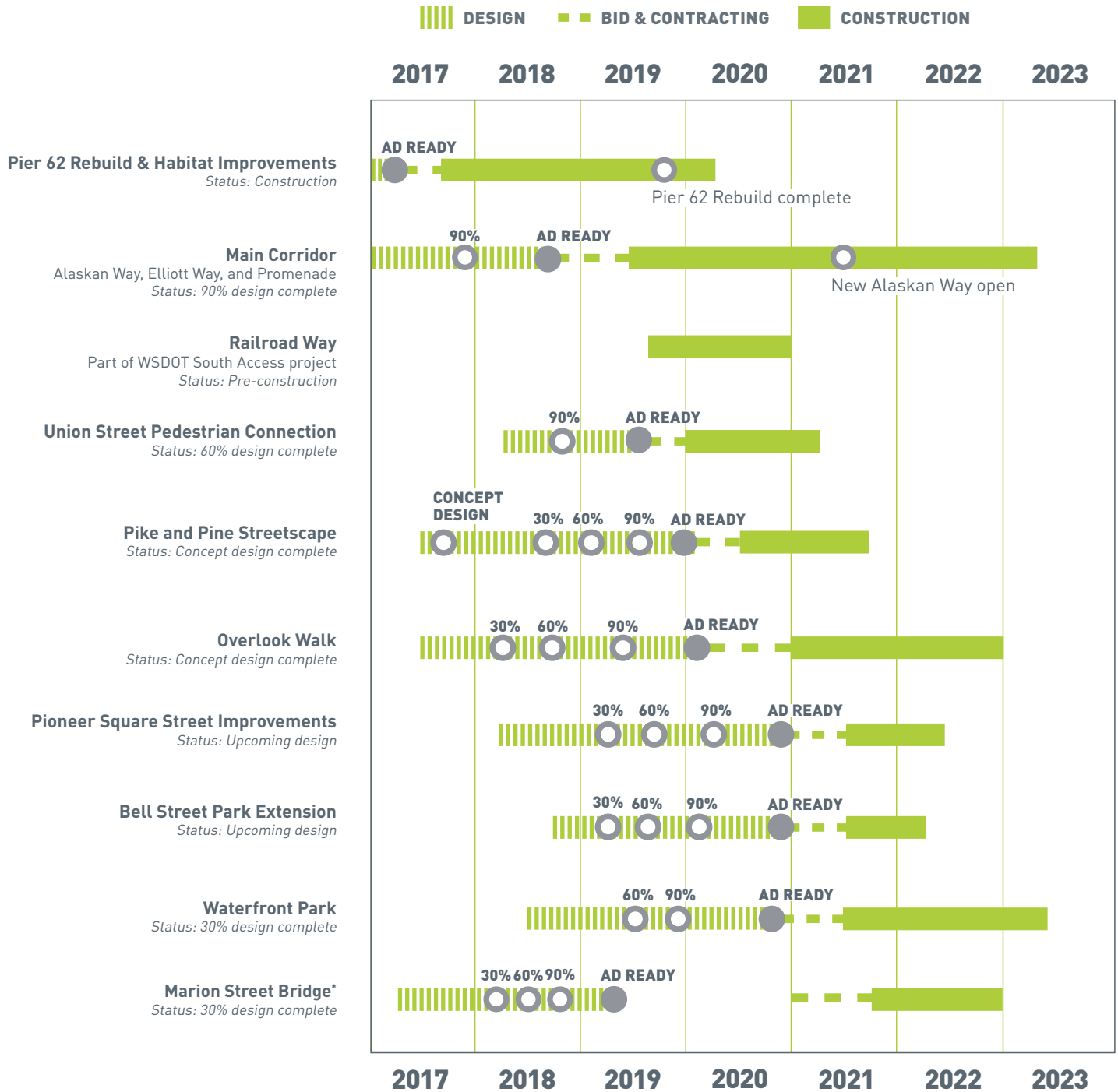




# DESIGN AND CONSTRUCTION SCHEDULE

