



# **CITY OF WHITE SALMON COMMUNITY CENTER FEASIBILITY STUDY APPENDIX**

Prepared by ARC Architects in accordance with the  
Agreement for Professional Services with the City of White Salmon

OCTOBER 2023

## PROJECT TEAM

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(t) 206.259.2990

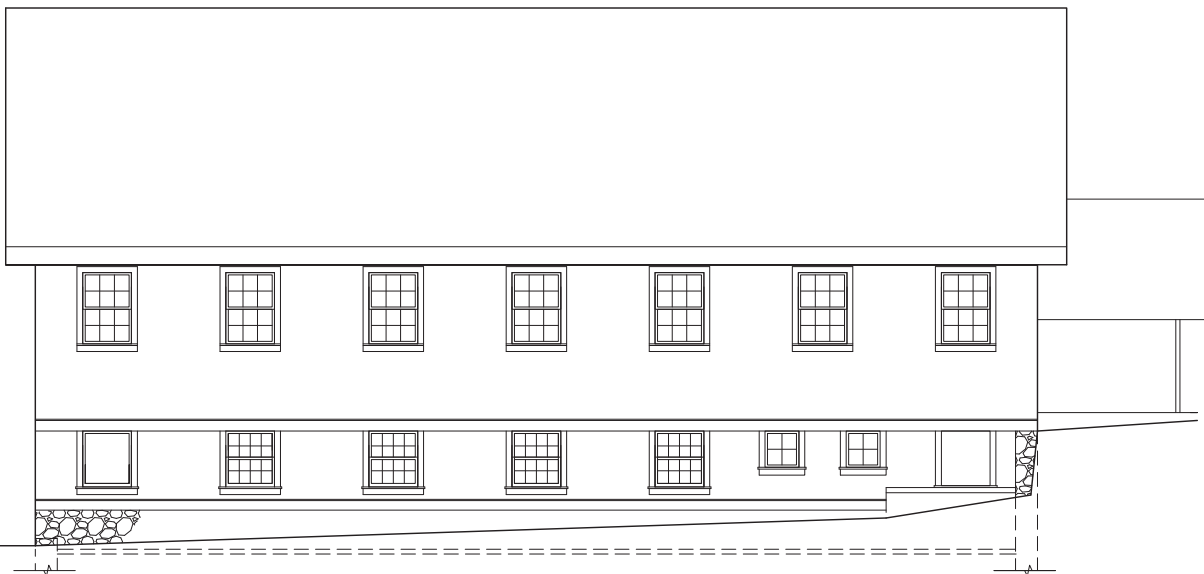
(e) Trish@DCWCost.com

# TABLE OF CONTENTS

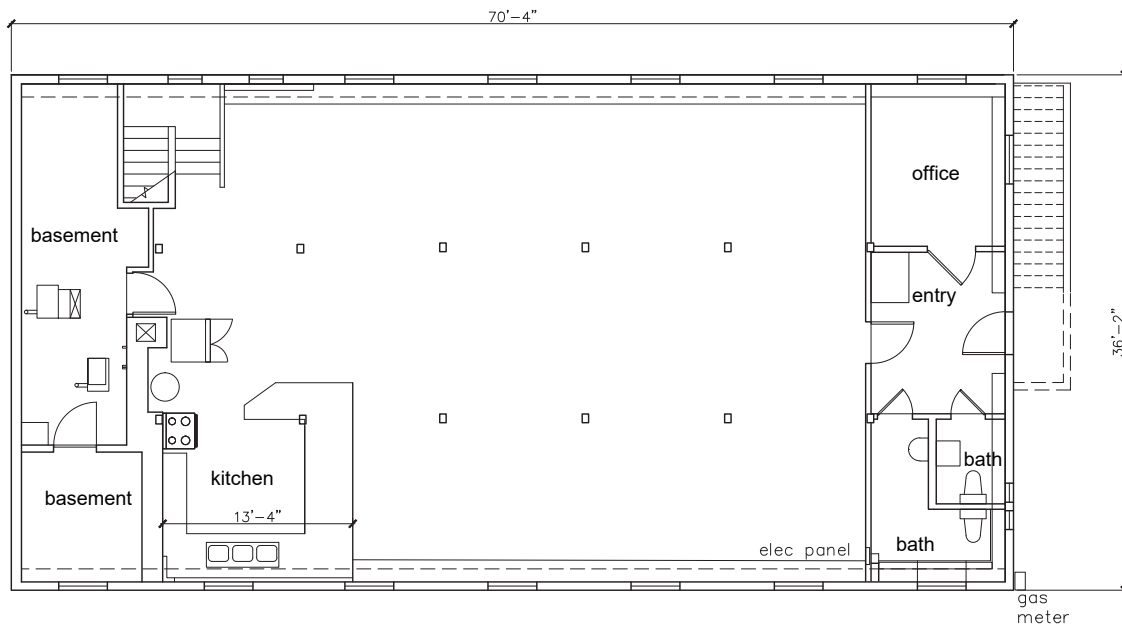
## F APPENDIX

- GRANGE HALL AS-BUILTS
- PARKS BUILDING EXISTING FLOOR PLAN
- FARMERS MARKET PRESENTATION BOARDS
- GRANGE HALL COST SET
- PARKS BUILDING COST SET
- COMMUNITY CENTER COST SET
- COST ANALYSIS



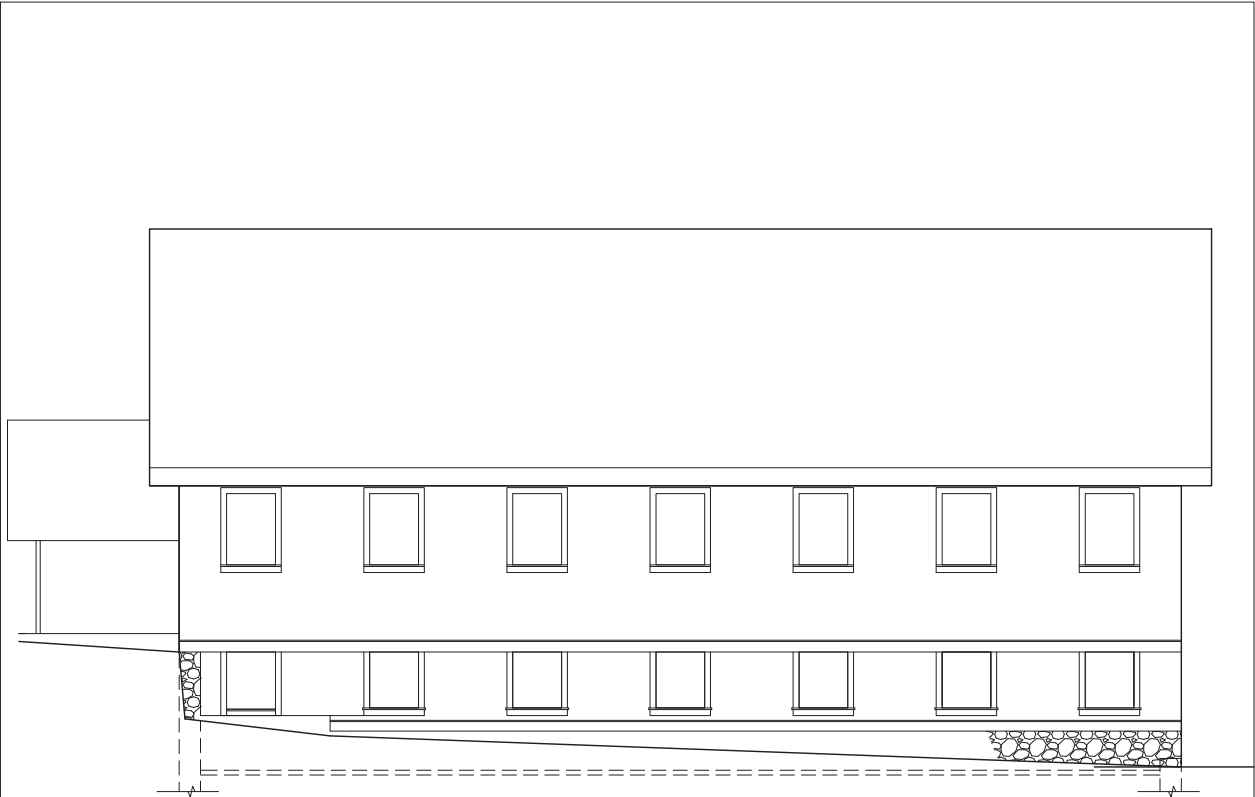


North Elevation

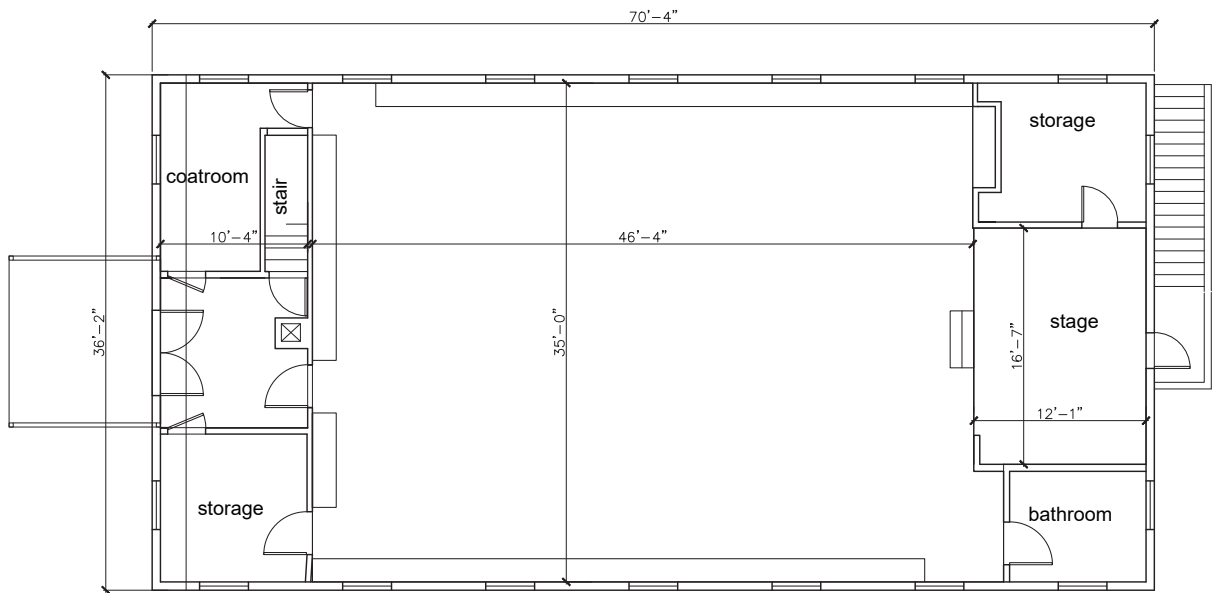


Lower Level Plan  
 Mt View Grange #98  
 1084 NE Estes Ave

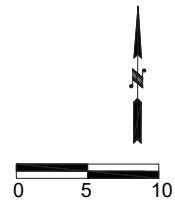


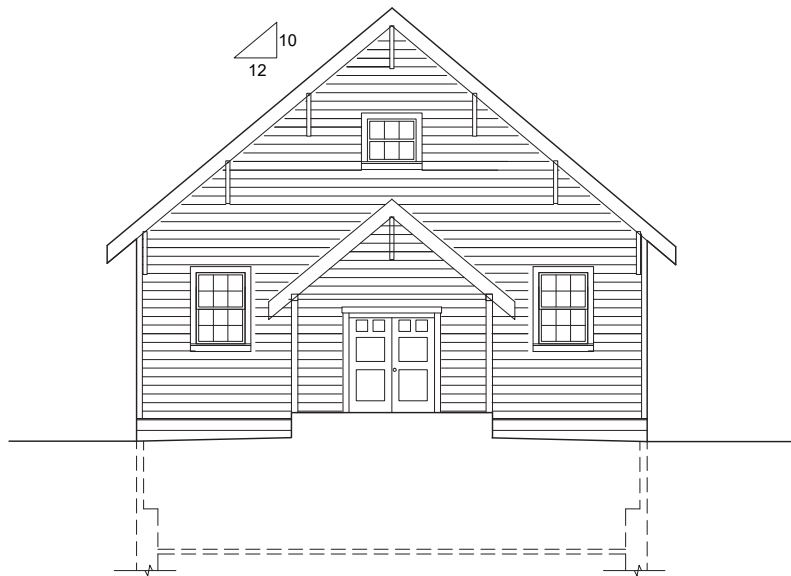


South Elevation



Upper Level Plan  
 Mt View Grange #98  
 1085 N Main Ave



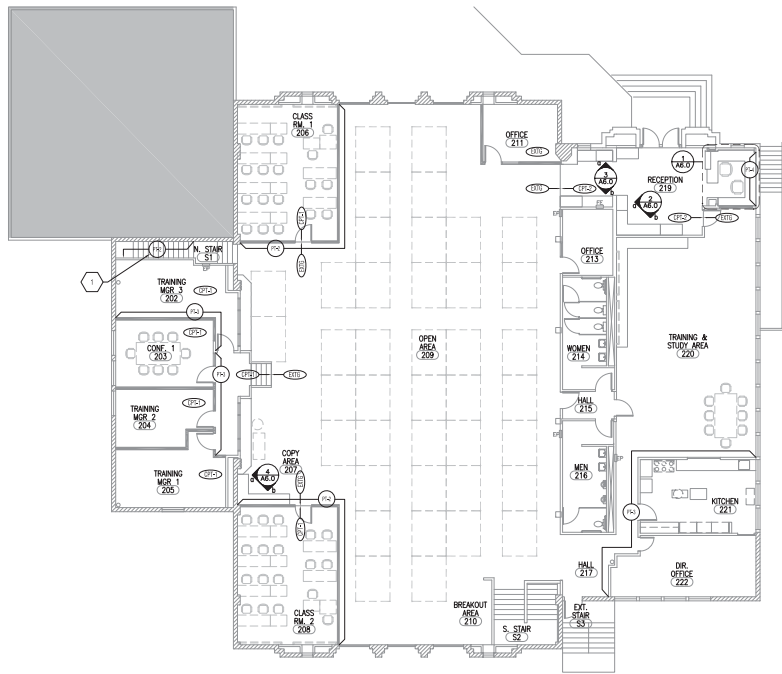


West Elevation

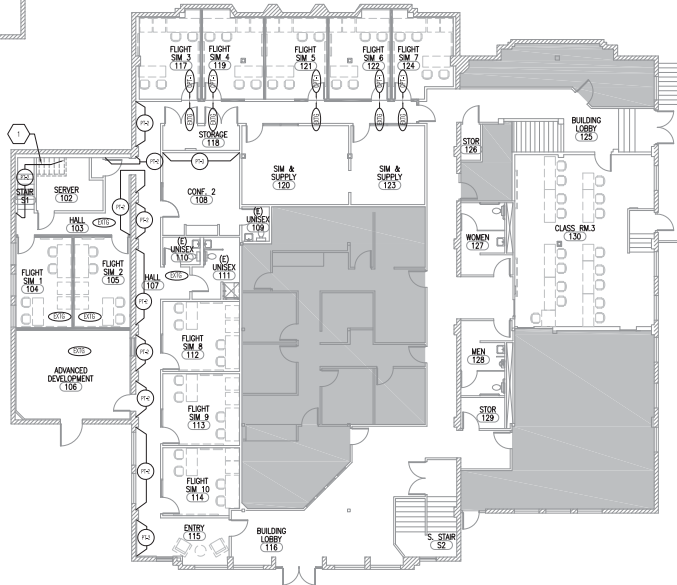


East Elevation

Mt View Grange #98



**1 FIRST FLOOR FURNITURE/FINISH PLAN**  
SCALE: NTS



**2 SECOND FLOOR FURNITURE/FINISH PLAN**  
SCALE: NTS

### SHEET NOTES

GENERAL THROUGHOUT:

- ALL NEW AND EXISTING GYP. WALLS AND CEILINGS TO BE PT-1, U.A.O.
- ALL EXISTING CONC. WALLS, AND COLUMNS TO BE PT-1, U.A.O.
- ALL NEW WALL BASE TO MATCH EXTG.
- ALL NEW CARPET TO MATCH EXTG. U.A.O.

