

**75% CONSTRUCTION DOCUMENTS
COST PLAN**

for

**Ferndale Public Library
Main Street
Ferndale, WA**

Haley Consulting Group

September 9, 2011

75% CONSTRUCTION DOCUMENTS COST PLAN

for

**Ferndale Public Library
Main Street
Ferndale, WA**

SHKS Architects
1050 North 38th Street
Seattle, Washington 98103-

(206) 675-9151
(206) 675-9150

September 9, 2011

Information contained herein is for the clients of Haley Consulting Group and their clients.
Forwarding information contained in this report outside those conditions is a violation of the copyright.

CONTENTS

	Page Nos.
Basis of Cost Plan	1
Inclusions	2
Exclusions	3
Library Component Summary	6

BASIS OF COST PLAN

<u>Cost Plan Prepared From 75% Construction Documents</u>	Dated	Received
Drawings issued for 75% Construction Documents		
Cover Sheet		
A0.1	08/29/11	08/29/11
Civil		
C1.0, C2.0, C3.0, C3.1, C4.0, C5.0, C6.0, C7.0 - C7.2	09/09/11	08/29/11
Landscaping		
L1.0 - L4.0, L4.1	09/09/11	08/29/11
Architectural		
A1.0, A1.1, A2.1 - A2.4, A2.5.3, A2.6 - A2.9, A3.1 - A3.8, A5.1 - A5.7, A8.0 - A8.8, A9.0 - A9.3	08/29/11	08/29/11
Structural		
S1.1, S1.2, S2.1, S2.2, S3.1, S4.1 - S4.4	08/22/11	08/29/11
Mechanical		
M0.1 - M0.3, M1.0, M1.1 - M8.1 - M8.4	08/24/11	08/29/11
Electrical		
E0.1, E1.1 - E5.1	09/09/11	08/29/11
50% CD Draft Specifications	08/08/11	08/29/11
Discussions with the Project Architect		
Subconsultant cost reports, Landscaping, Mechanical, Electrical, Civil, Lighting		
<u>Conditions of Construction</u>		

The pricing is based on the following general conditions of construction

A start date of July 2012

A construction period of 8 months

The general contract will be competitively bid with qualified general and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There will not be phasing requirements

INCLUSIONS

Project consists of a new 15,090 sqft library built with structurally insulated panels, framed roofing structure, with a slab on grade. The scope of the work consists of site development, establishing the building pad, and construction of a new library.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with subcontractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project.

EXCLUSIONS

Owner supplied and installed furniture, fixtures and equipment
Loose furniture and equipment except as specifically identified
Security equipment and devices
Audio visual equipment
Hazardous material handling, disposal and abatement
Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
Design, testing, inspection or construction management fees
Architectural and design fees
Scope change and post contract contingencies
Assessments, taxes, finance, legal and development charges
Environmental impact mitigation
Builder's risk, project wrap-up and other owner provided insurance program
Land and easement acquisition
Cost escalation beyond a start date of July 2012

OVERALL SUMMARY

	Gross Floor Area	\$ / SF	\$x1,000
Library	15,090 SF	262.87	3,967
TOTAL Construction Costs	15,090 SF	262.87	3,967

NOTE:

While the construction market is depressed at this time and owners are able to realize lower than expected bid results, it is strongly recommended that the owner maintains a healthy construction contingency in case of contractor or subcontractor failure.

