



## Mercer Island Thrift Shop & Recycling Center Renovations

### SUMMARY OF WORK COST ESTIMATE

September 11, 2020

#### Soft Costs Summary: Option A

Contingencies (construction)	30.00%
Design Services (allowance)	16.00%
Sales Tax	10.00%
Testing	1.00%
Permitting	1.00%

<b>Subtotals</b>	<b>58.00%</b>
------------------	---------------

#### Option A

Construction Costs Thrift Shop	\$603,738
Construction Costs Recycling Center	\$260,780
<b>Total Estimated Construction Costs</b>	<b>\$864,518</b>
Soft Costs	\$501,421

<b>TOTAL ESTIMATED PROJECT COSTS OPTION A</b>	<b>\$1,365,939</b>	<b>\$1,370,000</b>
---	--------------------	--------------------

#### Soft Costs Summary: Option B

Contingencies (construction)	15.00%
Design Services (allowance)	16.00%
Sales Tax	10.00%
Testing	1.00%
Permitting	1.00%

<b>Subtotals</b>	<b>43.00%</b>
------------------	---------------

#### Option B

Construction Costs Thrift Shop	\$379,040
On-Site Construction Costs Recycling Center	\$113,520
Pre-Purchased Modular Processing Center	\$354,663
<b>Total Estimated Construction Costs</b>	<b>\$847,223</b>
Soft Costs	\$364,306
Less Modular sales Tax	(\$28,445)

<b>TOTAL ESTIMATED PROJECT COSTS OPTION B</b>	<b>\$1,183,085</b>	<b>\$1,200,000</b>
---	--------------------	--------------------

Osborn Architects Inc, PS

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option A: Thrift Shop Renovation  
**NEW SF:** 0  
**EXIST SF:** 8,240  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

**Estimate Summary Sheet**

**DIVISION SUMMARY**

<b>01 00 10</b>	Mobilization	\$3,500	\$0.42
02 07 00	Demolition	\$16,380	\$1.99
Div 5	Metals	\$500	\$0.06
Div 6	Wood, Plastics, and Composite	\$55,925	\$6.79
Div 7	Thermal and Moisture Protection	\$99,440	\$12.07
Div 8	Openings	\$10,000	\$1.21
Div 9	Finishes	\$60,940	\$7.40
Div 10	Specialties	\$700	\$0.08
Div 23	Mechanical	\$66,940	\$8.12
	Electrical	\$90,640	\$11.00
<b>Estimate Subtotal</b>		<b>\$401,465</b>	<b>\$48.72</b>
	GC Supervision and Overhead	\$61,846	25.00%
	Mark-up on MEP Sub-Consultant Work	\$23,637	15.00%
<b>Estimate Subtotal</b>		<b>\$486,948</b>	
	Profit	\$38,956	8.00%
<b>Estimate Subtotal</b>		<b>\$525,904</b>	
	Bonds and Insurance	\$13,148	2.50%
<b>Estimate Subtotal</b>		<b>\$539,052</b>	
	Design Contingency	\$64,686	12.00%
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$603,738</b>	

**EXCLUSIONS:**

STATE SALES TAX  
 TESTING AND INSPECTIONS  
 CONSTRUCTION CONTINGENCY  
 ARCHITECT/ENGINEERING FEES  
 PERMITTING

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option A: Recycling Center Renovation  
**NEW SF:** 0  
**EXIST SF:** 1,600  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

**Estimate Summary Sheet**

**DIVISION SUMMARY**

01 00 10	Mobilization	\$2,500	\$1.56
02 07 00	Demolition	\$0	\$0.00
Div 5	Metals	\$0	\$0.00
Div 6	Wood, Plastics, and Composite	\$18,625	\$11.64
Div 7	Thermal and Moisture Protection	\$47,920	\$29.95
Div 8	Openings	\$6,000	\$3.75
Div 9	Finishes	\$8,170	\$5.11
Div 10	Specialties	\$700	\$0.44
Div 23	Mechanical	\$48,000	\$30.00
Div 28	Electrical	\$17,600	\$11.00
Div 32	Site Work	\$30,000	\$18.75
<b>Estimate Subtotal</b>		<b>\$179,515</b>	<b>\$112.20</b>
GC Supervision and Overhead		\$20,979	25.00%
Mark-up on MEP Sub-Consultant Work		\$9,840	15.00%
<b>Estimate Subtotal</b>		<b>\$210,334</b>	
Profit		\$16,827	8.00%
<b>Estimate Subtotal</b>		<b>\$227,160</b>	
Bonds and Insurance		\$5,679	2.50%
<b>Estimate Subtotal</b>		<b>\$232,839</b>	
Design Contingency		\$27,941	12.00%
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$260,780</b>	<b>\$162.99</b>

