

Vashon Library
Site Alternatives Comparison Cost Estimates

Acct No.	March 26th, 2009 Category	Ober Park	Ober Park	Ober Park	Ober Park	K2 Commons
		New Construction	Expansion/Remodel	2800sf add/ Remodel	600sf add/ Remodel	Machine Shop Renovation
		C	C	C	C	C
60100	LAND	155,250	155,250	155,250	155,250	1,153,680
60200	CONSTRUCTION	5,012,965	3,662,367	3,293,914	1,990,543	3,537,709
60300	FURNITURE & EQUIPMENT	655,500	655,500	655,500	655,500	655,500
60400	MATERIAL	100,000	100,000	100,000	100,000	100,000
60500	OFFSITE DEVELOPMENT	771,575	663,176	663,176	279,263	131,940
60600	OWNERS COST	1,105,411	1,025,358	977,024	609,537	669,615
	TOTALS	7,800,701	6,261,651	5,844,864	3,790,092	6,248,444

Notes:

Approved Board Budget \$6,200,000 as of February 2009

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		C	C	C	C	C
60100 LAND						
60110	01001 Land Acquisition	15,000	15,000	15,000	15,000	875,000
60110	01010 Interest					
60110	01100 Site Feasibility Study	120,000	120,000	120,000	120,000	120,000
60110	01200 Environmental Analysis	0	0	0	0	0
60110	01300 Hazardous Waste Cleanup	0	0	0	0	0
60110	01400 Demolition	0	0	0	0	0
60110	01500 Surveying	0	0	0	0	8,200
60110	01700 contingency 15%	20,250	20,250	20,250	20,250	150,480
TOTAL LAND		155,250	155,250	155,250	155,250	1,153,680
60200 CONSTRUCTION						
60210	03001 Construction Base Price	3,642,296	2,660,985	2,393,276	1,446,279	2,570,412
60210	03001 Change Orders	364,230	266,099	239,328	144,628	257,041
60210	03001 WSS Tax 8.8%	352,574	257,583	231,669	140,000	248,816
		4,359,100	3,184,667	2,864,273	1,730,907	3,076,269
60210	03400 Additional Contracts					
60210	03420 Intentional Blank					
60210	03900 Contingency 15%	653,865	477,700	429,641	259,636	461,440
		653,865	477,700	429,641	259,636	461,440
TOTAL CONSTRUCTION		5,012,965	3,662,367	3,293,914	1,990,543	3,537,709
60300 FURNITURE & EQUIPMENT						
60320	04100 Fixtures & Furniture	150,000	150,000	150,000	150,000	150,000
60320	04200 Shelving	200,000	200,000	200,000	200,000	200,000
60320	04300 Office Systems	25,000	25,000	25,000	25,000	25,000
60320	04400 Other Furnishings	160,000	160,000	160,000	160,000	160,000
60320	05100 Startup Supplies	10,000	10,000	10,000	10,000	10,000
60320	05200 Computer & Telecom Gear	25,000	25,000	25,000	25,000	25,000
60320	05500 Other-Cont 15%	85,500	85,500	85,500	85,500	85,500
TOTAL FURNITURE AND EQUIPMENT		655,500	655,500	655,500	655,500	655,500
60400 MATERIALS						
60460	07100 Library Materials Stockpile	100,000	100,000	100,000	100,000	100,000
TOTAL MATERIALS		100,000	100,000	100,000	100,000	100,000

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		C	C	C	C	C	
60500 OFF SITE DEVELOPMENT							
60510	06100	Mitigation Payments	50,000	50,000	50,000	50,000	25,000
60510	06200	Site Improvements	355,097	260,837	260,837	160,837	69,730
60510	06300	Road Improvements-No WSST	248,838	248,838	248,838	15,000	15,000
60510	06400	Water Main/Fire Hyd	17,000	17,000	17,000	17,000	5,000
60510	06500	Other/-Cont 15%	100,640	86,501	86,501	36,426	17,210
TOTAL OFF SITE DEVELOPMENT			771,575	663,176	663,176	279,263	131,940
60600 OWNERS COST							
60610	02100	Soils/Boring Tests	10,000	10,000	10,000	10,000	10,000
60610	02150	Surveying ECA Delineation	5,000				
60610	02200	Traffic Study	3,000	3,000	3,000	1,200	1,200
60610	02400	Cost Est/Value Assessment					
60610	02500	Permits & Fees	125,000	125,000	125,000	85,000	85,000
60610	02600	Legal Fees	25,000	25,000	25,000	25,000	25,000
60610	02700	Inspections - QC					
60610	02710	Monitoring Expenses - CM					
60610	02800	Misc. Expenses	1,500	1,500	1,500	1,500	1,500
60610	02850	Project Management					
60610	02860	Interest					
60610	02900	Wetland Consultant Costs	20,000				
60610	02910	Consultant Basic Services	321,979	290,580	263,978	166,033	233,907
60610	02920	Consultant Additional Services	160,989	145,290	131,989	83,016	116,954
60610	02925	Civil Engineering	248,000	248,000	248,000	125,000	75,000
60610	02930	Reimbursable Expenses	25,758	23,246	21,118	13,283	18,713
60610	02940	Art Commission & Installation					
60610	02950	Telecommunication Consultant					
60610	02960	Signage Consultant					
60610	02970	Other Consultant Services					
60610	02980	Moving Expenses	5,000	10,000	10,000	10,000	5,000
60610	02985	Building Commissioning	10,000	10,000	10,000	10,000	10,000
60600	02990	Contingency 15%	144,184	133,742	127,438	79,505	87,341
TOTAL OWNER COSTS			1,105,411	1,025,358	977,024	609,537	669,615

7,800,701	6,261,651	5,844,864	3,790,092	6,248,444
\$ 6,240,000	\$ 6,240,000	\$ 6,240,000	\$ 6,240,000	\$ 6,240,000
1,560,701	21,651	(395,136)	(2,449,908)	8,444