



THE
ROBINSON
COMPANY

October 16, 2015

Brian Poppe
HKP Architects
314 Pine Street, Suite
Mount Vernon, WA 98273

Dear Brian,

We have completed the estimates for two different methods of repairing the exterior skin at the Whatcom County Courthouse. The major assumptions in our estimates are that all work will be performed between 2:00 pm and 10:30 pm, with no significant noise or vibration happening before 4:30 pm, the project is to be hard bid with the expectation of receiving 3 or more bids, weekend work is acceptable at the contractor's discretion, the tenants of individual areas will vacate the areas of their offices as laid out in the phasing plan provided to us on August 6th and that the potential bidding general and subcontractor will be allowed visual access to look at various existing conditions prior to submitting. Additionally we are assuming a three phase schedule over a period of 16 months for the replace in kind scheme and 14 months for the glazed box scheme. The assumption we are the most concerned about is receiving three bidders. Given how complicated this job is and the current work load of most contractors, three bids may be optimistic. It is impossible to predict how much additional mark-up the general and subcontractors may add to their numbers if only one or two people give the project their full attention.

As shown in the estimates, replacing the exterior elements with a very similar look and material (with the exception of the stucco), is the least expensive. While the plan to enclose a good portion of the façade in a secondary glazed wall is more expensive, it could likely be completed faster, which we have reflected by reducing the schedule by two months for this option and would definitely lessen the impact on the building tenants.

Many projects we work on have a risk of unforeseen conditions arising after the project has bid, but maybe none as much as this job. With such a variety of materials, locations and limited access for destructive testing, the contractors will have to base their anticipated costs on general information and the assumption that one condition will be the same as another. This will invariably lead to a significant amount of change orders, schedule delays and potential claims.

All of these factors lead us to strongly recommend that this particular project should not be a typical design-bid-build process. We understand the owner may have difficulty getting approved to use an alternative method of project delivery, but this job is exactly the type of project that should be negotiated with a general contractor or use a general contractor/construction manager contract. By having a general contractor on the project early, they can use their own forces to

further investigate existing conditions, help with the scheduling, phasing, dust protection, safety, getting sub bids and a myriad of other issues. They also will then be taking a higher level of responsibility for mitigating the inherent risks posed by these complications. If a typical bid process is pursued, our recommendation to the owner is to substantially increase the change order contingency in their project budget.

Please do not hesitate to call me if you have any questions or need additional information.

Sincerely,

Dan Cassady

Dan Cassady

Chief Estimator

The Robinson Company



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November 11, 2015

Brian Poppe
HKP Architects
314 Pine Street, Suite
Mount Vernon, WA 98273

Dear Brian,

In our previous letter, we mentioned that the Whatcom Courthouse project is better suited for a GC/CM contract than a more typical design/bid/build delivery method of project delivery. There may have been a misperception that we believe that is because it necessarily would cost the owner less, so we want to clarify a few things.

Typically we do not recommend using GC/CM versus hard bid due to the fact that at least upfront the cost to the owner is actually higher. This is basically due to the GC/CM contract including subcontractor bonds which we would anticipate as 2% on this project and a contingency of typically 5% of the maximum allowable construction cost (MACC). The details of these items and many others relating to this process are called out in RCW 39.10.

On particularly difficult projects like historic renovations and/or tight schedules we often do tell our clients that this project delivery method may be best. In this particular case, there are three reasons the owner should look at pursuing this type of contract. First is that it would give the owner better schedule control, the second being having the contractor on board early they can provide constructability input throughout the design phase and the third and possibly most important advantage is that it provides the owner with better assurance that they are getting a qualified contractor.

Please do not hesitate to call me if you have any questions or need additional information.