Please refer to the Inclusions and Exclusions sections of this report

LIBRARY COMPONENT SUMMARY

	Gross Area: 15,090 SF		
		\$/SF	\$x1,000
1. Foundations		5.11	77
2. Vertical Structure		15.79	238
3. Floor & Roof Structures		12.44	188
4. Exterior Cladding		23.36	353
5. Roofing, Waterproofing & Skylights		13.15	198
<i>Shell (1-5)</i>		69.86	1,054
6. Interior Partitions, Doors & Glazing		10.99	166
7. Floor, Wall & Ceiling Finishes		14.97	226
<i>Interiors (6-7)</i>		25.96	392
8. Function Equipment & Specialties		11.72	177
9. Stairs & Vertical Transportation		0.00	0
<i>Equipment & Vertical Transportation (8-9)</i>		11.72	177
10. Plumbing Systems		4.70	71
11. Heating, Ventilating & Air Conditioning		35.64	538
12. Electric Lighting, Power & Communications		31.26	472
13. Fire Protection Systems		5.82	88
<i>Mechanical & Electrical (10-13)</i>		77.41	1,168
Total Building Construction (1-13)		184.95	2,791
14. Site Preparation & Demolition - Per Civil Engineer		6.61	100
15. Site Paving, Structures & Landscaping			
15a - Per Civil Engineer		12.16	184
15b - Per Landscape Designer		17.71	267
16. Utilities on Site - Per Civil Engineer		8.77	132
Total Site Construction (14-16)		45.26	683
TOTAL BUILDING & SITE (1-16)		230.20	3,474
General Conditions	5.50%	12.66	191
Contractor's Overhead & Profit or Fee	3.50%	8.48	128
PLANNED CONSTRUCTION COST		September 2011	251.34
Contingency for Development of Design	2.50%	6.30	95
Escalation to Start Date (July 2012)	2.02%	5.24	79
RECOMMENDED BUDGET		July 2012	262.87
			3,967

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>1. Foundations</u>				
Structural fill	2,352	CY	14.00	32,928
Continuous footings	35	CY	675.00	23,851
Footing at glu-lam columns at perimeter	8	CY	700.00	5,600
Spread footings at columns	5	CY	750.00	3,887
4" perf pipe	902	LF	12.00	10,824
				77,091
 <u>2. Vertical Structure</u>				
Foundation walls, 8" thick	75	CY	965.00	72,557
SIPs panels with water barrier	10,930	SF	8.60	93,998
Shear Walls	1,872	SF	6.45	12,074
Beams & Headers at walls				
5-1/8 x 12	40	LF	10.50	420
5-1/8 x 10-1/2	40	LF	10.00	400
5-1/8 x 9	46	LF	10.00	460
3-1/8 x 10-1/2	10	LF	7.00	70
3-1/8 x 9	8	LF	6.50	52
Dimensional lumber	656	BF	4.50	2,952
Glu-lam columns - 6-3/4 x 7-1/2	27	EA	1,150.00	31,050
Glu-lam columns - 3-1/8 x 9	1	EA	950.00	950
Glu-lam columns - 6-3/4 x 30	11	EA	1,450.00	15,950
3" Dia Pipe column	1	EA	850.00	850
Dimensional lumber posts	583	BF	4.50	2,622
Framing at monitors - Window faces	400	SF	3.50	1,400
Framing hardware	1	LS	2,500.00	2,500
				238,306

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
3. Floor and Roof Structure				
Floor on Grade				
Slab on structural fill	15,090	SF	3.85	58,097
Below slab insulation	17,718	SF	1.85	32,778
Mechanical pads	1	LS	3,500.00	3,500
Ceiling Structure				
2x8 Joists @ 12" o.c.	78	BF	5.50	429
2x8 Joists @ 16" o.c.	224	BF	5.50	1,233
2x6 Joists @ 24" o.c.	1,087	BF	5.50	5,980
2x4 "L"s @ 24" o.c.	105	BF	6.00	630
Plywood and insulation	210	SF	3.50	735
Ceiling hangers	53	BF	6.00	320
Beams and rim joists	980	BF	5.50	5,388
Roof Structure				
Glu-lam beams				
6-3/4 x 24 Beams	820	LF	12.00	9,840
5-1/8 x 12 Beams	305	LF	10.50	3,203
5-1/8 x 10-1/2 Beams	148	LF	10.00	1,480
3-1/8 x 9 Purlins	3,106	LF	6.50	20,191
3-1/8 x 10.5 Purlins	369	LF	6.75	2,489
2x8 Joists @ 16" o.c.	431	BF	5.50	2,372
3/4" plywood, roof	14,010	SF	2.50	35,025
3/4" plywood, roof monitors	1,635	SF	2.50	4,088
				187,777

