



# SANDPOINT 18 & 41

## Building Condition Assessment

Prepare by:



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## Introduction

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The Navy started operations at Sand Point in the mid 1920's, as a base for Sea Plane operations throughout the Puget Sound Region. Flight operations were discontinued in 1970, and the use of the facility changed to a support facility for other Puget Sound area bases, until 1995, when base operations ceased.

The City of Seattle (City) took ownership of portions of the former Sand Point Naval Air Station in 1998. This was the culmination of ownership transfer discussions beginning in 1991 with the Navy, after the Air Station was selected for closure.

The City was the lead in developing a local plan for reuse of Sand Point. In this process, numerous buildings at the Air Station were determined to be of historical significance. It was further determined that the appropriate uses for this property would include educational facilities, artist work/display studios, and other not-for-profit agencies and uses.

The City has managed and maintained the buildings since 1998, attracting many small not-for-profit tenants. Many of the buildings remain tremendously underutilized. In December of 2025 the City engaged Osborn Architects, Inc to undertake a review of the associated costs required to return two of the underutilized buildings to occupancy status:

- Building No. 18 Fire Station (6305 NE 74<sup>th</sup> Street)
- Building No. 41 Service Station (6327 NE 74<sup>th</sup> Street)

Occupancy status assumes the building upgrades as required for a certificate of occupancy from the City of Seattle Department of Construction and Inspections (SDCI). In developing the estimates occupancies are assumed to determine the occupancy classifications, toilet room requirements, exiting requirements, and minimal finishes.

The estimates exclude furniture, cabinetry, technology (computers and communication devices), and program specific re-partitioning. The estimates predict the cost for the buildings to be jurisdictionally compliant, but not necessarily "move-in" ready and/or ready for "tenant improvement."

Jurisdictional Occupancy assumes an SDCI "substantial alterations" building permit (sub-alt). A sub-alt permit requires jurisdictional compliance with all elements of the building codes: accessibility (ADA); energy; seismic; and life safety. This permit is required for major renovations that extend the life of a building; changes in building occupancy; or is a building that has been unoccupied for more than 2 consecutive years (unoccupied buildings lose occupancy if not occupied for more than two years; and thus, a change in occupancy is required to obtain jurisdictional occupancy). The cost estimates assume the code upgrades are associated with an SDCI substantial alterations building permit.

The estimating study consisted of review of prior documentation related to the building conditions and recommended improvements, physical review of the buildings and review of existing building plans. No detailed studies were undertaken for the development of each building, nor were specific tenant requirements addressed, as there are no prospective tenants for these buildings.

The underutilization of facilities at Sand Point is in large part, due to the physical condition of the buildings themselves. The Navy appears to have reduced maintenance late in the life of their operations, and due to other pressing economic issues the City has been unable to supply adequate funding to correct the subsequent deficiencies.

The result is that considerable deferred maintenance must be accomplished, along with the renovation work.

Construction of facilities and buildings required to support the Navy's operations started in the 1920's and continued through the 1980's. It was not unusual for construction of any given building to continue over a period of decades, with various additions and modifications. This has resulted in the combining of various structural, mechanical and electrical systems in a given building. In the renovation process, new systems will need to be installed, to modern standards.

Military construction was not governed by the same conditions and codes as that of civilian buildings. Consideration of such issues as accessibility, fire exiting, restroom facilities, energy requirements, etc., was not required in the buildings' construction, and thus there are considerable corrections that must be made for the buildings to be jurisdictionally compliant with current building codes.

General assumptions, for the purpose of preparing these estimates, have been made regarding potential development of the project as follows:

- A full and complete survey, by qualified HAZMAT inspectors will be necessary prior to the actual development of estimates and remediation plans.
- Due to the historic significance of the buildings, every attempt has been made to avoid alteration of the building exterior. (i.e. all mechanical systems will be contained as much as possible within the existing building envelope.)
- The military buildings had no wall or ceiling insulation. All buildings will be furred and insulated to comply as far as possible with current energy codes.
- Replacement HVAC systems will comply with current city and state mandates (no fossil fuels or resistance heating systems)
- Issues such as exiting, quantity of restrooms, elevator access, etc. are directly tied to the actual use of the buildings. Where there was question of the use and hence actual requirement, this estimate has considered likely requirements, and provided costs for these improvements. The detail for each building is described in the individual building summaries
- Building 18 and 41 are listed on the City of Seattle GeoData Map indicating they are both "unreinforced Masonry Buildings (URM):

6305 NE 74TH ST	
ADDRESS	6305 NE 74TH ST
CONFIRMED RETROFIT	No
COMPLIANCE METHOD	
YEAR BUILT	1936
STORIES	2
OCCUPANCY	Government
OCCUPANT LOAD	1-10
STEEP SLOPE	Yes
LIQUEFACTION PRONE	Yes
POTENTIAL SLIDE AREA	No
VULNERABILITY CLASSIFICATION	Medium
COUNCIL DISTRICT	4
NEIGHBORHOOD	Laurelhurst/Sand Point
OVERLAY DISTRICT	Sand Point Naval Air Station Landmark District
LANDMARK STATUS	No

6327 NE 74TH ST	
ADDRESS	6327 NE 74TH ST
CONFIRMED RETROFIT	No
COMPLIANCE METHOD	
YEAR BUILT	1939
STORIES	1
OCCUPANCY	Government
OCCUPANT LOAD	1-10
STEEP SLOPE	Yes
LIQUEFACTION PRONE	Yes
POTENTIAL SLIDE AREA	No
VULNERABILITY CLASSIFICATION	Medium
COUNCIL DISTRICT	4
NEIGHBORHOOD	Laurelhurst/Sand Point
OVERLAY DISTRICT	Sand Point Naval Air Station Landmark District
LANDMARK STATUS	No

**Building 18 URM Listing**

**Building 41 URM Listing**

- Masonry work is assumed: structural connects of unreinforced masonry to supporting walls (strongbacks); cleaning, re-pointing joints, and sealing. Additional repair work assumed at Building 18 due to observed, significant, cracking and efflorescence.
- Exterior windows are assumed to be replaced with modern similar units, not restored, as restoration of existing glazing has been shown to be cost prohibitive.
- The cost estimate outlines the anticipated “construction” costs and the anticipated “project” costs. The construction costs include the labor and material costs for the renovation requirements assumed; general contractor overhead, profit and bonding; and a design contingency. The project costs include the construction costs and administrative or “soft costs”. The administrative costs include design, permitting, testing, sales tax, construction contingency, LEED Certification requirements, Seattle Parks and Recreation project management.
- The estimate utilizes 2026 dollars, and no allowance is made for escalation.
- The construction and project costs are assumed; actual estimates for any building restoration must be done in conjunction with complete architectural and engineering studies for the building, and the needs of the prospective tenant or use. As with all estimates of this nature, the actual cost for performing the restoration work will be affected by final design, market conditions, inflation to the time of construction, hidden conditions, etc., which are unknown at this time.

Cost studies for buildings 18 and 41 are included to assist future tenants in assessing the costs associated with re-occupancy of the buildings. Noted that these costs assume minimum requirements for meeting the jurisdictional requirements for occupancy, with basic level finishes (acoustical ceilings, LVT flooring, ceramic tile restrooms, and painted interior partition walls). The estimate includes code-compliant structural repairs, mechanical and electrical systems. The costs below exclude tenant furnishings or equipment, move-in costs, site improvements, or leasing requirements.

