Appendix F

ESTIMATE OF PROBABLE COST

FOR

LIHUE CIVIC CENTER MASTER PLAN

PREPARED FOR

PBR HAWAII

4 MAY 2005

PROJECT SUMMARY

PROJECT SUMMARY

BASIS OF ESTIMATE

The project comprises the construction of the proposed master plan renovations and additions to the existing Lihu'e Civic Center, County of Kaua'i, Hawaii in eight phases.

The estimate is based on the draft master plan drawings prepared by PBR Hawaii received on 3/23/05. However, Phase 1 incorporates the escalated DPW estimate dated 3/22/05 for a previously proposed reconfiguration of "Hardy Street" as per DPW drawings dated 12/11/1999 with additional work as per the above-mentioned draft master plan drawings, which includes additional traffic signals at the "Kuhio Highway" intersection, a roundabout at the "'Umi Street" intersection, and new center medians/turn lanes, bike lanes and landscaping between "Kuhio Highway" and "'Umi Street".

Where information was insufficient, assumptions and allowances were made, based wherever possible on discussions with the Land Planners.

Pricing is based on May 2005 costs. A design and pricing contingency of 10% has been allowed for in the estimate under the "margins and adjustments" line items within each Phase.

It is assumed that the project will be competitively bid and that the contractor will be required to pay prevailing wage rates.

No escalation allowance has been included in this estimate.

ITEMS SPECIFICALLY EXCLUDED

The following items have been excluded from the estimate:

- Additional parking structure above grade at War Memorial @ $35,000 per stall
- Additional parking structure above grade at Post Office @ $40,000 per stall
- New traffic signals at Akahi & Hardy Street intersection @ $250,000
- New traffic signals at Kele & Rice Street intersection @ $250,000
- Parking control device per single entrance/exit to parking structure/lot including ticket spitter & cashier booth @ $30,000
- Relocation of overhead utility lines underground @ $350 per lf

TOTAL COST SUMMARY

PARKING STRUCTURE PHASE 6 BELOW GRADE

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

TOTAL COST SUMMARY

GFA: Gross floor area
Rates current at March 2005

Level Zone	GFA SF	Cost /SF	Total Cost
A Phase 1			5,852,000
B Phase 2			832,000
C Phase 3			1,388,000
D Phase 4 (1 level below grade)			5,280,000
E Phase 5			698,000
F Phase 6 (2 levels below grade)			7,902,000
G Phase 7			980,000
H Phase 8			220,000
Totals			$23,152,000

ITEM DETAILS

PARKING STRUCTURE PHASE 6 BELOW GRADE

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

A Phase 1

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
RO	ROADWAYS				
1	Work to existing Hardy Street as per escalated DPW estimate dated 3/22/05	Item			3,300,000
2	Additional center median/turn lanes & landscaping between Kuhio & 'Umi Sts	Item			200,000
3	Additional roundabout at Hardy & Umi Street intersection	Item			150,000
4	Additional bike lanes and sidewalk landscaping between Kuhio & 'Umi Sts	Item			300,000
5	Additional traffic signals at Hardy Street & Kuhio Highway intersection	Item			250,000
	Element RO total				4,200,000
XK	SITE PLUMBING UTILITIES				
1	Additional domestic water	Item			10,000
2	Additional fire protection	Item			15,000
3	Additional sanitary sewer	Item			10,000
4	Additional storm sewer	Item			50,000
	Element XK total				85,000
XE	SITE ELECTRICAL UTILITIES				
1	Additional electrical & communication	Item			25,000
	Element XE total				25,000
PR	GENERAL REQUIREMENTS				
1	Additional temporary work	Item			25,000
2	Margins & adjustments	Item			1,517,000
	Element PR total				1,542,000
				Total	5,852,000

