

Fort Worden Building 202 Cost Analysis															
		Estimate	Escalate to		Update	Escalate to		Update	Peninsula		Update	Roen		Update	Roen
		Mar 2008	Mar 2010		Jul 2009	Jan 2014		Jan 2012	College		Jun 2012			Feb-13	
		Original Base	Month March 2008		Original Base	Month March 2008		Original Base	Month March 2008		Schematic			DD	
<b>CONSULTANT SERVICES</b>															
	Pre Schematic	50,000	52,000		75,000	79,000		75,000	79,000		79,000			79,000	
	Basic Design Service	249,149	265,000		246,587	266,000		246,587	266,000		266,000			266,000	
	Extra Service / Reim	269,500	286,000		264,000	285,000		264,000	285,000		285,000			285,000	
	Other Services	136,937	151,000		150,785	169,000		150,785	169,000		169,000			169,000	
	Design Contingency	84,670	93,000		88,365	99,000		23,000	26,000		26,000			51,000	
	<b>Consultant services</b>	<b>790,256</b>		<b>847,000</b>	<b>824,737</b>		<b>898,000</b>	759,372		<b>825,000</b>	825,000		-	850,000	<b>850,000</b>
<b>Demolition</b>															
	2ond Floor Buildout										260,931				
	Reclaim Coils										762,601				
											(131,998)				
											891,534				
<b>CONSTRUCTION</b>															
1a	G10 Site Preparation	250			250			250			16,953			41,803	
b	G20 Site Improvements	2,500			2,500			2,500			57,313			2,387	
d	G40 Site Electrical Utilities	18,570			18,570			18,570			63,186			35,434	
	<b>Subtotal Site Work</b>	<b>21,320</b>	<b>31,000</b>		<b>21,320</b>	<b>32,000</b>		<b>21,320</b>	<b>32,000</b>		137,452			79,624	
3a	A10 Substructure	34,417			34,417			34,417						64,975	
c	B10 Superstructure	291,277			291,277			291,277			293,520			386,161	
d	B20 Exterior Closure	190,659			190,659			190,659	213,557		484,775			534,388	
e	B30 Roofing	16,864			16,864			16,864						104,118	
f	C10 Interior Construction	258,321			258,321			258,321			597,732			256,265	
	C20 Stairs													119,437	
h	C30 Interior Finishes	140,471			140,471			140,471						224,348	
i	D10 Conveying	75,000			75,000			75,000						96,078	
j	D20 Plumbing Systems	110,940			110,940			110,940						900,340	
k	D30 HVAC Systems	382,436			382,436			382,436			903,169				
l	D40 Fire Protection	49,473			49,473			49,473			129,238				
m	D50 Electrical Systems	395,780			395,780			395,780			507,422			740,825	
o	F20 Selective Demolition	137,600			137,600			137,600			34,642			164,236	
p	General Conditions	290,000			290,000			290,000			308,795			367,500	
q	E10 Equipment	34,066			34,066			34,066						2,102	
	<b>Subtotal Facility Constr</b>	<b>2,407,304</b>			<b>2,407,304</b>			<b>2,407,304</b>			3,259,293			3,960,773	
	<b>Subtotal Construction</b>	<b>2,428,624</b>			<b>2,428,624</b>			<b>2,428,624</b>			5,113,279	3,396,745		4,040,397	
.	Contractor OH&P	242,862			242,862			242,862							incl @ 6.0%
.	Escalation														incl @ 3.0%
.	Estimate Contingency	598,411			500,697			155,304							incl @ 10.0%
	<b>Subtotal</b>	<b>3,269,897</b>	<b>3,609,000</b>		<b>3,172,183</b>	<b>3,621,000</b>		<b>2,826,790</b>	<b>3,166,287</b>		5,113,279			4,040,397	
	Management Reserve	326,990			275,000			275,000			307,000			315,968	
	Change Order Allow	392,388			275,000			275,000			307,000			312,000	
		719,378	794,000		550,000	616,000		550,000	616,000		614,000			627,968	
	<b>Construction Cost</b>	<b>3,989,275</b>	<b>4,403,000</b>		<b>3,722,183</b>	<b>4,237,000</b>		<b>3,376,790</b>	<b>3,782,287</b>			5,727,279		4,668,365	
	Sales Tax	335,099	370,000		317,729	356,000		283,650	317,712		515,455			420,153	
				<b>4,773,000</b>			<b>4,593,000</b>			<b>4,100,000</b>				<b>5,088,518</b>	
	Hazard Remedial	30,000			30,000			30,000			81,324			106,482	
	Permit	10,000			15,000			12,000			25,000			25,000	
	<b>Subtotal</b>	<b>40,000</b>	<b>43,000</b>		45,000	50,000		42,000			172,000	Escalation		131,482	
											80,000	FF&E		600,000	
	GA Management	30,000	30,000		30,000	30,000		30,000	30,000		30,000			30,000	
	<b>Other</b>			<b>73,000</b>			<b>80,000</b>			<b>75,000</b>				<b>761,482</b>	
											388,324				
	<b>Project Total</b>			<b>5,693,000</b>			<b>5,571,000</b>			<b>5,000,000</b>			<b>6,631,058</b>	<b>6,700,000</b>	
											Ge	6,704,000			
											Bill	6,631,058			