PRELIMINARY ESTIMATE

Okanogan County
JUVENILE DETENTION FACILITY
Okanogan, Washington

Beaman Architecture , Ltd.
Project No.
30 April 2012

PROJECT BUDGET	$ 19,050,691.70			
City Permit, Plan Review and Inspection fees		$	113,750.00	
Systems Development charges				
Electrical		$	10,000.00	
Electrical: Power Distribution		$	60,000.00	
Sanitary		$	11,000.00	
Water		$	25,000.00	
Survey work		$	6,600.00	
Soils Testing		$	5,500.00	
Construction Testing		$	20,000.00	
Interest		$	-	Not Applicable
Equipment, furniture, etc.		$	50,000.00	
Design Fees		$	1,263,744.06	
Reimbursables		$	189,561.61	
Bid Set printing		$	10,000.00	
Telephone wiring and equipment		$	25,000.00	
Data network wiring and equipment		$	25,000.00	
Sales Tax		$	1,127,558.43	
Contingency @ 10%		$	1,464,361.60	

TOTAL CONSTRUCTION BUDGET $14,643,616.00

Juvenile Facility	*Architectural Cost Consultants, LLC*	Estimate Date:	24-Apr-12
Okanogan County	James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA	Document Date:	Apr 2012
Okanogan, Washington	8060 SW Pfaffle Street, Suite 110	Print Date:	01-May-12
Beaman Architecture, Ltd.	Tigard, Oregon 97223-8489	Print Time:	11:20 AM
Conceptual Probable Cost Budget	Phone (503) 718-0075 Fax (503) 718-0077 www.archcost.com	Constr. Start:	Apr 2013

SUMMARY		Phase 1A		Phase 1		Phase 2		Total PH 1A + 1 + 2		
DIRECT CONSTRUCTION COSTS	**%**	**$ / sf**	**Cost**	**$ / sf**	**Cost**	**$ / sf**	**Cost**	**$ / sf**	**Totals**	**Comments**
Level 1		1,120 sf		4,478 sf		8,952 sf			14,550	
Level 2		554 sf		4,186 sf		9,454 sf			14,194	
Level 3		480 sf		3,550 sf		9,454 sf			13,484	
Total Gross Area		2,154 sf		12,214 sf		27,860 sf			42,228	sf
01 | GENERAL REQUIREMENTS		$4.24	$9,125	$7.06	$86,250	$6.27	$174,750	$6.40	$270,125	
02 | FOUNDATIONS / SUBSTRUCTURE		7.13	15,358	5.88	71,856	5.44	151,519	5.65	238,733	
03 | SUPERSTRUCTURE		17.13	36,892	22.61	276,218	24.09	671,234	23.31	984,344	
04 | EXTERIOR ENCLOSURE		45.09	97,125	29.12	355,680	31.38	874,380	31.43	1,327,185	
05 | ROOFING		3.34	7,200	20.27	247,570	4.07	113,448	8.72	368,218	skylight 24 x 66 in Ph 1
06 | INTERIOR CONSTRUCTION		15.00	32,310	52.50	641,235	45.68	1,272,506	46.08	1,946,051	
07 | EQUIPMENT / FURNISHINGS		1.50	3,231	22.50	274,815	17.97	500,600	18.44	778,646	
08 | SPECIAL CONSTRUCTION		0.00	0	0.00	0	0.00	0	0.00	0	
09 | CONVEYING EQUIPMENT		0.00	0	0.00	0	3.80	106,001	2.51	106,001	
10 | FIRE SUPPRESSION		3.25	7,001	4.50	54,963	4.50	125,370	4.44	187,334	
11 | PLUMBING		0.00	0	26.75	326,725	28.00	780,080	26.21	1,106,805	
12 | HVAC		30.00	64,620	23.50	287,029	25.00	696,500	24.82	1,048,149	
13 | ELECTRICAL		24.00	51,696	32.50	396,955	28.50	794,010	29.43	1,242,661	
15 | ELECTRONIC SAFETY & SECURITY		5.00	10,770	22.50	274,815	21.00	585,060	20.62	870,645	
16 | SITEWORK		19.22	41,400	11.14	136,080	7.74	215,720	9.31	393,200	incl repair alley in PH 2
SUB-TOTAL		**$174.90**	**$376,727**	**$280.84**	**$3,430,190**	**$253.45**	**$7,061,178**	**$257.37**	**$10,868,095**	
General Conditions	7.50%	13.12	28,255	21.06	257,264	19.01	529,588	19.30	815,107	
Subcontractor Bond	1.00%	1.75	3,767	2.81	34,302	2.53	70,612	2.57	108,681	
Performance Bond	0.60%	1.14	2,452	1.83	22,331	1.65	45,968	1.68	70,751	
Bureau of Labor & Industries	0.50%	0.95	2,056	1.53	18,720	1.38	38,537	1.40	59,313	
Builders Risk	0.55%	1.06	2,273	1.69	20,695	1.53	42,602	1.55	65,571	
Design & Estimating Contingency	10.00%	19.29	41,553	30.98	378,350	27.96	778,849	28.39	1,198,752	
Index To Construction Start	see below	6.37	13,712	15.49	189,156	28.48	793,541	23.60	996,409	
General Contractor OH & Profit	3.25%	7.10	15,301	11.58	141,408	10.92	304,228	10.92	460,937	
TOTAL DIRECT CONSTRUCTION COST		**$225.67**	**$486,097**	**$367.81**	**$4,492,417**	**$346.92**	**$9,665,103**	**$346.78**	**$14,643,616**	

