

# SAN JUAN ISLAND LIBRARY

## Selected Property Study

### *Comprehensive Property Evaluation*

10 September 2019









**2** **NARRATIVE**

**3** **MALCOM / ARGYLE**  
[Property No. 1](#)

- » Observations
- » Cost Estimate
- » Schedule

**9** **SPRING STREET**  
[Property No. 2](#)

- » Observations
- » Cost Estimate
- » Schedule

**15** **GUARD STREET**  
[Property No. 3](#)

- » Observations
- » Cost Estimate
- » Schedule

**21** **SUMMARY**

# NARRATIVE

- OCMI, Inc. created this comprehensive property improvement study to aid the San Juan Island Library and the community in their decision-making process to build a new facility.
- This study was created in tandem with Allied8's feasibility study.
- OCMI and Allied8 performed a reconciliation of their respective cost estimates. All construction cost estimates shown in this document were adjusted to reflect blended OCMI/Allied8 costs.
- This property study is predicated on the information quantified to date for the properties and makes assumptions for design elements that have yet to be completed. OCMI has allowed for practices, costs and betterment that would typically be found in construction projects of this type. As this study is based on best information available as of the date of its production, OCMI recommends that conditions and costs be continually validated to ensure cost changes are fully quantified.
- This study allows for site improvements from current conditions to a building pad ready site, but excludes all costs associated with building construction.
- This study allows for the current sale price or the currently assessed value of each parcel. OCMI recommends that property values in the Friday Harbor area be monitored to ensure there are no substantial shifts in acquisition costs.
- This study allows for soil improvements and assumes the use of island resources for all cut and fill materials.
- Utilities, including: water, sewer, electric and fire lines, have been allowed for at costs typical to make ready for building services.
- Storm water has been similarly allowed for, though the range of possible design options for this scope of work creates more potential for cost deviations.
- Other site utilities, including site electrical, have been included.
- Where necessary, allowances have been made to account for off-site improvements, including: sidewalks, curbs and gutters, cross walk signage and striping, and damage remediation on existing city hardscape and landscape rehabilitation.
- Parking areas have been assumed to be comprised of an asphaltic concrete layer over a compacted base layer.
- Demolition costs have been calculated assuming that all disposal, save hazardous materials, will occur on the island.
- Hazardous materials remediation and abatement has been allowed for, specifically testing by San Juan Island Library, and off island disposal of all materials.
- This study is intended to encompass the costs related to the development of the site to a building pad ready state. Please see the OCMI Program Study for comprehensive information that includes all aspects of project costs.





# MALCOM / ARGYLE

Property No. 1







OBSERVATIONS

Property No. 1: 200 Malcom Street – 76,370 SF

Site Improvements Estimate

- OCMI
  - » \$2,742,280
  - » \$35.91/SF
- Allied8
  - » \$3,064,071
  - » \$37.65/SF
- Differential
  - » \$321,791
  - » \$1.74/SF
- Blended Estimate
  - » \$2,903,176
  - » \$38.01/SF

Schedule

- 5 months

Property Assessment Price

- \$597,540
- \$7.82/SF

Total Property Estimate Purchase and Improvement

- \$3,500,715
- \$47.63/SF

## OBSERVATIONS (cont.)

### *Blended Estimate, Complete Property Improvement*

- \$3,500,715
- \$45.84/SF

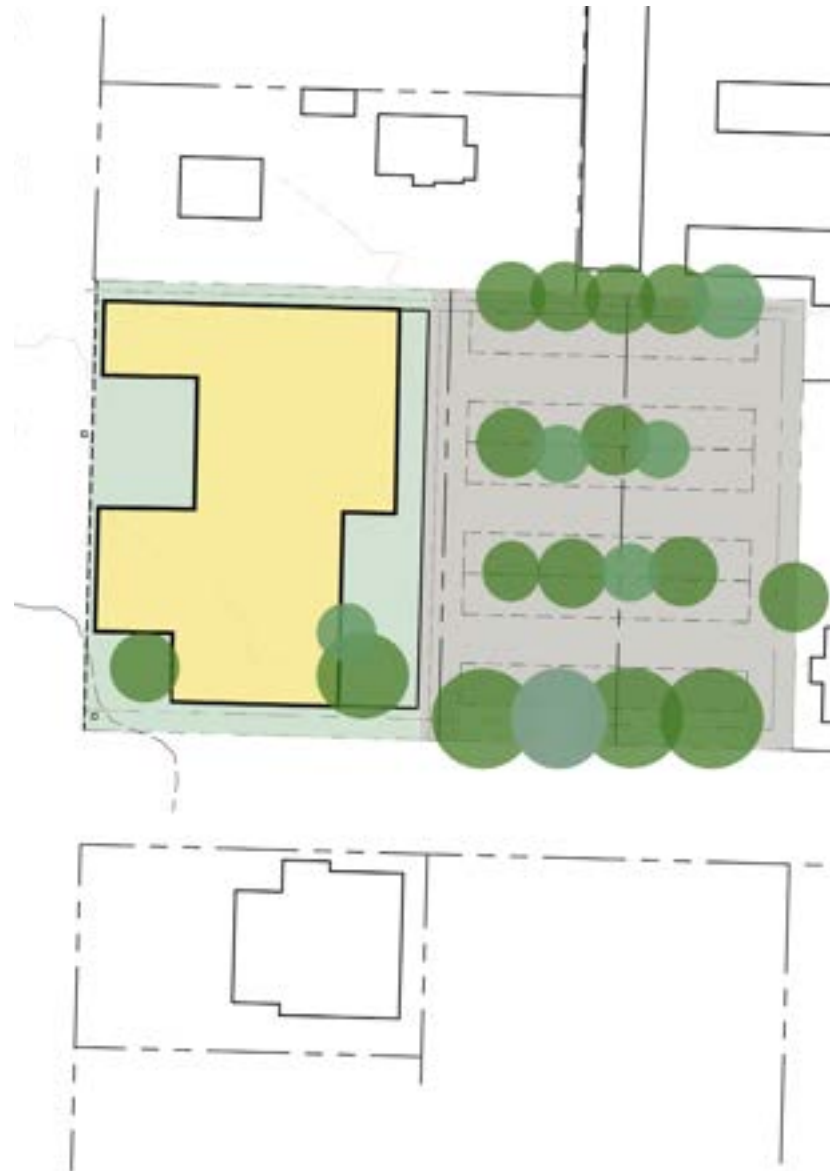
### *Allowances/Exclusions/Inclusions*

- **Site Lighting**
  - » OCMI has allowed for 12 light poles and bases, including power to each
- **Soils Cost**
  - » OCMI has allowed for \$55/CY for soil importation
- **Storm Water**
  - » OCMI has allowed carrying of \$150,000
- Washington State sales tax has been excluded from this study
- OCMI has allowed for costs associated with a feature entrance to the building
- As the parcel is not currently for sale OCMI has included the 2019 property assessment cost in lieu of a sale price