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

B Phase 2

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbing	LF	1,893		Incl.
2	Remove existing parking surfaces incl curbs & gutters	SF	4,420	1.00	4,420
3	Demolish existing curb islands	SF	6,504	5.00	32,520
	Element XP total				36,940
XR	SITE IMPROVEMENTS				
1	New Curbing	LF	2,425	30.00	72,750
2	New road surfaces incl fill	SF	6,504	4.00	26,016
3	New coating surface to existing parking areas	SF	47,496	1.00	47,496
4	ADA ramp	EA	4	3000.00	12,000
5	Striping to parking areas	SF	54,000	0.75	40,500
6	Concrete paving	SF	1,818	8.00	14,544
7	Special paving	SF	373	15.00	5,595
8	Relocate parking meters	EA	64	500.00	32,000
9	Landscaping	SF	12,659	5.00	63,295
	Element XR total				314,196
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			120,000
2	Reconfigure storm sewer	Item			120,000
	Element XK total				240,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			25,000
	Element XE total				25,000
PR	GENERAL REQUIREMENTS				
1	Margins & adjustments	Item			215,864
	Element PR total				215,864
				Total	**832,000**

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

C Phase 3

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Demolish screen walls	LF	25	30.00	750
2	Demolish curbs & gutters to roadways	LF	647		Incl.
3	Demolish curbs to parking lots	LF	1,246		Incl.
4	Demolish roadway surfaces incl curbs & gutters	SY	16,985	1.00	16,985
5	Demolish parking lot surfaces incl curbs & flatwork	SY	4,249	1.50	6,374
6	Demolish plant material	SF	2,420	1.00	2,420
7	Disposal of demolished materials	CY	841	20.00	16,820
	Element XP total				43,349
XR	SITE IMPROVEMENTS				
1	Making good public roads at junction between new & existing work	LF	475	10.00	4,750
2	Curbs to parking lots and roadways	LF	1,421	30.00	42,630
3	Pavement to parking lots incl grading & base	SF	19,511	4.00	78,044
4	New coating surface to existing parking lots	SF	11,964	2.00	23,928
5	Road markings to parking lots	SF	31,475	0.20	6,295
6	Pavement to walkways incl grading & base	SF	4,364	10.00	43,640
7	Special paving	SF	3,785	15.00	56,775
8	Premium on walkways for steps and ADA ramps	SF	338	10.00	3,380
9	Signage to parking lots and walkways	Item			15,000
10	Landscaping	SF	46,756	5.00	233,780
	Element XR total				508,222
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			210,000
2	Reconfigure storm sewer	Item			210,000
	Element XK total				420,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			50,000
	Element XE total				50,000
			Page Total		1,021,571

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

C Phase 3

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
PR	GENERAL REQUIREMENTS				
1	Margins & Adjustments	Item			366,429
	Element PR total				366,429
			Total		1,388,000

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

D Phase 4 (1 level below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbing	LF	835		Incl.
2	Remove existing parking surface incl curbs & gutters	SF	50,000	1.00	50,000
	Element XP total				50,000
SB	SUBSTRUCTURE				
1	Standard foundations to parking structure	SF	24,500	6.00	147,000
2	Pile foundation system	SF	24,500		Excl.
3	Concrete slab on grade incl base	SF	24,500	6.00	147,000
4	Premium for elevator pit	EA	1	12000.00	12,000
5	Excavation for basement parking	CY	9,075	37.00	335,775
6	Disposal of excavated materail	CY	9,075	10.00	90,750
7	Lateral support to excavations for basement parking	SF	7,800	25.00	195,000
8	Concrete retaining wall to ramps	SF	1,350	25.00	33,750
9	Concete ramp	SF	2,980	15.00	44,700
10	Concrete retaining walls to parking structure	SF	7,800	25.00	195,000
11	Waterproofing to retaining walls	SF	9,150	6.00	54,900
12	Paint to walls	SF	9,150	1.00	9,150
	Element SB total				1,265,025
CL	COLUMNS				
1	Columns to suspended slab	SF	24,500	5.00	122,500
	Element CL total				122,500
UF	UPPER FLOORS				
1	Concrete floor construction	SF	24,500	30.00	735,000
	Element UF total				735,000
SC	STAIRCASES				
1	Concrete staircase incl finishes	FT/R	24	600.00	14,400
	Element SC total				14,400
	Page Total				2,186,925