1 PAINT ONLY GYP. BD. PORTION OF WALL AT THIS LOCATION. CONCRETE UPPER PORTION TO BE PAINTED PT-1

### FINISH SCHEDULE

**WALLS**

- PT-1 COLOR TO MATCH MILLER DEVINE, VANILLA LATEX EGGSHELL
- PT-2 COLOR TO MATCH MILLER DEVINE, OLIVE LATEX EGGSHELL
- PT-3 COLOR TO MATCH MILLER DEVINE, DENIM LATEX EGGSHELL
- PT-4 COLOR TO MATCH MILLER, 0534 SUBTLE SHADOW LATEX EGGSHELL

**FLOORS**

- OPT-1 TO MATCH EXTG MANUFACTURE PATOCRAFT STYLE: M102-HOMEROMH128 COLOR: 00538-SATS BRIDGLOOM
- OPT-2 MANUFACTURE: MANNINGTON COMMERCIAL STYLE: RECORSE COLOR: TRAVERSE TAN (TTAN) CARPET TILE
- EXTG EXTG CARPET TO REMAIN

**GENE BOLANTE AIA**  
ARCHITECT

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SALEM, OR 97301-3410  
P: 503.390.6500  
F: 503.390.6501

641 REGISTERED ARCHITECT

GENE BOLANTE  
STATE OF WASHINGTON

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECT AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL, SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

**sluim**  
DESIGN STUDIO

2000-15 11th Ave., Ste. 200  
Northampton, MA 01060  
508.710.5570 or 508.710.5571

**PERMIT SET**

**INSITU @ PARK CENTER**  
170 NW LINCOLN STREET  
WHITE SALMON, WA 98072

**INSITU**

PROJECT NUMBER: 10008  
PLOT DATE: 08-24-10  
DRAWN: EHA  
APPROVED: ESH  
REVISIONS:

ASI-004\_09.21.10

**FURNITURE PLAN**

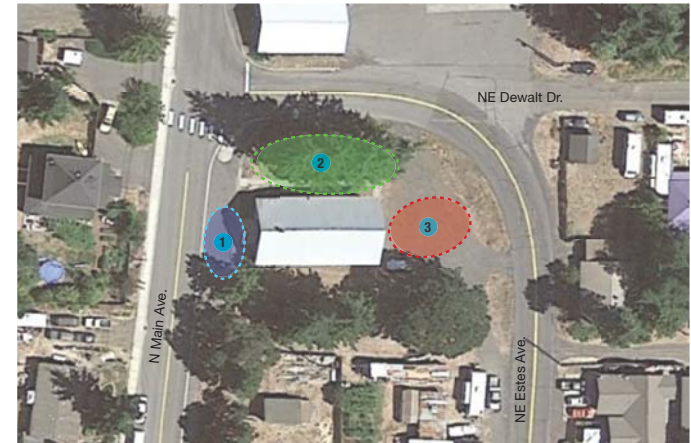
**A1.6**

# COMMUNITY CENTER FEASIBILITY STUDY

- A** GRANGE HALL
- B** PARKS BUILDING: YOUTH CENTER & EARLY CHILDHOOD LEARNING
- C** COMMUNITY CENTER

## **A** GRANGE HALL

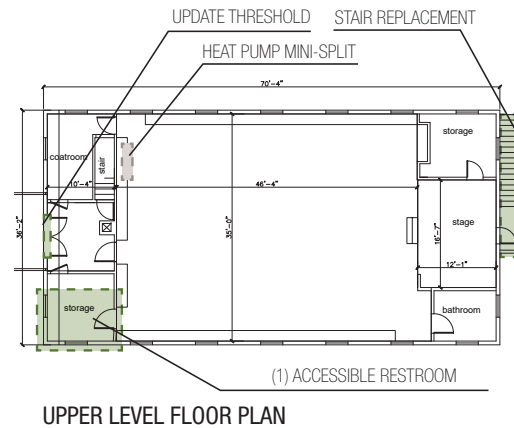
Renovation to the existing Mountain View Grange Hall (1085 N Main Ave) to accommodate small performances and also function as an event space with a food serving kitchen. Improvements will be made in partnership with the The Grange Board.



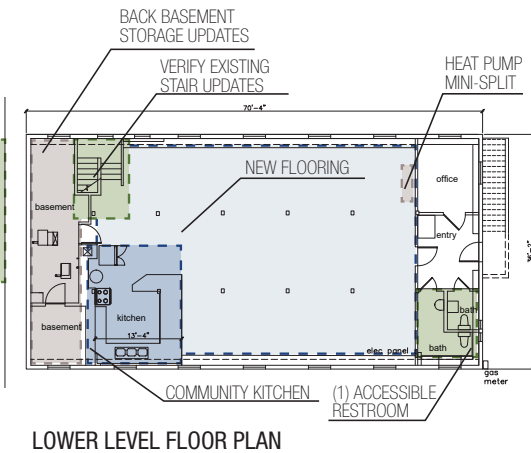
### SITE UPDATES

- 1 Potential Accessible Parking
- 2 Potential Accessible Path
- 3 Maintain Existing Parking

SITE PLAN



UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



**WHITE SALMON COMMUNITY CENTER**  
COMMUNITY FARMERS MARKET - JUNE 13, 2023

\* Conceptual feasibility to study programming, site requirements, costs, and funding options. Plans and images are early conceptual views exploring possible design options.





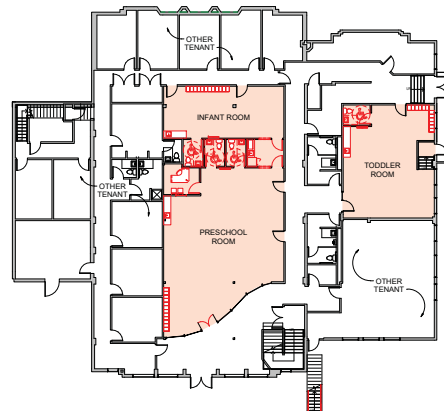
# B

## PARKS BUILDING: YOUTH CENTER & EARLY CHILDHOOD LEARNING

Renovations to the school district's Park Center building for two tenant improvements, the Youth Center and early childhood learning. The new early childhood learning space is proposed on the lower level and the Youth Center proposed on the upper level. The Youth Center program proposed to be relocated from their existing space on E. Jewett Blvd. Both programs would include improvements to the outdoor play environments to be coordinated with the existing Rheingarten Parks Plan improvements.

### EARLY CHILDHOOD LEARNING

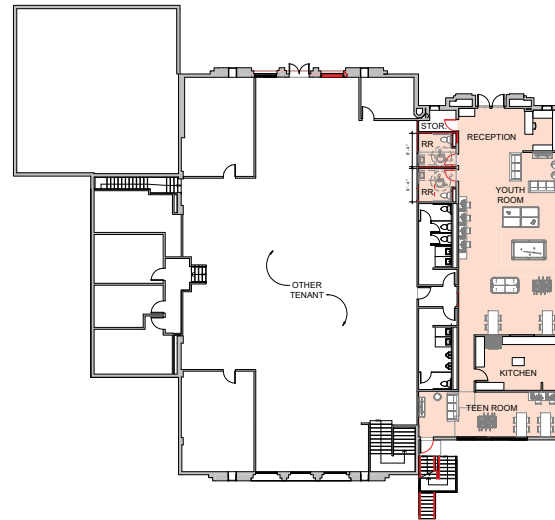
- Infant Room
- Toddler Room
- Preschool Room



LOWER LEVEL FLOOR PLAN

### YOUTH CENTER

- After school Youth Center
- Teen Room
- Existing Kitchen



UPPER LEVEL FLOOR PLAN



YOUTH CENTER INTERIOR VIEW

### Park Building Toddler & Preschool Play Environments

Toddler (ages 1-2) and preschool (ages 2-5) play areas can incorporate a variety of experiences and settings through natural elements. This would provide learning and socializing opportunities within the context of the natural world that is essential for children's development.

Proposed inclusive play features with integrated natural elements include:

- Slide(s)
- Swings
- Climbing Structures
- Loose Building Material
- Sand Play
- Music Play



#### NATURE PLAY STYLE FEATURES



Park Building Toddler & Preschool Play Areas

#### BLENDED PLAY STYLE FEATURES



### Park Building Youth Play Environments

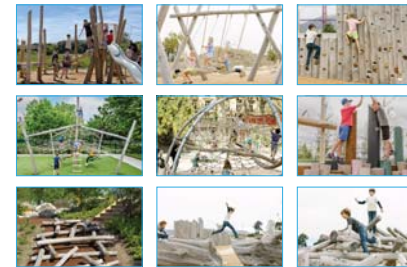
The youth play area (ages 5-12) can offer equipment that provides complex, social play and an increased level of physical challenges that refine motor, coordination, balance, strength, and socialization skills. Play opportunities can range from more blended natural materials (wood, rope, boulders) to more contemporary structures (netscapes, and other climbing, balancing and testing opportunities).

Proposed inclusive play features include:

- Slide(s)
- Swings
- Rope Climbing Structures
- Wall Climbing
- Climbing Scumble
- Music Play



#### BLENDED PLAY STYLE FEATURES



Park Building Youth Play Areas

#### CONTEMPORARY PLAY STYLE FEATURES



WHITE SALMON COMMUNITY CENTER  
COMMUNITY FARMERS MARKET - JUNE 13, 2023

\* Conceptual feasibility to study programming, site requirements, costs, and funding options. Plans and images are early conceptual views exploring possible design options.





# COMMUNITY CENTER

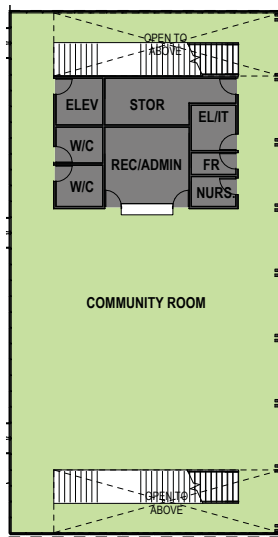
Construction on a vacant lot (east side of 400 block of N Main Ave) of a new community center building.

Community Center Space to include:

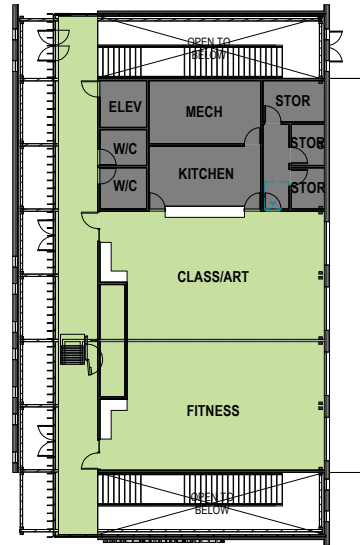
- Community and event gathering space
- Rentable meeting rooms
- Fitness Space
- Classroom
- Commercial Kitchen
- Administrative offices
- Area for Art Exhibits
- Outdoor Classroom



SITE PLAN



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



BIRDS EYE VIEW



SOUTHEAST VIEW



APPROACH FROM SOUTHWEST



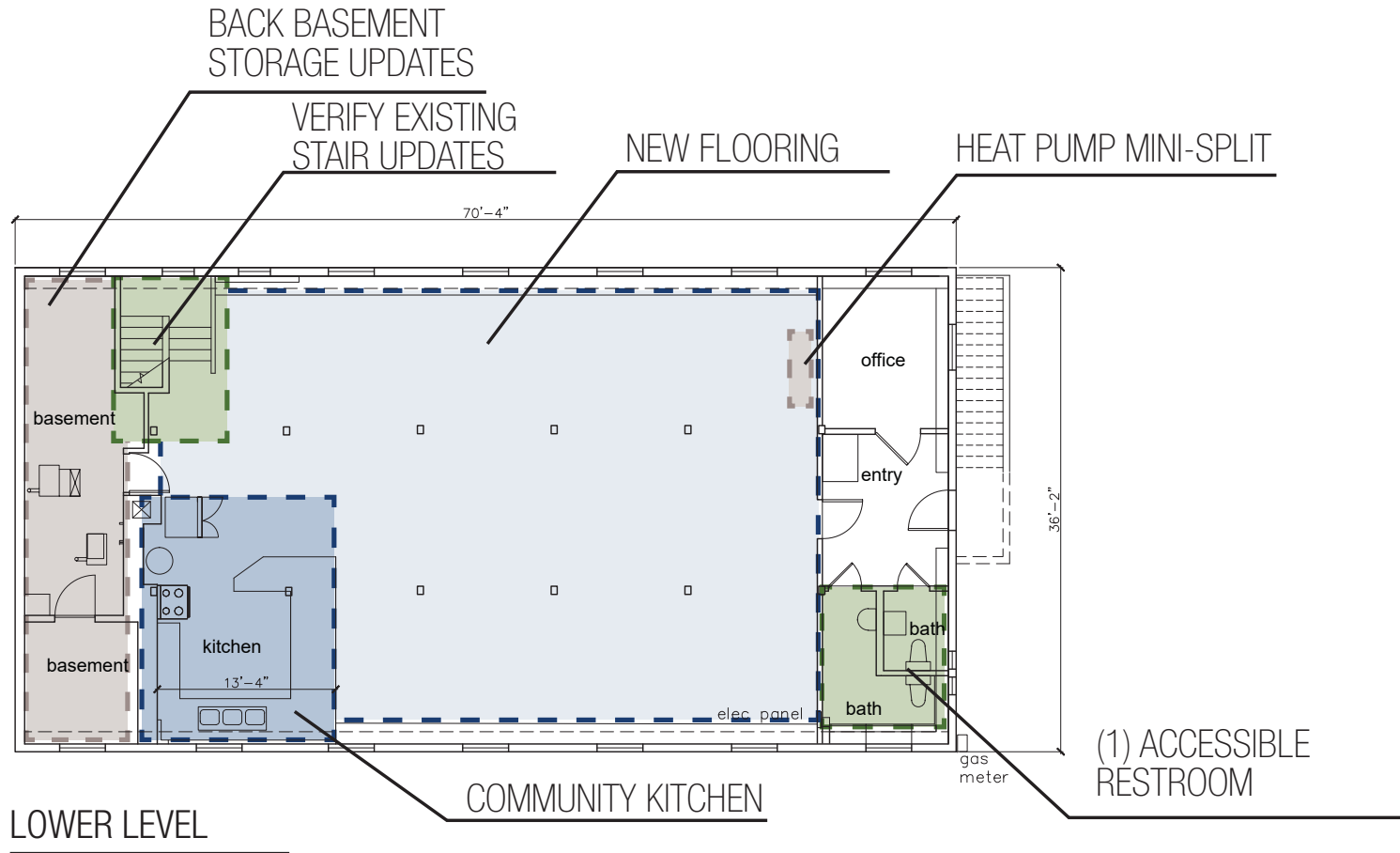
## WHITE SALMON COMMUNITY CENTER

COMMUNITY FARMERS MARKET - JUNE 13, 2023

\* Conceptual feasibility to study programming, site requirements, costs, and funding options. Plans and images are early conceptual views exploring possible design options.