### *Notes*

- The property is unimproved and conveniently located in Friday Harbor, which improves efficiency, related costs and schedule

- This property sits below grade, which impacts costs and schedule. OCMI has allowed for import of fill material to mitigate the elevation issue
- The property has an existing PUD easement that cuts the property down the middle from north to south, which will greatly restricts design possibilities and impacts costs
- The historical designation of this property will greatly impact improvement costs by necessitating design choices that might not otherwise be made
  - » New library would be required to be designed according to superseded design standards and, among other items, would require:
    - Steeply pitched roofing, increasing both total square footage and installation/maintenance cost
    - Shiplap siding
    - Highly specific glazing products
- Contractor access to this site is only feasible from the east, creating additional complexity in staging and contractor access, which will add time to the project schedule
- This property will also require improvements to existing road sections at Argyle and Malcom streets, increasing costs




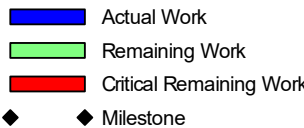

Proposed design schematic of 200 Malcom Street

3 PROPERTY STUDY COST ESTIMATE

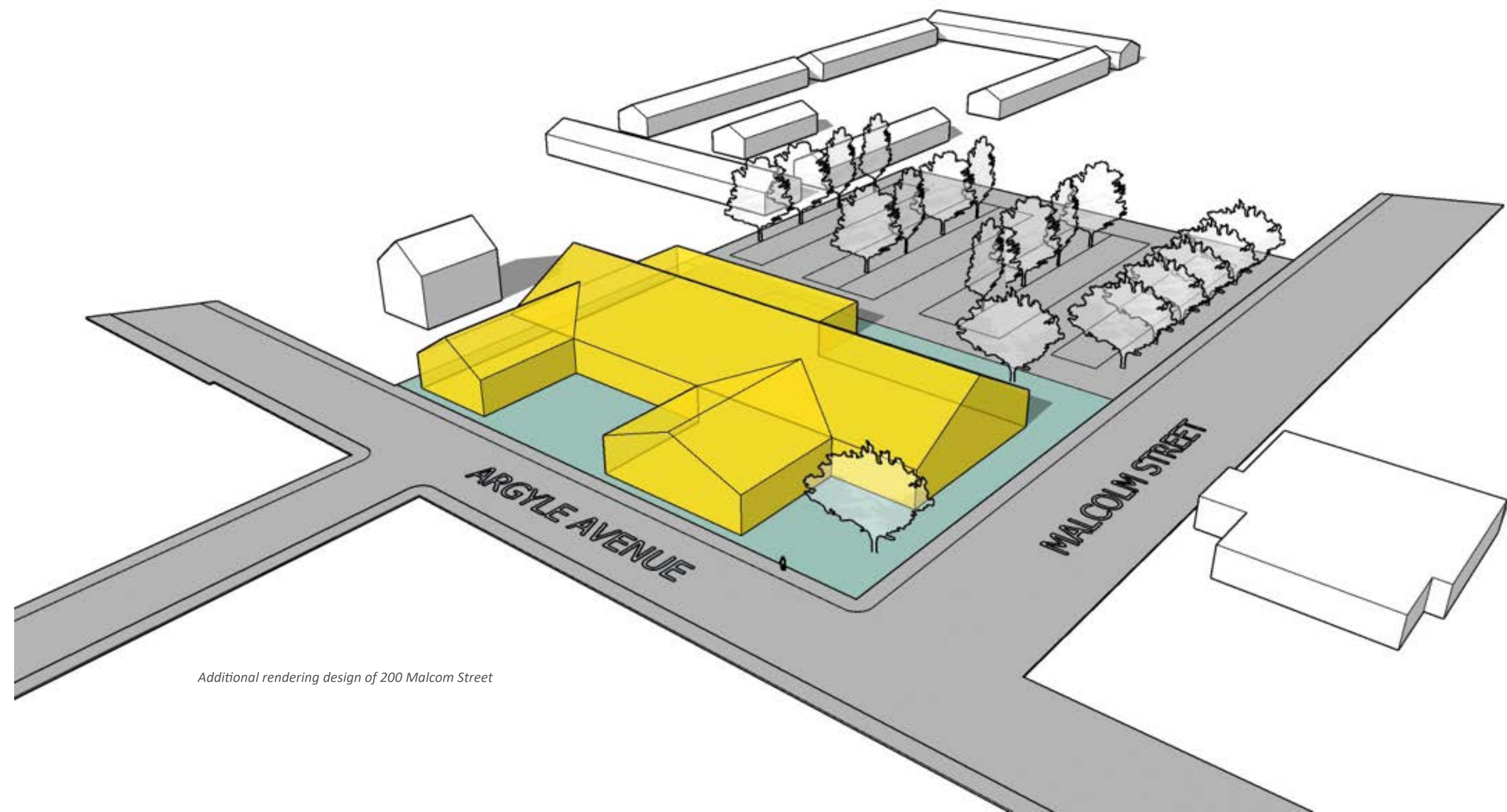
DETAILED SITE SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
F20 SELECTIVE BUILDING DEMOLITION		\$9,850	\$0.13
G10 SITE PREPARATION		\$417,939	\$5.49
G20 SITE IMPROVEMENTS		\$871,210	\$11.44
G30 SITE MECHANICAL UTILITIES		\$210,000	\$2.76
G40 SITE ELECTRICAL UTILITIES		\$217,740	\$2.86
G90 OTHER SITE CONSTRUCTION			
NET DIRECT SITE COST		\$1,726,739	\$22.68
GENERAL REQUIREMENTS	2.00%	\$34,535	\$0.45
SUBTOTAL		\$1,761,274	\$23.14
GENERAL CONDITIONS @ \$40K PER MNTH	LS	\$200,000	\$2.63
SUBTOTAL		\$1,961,274	\$25.76
DESIGN CONTINGENCY	5.00%	\$86,337	\$1.13
SUBTOTAL		\$2,047,611	\$26.90
CONSTRUCTION CONTINGENCY	10.00%	\$204,761	\$2.69
SUBTOTAL		\$2,252,372	\$29.59
INSURANCE & BOND	1.50%	\$33,786	\$0.44
SUBTOTAL		\$2,286,157	\$30.03
BUILDING PERMIT	1.00%	\$22,524	\$0.30
SUBTOTAL		\$2,308,681	\$30.33
CONTRACTOR'S GC OH&P	5.00%	\$115,434	\$1.52
SUBTOTAL		\$2,424,115	\$31.84
ESCALATION TO MIDPOINT OF CONSTRUCTION	13.13%	\$318,165	\$4.18
TOTAL SITE COST		\$2,742,280	\$36.02