Sincerely,

Dan Cassady
Dan Cassady

Chief Estimator
The Robinson Company



**Whatcom County Courthouse
Exterior Repair
Second Shift Work Schedule
Cost Model Estimate
November 11, 2015**

	Construction Cost	Soft Costs	Project Cost Total
Replace in Kind	\$18,304,756	\$ 7,325,564	\$25,630,320
Roof Level Replacement	\$1,894,102	\$ 758,020	\$2,652,122
Assumes a 16 month schedule			
<u>Anticipated Cost</u>	<u>\$20,198,858</u>	<u>\$ 8,083,583</u>	<u>\$28,282,442</u>
Glazed Box	\$22,438,994	\$ 8,980,085	\$31,419,079
Roof Level Replacement	\$1,894,102	\$ 758,020	\$2,652,122
Assumes a 14 month schedule			
<u>Anticipated Cost</u>	<u>\$24,333,096</u>	<u>\$ 9,738,105</u>	<u>\$34,071,201</u>
Options:			
Metal Panels in Lieu Of Stone Veneer	(\$3,086,500)	\$ (1,235,217)	(\$4,321,717)

Included in Soft Costs:

A/E Fees	11.32%
Owner Consultants (not provided by Architect)	2%
Construction Management Fees	2.50%
State/County Sales Tax	8.70%
Construction/Change Order Contingency	15%
Testing and Inspections	0.50%

Exclusions:

Permits
Escalation Beyond May 2018 @ 4.5%/Year
Hazardous Material Abatement
Weekend Work
Staff Relocation Costs
Furnishings and Equipment



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PROJECT: WHATCOM COURTHOUSE SHELL REPAIR - ROOF LEVEL WORK
LOCATION: BELLINGHAM, WA
BLDG SF:
ESTIMATE: 2015090
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
B20	EXTERIOR CLOSURE		77,040	
B30	ROOFING		960,793	
D30	HVAC		25,000	
D50	ELECTRICAL		10,000	
F20	SELECTIVE BUILDING DEMOLITION		139,000	
Z10	GENERAL REQUIREMENTS			
ESTIMATE SUBTOTAL			1,211,833	
	DESIGN CONTINGENCY @	20.00%	242,367	
	SUBTOTAL		1,454,199	
	GENERAL CONTRACTOR'S OH & P @	8.50%	123,607	
	SUBTOTAL		1,577,806	
	ESCALATION TO 15-MAY-18 (4.00%/YR) @	11.67%	184,149	
	SUBTOTAL		1,761,955	
	SHIFT PREMIUM @	7.50%	132,147	
	TOTAL		1,894,102	

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: WHATCOM COURTHOUSE SHELL REPAIR - ROOF LEVEL WORK
 LOCATION: BELLINGHAM, WA
 BLDG SF:
 ESTIMATE: 2015090
 EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
B20	EXTERIOR CLOSURE					
07000	FINISH @ ROOF TRANSITIONS	3,852	SF	20.00	77,040	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	77,040	
B30	ROOFING					
07000	MISC ROOF REPAIR	3,500	SFA	10.00	35,000	
07000	NEW CURBS	33,900	SFA	0.70	23,730	
07000	NEW FLASHING/ROOF DRAINS/SCUPPERS	33,900	SFA	3.50	118,650	
07000	NEW PARAPET CAPS	2,205	SF	20.00	44,100	
07000	NEW ROOFING SYSTEM W/INSULATION	33,900	SF	18.00	610,200	
07000	ROOFING @ BACK OF PARAPETS	7,035	SF	17.50	123,113	
08620	NEW KALWALL SKYLIGHT	80	SF	75.00	6,000	
B30	ROOFING			DIVISION TOTAL	960,793	
D30	HVAC					
15000	REMOVE AND REINSTALL ROOFTOP EQUIPMENT	1	LS	25,000	25,000	
D30	HVAC			DIVISION TOTAL	25,000	
D50	ELECTRICAL					
16000	POWER WORK @ MECH UNITS	1	LS	10,000	10,000	
D50	ELECTRICAL			DIVISION TOTAL	10,000	
F20	SELECTIVE BUILDING DEMOLITION					
02220	DEMO FINISH @ BACK OF PARAPET	7,035	SF	2.50	17,588	
02220	DEMO FLASHING/ROOF DRAINS	33,900	SFA	0.50	16,950	
02220	DEMO MISC CURBS	33,900	SFA	0.15	5,085	
02220	DEMO PARAPET CAPS	2,205	LF	1.50	3,308	
02220	DEMO ROOFING @ NON-EVALUATED AREAS	12,525	SF	2.50	31,313	
02220	DEMO ROOFING DOWN TO DECK	21,375	SF	2.50	53,438	
02220	DEMO ROOFING/EIFS @ ROOF TRANSITIONS	3,852	SF	2.50	9,630	
02220	DEMO SKYLIGHT	80	SF	8.00	640	
02220	MISC DEMO AT MINOR REPAIRS	3,500	SFA	0.30	1,050	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	139,000	
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS-ANTICIPATED DONE WITH SHELL		MO	75,000		
01000	OVERTIME/SHIFT PREMIUM-SEE SUMMARY SHEET	1	LS			
01000	TOWER CRANE-ANTICIPATED TO BE DONE WITH SHELL WORK		MO	50,000		
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL		

