

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST NOTES
PROGRAM AREA	33,750 SF		SEE FINAL REPORT PROGRAMMING PAGES 2 & 35 - 39: AREA X .75% NOTE: CITY PROGRAM AREA = 10% OF 336,187 TOTAL SF FROM 12-5-18 ACKER ESTIMATE, PAGE 15 OF 20
CONSTRUCTION COSTS			
ADMINISTRATION BUILDING	33,750 SF	\$260/SF	\$8,775,000 2 FLOORS CLASS "A" OFFICE AS BASELINE
ADD FOR COURTROOM & HOLDING AREA PREMIUMS	5,000 SF	\$110/SF	\$0 COUNTY COVERS THIS COST (COURTROOMS SHARED)
ADD FOR JAIL FUNCTION PREMIUMS	10,000 SF	\$160/SF	\$1,600,000 HARDENED CONST. & SECURITY PREMIUMS (REDUCED AREA FROM 12K TO 10
ADD FOR SILVER LEED PREMIUMS	33,750 SF	\$10/SF	\$337,500 COUNTY COVERS 66% OF THIS COST (33,750 SF X \$20/SF)
ADD FOR LOBBY WING	1	10% OF TOTAL	\$0 COUNTY COVERS THIS COST
ADD FOR SITE DEVELOPMENT COSTS (ON & OFF SITE)	1	10% OF TOTAL	\$640,000 FROM PAGE 15 OF COST ESTIMATE (\$6,400,000 X 10%)
ADD FOR STRUCTURED PARKING	1	10% OF TOTAL	\$1,584,000 FROM PAGE 16 OF COST ESTIMATE (\$15,840,000 X 10%)
SUB TOTAL			\$12,936,500
25% CONTRACTORS MARKUP	\$12,936,500	25%	\$3,234,125 GEN REQ, OH&P, BOND & INS, B&O TAX, DESIGN CONT.
SUB TOTAL			\$16,170,625 HARD CONSTRUCTION COSTS IN 2018 DOLLARS
12% ESCALATION PREMIUM	\$16,170,625	12.0%	\$1,940,475 CONSTRUCTION WORK START IN SPRING OF 2021 (1 YEAR EARLIER)
TOTAL CONSTRUCTION COST			\$18,111,100
OTHER PROJECT EXPENSES			
FURNISHINGS (FF&E)	1	ALLOWANCE	\$600,000 \$6,100,000 (COUNTY) + \$600,000 (CITY)
WA STATE SALES TAX	\$18,111,100	8.90%	\$1,611,888
OWNER'S CONTINGENCY	\$18,111,100	5.00%	\$905,555 OWNER ONLY CONTINGENCY (NEW CONST)
CITY OF OLYMPIA PERMITTING & IMPACT FEES	1	10% OF TOTAL	\$409,490 \$4,094,900 x 10% (33,750SF/336,187SF = 10%)
CONST. MANAGEMENT SERVICES	\$18,111,100	1.50%	\$271,667 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) (COUNTY COVERS)
ARCHITECT & ENGINEERING	\$18,111,100	7.0%	\$1,267,777 BASIC SERVICES
ADDITIONAL CONSULTANT SERVICES	\$18,111,100	2.5%	\$452,778 CIVIL, COST EST., I.D., L.A., ACCOUST., ENVELOPE, LEED
DESIGN-BUILD MARKUP ON A&E FEES	\$1,720,555	15.0%	\$258,083 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
SUB TOTAL			\$26,821,087
PROCEEDS FROM SALE OF CITY PROPERTY		APPRAISAL	(\$4,422,200) TOTAL PROJECT COST REDUCED BY THE VALUE OF CITY PROPERTY
ROUNDING FACTOR			(\$124,723) TO ALIGN WITH 12/6/2018 TOTAL PROJECT COST SUMMARY
TOTAL PROJECT COST			\$22,274,164