San Juan Island Library #1-1- Malcom/Argyle					Page 1 of 1					Data Date: 04-Jan-21				
Activity ID	Activity Name	Orig. Dur.	Start	Finish	2020	2021								pp
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
San Juan Island Library #1-1- Malcom/Argyle		128	04-Jan-21	30-Jun-21										
Property Study #1 - Malcom & Argyle		128	04-Jan-21	30-Jun-21										
General & Administrative		21	04-Jan-21	01-Feb-21										
A1000	Submittals (Submit, Review & Approve)	20	04-Jan-21	29-Jan-21										
A1010	Procurement	20	04-Jan-21	29-Jan-21										
A1020	Permits (By Owner)	0	01-Feb-21											
A1120	Mobilization	1	01-Feb-21	01-Feb-21										
Program Study #1		107	02-Feb-21	30-Jun-21										
A1030	Selective Demolition - Foundation Demo	2	02-Feb-21	03-Feb-21										
A1040	Clear & Grub	5	04-Feb-21	10-Feb-21										
A1050	Import/Compact	25	11-Feb-21	17-Mar-21										
A1080	Off Site	30	18-Feb-21	31-Mar-21										
A1060	Grading & Staking	5	18-Mar-21	24-Mar-21										
A1070	Building Pad	5	25-Mar-21	31-Mar-21										
A1110	Site Utilities	15	01-Apr-21	21-Apr-21										
A1130	Site Electrical / Light Poles	25	22-Apr-21	26-May-21										
A1090	Landscaping	15	20-May-21	09-Jun-21										
A1100	Parking Lot & Curb	20	20-May-21	16-Jun-21										
A1160	Hardscape / Entrys	15	20-May-21	09-Jun-21										
A1140	Punchlist / Demobilizationj / Close Out	10	17-Jun-21	30-Jun-21										
A1150	Project Completion	0		30-Jun-21										
		San Juan Island Library Property Study #1-1 - Malcom & Argyle Project Schedule - 26 August 2019												





*Additional rendering design of 200 Malcom Street*





# SPRING STREET

Property No. 2







OBSERVATIONS

Property No. 2: Spring Street – 109,771 SF

Site Improvements Estimate

- OCMI
  - » \$3,524,560
  - » \$32.11/SF
- Allied8
  - » \$3,174,742
  - » \$39.23/SF
- Differential
  - » \$651,182
  - » \$2.88/SF
- Blended Estimate
  - » \$3,350,151
  - » \$30.52/SF

Schedule

- 6 months

Assessed Property Value

- \$2,993,820
- \$27.27/SF

Total Property Estimate Purchase and Improvement

- \$6,343,971
- \$57.79/SF



Photographs of existing conditions of 600 Spring Street

Alternate Design Estimate for Spring Street

- \$3,209,492
- \$29.24/SF

Alternate Schedule

- 5 months

Alternate Total Property Estimate Purchase and Improvement

- \$6,203,312
- \$56.51/SF





Proposed design schematic of 600 Spring Street

## OBSERVATIONS (cont.)

### *Blended Estimate, Complete Property Improvement*

- \$6,343,971
- \$57.79/SF
- Existing facility to be selectively demolished, with foundations, slab on grade and select framing to remain
- 8,000 SF of new addition to be constructed on existing site
- New facility square footage to total approximately 22,000 SF

### *Allowances/Inclusions/Exclusions*

- **Site Lighting**
  - » OCMI has allowed for light poles and bases, including power to each
- **Soils Cost**
  - » OCMI has allowed for \$55/CY for soil importation
- **Storm Water**
  - » OCMI has allowed carrying of \$150,000
- Demolition, both selective and general, has been allowed for as-needed for all existing structures
- Washington State sales tax has been excluded from this study
- Due to era of original construction OCMI has made allowances for the abatement of assumed hazardous materials

### *Notes*

- OCMI's estimate assumes a balanced site, e.g. no removal or importation of soil
- Though the existing plan of selective demolition does have merit in regards to potential cost savings, it also binds the project to certain conditions/current design standards that may adversely effect production schedules and efficiencies. These include:
  - » Site orientation:
    - Current building orientation related to overall site boundaries
    - Current landscaping plan
  - » Selective demolition costs
  - » Necessary "make ready" or remediation work required for repurposing of existing slab and framing

3 PROPERTY STUDY COST ESTIMATE

DETAILED SITE SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
F20 SELECTIVE BUILDING DEMOLITION		\$669,300	\$6.15
G10 SITE PREPARATION		\$371,941	\$3.42
G20 SITE IMPROVEMENTS		\$578,112	\$5.32
G30 SITE MECHANICAL UTILITIES		\$210,000	\$1.93
G40 SITE ELECTRICAL UTILITIES		\$344,942	\$3.17
G90 OTHER SITE CONSTRUCTION			
NET DIRECT SITE COST		\$2,174,295	\$19.99
GENERAL REQUIREMENTS	2.00%	\$43,486	\$0.40
SUBTOTAL		\$2,217,781	\$20.39
GENERAL CONDITIONS @ \$40K PER MNTH	10.88%	\$240,000	\$2.21
SUBTOTAL		\$2,457,781	\$22.60
ADD 3% TO SPRING STREET FOR DIVIDED SITE; SELECTIVE REMOVAL	3.00%	\$65,229	\$0.60
SUBTOTAL		\$2,523,010	\$23.20
DESIGN CONTINGENCY	5.00%	\$108,715	\$1.00
SUBTOTAL		\$2,631,725	\$24.20
CONSTRUCTION CONTINGENCY	10.00%	\$263,172	\$2.42
SUBTOTAL		\$2,894,897	\$26.62
INSURANCE & BOND	1.50%	\$43,423	\$0.40
SUBTOTAL		\$2,938,320	\$27.02
BUILDING PERMIT	1.00%	\$28,949	\$0.27
SUBTOTAL		\$2,967,269	\$27.29
CONTRACTOR'S GC OH&P	5.00%	\$148,363	\$1.36
SUBTOTAL		\$3,115,633	\$28.65
ESCALATION TO MIDPOINT OF CONSTRUCTION	13.13%	\$408,927	\$3.76
TOTAL SITE COST		\$3,524,560	\$32.41



