



Estimate of Probable Cost

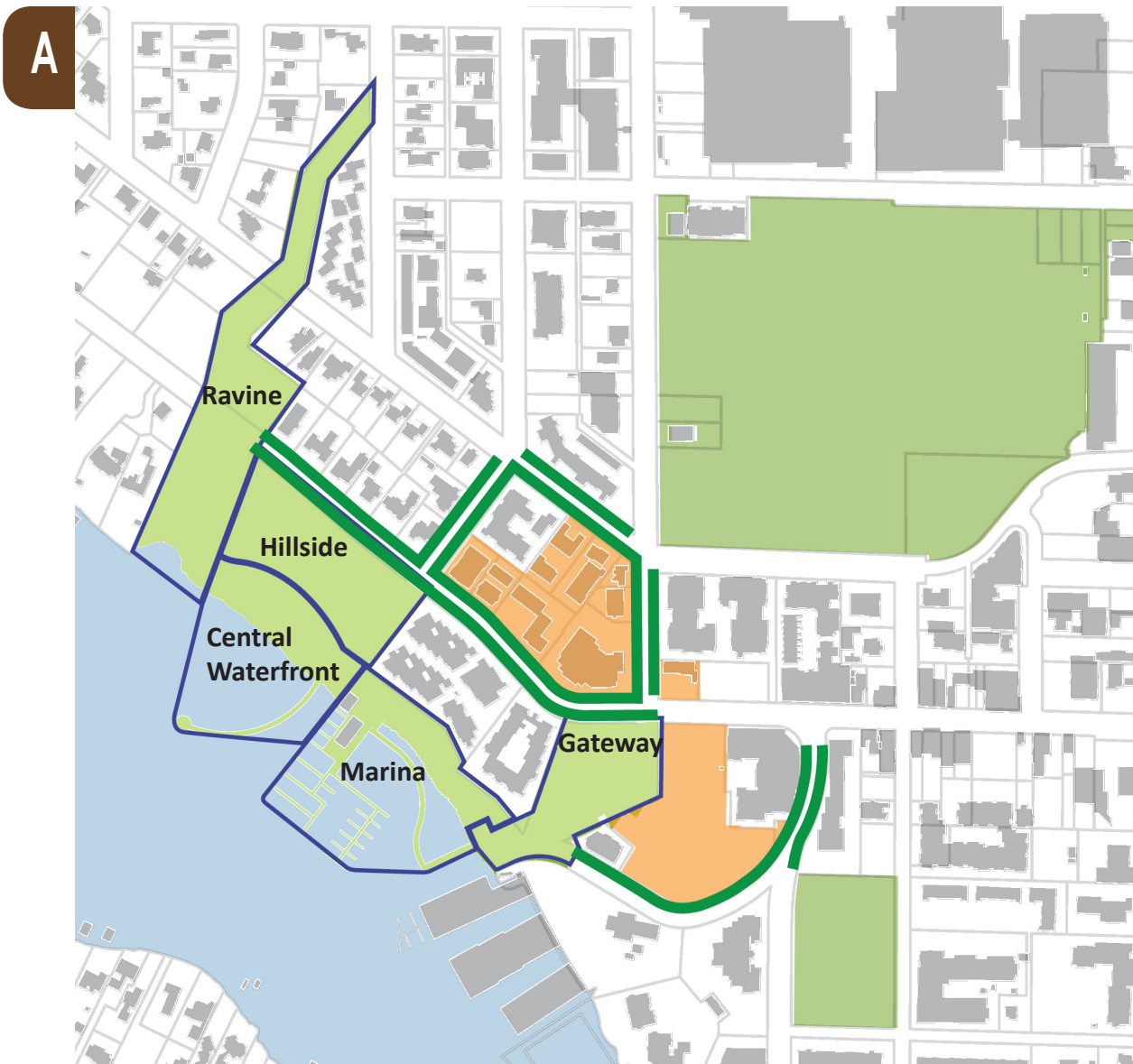
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CHAPTER 9: ESTIMATE OF PROBABLE COST

