



MEMORANDUM

<i>Deliver to:</i>	<i>Company/Address:</i>	<i>Phone/Fax:</i>
Jim Napolitano	King County DFM King County Administration Bldg 500 Fourth Avenue, RM 800 Seattle, WA 98104	


<i>Copies to:</i>	
Mike Hassenger	The Seneca Real Estate Group

<i>From:</i>	Bob Wicklein
<i>Date:</i>	July 17, 2006
<i>Reference:</i>	King County South Entry
<i>Subject:</i>	Project Cost Estimate

Comments: The total estimated project cost for the South Entry is \$7,842,000. The initial phase through September 2007 to complete the design work and then either bid or negotiate (MACC) the construction cost would cost \$375,000. Key estimate assumptions and alternates are as follows:

Assumptions/Exclusions – The park will be redone and funded by the City of Seattle. These costs are not included. A new remote loading facility would be constructed at the south end of the existing tunnel (next to Dilling Way) and deliveries would come through the existing tunnel. It is assumed that the Third Avenue building entry will be closed and the existing security screening equipment will be relocated to this new entry point. Construction escalation for fourteen months has been included based on an annual rate of 10%. A project contingency of 20% has been included per your instructions.

Schedule Basis – Initial funding would be appropriated by King

 www.senecagroup.com
 1191 Second Ave., Suite 1500
 Seattle, WA 98101
 Main Office #: (206) 628-3150
 Fax #: (206) 628-7105

Copy to file - YES__ NO__

County this year. Design would be completed from March through August 2007. The general contractor would be given notice to proceed in September 2007 allowing shop drawings and material fabrication to commence. Construction at the site would run from January 2008 through August 2008.

Alternates – Three alternates were also estimated and are not included in the total cost.

- A steel and glass entry canopy would cost \$300,000.
- Demolition of the existing tunnel and replacement with a new tunnel structure including an underground turnaround area at the south face of the Courthouse would cost \$1,590,000. This would provide two travel lanes in this tunnel again.
- An automated conveyance system in the tunnel for transporting goods to and from the Courthouse to the remote loading facility would cost approximately \$585,000. This alternative would not be necessary if you choose to rebuild the tunnel in the alternate described above.

Copy to file - YES__ NO__

2007 CIP PROJECT COST ESTIMATE SUMMARY

DESIGN DEVELOPMENT

Project Name:	Courthouse South Entry	CIP Number:		Date:	27-Jul-06
Requesting Agency:		Estimator:	Seneca - FMD		
Implementing Agency:		Checked by:			
Project Scope:	This project restores the south entry as the primary entrance to the Courthouse. A remote loading dock facility will be constructed at the end of the south tunnel to accommodate loading functions. The park will be redone and funded by the City of Seattle.				
	No new security entry point equipment is included - it is assumed the 3rd Avenue entrance will be closed and existing equipment will be relocated with this change.				

ELEMENT - DESCRIPTION	TOTAL PROJECT COST	2008 PROJECT REQUEST
001 - CONSULTANT DESIGN		
Basic A/E Fee	\$371,280	
Landmark Commission preparation & review	inc	
Security Consultant	inc	
Elevator Consultant	inc	
Grading Permit/SWM Drainage Review	na	
Level II Drainage Tech. Report	na	
Soils Testing	na	
Outside Survey	na	
Consultant Selection Advertisement Costs	inc	
PCSP Division Costs (Procurement)		
Asbestos Assessment	\$5,000	
Other Design		
Total 001 - Consultant Design Cost	\$376,280	\$376,280
003 - CONSTRUCTION		
MAX. ALLOWABLE CONST. COST (MACC)	\$4,850,400	
Sales Tax.....(8.80%)of MACC	\$435,635	
Building Permit Fees..(2.00%)of MACC	\$99,008	
Data Communications Costs	\$6,000	
Telephone Cost (\$350/phone)	\$950	
Relocation/Temporary Construction Cost	\$50,000	
Security Cost during Construction (required for work in CH, RJC & KCCF)	\$60,000	
Artist Designs & Implementation (applicable WSST included)		
Moving Cost	\$10,000	
PCSP Division review and Bid Advertisement Costs		
Printing Cost (Bid Documents)	\$15,000	
Special Inspection & Testing Fee	\$15,000	
Total 003 - Construction Cost	\$5,641,993	\$5,641,993
004 - EQUIPMENT & FURNISHINGS		
Total 004 - Equipment & Furnish. Cost		
Miscellaneous	0	
005 - CONTINGENCY		
Project Conting. (20.00%) of 001, 003, 004, 007, & 009		
Total 005 - Contingency Cost	\$1,268,655	\$1,268,655
007 - COUNTY FORCE DESIGN		
Project Design (of 001, 003, 004)		
Other		
Total 007 - CONTRACTED CONST. MGMT.		
Includes cost estimating	\$310,000	\$310,000
009 - COUNTY FORCE ADMINISTRATION		
GGCIP Project Mgmt Hours <i>COUNTY</i> 150		
Total 009 - County Force Admin. Cost	\$15,000	\$15,000
006 - ART (1% of 001,003,005,007 & 009)	\$76,119	\$76,119
010 - ADMINISTRATIVE OH (2.00% of total project cost)	\$153,761	\$153,761
TOTAL PROJECT COST	\$7,841,808	\$7,841,808
Less Existing Funds:		
2007 PROJECT REQUEST		\$7,841,808
SOURCE OF FUNDING		
TOTAL		

cut back down

LOADING DOCK

SENeca

COUNTY