**EXCLUSIONS:**

STATE SALES TAX  
 TESTING AND INSPECTIONS  
 CONSTRUCTION CONTINGENCY  
 ARCHITECT/ENGINEERING FEES  
 PERMITTING

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option B: Thrift Shop Renovation  
**NEW SF:** 0  
**EXIST SF:** 8,240  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

**Estimate Summary Sheet**

**DIVISION SUMMARY**

<b>01 00 10</b>	Mobilization	\$3,500	\$0.42
02 07 00	Demolition	\$8,480	\$1.03
Div 5	Metals	\$500	\$0.06
Div 6	Wood, Plastics, and Composite	\$10,000	\$1.21
Div 7	Thermal and Moisture Protection	\$0	\$0.00
Div 8	Openings	\$12,000	\$1.46
Div 9	Finishes	\$61,810	\$7.50
Div 10	Specialties	\$1,050	\$0.13
Div 23	Mechanical	\$72,440	\$8.79
	Electrical	\$90,640	\$11.00
	<b>Estimate Subtotal</b>	<b>\$256,920</b>	<b>\$31.18</b>
	GC Supervision and Overhead	\$24,335	25.00%
	Mark-up on MEP Sub-Consultant Work	\$24,462	15.00%
	<b>Estimate Subtotal</b>	<b>\$305,717</b>	
	Profit	\$24,457	8.00%
	<b>Estimate Subtotal</b>	<b>\$330,174</b>	
	Bonds and Insurance	\$8,254	2.50%
	<b>Estimate Subtotal</b>	<b>\$338,429</b>	
	Design Contingency	\$40,611	12.00%
	<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$379,040</b>	

**EXCLUSIONS:**

STATE SALES TAX  
 TESTING AND INSPECTIONS  
 CONSTRUCTION CONTINGENCY  
 ARCHITECT/ENGINEERING FEES  
 PERMITTING

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option B: Recycling Center Renovation  
**NEW SF:** 0  
**EXIST SF:** 1,600  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

**Estimate Summary Sheet**

**DIVISION SUMMARY**

01 00 10	Mobilization	\$1,500	
02 07 00	Demolition	\$0	
Div 3	Concrete	\$0	
Div 5	Metals	\$0	
Div 6	Wood, Plastics, and Composite	\$0	
Div 7	Thermal and Moisture Protection	\$10,000	
Div 8	Openings	\$3,000	
Div 9	Finishes	\$1,500	
Div 10	Specialties	\$700	
Div 13	Modular	\$0	
Div 23	Mechanical	\$21,000	
Div 28	Electrical	\$10,900	
Div 32	Site Work	\$34,000	
<b>Estimate Subtotal</b>		<b>\$82,600</b>	
GC Supervision and Overhead		\$4,175	25.00%
Mark-up on MEP Sub-Consultant Work		\$4,785	15.00%
<b>Estimate Subtotal</b>		<b>\$91,560</b>	
Profit		\$7,325	8.00%
<b>Estimate Subtotal</b>		<b>\$98,885</b>	
Bonds and Insurance		\$2,472	2.50%
<b>Estimate Subtotal</b>		<b>\$101,357</b>	
Design Contingency		\$12,163	12.00%
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$113,520</b>	

**EXCLUSIONS:**

STATE SALES TAX  
 TESTING AND INSPECTIONS  
 CONSTRUCTION CONTINGENCY  
 ARCHITECT/ENGINEERING FEES  
 PERMITTING

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option B: Processing Center Modular  
**NEW SF:** 0  
**EXIST SF:** 1,290  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

**Estimate Summary Sheet**

**DIVISION SUMMARY**

Div 3	Concrete	\$24,480	
Div 32	Site Work	\$5,000	
<b>Estimate Subtotal</b>		<b>\$29,480</b>	
GC Supervision and Overhead		\$6,120	25.00%
<b>Estimate Subtotal</b>		<b>\$35,600</b>	
Profit		\$2,848	8.00%
<b>Estimate Subtotal</b>		<b>\$38,448</b>	
Bonds and Insurance		\$961	2.50%
<b>Estimate Subtotal</b>		<b>\$39,409</b>	
Design Contingency		\$2,365	6.00%
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$41,774</b>	

Modular Processing Center	\$270,900	
Purchasing Fee	\$13,545	5.00%
Sub-total	\$284,445	
Taxes	\$28,445	10.00%
<b>Total Estimated Modular Cost</b>	<b>\$312,890</b>	