4. Exterior Cladding

Wood siding	10,470	SF	15.50	162,285
Metal siding	460	SF	9.95	4,577
Vapor barrier	10,930	SF	1.50	16,395
Storefront systems and entrances	1,765	SF	35.00	61,775
ADA operators	2	EA	2,100.00	4,200
Aluminum windows	978	SF	32.00	31,296
Upper aluminum windows - Standard	84	EA	32.00	2,688
Upper aluminum windows - Premium	36	EA	45.00	1,620
Actuators for roof monitors	25	EA	1,200.00	30,000
Louvers	45	EF	40.00	1,800

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Single doors	2	EA	1,600.00	3,200
Graffetti coating to concrete walls	3,200	SF	1.25	4,000
Wood framed 1/2 height walls at concrete walls	640	SF	9.00	5,760
Finish to interior face of exterior wall - gwb	10,930	SF	2.10	22,953
				352,549

5. Roofing, Waterproofing & Skylights

Roofing membrane - APP	15,645	SF	7.95	124,378
Flashings at roof and roof to wall	15,645	SF	0.70	10,952
Roof monitors glazing	400	SF	45.00	18,000
Skylights	10	EA	1,075.00	10,750
Waterproofing below grade walls	2,576	SF	7.50	19,316
Gutters and downspouts	125	LF	18.00	2,250
Downspout guards and boots	7	EA	185.00	1,295
Canopies	108	SF	35.00	3,780
Framed canopy with plywood	275	SF	17.00	4,675
Custom roofing accessories	1	LS	3,000.00	3,000
				198,396

6. Interior Partitions, Doors & Glazing

Interior partitions				
5/8" Gypsum drywall partitions	526	LF	95.00	49,970
Double framed plumbing wall	35	LF	145.00	5,075
1/2 Height walls at glazing	54	SF	10.50	570
Drywall finish to shear walls	3,744	SF	2.10	7,862
Cement backing board	465	SF	1.75	814
Interior glazing	540	SF	32.00	17,280
Layered Framing	625	SF	18.00	11,250
Wire mesh partitions	180	SF	12.00	2,160
Misc support framing	200	SF	6.00	1,200
Interior Doors				
Single doors	15	EA	1,900.00	28,500
Double doors	3	EA	3,650.00	10,950
Sliding doors	4	EA	4,200.00	16,800
Access panels	16	EA	275.00	4,400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Access doors	10	EA	150.00	1,500
Interior Storefront Doors				
Double doors	1	EA	5,400.00	5,400
ADA operators	1	EA	2,100.00	2,100
				165,831

7. Floor, Wall & Ceiling Finishes

Floor Finishes				
Carpet	11,550	SF	3.85	44,468
Sealed Concrete	845	SF	1.25	1,056
Stained, Polished and Sealed Concrete	1,520	SF	8.50	12,920
Walk off mat	70	SF	30.00	2,100
Base				
Wood base	1,165	LF	7.50	8,738
Resilient base	190	LF	1.20	228
Aluminum cover at break	40	LF	25.00	1,000
Wall Finishes				
Plastic Laminate wall coverings	295	SF	7.00	2,065
Chair rail	90	LF	14.00	1,260
Tile wainscot	210	SF	12.00	2,520
Plywood - non finished	245	SF	2.25	552
Plywood Panels	984	SF	16.00	15,744
Plywood Panels - Perforated	700	SF	21.00	14,700
Paint or clear finish	26,534	SF	0.79	20,962
Acoustical wall panels	555	SF	14.00	7,770
Ceiling Finishes				
Gypsum ceilings	1,397	SF	10.00	13,970
ACT ceilings, direct applied	955	SF	3.50	3,343
ACT ceilings	1,484	SF	4.00	5,936
Acoustical Panels	1,800	SF	14.85	26,730
Plywood Panels	1,660	SF	24.00	39,840
				225,900