**Building 18**

\$3,826,908	Estimated Construction Costs
\$2,214,057	Estimated Administration Costs (Soft Costs)
\$150,000	Estimate for Tenant Furnishings (casework, window coverings, security)
<b>\$6,190,965</b>	<b>Total Estimated Potential Tenant Construction Budget</b>

**Building 41**

\$1,178,525	Estimated Construction Costs
\$676,297	Estimated Administration Costs (Soft Costs)
\$75,000	Estimate for Tenant Furnishings (casework, window coverings, security)
<b>\$1,929,822</b>	<b>Total Estimated Potential Tenant Construction Budget</b>

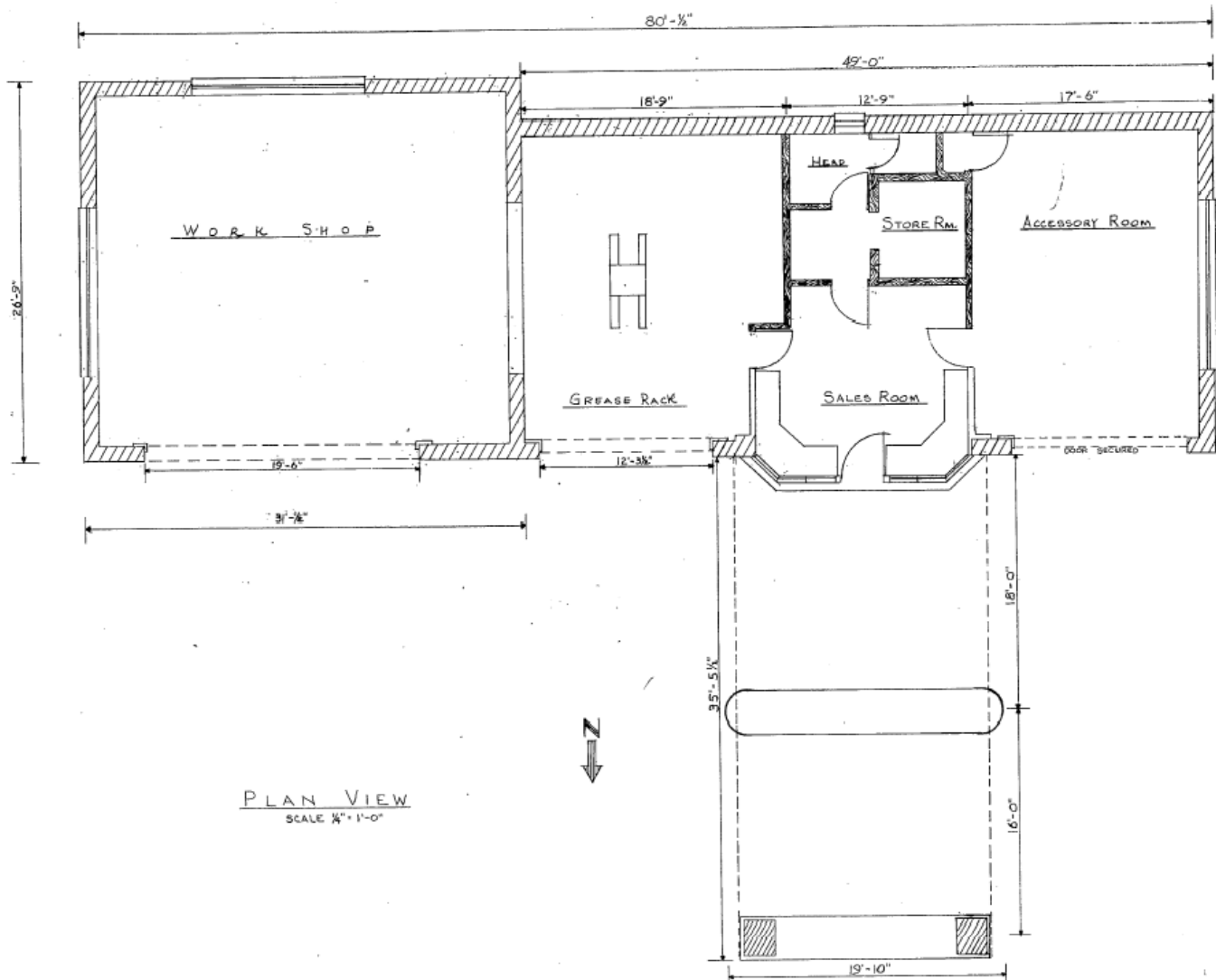
## Service Station 41 Building Assessment

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**General Description:**

Building 41 was the base Gas Station. It was originally built in 1939 and has had a series of additions. It currently looks like it is in reasonable shape, and has a metal roof in relatively good condition. It has a bay on the west side, now used for storage, the office area, a single bay and a double bay, added at different times. There is an exterior canopy that used to be the gas pump area.

Floor elevation varies between the bays. It also has an exterior covered area, where the gas pumps were originally situated. The building was recently used by the Park's maintenance crews.



**Year(s) Constructed:** 1939

**Building Area:**

1st floor: 2,034 SF

2nd floor: n/a

**Total: 2,034 sf**

**Construction Type (General):**

The floor is slab on grade supporting a wood frame and brick veneer exterior walls.

**Roof Framing:**

A standing seam metal roof is placed over wood decking (roof insulation un-confirmed). The decking is supported by gabled wood trusses. On the north side of the building, there is approximately a 35-foot driveway cover supported by two outboard masonry columns at the north end, and the north wall of the Service Station building at the south end of the driveway cover.

**Ground Floor Framing:**

A cast-in-place concrete floor slab was used throughout the building.

**Wall Construction:**

Exterior walls are un-reinforced, 12 inch thick masonry (brick). These walls act as both bearing and shear walls. There is a limited amount of interior partition walls. One wall is the former east side exterior masonry wall (1935 construction). The balance of partitions is assumed to be wood framed with lath-plaster.

**Foundations:**

The building is supported by continuous reinforced concrete wall footings.

**Lateral Load Resisting System:**

Ground floor perimeter bearing walls (12" thick brick) also provide lateral load resistance (i.e.-the exterior walls also serve as shear walls)

**Site Survey Observations:**

The building is basically sound, and appears to be in satisfactory condition. There is a good quality standing seam metal roof, which does not appear to be leaking.

There are miscellaneous "junk" items running on the surface of the building which should be removed, and the holes restored. Windows are all single-pane and should be replaced with similar insulated units. All the exterior wood on the building requires cleaning and painting. The Brick veneer looks to be in good condition and should be cleaned, pointed and sealed.

There appears to be room adjacent to the existing restroom to allow expansion into an ADA compliant restroom. Additionally, ADA access ramps will need to be incorporated into the entry and to and from the old "Grease Rack" bay in the center of the building.

**Seismic Review:**

The building structure and previous structural evaluations were reviewed by the structural engineer and summarized as follows:

SDCI will require a complete seismic analysis and upgrade of the building prior to any new use. A full seismic study: however, based on our experience, and a previous seismic evaluation (prepared for Seattle Public Schools and prepared by Skilling Ward Magnusson Barkshire Inc in 1996) likely seismic upgrades include:

1. The existing unreinforced brick likely lacks sufficient in-plane shear strength to resist seismic forces. Analyze and add steel braced frame or concrete shear walls, exterior and interior, to provide in-plane shear strength, where needed.
2. Roof diaphragm was not visible but given the age of the building, the roof diaphragm is very likely straight sheathing. Straight sheathing has very low diaphragm values and is likely not adequate, so options are:
  - a. Remove metal roof and add plywood.
  - b. Add horizontal rod bracing between the roof trusses and joists to act as diaphragm. This would not require removing the metal roof. (This option is included in the cost estimate).
3. Upgrade all connections from masonry walls to the roof framing.
4. Remove and replace interior 4- and 8-inch-thick brick walls.