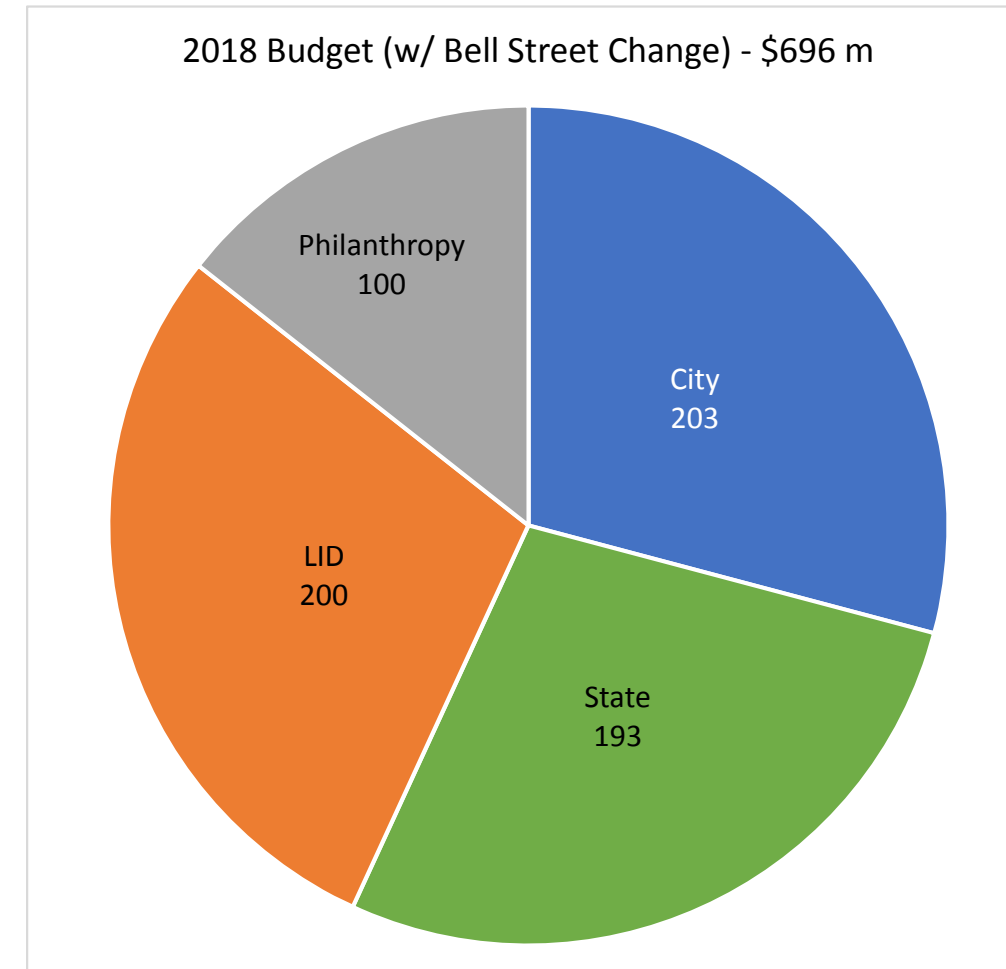
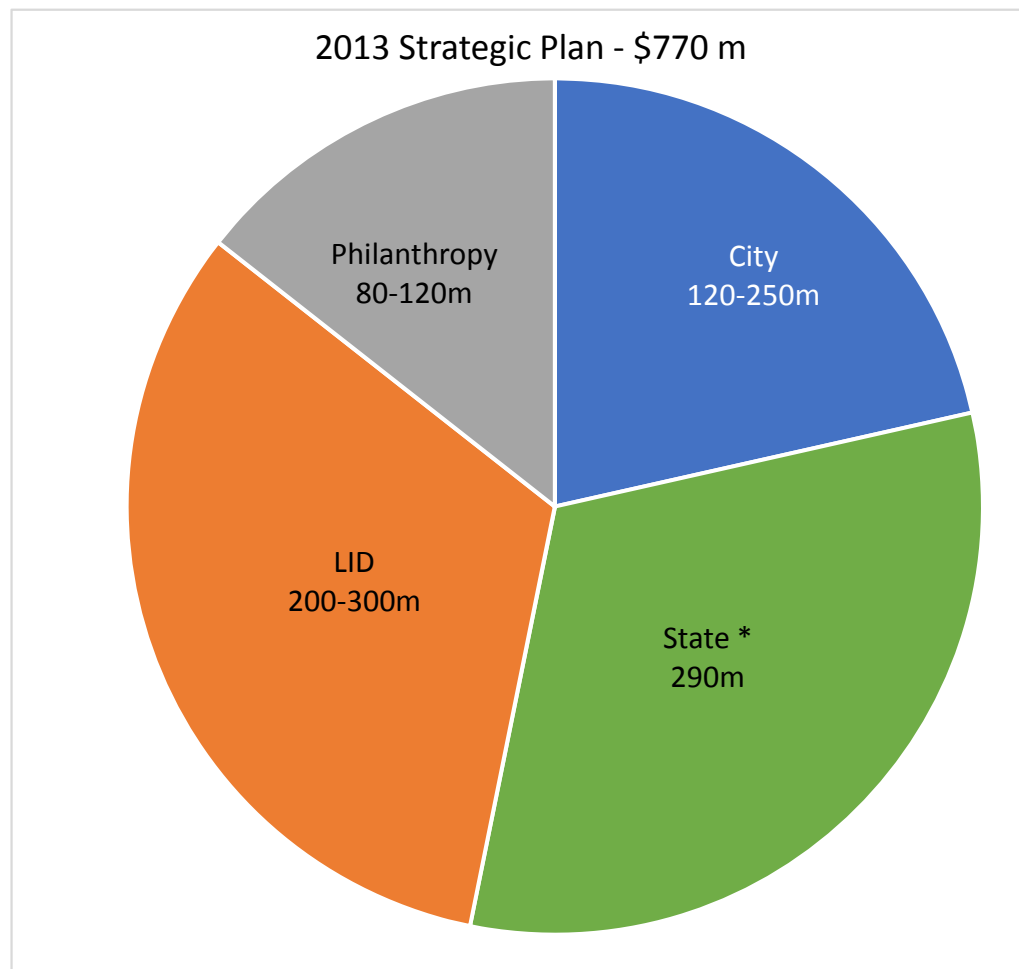