1

# GRANGE HALL



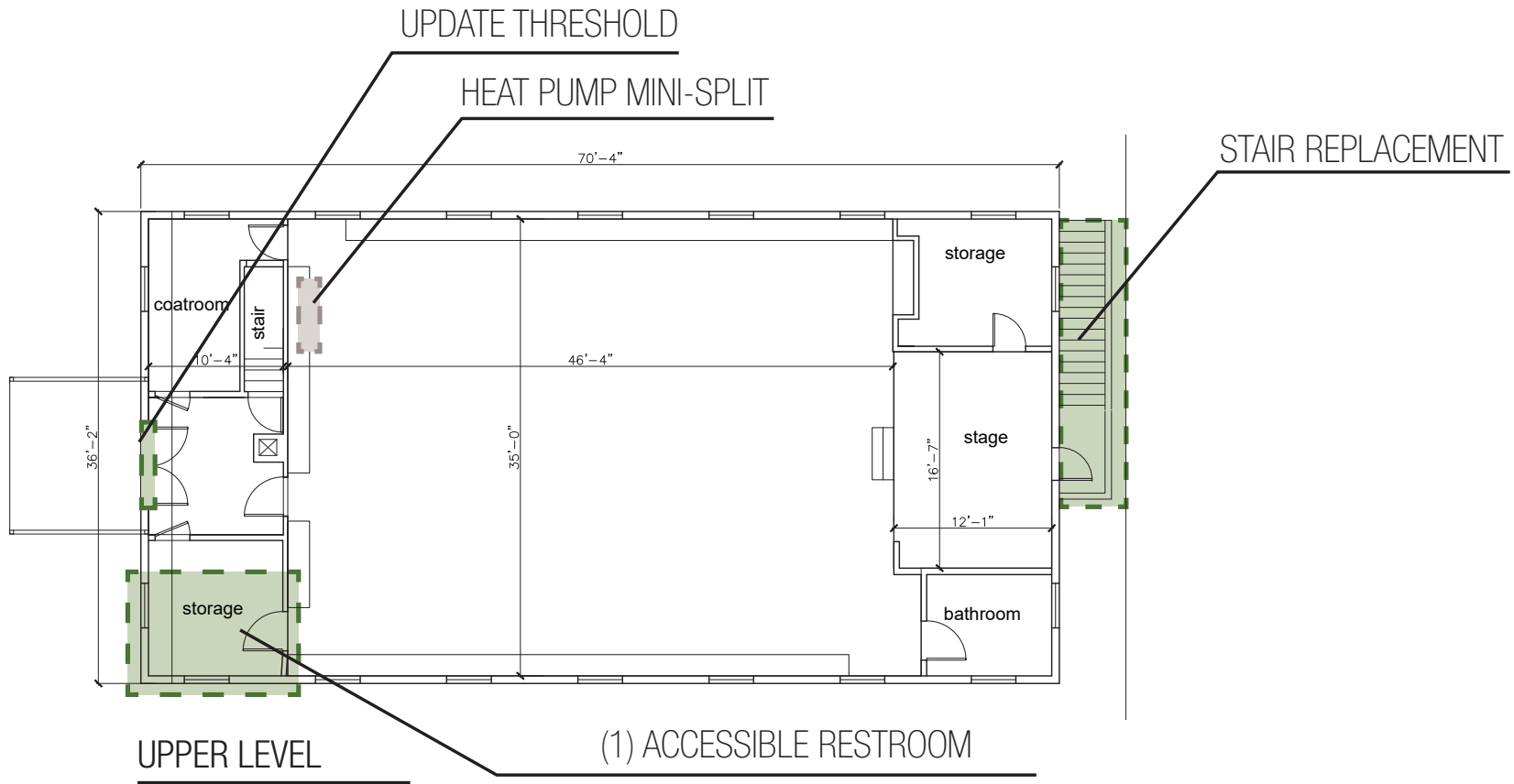
## WHITE SALMON COMMUNITY CENTER

OWNER MEETING - CONCEPT PLANS - APRIL 05, 2023



1

# GRANGE HALL



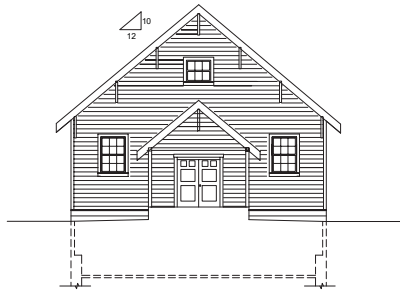
## WHITE SALMON COMMUNITY CENTER

OWNER MEETING - CONCEPT PLANS - APRIL 05, 2023

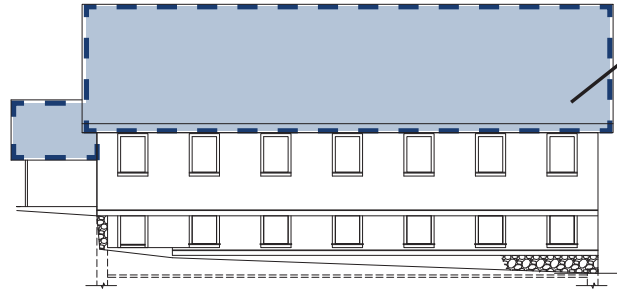


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# GRANGE HALL

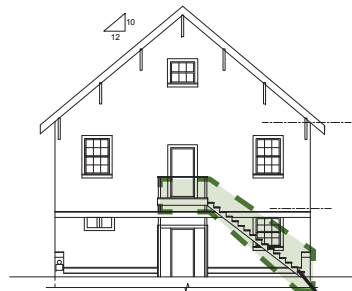


WEST ELEVATION

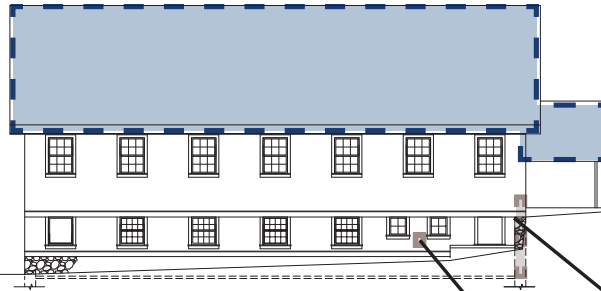


SOUTH ELEVATION

REPLACE ROOF &  
ADD GUTTERS



EAST LEVEL



NORTH LEVEL

NEW SITE RETAINING

STAIR REPLACEMENT

NEW HOSE BIB



## WHITE SALMON COMMUNITY CENTER

OWNER MEETING - CONCEPT PLANS - APRIL 05, 2023



# WHITE SALMON EARLY CHILDHOOD CARE + YOUTH CENTER



"PARKS" BUILDING, NORTH ELEVATION VIEW



"PARKS" BUILDING, SOUTH ELEVATION VIEW

**WHITE SALMON PARKS  
 EARLY CHILDHOOD CARE + YOUTH**  
 170 NW WASHINGTON, WHITE SALMON, WA 98672

**COST ESTIMATE**



ISSUE DATE: JUNE 27, 2023

REVISION	DATE	DESCRIPTION

CONTENTS:  
**COVER SHEET**

SCALE:  
 DRAWN: Author  
 CHECKED: Checker  
 PROJECT NO: 20210111.01

SHEET:  
**A0.0**



**WHITE SALMON PARKS  
 EARLY CHILDHOOD CARE + YOUTH**  
 170 NW WASHINGTON, WHITE SALMON, WA 98672

1 SITE PLAN  
 1" = 20'-0"



**SITE IMPROVEMENTS:**

1. EXTERIOR STAIRS ON THE SOUTH SIDE OF THE BUILDING WILL NEED TO BE UPDATED TO CODE.
2. RAMP AND STAIR IMPROVEMENTS AS NEEDED AT NORTH ENTRY TO MEET ACCESSIBILITY REQUIREMENTS.

**COST ESTIMATE**

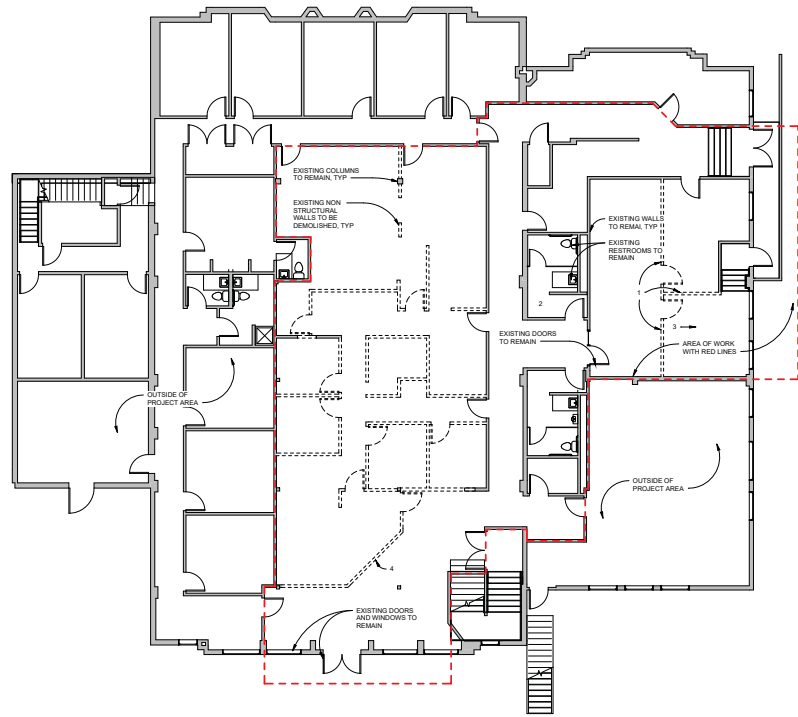


REVISION	DATE	DESCRIPTION

**CONTENTS**  
**SITE PLAN**

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	20210111.01

SHEET  
**A0.1**



① LEVEL 1-DEMO  
1/8" = 1'-0"



## EXISTING PHOTOS



1 - DOORS AND WALLS WITHIN THIS IMAGE ARE TO BE DEMOLISHED



2 - LOWER LEVEL BATHROOM - TO REMAIN



3 - LOWER LEVEL OFFICE SPACE



4 - LOWER LEVEL ENTRY - WALL TO RIGHT TO BE DEMOLISHED

### DEMOLITION NOTES:

1. AREAS OUTSIDE PROJECT AREA WILL BE OCCUPIED BY SEPERATE TENANT DURING CONSTRUCTION.

### COST ESTIMATE



ISSUE DATE	DATE	DESCRIPTION
ISSUE DATE	JUNE 27, 2023	
REVISION	DATE	DESCRIPTION

### CONTENTS LOWER LEVEL DEMO PLAN

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	20210111_01

SHEET  
**A1.1**



**COST ESTIMATE**



REVISION	DATE	DESCRIPTION

**CONTENTS**  
**UPPER LEVEL**  
**DEMO PLAN**

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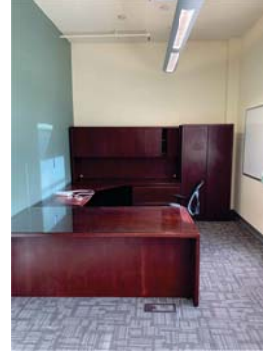
**EXISTING PHOTOS**



1 - NORTH ENTRY - CASEWORK TO REMAIN



2 - KITCHEN - CASEWORK AND APPLIANCES TO BE REMOVED



3 - BACK OFFICE - DESK TO BE REMOVED



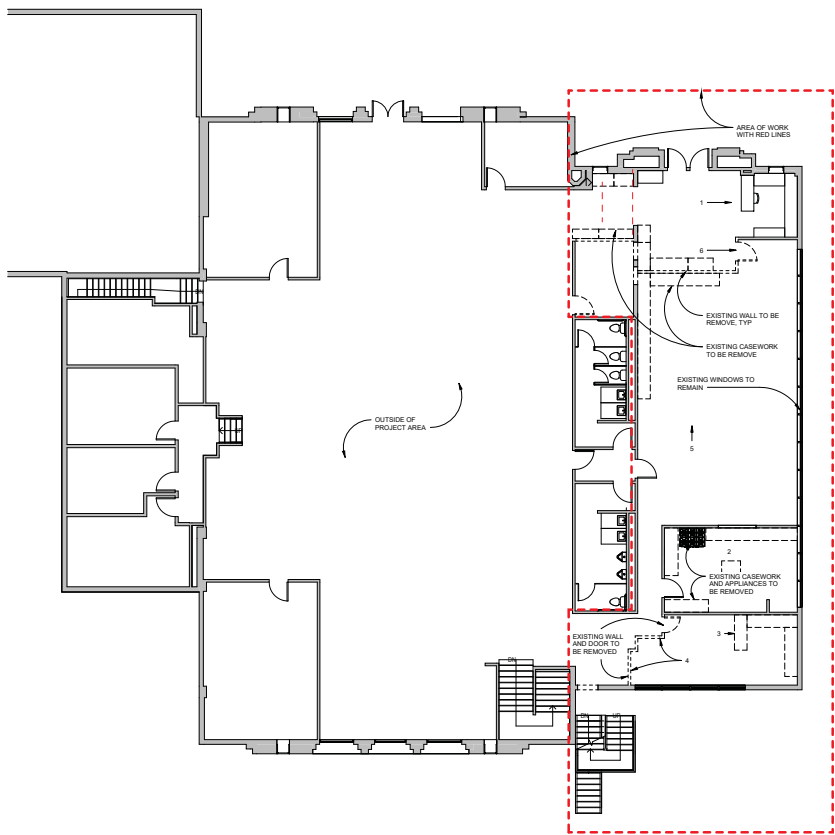
4 - BACK OFFICE - GREEN/CREAM INTERIOR WALL TO BE DEMOLISHED



5 - MAIN EDUCATION SPACE - LOOKING NORTH



6 - VIEW FROM ENTRY LOBBY TO MAIN ROOM



① LEVEL 2 - DEMO  
 1/8" = 1'-0"