5. Driveway Canopy is supported by two columns on the north end. Based on our limited investigation, these two columns are likely not adequate to laterally support this canopy. Options:
  - a. Option 1: Add east-west rod X-bracing between the columns. (This option is included in the cost estimate).
  - b. Option 2: Barricade area under driveway canopy and locate exiting away from this cover.
  - c. Option 3: Demolish this driveway canopy.

#### Jurisdictional-Driven Recommended Upgrades

##### Life Safety

- New fire alarm system

##### Seismic

- Perimeter furring to function as strongbacks for unreinforced masonry
- Add masonry to roof connections
- Horizontal rod bracing to improve roof diaphragm
- X-bracing and driveway canopy

##### Energy

- Perimeter batt and spray foam insulation to meet exterior wall prescriptive thermal requirements
- Replace exterior doors and windows with code-compliant assemblies
- R-38 batt insulation added below roof deck (to avoid roof tear-off)
- Air barrier testing
- New lighting and lighting controls

##### HVAC

- New VRF system or heat pump equivalent to meet City of Seattle Buildings Emissions Performance Standards (BEPS) and Washington State Clean Buildings Performance Standards (WA CBPS)

##### Electrical

- New electrical service to support new mechanical loads
- New lighting and lighting controls as required to meet energy code (as noted above)

##### Accessibility

- New toilet rooms meeting accessibility requirements (fixture count assumed)
- Ramping and/or concrete topping slab as required to provide accessible path to the building and to all locations within the building.

##### Contaminated Ground Water

- Hydrocarbon groundwater contamination was uncovered in September of 2010. Below are the findings from Earth Solutions NW LLC. It is uncertain if the contamination has been mitigated; **no costs are included in the cost estimate for this finding.**

*September 22, 2010*

*Revised December 2, 2010 ES-1373.01*

**CONCLUSIONS AND RECOMMENDATIONS**

*The object of this study was to establish if the formerly Naval owned gasoline station has contaminated soil or groundwater.*



*On September 2, 2010 ESNW observed the drilling of two borings using direct push drilling methods. ESNW sampled soil on September 2, 2010 and groundwater on September 2, 2010. The samples were tested for TPH-Dx, TPH-Gx <petroleum hydrocarbons> and BTEX <Benzene> during this investigation. The analytical results indicate the samples contained detectable TPH-Gx and BTEX at a depth of eight feet below existing grade. TPH-Dx was not detected at eight feet. Samples obtained at a depth of 12 feet below existing grade contained no detectable TPH-Gx and BTEX. The analytical laboratory results from this sampling event indicate that the soils and groundwater in the locations tested do not meet environmental requirements as specified by Ecology regulations at a depth of eight feet below existing grades and as such should be cleaned up according to the Department of Ecology Guidelines.*


**Building Photo and Descriptors**

The following photos were taken between 11/3/25 and 11/11/25 and show the present condition of Building 41.

<p><b>41-1</b></p>		<p>Driveway canopy and supporting piers. The canopy has insufficient bracing. Options include removal or cross-bracing.</p>
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<p><b>41-2</b></p>		<p>Repairs required at the driveway canopy.</p>
<p><b>41-3</b></p>		<p>Existing metal roof. The metal appears to be in satisfactory condition, with obvious need of maintenance. No roof fall protections systems observed. Fall protection is not included in the estimate.</p>

<p><b>41.4</b></p>	 A photograph showing a close-up of a gutter system on a brick building. The gutter is severely damaged, with a large section missing or broken, exposing the roof structure. The brickwork is visible on the left side of the frame.	<p>Drainage repairs required</p>
<p><b>41.5</b></p>	 A photograph of a doorway in a building. The floor inside the room is significantly higher than the floor outside, creating a large step. The walls are white brick, and the floor outside is a reddish-brown color.	<p>The floor elevations in the building is not consistent resulting in accessibility issues.</p>

<p><b>41.6</b></p>		<p>Existing steel framed, single pane glazing. No insulation present on exterior walls (typical)</p>
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## Fire Station 18 Building Assessment

### General Description:

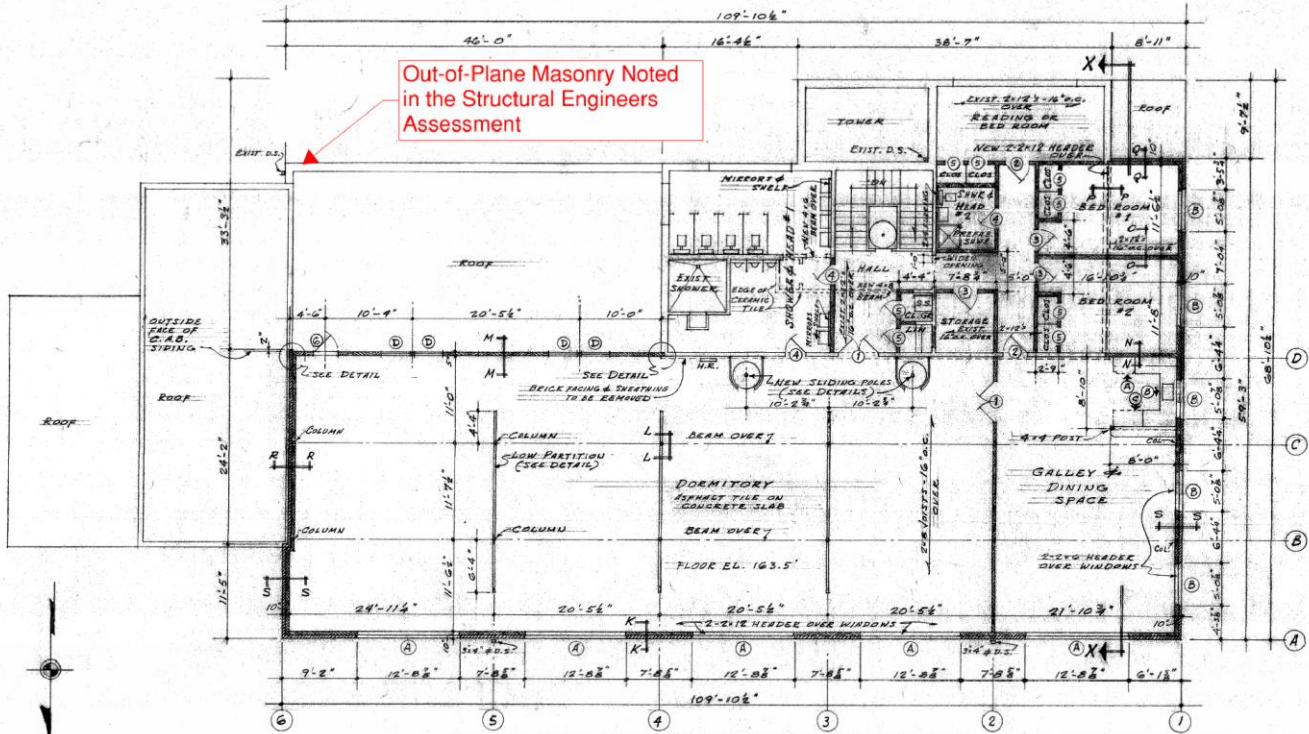
Building 18 was the base Fire Station. It was originally built in 1936 and had a series of additions that were constructed between 1945 and 1952. The current building is two stories and includes fire service truck bays, administrative functions, and fire service personal living quarters. The building additions included expansion to first floor administrative functions; the second floor living quarters were added on top of the first floor in the early 1950s.