**TOTAL ESTIMATE CONSTRUCTION COSTS**                      **\$354,663**

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option A: Thrift Shop Renovation  
**NEW SF:** 0  
**EXIST SF:** 8,240  
**EST TYPE :** Preliminary Design  
**DATE:** 8/28/2020

Section	Description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
<b>01 00 10</b>	<b>Mobilization</b>					<b>\$3,500</b>
	Mobilization and load in	1	ls	\$3,000.00	\$3,000.00	
	Temporary protections	1	ls	\$500.00	\$500.00	
<b>02 07 00</b>	<b>Demolition</b>					<b>\$16,380</b>
	Demolish up to 50% of floor finishes	4,120	sf	\$1.50	\$6,180.00	
	Demolish partition walls	600	sf	\$3.00	\$1,800.00	
	Demolish shear walls first floor	600	sf	\$4.00	\$2,400.00	
	Demolition debris management	1	ls	\$6,000.00	\$6,000.00	
<b>Div 5</b>	<b>Metals</b>					<b>\$500</b>
05 50 00	Misc blocking	1	ls	\$500.00	\$500.00	
<b>Div 6</b>	<b>Wood, Plastics, and Composites</b>					<b>\$55,925</b>
06 10 00	Upgrade roof sheathing for increased shear	4,585	sf	\$5.00	\$22,925.00	
06 10 00	Create shear capacity at exterior walls	1,500	sf	\$12.00	\$18,000.00	
06 40 00	Relocate misc casework	1	ls	\$15,000.00	\$15,000.00	
<b>Div 7</b>	<b>Thermal and Moisture Protection</b>					<b>\$99,440</b>
07 41 00	Low-slope roofing assembly	2,580	sf	\$23.00	\$59,340.00	
07 41 00	Metal roofing w insulation at	2,005	sf	\$20.00	\$40,100.00	
<b>Div 8</b>	<b>Openings</b>					<b>\$10,000</b>
08 20 00	Flush wood doors and hardware	5	ea	\$2,000.00	\$10,000.00	
<b>Div 9</b>	<b>Finishes</b>					<b>\$60,940</b>
09 22 16	Non-Struct. Metal Stud Framing	750	sf	\$8.00	\$6,000.00	
09 26 00	Interior Gypsum Wall Board	1,500	sf	\$2.50	\$3,750.00	
09 50 00	Suspended GWB Ceilings at toilets	192	sf	\$15.00	\$2,880.00	
09 52 00	Suspended ceiling at Break Room	600	sf	\$3.50	\$2,100.00	
09 60 00	New floor finishes	4,120	sf	\$8.00	\$32,960.00	
09 70 00	Wall finishes at exterior walls shear upgrades	1,500	sf	\$3.50	\$5,250.00	
09 70 00	Miscellaneous cutting and patching	1	ls	\$5,000.00	\$5,000.00	
09 91 23	Interior Painting	1	ls	\$3,000.00	\$3,000.00	
<b>Div 10</b>	<b>Specialties</b>					<b>\$700</b>
10 80 00	Toilet Accessories	2	ea	\$350.00	\$700.00	
<b>23 00 00</b>	<b>Mechanical</b>					<b>\$66,940</b>
	Toilet room fan	1	ea	\$1,500.00	\$1,500.00	
	Toilet fixtures	4	ea	\$4,000.00	\$16,000.00	
	Misc duct modifications	8,240	sf	\$6.00	\$49,440.00	
<b>26 00 00</b>	<b>Electrical</b>					<b>\$90,640</b>
	Lighting allowance	8,240	sf	\$9.00	\$74,160.00	
	Convenience power improvements	8,240	ls	\$2.00	\$16,480.00	
						<b>\$401,465</b>

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option A: Recycling Center Renovation  
**NEW SF:** 0  
**EXIST SF:** 1,600  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

