

STATE OF WASHINGTON
AGENCY/INSTITUTION PROJECT COST SUMMARY

Agency	State Board for Community & Technical Colleges
Project Name	South Seattle CC Automotive Technology Renovation
Project Number	10-1-326

Contact Information	
Analysis Date	4/11/2008
Analysis By	Schreiber Starling & Lane
Contact Phone Number	206-682-8300

Statistics	Primary	Secondary	Total
Gross Square Feet	34,120	11,470	45,590
Net Square Feet	22,758	8,846	31,604
Efficiency	67%	77%	69%
Escalated MACC Cost per Sq.Ft.	197	364	239
Building Type	College Classroom Facilities		
Is project a remodel?	No		
A/E Fee Class	B		
A/E Fee Percentage	7.10%		

Schedule	Start Date	End Date
Predesign (mm-yyyy)	Jul-2009	Jun-2011
Design (mm-yyyy)	Jul-2011	Jun-2013
Construction (mm-yyyy)	Oct-2013	Apr-2015
Construction Duration (months)	18	

Cost Summary	
Project Phase	Escalated Cost
Project Total	\$18,872,000
Consultant Services	\$2,457,000
Pre-Schematic Design Services	\$381,000
A/E Basic Design Services	\$698,000
A/E Extra Services/Reimbursables	\$602,000
Other Services	\$498,000
Design Services Contingency	\$278,000
Construction	\$14,238,000
MACC - Primary	\$6,717,000
MACC - Secondary	\$4,177,000
GC/CM Risk Contingency	\$0
GC/CM or Design Build	\$0
Contingencies	\$2,180,000
Sales Tax	\$1,164,000
Other	\$2,177,000
Acquisition	\$0
Equipment	\$1,519,000
Equipment Tax	\$135,000
Artwork	\$44,000
Agency Project Administration	\$150,000
Other	\$329,000

Other Details	
Number of C100s Included in Summary	1
Alternative Public Works Project	No
State Construction Inflation Rate	3.50%
Base Month	Mar-2008
Project Administration by	Agency and GA
Project Admin Impact to GA that is NOT included in Project Total	\$522,690

STATE OF WASHINGTON
AGENCY/INSTITUTION PROJECT COST ESTIMATE

FORM
C-100
Version 2.62
August 1, 2007

AGENCY:	State Board for Community and Technical Colleges	Analysis Date:	4/1/2008
PROJECT NAME:	South Seattle CC Automotive Technology Renovation	Analysis By:	Schrieber Starling & Lane/Robinson Co
PROJECT NUMBER:	10-1-326	Contact Phone #:	206-682-8300 206-441-8872
LOCATION:	Seattle, Washington		

STATISTICS:	Primary	Secondary
Gross Square Feet	34,120	11,470
Net Square Feet	22,758	8,846
Efficiency	67%	77%
Estimated Cost per S.F.	197	364
Building Type:	Vocational Schools	Vocational Schools
Is project a remodel?	Yes	No
A/E Fee Class	B	B
A/E Fee Percentage:	10.52%	9.02%

Project Schedule	Start Date	End Date
1. Pre-design (mm-yyyy):	Jul-2009	Jul-2011
2. Design (mm-yyyy):	Jul-2011	Jul-2013
3. Construction (mm-yyyy):	Jul-2013	Jul-2015
5. Construction Duration (in Months):	24	
State Construction Inflation Rate:	3.50%	
Base Month:	Mar-2008	

Project Cost Summary	
Primary MACC (escalated):	\$6,717,000
Secondary MACC (escalated):	\$4,177,000
Current Project Total:	\$15,332,186
Escalated Project Total:	\$18,872,000

Contingency Rate:	12.00%
Management Reserve:	8.00%
Tax Rate:	8.90%
Art Requirement Applies:	Yes
Project Admin by GA:	Yes
Higher Ed. Institution:	Yes
Alternative Public Works Project:	No