New San Juan Island Library  
ADD ALT - 600 SPRING STREET  
Friday Harbor, WA

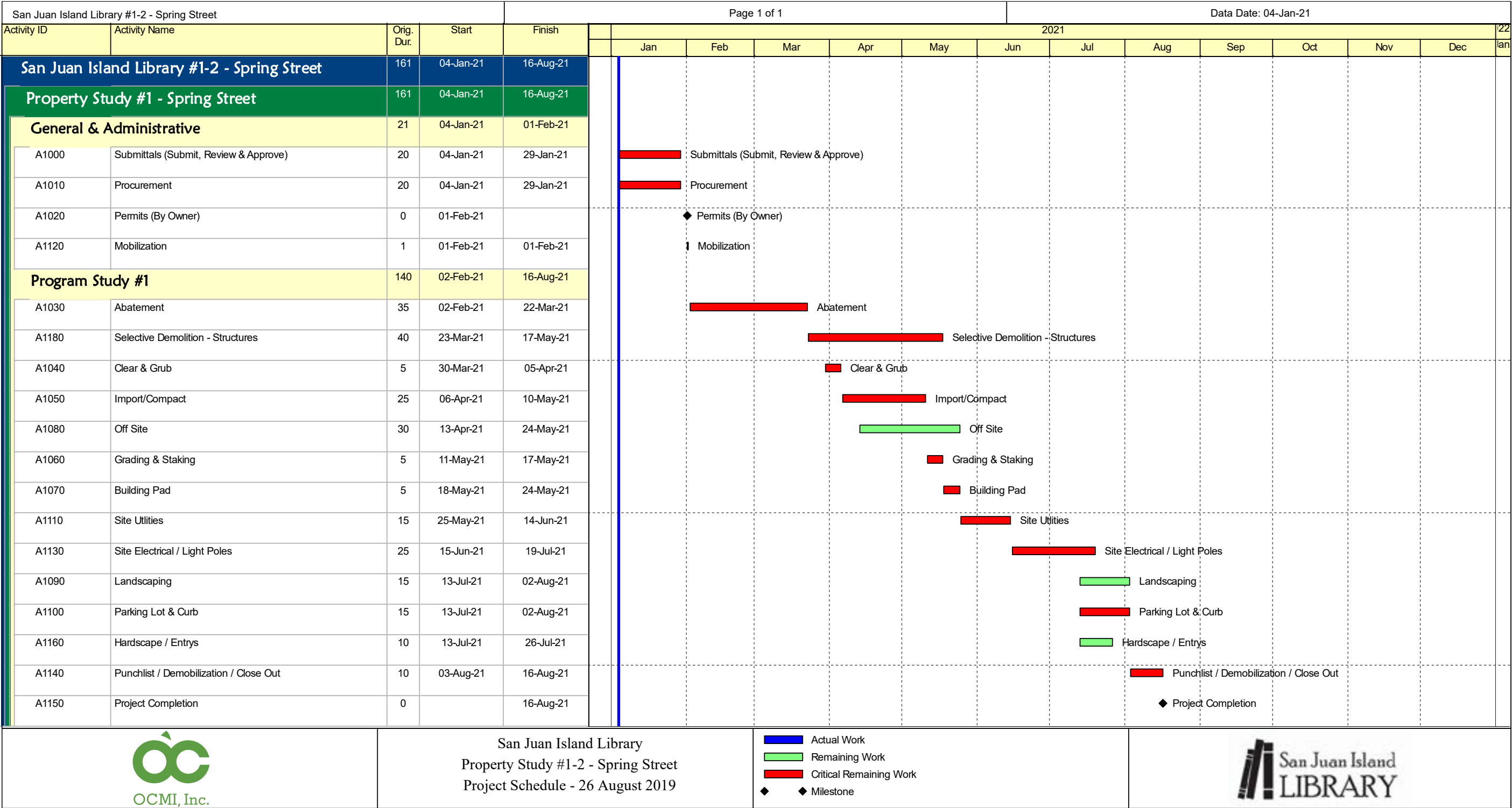
3 PROPERTY STUDY COST ESTIMATE

DETAILED SITE SUMMARY

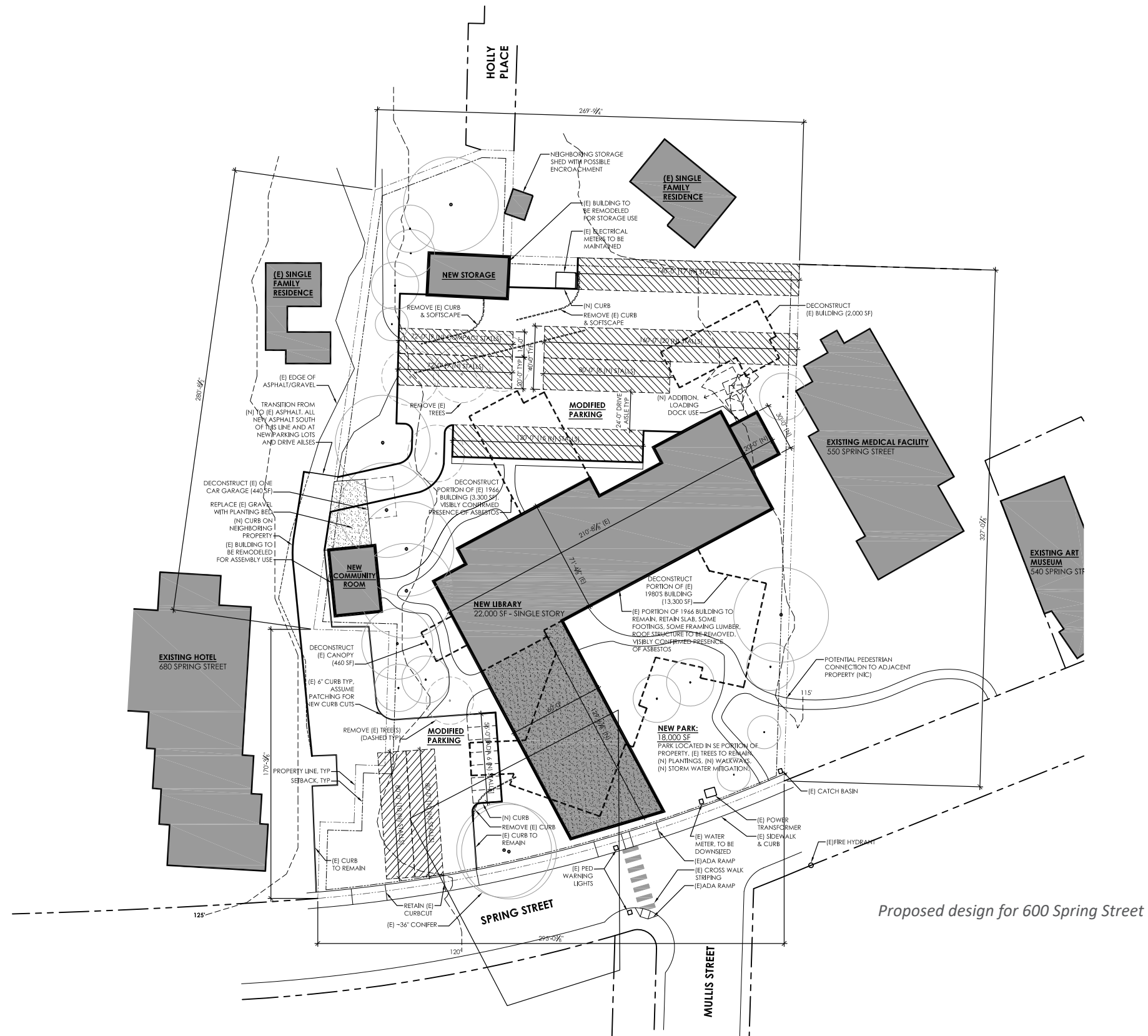
ELEMENT		TOTAL COST	\$/SF AREA
F20 SELECTIVE BUILDING DEMOLITION		\$601,920	\$5.48
G10 SITE PREPARATION		\$273,548	\$2.49
G20 SITE IMPROVEMENTS		\$622,364	\$5.67
G30 SITE MECHANICAL UTILITIES		\$210,000	\$1.91
G40 SITE ELECTRICAL UTILITIES		\$344,942	\$3.14
G90 OTHER SITE CONSTRUCTION			
NET DIRECT SITE COST		\$2,052,774	\$18.70
GENERAL REQUIREMENTS	2.00%	\$41,055	\$0.37
SUBTOTAL		\$2,093,829	\$19.07
GENERAL CONDITIONS @ \$40K PER MNTH	LS	\$200,000	\$1.82
SUBTOTAL		\$2,293,829	\$20.90
DESIGN CONTINGENCY	5.00%	\$102,639	\$0.94
SUBTOTAL		\$2,396,468	\$21.83
CONSTRUCTION CONTINGENCY	10.00%	\$239,647	\$2.18
SUBTOTAL		\$2,636,115	\$24.01
INSURANCE & BOND	1.50%	\$39,542	\$0.36
SUBTOTAL		\$2,675,657	\$24.37
BUILDING PERMIT	1.00%	\$26,361	\$0.24
SUBTOTAL		\$2,702,018	\$24.62
CONTRACTOR'S GC OH&P	5.00%	\$135,101	\$1.23
SUBTOTAL		\$2,837,119	\$25.85
ESCALATION TO MIDPOINT OF CONSTRUCTION	13.13%	\$372,372	\$3.39
TOTAL SITE COST		\$3,209,491	\$29.24

