



# HENSEL PHELPS

Plan. Build. Manage.

## Operations and Maintenance Facility East Financial Status Report

Updated: 02/04/21

Estimate Summary							Total	
A	B	C		D	E		F	
DIV	Description	Design Development Budget		Subcontractor	Final Cost after buyout complete		Projected Gains / Losses	
		180,000 SF			Name			
		\$/SF	Amount			\$/SF		Amount
<b>DESIGN</b>								
00	Site Survey, Geotechnical Report	4.17	\$ 750,000	Hensel Phelps	4.17	\$ 750,000	\$ -	
00	Schematic Design Development	26.39	\$ 4,750,000	Hensel Phelps	26.39	\$ 4,750,000	\$ -	
00	Design Development	26.32	\$ 4,738,000	Hensel Phelps	26.32	\$ 4,738,000	\$ -	
00	Construction Documents	26.50	\$ 4,770,000	Hensel Phelps	26.50	\$ 4,770,000	\$ -	
00	Construction Administration	6.94	\$ 1,250,000	Hensel Phelps	6.94	\$ 1,250,000	\$ -	
	<b>Subtotal - DESIGN</b>	<b>90.32</b>	<b>\$ 16,258,000</b>		<b>90.32</b>	<b>\$ 16,258,000</b>	<b>\$ -</b>	
<b>PRECONSTRUCTION SERVICES</b>								
00	Schedule Development	0.51	\$ 91,200	Hensel Phelps	0.51	\$ 91,200	\$ -	
00	Estimate Development	0.60	\$ 107,200	Hensel Phelps	0.60	\$ 107,200	\$ -	
00	Pre-Con General Conditions	0.28	\$ 50,000	Hensel Phelps	0.28	\$ 50,000	\$ -	
	<b>Subtotal - PRE CON</b>	<b>1.38</b>	<b>\$ 248,400</b>		<b>1.38</b>	<b>\$ 248,400</b>	<b>\$ -</b>	
<b>GC</b>								
01	General Conditions	79.88	\$ 14,379,148	Hensel Phelps	79.47	\$ 14,305,148	\$ 74,000	
	<b>Subtotal - GC</b>	<b>79.88</b>	<b>\$ 14,379,148</b>		<b>79.47</b>	<b>\$ 14,305,148</b>	<b>\$ 74,000</b>	
<b>BUILDING &amp; SITE</b>								
02	Selective Demolition	1.10	\$ 198,240	Demo Bob	1.01	\$ 182,000	\$ 16,240	
02	ATC - 1 (KING County Sewer Relocation)	0.89	\$ 160,000	HP ATC -1	0.89	\$ 160,000	\$ -	
02	ATC - 2 (King County Side Sewer)	(0.47)	\$ (85,000)	HP ATC -2	(0.47)	\$ (85,000)	\$ -	
02	ATC - 3 (TOD Phase 2 Shear Wall)	(1.72)	\$ (310,000)	HP ATC -3	(1.72)	\$ (310,000)	\$ -	
03	Concrete - MOW	1.82	\$ 328,280	Hensel Phelps	1.82	\$ 328,280	\$ -	
03	Reinforcing - MOW	0.97	\$ 175,000	Hensel Phelps	0.83	\$ 150,000	\$ 25,000	
03	Concrete - OMF	9.72	\$ 1,750,000	Hensel Phelps	6.94	\$ 1,250,000	\$ 500,000	
03	Reinforcing - OMF	4.17	\$ 750,000	Hensel Phelps	3.47	\$ 625,000	\$ 125,000	
04	Concrete Masonry (CMU)	7.50	\$ 1,350,000	CMU GUY	6.39	\$ 1,150,000	\$ 200,000	
05	STRUCTURAL STEEL	29.93	\$ 5,387,520	Perfection Erection	30.00	\$ 5,400,000	\$ (12,480)	
05	Miscellaneous Metals & STAIRS	18.56	\$ 3,340,000	STEEL EXPRESS	19.11	\$ 3,439,000	\$ (99,000)	
07	Roofing	4.19	\$ 755,000	No Drips Roofing	4.97	\$ 895,000	\$ (140,000)	
07	EXTERIOR - METAL PANELS - MOW	11.67	\$ 2,101,430	EXTERIORS R US	11.67	\$ 2,101,430	\$ -	
07	EXTERIOR - METAL PANELS - OMF	21.40	\$ 3,852,000	EXTERIORS R US	21.11	\$ 3,800,000	\$ 52,000	
08	Doors, Frames, Hardware - MOW	0.42	\$ 75,316	Door guy	0.42	\$ 75,316	\$ -	
08	Doors, Frames, Hardware - OMF	2.22	\$ 400,000	Door guy	2.03	\$ 365,000	\$ 35,000	