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

This is a probable cost estimate based on in-progress documentation provided by the architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc.. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or Contractor's method of pricing, Contractor's construction logistics and scheduling. This estimate is formulated on the estimators professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the Work will not vary from the Estimators opinion of probable Construction cost.

Escalation Assumptions: Construction Start:				
	Phase 1A	May 2013	assume 3% per year	3.00%
	Phase 1	Nov 2013	assume 3% per year	4.55%
	Phase 2	Jan 2015	assume 4% per year	9.26%

PRELIMINARY ESTIMATE

Okanogan County
JUVENILE DETENTION FACILITY
Okanogan, Washington

Beaman Architecture , Ltd.
Project No.
23 AUGUST 2011

PROJECT BUDGET	$ 11,942,775.09			
City Permit, Plan Review and Inspection fees		$	113,750.00	
Systems Development charges				
Electrical		$	10,000.00	
Electrical: Power Distribution		$	60,000.00	
Sanitary		$	11,000.00	
Water		$	25,000.00	
Survey work		$	6,600.00	
Soils Testing		$	5,500.00	
Construction Testing		$	48,000.00	
Interest		$	-	Not Applicable
Equipment, furniture, etc.		$	50,000.00	
Design Fees		$	860,668.40	
Reimbursables		$	129,100.26	
Bid Set printing		$	10,000.00	
Telephone wiring and equipment		$	25,000.00	
Data network wiring and equipment		$	25,000.00	
Sales Tax		$	691,047.62	
Contingency @ 10%		$	897,464.44	

SUBTOTAL NEW CONSTRUCTION BUDGET	$6,230,583.52
SUBTOTAL RENOVATED CONSTRUCTION BUDGET	$2,494,060.86
SUBTOTAL SITE CONSTRUCTION BUDGET	$250,000.00
TOTAL CONSTRUCTION BUDGET	$8,974,644.38

COST MATRIX - **NEW CONSTRUCTION**

BUILDING COSTS

ROUGH DRAFT

23-Aug-11

BLDG. GSF	20,975	
BLDG. COST	$6,230,583.52	(4,209,400 BASE)
SITE	$250,000.00	(NOT PART OF TOTAL)
INFLAT. FACTOR:	1.12	(3% PER YEAR BEYOND 2012)
SIZE FACTOR	0.7360	(28,500 GSF BASE)
DATE OF CONSTR	2012	
OCCUP. FACTOR:	1.12	(BASE IS APPROX. 1.5/1; I-3/B OCCUP.)
WEATHER/LOCALITY	1.1	