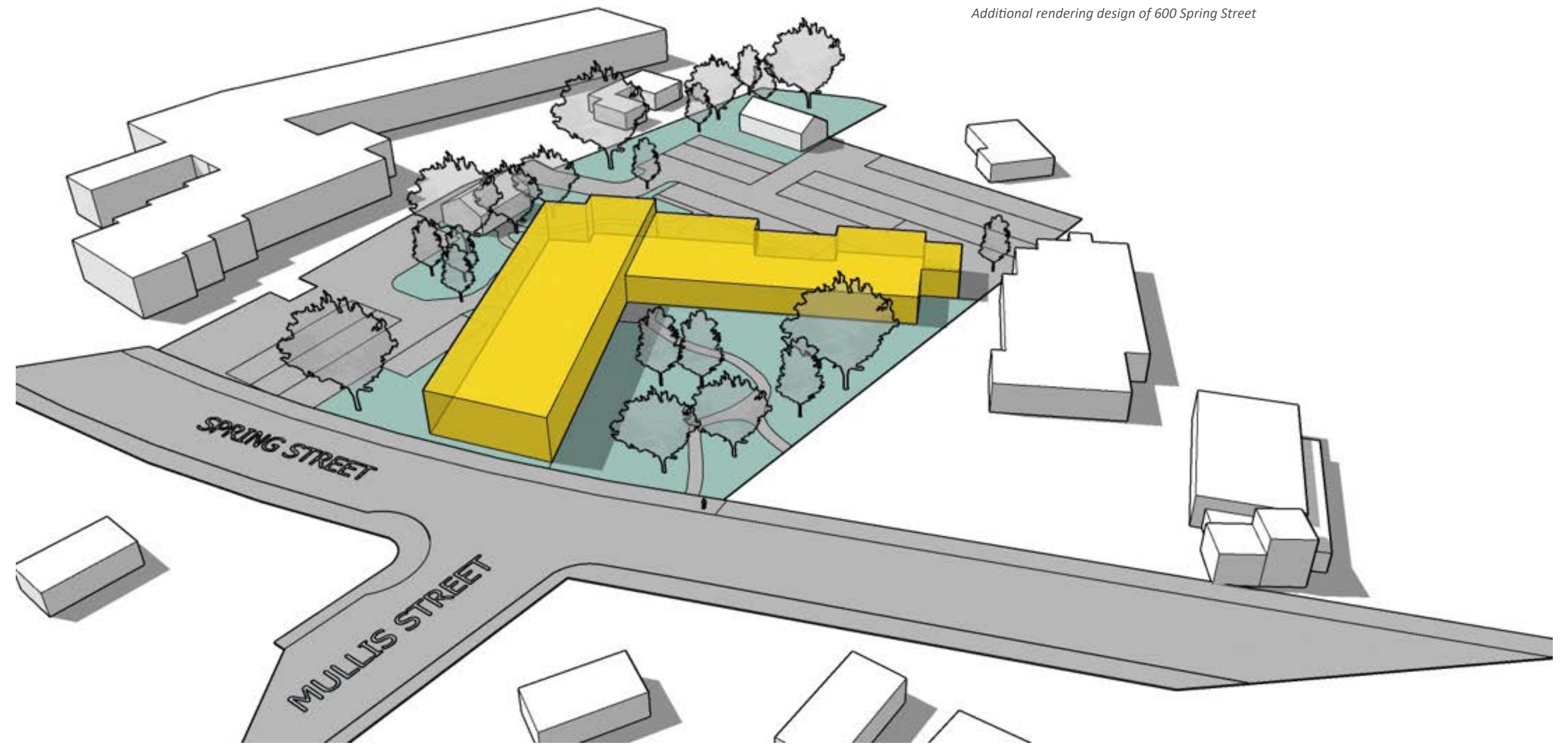


SPRING STREET  
SCHEDULE









*Additional rendering design of 600 Spring Street*





# GUARD STREET

Property No. 3







OBSERVATIONS

Property No. 3: Guard Street – 105,851 SF

Site Improvements Estimate

- OCMI
  - » \$6,942,114
  - » \$65.48/SF
- Allied8
  - » \$6,891,361
  - » \$63.48/SF
- Differential
  - » \$50,753
  - » \$2.10/SF
- Blended Estimate
  - » \$6,919,738
  - » \$65.34/SF

