HENSEL PHELPS
Plan. Build. Manage.

Operations and Maintenance Facility East

Updated: 02/04/21

Estimate Summary

A	B	C		
DIV	**Description**	**Design Development Budget 180,000 SF**		
		$/SF		**Amount**
	DESIGN			
00	Site Survey, Geotechnical Report	4.17	$	750,000
00	Schematic Design Development	26.39	$	4,750,000
00	Design Development	26.32	$	4,738,000
00	Construction Documents	26.50	$	4,770,000
00	Construction Administration	6.94	$	1,250,000
	Subtotal - DESIGN	**90.32**	**$**	**16,258,000**
	PRECONSTRUCTION SERVICES			
00	Schedule Development	0.51	$	91,200
00	Estimate Development	0.60	$	107,200
00	Pre-Con General Conditions	0.28	$	50,000
	Subtotal - PRE CON	**1.38**	**$**	**248,400**
	GC			
01	General Conditions	79.88	$	14,379,148
	Subtotal - GC	**79.88**	**$**	**14,379,148**
	BUILDING & SITE			
02	Selective Demolition	1.10	$	198,240
02	ATC - 1 (KING County Sewer Relocation)	0.89	$	160,000
02	ATC - 2 (King County Side Sewer)	(0.47)	$	(85,000)
02	ATC - 3 (TOD Phase 2 Shear Wall)	(1.72)	$	(310,000)
03	Concrete - MOW	1.82	$	328,280
03	Reinforcing - MOW	0.97	$	175,000
03	Concrete - OMF	9.72	$	1,750,000
03	Reinforcing - OMF	4.17	$	750,000
04	Concrete Masonry (CMU)	7.50	$	1,350,000
05	STRUCTURAL STEEL	29.93	$	5,387,520
05	Miscellaneous Metals & STAIRS	18.56	$	3,340,000
07	Roofing	4.19	$	755,000
07	EXTERIOR - METAL PANELS - MOW	11.67	$	2,101,430
07	EXTERIOR - METAL PANELS - OMF	21.40	$	3,852,000
08	Interior Glazing MOW & OMF	6.78	$	1,220,000
08	Doors, Frames, Hardware - MOW	0.42	$	75,316
08	Doors, Frames, Hardware - OMF	2.22	$	400,000
09	Drywall / Framing- MOW	2.73	$	492,122
09	Drywall / Framing - OMF	9.72	$	1,750,000
09	Tile	1.90	$	341,565
09	Acoustical Ceiling	5.56	$	1,000,000
09	Carpet, Resilient, RTF	5.79	$	1,042,528
09	Floor Leveling Allowance	0.42	$	75,000
09	Paint & Wall Covering	6.67	$	1,200,000
09	Final Cleaning	0.92	$	164,700

10	Signage - Interior	0.14	$	25,000
10	Signage - Exterior	0.42	$	75,000
10	Casework & Solid Surface Countertop	0.78	$	140,000
10	Lockers (Metal & Plastic)	0.47	$	85,000
10	Racking & Shelving	1.11	$	200,000
10	Toilet and Bathroom Accessories	0.36	$	65,000
10	Toilet Partitions	0.61	$	110,000
11	Whiting - Car Host, Truck Hoist & Turntables	11.11	$	2,000,000
11	Wheel Lathe Equipment	11.67	$	2,100,000
11	Sanding Equipment	5.08	$	915,000
11	Train Wash Equipment	6.86	$	1,235,000
12	Window Shades	0.18	$	32,000
14	Elevator	0.88	$	158,000
21	Fire Protection	2.63	$	474,000
22	Plumbing	47.22	$	8,500,000
23	HVAC	92.08	$	16,575,000
26	Electrical & Low Voltage Infrastructure	250.00	$	45,000,000
26	Temp Lighting Allowance	0.56	$	100,000
31	Site Work - Paving	8.33	$	1,500,000
32	Site Modifications	0.83	$	150,000
33	Site Utilities	5.56	$	1,000,000
34	Track	266.67	$	48,000,000
	Subtotal - BUILDING & SITE	**866.40**	**$**	**155,952,701**
	PERMITS & FEES			
90	Plan Check and Permit Fees	4.72	$	850,000
90	Encroachment Permit	2.34	$	420,615
	Subtotal - PERMITS	**7.06**	**$**	**1,270,615**
	CONTINGENCY / RESERVES	%		
90	Design	3.00%	$	4,716,699
90	Buyout	4.00%	$	6,288,933
90	Construction	4.00%	$	6,288,933
	Subtotal - CONTINGENCY	**96.08**	**$**	**17,294,565**
	INSURANCE & BONDS	%		
90	Builder's Risk	0.50%	$	872,589
90	GL Insurance	0.53%	$	924,945
90	Bond	0.62%	$	1,082,011
	Subtotal - BOND & INSURANCE	**16.00**	**$**	**2,879,545**
	FEES	%		
90	Contractor's Fee	5.00%	$	10,414,149
	Subtotal - FEES	**57.86**	**$**	**10,414,149**
	TOTAL CONSTRUCTION COST	**1,214.98**	**$**	**218,697,122**