



# City of Stevenson Skamania Courthouse Plaza

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Prepared for:



Andrea Kuns  
understory  
320 SW Century Dr  
Ste 405-257  
Bend, OR 97702  
(541) 241-2130  
andrea@understory.design

Prepared by:



DCW  
WBE | WOSB | SCS  
415 1st Ave N  
Suite 9671  
Seattle, WA 98109

Project Manager (Contact): Katya Gamarnik  
Cost Consultant  
(206) 249-7383  
katya@dcwcost.com

Project Leader: Andrew Jonsson  
Associate Director of Cost Management  
(206) 259-2992  
andrew@dcwcost.com

Principal: Trish Drew  
(206) 259-2991  
trish@dcwcost.com

Billing Contact: Rachel Quimby  
(206) 259-2993  
rachel@dcwcost.com

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Skamania Courthouse Plaza

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Overall Summary

RECOMMENDED BUDGET	SF	\$/SF	TOTAL
Sitework	18,150	234.57	4,257,528

# City of Stevenson

## Skamania Courthouse Plaza

### Scope of Work

#### Project Scope Description

The project comprises cost planning for the Skamania Courthouse Plaza located in Stevenson, WA. The cost study scope of work includes costing the Schematic Design Documents. The intended design package consists of flexible lawn space with three small gathering plazas, accessible walkway, seating steps, interactive water feature, restroom, built in wood benches and movable seating to allow for small daily gatherings.

#### Project Design

The cost report is based on the following documents:

- 240301 Courthouse Plaza - Schematic Design Plans, dated 3.4.24.
- 2024-03-04 Skamania Courthouse Plaza Concepts Narrative\_PAE, dated 3.4.24.
- 240301 civil design narrative, dated 3.1.24.

#### Procurement

It is anticipated that the project be delivered via GC/CM with a minimum of (3) qualified Subcontractors to assure competitive market pricing.

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## Basis of Estimate

### Assumptions and Clarifications

This estimate is based on the following assumptions and clarifications:

- 1 Hazardous materials abatement is **NOT** included.
- 2 The majority of work will be performed during typical daytime hours.
- 3 Escalation is included to Summer 2025.
- 4 **Excludes** jurisdiction fees and Owner's contingency.
- 5 Sales Tax is **NOT** shown and is assumed to be included in Owner's Project Cost Estimate.

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## Sitework Summary

	Site Preparation	Site Improvements	Site Civil Utilities	Site Electrical Utilities	Other Site Construction	General Requirements	Contingencies	Mark-ups	Escalation
\$	201,660	2,038,533	195,000	300,200	-	177,801	604,488	527,476	212,371

Total Gross Area: 18,150 SF			%	\$/SF	TOTAL
G10	Site Preparation		5%	11.11	201,660
G20	Site Improvements		48%	112.32	2,038,533
G30	Site Civil Utilities		5%	10.74	195,000
G40	Site Electrical Utilities		7%	16.54	300,200
G	Sitework		64%	150.71	2,735,393
	Direct Site Elemental Cost		64%	150.71	2,735,393
Z10	General Requirements	6.50%	4%	9.80	177,801
	Site Elemental Cost Including General Requirements		68%	160.51	2,913,193
Z11	Design Contingency	15.00%	10%	24.08	436,979
Z11	Construction Contingency	5.00%	4%	9.23	167,509
	Site Elemental Cost Including Contingencies		0%	193.81	3,517,681
Z12	General Conditions	7.00%	6%	13.57	246,238
Z23	Liability Insurance	1.00%	1%	1.94	35,177
Z24	Payment & Performance Bond	1.00%	1%	1.94	35,177
Z25	Overhead & Profit Fee	5.50%	5%	11.62	210,885
	Site Construction Cost Before Escalation		95%	222.87	4,045,157
Z30	Escalation to Start Date - June 2025	5.25%	5%	11.70	212,371
	Recommended Budget		100%	234.57	4,257,528