08	Interior Glazing - MOW & OMF	6.78	\$ 1,220,000	GLASSOPOLIS Co.	5.28	\$ 950,000	\$ 270,000	
08	Drywall / Framing- MOW	2.73	\$ 492,122	DRYWALL GUY	2.73	\$ 492,122	\$ -	
08	Drywall / Framing - OMF	9.72	\$ 1,750,000	DRYWALL GUY	9.72	\$ 1,750,000	\$ -	
09	Tile	1.90	\$ 341,565	Stone Hard	1.90	\$ 341,565	\$ -	
09	Acoustical Ceiling	5.56	\$ 1,000,000	Grid Guy	5.56	\$ 1,000,000	\$ -	
09	Carpet, Resilient, RTF	5.79	\$ 1,042,528	Christian Brothers	5.79	\$ 1,042,528	\$ -	
09	Floor Leveling Allowance	0.42	\$ 75,000	Christian Brothers	0.42	\$ 75,000	\$ -	
09	Paint & Wall Covering	6.67	\$ 1,200,000	Desert Streams, Inc.	7.50	\$ 1,350,000	\$ (150,000)	
09	Final Cleaning	0.92	\$ 164,700	Mr. Belvedere	0.92	\$ 164,700	\$ -	
10	Signage - Interior	0.14	\$ 25,000	Marco Polo Signs	0.14	\$ 25,000	\$ -	
10	Signage - Exterior	0.42	\$ 75,000	Marco Polo Signs	0.50	\$ 90,000	\$ (15,000)	
10	Casework & Solid Surface Countertop	0.78	\$ 140,000	Counter Dude	0.78	\$ 140,000	\$ -	
10	Lockers ( Metal & Plastic)	0.47	\$ 85,000	Lockers R Us	0.49	\$ 88,000	\$ (3,000)	
10	Racking & Shelving	1.11	\$ 200,000	Racks and All	1.42	\$ 255,000	\$ (55,000)	
10	Toilet and Bathroom Accessories	0.36	\$ 65,000	Accessories We R	0.36	\$ 65,000	\$ -	
10	Toilet Partitions	0.61	\$ 110,000	Partition Lady	0.61	\$ 110,000	\$ -	
11	Whiting - Car Host, Truck Hoist & Turntables	11.11	\$ 2,000,000	train lift guy	12.50	\$ 2,250,000	\$ (250,000)	
11	Wheel Lathe Equipment	11.67	\$ 2,100,000	Wheel truing Dude	11.67	\$ 2,100,000	\$ -	
11	Sanding Equipment	5.08	\$ 915,000	Radiant Sanding	5.27	\$ 949,000	\$ (34,000)	
11	Train Wash Equipment	6.86	\$ 1,235,000	Sunshine Train Co.	5.89	\$ 1,061,000	\$ 174,000	
12	Window Shades	0.18	\$ 32,000	Peak-A-Boo Shades	0.16	\$ 29,500	\$ 2,500	
14	Elevator	0.88	\$ 158,000	That'll Be Extra, Inc.	0.88	\$ 158,000	\$ -	
21	Fire Protection	2.63	\$ 474,000	A-1 Steak Sauce	2.63	\$ 474,000	\$ -	
22	Plumbing	47.22	\$ 8,500,000	Mario Bros. Plumping	48.61	\$ 8,750,000	\$ (250,000)	
23	HVAC	92.08	\$ 16,575,000	Tin Knockers & Assoc.	91.67	\$ 16,500,000	\$ 75,000	
26	Electrical & Low Voltage Infrastructure	250.00	\$ 45,000,000	Cash Valley Electric	252.78	\$ 45,500,000	\$ (500,000)	
26	Temp Lighting Allowance	0.56	\$ 100,000	Cash Valley Electric	0.56	\$ 100,000	\$ -	
31	Site Work - Paving	8.33	\$ 1,500,000	Landscapes R Us	6.94	\$ 1,250,000	\$ 250,000	
32	Site Modifications	0.83	\$ 150,000	METAL WORKS	0.83	\$ 150,000	\$ -	
33	Site Utilities	5.56	\$ 1,000,000	Bali Construction	5.56	\$ 1,000,000	\$ -	
34	Track	266.67	\$ 48,000,000	RAILCORP	269.72	\$ 48,550,000	\$ (550,000)	
	<b>Subtotal - BUILDING &amp; SITE</b>	<b>866.40</b>	<b>\$ 155,952,701</b>		<b>868.26</b>	<b>\$ 156,286,441</b>	<b>\$ (333,740)</b>	
<b>PERMITS &amp; FEES</b>								
90	Plan Check and Permit Fees	4.72	\$ 850,000	Owner	4.72	\$ 850,000	\$ -	

