

COST MODEL

JAMS Phase I, Slippery Slope
Johnson+Southerland

*May 16, 2018

**JAMS Phase I Construction
90% CD COST ESTIMATE - REV
Seattle, Washington**

PROJECT INFORMATION

Assumptions:

- 1) This opinion of probable construction cost does not include 'soft costs' such as project administration, design consulting and permitting
- 2) This opinion of probable construction cost is based on master plan concept level design and should not be used for construction.
- 3) All costs are assumed to be contractor-installed, except as noted.

BASE BID

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
1.0 GENERAL					
1.01	Temporary construction fencing	LF	250	\$6.00	\$1,500
1.02	CB inserts	EA	2	\$200.00	\$400
1.03	Straw wattle	LF	175	\$5.00	\$875
2.0 BUS LOADING & SLIPPERY SLOPE STAIR					
2.01	Clearing & grubbing	SF	3,000	\$0.50	\$1,500
2.02	Grading (2 guys, 1 days, 1 machine)	ALLOW	2	\$3,000.00	\$6,000
2.03	Sidewalk & curb improvements, wheel stops	by SDOT	1	\$0.00	\$0
2.04	Timber retaining board along wall	LF	65	\$10.00	\$650
2.05	Logs	ALLOW	1	\$1,000.00	\$1,000
2.06	Arborist woodchip (donation + volunteer inst.	CY	60	\$0.00	\$0
2.07	Concrete Paving (add 300sf lower landing)	SF	570	\$10.00	\$5,700
2.08	Stair treads	LF	235	\$115.00	\$27,025
2.09	Bicycle runnel	ALLOW	1	\$5,000.00	\$5,000
2.10	Concrete walls	FF	175	\$80.00	\$14,000
2.11	Wall drains + connection	ALLOW	1	\$4,000.00	\$4,000
2.12	Concrete seat walls	LF	23	\$110.00	\$2,530
2.13	Asphalt patching	SF	45	\$8.00	\$360
2.14	Boulders	EA	3	\$300.00	\$900
2.15	Remove/replace (3) CB, (1) CO, connections	ALLOW	1	\$15,000.00	\$15,000
2.16	Handrails	LF	30	\$110.00	\$3,300
2.17	Artwork, stamped in concrete	ALLOW	1	\$1,000.00	\$1,000
2.18	Soil, plants & mulch in planters	SF	550	\$8.00	\$4,400
2.19	Trees	EA	4	\$300.00	\$1,200
SUBTOTAL BUS LOADING & SLIPPERY SLOPE STAIR					\$96,340
	Gen Cond, OH&P	%	25.0%	\$96,340.00	\$24,085
	Contingency	%	25.0%	\$96,340.00	\$24,085
SUBTOTAL w/GC, OH&P BUS LOADING & SLIPPERY SLOPE STAIR					\$144,510
	Sales Tax	%	10.1%	\$144,510.00	\$14,596
TOTAL BUS LOADING & SLIPPERY SLOPE STAIR					\$159,106

ALTERNATIVES by Volunteers

1.0 Planting					
1.01	Groundcover Installation	ALLOW	1	\$0.00	\$0
1.02	Owner provided plants (Epimedium)	ALLOW	1	\$0.00	\$0
SUBTOTAL Planting					\$0
	Gen Cond, OH&P	%	25.0%	\$0.00	\$0
	Contingency	%	25.0%	\$0.00	\$0
SUBTOTAL w/GC, OH&P Planting					\$0
	Sales Tax	%	10.1%	\$0.00	\$0
TOTAL Planting					\$0