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
ESTIMATE SUBTOTAL					1,211,833	



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PROJECT: WHATCOM COURTHOUSE SHELL REPAIR - REPLACE IN KIND
LOCATION: BELLINGHAM, WA
BLDG SF:
ESTIMATE: 2015090
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
B20	EXTERIOR CLOSURE		6,282,413	
C10	INTERIOR CONSTRUCTION		800,000	
D30	HVAC		75,000	
D40	FIRE PROTECTION		66,333	
D50	ELECTRICAL		244,222	
F20	SELECTIVE BUILDING DEMOLITION		343,281	
Z10	GENERAL REQUIREMENTS		3,900,000	
ESTIMATE SUBTOTAL			11,711,249	
	DESIGN CONTINGENCY @	20.00%	2,342,250	
	SUBTOTAL		14,053,498	
	GENERAL CONTRACTOR'S OH & P @	8.50%	1,194,547	
	SUBTOTAL		15,248,046	
	ESCALATION TO 15-MAY-18 (4.00%/YR) @	11.67%	1,779,635	
	SUBTOTAL		17,027,680	
	SHIFT PREMIUM @	7.50%	1,277,076	
TOTAL			18,304,756	

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: WHATCOM COURTHOUSE SHELL REPAIR - REPLACE IN KIND
 LOCATION: BELLINGHAM, WA
 BLDG SF:
 ESTIMATE: 2015090
 EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
B20 EXTERIOR CLOSURE						
01520	SCAFFOLDING @ EXTERIOR WALL	66,524	SF	7.25	482,299	
						PHASED
01520	TEMPORARY BUILDING WRAP	66,524	SF	2.00	133,048	
						PHASED
03400	REPLACE CONCRETE SILLS	350	LF	50.00	17,500	
03400	SALVAGE/REINSTALL PRECAST CONCRETE	1,024	SF	35.00	35,840	
04000	NEW BRICK VENEER	8,782	SF	40.00	351,280	
05000	STEEL LEDGERS @ BRICK	1	LS	20,000	20,000	
05000	STEEL LEDGERS @ STONE	1	LS	50,000	50,000	
07000	FLASHING @ EXTERIOR WALLS	66,524	SF	3.25	216,203	
07000	WEATHER BARRIER @ EXTERIOR WALL	40,190	SF	5.50	221,045	
07210	NEW BATT INSULATION AT FRAMED WALLS	40,190	SF	1.75	70,333	
07240	REPLACE EIFS WITH STONE OVER CONCRETE	14,210	SF	75.00	1,065,750	
07240	REPLACE EIFS WITH STONE VENEER	31,408	SF	75.00	2,355,600	
08000	REPLACE DAMAGED WINDOWS	55	EA	1,500	82,500	
08000	REPLACEMENT STOREFRONT	12,124	SF	85.00	1,030,540	
09000	NEW SHEATHING @ EXISTING FRAMED WALLS	40,190	SF	2.50	100,475	
09000	REPAIR WATER DAMAGED WALL ELEMENTS	1	LS	50,000	50,000	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	6,282,413	
C10 INTERIOR CONSTRUCTION						
01520	TEMP INTERIOR WALLS W/DUST CONTROL	50,000	SF	10.00	500,000	
						3 PHASES
09000	INTERIOR SIDE CUT/PATCH/PUT BACK	50,000	SF	6.00	300,000	
						3 PHASES
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	800,000	
D30 HVAC						
15000	MISC HVAC/DIFFUSER WORK	1	LS	75,000	75,000	
D30	HVAC			DIVISION TOTAL	75,000	
D40 FIRE PROTECTION						
15000	SPRINKLER MODIFICATIONS	44,222	SFA	1.50	66,333	
D40	FIRE PROTECTION			DIVISION TOTAL	66,333	
D50 ELECTRICAL						
16000	FIRE ALARM MODIFICATIONS	44,222	SFA	1.00	44,222	
16000	MISC ELECTRICAL WORK @ PERIMETER	1	LS	200,000	200,000	
D50	ELECTRICAL			DIVISION TOTAL	244,222	
F20 SELECTIVE BUILDING DEMOLITION						

