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December 23, 2009

Mr. Mark Urdahl
Port of Chelan County
238 Olds Station Rd., Ste. A
Wenatchee, WA 98801

Sent Via: US Mail

Subject: Pybus Public Market Site Improvements Project

Dear Mr. Urdahl:

RH2 Engineering, Inc. (RH2) has completed the budget cost estimate for the Pybus Public Market Site Improvements. At this time, our estimated cost of the site improvements is approximately \$1,081,800, which includes Washington State Sales Tax of 8.0 percent. Please find a complete breakdown of unit costs, as well as a rough sketch of the improvements enclosed with this letter.

In developing this estimate, we utilized unit prices for various items based on construction prices seen on similar public projects over the past couple of years. It is important to note that the current construction climate is highly competitive amongst contractors and, as a result, unit prices have become greatly reduced. If this trend were to continue as expected into the summer months, we would estimate the costs for this project to be as much as 20 percent lower than currently estimated. Furthermore, should this project be constructed without prevailing wage labor by a developer in the private sector, an additional reduction of up to 15 percent may be expected.

The following general assumptions were made in developing this estimate.

- All building related improvements, including exterior resurfacing, interior structural, mechanical, electrical and aesthetic upgrades, have been accounted for in other estimates.
- All indirect costs related to construction such as survey, engineering, property acquisition, permitting, owner-related overhead, legal fees, etc., have not been included in this estimate.
- Site work will be performed by a licensed contractor with state prevailing wage labor and a performance bond of 5 percent of the total contract will be posted for the project.

The estimate includes the following assumptions for specific items.

- Existing site preparation will consist of minimal clearing and grubbing. Removal of structures and obstructions includes the demolition of existing surface features such as fencing, debris piles, and small amounts of asphalt and concrete. A



building demolition quote of \$99,400 has been obtained to demolish the existing building along the west edge of the site. Utility decommissioning, electrical/mechanical salvage and additional concrete foundation removal has been added to this estimate.

- Temporary erosion and sedimentation control during construction will consist of stabilized construction entrances, perimeter silt fence, sediment traps and certified erosion control lead personnel.
- Site grading has been estimated at 6-inch average thickness of existing material along the north portion of the site.
- Stormwater management on the south end of the site will consist of water quality treatment for new parking areas. Roof drains from the Pybus building can be considered clean water and will bypass treatment. Treatment will be handled through a Contech Storm Filter type treatment mechanism and routed to an existing catch basin located on Chelan County PUD Park property northeast of the project site. It is assumed that permissions/easements will be granted for the conveyance pipe needed.
- Stormwater management on the north end of the site will consist of water quality treatment and water quantity control through the use of subsurface infiltration (infiltration trench). It is assumed that peak runoff from the site will be limited to pre-developed conditions and that a 6-foot-wide, 6-foot-tall, 200-foot length trench will be adequate to achieve this end. Infiltration practices require the use of pretreatment which will be handled through a filter strip (grass lined area) integrated into the landscaped beds.
- Domestic water will be provided through one 2-inch water meter service immediately south of the existing Pybus building. The Pybus building will not be fire-sprinkler protected. There are three hydrants within close proximity to the building; therefore, new fire hydrants will not be required.
- Sanitary sewer service will be provided through one new 6-inch lateral and connected to the City system immediately south of the existing building.
- Paved areas will consist of 2-inch thick asphalt over 8-inch thick base material (top course and base course).
- Sidewalk will be per City of Wenatchee Standards and will include 4-inch thick base material below (top course).
- Sidewalk adjacent to the building will be stamped or with other decorative surfacing (beyond standard concrete surfacing).
- Irrigated landscape will be provided per City of Wenatchee requirements for Waterfront Mixed Use zoning. This generally includes landscaping along the entire frontage with shrubs throughout and deciduous trees at 40 feet (maximum) center spacing, as well as landscaping islands (with trees) no more than 50 feet from each parking stall. Additional landscaping beyond the minimum requirements has been included adjacent to the building for aesthetics.
- The illumination system will consist of 6 new city street lights along roadway frontage, 8 new decorative parking lights and 20 illuminated bollards.



If you have any questions, please contact me at 509-886-6792.

Sincerely,

RH2 ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'J. Ryan Brownlee', followed by the word 'For'.