**DEMOLITION NOTES:**

1. AREAS OUTSIDE PROJECT AREA WILL BE OCCUPIED BY SEPERATE TENNANT DURING CONSTRUCTION.

**COST ESTIMATE**



REVISION	DATE	DESCRIPTION

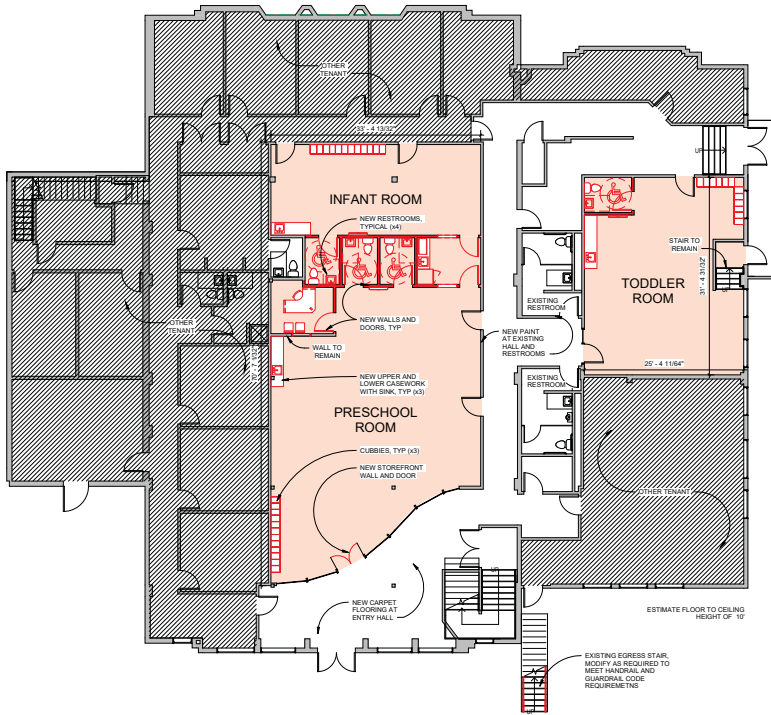
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**LOWER FLOOR PLAN**

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PROJECT NO.	2021011.01

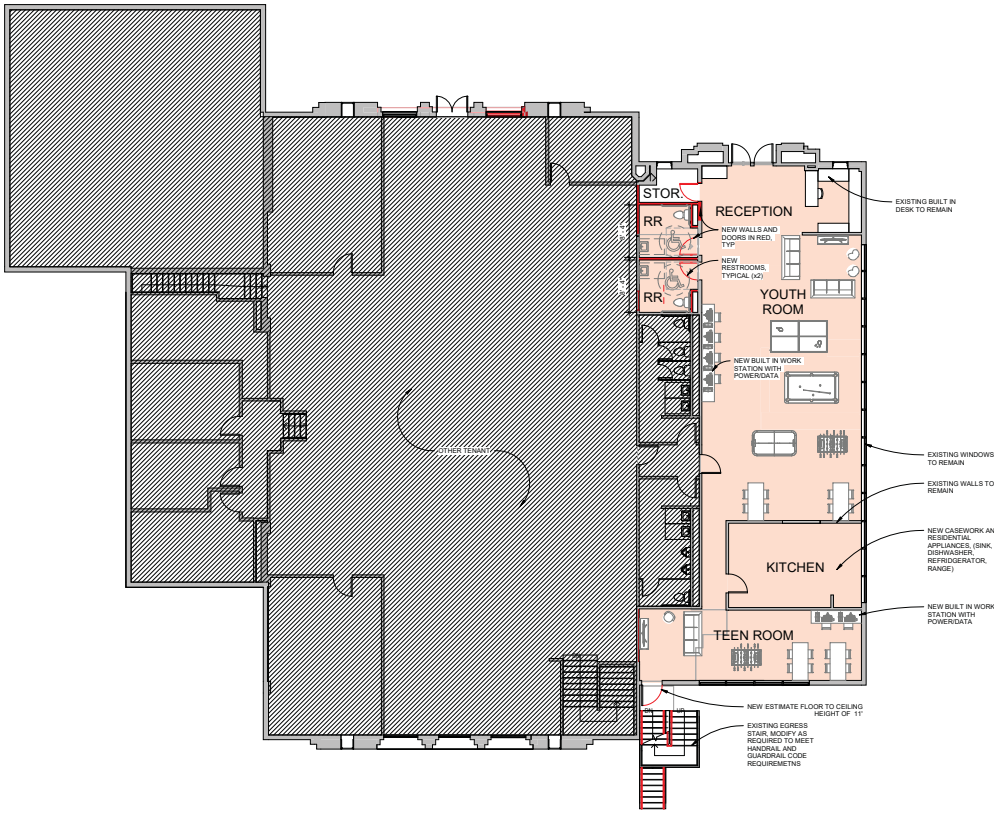
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**A2.1**

**EARLY CHILD CARE IMPROVEMENTS:**

1. TENANT IMPROVEMENT AT INFANT ROOM, PRESCHOOL ROOM, TODDLER ROOM TO INCLUDE NEW PAINT/TIP/TORNING OF WALLS, CARPET FLOOR, RUBBER BASE, ACT TILES, NEW LIGHTING.
2. MODIFY EXISTING MECHANICAL AND SPRINKLERS AS REQUIRED.
3. PROVIDE NEW PAINT AT EXISTING RESTROOMS AND HALLWAYS TO REMAIN.
4. PROVIDE NEW CARPET FLOORING AT HALLWAYS WITH IN PROJECT AREA.



1 LEVEL 1  
 1/8" = 1'-0"



**YOUTH CENTER IMPROVEMENTS:**

1. TENANT IMPROVEMENT OF YOUTH CENTER INCLUDES NEW PAINT/PATCHING OF WALLS, CARPET FLOOR, RUBBER BASE, ACT TILES, NEW LIGHTING.
2. MODIFY EXISTING MECHANICAL AND SPRINKLERS AS REQUIRED.

① LEVEL 2  
 1/8" = 1'-0"



**WHITE SALMON PARKS  
 EARLY CHILDHOOD CARE + YOUTH**  
 170 NW WASHINGTON, WHITE SALMON, WA 98672

**COST ESTIMATE**



REVISION	DATE	DESCRIPTION

**CONTENTS  
 UPPER FLOOR  
 PLAN**

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	2021011.01

SHEET  
**A2.2**

# WHITE SALMON COMMUNITY CENTER

**arc**  
 architecture resource collaborative  
 119 MAIN ST, STE #200  
 SEATTLE, WA 98104-2579  
 (206) 322-3322



**WHITE SALMON  
 COMMUNITY CENTER**  
 N MAIN AVE, WHITE SALMON, WA 98672

**COST ESTIMATE**



ISSUE DATE: JUNE 27, 2023

REVISION	DATE	DESCRIPTION

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**COVER SHEET**

SCALE: \_\_\_\_\_  
 DRAWN: Author  
 CHECKED: Checker  
 PROJECT NO: 20210111.01

SHEET:  
**A0.0**



① SITE PLAN  
1" = 20'-0"

**WHITE SALMON  
COMMUNITY CENTER**  
N MAIN AVE, WHITE SALMON, WA 98672

**COST ESTIMATE**



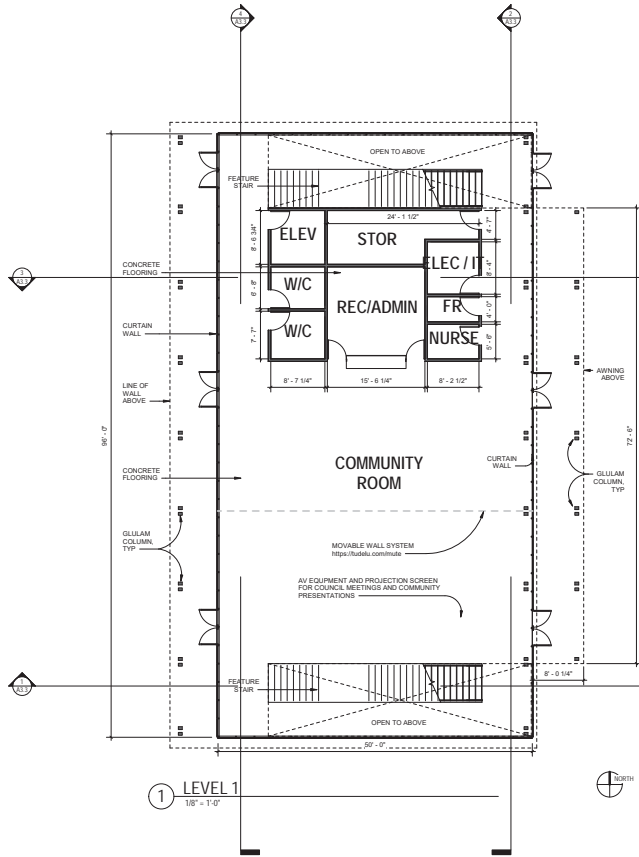
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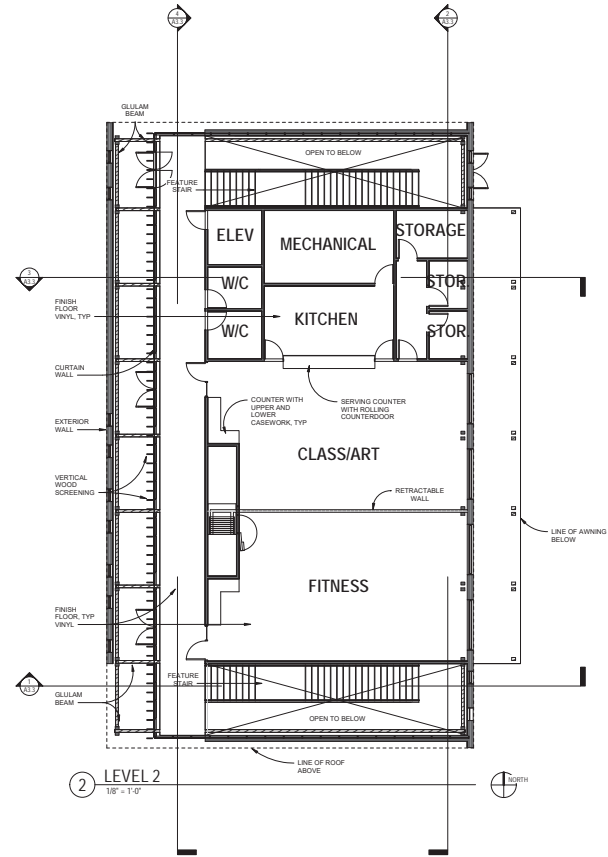
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CHECKED	Checker
PROJECT NO.	20210111.01

SHEET  
**A1.1**





1 LEVEL 1  
18' x 11'-0"



2 LEVEL 2  
18' x 11'-0"

**WHITE SALMON  
COMMUNITY CENTER**  
N MAIN AVE, WHITE SALMON, WA 98672

**COST ESTIMATE**



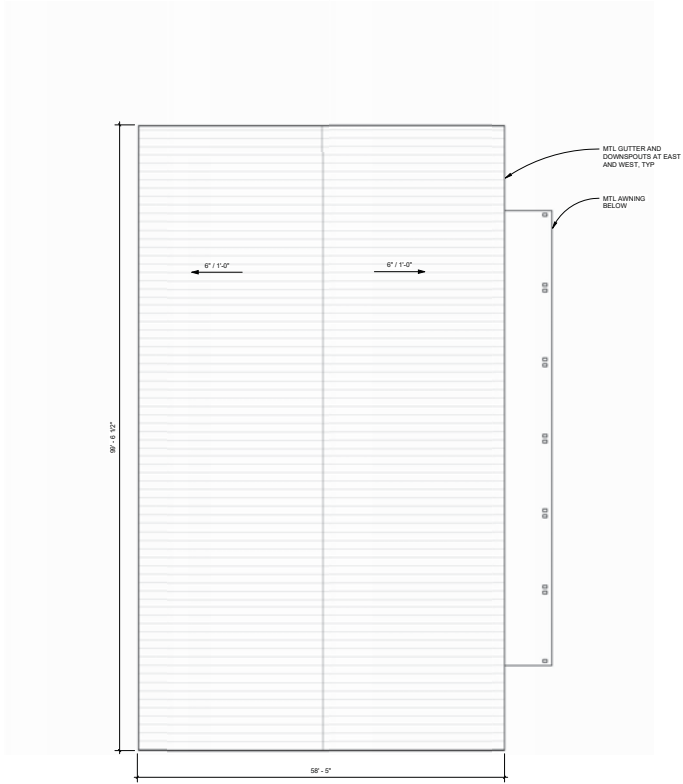
ISSUE DATE: JUNE 27, 2023

REVISION	DATE	DESCRIPTION

**FLOOR PLANS**

SCALE: 1/8" = 1'-0"  
DRAWN: Author  
CHECKED: Checker  
PROJECT NO: 2021011.01

SHEET: **A2.1**



1 ROOF PLAN  
 1/8" = 1'-0"



**WHITE SALMON  
 COMMUNITY CENTER**  
 N MAIN AVE, WHITE SALMON, WA 98672

**COST ESTIMATE**



ISSUE DATE: JUNE 27, 2003

REVISION	DATE	DESCRIPTION

**CONTENTS**  
**ROOF PLAN**

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CHECKED	Checker
PROJECT NO.	2021011.01

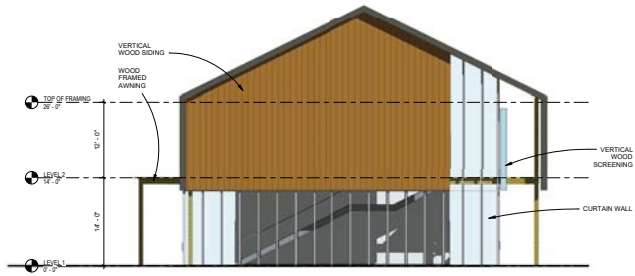
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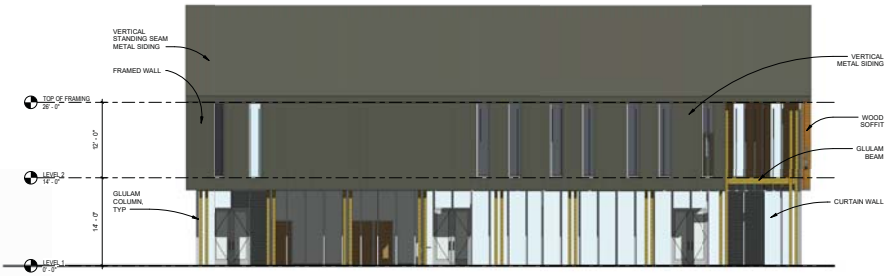
① SOUTH ELEVATION  
 1/8" = 1'-0"



② EAST ELEVATION  
 1/8" = 1'-0"



③ NORTH ELEVATION  
 1/8" = 1'-0"



④ WEST ELEVATION  
 1/8" = 1'-0"