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
02220	MOVE AND PUT BACK OFFICE FURNISHING	2	WK	15,000	30,000	
02220	REMOVE BRICK PANELS	3,704	SF	18.00	66,672	
02220	REMOVE BRICK VENEER	5,078	SF	10.00	50,780	
02220	REMOVE DAMAGED WINDOWS	55	EA	175	9,625	
02220	REMOVE EIFS ON FRAMING	31,408	SF	1.75	54,964	
02220	REMOVE MISC FLASHING/CONNECTIONS	1	LS	10,000	10,000	
02220	REMOVE STOREFRONT SYSTEMS	12,124	SF	10.00	121,240	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	343,281	
Z10	GENERAL REQUIREMENTS					
01000	CRANE FOUNDATION/ANCHOR-ASSUMES 2 EA	1	LS	300,000	300,000	
01000	GENERAL CONDITIONS	16	MO	75,000	1,200,000	
01000	OVERTIME/SHIFT PREMIUM-SEE SUMMARY SHEET	1	LS			
01000	TOWER CRANE-ASSUMES 2 EA	16	MO	150,000	2,400,000	
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	3,900,000	
ESTIMATE SUBTOTAL					11,711,249	



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PROJECT: WHATCOM COURTHOUSE SHELL REPAIR - GLAZED BOX
LOCATION: BELLINGHAM, WA
BLDG SF:
ESTIMATE: 2015090
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
B20	EXTERIOR CLOSURE		9,721,089	
C10	INTERIOR CONSTRUCTION		640,000	
D30	HVAC		75,000	
D40	FIRE PROTECTION		66,333	
D50	ELECTRICAL		194,222	
F20	SELECTIVE BUILDING DEMOLITION		209,659	
Z10	GENERAL REQUIREMENTS		3,450,000	
ESTIMATE SUBTOTAL			14,356,303	
	DESIGN CONTINGENCY @	20.00%	2,871,261	
	SUBTOTAL		17,227,564	
	GENERAL CONTRACTOR'S OH & P @	8.50%	1,464,343	
	SUBTOTAL		18,691,907	
	ESCALATION TO 15-MAY-18 (4.00%/YR) @	11.67%	2,181,576	
	SUBTOTAL		20,873,483	
	SHIFT PREMIUM @	7.50%	1,565,511	
TOTAL			22,438,994	