The first-floor construction includes steel framing with double-wythe brick masonry exterior walls. The second floor is framed with wood stud perimeter walls with veneer brick attached to the wood studs. The windows are steel frame, single pane glass; the window putty was tested and contains asbestos. The windows have been covered up with plywood.

In the early 2000s there was a fire on the second floor that burned through the second-floor roof; the roof was never adequately patched, and the building roof was near collapse when an emergency stabilization project was initiated in 2013. The stabilization measures included:

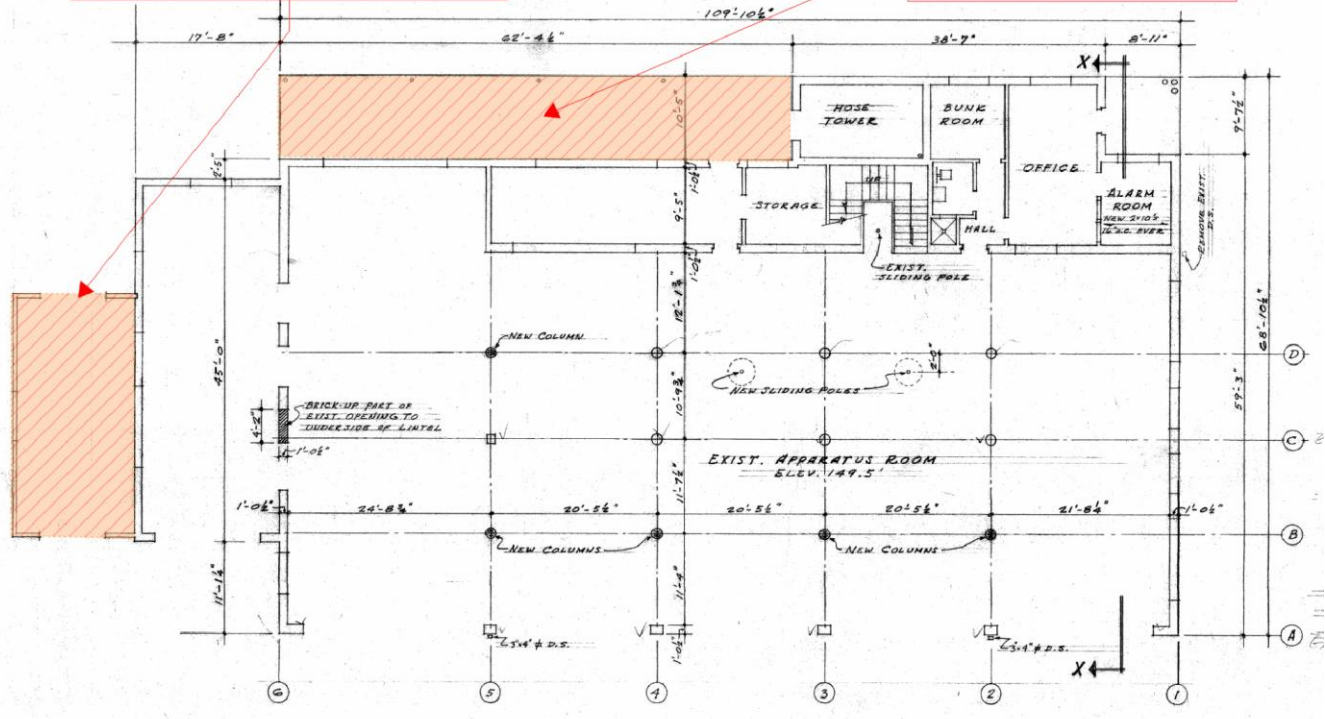
- Removal of one of the building additions where the roof had collapsed
- Extensive reframing of the second-floor roof
- Selective reframing of the second floor
- Selective reframing of the second-floor perimeter furring wall.
- A new EPDM roof assembly.

Below are both the first and second floor plans of the facility after the final building additions.



Building Section that Recently Collapsed and Was Demolished

Building Addition Removed in the 2013 Emergency Stabilization Due to Roof Collapse



The following issues have significant impact on jurisdictional compliance upgrades:

- There is no accessibility to the second floor (no elevator)
- There is only one egress stair from the second floor (two are required)
- The toilet rooms are not sized for accessible stalls or circulation. On the first floor, the majority of the partition walls are concrete with footings, making toilet room expansion significantly costly.
- Similar criteria for installing a new elevator; very challenging to find a location for a new elevator that is not impacted by the constraints of the concrete partition walls and footings.

**Year(s) Constructed: 1939**

**Building Area:**

1st floor:	7,622 SF
2nd floor:	5,598
<b>Total:</b>	<b>13,220 sf Construction Type (General):</b>

The first floor has a 6" slab-on-grade foundation with perimeter footings with steel frame sub-structure. The exterior walls are assumed to be double wythe masonry (assumed to be un-reinforced). The second floor is wood framed with a brick masonry veneer (un-reinforced)

**Roof Framing:**

New EPDM roof with plywood sheathing placed over new and existing wood framing.

**Ground Floor Framing:**

A cast-in-place concrete floor slab was used throughout the building.

**Wall Construction:**

Exterior walls on the first floor are un-reinforced, 12-inch-thick masonry (brick). These walls act as shear walls. The building does not have sufficient in-plane, shear resisting elements. Some exterior walls consist of large openings with only thin brick piers between. Some interior locations have lateral resisting elements above but not below. Recommendation is to add steel braced frames or concrete shear walls, exterior and interior, to provide in-plane shear strength

**Foundations:**

The building is supported by continuous reinforced concrete wall footings, with column footings and plinths and steel column locations.

**Lateral Load Resisting System:**

Ground floor perimeter bearing walls (12" thick brick) also provide lateral load resistance (i.e.-the exterior walls also serve as shear walls).

**Site Survey Observations:**

The building is stabilized but the building is at best in satisfactory condition. The first-floor garage bays are in relatively good condition; but the second floor is in poor condition with holes in the wood framing, dilapidated partition walls, non-functioning mechanical and electrical systems. There are no functioning plumbing and the toilet rooms date back to the original construction. There is no accessible access to the second floor and there is only one set of egress stairs between the first and second floors. There are also remnants of floor finishes, assumed to be asbestos containing, that date back to the 1950s additions.

There is significant out-of-plane masonry at the SE corner of the building and significant efflorescence along the south wall of the structure.