Section	Description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
<b>01 00 10</b>	<b>Mobilization</b>					<b>\$2,500</b>
	Mobilization and load in	1	ls	\$2,000.00	\$2,000.00	
	Temporary protections	1	ls	\$500.00	\$500.00	
<b>02 07 00</b>	<b>Demolition</b>					<b>\$0</b>
<b>Div 5</b>	<b>Metals</b>					<b>\$0</b>
05 50 00	Misc blocking	0	ls	\$500.00	\$0.00	
<b>Div 6</b>	<b>Wood, Plastics, and Composites</b>					<b>\$18,625</b>
06 10 00	Exterior wall studding	1,490	sf	\$8.00	\$11,920.00	
06 10 00	Exterior wall plywood	1,490	sf	\$4.50	\$6,705.00	
<b>Div 7</b>	<b>Thermal and Moisture Protection</b>					<b>\$47,920</b>
07 20 00	Thermal insulation at roof	2,320	sf	\$3.50	\$8,120.00	
07 20 00	Thermal insulation at walls (per energy code)	1,490	sf	\$5.00	\$7,450.00	
07 40 10	Misc metal roof patching	1	ls	\$10,000.00	\$10,000.00	
07 40 20	Metal wall panels	1,490	sf	\$15.00	\$22,350.00	
<b>Div 8</b>	<b>Openings</b>					<b>\$6,000</b>
08 20 00	Pair exterior doors	1	ea	\$6,000.00	\$6,000.00	
<b>Div 9</b>	<b>Finishes</b>					<b>\$8,170</b>
09 26 00	Interior wall finish	1,490	sf	\$3.00	\$4,470.00	
09 91 23	Interior Painting	1	ls	\$3,000.00	\$3,000.00	
<b>Div 10</b>	<b>Specialties</b>					<b>\$700</b>
10 80 00	Toilet Accessories	2	ea	\$350.00	\$700.00	
<b>23 00 00</b>	<b>Mechanical</b>					<b>\$48,000</b>
	Heating and ventilation	1,600	sf	\$30.00	\$48,000.00	
<b>26 00 00</b>	<b>Electrical</b>					<b>\$17,600</b>
	Lighting allowance	1,600	sf	\$9.00	\$14,400.00	
	Convenience power improvements	1,600	ls	\$2.00	\$3,200.00	
<b>32 00 00</b>	<b>Site Work</b>					<b>\$30,000</b>
	Repair Asphalt	1	ls	\$25,000.00	\$25,000.00	
	Striping and signage	1	ls	\$5,000.00	\$5,000.00	
						<b>\$177,015</b>



**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option B: Thrift Shop Renovation 0  
**NEW SF:** 8,240  
**EXIST SF:** Preliminary Design  
**EST TYPE:** 8/28/2020  
**DATE:**

Section	Description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
<b>01 00 10</b>	<b>Mobilization</b>					<b>\$3,500</b>
	Mobilization and load in	1	ls	\$3,000.00	\$3,000.00	
	Temporary protections	1	ls	\$500.00	\$500.00	
<b>02 07 00</b>	<b>Demolition</b>					<b>\$8,480</b>
	Demolish up to 50% of floor finishes	4,120	sf	\$1.50	\$6,180.00	
	Demolish partition walls	200	sf	\$3.00	\$600.00	
	Demolish shear walls first floor	50	sf	\$4.00	\$200.00	
	Demolition debris management	1	ls	\$1,500.00	\$1,500.00	
<b>Div 5</b>	<b>Metals</b>					<b>\$500</b>
05 50 00	Misc blocking	1	ls	\$500.00	\$500.00	
<b>Div 6</b>	<b>Wood, Plastics, and Composites</b>					<b>\$10,000</b>
06 10 00	Upgrade roof sheathing for increased shear	0	sf	\$5.00	\$0.00	
06 10 00	Create shear capacity at exterior walls	0	sf	\$12.00	\$0.00	
06 40 00	Relocate misc casework	1	ls	\$10,000.00	\$10,000.00	
<b>Div 7</b>	<b>Thermal and Moisture Protection</b>					<b>\$0</b>
07 41 00	Low-slope roofing assembly	0	sf	\$23.00	\$0.00	
07 41 00	Metal roofing w insulation at	0	sf	\$20.00	\$0.00	
<b>Div 8</b>	<b>Openings</b>					<b>\$12,000</b>
08 20 00	Flush wood doors and hardware	6	ea	\$2,000.00	\$12,000.00	
<b>Div 9</b>	<b>Finishes</b>					<b>\$61,810</b>
09 22 16	Non-Struct. Metal Stud Framing	750	sf	\$8.00	\$6,000.00	
09 26 00	Interior Gypsum Wall Board	1,500	sf	\$2.50	\$3,750.00	
09 50 00	Suspended GWB Ceilings at toilets	600	sf	\$15.00	\$9,000.00	
09 50 20	Break Roof suspended ceiling	600	sf	\$3.50	\$2,100.00	
09 60 00	New floor finishes	4,120	sf	\$8.00	\$32,960.00	
09 70 00	Allowance for wall finish cutting and patching	1	ls	\$5,000.00	\$5,000.00	
09 91 23	Interior Painting	1	ls	\$3,000.00	\$3,000.00	
<b>Div 10</b>	<b>Specialties</b>					<b>\$1,050</b>
10 80 00	Toilet Accessories	3	ea	\$350.00	\$1,050.00	
<b>23 00 00</b>	<b>Mechanical</b>					<b>\$72,440</b>
	Toilet room fan	2	ea	\$1,500.00	\$3,000.00	
	Toilet fixtures	5	ea	\$4,000.00	\$20,000.00	
	Misc duct modifications	8,240	sf	\$6.00	\$49,440.00	
<b>26 00 00</b>	<b>Electrical</b>					<b>\$90,640</b>
	Lighting allowance	8,240	sf	\$9.00	\$74,160.00	
	Convenience power improvements	8,240	ls	\$2.00	\$16,480.00	
						<b>\$256,920</b>