**WHITE SALMON  
 COMMUNITY CENTER**  
 N MAIN AVE, WHITE SALMON, WA 98672

**COST ESTIMATE**



ISSUE DATE: JUNE 27, 2003

REVISION	DATE	DESCRIPTION

**CONTENTS  
 ELEVATIONS**

SCALE	1/8" = 1'-0"
DRAWN	Author
CHECKED	Chesler
PROJECT NO.	2021011.01

SHEET  
**A3.1**



**WHITE SALMON  
COMMUNITY CENTER**  
N MAIN AVE, WHITE SALMON, WA 98672

**COST ESTIMATE**

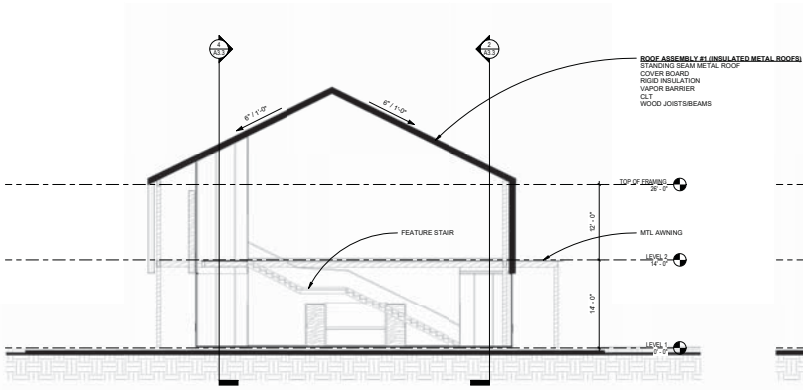


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REVISION	DATE DESCRIPTION

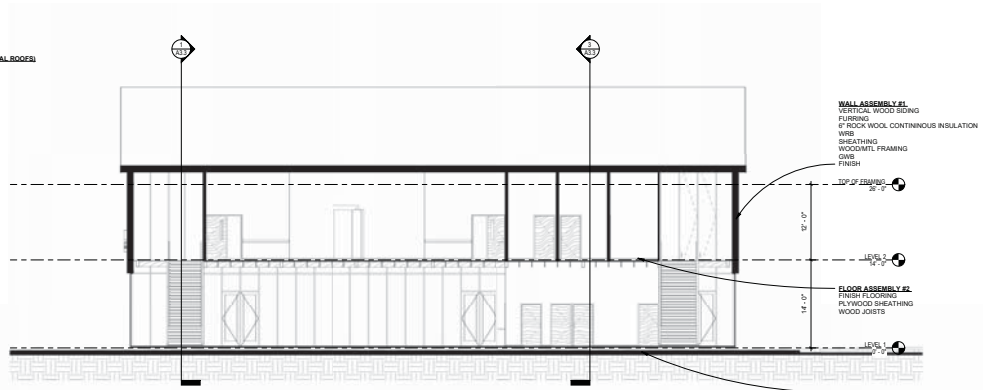
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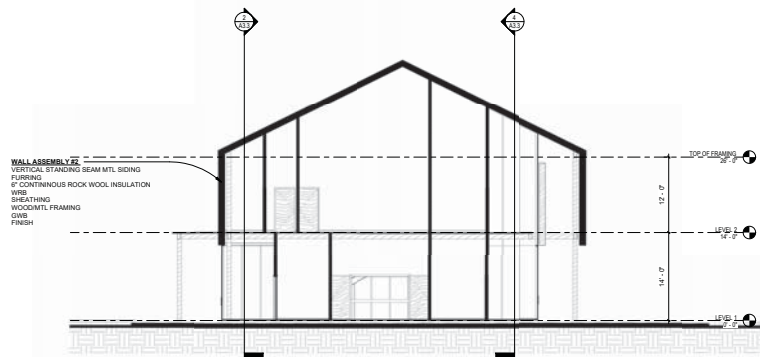
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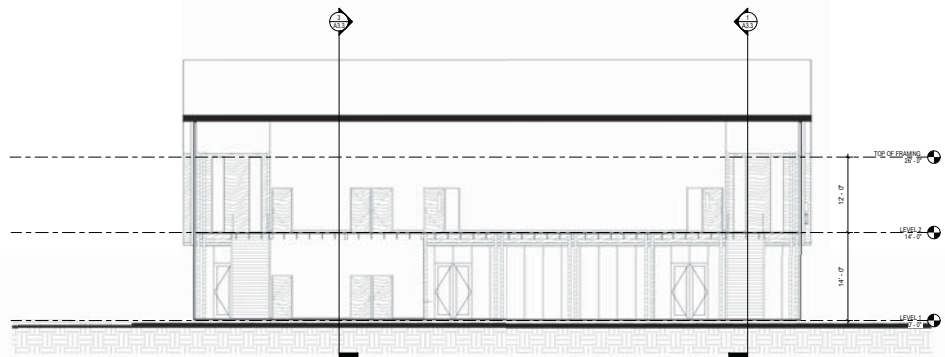
① SECTION 1  
1/8" = 1'-0"



② SECTION 2  
1/8" = 1'-0"



③ SECTION 3  
1/8" = 1'-0"



④ SECTION 4  
1/8" = 1'-0"



# White Salmon Community Center Feasibility Study

## City of White Salmon

# White Salmon Community Center Feasibility Study City of White Salmon

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# White Salmon Community Center Feasibility Study








## City of White Salmon

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# White Salmon Community Center Feasibility Study

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Overall Summary		SF	\$/SF	TOTAL
	Community Center	8,630	809.75	6,988,178
	Sitework	21,335	48.98	1,045,043
SUBTOTAL		29,965	268.09	8,033,221
	Grange Hall	5,088	140.60	715,384
	Sitework	1,000	38.28	38,277
SUBTOTAL		6,088	123.79	753,661
	Parks Building - Early Child Care	4,820	132.19	637,161
	Sitework	3,100	101.08	313,358
SUBTOTAL		7,920	120.02	950,519
	Parks Building - Youth Center	2,405	140.97	339,037
SUBTOTAL		2,405	140.97	339,037
TOTAL RECOMMENDED BUDGET				10,076,438

# White Salmon Community Center Feasibility Study

## City of White Salmon

### Scope of Work

#### Project Scope Description

The design package consists of:

- Renovation to the existing Mountain View Grange Hall to accommodate small performances and for use as an event space with a food serving kitchen.
- Renovation to the School District's Park Center building for two tenant improvements; the Youth Center and Early Childhood learning.
- Construction of a new community center building on the vacant lot at 400 N Main Ave, to include: community and event gathering space, rentable meeting rooms, a fitness space, classroom, commercial kitchen, administrative offices, area for art exhibits, and an outdoor classroom.

#### Project Design

This report is based on the following documentation:

- White Salmon Community Center drawings (6/27/2023)
- White Salmon MIG Cost Diagram (6/26/2023)
- White Salmon Grange Hall (4/5/2023)
- White Salmon Parks Building (6/27/2023)

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Basis of Estimate

#### Assumptions and Clarifications

This estimate is based on the following assumptions and clarifications:

The estimate is based on the drawings listed in the scope of work and conversations with the Architects and Engineers.

Standard working hours.

Prevailing wages apply.

Owner's soft costs may range from 36% to 40% of the elemental costs before contingency.

Escalation is included to Q3 2024.

Remediation, if any, is not included.

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Community Center Summary

		%	\$/SF	TOTAL	
		Gross Area:	8,630 SF		
A10	Foundations	3%	21.73	187,562	
A20	Basement Construction	0%	0.00	0	
A	Substructure	3%	21.73	187,562	
B10	Superstructure	4%	36.32	313,433	
B20	Exterior Enclosure	14%	116.40	1,004,532	
B30	Roofing	7%	56.37	486,495	
B	Shell	26%	209.09	1,804,460	
C10	Interior Construction	4%	31.71	273,627	
C20	Stairways	3%	26.07	225,000	
C30	Interior Finishes	4%	33.75	291,276	
C	Interiors	11%	91.53	789,903	
D10	Conveying Systems	2%	13.21	114,000	
D20	Plumbing Systems	2%	13.29	114,668	
D30	Heating, Ventilation & Air Conditioning	4%	35.25	304,229	
D40	Fire Protection	1%	8.15	70,333	
D50	Electrical Lighting, Power & Communications	13%	103.79	895,713	
D	Services	21%	173.69	1,498,941	
E10	Equipment	0%	0.00	0	
E20	Furnishings	5%	36.69	316,600	
E	Equipment & Furnishings	5%	36.69	316,600	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	0%	0.00	0	
F	Special Construction & Demolition	0%	0.00	0	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		66%	532.73	4,597,466	
Z10A	Design Contingency	15.00%	10%	79.91	689,620
Z10B	Construction Contingency	5.00%	3%	26.64	229,873
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		79%	639.28	5,516,959	
Z20	SDI	1.20%	1%	7.67	66,204
Z21A	General Conditions	5.00%	4%	32.35	279,158
Z21B	General Requirements	5.00%	4%	33.96	293,116
Z22	Office Overhead & Profit	5.50%	5%	39.23	338,549
Z23	Bonds and Insurance	2.00%	2%	15.05	129,880
BUILDING CONSTRUCTION COST BEFORE ESCALATION		95%	767.54	6,623,865	
Z30	Escalation to Start Date - Q3 2024	5.50%	5%	42.21	364,313
RECOMMENDED BUDGET		100%	809.75	6,988,178	



# White Salmon Community Center Feasibility Study

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### Community Center

	Quantity	Unit	Rate	Total
<b>Enclosed Areas</b>				
First Floor	4,825	SF		
Height	14	LF		
Second Floor	3,805	SF		
Height	12	LF		
Roof	6,500	SF		
<b>TOTAL GROSS FLOOR AREA - AREA OF WORK</b>	<b>8,630</b>	<b>SF</b>		
<b>A10 Foundations</b>	<b>8,630</b>		<b>21.73</b>	<b>187,562</b>
<b>A1010 Standard Foundations</b>	<b>8,630</b>	<b>SF</b>	<b>7.39</b>	<b>63,737</b>
Perimeter footings	49	CY	720.00	35,413
Excavation, incl. haul and dispose	49	CY	60.00	2,951
Base aggregates	33	CY	65.00	2,132
Waterproofing footing and pit	664	SF	20.00	13,280
Foundation drain	332	LF	30.00	9,960
<b>A1030 Slab On Grade</b>	<b>6,350</b>	<b>SF</b>	<b>19.50</b>	<b>123,825</b>
4" slab on grade	6,350	SF	13.50	85,725
Under-slab vapor barrier	6,350	SF	6.00	38,100
<b>B10 Superstructure</b>	<b>8,630</b>	<b>SF</b>	<b>36.32</b>	<b>313,433</b>
<b>B1010 Floor Construction</b>	<b>3,805</b>	<b>SF</b>	<b>32.50</b>	<b>123,663</b>
Floor assembly				
Laminated framing, incl. columns	3,805	SF	25.00	95,125
Sheathing, 3/4"	3,805	SF	7.50	28,538
<b>B1020 Roof Construction</b>	<b>6,500</b>	<b>SF</b>	<b>29.20</b>	<b>189,770</b>
Laminated framing	6,500	SF	25.00	162,500
Wood-framed, metal top awning	540	SF	50.50	27,270
<b>B20 Exterior Enclosure</b>	<b>8,630</b>	<b>SF</b>	<b>116.40</b>	<b>1,004,532</b>

# White Salmon Community Center Feasibility Study

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### Community Center

	Quantity	Unit	Rate	Total
<b>B2010 Exterior Walls</b>	<b>8,630</b>	<b>SF</b>	<b>32.02</b>	<b>276,351</b>
Wall assembly 1				
Vertical wood siding, cedar, #3, stained 1"x12"	1,900	SF	28.50	54,150
Furring	950	LF	2.60	2,470
6" rock wool insulation R23	1,900	SF	4.30	8,170
WRB	1,900	SF	3.50	6,650
Sheathing	1,900	SF	7.50	14,250
Laminated framing	1,900	SF	25.00	47,500
Wall assembly 2				
Steel siding, galvanized, painted	1,932	SF	32.50	62,790
Furring	966	LF	2.60	2,512
6" rock wool insulation R23	1,932	SF	4.30	8,308
WRB	1,932	SF	3.50	6,762
Sheathing	1,932	SF	7.50	14,490
Laminated framing	1,932	SF	25.00	48,300
Exterior fin system - wood slat	960	LF	75.00	72,000
<b>B2020 Exterior Windows</b>	<b>8,630</b>	<b>SF</b>	<b>79.82</b>	<b>688,806</b>
Windows				
Curtain wall, aluminum, including glazing	4,920	SF	130.00	639,600
Windows	482	SF	75.00	36,150
Framing and blocking	272	LF	48.00	13,056
<b>B2030 Exterior Doors</b>	<b>8,630</b>	<b>SF</b>	<b>4.56</b>	<b>39,375</b>
Personnel doors				
Double door - full glaze	6	EA	6,562.50	39,375
<b>B30 Roofing</b>	<b>8,630</b>	<b>SF</b>	<b>56.37</b>	<b>486,495</b>
<b>B3010 Roof Coverings</b>	<b>8,630</b>	<b>SF</b>	<b>56.37</b>	<b>486,495</b>
Roof assembly				
Standing seam, painted finish, 2" seam, 22 ga, incl cover board	6,500	SF	25.50	165,750
Rigid insulation, R38ci	6,500	SF	6.75	43,875
Vapor barrier	6,500	SF	6.50	42,250
CLT	6,500	SF	35.00	227,500
Gutter	200	LF	20.00	4,000
Downspouts	104	LF	30.00	3,120

# White Salmon Community Center Feasibility Study

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### Community Center

	Quantity	Unit	Rate	Total
<b>C10 Interior Construction</b>	<b>8,630</b>	<b>SF</b>	<b>31.71</b>	<b>273,627</b>
<b>C1010 Partitions</b>	<b>8,630</b>	<b>SF</b>	<b>20.04</b>	<b>172,980</b>
Interior partitions				
2x4 wood stud, 2X GWB, insulated, 1hr rated	5,952	SF	21.70	129,158
Interior of exterior	3,832	SF	8.50	32,572
Interior windows	125	SF	90.00	11,250
<b>C1020 Interior Doors</b>	<b>8,630</b>	<b>SF</b>	<b>9.08</b>	<b>78,400</b>
Standard swing doors, w/ hardware				
Single - WD	21	EA	3,200.00	67,200
Fire door	2	EA	5,600.00	11,200
<b>C1030 Fittings</b>	<b>8,630</b>	<b>SF</b>	<b>2.58</b>	<b>22,247</b>
Identifying devices	8,630	SF	0.55	4,747
Misc fixtures, furnishings	1	LS	15,000.00	15,000
Toilet and bath accessories	4	EA	625.00	2,500
<b>C20 Stairways</b>	<b>8,630</b>	<b>SF</b>	<b>26.07</b>	<b>225,000</b>
<b>C2010 Stair Construction</b>	<b>8,630</b>	<b>SF</b>	<b>26.07</b>	<b>225,000</b>
Feature stair	2	FLT	90,000.00	180,000
Handrails	180	LF	250.00	45,000
<b>C30 Interior Finishes</b>	<b>8,630</b>	<b>SF</b>	<b>33.75</b>	<b>291,276</b>
<b>C3010 Wall Finishes</b>	<b>8,630</b>	<b>SF</b>	<b>15.07</b>	<b>130,037</b>
Prep and paint - new interior partitions	14,770	SF	2.20	32,494
Acoustic treatments - allowance	2,216	SF	35.00	77,543
Specialty wall finish	1	LS	20,000.00	20,000
<b>C3020 Floor Finishes</b>	<b>8,630</b>	<b>SF</b>	<b>7.84</b>	<b>67,619</b>
Polished concrete floor w/pigment	4,824	SF	8.10	39,074
Resilient flooring, incl. base	3,806	SF	7.50	28,545
<b>C3030 Ceiling Finishes</b>	<b>8,630</b>	<b>SF</b>	<b>10.85</b>	<b>93,620</b>
Plaster ceiling finishes				
Suspended acoustic ceiling	3,805	SF	8.50	32,343
Open to structure - stain	4,825	SF	1.85	8,926
Acoustic treatments - allowance	965	SF	45.00	43,425