#### **Seismic Review:**

The building structure and previous structural evaluations were reviewed by the structural engineer and summarized as follows:

SDCI will require a complete seismic analysis and upgrade of the building prior to any new use. Likely seismic upgrades include:

- The 58 ft tall brick tower on the south side presents a high seismic hazard. The preferred upgrade is to remove the tower. This may not be allowed due to the building's Landmark status, in which case reinforce the tower internally with a structural steel space frame.
- The brick from the ground to the 2nd floor (and some portions above) are unreinforced brick, which is likely to fail in an earthquake. Likely upgrades are to strongback all brick walls with structural steel or metal studs.
- The building does not have sufficient in-plane shear resisting elements. Some exterior walls consist of large openings with only thin brick piers between. Some interior locations have lateral resisting elements above but not below. Add steel braced frames or concrete shear walls, exterior and interior, to provide in-plane shear strength.
- Upgrade all connections from masonry walls to the roof and 2nd floor.
- Brace all piping and utilities.

#### **Jurisdictional-Driven Recommended Upgrades**

##### **Life Safety**

- New fire alarm system
- New egress stairs from the second floor

##### **Seismic**

- Perimeter furring and or strong backs to support masonry; helical anchors to tie the masonry to the supporting elements
- Add masonry to second floor roof connections
- Steel brace frames or concrete shear walls (concrete shear walls included in the estimate)
- Structural steel brace frame at the hose drying tower.

##### **Energy**

- Perimeter batt and spray foam insulation to meet exterior wall prescriptive thermal requirements
- Replace exterior doors and windows with code-compliant assemblies
- R-38 batt insulation added below roof deck (to avoid roof tear-off)
- Air barrier testing
- New lighting and lighting controls

##### **HVAC**

- New VRF system or heat pump equivalent to meet City of Seattle Buildings Emissions Performance Standards (BEPS) and Washington State Clean Buildings Performance Standards (WA CBPS)

**Electrical**

- New electrical service to support new mechanical loads
- New lighting and lighting controls as required to meet energy code (as noted above)

**Accessibility**

- New toilet rooms meeting accessibility requirements (fixture count assumed)
- Ramping and/or concrete topping slab as required to provide accessible path to the building and to all locations within the building.
- New two-stop elevator.

**Building Photo and Descriptors**

Following photos were taken between 11/3/25 and 11/11/25 and show the present condition of Building 41.



<p><b>18-1</b></p>		<p>Hose-drying tower viewed looking northeast (with boarded up openings).</p> <p>The tower is constructed with unreinforced masonry. Options are a steel space frame or demolishing the tower (estimate includes the steel brace frame).</p> <p>The canopy at the lower left did not receive a new roof in the 2013 Emergency Stabilization project (RE photo 18-4)</p>
<p><b>18-2</b></p>		<p>Out of plane masonry just left of the lower scupper collection box.</p> <p>Water may be backing up to the lower collection box (rainwater leader is no draining).</p> <p>Then copious amount of efflorescence indicates the masonry is water saturated.</p> <p>The exposed wall on the left dates back to the original 1936 construction; it was an addition that was removed as part of the 2013 Emergency Stabilization.</p>



18.3



There are some areas of roof ponding. The EPDM single ply membrane roof was installed in 2013, and is performing well. There is no insulation in the roof assembly, and the low height of the precast parapet would prevent future insulation from being added on top of the roof deck. Roof insulation would need to be applied to the underneath side of the roof deck

<p><b>18.4</b></p>		<p>Entry canopy at entrance, view from above</p>
<p><b>18-5</b></p>		<p>Steel column at first floor, with concrete plinth (typical first floor structural framing). Copious amounts of peeling paint on the first floor ceiling. The paint is lead-containing. Existing steel sash, single-pane glazing assemblies (boarded up from the outside) are seen in the background</p>

18.6



The main electrical service was disconnected. An 100-amp panel was added in the 2013 Emergency Stabilization project for dehumidification fans (controlled with barometric controls) and pathway lighting. A new electrical service from Seattle City Light will be required.

18-7



Typical condition of the existing toilet rooms. The fixtures and toilet room layout date back to Navy use.

18-8



Second floor wood framing that was installed in the 2013 Emergency Stabilization project.

18-9



View of FS 18 looking to the SW. The two garage bays on the left (east) are at a lower elevation than the bays directly to the west. The differing slab heights are carried through to the interior. Condition creates accessibility challenges both inside and outside the building

# Cost Estimates

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**SEATTLE PARKS AND RECREATION  
BUILDING 41: JURISDICTIONAL OCCUPANCY  
SUMMARY OF WORK ESTIMATE**

March 30, 2026

<b>Estimated Construction Cost</b>		<b>\$1,178,525</b>
Estimated Construction Cost per Square Foot		\$579.41
<b>Administrative ("Soft") Costs</b>		
Construction Contingency	10.00%	\$117,853
Sales Tax on Contingency	1.04%	\$12,198
Design Services (Allowance)	16.00%	\$188,564
Landmarks Coordination	0.50%	\$5,893
Permitting	0.75%	\$8,839
LEED Certification	3.00%	\$35,356
Testing	0.75%	\$8,839
Sales Tax	10.35%	\$121,977
Project Management	15.00%	\$176,779
<b>Subtotal</b>	<b>57.39%</b>	<b>\$676,297</b>
<b>Estimated Total Project Cost:</b>		<b>\$1,854,822</b>
Estimated Project Cost per Square Foot:		\$911.91

**PROJECT :** Building 41 Jurisdictional Occupancy  
**EXIST SF:** 2,034  
**EST TYPE:** Assessment  
**DATE:** March 30, 2026

**Estimate Summary**

**DIVISION SUMMARY**

<b>DIV #</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
02 70 00	Demolition		\$12,000	\$5.90
03 30 00	CIP Concrete		\$53,000	\$26.06
04 00 50	Masonry Repairs		\$17,800	\$8.75
05 20 00	Structural steel		\$103,180	\$50.73
05 50 00	Misc Metals		\$3,000	\$1.47
06 10 00	Carpentry		\$3,000	\$1.47
07 20 00	Insulation		\$57,779	\$28.41
07 40 00	Metal Roofing and Flashing Repairs		\$25,000	\$12.29
08 10 00	Doors and Frames		\$66,000	\$32.45
08 80 00	Exterior Glazing		\$51,200	\$25.17
09 20 00	Gypsum Wallboard Systems		\$57,480	\$28.26
09 60 00	Floor finishes		\$11,300	\$5.56
09 90 00	Painting		\$6,000	\$2.95
10 20 00	Interior Specialties		\$3,600	\$1.77
22-23	Mechanical Systems		\$212,101	\$104.28
26-28	Electrical Systems		\$147,845	\$72.69
33 00 00	Paving Repairs		\$25,000	\$12.29
<b>Estimated Subtotal</b>			<b>\$830,285</b>	<b>\$408.20</b>
	General Conditions	16.00%	\$132,846	
Subtotal			\$963,131	
	GC O&P @	8.00%	\$77,050	
Subtotal			\$1,040,181	
	Bond and Insurance	3.00%	\$31,205	
Subtotal			\$1,071,387	
	Design Contingency	10.00%	\$107,139	
<b>Total Estimated Construction Cost</b>			<b>\$1,178,525</b>	<b>\$579.41</b>

**EXCLUSIONS:**

STATE SALES TAX  
 TESTING AND INSPECTIONS  
 CONSTRUCTION CONTINGENCY  
 ARCHITECT/ENGINEERING FEES

PERMITS  
 OFFSITE WORK  
 APPLIANCES  
 FURNITURE

PROJECT : Building 41 Jurisdictional Occupancy  
 EXIST SF : 2,034  
 EST TYPE : Assessment  
 DATE : March 30, 2026

