty Items **4,281**

C20 STAIRS

C2010 Stair Construction

No work anticipated N/A

Total For Stair Construction

INTERIOR FINISHES

C3010 Wall Finishes

C3012 Wall finishes to interior walls

Paint to walls	1,833	GFA	2.35	4,308	
Miscellaneous wall finishes	1,833	GFA	3.00	5,499	
Ceramic tile at restrooms	203	SF	20.00	4,060	

Total For Wall Finishes **13,867**

C3020 Floor Finishes

C3024 Flooring including base

Floor finishes, allow	1,768	SF	6.45	11,404	
Ceramic tile	65	SF	18.00	1,170	

C3026 Bases, curbs and trim

Rubber base, 4" high	354	LF	3.10	1,097	
Ceramic tile	29	LF	18.00	522	

Total For Floor Finishes **14,193**

C3030 Ceiling Finishes

C3031 Ceiling finishes

Gypsum board, painted	152	SF	12.00	1,824	
Exposed to structure, painted	1,681	SF	2.00	3,362	

Total For Ceiling Finishes **5,186**

D10

D1010 Elevator & Lift

No work anticipated N/A

Total For Elevator & Lifts

D20 PLUMBING

D2010 Plumbing

Plumbing					
Plumbing systems, complete	1,833	GFA	16.00	29,328	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Digital Building



Gross Floor Area: 1,833 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Total For Plumbing

29,328

D30 HVAC
D3010 HVAC

HVAC

HVAC systems, complete

1,833 GFA 42.00 76,986

Total For HVAC

76,986

D40 FIRE PROTECTION
D4010 Fire Protection

Fire protection

Fire suppression

1,833 GFA 5.65 10,356

Total For Fire Sprinkler System

10,356

D50 ELECTRICAL
D5000 Electrical

Electrical

Electrical systems, complete

1,833 GFA 40.00 73,320

Total For Electrical

73,320

E10 EQUIPMENT
E1010 Equipment

E1025 Audio-visual equipment

Projection screen / Television Screen, allow

2 EA 2,400.00 4,800

E1094 Residential equipment

Refrigerator

1 EA 2,050.00 2,050

Microwave

1 EA 565.00 565

Dishwasher

1 EA 900.00 900

Total For Equipment

8,315

E20 FURNISHINGS
E2010 Fixed Furnishing

E2012 Fixed casework

Kitchenette

Base cabinetry

14 LF 248.00 3,472

Upper cabinetry

8 LF 236.00 1,888

Countertop, plastic laminate

14 LF 94.00 1,316

Computer Lab

Base cabinetry

20 LF 248.00 4,960

Countertop, plastic laminate

20 LF 94.00 1,880

E2013 Blinds and other window treatments

Window treatments

1 LS 8,280.00 8,280

Sakai Park
 Bainbridge Island, WA
 Conceptual Design Estimate
 Digital Building



Gross Floor Area: 1,833 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Total For Furniture

21,796

F10 SPECIAL STRUCTURES
F1010 Special Structure

No work anticipated

N/A

Total For Special Structure

F1020 Special Construction

No work anticipated

N/A

Total For Special Construction

BUILDING DATA

Date: April 26, 2019

Building Area

Basement	2,901 SF
Level 1	2,692 SF

Total Gross Floor Area

5,593 SF

	Quantity	Unit	Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.358
Gross Area	5,593	SF	1.000
Footprint Area	2,901	SF	0.519
Gross Wall Area	9,402	SF	1.681
Retaining Wall Area	2,120	SF	0.379
Opaque Finished Wall Area	5,938	SF	1.062
Windows or Glazing Area	14.29% 1,344	SF	0.240
Roof Area	4,952	SF	0.885
Roof Glazing Area	-	SF	
Interior Partition Length	151	LF	0.027
Interior Doors Per Leaf	6	EA	0.001
Interior Glazing Area	-	SF	
Finished Area	5,593	SF	1.000
Elevators (x10,000)	1	EA	0.179