Schedule

- 6 months

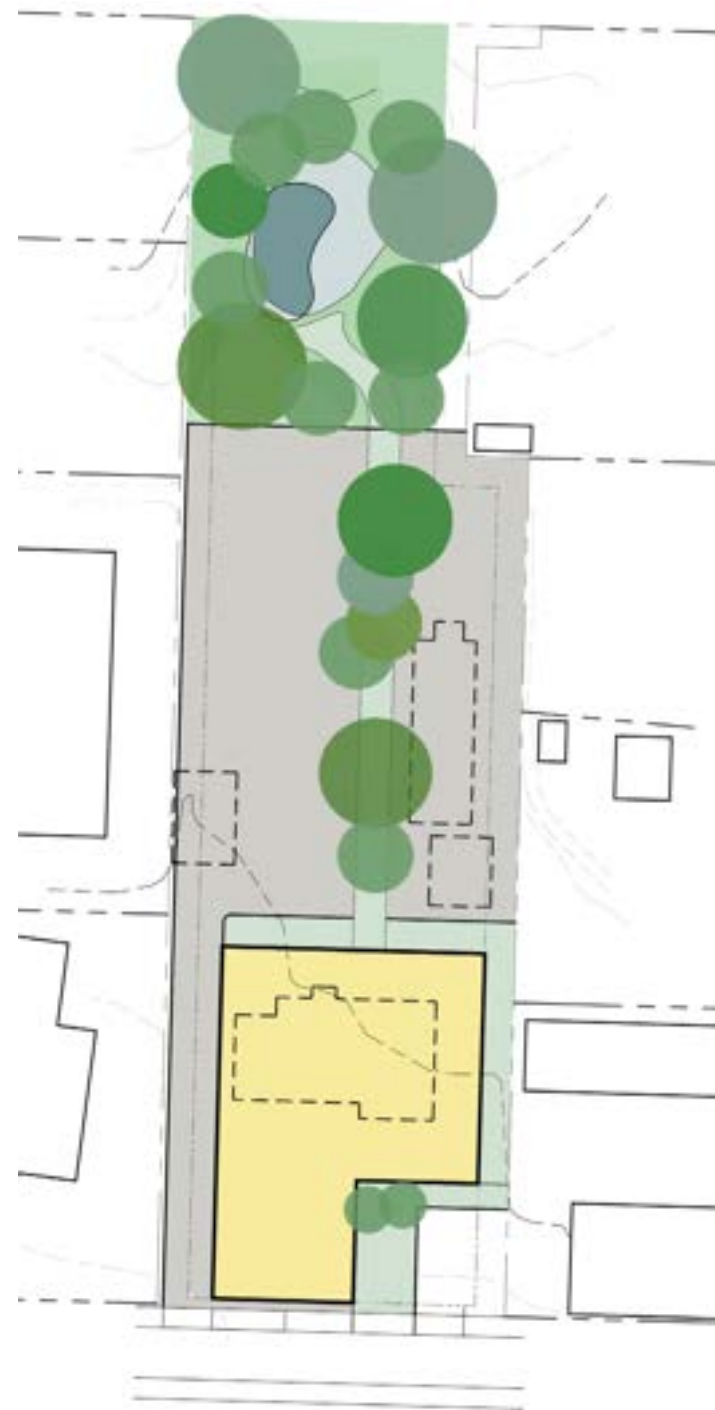
Property Assessment Price

- \$668,820
- \$6.32/SF

Total Property Estimate Purchase and Improvement

- \$7,585,557
- \$71.66/SF





Architects rendering of proposed development

## OBSERVATIONS (cont.)

### *Blended Estimate, Complete Property Improvement*

- \$7,585,557
- \$71.66/SF

### *Allowances/Inclusions/Exclusions*

- **Site Lighting**
  - » OCMI has allowed for 12 light poles and bases, including power to each
- **Soils Cost**
  - » OCMI has allowed for \$55/CY for soil importation
- **Storm Water**
  - » OCMI has allowed carrying of \$150,000
- Washington State sales tax has been excluded from this study
- As the parcel is not currently for sale OCMI has included the 2019 property assessment cost in lieu of a sale price
- Proposed site is currently utilized as the county maintenance yard and is tentatively scheduled to become available in the next two to three years

### *Notes*

- Hazardous materials removal and remediation is a significant project cost driver on this site

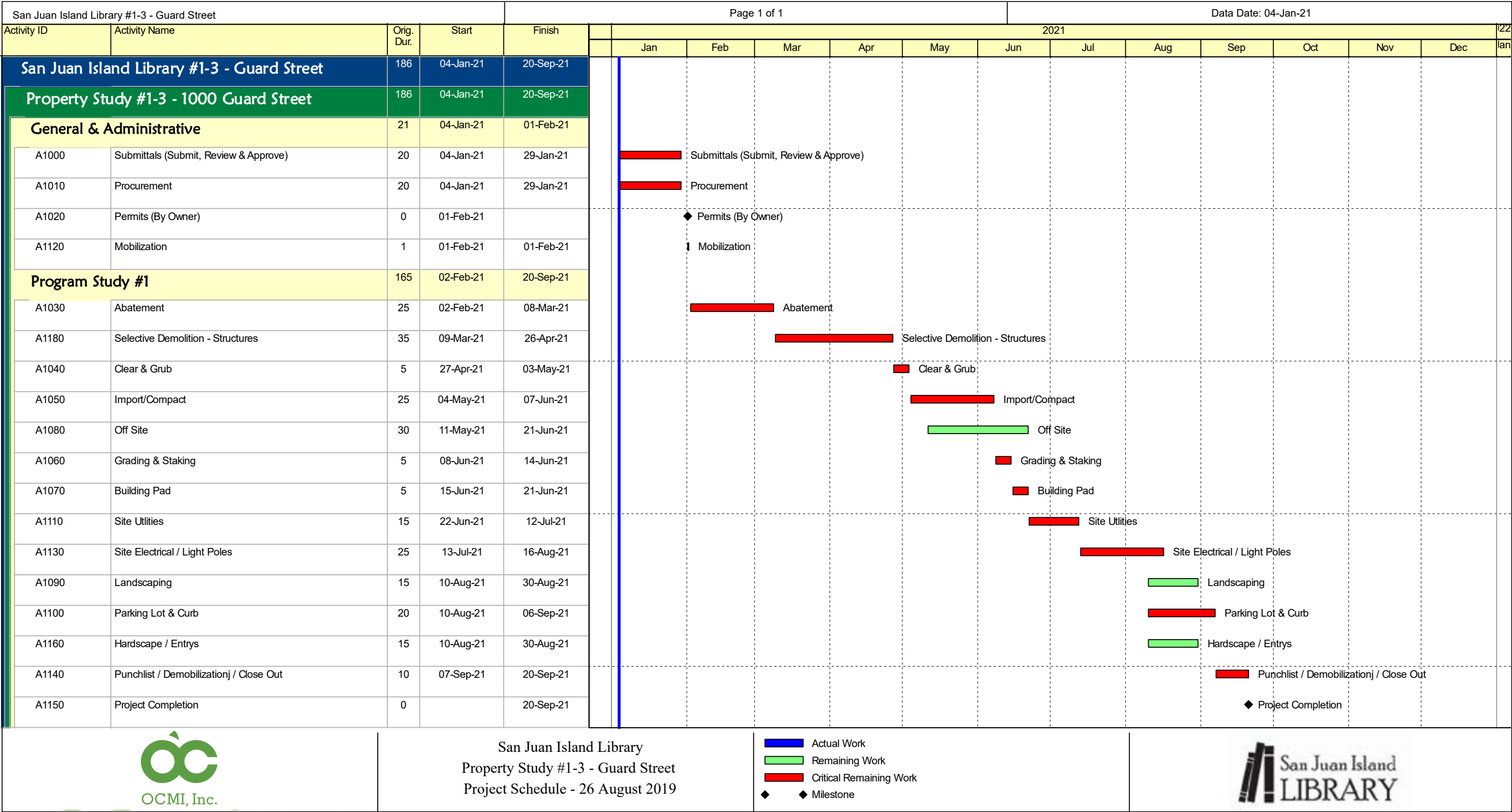
- » OCMI has allowed for soil remediation to occur on the rear 40% of the site to a depth of 2 inches. This allowance includes the removal and disposal of the material
- Correction of elevation changes from front to rear of parcel also constitutes a significant project cost on this site
  - » OCMI has allowed for a 2 foot average import of fill dirt per square foot for the balancing of the site
  - » Current grading on the site presents significant challenges from a storm water management perspective. Potential mitigation options include site-wide, subgrade drainage culverts and/or a detention pond
- Current parcel dimensions will effect the project possibilities, both from a design and construction perspective. Concerns include:
  - » Design and placement options for new library
  - » Dual lane parking access would be provided via one 24 foot access area
  - » Spatial allocations will present significant staging and access challenges for contractor, which will decrease productivity and increase project time

