

Thurston County Courthouse and Civic Center  
Comprehensive Comparative Feasibility Study

City of Olympia Total Project Cost Summary  
Options B1 and B2 - Program Driven

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST	NOTES
<b>PROGRAM AREA</b>	45,000 SF			SEE FINAL REPORT PROGRAMMING PAGES 2 & 35 - 39 NOTE: CITY PROGRAM AREA = 11.8% OF 381,098 TOTAL SF FROM 12-5-18 ACKER ESTIMATE, PAGE 15 OF 20
<b>CONSTRUCTION COSTS</b>				
ADMINISTRATION BUILDING	45,000 SF	\$260/SF	\$11,700,000	2 FLOORS CLASS "A" OFFICE AS BASELINE
ADD FOR COURTROOM & HOLDING AREA PREMIUMS	5,000 SF	\$110/SF	\$550,000	WITH BASEMENT LEVEL
ADD FOR JAIL FUNCTION PREMIUMS	12,000 SF	\$160/SF	\$1,920,000	ISOLATION, HARDENED CONST. & SECURITY PREMIUMS
ADD FOR SILVER LEED PREMIUMS	45,000 SF	\$10/SF	\$450,000	COUNTY COVERS 66% OF THIS COST (45,000 SF X \$20/SF)
ADD FOR LOBBY WING	1	11.8% OF TOTAL	\$0	COUNTY COVERS THIS COST
ADD FOR SITE DEVELOPMENT COSTS (ON & OFF SITE)	1	11.8% OF TOTAL	\$944,000	FROM PAGE 15 OF COST ESTIMATE (\$8,000,000 X 11.8%)
ADD FOR STRUCTURED PARKING	1	11.8% OF TOTAL	\$2,367,552	FROM PAGE 16 OF COST ESTIMATE (\$20,064,000 X 11.8%)
<b>SUB TOTAL</b>			<b>\$17,931,552</b>	
25% CONTRACTORS MARKUP	\$17,931,552	25%	\$4,482,888	GEN REQ, OH&P, BOND & INS, B&O TAX, DESIGN CONT.
<b>SUB TOTAL</b>			<b>\$22,414,440</b>	HARD CONSTRUCTION COSTS IN 2018 DOLLARS
17% ESCALATION PREMIUM	\$22,414,440	17.0%	\$3,810,455	CONSTRUCTION WORK START IN SPRING OF 2022
<b>TOTAL CONSTRUCTION COST</b>			<b>\$26,224,895</b>	
<b>OTHER PROJECT EXPENSES</b>				
FURNISHINGS (FF&E)	1	ALLOWANCE	\$600,000	\$6,100,000 (COUNTY) + \$600,000 (CITY)
WA STATE SALES TAX	\$26,224,895	8.90%	\$2,334,016	
OWNER'S CONTINGENCY	\$26,224,895	5.00%	\$1,311,245	OWNER ONLY CONTINGENCY (NEW CONST)
CITY OF OLYMPIA PERMITTING & IMPACT FEES	1	11.8% OF TOTAL	\$483,198	\$4,094,900 x 11.8% (45,057 SF/381,098 SF = 11.8%)
CONST. MANAGEMENT SERVICES	\$26,224,895	1.50%	\$393,373	SURVEY, GEOTECH, TESTING, COMMISSIONING, CRITERIA DOCS
MOVING EXPENSES	1	ALLOWANCE	\$20,250	27 STAFF X \$750/STAFF
A&E STIPENDS		ALLOWANCE	\$0	FOR DESIGN-BUILD FINALISTS (2 UNSUCCESSFUL FIRMS)
ARCHITECT & ENGINEERING	\$26,224,895	7.0%	\$1,835,743	BASIC SERVICES
ADDITIONAL CONSULTANT SERVICES	\$26,224,895	2.5%	\$655,622	CIVIL, COST EST., I.D., L.A., ACCOUST., ENVELOPE, LEED
DESIGN-BUILD MARKUP ON A&E FEES	\$2,491,365	15.0%	\$373,705	TAXES & OVERHEAD COSTS ON A&E FEES FOR DESIGN-BUILDER
PROPERTY ACQUISITION	1	APPRAISAL	\$0	FOR 10.47 ACRES FROM 11-27-18 K.M. APPRAISAL
OWNER FINANCING COSTS (EST. @ 1% OF TOTAL)	1	ALLOWANCE	\$0	BOND UNDERWRITING, LEGAL, BOND PLACEMENT FEES
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$0	INTERNAL COSTS DIRECTLY ASSOCIATED WITH THIS PROJECT
LEASE EXPENSES FOR CITY (24,000 SF X \$20/SF)	1	ALLOWANCE	\$960,000	RELOCATE CREIGHTON JUSTICE CENTER STAFF FOR 2 YEARS
COSTS ASSOCIATED WITH LEASING OFF SITE	1	ALLOWANCE	\$1,952,500	DESIGN, T.I. CONSTRUCTION, IT CABLE, FURNITURE, MOVING
<b>SUB TOTAL</b>			<b>\$37,144,546</b>	
PROCEEDS FROM SALE OF CITY PROPERTY		APPRAISAL	(\$4,422,200)	TOTAL PROJECT COST REDUCED BY THE VALUE OF CITY PROPERTY
ROUNDING FACTOR			(\$207,383)	TO ALIGN WITH 12/6/2018 TOTAL PROJECT COST SUMMARY
<b>TOTAL PROJECT COST</b>			<b>\$32,514,963</b>	