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: 5,593 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
A10	FOUNDATIONS			142,475	25.47
A1010	Standard Foundation		78,030		13.95
A1020	Special Foundation		35,000		6.26
A1030	Slab on grade		29,445		5.26
A20	BASEMENT WALL CONSTRUCTION			175,872	31.45
A2010	Basement Excavation		36,800		6.58
A2020	Basement Wall Construction		139,072		24.87
B10	SUPERSTRUCTURE			350,549	62.68
B1010	Floor & Roof Construction		350,549		62.68
B20	EXTERIOR ENCLOSURE			518,405	92.69
B2010	Exterior Walls		382,399		68.37
B2020	Exterior Windows		86,016		15.38
B2030	Exterior Doors		49,990		8.94
B30	ROOFING			153,250	27.40
B3010	Roofing		153,250		27.40
C10	INTERIOR CONSTRUCTION			93,426	16.70
C1010	Partitions		50,887		9.10
C1020	Interior Doors		16,830		3.01
C1030	Fittings		25,709		4.60
C20	STAIRS			58,000	10.37
C2010	Stair Construction		58,000		10.37
C30	INTERIOR FINISHES			90,007	16.09
C3010	Wall Finishes		30,493		5.45
C3020	Floor Finishes		43,848		7.84
C3030	Ceiling Finishes		15,666		2.80
D10	CONVEYING			162,000	28.96
D1010	Elevators & Lifts		162,000		28.96
D20	PLUMBING			45,583	8.15
D2010	Plumbing		45,583		8.15
D30	HVAC			234,906	42.00
D3010	HVAC		234,906		42.00
D40	FIRE PROTECTION			31,600	5.65

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: 5,593 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
D4010	Sprinkler System		31,600		5.65
D50	ELECTRICAL			223,720	40.00
D5000	Electrical		223,720		40.00
E10	EQUIPMENT			-	-
E1010	Equipment				-
E20	FURNISHINGS			18,912	3.38
E2010	Fixed Furnishings		18,912		3.38
F10	SPECIAL CONSTRUCTION			-	-
F1010	Special Structure				
F1020	Special Construction				
	Sub-Total			2,298,705	411.00
	Design Contingency, excluded			-	-
	Sub-Total			2,298,705	411.00
	General Conditions / General Requirements	12.25%		281,591	50.35
	General Contractors Fee	5.65%		145,787	26.07
	Sub-Total			2,726,083	487.41
	Escalation, January 2021, excluded			-	-
	TOTAL CONSTRUCTION COST			\$2,726,083	487.41

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: **5,593 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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A10 FOUNDATIONS

A1010 Standard Foundation

A1011 Foundations

Reinforced concrete continuous footings / spread footings	35	CY	1,010.00	35,350
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A1013 Perimeter drainage and insulation

Perimeter drain pipe and rock	331	LF	25.00	8,275
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Perimeter insulation	1,076	SF	4.00	4,303
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Miscellaneous

Reinforced concrete stem walls	331	SF	35.00	11,585
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Elevator pit	1	EA	16,200.00	16,200
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Waterproofing at stem walls	331	SF	7.00	2,317
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Total For Standard Foundations				78,030
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A1020 Special Foundation

Pin piles	1	LS	35,000.00	35,000
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Total For Special Foundations				35,000
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A1030 Slab on Grade

A1031 Standard slab on grade

Reinforced concrete slab on grade, 4" thick	2,901	SF	10.15	29,445
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Total For Slab on Grade				29,445
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A20 BASEMENT CONSTRUCTION

A2010 Basement Excavation

A 2010 Basement Excavation

Excavate and remove off-site	681	CY	54.00	36,800
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Total For Basement Excavation				36,800
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A2010 Basement Walls

A2021 Basement wall construction

Reinforced concrete retaining walls	2,120	SF	48.00	101,760
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A2022 Moisture protection

Waterproofing system	2,120	SF	9.30	19,716
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A2023 Basement wall insulation

Rigid insulation	2,120	SF	3.90	8,268
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A2024 Interior skin

Gypsum board, painted	2,120	SF	4.40	9,328
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Total For Basement Walls				139,072
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Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: **5,593 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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B1010 Floor & Roof Construction