SHADED AREA NOT TO BE CHANGED

DIVISION #	LINE ITEM NAME	LINE ITEM AMOUNT	SUBLINE ITEM AMOUNT	COST PER UNIT (RELATIVE)	UNIT	COST PER UNIT (ACTUAL)	UNIT	PERCENTAGE OF TOTAL
03000	CONCRETE	$362,538.44		$17.28	SF			5.82%
	FOUNDATIONS		$62,961.86			$3.00		
	WALLS		$106,628.95			$5.08		
	SLABS		$121,861.66			$5.81		
	RESTEEL & MESH		$71,085.97			$3.39		
04000	MASONRY	$700,704.54		$33.41	SF			11.25%
	CMU		$700,704.54			$12.00	SF	
05000	METALS	$181,776.97		$8.67				2.92%
	STAIRS & RAILINGS		$172,637.35					
	STR. MISC STEEL		$145,218.48					
	STL. JOIST & DECK		$36,558.50					
06000	WOODS & PLASTICS	$375,740.12		$17.91	SF			6.03%
	FRAMING		$157,404.64					
	MILLWORK		$66,008.40					
	CASEWORK		$152,327.07			$100.00	LF	
07000	THERMAL / MOISTURE	$363,553.95		$17.33	SF			5.83%
	WATERPROOFING		$7,108.60			$0.34		
	BLDG. INSULATION		$13,201.68			$0.63		
	FIRESTOPPING		$76,163.54			$3.63		
	MEMBRANE ROOFING		$89,365.22			$4.26		
	FLASHING/SHT. METAL		$86,318.68			$4.12		
	SKYLIGHTS		$63,977.37			$3.05		
	CAULKING/GROUTING		$27,418.87			$1.31		
08000	DOORS & WINDOWS	$325,979.94		$15.54				5.23%
	HOLLOWMETAL		$21,325.79					
	WOOD DOORS		$10,155.14					

	ACCESS DOORS		$16,248.22					
	OH COILING DOORS		$7,108.60					
	ALUM. WINDOWS / CURTAIN WALL		$255,909.48			$87.00	SF	
	AUTO. DOORS		$15,232.71			$7,500.00	EA	
09000	FINISHES	$443,779.54		$21.16				7.12%
	LATH-PLASTER-GWB		$192,947.63					
	CERAMIC TILE		$27,418.87			$7.00	SF	
	ACOUSTICAL		$64,992.88					
	FLOORING		$80,225.59			$7.50	SF	
	PAINTING		$51,791.21					
	CELL PADDING		$26,403.36			$45.00	SF	
10000	SPECIALTIES	$54,837.75		$2.61				0.88%
	WHITE BOARDS		$1,015.51					
	TLT. PARTITIONS		$2,031.03					
	METAL LOUVERS		$8,124.11			$32.00	SF	
	CORNER GUARDS		$2,031.03					
	ACCESS FLOORING		$4,062.06			$13.50	SF	
	SIGNS		$8,124.11					
	METAL LOCKERS		$7,108.60			$7.00	SF	
	FIRE EXTINGUISHERS		$3,046.54			$500.00	EA	
	OPERABLE PARTITION		$3,046.54			$23.00	SF	
	TOILET ACCESSORIES		$12,186.17					
	PASS BOXES		$4,062.06			$1,334.00	EA	
11000	EQUIPMENT	$413,720.33		$19.72				6.64%
	PROJ. SCREEN		$406.21			$400.00	EA	
	DETENTION EQUIP.		$350,352.27					
	MISC. EQUIP		$54,837.75			$80.00	SF	
	RESIDENTIAL APPLIA.		$2,031.03					
	ATHLETIC EQUIP.		$6,093.08					
12000	FURNISHINGS	$12,186.17		$0.58				0.20%
	WINDOW TREATMENT		$2,031.03			$10.00	SF	
	MISC. FURNISHINGS		$10,155.14					
13000	NOT USED							
14000	CONVEYING EQUIPMENT	$71,085.97						
	MISC. FURNISHINGS		$71,085.97	$3.39				
15000	MECHANICAL	$919,040.01		$43.82				14.75%
16000	ELECTRICAL	$682,425.29		$32.54				10.95%
17000	LOW VOLTAGE	$424,484.78		$20.24				6.81%
01000	GEN. CONDITIONS / INSURANCE / BONDS	$649,928.85		$30.99				10.43%
01000	CONTRACTOR OH AND FEE	$248,800.89		$11.86				3.99%
	TOTAL BUILDING COST	**$6,230,583.52**	**COST / SF**	**$297.05**				94.87%