SECTION	DESCRIPTION	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS	COST /SF
<b>02 70 00</b>	<b>Demolition</b>					<b>\$12,000</b>	<b>\$5.90</b>
	Misc interior partition demolition	200	sf	20.00	4,000		
	Allowance for lead paint	1	allow	3,000.00	3,000		
	Allowance for ACM piping insulation	1	allow	5,000.00	5,000		
<b>03 30 00</b>	<b>CIP Concrete</b>					<b>\$53,000</b>	<b>\$26.06</b>
	Cutting and patching for plumbing	1	ls	8,000.00	8,000		
	Footings and new shear walls	1	ls	15,000.00	15,000		
	Concrete shear walls per struct recommendation	1	allow	30,000.00	30,000		
<b>04 00 50</b>	<b>Masonry Repairs</b>					<b>\$17,800</b>	<b>\$8.75</b>
	Clean exterior brick	1,200	sf	2.00	2,400		
	Re-pointing allowance	1	allow	10,000.00	10,000		
	Penetrating sealer	1,200	sf	4.50	5,400		
<b>05 20 00</b>	<b>Structural steel</b>					<b>\$103,180</b>	<b>\$50.73</b>
	Strong backs/studding at masonry	400	lf	50.00	20,000		
	Masonry to roof connections	60	ea	250.00	15,000		
	Horizontal rod bracing at main building	2,034	sf	20.00	40,680		
	X-Bracing at driveway canopy	1	allow	25,000.00	25,000		
	piping and utility bracing	1	allow	2,500.00	2,500		
<b>05 50 00</b>	<b>Misc Metals</b>					<b>\$3,000</b>	<b>\$1.47</b>
	Misc fasteners and shapes	1	allow	3,000.00	3,000		
<b>06 10 00</b>	<b>Carpentry</b>					<b>\$3,000</b>	<b>\$1.47</b>
	Misc repairs to existing partition walls	1	allow	3,000.00	3,000		
<b>07 20 00</b>	<b>Insulation</b>					<b>\$57,779</b>	<b>\$28.41</b>
	Batt insulation below roof decking (R-38)	2,034	sf	2.25	4,577		
	Strapping	2,034	sf	1.50	3,051		
	FSK layer	2,034	sf	1.50	3,051		
	Batt insulation at exterior walls (R21)	1,200	sf	1.75	2,100		
	Spray foam for ext insul barrier for WSEC	1,200	sf	10.00	12,000		
	Air-barrier testing	1	allow	8,000.00	8,000		
<b>07 40 00</b>	<b>Metal Roofing and Flashing Repairs</b>					<b>\$25,000</b>	<b>\$12.29</b>
	Misc metal roofing and flashing	1	allow	25,000.00	25,000		

<b>08 10 00</b>	<b>Doors and Frames</b>					<b>\$66,000</b>	<b>\$32.45</b>
	New exterior doors/frames	3	ea	8,000.00	\$24,000		
	Repair/replace overhead sectional doors	3	ea	10,000.00	\$30,000		
	Allowance for interior doors	4	ea	3,000.00	\$12,000		
<b>08 80 00</b>	<b>Exterior Glazing</b>					<b>\$51,200</b>	<b>\$25.17</b>
	Demo existing steel sash frames	400	sf	8.00	\$3,200		
	Replacement insulated glazing system	400	sf	120.00	\$48,000		
<b>09 20 00</b>	<b>Gypsum Wallboard Systems</b>					<b>\$57,480</b>	<b>\$28.26</b>
	Perimeter furring walls	1,200	sf	6.00	\$7,200		
	Partition wall framing	300	sf	8.00	\$2,400		
	Gypsum ceilings at toilet rooms	150	sf	20.00	\$3,000		
	GWB for perimeter furring walls	1,200	sf	4.00	\$4,800		
	GWB at bay area ceilings	1,884	sf	20.00	\$37,680		
	GWB at partition wall	600	sf	4.00	\$2,400		
<b>09 30 00</b>	<b>Ceramic Tile</b>					<b>\$10,800</b>	<b>\$5.31</b>
	Toilet room walls	300	sf	24.00	\$7,200		
	Toilet room floors	150	sf	24.00	\$3,600		
<b>09 60 00</b>	<b>Floor finishes</b>					<b>\$11,300</b>	<b>\$5.56</b>
	Conc sealer	1,200	sf	5.00	\$6,000		
	LVT (Office area)	600	sf	8.00	\$4,800		
	Base	250	lf	2.00	\$500		
<b>09 90 00</b>	<b>Painting</b>					<b>\$6,000</b>	<b>\$2.95</b>
	Misc painting	1	ls	6,000.00	\$6,000		
<b>10 20 00</b>	<b>Interior Specialties</b>					<b>\$3,600</b>	<b>\$1.77</b>
	Toilet accessories	1	ea	800.00	800		
	Fire Extinguishers	3	ea	600.00	1,800		
	Signage	1	allow	1,000.00	\$1,000		
<b>33 00 00</b>	<b>Paving Repairs</b>					<b>\$25,000</b>	<b>\$12.29</b>
	Paving allow of accessibility requirements	1	ls	25,000.00	\$25,000		
<b>SUBTOTAL - DIRECT COST</b>						<b>\$506,139</b>	<b>\$248.84</b>

**PROJECT :** Building 41 Jurisdictional Occupancy  
**EXIST SF:** 2,034  
**EST TYPE :** Assessment  
**DATE:** March 30, 2026

Estimate Detail

SECTION	DESCRIPTION	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS	COST /SF
<b>22 00 00</b>	<b>Plumbing</b>					<b>\$33,400</b>	<b>\$16.42</b>
	Plumbing demolition	1	allow	3,000.00	3,000		
	Hangars, supports, bracing	1	allow	1,000.00	1,000		
	Insulation	1	allow	2,000.00	2,000		
	Plumbing fixtures	2	ea	2,000.00	4,000		
	PRV / backflow preventor	1	ea	5,000.00	5,000		
	Water distribution	400	lf	32.00	12,800		
	Sanitary waste and vent piping	200	lf	28.00	5,600		
<b>23 00 00</b>	<b>HVAC</b>					<b>\$151,036</b>	<b>\$74.26</b>
	Demolition	1	ls	3,000.00	3,000		
	Hangars, supports, bracing	1	allow	2,500.00	2,500		
	DDC controls	2,034	allow	4.00	8,136		
	Ductwork and fittings	350	lbs	20.00	7,000		
	VRF outdoor unit & branch controllers	1	ea	80,000.00	80,000		
	VRF indoor units	3	ea	1,800.00	5,400		
	VRF piping, condensate, fittings	300	lf	75.00	22,500		
	Energy recovery ventilators	1	ea	7,000.00	7,000		
	Exterior wall louvers	3	ea	1,000.00	3,000		
	Electric wall heaters	3	ea	2,000.00	6,000		
	Penetrations, sleeves, firestopping	1	allow	1,500.00	1,500		
	TAB	1	allow	5,000.00	5,000		
<b>Subtotal</b>						<b>\$184,436</b>	
Mechanical Contractor OH/Profit			15.00%			\$27,665	
<b>Total Estimated Mechanical Construction Cost</b>						<b>\$212,101</b>	<b>\$104.28</b>

**PROJECT :** Building 41 Jurisdictional Occupancy  
**EXIST SF:** 2,034  
**EST TYPE :** Assessment  
**DATE:** March 30, 2026

