

Port of Ilwaco

Marina Structures Replacement

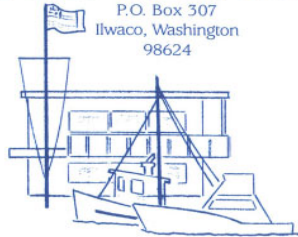
Opinion of Probable Construction Cost

95% Draft Design

Prepared For:

PORT OF ILWACO

P.O. Box 307
Ilwaco, Washington
98624



Prepared by:

A. Muttar / T. Mai
600 University St, Suite 610
Seattle, WA 98101



moffatt & nichol

August 8, 2023



Port of Ilwaco

Marina Structures Replacement

Draft Opinion of Probable Construction Cost Summary

8/8/2023

Task	Structure	Burdened Construction Cost with 15% Contingency	Sales Tax (8.1%)	Total Construction Cost
1	Mobilization, Construction Administration & Demobilization (10% of Direct Construction Cost)	\$241,757	\$19,582	\$261,339
2	Demolition	\$283,750	\$22,984	\$306,734
3	Bulkhead	\$2,060,647	\$166,913	\$2,227,560
4	Site Civil	\$73,171	\$5,927	\$79,098
Total Estimated Construction Cost (Rounded)				\$2,875,000

Estimated Construction Cost Range (-15% to +20%) from \$2,443,000 to \$3,450,000

Basis of Cost Estimation

1. This Opinion of Probable Construction Cost (OPCC) represents Third Quarter 2024 costs.
2. This OPCC was prepared to an AACE Estimate Class 3, with an expected accuracy range of -15% to +20%.
3. This OPCC is based on the design represented in the 95% submittal drawings and specifications. It does not include costs of Port project management, permitting, engineering, or consultant construction support services. It does not include any upgrades to utilities or future phases of work required to raise the grade of the truck lane or modifications to Safe Coast Seafood facilities or equipment. It is noted that the design is based on existing conditions and measurements taken at the site at the date indicated in respective bathymetric and topographic surveys.
4. This cost estimate is an opinion of construction cost made by the Consultant. In providing opinions of construction cost, it is recognized that neither the Client nor the Consultant has control over the costs of labor, equipment, materials or over the Contractors' methods of determining prices and bids. This opinion of construction cost is based on the Consultant's reasonable professional judgment and experience. This estimate does not constitute a warranty, expressed or implied, that the Contractors' bids or negotiated prices of work will correspond with the Owner's budget or the opinion of construction cost prepared by the Consultant. Cost are subject to change due to current and future uncertainties and trends being observed/anticipated in construction costs.

Draft Opinion of Probable Construction Cost Breakdown

Port of Ilwaco				Quantities By:	Date																																				
				T. Mai	8/8/23																																				
				Estimate By:	Date																																				
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				M. Perry	8/8/23																																				
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Item No.	Item Description	Quantity	Unit	Unit Cost	Total Cost																																				
1.0	Demolish\Disposal																																								
2.0	Creosote Treated Timber Piling	52	EA	\$2,500	\$130,000																																				
3.0	Steel Piling	3	EA	\$1,000	\$3,000																																				
4.0	Pavement	220	TON	\$200	\$44,000																																				
5.0	Local Timber Demo	1	LS	\$20,000	\$20,000																																				
6.0	Misc Disposal	1	LS	\$10,000	\$10,000																																				
7.0	Derelict Timber in Marina	1	LS	\$20,000	\$20,000																																				
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M&N PN				T. Mai	8/8/23
Activity & Location				Estimate By:	Date
213282				T. Mai	8/8/23
Port of Ilwaco				Checked By:	Date
Task	Project	Berth(s)		M. Perry	8/8/23
3	Marina Structures Replacement			Prepared By:	Date
Structure		Comments		T. Mai	8/8/23
Bulkhead				Approved By:	Date
				S. Stringer	8/8/23
Item No.	Item Description	Quantity	Unit	Unit Cost	Total Cost
1.0	Furnish Sheet Piles (Assume NZ 38 Sheets)	196	TON	\$2,730	\$535,080
2.0	Coat Sheet Piles	24903	SF	\$1.84	\$45,760
3.0	CIP Concrete Cap	180	CY	\$2,415	\$434,700
4.0	Drive NZ Sheet Piles	212	LF	\$467	\$99,057
5.0	Furnish Tie-Backs	18	EA	\$3,150	\$56,700
6.0	Install Tie-Backs	18	EA	\$22,050	\$396,900
7.0	Structural Fill Between New and Existing Wall	775	TON	\$80	\$62,000
8.0	Structural Fill To Raise Grade Behind Wall	204	TON	\$80	\$16,320
9.0	18" Cleats	4	EA	\$500	\$2,000
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Construction Cost					\$1,648,517
Contractor's Mark-up + Bond			10%		\$164,852
Contingencies			15%		\$247,278
Sub-Total					\$2,060,647
Sales Tax			8.1%		\$166,913
Total Construction					\$2,227,560

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Task	Project	Berth(s)		M. Perry	8/8/23
4	Marina Structures Replacement			Prepared By:	Date
Structure		Comments		T. Mai	8/8/23
Site Civil				Approved By:	Date
				S. Stringer	8/8/23
Item No.	Item Description	Quantity	Unit	Unit Cost	Total Cost
1.0	Pavement (6")	215	Ton	\$155	\$33,411
2.0	Pavement Base Course (9")	169	CY	\$79	\$13,344
3.0	Shore Protection	187	CY	\$63	\$11,781
Notes:		Construction Cost			\$58,536
1. This cost estimate represents Third Quarter 2024 costs.		Contractor's Mark-up + Bond		10%	\$5,854
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		Sub-Total			\$73,171
		Sales Tax		8.1%	\$5,927
		Total Construction			\$79,098