9.1 Plan Level Costs, Phasing and Implementation Strategies

The Meydenbauer Bay Park and Land Use Plan is a long-term vision and physical framework that will guide change over several years. It will be implemented as a series of capital improvement projects, with multiple funding sources, possibly including development partnerships. Portions may be implemented as part of private development projects through developer agreements. The master plan anticipates redevelopment of parklands, nearby neighborhoods, streets, and the marina. Understanding that these enhancements will occur incrementally, in response to community priorities and availability of funds, the overall conceptual cost estimate is presented as a series of logically phased projects organized to correspond to the park zones described in this document. Within each zone, further phasing is possible. Alternatively, depending on funding availability and other considerations, two or more zones could be combined into a development phase. While the budget summaries are arranged geographically from west to east for easy reference, actual phasing will be determined by the availability of funds, funding requirements, and community priorities.



Budget Summary	
Description	Budget
Ravine Zone	\$2,007,128
Central Waterfront Zone	\$3,377,303
Marina Zone	\$7,033,971
Hillside Zone	\$8,843,696
Gateway Zone (Kite Parcel)	\$11,412,357
Streetscapes	\$8,745,276
Total	\$41,419,731



A Figure 9.1-1: Project Phasing Diagram
B Table 9.1-1: Budget Summary Table

To present a realistic estimate of probable costs, a number of assumptions were made regarding materials, levels of finish, quantities, phasing, existing infrastructure, and sub-surface conditions. These assumptions were made without the benefit of building or site design development, testing, or preliminary engineering. The estimate is intended to be used for budgeting. It should be reviewed periodically to confirm that it remains responsive to current public works standards, development regulations and design guidelines. A general set of design principles summarized below provided guidance.

- The Plan assumes enduring and attractive finishes with some artistic and distinctive elements.
- Finishes will be medium to high quality and durable.
- Environmental stewardship will guide choices of sustainable materials, technology, and construction practices.
- Impervious surfaces will be minimized, with universal access design principles embraced.
- Overwater structures will include grates to allow light transmission and to avoid use of wood treated with chemicals potentially hazardous to fish.
- Exposed surfaces will be finished, with natural materials such as stone or wood preferred over concrete.
- Detailing will be simple yet elegant.
- Illumination will be low level and unobtrusive, designed to reduce glare, encourage appreciation of views and night skies, but with adequate illumination to provide a safe environment.
- New architecture will be contemporary, referencing the context and environment, embodying the northwest spirit, and incorporating state-of-the-art green building practices.
- Water-sensitive urban design principles will be embraced; capturing, celebrating and recycling rainwater and grey water as permitted by City codes.
- Demolition processes will embrace reuse and recycling.

- Stormwater management and landscape design will reduce and minimize nutrients and pollutants entering the lake and incorporate collection systems to maximize reuse of stormwater.
- Adjacent public rights-of-way, streetscapes, key intersections as well as plazas and corridors shared by pedestrians and vehicles will be designed and developed as pedestrian places.

Project Budget Summary by Park Zone

The following tables provide a brief description of work to be done in each park zone as well as a summary of costs for each zone.

A Table 9.1-2: Ravine Zone Budget Summary

B Table 9.1-3: Central Waterfront Zone Budget Summary

A Ravine Zone	
Description	Budget
Ravine Enhancement, Selective Clearing, Native Landscaping, Trails, Paths, & Footbridge	\$450,500
Abandon Storm Drain Lines and Outfall, Daylight Stream and Replant w/ Natives	\$547,000
Existing Parking & Entry Road	\$27,640
Signage & Graphics Budget	\$20,000
Shoreline Restoration & Estuary	\$332,600
Subtotal	\$1,377,740
Sales Tax @ 9.5%	\$130,885
Contingency @ 15%	\$226,294
A & E @ 15%	\$260,238
Permits, Testing, Inspections, and Project Management @ 6%	\$11,971
Total Ravine Zone	\$2,007,128

B Central Waterfront Zone	
Description	Budget
Arced Pedestrian Pier, 12' Width, Grated & Lighted	\$649,900
Restroom/Changing Room	\$656,800
Beach, Constructed	\$86,000
PPV Launch Walk/Area	\$96,100
Discovery Playground	\$429,600
Shoreline Restoration, 170 lf, 5100 sf	\$109,600
Shoreline Promenade/Emergency Access, 20' Wide	\$256,000
Subtotal	\$2,284,000
Public Art Budget	\$34,260
Sales Tax @ 9.5%	\$220,235
Contingency @ 15%	\$380,774
A & E @ 15%	\$437,890
Permits, Testing, Inspections, and Project Management @ 6%	\$20,143
Total Central Waterfront Zone	\$3,377,302