COST MATRIX - **RENOVATION CONSTRUCTION**

ROUGH DRAFT

BUILDING COSTS

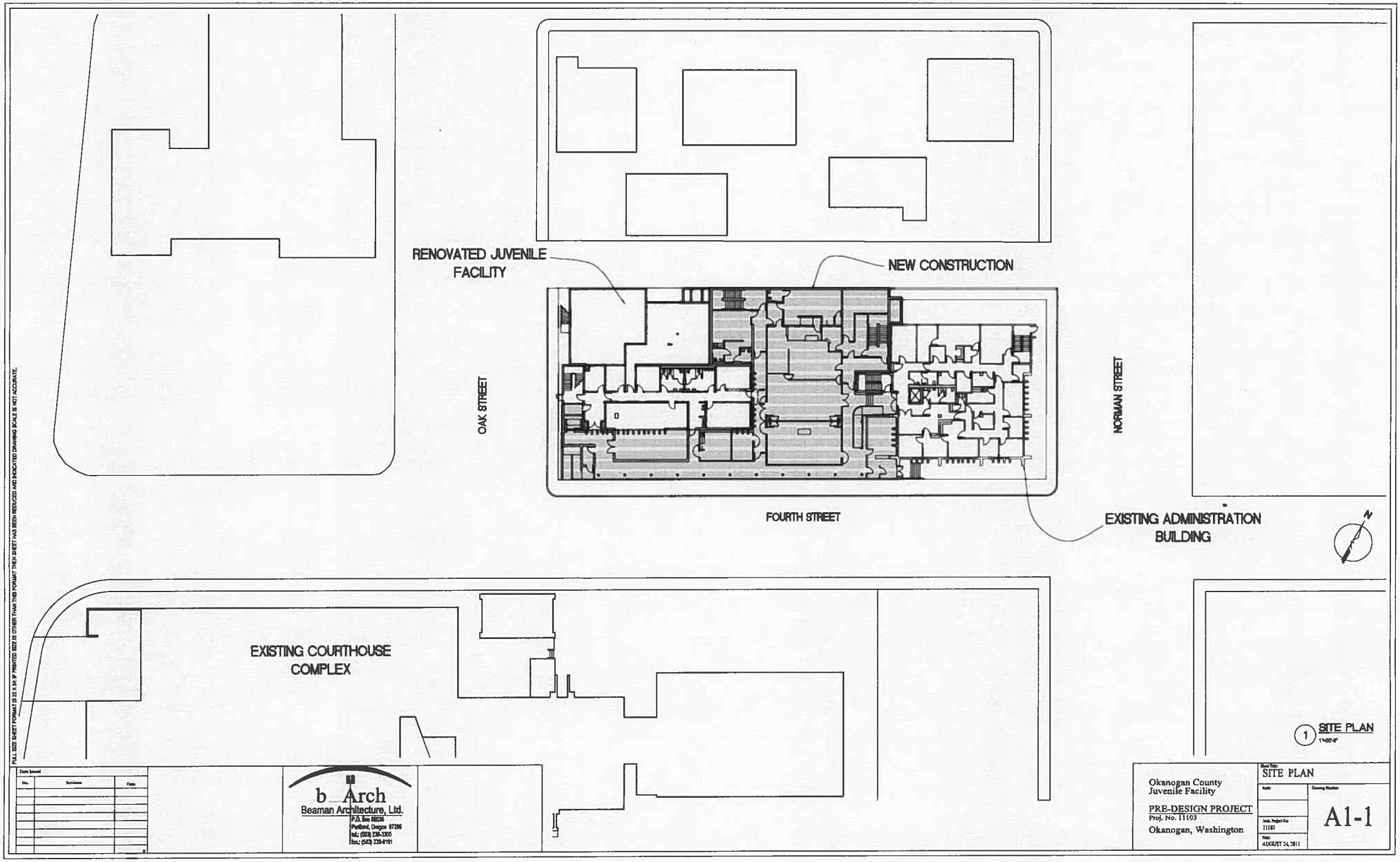
23-Aug-11

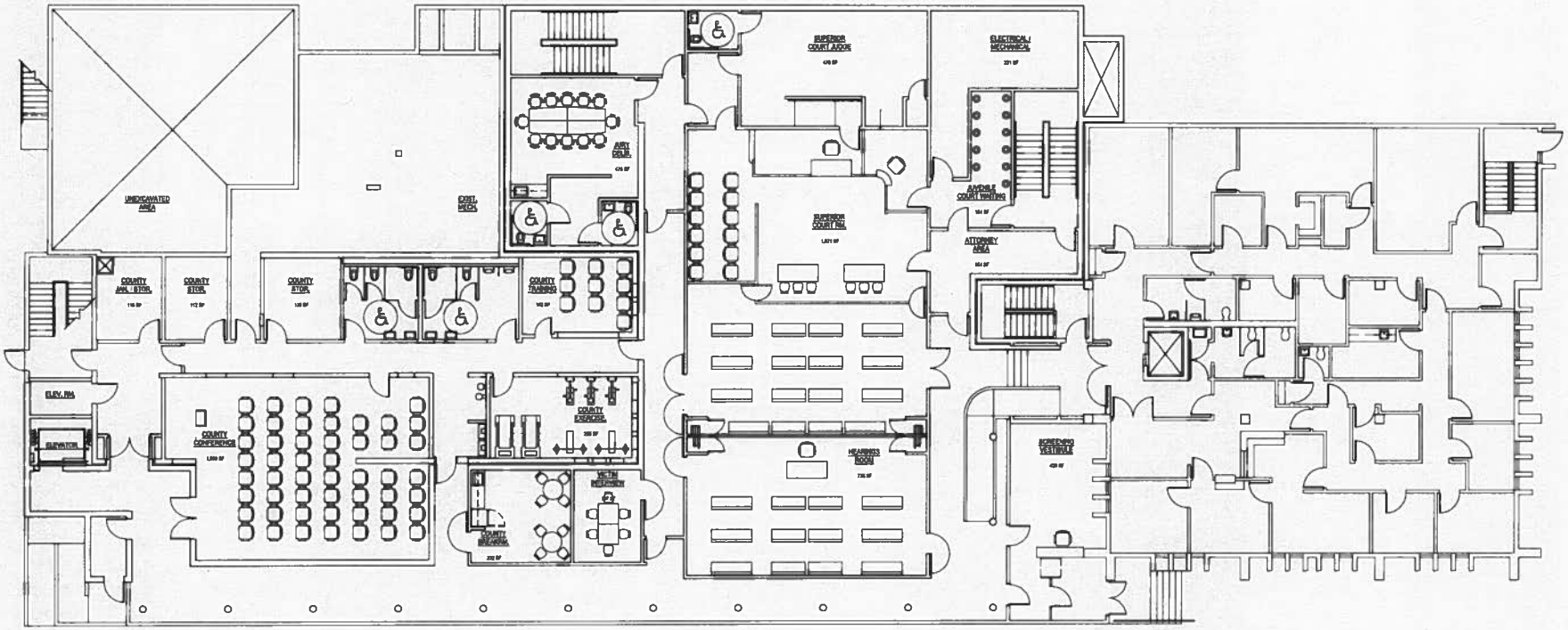
BLDG. GSF	8,403	
BLDG. COST	$2,494,060.86	(4,209,400 BASE)
SITE	$0.00	(NOT PART OF TOTAL)
INFLAT. FACTOR:	1.12	(3% PER YEAR BEYOND 2012)
SIZE FACTOR	0.2948	(28,500 GSF BASE)
DATE OF CONSTR	2012	
OCCUP. FACTOR:	1.12	(BASE IS APPROX. 1.5/1; I-3/B OCCUP.)
WEATHER/LOCALITY	1.1	

SHADED AREA NOT TO BE CHANGED

DIVISION #	LINE ITEM NAME	LINE ITEM AMOUNT	SUBLINE ITEM AMOUNT	COST PER UNIT (RELATIVE)	UNIT	COST PER UNIT (ACTUAL)	UNIT	PERCENTAGE OF TOTAL
02000	DEMOLITION	$211,554.16		$25.18	SF			8.48%
			$211,554.16			$12.00	SF	
03000	CONCRETE	$13,018.72		$1.55	SF			0.52%
	MISC		$13,018.72			$1.55		
04000	MASONRY	$130,187.18		$15.49	SF			5.22%
	CMU		$130,187.18			$12.00	SF	
05000	METALS	$98,860.89						3.96%
	STR. MISC STEEL		$98,860.89					
06000	WOODS & PLASTICS	$170,870.67		$20.33	SF			6.85%
	FRAMING		$58,991.06					
	MILLWORK		$50,854.37					
	CASEWORK		$61,025.24			$100.00	LF	
07000	THERMAL / MOISTURE	$92,758.36		$11.04	SF			3.72%
	BLDG. INSULATION		$51,261.20			$6.10		
	FIRESTOPPING		$30,512.62			$3.63		
	CAULKING/GROUTING		$10,984.54			$1.31		
08000	DOORS & WINDOWS	$116,354.79		$13.85				4.67%
	HOLLOWMETAL		$58,991.06					
	WOOD DOORS		$44,751.84					
	ACCESS DOORS		$6,509.36					
	AUTO. DOORS		$6,102.52			$7,500.00	EA	
09000	FINISHES	$379,983.83		$45.22				15.24%
	LATH-PLASTER-GWB		$183,075.72					