J. Ryan Brownlee, P.E.
Project Engineer

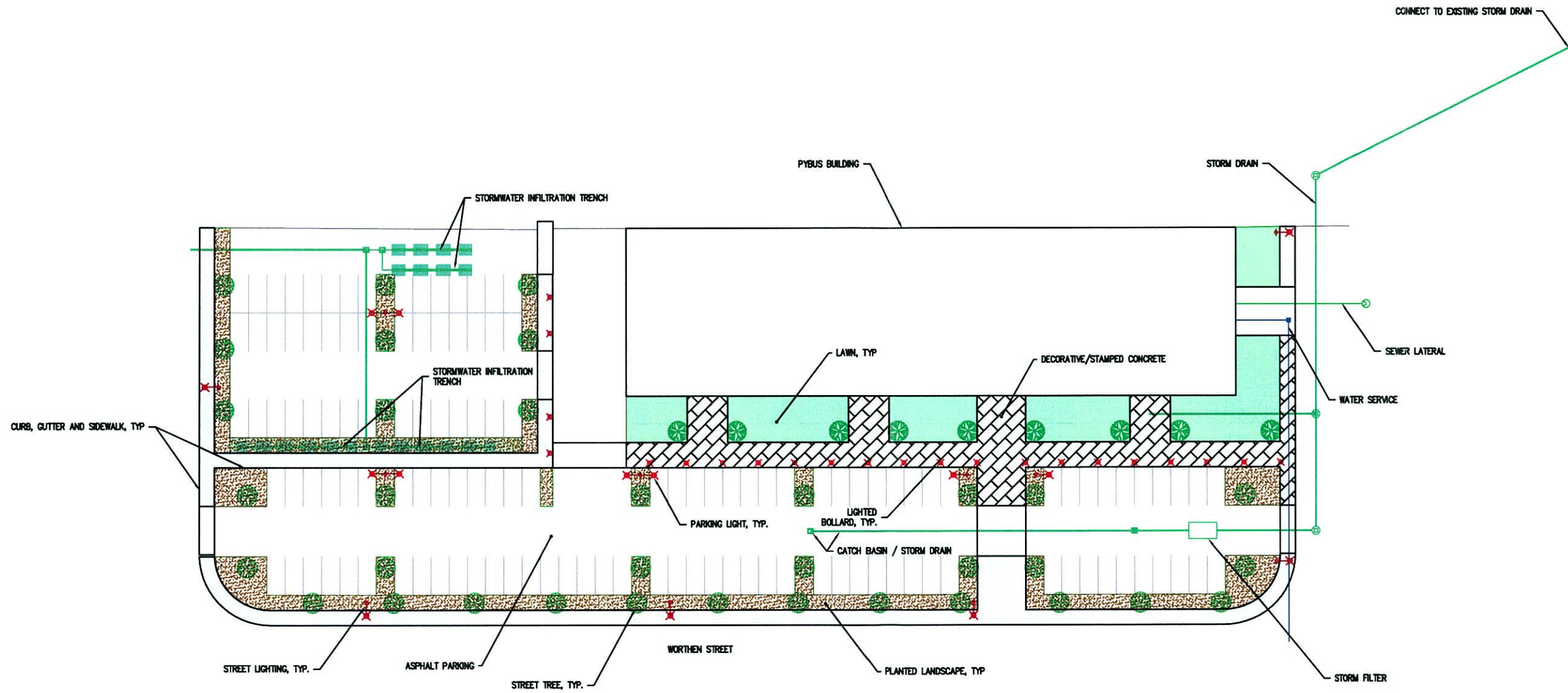
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Enclosures: Cost Estimate
Pybus Public Market Site Plan

Port of Chelan County
 PYBUS Property - Site Development Cost Estimate
 12/22/2009

ITEM DESCRIPTION	QTY	Unit	Unit Price	Total Price
PREPARATION				
MOBILIZATION	1	L.S.	\$100,000	\$100,000
CLEARING AND GRUBBING	1	L.S.	\$2,500	\$2,500
REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	L.S.	\$10,000	\$10,000
DEMOLISH EXISTING STRUCTURES	1	L.S.	\$125,400	\$125,400
CONCRETE FOUNDATION DEMOLITION	1000	C.Y.	\$25	\$25,000
GRADING				
ROADWAY/PARKING EXCAVATION INCL. HAUL	1100	C.Y.	\$10	\$11,000
STORM SEWER				
CATCH BASIN TYPE I	6	Each	\$1,250	\$7,500
CATCH BASIN TYPE II	8	Each	\$2,500	\$20,000
CPEP 12 IN DIAM	800	L.F.	\$55	\$44,000
STORM FILTER	1	L.S.	\$50,000	\$50,000
INFILTRATION TRENCH	200	L.F.	\$190	\$38,000
WATER LINES				
SERVICE CONNECTION 1 IN. DIAM.	1	Each	\$3,500	\$3,500
POWER				
BUILDING POWER SERVICE	1	Each	\$15,000	\$15,000
SANITARY SEWERS				
PVC SANITARY SEWER PIPE 6 IN. DIAM.	65	L.F.	\$60	\$3,900
PVC CLEANOUT 6 IN. DIAM	1	Each	\$1,500	\$1,500
MANHOLE 48 IN. DIAM. TYPE 3	1	Each	\$2,500	\$2,500
SURFACING				
CRUSHED SURFACING BASE COURSE	1800	Ton	\$16	\$28,800
CRUSHED SURFACING TOP COURSE	900	Ton	\$22	\$19,800
HOT MIX ASPHALT				
COMMERCIAL HMA	600	Ton	\$105	\$63,000
EROSION CONTROL AND PLANTING				
EROSION/WATER POLLUTION CONTROL	1	L.S.	\$10,000	\$10,000
TRAFFIC				
CEMENT CONC. TRAFFIC CURB AND GUTTER	3000	L.F.	\$15	\$45,000
PAINT LINE	2700	L.F.	\$1	\$2,700
PAINTED FEATURES (ARROWS, ETC.)	1	L.S.	\$1,500	\$1,500
PERMANENT SIGNING	1	L.S.	\$5,000	\$5,000
ILLUMINATION SYSTEM	1	L.S.	\$100,000	\$100,000
OTHER ITEMS				
SURVEYING	1	L.S.	\$5,000	\$5,000
TRASH RECEPTACLE	6	Each	\$350	\$2,100
STAMPED CONCRETE	800	S.Y.	\$100	\$80,000
CEMENT CONC. SIDEWALK	900	S.Y.	\$50	\$45,000
CEMENT CONC. SIDEWALK RAMP TYPE 1	20	Each	\$1,100	\$22,000
CEMENT CONC. DRIVEWAY	300	S.Y.	\$43	\$12,900
LANDSCAPED AREAS PLANTED	1000	S.Y.	\$43	\$42,500
LANDSCAPED AREAS SOD	800	S.Y.	\$12	\$9,600
IRRIGATION SYSTEM	1	L.S.	\$25,000	\$25,000
STREET TREE	44	Each	\$500	\$22,000

Project Subtotal	\$1,001,700
Approx. WSST	\$80,100
Project Total	\$1,081,800



PYBUS MARKET - COST ESTIMATE SITE PLAN

1" = 30'