# White Salmon Community Center Feasibility Study

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### Community Center

	Quantity	Unit	Rate	Total
<b>D10 Conveying Systems</b>	<b>8,630</b>	<b>SF</b>	<b>13.21</b>	<b>114,000</b>
<b>D1010 Elevators &amp; Lifts</b>	<b>8,630</b>	<b>SF</b>	<b>13.21</b>	<b>114,000</b>
Passenger elevator, ADA	2	STP	52,000.00	104,000
Elevator cab finish	1	ALW	10,000.00	10,000
<b>D20 Plumbing Systems</b>	<b>8,630</b>	<b>SF</b>	<b>13.29</b>	<b>114,668</b>
<b>D2010 Plumbing Fixtures</b>	<b>8,630</b>	<b>SF</b>	<b>5.51</b>	<b>47,555</b>
Drinking fountain, hi-lo type	2	EA	4,800.00	9,600
Lavatory	4	EA	950.00	3,800
Mop sink	1	EA	1,235.00	1,235
Skullery sink - kitchen	1	EA	2,220.00	2,220
Sink, small	1	EA	1,050.00	1,050
WC1 - water closet, low flow	4	EA	1,750.00	7,000
Elevator sump	1	EA	2,650.00	2,650
Ancillary devices and equipment, piping	1	LS	20,000.00	20,000
<b>D2020 Domestic Water Distribution</b>	<b>8,630</b>	<b>SF</b>	<b>4.67</b>	<b>40,300</b>
Pipes and fittings, insulation	390	LF	65.00	25,350
Water control, incl meter, backflow preventer	1	LS	7,200.00	7,200
Water heater, electric, 120 gal.	1	EA	7,750.00	7,750
<b>D2030 Sanitary Waste</b>	<b>8,630</b>	<b>SF</b>	<b>3.11</b>	<b>26,813</b>
Waste pipe and fittings	488	LF	55.00	26,813
<b>D30 Heating, Ventilation &amp; Air Conditioning</b>	<b>8,630</b>	<b>SF</b>	<b>35.25</b>	<b>304,229</b>
<b>D3040 Distribution Systems</b>	<b>8,630</b>	<b>SF</b>	<b>13.11</b>	<b>113,134</b>
Exhaust fans, 4910 cfm	1	EA	2,600.00	2,600
Ductwork, w/ duct liner	6,100	LB	15.00	91,500
Grilles and diffusers	48	EA	190.00	9,109
Seismic support - allow	8,630	SF	1.15	9,925
<b>D3050 Terminal &amp; Package Units</b>	<b>8,630</b>	<b>SF</b>	<b>14.08</b>	<b>121,500</b>
Air-handling unit, 11,500 cfm, w/ heating and cooling, filters	1	EA	91,500.00	91,500
Ancillary devices and equipment, piping	1	EA	30,000.00	30,000
<b>D3060 Controls and Instrumentation</b>	<b>8,630</b>	<b>SF</b>	<b>6.50</b>	<b>56,095</b>
Controls	8,630	SF	6.50	56,095

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Community Center

	Quantity	Unit	Rate	Total
<b>D3070 Systems Testing &amp; Balancing</b>	<b>8,630</b>	<b>SF</b>	<b>1.56</b>	<b>13,500</b>
TAB	80	HRs	125.00	10,000
Commissioning assist	1	EA	3,500.00	3,500
<b>D40 Fire Protection</b>	<b>8,630</b>	<b>SF</b>	<b>8.15</b>	<b>70,333</b>
<b>D4010 Sprinklers</b>	<b>8,630</b>	<b>SF</b>	<b>8.15</b>	<b>70,333</b>
Sprinkler systems, wet pipe	8,630	SF	6.50	56,095
Sprinkler systems, dry pipe	1,675	SF	8.50	14,238
<b>D50 Electrical Lighting, Power &amp; Communications</b>	<b>8,630</b>	<b>SF</b>	<b>103.79</b>	<b>895,713</b>
<b>D5010 Electrical Service &amp; Distribution</b>	<b>8,630</b>	<b>SF</b>	<b>23.69</b>	<b>204,478</b>
Main switchboard w/ meter	1	EA	65,000.00	65,000
Elevator connections	1	EA	6,500.00	6,500
Branch wiring	8,630	SF	2.00	17,260
Convenience power	8,630	SF	3.50	30,205
Feeders and wire	8,630	SF	5.50	47,465
Grounding	1	LS	10,000.00	10,000
Distribution panels	8,630	SF	3.25	28,048
<b>D5020 Lighting &amp; Branch Wiring</b>	<b>8,630</b>	<b>SF</b>	<b>19.50</b>	<b>168,285</b>
Lighting controls				
Controls	8,630	SF	4.50	38,835
Lighting				
Allowance, new lighting	8,630	SF	15.00	129,450
<b>D5030 Communications &amp; Security</b>	<b>8,630</b>	<b>SF</b>	<b>33.92</b>	<b>292,745</b>
Fire alarm systems	8,630	SF	3.50	30,205
Data outlets, network, cabling	8,630	SF	6.50	56,095
IT rack	1	EA	10,500.00	10,500
Security- infrastructure	8,630	SF	1.50	12,945
AV equipment - allowance	1	LS	150,000.00	150,000
Access controls	6	EA	5,500.00	33,000
<b>D5090 Other Electrical Systems</b>	<b>8,630</b>	<b>SF</b>	<b>26.67</b>	<b>230,205</b>
Emergency generators	1	EA	150,000.00	150,000
ATS	1	EA	50,000.00	50,000
Electrical to mechanical	8,630	SF	2.00	17,260
Photovoltaic panels - infrastructure only	8,630	SF	1.50	12,945

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Community Center

	Quantity	Unit	Rate	Total
<b>E10 Equipment</b>	8,630	SF		
Provided by Owner				<i>NIC</i>
<b>E20 Furnishings</b>	8,630	SF	36.69	316,600
<b>E2010 Fixed Furnishings</b>	8,630	SF	36.69	316,600
Fixed casework				
Lowers incl. cabinets	100	LF	475.00	47,500
Uppers - open, adjustable shelving	50	LF	390.00	19,500
Full height	12	LF	800.00	9,600
Moveable wall system - 40'x12', each floor	2	EA	120,000.00	240,000
<b>F2020 Hazardous Components Abatement</b>	8,630	SF		
Haz mat abatement				<i>by Owner</i>

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Community Center Summary

#### Sitework

		%	\$/SF	TOTAL	
		Gross Area:	21,335 SF		
G10	Site Preparation	11%	5.23	111,607	
G20	Site Improvements	37%	17.98	383,537	
G30	Site Mechanical Utilities	6%	2.99	63,850	
G40	Site Electrical Utilities	12%	5.96	127,250	
G90	Other Site Construction	0%	0.00	0	
<b>G</b>	<b>Building Sitework</b>	<b>66%</b>	<b>32.17</b>	<b>686,244</b>	
<b>SITE ELEMENTAL COST BEFORE CONTINGENCIES</b>		<b>66%</b>	<b>32.17</b>	<b>686,244</b>	
Z10A	Design Contingency	15.00%	10%	4.82	102,937
Z10B	Construction Contingency	5.00%	3%	1.61	34,312
<b>SITE ELEMENTAL COST INCLUDING CONTINGENCIES</b>		<b>79%</b>	<b>38.60</b>	<b>823,493</b>	
Z20	SDI	1.20%	1%	0.46	9,882
Z21A	General Conditions	5.00%	4%	1.95	41,669
Z21B	General Requirements	5.00%	4%	2.13	45,468
Z22	Office Overhead & Profit	5.50%	5%	2.37	50,628
Z23	Bonds and Insurance	2.00%	2%	0.91	19,423
<b>SITE CONSTRUCTION COST BEFORE ESCALATION</b>		<b>95%</b>	<b>46.43</b>	<b>990,562</b>	
Z30	Escalation to Start Date - Q3 2024	5.50%	5%	2.55	54,481
<b>RECOMMENDED BUDGET</b>		<b>100%</b>	<b>48.98</b>	<b>1,045,043</b>	

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## City of While Salmon

Community Center				
Sitework	Quantity	Unit	Rate	Total
<b>Net Site Areas</b>				
Pedestrian Paving and Hardscape	9,670	SF		
Landscaping and Softscape	5,315	SF		
Building Footprint, incl. Porch Entries	6,350	SF		
<b>TOTAL SITE AREA</b>	<b>21,335</b>	<b>SF</b>		
<b>G10 Site Preparation</b>	<b>21,335</b>	<b>SF</b>	<b>5.23</b>	<b>111,607</b>
G1010 Site Clearing				
Construction entrance	1	EA	5,000.00	5,000
Construction fencing	590	LF	12.50	7,375
Erosion control				
Protect - catch basin	4	EA	175.00	700
Straw wattle	590	LF	3.10	1,829
Tree protection	1	LS	5,000.00	5,000
Site protection	1	LS	10,000.00	10,000
Survey and layout	1	LS	15,000.00	15,000
G1020 Site Demolition and Relocations				
Demo - concrete paving	110	SF	2.50	275
Demo - sawcut	440	LF	9.00	3,960
Demo - curb	20	LF	10.00	200
G1030 Site Earthwork				
Clear and grub	15,564	SF	0.75	11,673
Fine grading and compaction	21,335	SF	0.50	10,668
Excavation - site cut, incl. haul and dispose	790	CY	40.00	31,607
Base aggregates - ped paving, 9" depth	128	CY	65.00	8,320
G1040 Hazardous Waste Remediation				
No work anticipated				NIC
<b>G20 Site Improvements</b>	<b>21,335</b>	<b>SF</b>	<b>17.98</b>	<b>383,537</b>
G2010 Roadways				
Excavation - site cut, incl. haul and dispose	100	CY	40.00	4,000
Base aggregates - street paving, 9" depth	75	CY	110.00	8,250
Asphalt - HMA	2,700	SF	6.50	17,550



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Community Center Sitework		Quantity	Unit	Rate	Total
G2020 Parking Lots					
Permeable unit pavers	5,068	SF	30.00	152,040	
Curb - standard	258	LF	30.00	7,740	
Striping	320	LF	7.50	2,400	
G2030 Pedestrian Paving					
Sidewalk - CIP concrete, pedestrian	504	SF	11.50	5,796	
Sidewalk - CIP concrete, pedestrian, permeable	4,602	SF	22.00	101,244	
G2040 Site Development					
Concrete pad - air handler	60	SF	20.00	1,200	
Site Features and Furnishings					
Bench - steel frame, 6'	5	EA	3,000.00	15,000	
Fallen log seating	30	LF	70.00	2,100	
Stump seating	3	EA	250.00	750	
Snags	5	EA	700.00	3,500	
Nursery logs	4	EA	300.00	1,200	
Rootwads	4	EA	700.00	2,800	
G2050 Landscaping					
Irrigated planting area					
Topsoil - amendment to existing	5,315	SF	1.15	6,112	
Trees, unknown species	18	EA	650.00	11,700	
Irrigated planting area					
Planting	3,721	SF	8.50	31,624	
Hydroseed	1,595	SF	0.35	558	
Irrigation - adjustments, as required	5,315	SF	1.50	7,973	
<b>G30 Site Mechanical Utilities</b>		<b>21,335</b>	<b>SF</b>	<b>2.99</b>	<b>63,850</b>
G3010 Water Supply					
WS - Site connection to main	1	EA	5,000.00	5,000	
FS - FDC	1	EA	5,500.00	5,500	
WS - Backflow preventer, 4" incl. valves	1	EA	5,700.00	5,700	
WS/FS pipe	100	LF	90.00	9,000	
G3020 Sanitary Sewer					
SS - Site connection to main	1	EA	5,000.00	5,000	
SS - Cleanout	1	EA	800.00	800	
SS pipe	50	LF	110.00	5,500	

# White Salmon Community Center Feasibility Study

## City of White Salmon

Community Center				
Sitework	Quantity	Unit	Rate	Total
G3030 Storm Sewer				
SW - connection to manhole	1	EA	3,500.00	3,500
SW pipe	30	LF	85.00	2,550
SW - wall drain, perf pipe, 4" dia., incl. trenching and backfill	300	LF	45.00	13,500
SW - landscape drain, 8" dome	2	EA	3,500.00	7,000
SW - cleanout	1	EA	800.00	800
<b>G40 Site Electrical Utilities</b>	<b>21,335</b>	<b>SF</b>	<b>5.96</b>	<b>127,250</b>
G4010 Electrical Distribution				
Power supply - conduit incl. trenching and backfill	50	LF	150.00	7,500
Data cable - conduit, incl. trenching and backfill	50	LF	125.00	6,250
G4020 Site Lighting				
Site lighting - allowance	1	LS	75,000.00	75,000
Conduit and wire, incl. trenching and backfill	350	LF	110.00	38,500
G4030 Site Communications & Security				
No work anticipated				NIC
G4090 Other Site Electrical Utilities				
No work anticipated				NIC

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Grange Hall Summary

		%	\$/SF	TOTAL	
		Gross Area:	5,088 SF		
A10	Foundations	1%	0.78	3,993	
A20	Basement Construction	2%	2.85	14,520	
<b>A</b>	<b>Substructure</b>	<b>3%</b>	<b>3.64</b>	<b>18,513</b>	
B10	Superstructure	0%	0.00	0	
B20	Exterior Enclosure	0%	0.00	0	
B30	Roofing	25%	35.17	178,927	
<b>B</b>	<b>Shell</b>	<b>25%</b>	<b>35.17</b>	<b>178,927</b>	
C10	Interior Construction	2%	3.03	15,413	
C20	Stairways	5%	6.68	34,000	
C30	Interior Finishes	2%	2.83	14,393	
<b>C</b>	<b>Interiors</b>	<b>9%</b>	<b>12.54</b>	<b>63,806</b>	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	10%	14.08	71,652	
D30	Heating, Ventilation & Air Conditioning	6%	8.25	41,978	
D40	Fire Protection	0%	0.00	0	
D50	Electrical Lighting, Power & Communications	0%	0.00	0	
<b>D</b>	<b>Services</b>	<b>16%</b>	<b>22.33</b>	<b>113,630</b>	
E10	Equipment	0%	0.00	0	
E20	Furnishings	3%	3.83	19,500	
<b>E</b>	<b>Equipment &amp; Furnishings</b>	<b>3%</b>	<b>3.83</b>	<b>19,500</b>	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	11%	14.99	76,269	
<b>F</b>	<b>Special Construction &amp; Demolition</b>	<b>11%</b>	<b>14.99</b>	<b>76,269</b>	
<b>BUILDING ELEMENTAL COST BEFORE CONTINGENCIES</b>		<b>66%</b>	<b>92.50</b>	<b>470,646</b>	
Z10A	Design Contingency	15.00%	10%	13.88	70,597
Z10B	Construction Contingency	5.00%	3%	4.63	23,532
<b>BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES</b>		<b>79%</b>	<b>111.00</b>	<b>564,775</b>	
Z20	SDI	1.20%	1%	1.33	6,777
Z21A	General Conditions	5.00%	4%	5.62	28,578
Z21B	General Requirements	5.00%	4%	5.90	30,006
Z22	Office Overhead & Profit	5.50%	5%	6.81	34,657
Z23	Bonds and Insurance	2.00%	2%	2.61	13,296
<b>BUILDING CONSTRUCTION COST BEFORE ESCALATION</b>		<b>95%</b>	<b>133.27</b>	<b>678,089</b>	
Z30	Escalation to Start Date - Q3 2024	5.50%	5%	7.33	37,295
<b>RECOMMENDED BUDGET</b>		<b>100%</b>	<b>140.60</b>	<b>715,384</b>	