B1012 Upper floors construction					
Open web metal truss	2,692	SF	9.75	26,247	
Wood beams / Header beams	162	BM	6.25	1,010	
SIPS 9 1/4"	2,692	SF	16.25	43,745	
Plywood at shear walls	822	SF	3.00	2,466	
Tube steel posts	2,019	LB	3.00	6,057	
B 1020 Roof Construction					
Open web metal truss	4,952	SF	9.75	48,282	
Wood beams / Header beams	280	BM	6.25	1,750	
SIPS Panel, 11 1/4" thick	4,952	SF	17.98	89,037	
Wood posts	336	BM	6.25	2,100	
Plywood at shear walls	1,080	SF	3.00	3,240	
Exterior Deck					
Deck Structure	2,402	SF	38.00	91,276	
Railing at overlook deck	228	LF	155.00	35,340	

Total For Floor & Roof Construction

350,549

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction					
Board and batten siding, painted	265	SF	17.75	4,704	
Metal siding, assume AEP Span	5,673	SF	24.00	136,152	
Stud framing	5,938	SF	8.56	50,829	
Rigid insulation	5,938	SF	3.10	18,408	
Batt insulation	5,938	SF	1.78	10,570	
WRB	5,938	SF	5.40	32,065	
Vapor barrier	5,938	SF	1.00	5,938	
Exterior sheathing	5,938	SF	4.00	23,752	
Gypsum board, 5/8"	5,938	SF	3.75	22,268	
B2012 Parapets					
Parapet walls at living roof					
Furring strips, blocking , sheathing, vapor retarder, cover board and roofing membrane	548	SF	22.00	12,045	
Parapet cap	219	LF	37.50	8,213	
B2016 Exterior soffits					
Exterior soffits	2,027	SF	26.00	52,702	
Caulking, sealants and firestopping					
Caulking, sealants and firestopping	5,593	SF	0.85	4,754	

Total For Exterior Walls

382,399

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: **5,593 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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B2020 Exterior Windows

B2021 Windows					
Metal windows	1,344	SF	64.00	86,016	
Total For Exterior Windows				86,016	

B2030 Exterior Doors

B 2030 Exterior Doors					
Aluminum glazed door, frame and hardware					
Single	5	EA	3,380.00	16,900	
Double	2	EA	6,600.00	13,200	
Hollow metal door, frame and hardware					
Single	3	EA	2,280.00	6,840	
Double	1	EA	4,250.00	4,250	
Specialty hardware	1	LS	8,800.00	8,800	
Total For Exterior Doors				49,990	

ROOFING

B3010 Roof Covering

B3011 Roof finishes					
Metal roofing system, complete	3,625	SF	23.70	85,913	
Green roofing system	1,327	SF	38.00	50,426	
B3016 Gutters and downspouts					
Roof drainage	1	LS	3,600.00	3,600	
B3014 Flashings and trim					
Sheet metal flashings and trim	1	LS	5,872.65	5,873	
Miscellaneous					
Rough carpentry	1	LS	3,243.94	3,244	
Fall restraint anchors, allow	1	LS	4,194.75	4,195	
Total For Roofing				153,250	

C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions					
Interior partitions, including metal stud framing, batt insulation, gypsum board	1,323	SF	14.50	19,176	
Chase partitions, including metal stud framing, batt insulation, Cement backer board	161	SF	17.30	2,785	
Shaft partitions, including metal stud framing, batt insulation, Shaft board	253	SF	15.70	3,972	
C1013 Retractable partitions					
Operable partition	300	SF	66.50	19,950	
C1017 Interior windows and storefronts					

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: **5,593 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals
Interior glazing, allow	20	SF	68.40	1,368
Miscellaneous				
Blocking and backing	1	LS	1,957.55	1,958
Window sills and trim	1	LS	1,677.90	1,678
Total For Interior Partitions				50,887