Includes Formula Overrides:	No
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ITEM	BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
A. ACQUISITION COSTS					
1 Purchase/Lease Cost					
2 Appraisal and Closing Costs					
3 Right-of-Way Costs					
4 Offsite Mitigation					
5					
INSERT <--Double-Click Here to Insert a Row					
Total: Acquisition Costs	\$0			1.0000	\$0
B. CONSULTANT SERVICES					
1 Pre-Schematic Design Services					
a. Programming/Site Analysis					
b. Environmental Analysis	\$45,000				
c. Pre-design Study	\$250,000				
d. Existing Building Investigation	\$45,000				
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Pre-Schematic Design Services	\$340,000			1.1215	\$381,000
2 Construction Documents					
a. A/E Basic Design Services - Up to Bidding (69%)	\$392,259		\$392,259		
b. A/E Basic Design Services - Secondary (69%)	\$208,950		\$208,950		
SubTotal: Construction Documents	\$601,209			1.1608	\$698,000
3 Extra Services					
a. Civil Design (Above Basic Services)	\$25,000				
b. Geotechnical Investigation	\$25,000				
c. Commissioning	\$20,000				
d. Site Survey	\$8,000				
e. Testing					
f. Energy Conservation Report	\$9,000				
g. Voice/Data Consultant	\$15,000				
h. VE Participation & Implementation	\$12,000				
i. Constructability Review Participation	\$12,000				
j. Environmental Mitigation Services (EIS)	\$0				
k. Landscape Consultant	\$20,000				
l. Hazardous Materials Abatement Consultant	\$15,000				
m. Life Cycle Cost Analysis	\$10,000				
n. Reimbursables Including Reprographics	\$40,000				
o. Advertising	\$2,500				
p. Computer Modeling/Animation	\$10,000				
q. Interior Design	\$25,000				
r. Acoustic Design	\$20,000				
s. Security Consultant	\$10,000				
t. Audio/Visual Consultant	\$20,000				
u. LEED Reporting and Monitoring	\$65,000				
v. Cost & Scheduling Independent	\$30,000				
w. LEED Design	\$75,000				
x. Lighting Consultant	\$10,000				

ITEM	BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
y. Automotive Equipment Consultant	\$40,000				
z.					
aa.					
ab.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Extra Services	\$518,500			1.1608	\$602,000
4 Other Services					
a. Bid/Construction/Closeout - 31% of basic services	\$176,232		\$176,232		
b. Bid/Construction/Closeout - Secondary	\$93,876		\$93,876		
c. HVAC Balancing					
d. Commissioning and Training	\$60,000				
e. Value Engineering Study	\$35,000				
f. Constructibility Review	\$35,000				
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SubTotal: Other Services	\$400,108			1.2436	\$498,000
5 Design Services Contingency	12.00%		\$223,178		
a.					
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SubTotal: Design Services Contingency	\$223,178			1.2436	\$278,000
Total: Consultant Services	\$2,082,995				\$2,457,000
C. CONSTRUCTION CONTRACTS					
1 Site Work					
a. G10 - Site Preparation	\$6,500				
b. G20 - Site Improvements	\$67,500				
c. G30 - Site Mechanical Utilities					
d. G40 - Site Electrical Utilities					
e. G60 - Other Site Construction					
f.					
g.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Site Work	\$74,000			1.2015	\$89,000
2 Related Project Costs					
a. Off site improvements					
b. City Utilities Relocation					
c. Parking Mitigation					
d. Stormwater Retention/Detention					
e. Wetland Mitigation					
f.					
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SubTotal: Related Project Costs	\$0			1.2015	\$0
3A Facility Construction - Primary					
a. A10 - Foundations	\$23,886				
b. A20 - Basement Construction	\$0				
c. B10 - Superstructure	\$85,300				
d. B20 - Exterior Closure	\$38,400				
e. B30 - Roofing	\$426,500				
f. C10 - Interior Construction	\$390,423				
g. C20 - Stairs	\$0				
h. C30 - Interior Finishes	\$514,333				
i. D10 - Conveying	\$0				
j. D20 - Plumbing Systems	\$119,420				
k. D30 - HVAC Systems	\$1,273,600				
l. D40 - Fire Protection Systems	\$119,420				
m. D50 - Electrical Systems	\$801,820				
n.. F10 - Special Construction	\$0				
o.. F20 - Selective Demolition	\$186,836				
p. General Conditions	\$495,000				
q. Design Contingency	\$454,894				
r. General Contractor OH&P	\$400,306				
s.					
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SubTotal: Facility Construction - Primary	\$5,330,137			1.2436	\$6,628,000
Maximum Allowable Construction Cost (MACC) - Primary	\$5,404,137				\$6,717,000
3B Facility Construction -Secondary (By Building System)					
a. A10 - Foundations	\$134,568				
b. A20 - Basement Construction	\$0				
c. B10 - Superstructure	\$275,280				
d. B20 - Exterior Closure	\$310,993				
e. B30 - Roofing	\$95,988				
f. C10 - Interior Construction	\$223,608				
g. C20 - Stairs	\$20,000				
h. C30 - Interior Finishes	\$169,183				
i. D10 - Conveying	\$60,000				
j. D20 - Plumbing Systems	\$108,965				
k. D30 - HVAC Systems	\$401,450				
l. D40 - Fire Protection Systems	\$40,145				
m. D50 - Electrical Systems	\$372,775				