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Grange Hall

	Quantity	Unit	Rate	Total
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#### Enclosed Areas

First Floor	2,544	SF		
Height	10	LF		
Second Floor	2,544	SF		
Height	12	LF		
Roof	4,162	SF		

#### TOTAL GROSS FLOOR AREA - AREA OF WORK

	5,088	SF		
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A10 Foundations	5,088		0.78	3,993
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A1010 Standard Foundations	5,088	SF	0.78	3,993
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Perimeter footings	1	CY	950.00	950
Excavation, incl. haul and dispose	1	CY	120.00	120
Base aggregates	1	CY	65.00	43
Backfill and compaction	0	CY	60.00	20
Dewatering	1	LS	2,500.00	2,500
Waterproofing footing and pit	18	SF	20.00	360

A20 Basement Construction	5,088	SF	2.85	14,520
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A2020 Basement Walls	5,088	SF	2.85	14,520
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Shear walls - at perimeter				
Concrete wall, 10"	120	SF	115.00	13,800
Vapor barrier and air barrier	120	SF	6.00	720

B30 Roofing	4,162	SF	42.99	178,927
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B3010 Roof Coverings	4,162	SF	42.99	178,927
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Roof assembly				
Standing seam, painted finish, 2" seam, 22 ga, incl cover board	4,162	SF	25.50	106,131
Rigid insulation, R38ci	4,162	SF	6.75	28,094
Vapor barrier	4,162	SF	6.50	27,053
Sheathing - replace 50%	2,081	SF	5.80	12,070
Gutter	174	LF	20.00	3,480
Downspouts	70	LF	30.00	2,100

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Grange Hall

	Quantity	Unit	Rate	Total
<b>C10 Interior Construction</b>	<b>5,088</b>	<b>SF</b>	<b>3.03</b>	<b>15,413</b>
<b>C1010 Partitions</b>	<b>5,088</b>	<b>SF</b>	<b>0.85</b>	<b>4,340</b>
Interior partitions				
2x4 wood stud, 2X GWB, insulated, 1hr rated	200	SF	21.70	4,340
<b>C1020 Interior Doors</b>	<b>5,088</b>	<b>SF</b>	<b>1.26</b>	<b>6,400</b>
Standard swing doors, w/ hardware				
Single - WD	2	EA	3,200.00	6,400
<b>C1030 Fittings</b>	<b>5,088</b>	<b>SF</b>	<b>0.92</b>	<b>4,673</b>
Identifying devices	5,088	SF	0.55	2,798
Toilet and bath accessories	3	EA	625.00	1,875
<b>C20 Stairways</b>	<b>5,088</b>	<b>SF</b>	<b>6.68</b>	<b>34,000</b>
<b>C2010 Stair Construction</b>	<b>5,088</b>	<b>SF</b>	<b>6.68</b>	<b>34,000</b>
Stairs, wooden, incl. landing	1	FLT	25,000.00	25,000
Handrails	50	LF	180.00	9,000
<b>C30 Interior Finishes</b>	<b>5,088</b>	<b>SF</b>	<b>2.83</b>	<b>14,393</b>
<b>C3010 Wall Finishes</b>	<b>5,088</b>	<b>SF</b>	<b>0.86</b>	<b>4,380</b>
Prep and paint - new interior partitions	400	SF	2.20	880
Prep and paint - existing interior partitions.	1	LS	3,500.00	3,500
<b>C3020 Floor Finishes</b>	<b>5,088</b>	<b>SF</b>	<b>1.97</b>	<b>10,013</b>
Resilient flooring, incl. base	1,335	SF	7.50	10,013
<b>D20 Plumbing Systems</b>	<b>5,088</b>	<b>SF</b>	<b>14.08</b>	<b>71,652</b>
<b>D2010 Plumbing Fixtures</b>	<b>5,088</b>	<b>SF</b>	<b>2.07</b>	<b>10,520</b>
Lavatory	3	EA	950.00	2,850
Skullery sink - kitchen	1	EA	2,220.00	2,220
Hose bibb	1	EA	200.00	200
WC1 - water closet, low flow	3	EA	1,750.00	5,250
<b>D2020 Domestic Water Distribution</b>	<b>5,088</b>	<b>SF</b>	<b>6.61</b>	<b>33,632</b>
Modifications to existing plumbing piping	5,088	SF	1.50	7,632
Pipes and fittings, insulation	400	LF	65.00	26,000

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Grange Hall

	Quantity	Unit	Rate	Total
<b>D2030 Sanitary Waste</b>	<b>5,088</b>	<b>SF</b>	<b>5.40</b>	<b>27,500</b>
Waste pipe and fittings	500	LF	55.00	27,500
<b>D30 Heating, Ventilation &amp; Air Conditioning</b>	<b>5,088</b>	<b>SF</b>	<b>8.25</b>	<b>41,978</b>
<b>D3040 Distribution Systems</b>	<b>5,088</b>	<b>SF</b>	<b>1.63</b>	<b>8,308</b>
Exhaust fans, bath 110 cfm	2	EA	364.00	728
Exhaust fans, kitchen 600 cfm	1	EA	2,700.00	2,700
Ductwork, w/ duct liner	300	LB	15.00	4,500
Grilles and diffusers	2	EA	190.00	380
<b>D3050 Terminal &amp; Package Units</b>	<b>5,088</b>	<b>SF</b>	<b>3.26</b>	<b>16,600</b>
Heat pump, air to air split system, 2.5 ton	2	EA	5,800.00	11,600
Ancillary devices and equipment, piping	1	EA	5,000.00	5,000
<b>D3060 Controls and Instrumentation</b>	<b>5,088</b>	<b>SF</b>	<b>2.50</b>	<b>12,720</b>
Controls	5,088	SF	2.50	12,720
<b>D3070 Systems Testing &amp; Balancing</b>	<b>5,088</b>	<b>SF</b>	<b>0.85</b>	<b>4,350</b>
TAB	30	HRs	125.00	3,750
Commissioning assist	1	EA	600.00	600
<b>E10 Equipment</b>	<b>5,088</b>	<b>SF</b>		
Provided by Owner				NIC
<b>E20 Furnishings</b>	<b>5,088</b>	<b>SF</b>	<b>3.83</b>	<b>19,500</b>
<b>E2010 Fixed Furnishings</b>	<b>5,088</b>	<b>SF</b>	<b>3.83</b>	<b>19,500</b>
Fixed casework				
Uppers - open, adjustable shelving (basement storage)	50	LF	390.00	19,500

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Grange Hall

	Quantity	Unit	Rate	Total
<b>F20 Selective Demolition</b>	<b>5,088</b>	<b>SF</b>	<b>14.99</b>	<b>76,269</b>
<b>F2010 Building Elements Demolition</b>	<b>5,088</b>	<b>SF</b>	<b>14.99</b>	<b>76,269</b>
Temporary protection	5,088	SF	3.50	17,808
Architectural				
Demo - stair	1	FLT	1,500.00	1,500
Demo - floor	1,335	SF	3.00	4,005
Demo - roof	4,162	SF	6.00	24,972
Mechanical trade demolition	5,088	SF	3.00	15,264
Plumbing trade demolition	5,088	SF	2.50	12,720
<b>F2020 Hazardous Components Abatement</b>	<b>5,088</b>	<b>SF</b>		
Haz mat abatement				<i>by Owner</i>

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Grange Hall Summary

#### Sitework

				\$/SF	TOTAL
		Gross Area:		1,000 SF	
G10	Site Preparation		15%	5.61	5,610
G20	Site Improvements		51%	19.53	19,525
G30	Site Mechanical Utilities		0%	0.00	0
G40	Site Electrical Utilities		0%	0.00	0
G90	Other Site Construction		0%	0.00	0
G	Building Sitework		66%	25.14	25,135
SITE ELEMENTAL COST BEFORE CONTINGENCIES			66%	25.14	25,135
Z10A	Design Contingency	15.00%	10%	3.77	3,770
Z10B	Construction Contingency	5.00%	3%	1.26	1,257
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			79%	30.16	30,162
Z20	SDI	1.20%	1%	0.36	362
Z21A	General Conditions	5.00%	4%	1.53	1,526
Z21B	General Requirements	5.00%	4%	1.67	1,665
Z22	Office Overhead & Profit	5.50%	5%	1.85	1,854
Z23	Bonds and Insurance	2.00%	2%	0.71	711
SITE CONSTRUCTION COST BEFORE ESCALATION			95%	36.28	36,281
Z30	Escalation to Start Date - Q3 2024	5.50%	5%	2.00	1,995
RECOMMENDED BUDGET			100%	38.28	38,277



# White Salmon Community Center Feasibility Study

## City of White Salmon

Grange Hall Sitework				
	Quantity	Unit	Rate	Total
<b>Net Site Areas</b>				
Pedestrian Paving and Hardscape	1,000	SF		
<b>TOTAL SITE AREA</b>				
<b>1,000 SF</b>				
<b>G10 Site Preparation</b>				
	<b>1,000</b>	<b>SF</b>	<b>5.61</b>	<b>5,610</b>
G1010 Site Clearing				
Survey and layout	1	LS	1,500.00	1,500
G1030 Site Earthwork				
Clear and grub	900	SF	0.75	675
Fine grading and compaction	900	SF	0.50	450
Excavation - site cut, incl. haul and dispose	34	CY	40.00	1,360
Base aggregates - ped paving, 9" depth	25	CY	65.00	1,625
G1040 Hazardous Waste Remediation				
No work anticipated				NIC
<b>G20 Site Improvements</b>				
	<b>1,000</b>	<b>SF</b>	<b>19.53</b>	<b>19,525</b>
G2010 Roadways				
No work anticipated				NIC
G2020 Parking Lots				
Striping	250	LF	7.50	1,875
ADA signage	1	LS	800.00	800
G2030 Pedestrian Paving				
Sidewalk - CIP concrete, pedestrian	900	SF	11.50	10,350
Curb - standard	150	LF	30.00	4,500
G2040 Site Development				
Ramps, walls, and stairs				
CIP concrete - ramp	100	SF	20.00	2,000

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Early Child Care Summary

		%	\$/SF	TOTAL	
		Gross Area:	4,820 SF		
A10	Foundations	0%	0.00	0	
A20	Basement Construction	0%	0.00	0	
A	Substructure	0%	0.00	0	
B10	Superstructure	0%	0.00	0	
B20	Exterior Enclosure	0%	0.00	0	
B30	Roofing	0%	0.00	0	
B	Shell	0%	0.00	0	
C10	Interior Construction	13%	16.97	81,797	
C20	Stairways	0%	0.00	0	
C30	Interior Finishes	12%	15.78	76,071	
C	Interiors	25%	32.75	157,867	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	10%	12.63	60,855	
D30	Heating, Ventilation & Air Conditioning	2%	3.09	14,917	
D40	Fire Protection	3%	3.50	16,870	
D50	Electrical Lighting, Power & Communications	18%	23.50	113,270	
D	Services	32%	42.72	205,912	
E10	Equipment	0%	0.00	0	
E20	Furnishings	5%	7.03	33,890	
E	Equipment & Furnishings	5%	7.03	33,890	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	3%	4.46	21,514	
F	Special Construction & Demolition	3%	4.46	21,514	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		66%	86.97	419,183	
Z10A	Design Contingency	15.00%	10%	13.05	62,877
Z10B	Construction Contingency	5.00%	3%	4.35	20,959
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		79%	104.36	503,020	
Z20	SDI	1.20%	1%	1.25	6,036
Z21A	General Conditions	5.00%	4%	5.28	25,453
Z21B	General Requirements	5.00%	4%	5.54	26,725
Z22	Office Overhead & Profit	5.50%	5%	6.40	30,868
Z23	Bonds and Insurance	2.00%	2%	2.46	11,842
BUILDING CONSTRUCTION COST BEFORE ESCALATION		95%	125.30	603,944	
Z30	Escalation to Start Date - Q3 2024	5.50%	5%	6.89	33,217
RECOMMENDED BUDGET		100%	132.19	637,161	

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Early Child Care

	Quantity	Unit	Rate	Total
<b>Enclosed Areas</b>				
First Floor	4,820	SF		
Height	10	LF		
<b>TOTAL GROSS FLOOR AREA - AREA OF WORK</b>	<b>4,820</b>	<b>SF</b>		
<b>C10 Interior Construction</b>	<b>4,820</b>	<b>SF</b>	<b>16.97</b>	<b>81,797</b>
<b>C1010 Partitions</b>	<b>4,820</b>	<b>SF</b>	<b>10.53</b>	<b>50,746</b>
Interior partitions				
2x4 wood stud, 2X GWB, insulated, 1hr rated	780	SF	21.70	16,926
Existing partitions - patch and repair	5,930	SF	1.15	6,820
Interior windows				
Interior glazing - full ht. WD framed storefront	300	SF	90.00	27,000
<b>C1020 Interior Doors</b>	<b>4,820</b>	<b>SF</b>	<b>5.89</b>	<b>28,400</b>
Standard swing doors, w/ hardware				
Single - WD	7	EA	3,200.00	22,400
Double door - full glaze	1	EA	6,000.00	6,000
<b>C1030 Fittings</b>	<b>4,820</b>	<b>SF</b>	<b>0.55</b>	<b>2,651</b>
Identifying devices	4,820	SF	0.55	2,651
<b>C30 Interior Finishes</b>	<b>4,820</b>	<b>SF</b>	<b>15.78</b>	<b>76,071</b>
<b>C3010 Wall Finishes</b>	<b>4,820</b>	<b>SF</b>	<b>3.42</b>	<b>16,478</b>
Prep and paint - new interior partitions	1,560	SF	2.20	3,432
Prep and paint - existing interior partitions	5,930	SF	2.20	13,046
<b>C3020 Floor Finishes</b>	<b>4,820</b>	<b>SF</b>	<b>6.55</b>	<b>31,590</b>
Carpet, commercial nylon 42 oz incl. base	4,560	SF	6.50	29,640
Resilient flooring, incl. base	260	SF	7.50	1,950