Note: Construction dates subject to change pending the SR 99 Tunnel and Viaduct demolition completion dates, as well as ongoing evaluation of sequencing and packaging assumptions for all projects

\*Whether WSDOT or City will construct the Marion Street Bridge project is still under deliberation.

## Changes in Waterfront Funding Allocations 2013 to 2018

2013 Strategic Plan	2015 Budget	2017 Revised (WSDOT agreement/Pier 62 Acceleration)	2018 Budget (includes Bell St change)
<b>Program Element</b>	<b>Program Element</b>	<b>Program Element</b>	<b>Program Element</b>
City	City	City	City
120-250	221	195	203
State	State	State	State
290	222	193	193
LID	LID	LID	LID
200-300	200	200	200
Philanthropy	Philanthropy	Philanthropy	Philanthropy
80-120	101	100	100
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
<b>770</b>	<b>744</b>	<b>688</b>	<b>696</b>
Seawall			
300			
<b>Grand Total</b>			
<b>1,070</b>			
	<ul style="list-style-type: none"> <li>- Viaduct demolition and Battery St tunnel decommissioning removed.</li> <li>- Budget rebaselined</li> </ul>	<ul style="list-style-type: none"> <li>- Accelerated Pier 62 Construction (removed from LID)</li> <li>- Removed Marion Construction</li> <li>- Reflects results of Value Engineering (2015) and CEVP (2016)</li> </ul>	<ul style="list-style-type: none"> <li>- Shifted Bell St from LID to City funding.</li> <li>- Adjusted LID funding after removing P62 to provide additional contingency.</li> <li>- Increased Pioneer Sq. Streets, P62 and LID Admin.</li> </ul>



**Funding Allocations 2018 Budget**  
(includes Bell St change)

Program Element	Fundors				Total
	City	State	LID	Philanthropy	
Alaskan Way Main Corridor	11.94	170.75	-	5.00	187.69
Aquarium Expansion	34.00				34.00
Bell	2.21	0.02	-	1.10	3.33
E/W Connections Contingency	3.89		7.95	3.16	15.00
LID Administration			8.27		8.27
Main Corridor Contingency	6.51	-	5.70	3.50	15.71
Main Corridor Environmental	0.86	1.88	1.00		3.75
Marion St Bridge	6.20	0.83			7.03
Overlook Walk	7.31		60.48	32.36	100.15
Pergola Restoration	3.44		-	0.04	3.48
Pier 62/63 Park	28.79	-		8.00	36.79
Pike/Pine Improvements	1.18		18.82		20.00
Pioneer Square Streets	3.73		14.77	1.50	20.00
PPM PC-1N	34.00				34.00
Program Management	22.23	11.58	-		33.82
Promenade	12.47		36.48	13.12	62.07
Railroad Way	2.34	0.33			2.67
ROW Acquisition	11.46	6.08			17.54
Seawall CWF	5.52				5.52
Union	1.14		8.71	3.30	13.14
Washington Landings		1.95			1.95
Waterfront 1% Art	2.99		1.92		4.91
Waterfront Park	0.45		35.90	28.96	65.31
<b>Grand Total</b>	<b>202.65</b>	<b>193.43</b>	<b>200.00</b>	<b>100.04</b>	<b>696.11</b>