ITEM DETAILS

D Phase 4 (1 level below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
FF	FLOOR FINISHES				
1	Striping to parking structure	SF	24,500	0.75	18,375
	Element FF total				18,375
FT	FITMENTS				
1	Miscellanious metal fabrications	Item			15,000
2	Signage to parking garage	Item			5,000
	Element FT total				20,000
TS	TRANSPORTATION SYSTEMS				
1	Two stop passanger elevator	EA	1	75000.00	75,000
	Element TS total				75,000
PU	SPECIAL PLUMBING SYSTEMS				
1	Sprinkler system	SF	24,500	5.00	122,500
	Element PU total				122,500
VE	VENTILATION				
1	Ventialtion to basement parking	SF	24,500	10.00	245,000
	Element VE total				245,000
LP	ELECTRIC LIGHT AND POWER				
1	Electric light & power to parking garage	SF	24,500	5.00	122,500
	Element LP total				122,500
XR	SITE IMPROVEMENTS				
1	New Curbing	LF	1,064	30.00	31,920
2	New coating surface to existing parking area	SF	23,500	2.00	47,000
3	Traffic coating to parking lots (on top of parking structure)	SF	24,500	8.00	196,000
4	ADA ramp	EA	1	3000.00	3,000
5	Striping to parking areas	SF	48,000	0.20	9,600
6	Concrete Paving	SF	28,151	8.00	225,208
	Page Total				1,116,103

ITEM DETAILS

D Phase 4 (1 level below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
7	Landscaping	SF	40,730	5.00	203,650
	Element XR total				716,378
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			150,000
2	Reconfigure storm sewer	Item			150,000
	Element XK total				300,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			75,000
	Element XE total				75,000
PR	GENERAL REQUIREMENTS				
1	Dewatering of basements during construction	Item			25,000
2	Margins & Adjusments	Item			1,373,322
	Element PR total				1,398,322
				Total	5,280,000

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

E Phase 5

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbs & gutters	LF	841		Incl.
2	Remove existing roadway surfaces incl curbs & gutters	SF	11,045	1.00	11,045
3	Disposal of demolition material	CY	103	20.00	2,060
	Element XP total				13,105
XR	SITE IMPROVEMENTS				
1	New curbing	LF	184	30.00	5,520
2	Special paving	SF	14,301	15.00	214,515
3	Landscaping	SF	40,730	5.00	203,650
	Element XR total				423,685
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			30,000
2	Reconfigure storm sewer	Item			30,000
	Element XK total				60,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			20,000
	Element XE total				20,000
PR	GENERAL REQUIREMENTS				
1	Margins & adjustments	Item			181,210
	Element PR total				181,210
				Total	**698,000**

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

F Phase 6 (2 levels below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
SB	SUBSTRUCTURE				
1	Standard foundations to parking structure	SF	27,844	6.00	167,064
2	Pile foundation system	SF	27,844		Excl.
3	Concrete slab on grade incl base	SF	27,844	6.00	167,064
4	Premium on slab on grade for elevator pit	EA	1	12000.00	12,000
5	Subsoil drainage system	SF	27,844	1.00	27,844
6	Excavations for basement parking	CY	24,751	37.00	915,787
7	Disposal of excavated material from basement parking	CY	24,751	10.00	247,510
8	Lateral support to excavations for basement parking	SF	18,552	25.00	463,800
9	Concrete retaining walls to basement parking	SF	18,552	25.00	463,800
10	Waterproofing to retaining walls	SF	18,552	6.00	111,312
11	Paint on interior side of concrete retaining walls	SF	18,552	1.00	18,552
	Element SB total				2,594,733
UF	UPPER FLOORS				
1	Concrete floor/ramp construction incl columns 12' high	SF	27,844	30.00	835,320
	Element UF total				835,320
SC	STAIRCASES				
1	Concrete staircases incl finishes & railings	FT/R	48	600.00	28,800
	Element SC total				28,800
RF	ROOF				
1	Concrete roof construction incl columns 12' high	SF	27,844	30.00	835,320
2	Waterproofing on concrete slabs (under site improvements)	SF	27,844	6.00	167,064
	Element RF total				1,002,384
	Page Total				4,461,237