Estimate Detail

SECTION	DESCRIPTION	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS	COST /SF
<b>26 00 00</b>	<b>Electrical Systems</b>					<b>\$128,561</b>	<b>\$63.21</b>
	New service transformer	1	ea	35,000.00	35,000		
	Electrical panelboards & feeders	1	allow	50,000.00	50,000		
	General lighting	2,034	ls	8.00	16,272		
	Lighting controls	1	allow	5,000.00	5,000		
	Wiring devices	2,034	sf	3.50	7,119		
	HVAC connections	1	allow	5,000.00	5,000		
28 00 00	Fire alarm system	2,034	sf	3.00	6,102		
27 00 00	Communications and data	2,034	sf	2.00	4,068		
Subtotal						\$128,561	
Electrical Contractor OH/Profit			15.00%			\$19,284	
<b>Total Estimated Electrical Construction Cost</b>						<b>\$147,845</b>	<b>\$72.69</b>



**SEATTLE PARKS AND RECREATION  
BUILDING 18: JURISDICTIONAL OCCUPANCY  
SUMMARY OF WORK ESTIMATE**

March 30, 2026

<b>Estimated Construction Cost</b>		<b>\$3,826,908</b>
Estimated Construction Cost per Square Foot		\$289.48
<b>Administrative ("Soft") Costs</b>		
Construction Contingency	10.00%	\$382,691
Sales Tax on Contingency	1.06%	\$40,374
Design Services (Allowance)	16.00%	\$612,305
Landmarks Coordination	0.50%	\$19,135
Permitting	1.00%	\$38,269
LEED Certification	3.00%	\$114,807
Testing	0.75%	\$28,702
Sales Tax	10.55%	\$403,739
Project Management	15.00%	\$574,036
<b>Subtotal</b>	<b>57.86%</b>	<b>\$2,214,057</b>
<b>Estimated Total Project Cost:</b>		<b>\$6,040,965</b>
Estimated Project Cost per Square Foot:		\$456.96

**PROJECT :** Building 18 Jurisdictional Occupancy  
**EXIST SF:** 13,220  
**EST TYPE:** Predesign  
**DATE:** March 30, 2026

**Estimate Summary**

**DIVISION SUMMARY**

<b>DIV #</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
02 70 00	Demolition		\$147,052	\$11.12
03 30 00	CIP Concrete		\$130,000	\$9.83
04 00 50	Masonry Repairs		\$91,037	\$6.89
05 20 00	Structural steel		\$245,915	\$18.60
05 50 00	Misc Metals		\$20,000	\$1.51
06 10 00	Carpentry		\$33,000	\$2.50
07 20 00	Insulation		\$161,195	\$12.19
07 40 10	Cementitious Siding		\$9,408	\$0.71
07 53 00	Single Ply EPDM Roof		\$47,650	\$3.60
08 10 00	Doors and Frames		\$128,000	\$9.68
08 80 00	Exterior Glazing		\$166,296	\$12.58
09 20 00	Gypsum Wallboard Systems		\$135,000	\$10.21
09 51 00	Acoustical Ceilings		\$34,000	\$2.57
09 60 00	Floor finishes		\$94,600	\$7.16
09 90 00	Painting		\$11,008	\$0.83
10 20 00	Interior Specialties		\$52,800	\$3.99
14 21 00	Elevator		\$193,000	\$14.60
22-23	Mechanical Systems		\$595,792	\$45.07
26-28	Electrical Systems		\$400,350	\$30.28
33 00 00	Paving Repairs		\$40,000	\$3.03
<b>Estimated Subtotal</b>			<b>\$2,696,102</b>	<b>\$203.94</b>
	General Conditions	16.00%	\$431,376	
Subtotal			\$3,127,478	
	GC O&P @	8.00%	\$250,198	
Subtotal			\$3,377,677	
	Bond and Insurance	3.00%	\$101,330	
Subtotal			\$3,479,007	
	Design Contingency	10.00%	\$347,901	
<b>Total Estimated Construction Cost</b>			<b>\$3,826,908</b>	<b>\$289.48</b>

**EXCLUSIONS:**

STATE SALES TAX  
 TESTING AND INSPECTIONS  
 CONSTRUCTION CONTINGENCY  
 ARCHITECT/ENGINEERING FEES

PERMITS  
 OFFSITE WORK  
 APPLIANCES  
 FURNITURE

PROJECT : Building 18 Jurisdictional Occupancy  
 EXIST SF : 13,220  
 EST TYPE : Pre-design  
 DATE : March 30, 2026

SECTION	DESCRIPTION	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS	COST /SF
<b>02 70 00</b>	<b>Demolition</b>					<b>\$147,052</b>	<b>\$11.12</b>
	Interior demo: 1st floor (partitions/ceilings)	7,628	sf	5.00	38,140		
	Interior demo: 2nd flr (partitions)	6,832	sf	3.50	23,912		
	Allowance for lead paint	1	allow	10,000.00	10,000		
	Allowance for ACM flooring removal	1	allow	25,000.00	25,000		
	Allowance for ACM piping insulation	1	allow	50,000.00	50,000		
<b>03 30 00</b>	<b>CIP Concrete</b>					<b>\$130,000</b>	<b>\$9.83</b>
	Cutting and patching for plumbing	1	ls	20,000.00	20,000		
	Elevator pit	1	ls	25,000.00	25,000		
	Footings and new shear walls	1	ls	35,000.00	35,000		
	Concrete shear walls per structural	1	ls	50,000.00	50,000		
<b>04 00 50</b>	<b>Masonry Repairs</b>					<b>\$91,037</b>	<b>\$6.89</b>
	Clean exterior brick	8,338	sf	2.00	16,676		
	Helical anchors	285	ea	24.00	6,840		
	Re-pointing allowance	1	allow	30,000.00	30,000		
	Penetrating sealer	8,338	sf	4.50	37,521		
<b>05 20 00</b>	<b>Structural steel</b>					<b>\$245,915</b>	<b>\$18.60</b>
	Strong backs/studding at masonry	4,169	lf	35.00	145,915		
	Hose tower structural frame	1	allow	75,000.00	75,000		
	Masonry to roof connections	1	allow	20,000.00	20,000		
	piping and utility bracing	1	allow	5,000.00	5,000		
<b>05 50 00</b>	<b>Misc Metals</b>					<b>\$20,000</b>	<b>\$1.51</b>
	Roof access ladder	1	ea	5,000.00	5,000		
	Misc fasteners and shapes	1	allow	5,000.00	5,000		
	Stair handrails	2	sets	5,000.00	10,000		
<b>06 10 00</b>	<b>Carpentry</b>					<b>\$33,000</b>	<b>\$2.50</b>
	Frame elevator opening in 2nd floor	1	allow	5,000.00	5,000		
	Secondary stair exit from 2nd floor	1	allow	20,000.00	20,000		
	Misc 2nd floor sheathing repairs	1	allow	8,000.00	8,000		
<b>07 20 00</b>	<b>Insulation</b>					<b>\$161,195</b>	<b>\$12.19</b>
	Batt insulation below roof decking (R-38)	7,700	sf	2.25	17,325		
	Strapping	7,700	sf	1.50	11,550		
	FSK layer	7,700	sf	2.00	15,400		
	Batt insulation at exterior walls (R21)	8,674	sf	1.75	15,180		
	Spray foam for ext insul barrier for WSEC	8,674	sf	10.00	86,740		
	Air-barrier testing	1	allow	15,000.00	15,000		
<b>07 40 10</b>	<b>Cementitious Siding</b>					<b>\$9,408</b>	
	Demo ACM (asbestos Cement board)	336	sf	12.00	\$4,032		
	New cement board siding	336	sf	16.00	\$5,376		
<b>07 53 00</b>	<b>Single Ply EPDM Roof</b>					<b>\$47,650</b>	<b>\$3.60</b>
	Recondition roof	7,700	sf	4.50	34,650		
	Add drains to reduce ponding	2	ea	3,500.00	7,000		
	Replace roofing at entry canopy	100	sf	60.00	6,000		