3 PROPERTY STUDY COST ESTIMATE

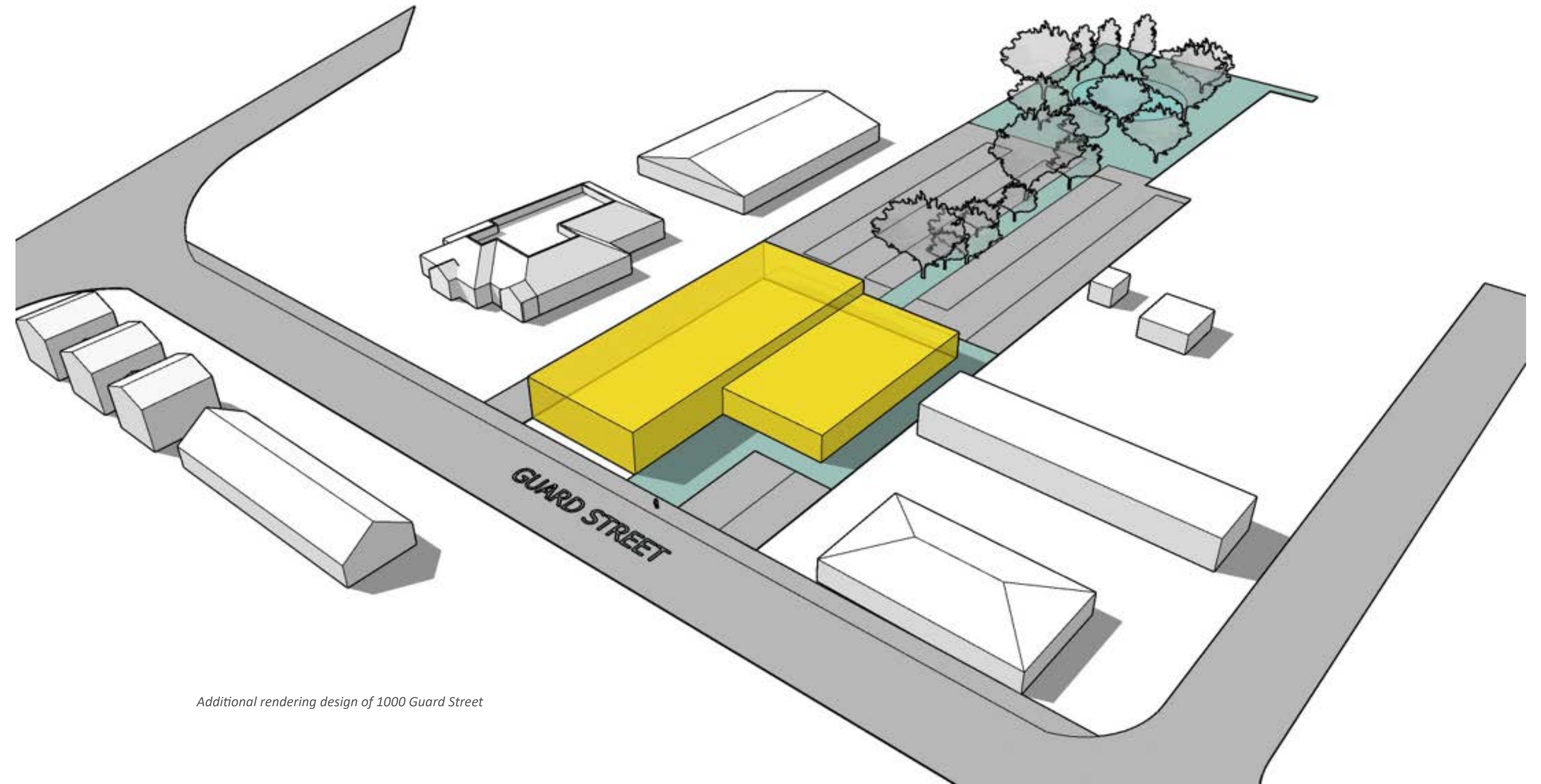
DETAILED SITE SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
F20 SELECTIVE BUILDING DEMOLITION		\$2,365,225	\$23.24
G10 SITE PREPARATION		\$514,329	\$5.05
G20 SITE IMPROVEMENTS		\$1,171,884	\$11.51
G30 SITE MECHANICAL UTILITIES		\$210,000	\$2.06
G40 SITE ELECTRICAL UTILITIES		\$358,702	\$3.52
G90 OTHER SITE CONSTRUCTION			
NET DIRECT SITE COST		\$4,620,140	\$45.39
GENERAL REQUIREMENTS	2.00%	\$92,403	\$0.91
SUBTOTAL		\$4,712,543	\$46.30
GENERAL CONDITIONS @ \$40K PER MNTH	LS	\$240,000	\$2.36
SUBTOTAL		\$4,952,543	\$48.65
DESIGN CONTINGENCY	5.00%	\$231,007	\$2.27
SUBTOTAL		\$5,183,550	\$50.92
CONSTRUCTION CONTINGENCY	10.00%	\$518,355	\$5.09
SUBTOTAL		\$5,701,905	\$56.02
INSURANCE & BOND	1.50%	\$85,529	\$0.84
SUBTOTAL		\$5,787,433	\$56.86
BUILDING PERMIT	1.00%	\$57,019	\$0.56
SUBTOTAL		\$5,844,452	\$57.42
CONTRACTOR'S GC OH&P	5.00%	\$292,223	\$2.87
SUBTOTAL		\$6,136,675	\$60.29
ESCALATION TO MIDPOINT OF CONSTRUCTION	13.13%	\$805,439	\$7.91
TOTAL SITE COST		\$6,942,114	\$68.20