C1020 Interior Doors

C1021 Interior doors

Interior doors, frames and hardware

Wood / Hollow metal door, frame and hardware

Single

2

EA

2,245.00

4,490

Double

2

EA

4,970.00

9,940

Specialty hardware

1

LS

2,400.00

2,400

C1025 Interior door sidelights and transoms

Glazed sidelights/relites, included in interior glazing section

N/A

Total For Interior Doors

16,830

C1030 Specialties

C1031 Fabricated toilet partitions

ADA partitions, stainless steel

2

EA

1,970.00

3,940

Std. partitions, stainless steel

4

EA

1,810.00

7,240

Urinal screen, stainless steel

1

EA

745.00

745

C1033 Storage shelving and lockers

Janitors mop rack and shelf

1

EA

510.00

510

C1035 Identifying devices

Code signage

5,593

SF

0.15

839

Wayfinding and room identification signage, assumed FF&E

N/A

Exterior building signage, assumed FF&E

N/A

C1037 General fittings and misc. metals

Miscellaneous metals, allow 0.3#/SF

1,678

LB

3.50

5,873

Grab bars, per set

2

EA

221.00

442

Mirrors at restrooms

4

EA

165.00

660

Restroom and shower accessories

1

LS

4,200.00

4,200

Elevator pit ladder

1

EA

1,260.00

1,260

Total For Fittings and Specialty Items

25,709

C20 STAIRS

C2010 Stair Construction

C 2010 Stair Construction including railings and finish

Interior Architectural Stair

2

FLT

29,000.00

58,000

Total For Stair Construction

58,000

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: **5,593 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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INTERIOR FINISHES

C3010 Wall Finishes

C3012 Wall finishes to interior walls

Paint to walls	5,593	GFA	2.35	13,144
Miscellaneous wall finishes	5,593	GFA	1.50	8,390
Ceramic tile at restrooms	448	SF	20.00	8,960

Total For Wall Finishes **30,493**

C3020 Floor Finishes

C3024 Flooring including base

Floor finishes, allow	5,145	SF	6.00	30,870
Ceramic tile	448	SF	18.00	8,064

C3026 Bases, curbs and trim

Rubber base, 4" high	1,016	LF	3.10	3,150
Ceramic tile	98	LF	18.00	1,764

Total For Floor Finishes **43,848**

C3030 Ceiling Finishes

C3031 Ceiling finishes

Gypsum board, painted	448	SF	12.00	5,376
Exposed to structure, painted	5,145	SF	2.00	10,290

Total For Ceiling Finishes **15,666**

D10

D1010 Elevator & Lift

D 1010 Elevators and Lifts

Passenger elevator, 3 stop	1	EA	162,000.00	162,000
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Total For Elevator & Lifts **162,000**

D20 PLUMBING

D2010 Plumbing

Plumbing

Plumbing systems, complete	5,593	GFA	8.15	45,583
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Total For Plumbing **45,583**

D30 HVAC

D3010 HVAC

HVAC

HVAC systems, complete	5,593	GFA	42.00	234,906
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Total For HVAC **234,906**

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Outdoor Learning Buildings



Gross Floor Area: **5,593 SF**

Date: **April 26, 2019**

Item Description		Quantity	Unit	Unit Cost	Totals
D40	FIRE PROTECTION				
	D4010 <u>Fire Protection</u>				
	Fire protection				
	Fire suppression	5,593	GFA	5.65	31,600
	Total For Fire Sprinkler System				31,600
D50	ELECTRICAL				
	D5000 <u>Electrical</u>				
	Electrical				
	Electrical systems, complete	5,593	GFA	40.00	223,720
	Total For Electrical				223,720
E10	EQUIPMENT				
	E1010 <u>Equipment</u>				
	No work anticipated				N/A
	Total For Equipment				
E20	FURNISHINGS				
	E2010 <u>Fixed Furnishing</u>				
	E2012 Fixed casework				
	Workshop				
	Base cabinetry	16	LF	248.00	3,968
	Countertop, plastic laminate	16	LF	94.00	1,504
	E2013 Blinds and other window treatments				
	Window treatments	1	LS	13,440.00	13,440
	Total For Furniture				18,912
	F10 SPECIAL STRUCTURES				
	F1010 <u>Special Structure</u>				
	No work anticipated				N/A
	Total For Special Structure				
	F1020 <u>Special Construction</u>				
	No work anticipated				N/A
	Total For Special Construction				

BUILDING DATA

Date: April 26, 2019

Building Area

Basement	10,620 SF
Level 1	53,320 SF
Level 2	13,062 SF

Total Gross Floor Area

77,002 SF

		Unit	Ratio to Gross Area
Number of stories (x1,000)	3	EA	0.039
Gross Area	77,002	SF	1.000
Footprint Area	53,320	SF	0.692
Gross Wall Area	61,437	SF	0.798
Retaining Wall Area	19,200	SF	0.249
Opaque Finished Wall Area	35,613	SF	0.462
Windows or Glazing Area	6,624	SF	0.086
Roof Area	54,008	SF	0.701
Roof Glazing Area	-	SF	
Finished Area	77,002	SF	1.000
Elevators (x10,000)	1	EA	0.013