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## Sitework

	Quantity	Unit	Rate	Total
<b>Areas</b>	<b>18,150</b>	<b>Total GSF</b>		
<b>Pedestrian Paving</b>	<b>7,016</b>	<b>SF</b>		
Plaza pavers	4,568	SF		
Concrete	1,365	SF		
Water feature pavers	1,083	SF		
<b>Landscape</b>	<b>11,134</b>	<b>SF</b>		
Eco lawn	7,142	SF		
Meadow planting	3,992	SF		
<b>G10 Site Preparation</b>	<b>18,150</b>	<b>SF</b>	<b>11.11</b>	<b>201,660</b>
<b>G1010 Site Clearing</b>	<b>18,150</b>	<b>SF</b>	<b>5.14</b>	<b>93,361</b>
Construction entrance	1	EA	5,000.00	5,000
Construction fence	750	LF	12.50	9,375
Wheel wash	6	MO	850.00	5,100
Temp facilities	6	MO	1,800.00	10,800
Utility protection	1	LS	12,000.00	12,000
Tree protection	1	LS	10,000.00	10,000
Site protection	1	LS	8,000.00	8,000
Erosion control - incl. monitoring and maintenance	18,150	SF	0.17	3,086
Construction survey and layout	1	LS	30,000.00	30,000
<b>G1020 Site Demolition and Relocations</b>	<b>18,150</b>	<b>SF</b>	<b>2.04</b>	<b>36,936</b>
Clear and grub	16,514	SF	0.50	8,257
Demo - concrete	1,636	SF	2.75	4,499
Demo - retaining wall, incl. footing	172	LF	40.00	6,880
Demo - tree	9	EA	950.00	8,550
Demo - sign, incl. footings	2	EA	750.00	1,500
Demo - bench	5	EA	450.00	2,250
Demo - misc. site obstructions, allow	1	LS	5,000.00	5,000
<b>G1030 Site Earthwork</b>	<b>18,150</b>	<b>SF</b>	<b>3.93</b>	<b>71,364</b>
Site cut - 1' depth	672	CY	25.00	16,806
Haul and dispose - unsuitable soils	538	CY	30.00	16,133
Site fill - stockpile	134	CY	15.00	2,017
Grading and compaction	18,150	SF	0.75	13,613
Dewatering, allow	1	LS	15,000.00	15,000
Base aggregates, 6" depth	130	CY	60.00	7,796
<b>G1040 Hazardous Waste Remediation</b>	<b>18,150</b>	<b>SF</b>		
No work anticipated				NIC



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Sitework

	Quantity	Unit	Rate	Total
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G20 Site Improvements	18,150	SF	112.32	2,038,533
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G2010 Roadways	18,150	SF		
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No work anticipated *NIC*

G2020 Parking Lots	18,150	SF		
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No work anticipated *NIC*

G2030 Pedestrian Paving	18,150	SF	15.55	282,202
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Plaza pavers - mortar set hexagonal, vehicular rated incl. concrete base	4,568	SF	39.00	178,152
Concrete w/ integral color and top cast surface, exposed aggregate	1,365	SF	16.25	22,181
Water feature pavers - basalt hex, vehicular rated incl. concrete base	1,083	SF	68.00	73,644
Access ramps, allow	2	EA	1,750.00	3,500
Stairs, exposed aggregate	56	SF	55.00	3,080
Concrete curb, 6"	47	LF	35.00	1,645

G2040 Site Development	18,150	SF	89.40	1,622,540
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Site structures				
Restroom - Portland Loo, premanufactured	1	LS	200,000.00	200,000
Water feature - spray deck system, allow	1	LS	890,000.00	890,000
Jets and nozzles				<i>incl. above</i>
Piping, valves, filter system, drains, etc.				<i>incl. above</i>
Equipment vaults and accessories				<i>incl. above</i>
Surge tank				<i>incl. above</i>
Electrical panels and accessories				<i>incl. above</i>

Site walls				
Concrete seatwall w/ wood top	200	LF	350.00	70,000
Basalt ledgestone retaining wall, 30" ht.	890	SF	395.00	351,550