GUARD STREET  
PROPERTY NO. 3



*Additional rendering design of 1000 Guard Street*





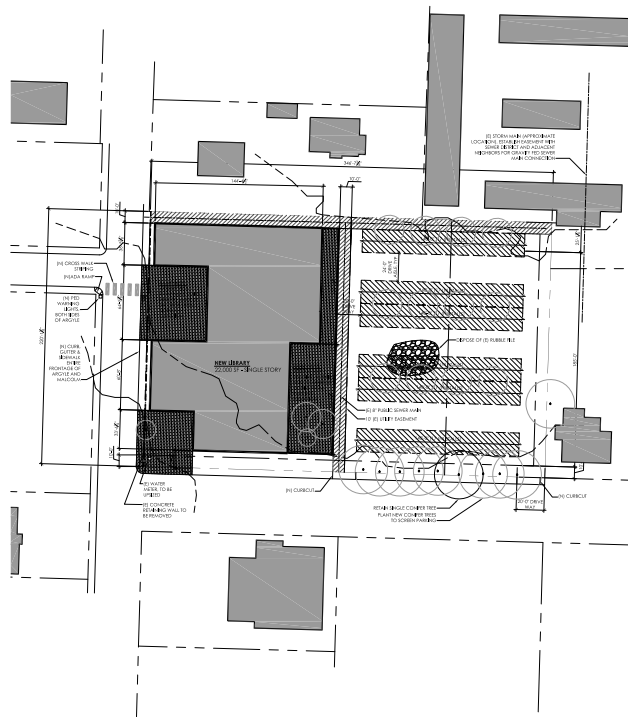
# SUMMARY

200 Malcom Street, 600 Spring Street, & 1000 Guard Street





SUMMARY



200 MALCOM STREET

Schedule:

- 5 months

Blended Estimate:

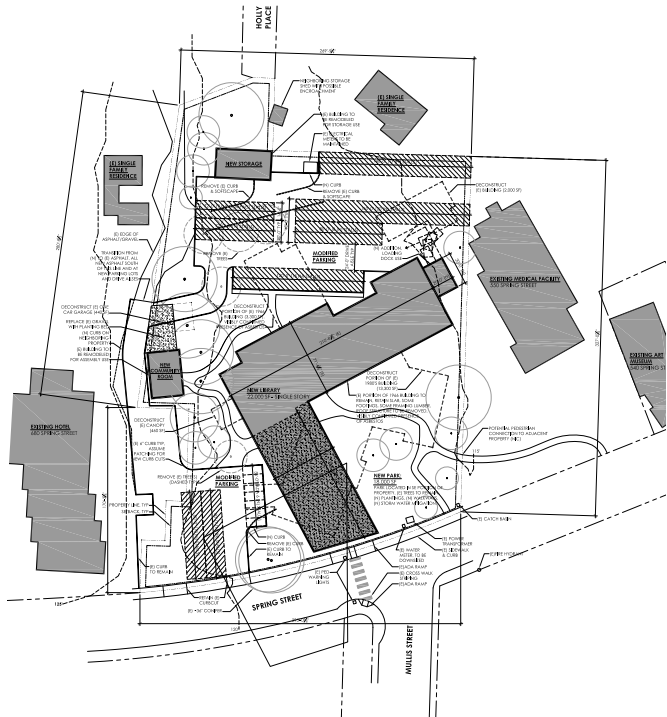
- \$2,903,176
- \$38.01/SF

Property Acquisition Cost:

- \$597,540
- \$7.82/SF

TOTAL COST:

- \$3,500,715
- \$45.84/SF



600 SPRING STREET

Schedule:

- 6 months

Blended Estimate:

- \$3,350,151
- \$30.52/SF

Property Acquisition Cost:

- \$2,993,820
- \$27.27/SF

TOTAL COST:

- \$6,343,971
- \$57.79/SF

ALTERNATE

Schedule:

- 5 months

Blended Estimate:

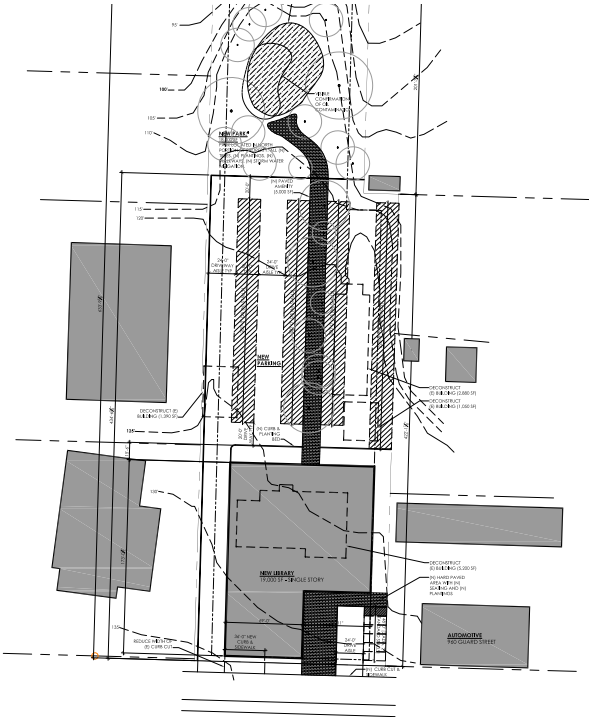
- \$3,290,492
- \$29.24/SF

Property Acquisition Cost:

- \$2,993,820
- \$27.27/SF

TOTAL COST:

- \$6,203,312
- \$56.51/SF



1000 GUARD STREET

Schedule:

- 5 months

Blended Estimate:

- \$6,916,738
- \$65.34/SF

Property Acquisition Cost:

- \$668,820
- \$6.32/SF

TOTAL COST:

- \$7,585,557
- \$71.66/SF