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: 77,002 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
A10	FOUNDATIONS			1,045,912	13.58
A1010	Standard Foundation		504,714		6.55
A1020	Special Foundation				-
A1030	Slab on grade		541,198		7.03
A20	BASEMENT WALL CONSTRUCTION			1,955,520	25.40
A2010	Basement Excavation		696,000		9.04
A2020	Basement Wall Construction		1,259,520		16.36
B10	SUPERSTRUCTURE			2,355,232	30.59
B1010	Floor & Roof Construction		2,355,232		30.59
B20	EXTERIOR ENCLOSURE			2,496,882	32.43
B2010	Exterior Walls		2,018,186		26.21
B2020	Exterior Windows		423,936		5.51
B2030	Exterior Doors		54,760		0.71
B30	ROOFING			1,489,893	19.35
B3010	Roofing		1,489,893		19.35
C10	INTERIOR CONSTRUCTION			1,294,227	16.81
C1010	Partitions		1,033,429		13.42
C1020	Interior Doors		138,190		1.79
C1030	Fittings		122,608		1.59
C20	STAIRS			170,000	2.21
C2010	Stair Construction		170,000		2.21
C30	INTERIOR FINISHES			1,457,871	18.93
C3010	Wall Finishes		334,959		4.35
C3020	Floor Finishes		884,206		11.48
C3030	Ceiling Finishes		238,706		3.10
D10	CONVEYING			162,000	2.10
D1010	Elevators & Lifts		162,000		2.10
D20	PLUMBING			346,509	4.50
D2010	Plumbing		346,509		4.50
D30	HVAC			2,695,070	35.00
D3010	HVAC		2,695,070		35.00
D40	FIRE PROTECTION			435,061	5.65

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: 77,002 SF

Summary of Estimate

Date: April 26, 2019

No.	Element Description		Element Totals	Group Totals	Cost Per SF
D4010	Sprinkler System		435,061		5.65
D50	ELECTRICAL			2,695,070	35.00
D5000	Electrical		2,695,070		35.00
E10	EQUIPMENT			60,960	0.79
E1010	Equipment		60,960		0.79
E20	FURNISHINGS			60,788	0.79
E2010	Fixed Furnishings		60,788		0.79
F10	SPECIAL CONSTRUCTION			-	-
F1010	Special Structure				
F1020	Special Construction				
	Sub-Total			18,720,996	243.12
	Design Contingency, excluded			-	-
	Sub-Total			18,720,996	243.12
	General Conditions / General Requirements	12.25%		2,293,322	29.78
	General Contractors Fee	5.65%		1,187,309	15.42
	Sub-Total			22,201,627	288.33
	Escalation, January 2021, excluded			-	-
	TOTAL CONSTRUCTION COST			\$22,201,627	288.33

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: **77,002 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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A10 FOUNDATIONS

A1010 Standard Foundation

A1011 Foundations

Reinforced concrete continuous footings / spread footings	445	CY	1,010.00	449,450
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A1013 Perimeter drainage and insulation

Perimeter drain pipe and rock	1,028	LF	25.00	25,700
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Perimeter insulation	3,341	SF	4.00	13,364
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Miscellaneous

Elevator pit	1	EA	16,200.00	16,200
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Total For Standard Foundations				504,714
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A1020 Special Foundation

No work anticipated				N/A
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Total For Special Foundations				
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A1030 Slab on Grade

A1031 Standard slab on grade

Reinforced concrete slab on grade, 4" thick	53,320	SF	10.15	541,198
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Total For Slab on Grade				541,198
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A20 BASEMENT CONSTRUCTION

A2010 Basement Excavation

A 2010 Basement Excavation

Excavate and remove off-site	17,400	CY	40.00	696,000
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Total For Basement Excavation				696,000
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A2010 Basement Walls