8. Function Equipment & Specialties

Partitions and Accessories				
Toilet partitions	6	EA	1,100.00	6,600
Urinal Screens	2	EA	650.00	1,300

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Toilet accessories	1	LS	2,500.00	2,500
Shelving and millwork				
Display / Info Wall	320	SF	14.00	4,480
Add for Cork	96	SF	12.00	1,152
Add for Shelving	20	LF	110.00	2,200
Wood sill	75	LF	15.00	1,125
Countertop in Living	15	LF	95.00	1,425
Vertical fins	148	SF	35.00	5,180
Bench	35	LF	145.00	5,075
Hall bench	1	EA	1,727.00	1,727
Picture rail trim	70	LF	4.50	315
Fire protection specialties	4	EA	250.00	1,000
Cabinets and casework				
Shefl end PAC	5	EA	2,100.00	10,500
Childrens bench	26	LF	350.00	9,100
Childrens desk - low	9	LF	95.00	808
Childrens desk - regular	18	LF	95.00	1,710
Self Check - small	9	LF	225.00	2,025
Self Check - large	18	LF	225.00	4,050
Teen's bar	12	LF	150.00	1,800
Storage cabinets	4	LF	95.00	380
Lower Casework	66	LF	210.00	13,860
Upper Casework	30	LF	185.00	5,550
Circulation / Reference desk	30	LF	165.00	4,950
Shelving	8	LF	125.00	1,000
Community bulliten	12	LF	350.00	4,200
Infill cabinet	1	EA	250.00	250
Lockers	5	LF	225.00	1,125
Allowance for plastic laminate between stacks	4,251	SF	4.50	19,130
Wall and corner guards	12	EA	45.00	540
Window coverings				
Roller shades - blackout	121	SF	12.00	1,452
Manual shades	1,097	SF	5.25	5,759
Visual Display				
Marker boards	3	EA	750.00	2,250
Projection screens	1	EA	3,500.00	3,500
Interior signage	15,090	SF	0.35	5,282

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Library Equipment				
Book Drop - Exterior	2	EA	1,900.00	3,800
Book Drop - Interior	2	EA	850.00	1,700
Custom end panels and tops	1	LS	38,000.00	38,000
Shelving - By Owner				
				176,799

9. Stairs & Vertical Transportation

No Work Anticipated

0

10. Plumbing Systems

Plumbing System				
Water Entrance	1	EA	5,000.00	5,000
Water closets	7	EA	2,400.00	16,800
Lav	5	EA	1,600.00	8,000
Urinal	2	EA	2,100.00	4,200
Counter Sink	2	EA	1,800.00	3,600
Janitor Sink	1	EA	2,200.00	2,200
Floor Drain	3	EA	900.00	2,700
Floor clean-out	4	EA	750.00	3,000
Hose Bib	3	EA	900.00	2,700
Domestic Hot Water Heater	1	EA	900.00	900
Natural Gas Piping	1	LS	10,000.00	10,000
Mechanical OH and P at 20%	20%		59,100.00	11,820
				70,920

