

DRAFT

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR ALTERNATIVE 'C' W/ AQUATICS
CONSTRUCTION COSTS						FROM 09-23-19 ACKER ESTIMATE
BUILDING & SITE CONSTRUCTION	\$27,495,380	0.3	\$35,743,994	1.16	\$41,463,033	6% ESCALATION / YEAR TO MIDPOINT OF CONSTRUCTION 05/2022
ADAPTIVE REUSE OF EXISTING BUILDING	\$500,000	0.3	\$650,000	1.16	\$754,000	
SUB TOTAL BUILDING & SITE CONSTRUCTION COST			\$35,743,994		\$41,463,033	
OTHER PROJECT EXPENSES						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$310,000			
WA STATE SALES TAX	\$41,463,033	9.30%	\$3,856,062			
OWNER'S CONTINGENCY	\$41,463,033	5.00%	\$2,073,152			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF DuPONT PERMITTING & IMPACT FEES	1	ALLOWANCE	\$350,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$106,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$60,000			
MOVING EXPENSES	1	ALLOWANCE	\$30,000			
ARCHITECT & ENGINEERING	\$41,463,033	7.0%	\$2,902,412			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ARCHITECTURAL ADDITIONAL SERVICES	\$41,463,033	1.5%	\$621,945			
ADDITIONAL CONSULTANT SERVICES	\$41,463,033	2.0%	\$829,261			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$200,000			TBD
TOTAL OTHER PROJECT EXPENSES			\$11,338,832		\$11,338,832	
TOTAL PROJECT COST					\$52,801,865	

NOTES: * - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES
 - ESTIMATED FEBRUARY 2023 MOVE IN DATE

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR ALTERNATIVE 'C' W/O AQUATICS
CONSTRUCTION COSTS						FROM 09-23-19 ACKER ESTIMATE
BUILDING & SITE CONSTRUCTION	\$21,681,380	0.3	\$28,185,794	1.16	\$32,695,521	6% ESCALATION / YEAR TO MIDPOINT OF CONSTRUCTION 05/2022
ADAPTIVE REUSE OF EXISTING BUILDING	\$500,000	0.3	\$650,000	1.16	\$754,000	
SUB TOTAL BUILDING & SITE CONSTRUCTION COST			\$28,185,794		\$32,695,521	
OTHER PROJECT EXPENSES						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$260,000			
WA STATE SALES TAX	\$32,695,521	9.30%	\$3,040,683			
OWNER'S CONTINGENCY	\$32,695,521	5.00%	\$1,634,776			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF DuPONT PERMITTING & IMPACT FEES	1	ALLOWANCE	\$350,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$106,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$60,000			
MOVING EXPENSES	1	ALLOWANCE	\$30,000			
ARCHITECT & ENGINEERING	\$32,695,521	7.3%	\$2,386,773			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ARCHITECTURAL ADDITIONAL SERVICES	\$32,695,521	1.5%	\$490,433			
ADDITIONAL CONSULTANT SERVICES	\$32,695,521	2.0%	\$653,910			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$200,000			TBD
TOTAL OTHER PROJECT EXPENSES			\$9,212,576		\$9,212,576	
TOTAL PROJECT COST					\$41,908,097	

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 - ESTIMATED FEBRUARY 2023 MOVE IN DATE

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR ALTERNATIVE 'D'
CONSTRUCTION COSTS						FROM 09-23-19 ACKER ESTIMATE
BUILDING & SITE CONSTRUCTION	\$22,622,680	0.3	\$29,409,484	1.16	\$34,115,001	6% ESCALATION / YEAR TO MIDPOINT OF CONSTRUCTION 05/2022
ADAPTIVE REUSE OF EXISTING BUILDING	\$500,000	0.3	\$650,000	1.16	\$754,000	
SUB TOTAL BUILDING & SITE CONSTRUCTION COST			\$29,409,484		\$34,115,001	
OTHER PROJECT EXPENSES						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$260,000			
WA STATE SALES TAX	\$34,115,001	9.30%	\$3,172,695			
OWNER'S CONTINGENCY	\$34,115,001	5.00%	\$1,705,750			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF DuPONT PERMITTING & IMPACT FEES	1	ALLOWANCE	\$350,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$106,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$60,000			
MOVING EXPENSES	1	ALLOWANCE	\$30,000			
ARCHITECT & ENGINEERING	\$34,115,001	7.2%	\$2,456,280			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ARCHITECTURAL ADDITIONAL SERVICES	\$34,115,001	1.5%	\$511,725			
ADDITIONAL CONSULTANT SERVICES	\$34,115,001	2.0%	\$682,300			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$200,000			TBD
TOTAL OTHER PROJECT EXPENSES			\$9,534,750		\$9,534,750	
TOTAL PROJECT COST					\$43,649,752	

NOTES: * - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES
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