A2021 Basement wall construction

Reinforced concrete retaining walls	19,200	SF	48.00	921,600
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A2022 Moisture protection

Waterproofing system	19,200	SF	9.30	178,560
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A2023 Basement wall insulation

Rigid insulation	19,200	SF	3.90	74,880
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A2024 Interior skin

Gypsum board, painted	19,200	SF	4.40	84,480
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Total For Basement Walls				1,259,520
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B1010 Floor & Roof Construction

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: 77,002 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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B1012 Upper floors construction					
Upper floor structure	13,062	SF	48.00	626,976	
B 1020 Roof Construction					
Roof structure	54,008	SF	32.00	1,728,256	

Total For Floor & Roof Construction **2,355,232**

B20 EXTERIOR CLOSURE

B2010 Exterior Walls

B2011 Exterior wall construction					
Fiber cement board siding, painted	3,150	SF	23.00	72,450	
Board and batten siding, painted	293	SF	17.75	5,201	
Metal siding, assume AEP Span	32,170	SF	24.00	772,080	
Stud framing	35,613	SF	8.56	304,847	
Rigid insulation	35,613	SF	3.10	110,400	
Batt insulation	35,613	SF	1.78	63,391	
WRB	35,613	SF	5.40	192,310	
Vapor barrier	35,613	SF	1.00	35,613	
Exterior sheathing	35,613	SF	4.00	142,452	
Gypsum board, 5/8"	35,613	SF	3.75	133,549	

B2012 Parapets					
Parapet walls at living roof					
Furring strips, blocking , sheathing, vapor retarder, cover board and roofing membrane	2,909	SF	22.00	64,003	
Parapet cap	1,028	LF	37.50	38,550	

B2016 Exterior soffits					
Exterior soffits	688	SF	26.00	17,888	

Caulking, sealants and firestopping					
Caulking, sealants and firestopping	77,002	SF	0.85	65,452	

Total For Exterior Walls **2,018,186**

B2020 Exterior Windows

B2021 Windows					
Metal windows	6,624	SF	64.00	423,936	

Total For Exterior Windows **423,936**

B2030 Exterior Doors

B 2030 Exterior Doors					
Aluminum glazed door, frame and hardware					
Double	2	EA	6,600.00	13,200	
Hollow metal door, frame and hardware					
Single	5	EA	2,280.00	11,400	
Overhead coiling doors	2	EA	10,680.00	21,360	
Specialty hardware	1	LS	8,800.00	8,800	

Total For Exterior Doors **54,760**

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: **77,002 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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ROOFING

B3010 Roof Covering

B3011 Roof finishes

Metal roofing system, complete	53,320	SF	23.70	1,263,684
Green roofing system	688	SF	38.00	26,144

B3016 Gutters and downspouts

Roof drainage	1	LS	16,800.00	16,800
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B3014 Flashings and trim

Sheet metal flashings and trim	1	LS	80,852.10	80,852
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Miscellaneous

Rough carpentry	1	LS	44,661.16	44,661
Fall restraint anchors, allow	1	LS	57,751.50	57,752

Total For Roofing

1,489,893

C10 INTERIOR CONSTRUCTION

C1010 Partitions

C1011 Fixed partitions

Interior partitions, including metal stud framing, batt insulation, gypsum board	18,977	SF	14.50	275,167
Chase partitions, including metal stud framing, batt insulation, Cement backer board	1,054	SF	17.30	18,234
Shaft partitions, including metal stud framing, batt insulation, Shaft board	1,979	SF	15.70	31,070

C1013 Retractable partitions

Operable partition	2,160	SF	118.00	254,880
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C1016 Interior balustrades and screens

Railings at open to below	186	LF	355.00	66,030
Railings at indoor track	387	LF	355.00	137,385

C1017 Interior windows and storefronts

Interior glazing at Level 1	1,166	SF	68.40	79,754
Interior glazing at viewing area	1,250	SF	68.40	85,514

Miscellaneous

Blocking and backing	1	LS	26,950.70	26,951
Window sills and trim	1	LS	23,100.60	23,101
Sports safety netting	1	LS	35,343.00	35,343

Total For Interior Partitions

1,033,429

C1020 Interior Doors

C1021 Interior doors

Interior doors, frames and hardware				
Wood / Hollow metal door, frame and hardware				