<b>08 10 00</b>	<b>Doors and Frames</b>					<b>\$128,000</b>	<b>\$9.68</b>
	New exterior doors/frames	4	ea	8,000.00	\$32,000		
	Repair/replace overhead sectional doors	6	ea	10,000.00	\$60,000		
	Allowance for interior doors	12	ea	3,000.00	\$36,000		
<b>08 80 00</b>	<b>Exterior Glazing</b>					<b>\$166,296</b>	<b>\$12.58</b>
	Remove ACM window putty	1	ls	15,000.00	\$15,000		
	Demo existing steel sash frames	1,182	ls	8.00	\$9,456		
	Replacement insulated glazing system	1,182	sf	120.00	\$141,840		
<b>09 20 00</b>	<b>Gypsum Wallboard Systems</b>					<b>\$135,000</b>	<b>\$10.21</b>
	Perimeter furring walls	3,500	sf	6.00	\$21,000		
	Partition wall framing	5,000	sf	8.00	\$40,000		
	Gypsum ceilings at toilet rooms	1,000	sf	20.00	\$20,000		
	GWB for perimeter furring walls	3,500	sf	4.00	\$14,000		
	GWB at partition wall	10,000	sf	4.00	\$40,000		
<b>09 30 00</b>	<b>Ceramic Tile</b>					<b>\$52,800</b>	<b>\$3.99</b>
	Toilet room walls	1,200	sf	24.00	\$28,800		
	Toilet room floors	1,000	sf	24.00	\$24,000		
<b>09 51 00</b>	<b>Acoustical Ceilings</b>					<b>\$34,000</b>	<b>\$2.57</b>
	Acoustical ceilings allow	8,500	sf	4.00	\$34,000		
<b>09 60 00</b>	<b>Floor finishes</b>					<b>\$94,600</b>	<b>\$7.16</b>
	Conc sealer	5,200	sf	5.00	\$26,000		
	LVT	8,000	sf	8.00	\$64,000		
	Base	800	lf	2.00	\$1,600		
	Stair nosing	200	lf	15.00	\$3,000		
<b>09 90 00</b>	<b>Painting</b>					<b>\$11,008</b>	<b>\$0.83</b>
	Paint cementitious siding	336	sf	3.00	\$1,008		
	Misc painting	1	ls	10,000.00	\$10,000		
<b>10 20 00</b>	<b>Interior Specialties</b>					<b>\$52,800</b>	<b>\$3.99</b>
	Toilet compartments standard	8	ea	3,500.00	28,000		
	Toiler compartments (accessible)	4	ea	4,000.00	16,000		
	Toiler accessories	4	ea	800.00	3,200		
	Fire Extinguishers	6	ea	600.00	3,600		
	Signage	1	allow	2,000.00	\$2,000		
<b>14 21 00</b>	<b>Elevator</b>					<b>\$193,000</b>	<b>\$14.60</b>
	Elevator pit conc	1	ls	40,000.00	40,000		
	Shaft wall construction	1,320	sf	25.00	33,000		
	two-stop hydraulic elevator	1	ea	120,000.00	120,000		
<b>33 00 00</b>	<b>Paving Repairs</b>					<b>\$40,000</b>	<b>\$3.03</b>
	Paving allow of accessibility requirements	1	ls	40,000.00	\$40,000		
<b>SUBTOTAL - DIRECT COST</b>						<b>\$1,792,761</b>	<b>\$134.90</b>

**PROJECT :** Building 18 Jurisdictional Occupancy  
**EXIST SF:** 13,220  
**EST TYPE :** Predesign  
**DATE:** March 30, 2026

Estimate Detail

SECTION	DESCRIPTION	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS	COST /SF
<b>22 00 00</b>	<b>Plumbing</b>					<b>\$137,600</b>	<b>\$10.41</b>
	Plumbing demolition	1	allow	10,000.00	10,000		
	Hangars, supports, bracing	1	allow	3,000.00	3,000		
	Insulation	1	allow	6,000.00	6,000		
	Plumbing fixtures	16	ea	2,000.00	32,000		
	PRV / backflow preventor	1	ea	5,000.00	5,000		
	Water distribution	1500	lf	32.00	48,000		
	Sanitary waste and vent piping	1200	lf	28.00	33,600		
<b>23 00 00</b>	<b>HVAC</b>					<b>\$380,480</b>	
	Demolition	10000	sf	1.50	15,000		
	Hangars, supports, bracing	1	allow	6,000.00	6,000		
	DDC controls	13,220	allow	4.00	52,880		
	Ductwork and fittings	1,000	lbs	20.00	20,000		
	VRF outdoor unit & branch controllers	1	ea	120,000.00	120,000		
	VRF indoor units	12	ea	1,800.00	21,600		
	VRF piping, condensate, fittings	1,000	sf	75.00	75,000		
	Energy recovery ventilators	4	ea	7,000.00	28,000		
	Exterior wall louvers	6	ea	1,000.00	6,000		
	Electric wall heaters	4	ea	2,000.00	8,000		
	Elevator machine room cooling	1	ea	15,000.00	15,000		
	Penetrations, sleeves, firestopping	1	allow	5,000.00	5,000		
	TAB	1	allow	8,000.00	8,000		
	<b>Subtotal</b>					<b>\$518,080</b>	
	Mechanical Contractor OH/Profit		15.00%			<b>\$77,712</b>	
	<b>Total Estimated Mechanical Construction Cost</b>					<b>\$595,792</b>	<b>\$45.07</b>

**PROJECT :** Building 18 Jurisdictional Occupancy  
**EXIST SF:** 13,220  
**EST TYPE :** Predesign  
**DATE:** March 27, 2026

Estimate Detail

SECTION	DESCRIPTION	QTY.	U/M	UNIT COST	SUB-TOTALS	TOTALS	COST /SF
<b>26 00 00</b>	<b>Electrical Systems</b>					<b>\$348,130</b>	<b>\$26.33</b>
	New service transformer	1	ea	35,000.00	35,000		
	Electrical panelboards & feeders	1	allow	75,000.00	75,000		
	General lighting	13,220	ls	8.00	105,760		
	Wiring devices	13,220	ls	3.50	46,270		
	HVAC connections	1	allow	10,000.00	10,000		
	Elevator connections	1	allow	10,000.00	10,000		
28 00 00	Fire alarm system	13,220	sf	3.00	39,660		
27 00 00	Communications and data	13,220	sf	2.00	26,440		
Subtotal						\$348,130	
Electrical Contractor OH/Profit			15.00%			\$52,220	
<b>Total Estimated Electrical Construction Cost</b>						<b>\$400,350</b>	<b>\$30.28</b>