	CERAMIC TILE		$10,984.54				$7.00		SF		
	ACOUSTICAL		$60,211.57								
	FLOORING		$64,279.92				$7.50		SF		
	PAINTING		$61,432.07								
10000	SPECIALTIES	$19,121.24			$2.28						0.77%
	WHITE BOARDS		$406.83								
	TLT. PARTITIONS		$813.67								
	METAL LOUVERS		$3,254.68				$32.00		SF		
	CORNER GUARDS		$813.67								
	ACCESS FLOORING		$1,627.34				$13.50		SF		
	SIGNS		$3,254.68								
	METAL LOCKERS		$2,847.84				$7.00		SF		
	FIRE EXTINGUISHERS		$1,220.50				$500.00		EA		
	OPERABLE PARTITION		$0.00				$23.00		SF		
	TOILET ACCESSORIES		$4,882.02								
	PASS BOXES		$0.00				$1,334.00		EA		
11000	EQUIPMENT	$286,167.69			$34.06						11.47%
	PROJ. SCREEN		$162.73				$400.00		EA		
	DETENTION EQUIP.		$79,332.81								
	MISC. EQUIP		$30,105.78				$80.00		SF		
	KITCHEN APPLIA.		$171,684.34								
	ATHLETIC EQUIP.		$4,882.02								
12000	FURNISHINGS	$4,882.02			$0.58						0.20%
	WINDOW TREATMENT		$813.67				$10.00		SF		
	MISC. FURNISHINGS		$4,068.35								
13000	NOT USED										
14000	NOT USED										
15000	MECHANICAL	$368,185.61			$43.82						14.76%
16000	ELECTRICAL	$273,393.07			$32.54						10.96%
17000	LOW VOLTAGE	$129,373.51			$15.40						5.19%
01000	GEN. CONDITIONS / INSURANCE / BONDS	$292,921.15			$34.86						11.74%
01000	CONTRACTOR OH AND FEE	$117,982.13			$14.04						4.73%
	TOTAL BUILDING COST	**$2,494,060.86**		**COST / SF**	**$310.22**						95.27%


RENOVATED JUVENILE FACILITY
NEW CONSTRUCTION
OAK STREET
NORMAN STREET
FOURTH STREET
EXISTING ADMINISTRATION BUILDING
EXISTING COURTHOUSE COMPLEX
1 SITE PLAN
1"=20'-0"
FULL SIZE SHEET FORMAT IS 22 X 34. IF PRINTED SIZE IS OTHER THAN THIS FORMAT THIS SHEET HAS BEEN REDUCED AND INDICATED DRAWING SCALE IS NOT ACCURATE.
Date Issued
No.
Revisions
Date
b_Arch
Beaman Architecture, Ltd.
P.O. Box 86236
Portland, Oregon 97286
tel.: (503) 236-3300
fax.: (503) 236-8181
Okanogan County
Juvenile Facility
PRE-DESIGN PROJECT
Proj. No. 11103
Okanogan, Washington
Sheet Title:
SITE PLAN
Scale:
Drawing Number:
A1-1
Arch. Project No:
11103
Date:
AUGUST 24, 2011



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

FULL SIZE SHEET FORMAT IS 22 X 34; IF PRINTED SIZE IS OTHER THAN THIS FORMAT THEN SHEET HAS BEEN REDUCED AND INDICATED DRAWING SCALE IS NOT ACCURATE.