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: WHATCOM COURTHOUSE SHELL REPAIR - GLAZED BOX
 LOCATION: BELLINGHAM, WA
 BLDG SF:
 ESTIMATE: 2015090
 EST TYPE: COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
B20	EXTERIOR CLOSURE					
01520	SCAFFOLDING @ EXTERIOR WALL	66,524	SF	7.25	482,299	
01520	TEMPORARY BUILDING WRAP	66,524	SF	2.00	133,048	
03400	REPLACE CONCRETE SILLS	350	LF	50.00	17,500	
03400	SALVAGE/REINSTALL PRECAST CONCRETE	1,024	SF	35.00	35,840	
04000	NEW BRICK VENEER	7,646	SF	35.00	267,610	
05000	STEEL LEDGERS @ BRICK	1	LS	12,500	12,500	
05000	STEEL LEDGERS @ STONE	1	LS	30,000	30,000	
07000	FLASHING @ EXTERIOR WALLS	57,029	SF	3.25	185,344	
07000	MISC REPAIRS AT TROMBE WALL	9,495	SF	10.00	94,950	
07000	WEATHER BARRIER @ EXTERIOR WALL	31,408	SF	5.50	172,744	
07210	NEW BATT INSULATION AT FRAMED WALLS	31,408	SF	1.75	54,964	
07240	REPLACE EIFS WITH STONE OVER CONCRETE	14,210	SF	75.00	1,065,750	
07240	REPLACE EIFS WITH STONE VENEER	31,408	SF	75.00	2,355,600	
08000	GLAZING FOR TROMBE WALL	23,000	SF	170	3,910,000	
08000	REPLACE DAMAGED WINDOWS	143	EA	1,500	214,500	
08000	REPLACE WINDOWS WITH BAD SEALS	966	SF	90.00	86,940	
08000	REPLACEMENT STOREFRONT	5,625	SF	85.00	478,125	
09000	NEW SHEATHING @ EXISTING FRAMED WALLS	35,350	SF	2.50	88,375	
09000	REPAIR WATER DAMAGED WALL ELEMENTS	1	LS	35,000	35,000	
B20	EXTERIOR CLOSURE			DIVISION TOTAL	9,721,089	
C10	INTERIOR CONSTRUCTION					
01520	TEMP INTERIOR WALLS W/DUST CONTROL	40,000	SF	10.00	400,000	
09000	INTERIOR SIDE CUT/PATCH/PUT BACK	40,000	SF	6.00	240,000	
C10	INTERIOR CONSTRUCTION			DIVISION TOTAL	640,000	
D30	HVAC					
15000	MISC HVAC/DIFFUSER WORK	1	LS	75,000	75,000	
D30	HVAC			DIVISION TOTAL	75,000	
D40	FIRE PROTECTION					
15000	SPRINKLER MODIFICATIONS	44,222	SFA	1.50	66,333	
D40	FIRE PROTECTION			DIVISION TOTAL	66,333	
D50	ELECTRICAL					
16000	FIRE ALARM MODIFICATIONS	44,222	SFA	1.00	44,222	
16000	MISC ELECTRICAL WORK @ PERIMTER	1	LS	150,000	150,000	
D50	ELECTRICAL			DIVISION TOTAL	194,222	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
F20	SELECTIVE BUILDING DEMOLITION					
02220	MOVE AND PUT BACK OFFICE FURNISHING	2	WK	12,000	24,000	
02220	REMOVE BRICK VENEER	3,942	SF	10.00	39,420	
02220	REMOVE DAMAGED WINDOWS	143	EA	175	25,025	
02220	REMOVE EIFS ON FRAMING	31,408	SF	1.75	54,964	
02220	REMOVE MISC FLASHING/CONNECTIONS	1	LS	10,000	10,000	
02220	REMOVE STOREFRONT SYSTEMS	5,625	SF	10.00	56,250	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	209,659	
Z10	GENERAL REQUIREMENTS					
01000	CRANE FOUNDATION/ANCHOR-ASSUMES 2 EA	1	LS	300,000	300,000	
01000	GENERAL CONDITIONS	14	MO	75,000	1,050,000	
01000	OVERTIME/SHIFT PREMIUM-SEE SUMMARY SHEET	1	LS			
01000	TOWER CRANE-ASSUMES 2 EACH	14	MO	150,000	2,100,000	
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	3,450,000	
				ESTIMATE SUBTOTAL	14,356,303	

PROJECT: WHATCOM COURTHOUSE SHELL REPAIR
 LOCATION: BELLINGHAM, WA
 ESTIMATE: 2015090
 EST TYPE: COST MODEL

*ALT # 1
 METAL PANELS IN LIEU OF STONE VENEER*

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
01000	GENERAL CONDITIONS	-1	MO	75,000	-75,000
01000	TOWER CRANE	-1	MO	75,000	-75,000
04000	STONE VENEER	45,618	SF	-75.00	-3,421,350
07240	METAL PANELS	45,618	SF	35.00	1,596,630
				ALTERNATE SUBTOTAL	-1,974,720
				MARKUP @	56.3%
				TOTAL	-3,086,500