

Appendix **B**

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 Lihue 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 DPM estimate dated 3/22/05 for a previously proposed reconfiguration of "Hardy Street" as per DPM 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 Nahaia & 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 splitter & cashier booth @ \$30,000
- . Relocation of overhead utility lines underground @ \$350 per lf

TOTAL COST SUMMARY

PARKING STRUCTURE PHASE 6 BELOW GRADE

LEHUR CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE				Page 855/1
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 MASTER PLAN PROBABLE COST ESTIMATE					Page ID/1
ITEM DETAILS					
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	

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LIHUE CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE					Page ID/2
ITEM DETAILS					
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	

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LINDSEY CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE						Page ID/3
ITEM DETAILS						
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			43,540
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
XX SITE PLUMBING UTILITIES						
1 Reconfigure sanitary sewer	Item					210,000
2 Reconfigure storm sewer	Item					210,000
Element XX 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

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LINDSEY CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE						Page ID/4
ITEM DETAILS						
Item Description	Unit	Qty	Rate			\$
PR GENERAL REQUIREMENTS						
1 Margins & Adjustments	Item					366,429
Element PR total						366,429
Total						1,388,000

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LEHIGH CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE						Page ID/5
D Phase 4 (1 level below grade)						ITEM DETAILS
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 material	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 Concrete ramp	SF	2,980	15.00		44,700	
10 Concrete retaining walls to parking structures	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	

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LEHIGH CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE						Page ID/6
D Phase 4 (1 level below grade)						ITEM DETAILS
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 FILMENTS						
1 Miscellaneous metal fabrications	Item				15,000	
2 Signage to parking garage	Item				5,000	
Element FT total					20,000	
TS TRANSPORTATION SYSTEMS						
1 Two stop passenger elevator	EA	1	75000.00		75,000	
Element TS total					75,000	
PV SPECIAL PLUMBING SYSTEMS						
1 Sprinkler system	SF	24,500	5.00		122,500	
Element PV total					122,500	
VE VENTILATION						
1 Ventilation 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	

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LHUE CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE						Page ID/9
Phase 6 (2 levels below grade)						ITEM DETAILS
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 File 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 parking	SF	18,552	35.00			653,900
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

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LHUE CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE						Page ID/10
Phase 6 (2 levels below grade)						ITEM DETAILS
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 Miscellaneous metal fabrications	Item					15,000
2 Signage to parking garage	Item					5,000
Element FT total						20,000
TS TRANSPORTATION SYSTEMS						
1 Three stop passenger 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

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LILHE CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE					Page ID/11
Phase 6 (2 levels below grade)					ITEM DETAILS
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	

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LILHE CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE					Page ID/12
Phase 7					ITEM DETAILS
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 & Adjustments	Item			253,881	
Element PR total				253,881	
Total				980,000	

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LINDBE CIVIC CENTER MASTER PLAN PROBABLE COST ESTIMATE						Page 17/13
ITEM DETAILS						
Phase B						
Rates current as 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