ITEM		BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
n..	F10 - Special Construction	\$0				
o..	F20 - Selective Demolition	\$0				
p.	General Conditions	\$385,000				
q.	Bldg Related Sitework	\$71,229				
r.	Design Contingency	\$454,894				
s.	General Contractor OH&P	\$234,888				
t.						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Facility Construction -Secondary (By Building System)	\$3,358,963			1.2436	\$4,177,000
	Maximum Allowable Construction Cost (MACC) - Secondary	\$3,358,963				\$4,177,000
4	GC/CM Risk Contingency - NOT APPLICABLE					
5	GC/CM or Design Build Costs - NOT APPLICABLE					
6	Construction Contingencies					
a.	Management Reserve	8.00%	\$701,048	\$701,048		
b.	Allowance for Change Orders	12.00%	\$1,051,572	\$1,051,572		
c.						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Construction Contingencies	\$1,752,620			1.2436	\$2,180,000
7	Sales Tax	8.90%	\$935,899	\$935,899		
a.						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Sales Tax	\$935,899			1.2436	\$1,164,000
	Total: Construction Contracts	\$11,451,619				\$14,238,000
D.	EQUIPMENT					
1	E10 - Equipment	\$236,025				
2	E20 - Furnishings	\$260,513				
3	F10 - Special Construction	\$0				
4	A/V Systems	\$105,000				
5	Telecom/Data Cabling/Equipment	\$120,000				
6	Automotive Equipment	\$500,000				
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Equipment	\$1,221,538			1.2436	\$1,519,000
99	Sales Tax	8.90%	\$108,717	\$108,717		
100						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Sales Tax	\$108,717			1.2436	\$135,000
	Total: Equipment	\$1,330,255				\$1,654,000
E.	ARTWORK					
1	Project Artwork	\$27,021		\$27,021		
2	Higher Education Artwork	\$16,795		\$16,795		
3						
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	Total: Artwork	\$43,816			1.0000	\$44,000
F.	OTHER COSTS					
1	Mitigation Costs					
2	Hazardous Material Remediation/Removal	\$115,001				
3	Permit Fee & Plan Check	\$80,000				
4	LEED Registration/Certification	\$3,500				
5	Construction Testing & Special Inspection	\$75,000				
6						
INSERT	<--Double-Click Here to Insert a Row					
	Total: Other Costs	\$273,501			1.2015	\$329,000
G.	PROJECT MANAGEMENT					
1	Agency Project Management	\$0		\$0		
2	SSCC Management	\$150,000				
INSERT	<--Double-Click Here to Insert a Row					
	Total: Project Management	\$150,000			1.0000	\$150,000
	GRAND TOTAL	\$15,332,186				\$18,872,000
NOTES						
Duration is longer than 16-18 months (guidelines) due to phasing						