11. Heating, Ventilation & Air Conditioning

General Conditions	1	LS	10,000.00	10,000
Insulation	15,090	SF	1.60	24,144
Piping				
Heating water piping	15,090	SF	3.50	52,815
Boilers	2	EA	17,000.00	34,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Pumps	7	EA	5,500.00	38,500
Circulating Water Accessories	1	LS	15,000.00	15,000
Radiant floor piping				
Radiant floor piping	15,090	SF	3.50	52,815
Manifolds	15	EA	1,200.00	18,000
Air handling equipment				
Sheetmetal	8,000	LBS	8.00	64,000
Library Ventilation Supply Fan, AHU-1	1	EA	8,500.00	8,500
Library Heat Recovery Fan	1	EA	6,000.00	6,000
Meeting Room AHU-2	1	EA	6,500.00	6,500
Heat recovery ventilators	2	EA	3,500.00	7,000
Ventilation Exhaust Fans	6	EA	1,000.00	6,000
Exhaust Fans - Bathrooms, Source	8	EA	700.00	5,600
Ceiling Fans	9	EA	800.00	7,200
Temperature Control System	15,090	SF	5.50	82,995
Test, Adjust and Balance	15,090	SF	0.60	9,054
Mechanical OH and P at 20%	20%		448,123.00	89,625
				537,748

12. Electrical Lighting, Power & Communication

Startup, Mobilization	15,090	SF	1.50	22,635
Distribution				
Secondary Feeder	150	LF	230.00	34,500
Communications Conduits	150	LF	60.00	9,000
Stubs For Future	200	LF	20.00	4,000
Panels	4	EA	3,000.00	12,000
Panel Feeders	340	LF	40.00	13,600
Surge Projectors	5	EA	1,200.00	6,000
Miscellaneous	1	LS	1,500.00	1,500
Distribution Center	1	LS	8,500.00	8,500
Lighting Wiring & Install. No Fixture Cost				
High Pendants	42	EA	250.00	10,500
Square Recessed	21	EA	150.00	3,150
Round Recessed	5	EA	150.00	750
4' Fluor.	9	EA	125.00	1,125

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Adjustable Strips	5	EA	175.00	875
Exterior Pole Lights (Incl Fxtr)	1	LOT	12,400.00	12,400
Exterior Ground Uplights	21	EA	150.00	3,150
Exterior Step Lights	11	EA	150.00	1,650
Stack Lights	21	EA	400.00	8,400
Lighting Controls	1	LOT	18,000.00	18,000
Light fixture costs per lighting designer				
Interior Light Fixtures	1	LS	77,546.00	77,546
Stack and Furniture mounted fixtures	1	LS	70,280.00	70,280
Exterior lighting	1	LS	9,583.00	9,583
Receptacles	146	EA	130.00	18,980
Equipment Connections				
3 Phase Motor Connection	5	EA	450.00	2,250
AHU Connection	1	EA	350.00	350
Exh Fans Connection	5	EA	150.00	750
Distn Fans	10	EA	150.00	1,500
Door Operators	3	EA	350.00	1,050
Window Actuators	25	EA	125.00	3,125
Floor Boxes	27	EA	350.00	9,450
Fire Alarm	15,090	SF	1.50	22,635
Data and Telephone Cabling & rough-in	190	EA	175.00	33,250
MDF Room Equipment & Wiring	1	LOT	4,000.00	4,000
Miscellaneous	15,090	SF	2.50	37,725
Project Close-out	15,090	SF	0.50	7,545
				471,754

13. Fire Protection Systems

Sprinklers	15,090	SF	4.25	64,133
Sprinkler Riser	1	EA	9,000.00	9,000
Mechanical OH and P at 20%	20%		73,132.50	14,627
				87,759

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
14. Site Preparation & Building Demolition				
Per Civil Engineer				
Clearing, Grubbing of 4" Topsoil and Removal	2	AC	1,500.00	3,000
Removal of Existing Unsuitable Fill	5,600	CY	8.00	44,800
Embankment/Structural Fill	4,700	TN	10.00	47,000
Erosion & Sediment Control	1	LS	5,000.00	5,000
				99,800