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

F Phase 6 (2 levels below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
FF	FLOOR FINISHES				
1	Road markings on concrete floors	SF	27,844	0.20	5,569
	Element FF total				5,569
FT	FITMENTS				
1	Miscellanious metal fabrications	Item			15,000
2	Signage to parking garage	Item			5,000
	Element FT total				20,000
TS	TRANSPORTATION SYSTEMS				
1	Three stop passanger elevator	EA	1	90000.00	90,000
	Element TS total				90,000
PU	SPECIAL PLUMBING SYSTEMS				
1	Sprinkler & standpipe system to parking garage	SF	55,688	5.00	278,440
	Element PU total				278,440
VE	VENTILATION				
1	Ventilation system to basement parking	SF	55,688	10.00	556,880
	Element VE total				556,880
LP	ELECTRIC LIGHT AND POWER				
1	Electric light and power to parking garage	SF	55,688	5.00	278,440
	Element LP total				278,440
XR	SITE IMPROVEMENTS				
1	Pavement to walkways incl base (on top of parking structure)	SF	7,859	8.00	62,872
2	Landscaping	SF	18,235	5.00	91,175
	Element XR total				154,047
PR	GENERAL REQUIREMENTS				
	Page Total				1,383,376

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

F Phase 6 (2 levels below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
1	Dewatering of basement floor during construction	SF	27,844	0.70	19,491
2	Margins & Adjustments	Item			2,037,896
	Element PR total				2,057,387
			Total		7,902,000

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

G Phase 7

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbs & gutters	LF	1,200		Incl.
2	Remove existing parking surfaces incl curbs & gutters	SF	14,670	1.00	14,670
3	Disposal of demolished material	CY	136	20.00	2,720
	Element XP total				17,390
XR	SITE IMPROVEMENTS				
1	Make good public road at junction	Item			2,000
2	New Curbing to parking lots and roadways	LF	2,130	30.00	63,900
3	New coating surface to existing parking area	SF	42,550	3.00	127,650
4	ADA ramp	EA	1	3000.00	3,000
5	Striping to parking area	SF	42,550	0.75	31,913
6	Concrete Paving	SF	14,802	8.00	118,416
7	Special Paving	SF	929	15.00	13,935
8	Landscaping	SF	13,583	5.00	67,915
	Element XR total				428,729
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			120,000
2	Reconfigure storm sewer	Item			120,000
	Element XK total				240,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			40,000
	Element XE total				40,000
PR	GENERAL REQUIREMENTS				
1	Margins & Adjusments	Item			253,881
	Element PR total				253,881
				Total	**980,000**

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

H Phase 8

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Allowance for site demolitions and relocations	SF	14,800	1.00	14,800
	Element XP total				14,800
XR	SITE IMPROVEMENTS				
1	Allowance for pedestrian paving	SF	14,800	2.00	29,600
2	Allowance for landscaping	SF	14,800	6.00	88,800
	Element XR total				118,400
XK	SITE PLUMBING UTILITIES				
1	Allowance to reconfigure sanitary sewer	Item			10,000
2	Allowance to reconfigure storm sewer	Item			10,000
	Element XK total				20,000
XE	SITE ELECTRICAL UTILITIES				
1	Allowance for electrical	Item			10,000
	Element XE total				10,000
PR	GENERAL REQUIREMENTS				
1	Allowance for margins & adjustments	Item			56,800
	Element PR total				56,800
				Total	**220,000**

TOTAL COST SUMMARY

PARKING STRUCTURE PHASE 6 ABOVE GRADE

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

TOTAL COST SUMMARY

GFA: Gross floor area
Rates current at March 2005

Level Zone	GFA SF	Cost /SF	Total Cost
A Phase 1			5,852,000
B Phase 2			832,000
C Phase 3			1,388,000
D Phase 4 (1 level below grade)			5,280,000
E Phase 5			698,000
F Phase 6 (2 levels above grade)			4,985,000
G Phase 7			980,000
H Phase 8			220,000
Totals			$20,235,000