**Waterfront Improvement Program**

**Project Cost Breakdown**

*\*Dollars displayed in millions*

		Projects with Partial LID funding							
		Promenade	Overlook Walk	Pioneer Square	Pike/Pine	Union Street	Waterfront Park	Total	
	Design	\$7.60	\$10.00	\$2.94	\$2.94	\$3.23	\$8.17	\$34.88	25%
	Environmental	-	-	\$0.50	\$0.50	-	\$2.50	\$3.50	
	ROW	-	-	-	-	-	-	-	
	Construction Soft Costs	\$10.67	\$20.10	\$3.29	\$3.29	\$1.60	\$9.49	\$48.44	32%
	Construction Hard Costs	\$32.33	\$57.05	\$10.21	\$10.21	\$6.57	\$34.57	\$150.94	
	Owner Furnished Material (LPS Panels)	\$5.00						\$5.00	
	Construction Contingency	\$6.47	\$13.00	\$3.06	\$3.06	\$1.74	\$10.59	\$37.92	25%
	<b>Total</b>	<b>\$62.07</b>	<b>\$100.15</b>	<b>\$20.00</b>	<b>\$20.00</b>	<b>\$13.14</b>	<b>\$65.31</b>	<b>\$280.67</b>	
	LID Admin							\$8.27	
	1% for Art							\$4.91	
	Main Corridor Program Contingency							\$15.71	
	Overlook Walk & E/W Connections Program Contingency							\$15.00	
	<b>Grand Total</b>							<b>\$324.56</b>	

**Project Cost Breakdown**

*\*Dollars displayed in millions*

	<b>Promenade</b>
<b>Design</b>	<b>\$7.60</b>
<b>Environmental</b>	-
<b>ROW</b>	-
<b>Construction Soft Costs</b>	<b>\$10.67</b>
<b>Construction Hard Costs</b>	<b>\$32.33</b>
<b>Owner Furnished Material (LPS Panels)</b>	<b>\$5.00</b>
<b>Construction Contingency</b>	<b>\$6.47</b>
<b>Total</b>	<b>\$62.07</b>
<b>LID Admin</b>	
<b>1% for Art</b>	
<b>Main Corridor Program Contingency</b>	
<b>Overlook Walk &amp; E/W Connections Program Contingency</b>	
<b>Grand Total</b>	

<b>Design Costs</b>	
City Design and Project	\$1.73
Consultant Design Services	\$5.87
<b>Subtotal Design</b>	<b>\$7.60</b>
<b>Environmental</b>	
Labor, Permits, Fee, Etc.	-
<b>Subtotal Environmental</b>	-
<b>ROW Costs</b>	
<b>Subtotal ROW Costs</b>	-
<b>Construction Soft Costs</b>	
City Construction Admin	\$2.84
Design Support Services	\$1.78
CM Administration Services	\$6.05
<b>Subtotal Construction Soft</b>	<b>\$10.67</b>
<b>Construction Hard Costs</b>	
Current Engineer's Estimate	\$24.38
Design Allowance %	12.5%
Design Allowance	\$3.05
Midpoint of Construction (choose	2021
Adjusted EE Escalation	\$4.90
<b>Subtotal Construction Hard Costs</b>	<b>\$32.33</b>
Contingency	\$6.47
<b>Subtotal Construction Costs</b>	<b>\$49.46</b>
<b>Owner Furnished Material (LPS Panels)</b>	<b>\$5.00</b>
<b>Total</b>	<b>\$62.07</b>

## **Waterfront Seattle Program**

### Cost Components

*Last updated: February 2018*

## **Waterfront Seattle Program Cost/Budget Considerations**

Cost estimates for the Waterfront Seattle Program must factor in conditions unique to a large-scale public project, such as:

- A large project area that covers approximately 20 acres of public space (more than 26 blocks in the downtown core)
- Construction will take place in an actively used public right-of-way that must maintain access for people, vehicles, freight and goods delivery
- A high level of utility construction/coordination
- The potential for schedule impacts due to other public and private projects happening in the downtown core
- Complex permitting and regulatory requirements
- Extensive public involvement over long period of time
- Complex financing instruments
- High level of oversight and accountability

## **Cost Estimate/Budget Components**

Program cost estimates are comprised of the following:

### ***Hard Costs***

- Current Engineer's Estimate: cost to construct based on design documents
- Design allowance: carried through design phase only
- Escalation: funds anticipating likely price increases in materials or services

### ***Soft Costs***

- Design: City and consultant staff labor during design including project management and controls, design plan and contract development, cost estimates, technical specialties (urban design, engineering, etc.) and public outreach
- Right-of-way: cost to acquire temporary or permanent property rights needed for construction
- Environmental review: cost to complete required environmental analysis, review and permitting
- Construction: City and consultant staff labor for construction administration, design support services, and construction management, including inspections, payments, change management, environmental compliance and public outreach

### ***Contingency***

- Covers increases related to unforeseen conditions during construction, construction management services and design support services during construction
- Contingency use monitored regularly by executive management
- Level of funds varies by project based on complexity, risk potential and design completion