90	Encroachment Permit	2.34	\$ 420,615	Owner	2.34	\$ 420,615	\$ -
	<b>Subtotal - PERMITS</b>	<b>7.06</b>	<b>\$ 1,270,615</b>	-	<b>7.06</b>	<b>\$ 1,270,615</b>	<b>\$ -</b>
	<b>CONTINGENCY / RESERVES</b>	%			%		
90	Design	3.00%	\$ 4,716,699	Hensel Phelps	4.00%	\$ 6,302,282	\$ 1,585,583
90	Buyout	4.00%	\$ 6,288,933	Hensel Phelps	3.00%	\$ 4,726,712	\$ (1,562,221)
90	Construction	4.00%	\$ 6,288,933	Hensel Phelps	4.00%	\$ 6,302,282	\$ 13,350
	<b>Subtotal - CONTINGENCY</b>	<b>96.08</b>	<b>\$ 17,294,565</b>	-	<b>96.28</b>	<b>\$ 17,331,276</b>	<b>\$ 36,711</b>
	<b>INSURANCE &amp; BONDS</b>	%			%		
90	Builders Risk	0.50%	\$ 872,589	Hensel Phelps	0.50%	\$ 874,442	\$ 1,852
90	GL Insurance	0.53%	\$ 924,945	Hensel Phelps	0.53%	\$ 926,908	\$ 1,963
90	Bond	0.62%	\$ 1,082,011	Hensel Phelps	0.62%	\$ 1,084,308	\$ 2,297
	<b>Subtotal - BOND &amp; INSURANCE</b>	<b>16.00</b>	<b>\$ 2,879,545</b>	-	<b>16.03</b>	<b>\$ 2,885,657</b>	<b>\$ 6,112</b>
	<b>FEEES</b>	%			%		
90	Contractor's Fee	5.00%	\$ 10,414,149	Hensel Phelps	6.00%	\$ 12,515,132	\$ 2,100,984
	<b>Subtotal - FEES</b>	<b>57.86</b>	<b>\$ 10,414,149</b>	-	<b>69.53</b>	<b>\$ 12,515,132</b>	<b>\$ 2,100,984</b>
	<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 1,215 \$ 218,697,122</b>	-	<b>1,228.34</b>	<b>\$ 221,100,670</b>	<b>\$ 1,884,067</b>