Site furnishings				
Bike rack	5	EA	650.00	3,250
Trash receptacles	4	EA	1,800.00	7,200
Moveable tables and chairs	10	EA	2,850.00	28,500
Park bench - custom wood bench, backless	5	EA	5,800.00	29,000
Park bench - custom heavy timber platform and steel frame, w/ back	2	EA	6,500.00	13,000
Water station	1	EA	5,200.00	5,200
Handrail	12	LF	215.00	2,580
Interpretive signage	1	LS	15,000.00	15,000
Wayfinding	18,150	SF	0.40	7,260

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Sitework

	Quantity	Unit	Rate	Total
<b>G2050 Landscaping</b>	<b>18,150</b>	<b>SF</b>	<b>7.37</b>	<b>133,791</b>
Deciduous tree	11	EA	550.00	6,050
Coniferous tree	3	EA	485.00	1,455
Eco lawn	7,142	SF		
Top soil - 6" depth	132	CY	45.00	5,952
Hydroseed	7,142	SF	0.35	2,500
Meadow planting	3,992	SF		
Top soil - 12" depth	148	CY	45.00	6,653
Mulch - 2" depth	24	CY	40.00	946
Shrubs - 1 gal., 12" O.C.	3,992	EA	12.50	49,900
Native meadow seed	3,992	SF	0.55	2,196
Metal edging, 4" depth	1,605	LF	17.50	28,088
Irrigation - planting	11,134	SF	2.25	25,052
Irrigation devices and controls	1	LS	5,000.00	5,000
<b>G30 Site Civil Utilities</b>	<b>18,150</b>	<b>SF</b>	<b>10.74</b>	<b>195,000</b>
<b>G3010 Water Supply</b>	<b>18,150</b>	<b>SF</b>	<b>3.31</b>	<b>60,000</b>
Connection to existing	1	LS	5,000.00	5,000
WS - pipe, vaults, valves, allow	1	LS	55,000.00	55,000
Piping				<i>incl. above</i>
Water meter				<i>incl. above</i>
Backflow preventer				<i>incl. above</i>
<b>G3020 Sanitary Sewer</b>	<b>18,150</b>	<b>SF</b>	<b>1.65</b>	<b>30,000</b>
Connection to existing	1	LS	5,000.00	5,000
SS - pipe and equipment, allow	1	LS	25,000.00	25,000
Sanitary main, 4"				<i>incl. above</i>
Cleanout				<i>incl. above</i>
<b>G3030 Storm Sewer</b>	<b>18,150</b>	<b>SF</b>	<b>5.79</b>	<b>105,000</b>
Connection to existing	1	LS	5,000.00	5,000
SW - pipe, devices and controls, allow	1	LS	100,000.00	100,000
Piping				<i>incl. above</i>
Trench drain				<i>incl. above</i>
Area drain				<i>incl. above</i>

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Sitework				
	Quantity	Unit	Rate	Total
G40 Site Electrical Utilities	18,150	SF	16.54	300,200
G4010 Electrical Distribution	18,150	SF	9.71	176,200
Transformer - by franchise utility				NIC
Primary power - equipment and distribution				
Power conduit - service, incl. trench and backfill	250	LF	175.00	43,750
Street restoration, allow	1	LS	2,400.00	2,400
Power conduit - low voltage (lighting and IT connection)	380	LF	165.00	62,700
Power panel - 3 phase	1	EA	18,500.00	18,500
3R enclosure	1	LS	15,000.00	15,000
Power circuit, dedicated (restroom)	1	EA	300.00	300
Power outlets/receptacles, incl. Christmas tree lighting	11	EA	1,050.00	11,550
Power pedestal - food truck	2	EA	3,000.00	6,000
Grounding system	1	LS	5,000.00	5,000
Equipment connections	1	LS	3,500.00	3,500
Event power, allow	1	LS	7,500.00	7,500
G4020 Site Lighting	18,150	SF	6.83	124,000
Pole lighting	4	EA	8,500.00	34,000
Poles w/ catenary lights	100	LF	175.00	17,500
Paths and terraces lights	15	EA	1,500.00	22,500
Accent lighting at benches and seat wall	1	LS	35,000.00	35,000
Site lighting controls	1	LS	15,000.00	15,000
G4030 Site Communications & Security	18,150	SF		
No work anticipated				NIC