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option B: Recycle Center Renovation  
**NEW SF:** 0  
**EXIST SF:** 1,600  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

Section	Description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
<b>01 00 10</b>	<b>Mobilization</b>					<b>\$1,500</b>
	Mobilization and load in	1	ls	\$1,000.00	\$1,000.00	
	Temporary protections	1	ls	\$500.00	\$500.00	
<b>02 07 00</b>	<b>Demolition</b>					<b>\$0</b>
<b>Div 3</b>	<b>Concrete</b>					<b>\$0</b>
03 33 00	Slab for modular	1,290	sf	\$0.00	\$0.00	
<b>Div 5</b>	<b>Metals</b>					<b>\$0</b>
05 50 00	Misc blocking	0	ls	\$500.00	\$0.00	
<b>Div 6</b>	<b>Wood, Plastics, and Composites</b>					<b>\$0</b>
06 10 00	Exterior wall studding	0	sf	\$8.00	\$0.00	
06 10 00	Exterior wall plywood	0	sf	\$4.50	\$0.00	
<b>Div 7</b>	<b>Thermal and Moisture Protection</b>					<b>\$10,000</b>
07 20 00	Thermal insulation at roof	0	sf	\$3.50	\$0.00	
07 20 00	Thermal insulation at walls (per energy code)	0	sf	\$5.00	\$0.00	
07 40 10	Misc metal roof patching	1	ls	\$10,000.00	\$10,000.00	
07 40 20	Metal wall panels	0	sf	\$15.00	\$0.00	
<b>Div 8</b>	<b>Openings</b>					<b>\$3,000</b>
08 20 00	Interior doors	2	ea	\$1,500.00	\$3,000.00	
<b>Div 9</b>	<b>Finishes</b>					<b>\$1,500</b>
09 26 00	Interior wall finish	0	sf	\$3.00	\$0.00	
09 91 23	Interior Painting	1	ls	\$1,500.00	\$1,500.00	
<b>Div 10</b>	<b>Specialties</b>					<b>\$0</b>
<b>Div 13</b>	<b>Special Construction</b>					<b>\$0</b>
13 00 20	Modular Building	0	sf	\$210.00	\$0.00	
<b>23 00 00</b>	<b>Mechanical</b>					<b>\$21,000</b>
	Heating and ventilation	700	sf	\$30.00	\$21,000.00	
<b>26 00 00</b>	<b>Electrical</b>					<b>\$10,900</b>
	Lighting allowance	1,600	sf	\$6.00	\$9,600.00	
	Convenience power improvements	650	ls	\$2.00	\$1,300.00	
<b>32 00 00</b>	<b>Site Work</b>					<b>\$34,000</b>
	Repair Asphalt	1	ls	\$25,000.00	\$25,000.00	
	Striping and signage	1	ls	\$5,000.00	\$5,000.00	
	Chain link fencing	400	sf	\$10.00	\$4,000.00	
						<b>\$81,900</b>

**PROJECT:** Mercer Island Thrift Shop and Recycling Center Renovations  
**AREA:** Option B: Processing Center Modular  
**NEW SF:** 0  
**EXIST SF:** 1,600  
**EST TYPE:** Preliminary Design  
**DATE:** 8/28/2020

Section	Description	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS
<b>Div 3</b>	<b>Concrete</b>					<b>\$24,480</b>
03 33 00	Slab for modular	1,290	sf	\$12.00	\$15,480.00	
	Excavation for footings	50	sf	\$120.00	\$6,000.00	
	Stem Walls/Footings	50	cy	\$60.00	\$3,000.00	
<b>Div 13</b>	<b>Special Construction</b>					<b>\$270,900</b>
13 00 20	Modular Building	1,290	sf	\$210.00	\$270,900.00	
<b>Div 32</b>	<b>Site Work</b>					<b>\$5,000</b>
	Modular drainage	1	allow	\$5,000.00	\$5,000.00	