ITEM DETAILS

PARKING STRUCTURE PHASE 6 ABOVE GRADE

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

A Phase 1

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
RO	ROADWAYS				
1	Work to existing Hardy Street as per escalated DPW estimate dated 3/22/05	Item			3,300,000
2	Additional center median/turn lanes & landscaping between Kuhio & 'Umi Sts	Item			200,000
3	Additional roundabout at Hardy & Umi Street intersection	Item			150,000
4	Additional bike lanes and sidewalk landscaping between Kuhio & 'Umi Sts	Item			300,000
5	Additional traffic signals at Hardy Street & Kuhio Highway intersection	Item			250,000
	Element RO total				4,200,000
XK	SITE PLUMBING UTILITIES				
1	Additional domestic water	Item			10,000
2	Additional fire protection	Item			15,000
3	Additional sanitary sewer	Item			10,000
4	Additional storm sewer	Item			50,000
	Element XK total				85,000
XE	SITE ELECTRICAL UTILITIES				
1	Additional electrical & communication	Item			25,000
	Element XE total				25,000
PR	GENERAL REQUIREMENTS				
1	Additional temporary work	Item			25,000
2	Margins & adjustments	Item			1,517,000
	Element PR total				1,542,000
	Total				5,852,000

ITEM DETAILS

B Phase 2

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbing	LF	1,893		Incl.
2	Remove existing parking surfaces incl curbs & gutters	SF	4,420	1.00	4,420
3	Demolish existing curb islands	SF	6,504	5.00	32,520
	Element XP total				36,940
XR	SITE IMPROVEMENTS				
1	New Curbing	LF	2,425	30.00	72,750
2	New road surfaces incl fill	SF	6,504	4.00	26,016
3	New coating surface to existing parking areas	SF	47,496	1.00	47,496
4	ADA ramp	EA	4	3000.00	12,000
5	Striping to parking areas	SF	54,000	0.75	40,500
6	Concrete paving	SF	1,818	8.00	14,544
7	Special paving	SF	373	15.00	5,595
8	Relocate parking meters	EA	64	500.00	32,000
9	Landscaping	SF	12,659	5.00	63,295
	Element XR total				314,196
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			120,000
2	Reconfigure storm sewer	Item			120,000
	Element XK total				240,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			25,000
	Element XE total				25,000
PR	GENERAL REQUIREMENTS				
1	Margins & adjustments	Item			215,864
	Element PR total				215,864
				Total	832,000

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

C Phase 3

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Demolish screen walls	LF	25	30.00	750
2	Demolish curbs & gutters to roadways	LF	647		Incl.
3	Demolish curbs to parking lots	LF	1,246		Incl.
4	Demolish roadway surfaces incl curbs & gutters	SY	16,985	1.00	16,985
5	Demolish parking lot surfaces incl curbs & flatwork	SY	4,249	1.50	6,374
6	Demolish plant material	SF	2,420	1.00	2,420
7	Disposal of demolished materials	CY	841	20.00	16,820
	Element XP total				43,349
XR	SITE IMPROVEMENTS				
1	Making good public roads at junction between new & existing work	LF	475	10.00	4,750
2	Curbs to parking lots and roadways	LF	1,421	30.00	42,630
3	Pavement to parking lots incl grading & base	SF	19,511	4.00	78,044
4	New coating surface to existing parking lots	SF	11,964	2.00	23,928
5	Road markings to parking lots	SF	31,475	0.20	6,295
6	Pavement to walkways incl grading & base	SF	4,364	10.00	43,640
7	Special paving	SF	3,785	15.00	56,775
8	Premium on walkways for steps and ADA ramps	SF	338	10.00	3,380
9	Signage to parking lots and walkways	Item			15,000
10	Landscaping	SF	46,756	5.00	233,780
	Element XR total				508,222
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			210,000
2	Reconfigure storm sewer	Item			210,000
	Element XK total				420,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			50,000
	Element XE total				50,000
			Page Total		1,021,571

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

C Phase 3

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
PR	GENERAL REQUIREMENTS				
1	Margins & Adjustments	Item			366,429
	Element PR total				366,429
			Total		1,388,000