Date Issued		
No.	Revision	Date

b_Arch
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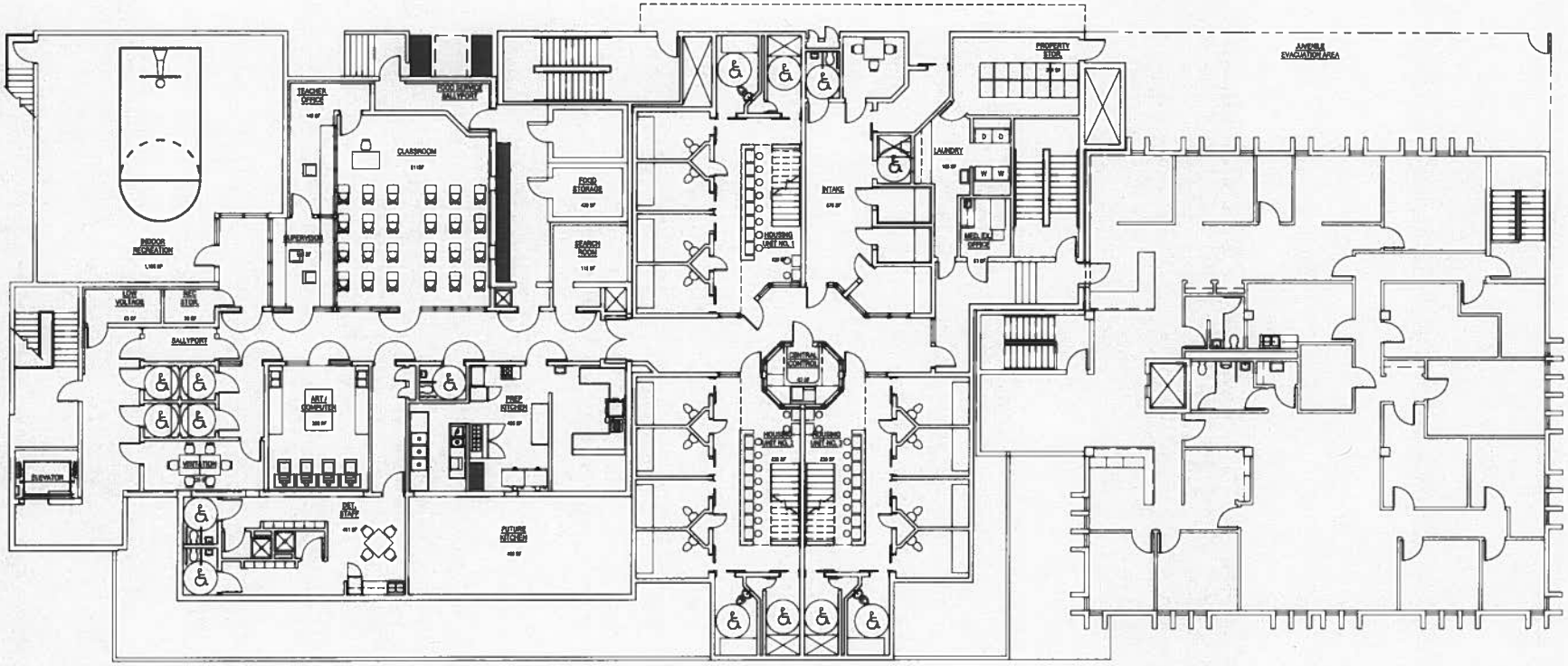
Okanogan County
Juvenile Facility

PRE-DESIGN PROJECT
Proj. No. 11103
Okanogan, Washington

Sheet Title: LEVEL 1 PLAN
Scale:
Drawing Number: A2-1
Arch. Project No: 11103
Date: AUGUST 24, 2011



1 LEVEL 2 FLOOR PLAN

LEVEL 2

FULL SIZE SHEET FORMAT IS 22 X 34; IF PRINTED SIZE IS OTHER THAN THIS FORMAT THEN SHEET HAS BEEN REDUCED AND INDICATED DRAWING SCALE IS NOT ACCURATE.

Date Issued		
No.	Revision	Date

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Okanogan County
Juvenile Facility

PRE-DESIGN PROJECT
Proj. No. 11103

Okanogan, Washington

Sheet Title: LEVEL 2 PLAN

Scale:

Drawing Number: A2-2

Arch. Project No. 11103

Date: AUGUST 24, 2011