15. Site Paving, Structures & Landscaping

Vehicular paving and curbs - Per Civil Engineer				
Asphalt Concrete Pavement ¹	454	TON	64.66	29,365
2" Thick Crushed Surfacing Top Course ²	311	TON	17.00	5,284
10" Thick Crushed Surfacing Base Course ²	1,561	TON	25.00	39,035
Concrete Curb and Gutter	1,148	LF	36.00	41,328
Concrete Pavement (6" thick)	34	CY	315.00	10,710
Concrete Sidewalk (4" thick)	414	SY	38.00	15,732
Crushed Gravel Walkway	56	TON	17.00	944
Concrete Rock Wall ³ (3' tall)	45	LF	75.00	3,375
Concrete Wheel Stops ⁴	35	EA	55.00	1,925
Striping	900	LF	0.25	225
Retaining Walls ⁵ (average 3' tall)	396	LF	90.00	35,626
Structures - Per Landscape Designer				
Exterior Stairs	68	SF	54.00	3,672
Edge restraint	200	LF	8.00	1,600
Landscape planting, Irrigation - Per Landscape Designer				
Conifer Trees (8'-10' Ht.)	8	EA	570.00	4,560
Conifer Trees (10'-12' Ht.)	1	EA	600.00	600
Deciduous Trees (3"-3.5" cal.)	12	EA	570.00	6,840
Deciduous Trees (2"-2.5" cal.)	35	EA	450.00	15,750
Deciduous Trees - Multi-stem (8'-10' ht.)	12	EA	300.00	3,600
Deciduous Trees - Multi-stem (10'-12' ht.)	11	EA	450.00	4,950
Shrubs, Ferns and Grasses (2 gal.)	1,595	EA	15.00	23,925
Shrubs, Ferns and Grasses (1 gal.)	2,170	EA	11.00	23,870
Groundcovers & Vines (4" pots - 1 gal.)	1,544	EA	7.00	10,808
Irrigation	28,402	SF	1.85	52,544

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Coil & Mulch - Per Landscape Designer				
Fine Grading (softscape only)	28,402	SF	0.22	6,248
3-Way Topsoil (12")	1,052	CY	40.50	42,606
Mulch (3")	263	CY	37.00	9,731
Fencing and miscellaneous accessories				
Green Wall System	450	SF	15.00	6,750
Benches - 6" surface mount	5	EA	1,727.00	8,635
Bike Racks	6	EA	390.00	2,340
Handrails	188	LF	125.00	23,500
Dual Stream Receptacles - Trash & Recycling	4	EA	2,070.00	8,280
Trash dumpster enclosure, 6' tall	324	SF	20.00	6,480
				450,836

16. Utilities

Storm - Per Civil Engineer				
Grading - Cut	50	CY	18.00	900
Grading - Fill	4,948	CY	15.00	74,220
18" Deep Rain Garden (excludes planting)	1,300	SF	9.40	12,220
Foundation Drain - 4" Perf. Pipe	902	LF	12.00	10,824
6" Storm Pipe6	518	LF	20.00	10,360
Catch Basin - Type 1	4	EA	1,100.00	4,400
Stormwater Clean Out6	13	EA	200.00	2,600
Water - Per Civil Engineer				
6" Fire Line (Ductile Iron)	109	LF	35.00	3,815
2" Water Line (Copper)	71	LF	24.25	1,722
2" Meter & Box	1	EA	2,000.00	2,000
2" Double Check Valves & Box	1	EA	1,750.00	1,750
Connect to existing stub	1	EA	1,000.00	1,000
45 Bend DI & Thrust Blocking	3	EA	300.00	900
Post Indicator Valve (PIV) - Wall mounted	1	EA	1,500.00	1,500
Install Fire Department Connection Assembly	1	EA	2,000.00	2,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Sewer - Per Civil Engineer				
Sanitary Sewer Clean Out6	2	EA	200.00	400
4" Sanitary Sewer Pipe6	34	LF	20.00	680
Connect to Existing Sewer Service	1	LS	1,000.00	1,000
				<hr/>
				132,291