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

D Phase 4 (1 level below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbing	LF	835		Incl.
2	Remove existing parking surface incl curbs & gutters	SF	50,000	1.00	50,000
	Element XP total				50,000
SB	SUBSTRUCTURE				
1	Standard foundations to parking structure	SF	24,500	6.00	147,000
2	Pile foundation system	SF	24,500		Excl.
3	Concrete slab on grade incl base	SF	24,500	6.00	147,000
4	Premium for elevator pit	EA	1	12000.00	12,000
5	Excavation for basement parking	CY	9,075	37.00	335,775
6	Disposal of excavated materail	CY	9,075	10.00	90,750
7	Lateral support to excavations for basement parking	SF	7,800	25.00	195,000
8	Concrete retaining wall to ramps	SF	1,350	25.00	33,750
9	Concete ramp	SF	2,980	15.00	44,700
10	Concrete retaining walls to parking structure	SF	7,800	25.00	195,000
11	Waterproofing to retaining walls	SF	9,150	6.00	54,900
12	Paint to walls	SF	9,150	1.00	9,150
	Element SB total				1,265,025
CL	COLUMNS				
1	Columns to suspended slab	SF	24,500	5.00	122,500
	Element CL total				122,500
UF	UPPER FLOORS				
1	Concrete floor construction	SF	24,500	30.00	735,000
	Element UF total				735,000
SC	STAIRCASES				
1	Concrete staircase incl finishes	FT/R	24	600.00	14,400
	Element SC total				14,400
			Page Total		2,186,925

ITEM DETAILS

D Phase 4 (1 level below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
FF	FLOOR FINISHES				
1	Striping to parking structure	SF	24,500	0.75	18,375
	Element FF total				18,375
FT	FITMENTS				
1	Miscellanious metal fabrications	Item			15,000
2	Signage to parking garage	Item			5,000
	Element FT total				20,000
TS	TRANSPORTATION SYSTEMS				
1	Two stop passanger elevator	EA	1	75000.00	75,000
	Element TS total				75,000
PU	SPECIAL PLUMBING SYSTEMS				
1	Sprinkler system	SF	24,500	5.00	122,500
	Element PU total				122,500
VE	VENTILATION				
1	Ventialtion to basement parking	SF	24,500	10.00	245,000
	Element VE total				245,000
LP	ELECTRIC LIGHT AND POWER				
1	Electric light & power to parking garage	SF	24,500	5.00	122,500
	Element LP total				122,500
XR	SITE IMPROVEMENTS				
1	New Curbing	LF	1,064	30.00	31,920
2	New coating surface to existing parking area	SF	23,500	2.00	47,000
3	Traffic coating to parking lots (on top of parking structure)	SF	24,500	8.00	196,000
4	ADA ramp	EA	1	3000.00	3,000
5	Striping to parking areas	SF	48,000	0.20	9,600
6	Concrete Paving	SF	28,151	8.00	225,208
	Page Total				1,116,103

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

D Phase 4 (1 level below grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
7	Landscaping	SF	40,730	5.00	203,650
	Element XR total				716,378
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			150,000
2	Reconfigure storm sewer	Item			150,000
	Element XK total				300,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			75,000
	Element XE total				75,000
PR	GENERAL REQUIREMENTS				
1	Dewatering of basements during construction	Item			25,000
2	Margins & Adjusments	Item			1,373,322
	Element PR total				1,398,322
			Total		5,280,000

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

E Phase 5

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbs & gutters	LF	841		Incl.
2	Remove existing roadway surfaces incl curbs & gutters	SF	11,045	1.00	11,045
3	Disposal of demolition material	CY	103	20.00	2,060
	Element XP total				13,105
XR	SITE IMPROVEMENTS				
1	New curbing	LF	184	30.00	5,520
2	Special paving	SF	14,301	15.00	214,515
3	Landscaping	SF	40,730	5.00	203,650
	Element XR total				423,685
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			30,000
2	Reconfigure storm sewer	Item			30,000
	Element XK total				60,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			20,000
	Element XE total				20,000
PR	GENERAL REQUIREMENTS				
1	Margins & adjustments	Item			181,210
	Element PR total				181,210
				Total	698,000