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: **77,002 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals
Single	20	EA	2,245.00	44,900
Double	7	EA	4,970.00	34,790
Garage doors	5	EA	10,200.00	51,000
Specialty hardware	1	LS	7,500.00	7,500

C1025 Interior door sidelights and transoms

Glazed sidelights/relites, included in interior glazing section

N/A

Total For Interior Doors

138,190

C1030 Specialties

C1031 Fabricated toilet partitions

ADA partitions, stainless steel

2

EA

1,970.00

3,940

Std. partitions, stainless steel

4

EA

1,810.00

7,240

Urinal screen, stainless steel

3

EA

745.00

2,235

C1033 Storage shelving and lockers

Janitors mop rack and shelf

1

EA

510.00

510

Lockers, FF&E

N/A

Bench at locker rooms

6

EA

180.00

1,080

C1035 Identifying devices

Code signage

77,002

SF

0.15

11,550

Wayfinding and room identification signage, assumed FF&E

N/A

Exterior building signage, assumed FF&E

N/A

C1037 General fittings and misc. metals

Miscellaneous metals, allow 0.3#/SF

23,101

LB

3.50

80,852

Grab bars, per set

6

EA

221.00

1,326

Mirrors at restrooms

11

EA

165.00

1,815

Restroom and shower accessories

1

LS

10,800.00

10,800

Elevator pit ladder

1

EA

1,260.00

1,260

Total For Fittings and Specialty Items

122,608

C20 STAIRS

C2010 Stair Construction

C 2010 Stair Construction including railings and finish

Interior Architectural Stair

1

FLT

58,000.00

58,000

Exit stairs

5

FLT

22,400.00

112,000

Total For Stair Construction

170,000

INTERIOR FINISHES

C3010 Wall Finishes

C3012 Wall finishes to interior walls

Paint to walls

77,002

GFA

2.35

180,955

Miscellaneous wall finishes

77,002

GFA

2.00

154,004

Total For Wall Finishes

334,959

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: **77,002 SF**

Date: **April 26, 2019**

Item Description	Quantity	Unit	Unit Cost	Totals	
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C3020 Floor Finishes

C3024 Flooring including base

Floor finishes, allow at basement

10,620 SF 2.00 21,240

Floor finishes, allow at level 1

53,320 SF 13.00 693,160

Floor finishes, allow at level 2

13,062 SF 13.00 169,806

Total For Floor Finishes

884,206

C3030 Ceiling Finishes

C3031 Ceiling finishes

Ceiling finishes, allow

77,002 GFA 3.10 238,706

Total For Ceiling Finishes

238,706

D10

D1010 Elevator & Lift

D 1010 Elevators and Lifts

Passenger elevator, 3 stop

1 EA 162,000.00 162,000

Total For Elevator & Lifts

162,000

D20

PLUMBING

D2010 Plumbing

Plumbing

Plumbing systems, complete

77,002 GFA 4.50 346,509

Total For Plumbing

346,509

D30

HVAC

D3010 HVAC

HVAC

HVAC systems, complete

77,002 GFA 35.00 2,695,070

Total For HVAC

2,695,070

D40

FIRE PROTECTION

D4010 Fire Protection

Fire protection

Fire suppression

77,002 GFA 5.65 435,061

Total For Fire Sprinkler System

435,061

D50

ELECTRICAL

D5000 Electrical

Electrical

Electrical systems, complete

77,002 GFA 35.00 2,695,070

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Fieldhouse



Gross Floor Area: 77,002 SF

Date: April 26, 2019

Item Description	Quantity	Unit	Unit Cost	Totals	
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Total For Electrical 2,695,070

E10 EQUIPMENT

E1010 Equipment

E 1020 Institutional Equipment

Gym curtains	3	EA	15,000.00	45,000.00
Basketball backstops	2	EA	7,980.00	15,960.00
Misellaneous gym equipment, FF&E				N/A

Total For Equipment 60,960

E20 FURNISHINGS

E2010 Fixed Furnishing

E2012 Fixed casework

Welcome area casework	1	LS	11,000.00	11,000
Restroom vanities	18	LF	190.00	3,420

E2013 Blinds and other window treatments

Window treatments	1	LS	46,368.00	46,368
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Total For Furniture 60,788