A Marina Zone	
Description	Budget
Removal of Piers 2 & 3 - Timber Demolition	\$60,000
Expanded Pier 1, 6' Typ. Width, Complete	\$1,800,000
Sanitary Sewer Collection & Holding Upgrades	\$50,000
Shoreline Promenade/Emergency Access	\$259,570
Floating Boardwalk & Transient Moorage (420 lf x 15' Width)	\$693,000
Public Pier, Composite Decking	\$308,000
Whaling Building Renovation/Reconstruction	\$475,200
Ice House Renovation/Reconstruction	\$260,480
Gathering Space Adjacent to Whaling Building & Ice House	\$240,000
Short-Term Parking & Dropoff	\$119,480
Restore Shoreline	\$491,200
Subtotal	\$4,756,930
Public Art Budget	\$71,354
Sales Tax @ 9.5%	\$458,687
Contingency @ 15%	\$793,046
A & E @ 15%	\$912,002
Permits, Testing, Inspections, and Project Management @ 6%	\$41,952
Total Marina Zone	\$7,033,971

B Hillside Zone	
Description	Budget
Park Entry Improvements (99th Ave NE, South of Lake Washington Blvd)	\$168,270
Stormwater Collection	\$230,840
Enhanced Hillside Woodland	\$336,880
Outdoor Classroom	\$76,500
Site and Building Demolition, Excavation, and Stone Retaining Walls	\$337,200
Grand Viewing Terrace w/ Plaza & Vehicle Pull-off	\$503,380
Activity Building and Underground Parking	\$3,875,740
Open Lawn & Picnic Area - Simple	\$452,000
Subtotal	\$5,980,810
Public Art Budget	\$89,712
Sales Tax @ 9.5%	\$576,700
Contingency @ 15%	\$997,083
A & E @ 15%	\$1,146,646
Permits, Testing, Inspections, and Project Management @ 6%	\$52,746
Total Hillside Zone	\$8,843,696

A Table 9.1-4: Marina Zone Budget Summary

B Table 9.1-5: Hillside Zone Budget Summary

A Gateway Zone (Kite Parcel)	
Description	Budget
Parking Garage & Elevator (Two Levels Underground)	\$1,121,000
Elevator on Elevated Pier	\$200,000
Gathering Place/Weather Shelter	\$4,337,550
Site Work	\$1,098,200
Pedestrian Plaza @ Meydenbauer Way SE	\$343,000
Non Motorized Boat Ramp, Simple	\$34,800
Shoreline Restoration	\$88,800
Public Pier - Boardwalk, Elevated Pier	\$540,900
Subtotal	\$7,764,250
Public Art Budget	\$116,464
Sales Tax @ 9.5%	\$748,668
Contingency @ 15%	\$1,294,407
A & E @ 15%	\$1,488,568
Permits, Testing, Inspections, and Project Management @ 6%	\$68,474
Total Gateway Zone (Kite Parcel)	\$11,412,357

B Streetscapes	
Description	Budget
Lake Washington Boulevard (2 sides)	\$1,380,000
99th Ave NE (2 sides)	\$900,000
Meydenbauer Way SE, Streetscape to Wildwood Park & 101st Ave NE (1 Side)	\$1,560,000
Main Street Kite Parcel Frontage Only	\$552,000
Main Street Intersection Improvements	\$427,700
100th Ave NE to Downtown Park (2 Sides)	\$864,000
100th Ave NE Water Elements/Raingarden, 5 elements	\$230,550
Subtotal	\$5,914,250
Public Art Budget	\$88,714
Sales Tax @ 9.5%	\$570,282
Contingency @ 15%	\$985,987
A & E @ 15%	\$1,133,885
Permits, Testing, Inspections, and Project Management @ 6%	\$52,159
Total Streetscapes	\$8,745,276

A Table 9.1-6: Gateway Zone Budget Summary

B Table 9.1-7: Streetscapes Budget Summary