ITEM DETAILS

F Phase 6 (2 levels above grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
SB	SUBSTRUCTURE				
1	Standard foundations to parking structure	SF	27,844	6.00	167,064
2	Pile foundation system	SF	27,844		Excl.
3	Concrete slab on grade incl base	SF	27,844	6.00	167,064
4	Premium on slab on grade for elevator pit	EA	1	12000.00	12,000
	Element SB total				346,128
UF	UPPER FLOORS				
1	Concrete floor/ramp construction incl columns 12' high	SF	27,844	30.00	835,320
	Element UF total				835,320
SC	STAIRCASES				
1	Concrete staircases incl finishes & railings	FT/R	48	600.00	28,800
	Element SC total				28,800
RF	ROOF				
1	Concrete roof construction incl columns 12' high	SF	27,844	30.00	835,320
2	Waterproofing on concrete slabs (under site improvements)	SF	27,844	6.00	167,064
	Element RF total				1,002,384
EW	EXTERNAL WALLS				
1	Concrete walls incl finish (assume spandrel walls)	SF	18,552	13.50	250,452
	Element EW total				250,452
FF	FLOOR FINISHES				
1	Road markings on concrete floors	SF	27,844	0.20	5,569
	Element FF total				5,569
FT	FITMENTS				
1	Miscellanious metal fabrications	Item			15,000
			Page Total		2,483,653

ITEM DETAILS

F Phase 6 (2 levels above grade)

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
2	Signage to parking garage	Item			5,000
	Element FT total				20,000
TS	TRANSPORTATION SYSTEMS				
1	Three stop passanger elevator	EA	1	90000.00	90,000
	Element TS total				90,000
PU	SPECIAL PLUMBING SYSTEMS				
1	Sprinkler & standpipe system to parking garage	SF	55,688	5.00	278,440
	Element PU total				278,440
VE	VENTILATION				
1	Ventilation system to basement parking	SF	55,688	10.00	556,880
	Element VE total				556,880
LP	ELECTRIC LIGHT AND POWER				
1	Electric light and power to parking garage	SF	55,688	5.00	278,440
	Element LP total				278,440
PR	GENERAL REQUIREMENTS				
1	Margins & Adjustments	Item			1,292,587
	Element PR total				1,292,587
				Total	**4,985,000**

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

G Phase 7

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Remove existing curbs & gutters	LF	1,200		Incl.
2	Remove existing parking surfaces incl curbs & gutters	SF	14,670	1.00	14,670
3	Disposal of demolished material	CY	136	20.00	2,720
	Element XP total				17,390
XR	SITE IMPROVEMENTS				
1	Make good public road at junction	Item			2,000
2	New Curbing to parking lots and roadways	LF	2,130	30.00	63,900
3	New coating surface to existing parking area	SF	42,550	3.00	127,650
4	ADA ramp	EA	1	3000.00	3,000
5	Striping to parking area	SF	42,550	0.75	31,913
6	Concrete Paving	SF	14,802	8.00	118,416
7	Special Paving	SF	929	15.00	13,935
8	Landscaping	SF	13,583	5.00	67,915
	Element XR total				428,729
XK	SITE PLUMBING UTILITIES				
1	Reconfigure sanitary sewer	Item			120,000
2	Reconfigure storm sewer	Item			120,000
	Element XK total				240,000
XE	SITE ELECTRICAL UTILITIES				
1	Reconfigure electrical distribution & lighting	Item			40,000
	Element XE total				40,000
PR	GENERAL REQUIREMENTS				
1	Margins & Adjusments	Item			253,881
	Element PR total				253,881
				Total	**980,000**

LIHUE CIVIC CENTER MASTTER PLAN PROBABLE COST ESTIMATE

ITEM DETAILS

H Phase 8

Rates current at March 2005

Item	Description	Unit	Qty	Rate	$
XP	SITE PREPARATION				
1	Allowance for site demolitions and relocations	SF	14,800	1.00	14,800
	Element XP total				14,800
XR	SITE IMPROVEMENTS				
1	Allowance for pedestrian paving	SF	14,800	2.00	29,600
2	Allowance for landscaping	SF	14,800	6.00	88,800
	Element XR total				118,400
XK	SITE PLUMBING UTILITIES				
1	Allowance to reconfigure sanitary sewer	Item			10,000
2	Allowance to reconfigure storm sewer	Item			10,000
	Element XK total				20,000
XE	SITE ELECTRICAL UTILITIES				
1	Allowance for electrical	Item			10,000
	Element XE total				10,000
PR	GENERAL REQUIREMENTS				
1	Allowance for margins & adjustments	Item			56,800
	Element PR total				56,800
			Total		220,000