F10 SPECIAL STRUCTURES

F1010 Special Structure

No work anticipated				N/A
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Total For Special Structure

F1020 Special Construction

No work anticipated				N/A
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Total For Special Construction

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Sitework



Date: April 26, 2019

Summary of Estimate

Prepared By: AC

No.	Element Description		Element Totals	Group Totals	
G	BUILDING SITEWORK			3,644,636	
G10	Site Preparation		787,715		
G20	Site Improvement		1,826,921		
G30	Site Mechanical Utilities		620,000		
G40	Site Electrical Utilities		410,000		
	Sub-Total			3,644,636	
	Design Contingency, excluded			-	
	Sub-Total			3,644,636	
	General Conditions / General Requirements	12.25%		446,468	
	General Contractors Fee	5.65%		231,147	
	Sub-Total			4,322,251	
	Escalation, January 2021, excluded			-	
	TOTAL CONSTRUCTION COST			\$4,322,251	

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Sitework



Date: April 26, 2019

DETAIL OF ESTIMATE

Prepared By: AC

Item Description	Quantity	Unit	Unit Cost	Totals
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G

G10 Site Preparation

G 1010 Site Clearing				
Site clearance and demolition	1	LS	162,000.00	162,000
G 1030 Site Earthwork				
Rough grading	1	LS	583,715.00	583,715
G1037 Erosion control				
Erosion control	1	LS	42,000.00	42,000

Total For Site Preparation

787,715

G20 Site Improvements

G 2010 Roadways				
On street parking	3,610	SF	8.85	31,949
Fire lane	3,645	SF	8.85	32,258
G 2020 Parking Lots				
AC paving and base	29,840	SF	3.88	115,779
Stall striping	75	EA	38.50	2,888
Miscellaneous markings	1	LS	2,500.00	2,500
ADA signage and markings	4	EA	290.00	1,160
Concrete curbs	1,380	LF	18.00	24,840
G 2030 Pedestrian Paving				
Concrete paving	19,110	SF	7.45	142,370
Gravel	12,760	SF	3.56	45,426
Miscellaneous site items				
Benches	1	LS	8,000.00	8,000
Bike racks	1	LS	2,000.00	2,000
Picnic shelters	2	EA	95,000.00	190,000
Miscellaneous site structures	1	LS	85,000.00	85,000
Living green wall	1,400	SF	88.00	123,200
Tennis Court				
Mow curb	360	LF	20.00	7,200
Fencing and gates	360	LF	55.00	19,800
Levelling course, 1" and 4" asphalt	7,160	SF	4.60	32,936
Tennis court acrylic surfacing	7,160	SF	3.10	22,196
Tennis court striping	1	LS	5,000.00	5,000
Tennis court nets, apputances and site furnishings	1	LS	12,000.00	12,000
G 2050 Landscaping				
G2051 Fine grading and soil preparation				
Fine grading and soil preparation	183,600	SF	0.30	55,080
G2053 Top soil and planting beds				
Topsoil	2,244	CY	45.00	100,980
G2055 Planting				

Sakai Park
Bainbridge Island, WA
Conceptual Design Estimate
Sitework



Date: April 26, 2019

DETAIL OF ESTIMATE

Prepared By: AC

Item Description	Quantity	Unit	Unit Cost	Totals
Lawn area, turf	37,600	SF	1.55	58,280
Softscape plantings / Trees	146,000	SF	3.70	540,200
Mulch at softscape planting at select locations	1	LS	7,200.00	7,200
Maintenance	1	LS	16,000.00	16,000
G2057 Irrigation system				
Irrigation system at lawn	37,600	SF	1.80	67,680
Irrigation system at select locations, allow	1	LS	75,000.00	75,000
Total For Site Improvement				<u>1,826,921</u>
G30 Site Mechanical Utilities				
Site Mechanical Utilities and Storm Drainage				
Storm Drainage System	1	LS	620,000.00	620,000
Total For Site Mechanical Utilities				<u>620,000</u>
G40 Site Electrical Utilities & Site Lighting				
Site Electrical and Site Lighting	1	LS	410,000.00	410,000
Total For Site Electrical Utilities				<u>410,000</u>