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Early Child Care

	Quantity	Unit	Rate	Total
<b>C3030 Ceiling Finishes</b>	4,820	SF	5.81	28,003
Suspended acoustic ceiling	2,870	SF	8.50	24,395
Prep and paint - existing ceiling	1,950	SF	1.85	3,608
<b>D20 Plumbing Systems</b>	4,820	SF	12.63	60,855
<b>D2010 Plumbing Fixtures</b>	4,820	SF	2.80	13,500
Lavatory	3	EA	950.00	2,850
S1 - sink, large	4	EA	1,350.00	5,400
WC1 - water closet, low flow	3	EA	1,750.00	5,250
<b>D2020 Domestic Water Distribution</b>	4,820	SF	5.55	26,730
Modifications to existing plumbing piping	4,820	SF	1.50	7,230
Pipes and fittings, insulation	300	LF	65.00	19,500
<b>D2030 Sanitary Waste</b>	4,820	SF	4.28	20,625
Waste pipe and fittings	375	LF	55.00	20,625
<b>D30 Heating, Ventilation &amp; Air Conditioning</b>	4,820	SF	3.09	14,917
<b>D3010 Energy Supply</b>	4,820	SF	2.75	13,255
Modifications to existing ductwork	4,820	SF	2.75	13,255
<b>D3040 Distribution Systems</b>	4,820	SF	0.34	1,662
Exhaust fans, bath 110 cfm	3	EA	364.00	1,092
Grilles and diffusers	3	EA	190.00	570
<b>D40 Fire Protection</b>	4,820	SF	3.50	16,870
<b>D4010 Sprinklers</b>	4,820	SF	3.50	16,870
Sprinkler systems - modification to existing	4,820	SF	3.50	16,870
<b>D50 Electrical Lighting, Power &amp; Communications</b>	4,820	SF	23.50	113,270
<b>D5010 Electrical Service &amp; Distribution</b>	4,820	SF	2.50	12,050
Power - modification to existing	4,820	SF	2.50	12,050

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Early Child Care

	Quantity	Unit	Rate	Total
<b>D5020 Lighting &amp; Branch Wiring</b>	4,820	SF	19.50	93,990
Lighting controls				
Controls	4,820	SF	4.50	21,690
Lighting				
Allowance, new lighting	4,820	SF	15.00	72,300
<b>D5030 Communications &amp; Security</b>	4,820	SF	1.50	7,230
Fire alarm - modification to existing	4,820	SF	1.50	7,230
<b>E20 Furnishings</b>	4,820	SF	7.03	33,890
<b>E2010 Fixed Furnishings</b>	4,820	SF	7.03	33,890
Fixed casework				
Lowers incl. cabinets	50	LF	475.00	23,750
Uppers - open, adjustable shelving	26	LF	390.00	10,140
<b>F20 Selective Demolition</b>	4,820	SF	4.46	21,514
<b>F2010 Building Elements Demolition</b>	4,820	SF	4.46	21,514
Temporary protection	4,820	SF	2.00	9,640
Architectural				
Demo - interior door, single	10	EA	150.00	1,500
Demo - interior partition	2,470	SF	4.20	10,374
<b>F2020 Hazardous Components Abatement</b>	4,820	SF		
Hazmat abatement				<i>by Owner</i>

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building Summary

#### Sitework

				\$/SF	TOTAL
		Gross Area:		3,100 SF	
G10	Site Preparation		12%	12.55	38,902
G20	Site Improvements		53%	53.83	166,870
G30	Site Mechanical Utilities		0%	0.00	0
G40	Site Electrical Utilities		0%	0.00	0
G90	Other Site Construction		0%	0.00	0
G	Building Sitework		66%	66.38	205,772
SITE ELEMENTAL COST BEFORE CONTINGENCIES			66%	66.38	205,772
Z10A	Design Contingency	15.00%	10%	9.96	30,866
Z10B	Construction Contingency	5.00%	3%	3.32	10,289
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			79%	79.65	246,926
Z20	SDI	1.20%	1%	0.96	2,963
Z21A	General Conditions	5.00%	4%	4.03	12,494
Z21B	General Requirements	5.00%	4%	4.40	13,634
Z22	Office Overhead & Profit	5.50%	5%	4.90	15,181
Z23	Bonds and Insurance	2.00%	2%	1.88	5,824
SITE CONSTRUCTION COST BEFORE ESCALATION			95%	95.81	297,022
Z30	Escalation to Start Date - Q3 2024	5.50%	5%	5.27	16,336
RECOMMENDED BUDGET			100%	101.08	313,358

# White Salmon Community Center Feasibility Study

## City of White Salmon

Parks Building				
Sitework				
	Quantity	Unit	Rate	Total
<b>Net Site Areas</b>				
Pedestrian Paving and Hardscape	100	SF		
Landscaping and Softscape	3,000	SF		
<b>TOTAL SITE AREA</b>				
	3,100	SF		
<b>G10 Site Preparation</b>				
	3,100	SF	12.55	38,902
G1010 Site Clearing				
Construction entrance	1	EA	5,000.00	5,000
Construction fencing	740	LF	12.50	9,250
Erosion control				
Protect - catch basin	4	EA	175.00	700
Straw wattle	740	LF	3.10	2,294
Tree protection	1	LS	5,000.00	5,000
Site protection	1	LS	10,000.00	10,000
Survey and layout	1	LS	5,000.00	5,000
G1030 Site Earthwork				
Clear and grub	1,500	SF	0.75	1,125
Excavation - site cut, incl. haul and dispose	6	CY	40.00	240
Base aggregates - ped paving, 9" depth	4.5	CY	65.00	293
G1040 Hazardous Waste Remediation				
No work anticipated				NIC
<b>G20 Site Improvements</b>				
	3,100	SF	53.83	166,870
G2010 Roadways				
No work anticipated				NIC
G2020 Parking Lots				
Curb - standard	200	LF	30.00	6,000
Striping	250	LF	7.50	1,875
ADA signage	1	LS	800.00	800
G2040 Site Development				
Ramps, walls, and stairs				
CIP concrete - ramp	100	SF	20.00	2,000

# White Salmon Community Center Feasibility Study

## City of White Salmon

Parks Building Sitework		Quantity	Unit	Rate	Total
Playground					
Engineered wood fiber	1,500	SF	2.85	4,275	
Play equipment	1	LS	90,000.00	90,000	
Site Features and Furnishings					
Bench - steel frame, 6'	4	EA	3,000.00	12,000	
Trash receptacle, galvanized, enameled, 40 gal	4	EA	1,730.00	6,920	
Boulders	20	EA	450.00	9,000	
G2050 Landscaping					
Irrigated planting area					
Topsoil - amendment to existing	1,500	SF	1.15	1,725	
Planting	1,500	SF	8.50	12,750	
Irrigation	1,500	SF	2.50	3,750	
Trees, unknown species	20	EA	650.00	13,000	
Irrigated lawn area					
Hydroseed	1,500	SF	0.35	525	
Irrigation	1,500	SF	1.50	2,250	
<b>G30 Site Mechanical Utilities</b>		<b>3,100</b>	<b>SF</b>		
No work anticipated					<i>NIC</i>
<b>G40 Site Electrical Utilities</b>		<b>3,100</b>	<b>SF</b>		
No work anticipated					<i>NIC</i>



# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Youth Center Summary

		%	\$/SF	TOTAL	
		Gross Area:	2,405 SF		
A10	Foundations	0%	0.00	0	
A20	Basement Construction	0%	0.00	0	
A	Substructure	0%	0.00	0	
B10	Superstructure	0%	0.00	0	
B20	Exterior Enclosure	0%	0.00	0	
B30	Roofing	0%	0.00	0	
B	Shell	0%	0.00	0	
C10	Interior Construction	8%	11.13	26,767	
C20	Stairways	3%	3.74	9,000	
C30	Interior Finishes	13%	18.11	43,561	
C	Interiors	23%	32.98	79,328	
D10	Conveying Systems	0%	0.00	0	
D20	Plumbing Systems	9%	13.01	31,290	
D30	Heating, Ventilation & Air Conditioning	3%	4.41	10,612	
D40	Fire Protection	2%	3.50	8,418	
D50	Electrical Lighting, Power & Communications	22%	30.87	74,233	
D	Services	37%	51.79	124,552	
E10	Equipment	2%	2.49	6,000	
E20	Furnishings	0%	0.00	0	
E	Equipment & Furnishings	2%	2.49	6,000	
F10	Special Construction	0%	0.00	0	
F20	Selective Demolition	4%	5.48	13,170	
F	Special Construction & Demolition	4%	5.48	13,170	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		66%	92.74	223,050	
Z10A	Design Contingency	15.00%	10%	13.91	33,457
Z10B	Construction Contingency	5.00%	3%	4.64	11,152
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		79%	111.29	267,660	
Z20	SDI	1.20%	1%	1.34	3,212
Z21A	General Conditions	5.00%	4%	5.63	13,544
Z21B	General Requirements	5.00%	4%	5.91	14,221
Z22	Office Overhead & Profit	5.50%	5%	6.83	16,425
Z23	Bonds and Insurance	2.00%	2%	2.62	6,301
BUILDING CONSTRUCTION COST BEFORE ESCALATION		95%	133.62	321,362	
Z30	Escalation to Start Date - Q3 2024	5.50%	5%	7.35	17,675
RECOMMENDED BUDGET		100%	140.97	339,037	

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Youth Center

	Quantity	Unit	Rate	Total
<b>Enclosed Areas</b>				
Second Floor	2,405	SF		
Height	11	LF		
<b>TOTAL GROSS FLOOR AREA - AREA OF WORK</b>	<b>2,405</b>	<b>SF</b>		
<b>C10 Interior Construction</b>	<b>2,405</b>	<b>SF</b>	<b>11.13</b>	<b>26,767</b>
<b>C1010 Partitions</b>	<b>2,405</b>	<b>SF</b>	<b>5.26</b>	<b>12,644</b>
Interior partitions				
2x4 wood stud, 2X GWB, insulated, 1hr rated	462	SF	21.70	10,025
Existing partitions - patch and repair	2,277	SF	1.15	2,619
<b>C1020 Interior Doors</b>	<b>2,405</b>	<b>SF</b>	<b>5.32</b>	<b>12,800</b>
Standard swing doors, w/ hardware				
Single - WD	4	EA	3,200.00	12,800
<b>C1030 Fittings</b>	<b>2,405</b>	<b>SF</b>	<b>0.55</b>	<b>1,323</b>
Identifying devices	2,405	SF	0.55	1,323
<b>C20 Stairways</b>	<b>2,405</b>	<b>SF</b>	<b>3.74</b>	<b>9,000</b>
<b>C2010 Stair Construction</b>	<b>2,405</b>	<b>SF</b>	<b>3.74</b>	<b>9,000</b>
Handrails	50	LF	180.00	9,000
<b>C30 Interior Finishes</b>	<b>2,405</b>	<b>SF</b>	<b>18.11</b>	<b>43,561</b>
<b>C3010 Wall Finishes</b>	<b>2,405</b>	<b>SF</b>	<b>2.93</b>	<b>7,042</b>
Prep and paint - new interior partitions	924	SF	2.20	2,033
Prep and paint - existing interior partitions	2,277	SF	2.20	5,009
<b>C3020 Floor Finishes</b>	<b>2,405</b>	<b>SF</b>	<b>6.68</b>	<b>16,077</b>
Carpet, commercial nylon 42 oz incl. base	1,961	SF	6.50	12,747
Resilient flooring, incl. base	444	SF	7.50	3,330

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Youth Center

	Quantity	Unit	Rate	Total
<b>C3030 Ceiling Finishes</b>	2,405	SF	8.50	20,443
Suspended acoustic ceiling	2,405	SF	8.50	20,443
<b>D20 Plumbing Systems</b>	2,405	SF	13.01	31,290
<b>D2010 Plumbing Fixtures</b>	2,405	SF	3.17	7,620
Lavatory	2	EA	950.00	1,900
Skullery sink - kitchen	1	EA	2,220.00	2,220
WC1 - water closet, low flow	2	EA	1,750.00	3,500
<b>D2020 Domestic Water Distribution</b>	2,405	SF	5.55	13,358
Modifications to existing plumbing piping	2,405	SF	1.50	3,608
Pipes and fittings, insulation	150	LF	65.00	9,750
<b>D2030 Sanitary Waste</b>	2,405	SF	4.29	10,313
Waste pipe and fittings	188	LF	55.00	10,313
<b>D30 Heating, Ventilation &amp; Air Conditioning</b>	2,405	SF	4.41	10,612
<b>D3010 Energy Supply</b>	2,405	SF	2.75	6,614
Modifications to existing ductwork	2,405	SF	2.75	6,614
<b>D3040 Distribution Systems</b>	2,405	SF	1.66	3,998
Exhaust fans, bath 110 cfm	2	EA	364.00	728
Exhaust fans, kitchen 600 cfm	1	EA	2,700.00	2,700
Grilles and diffusers	3	EA	190.00	570
<b>D40 Fire Protection</b>	2,405	SF	3.50	8,418
<b>D4010 Sprinklers</b>	2,405	SF	3.50	8,418
Sprinkler systems - modification to existing	2,405	SF	3.50	8,418
<b>D50 Electrical Lighting, Power &amp; Communications</b>	2,405	SF	30.87	74,233
<b>D5010 Electrical Service &amp; Distribution</b>	2,405	SF	2.50	6,013
Power - modification to existing	2,405	SF	2.50	6,013

# White Salmon Community Center Feasibility Study

## City of While Salmon

### Parks Building - Youth Center

	Quantity	Unit	Rate	Total
<b>D5020 Lighting &amp; Branch Wiring</b>	<b>2,405</b>	<b>SF</b>	<b>19.50</b>	<b>46,898</b>
Lighting controls				
Controls	2,405	SF	4.50	10,823
Lighting				
Allowance, new lighting	2,405	SF	15.00	36,075
<b>D5030 Communications &amp; Security</b>	<b>2,405</b>	<b>SF</b>	<b>8.87</b>	<b>21,323</b>
Data outlets, network, cabling	2,405	SF	3.00	7,215
IT rack	1	EA	10,500.00	10,500
Fire alarm - modification to existing	2,405	SF	1.50	3,608
<b>E10 Equipment</b>	<b>2,405</b>	<b>SF</b>		<b>6,000</b>
Kitchen equipment - allowance	1	LS	6,000.00	6,000
<b>F20 Selective Demolition</b>	<b>2,405</b>	<b>SF</b>	<b>5.48</b>	<b>13,170</b>
<b>F2010 Building Elements Demolition</b>	<b>2,405</b>	<b>SF</b>	<b>5.48</b>	<b>13,170</b>
Temporary protection	2,405	SF	2.00	4,810
Architectural				
Demo - interior door, single	3	EA	150.00	450
Demo - interior partition	550	SF	4.20	2,310
Demo - guardrail	50	LF	40.00	2,000
Demo - casework	120	LF	30.00	3,600
<b>F2020 Hazardous Components Abatement</b>	<b>2,405</b>	<b>SF</b>		
Hazmat abatement				<i>by Owner</i>