

Estimated Construction Costs	SF	\$/SF	
<b>Total, Construction Costs</b>			<b>\$10,229,973</b>
<i>Includes typical "design / estimating" contingency</i>			

Estimated Other Project Costs			
Design Phase Services			
AE Team Fees: Design & Const.		15.00%	\$1,534,496
Permit/Regulatory			
System Development Charges			\$0
Plan Review / Building Permit Fees		2.00%	\$204,599
Misc Permits / Fees		0.25%	\$25,575
Utility Agency Fees	Allow		\$50,000
Construction Phase Related			
Construction Testing / Inspection		0.50%	\$51,150
Construction Change Order / Unforeseen Conditions Allowance		5.00%	\$511,499
Equipment/Systems			
IT Systems (Phones, Data, Network, servers, etc)	Allow		\$20,000
AV Equipment	Allow		\$20,000
Furniture /Misc Fixtures / Equipment	Allow		\$120,000
Other			
Geotechnical Engineering	Allow		\$40,000
Site Surveying	Allow		\$20,000
Systems Commissioning	Allow		\$0
Wetlands offset	Allow		\$50,000
Owner Admin / Staff Time	Allow		\$0
Legal	Allow	0.50%	\$51,150
Insurance, Builder's Risk	Allow	1.00%	\$102,300
<b>Total, Other Project Costs</b>			<b>\$2,800,768</b>
		<b>27.38%</b>	

Inflation Allowance - only on "Other Project Costs"			
Inflation Per Year		1.00%	
Number of Years to midpoint of construction (8/2023)		2	
<b>Total, Inflation Allowance</b>		<b>2.00%</b>	<b>\$56,015</b>

Overall Project Contingency			
<b>Total, Overall Project Contingency</b>		<b>0.00%</b>	<b>\$0</b>

<b>Total Estimated Project Costs</b>			<b>\$13,086,757</b>
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Note: "Other Project Costs" are rough allowances of typical expenses based on similar experience, no estimates have been obtained. They should be considered in the aggregate and are typically 25-35% of a project's construction costs.

**GEARHART RESILIENCY STATION**  
Statement of Probable Cost

1/1

	QTY	UNIT	\$/UNIT	TOTAL \$	DESCRIPTION
<b>Building and Site Construction</b>					
Fire Station	13,200	SF	335.00	4,422,000	2-story, wood framed with hose tower
Clear & grub	70,000	SF	0.50	35,000	Remove trees & brush
Earthwork	70,000	SF	2.20	154,000	Excavation, cut & fill
AC Paving	26,000	SF	7.50	195,000	AC: 4" over 12" base rock
Sidewalks	1,100	SF	12.00	13,200	Conc: 4" over 6" base rock
Site Improvements	1	LS	75,000.00	75,000	Signage, striping, trash enc
Landscaping	25,000	SF	4.00	100,000	Topsoil, plants, irrigation
Open Area, helicopter use	21,500	SF			No work
Site Remediation	1	LS	200,000	200,000	Densification of loose sand per geotech
East Vehicular Access Road	14,800	SF	19.00	281,200	Excav, AC , base rock, fill, lites, ldscape, wetlands
North Vehicular Access Road	33,440	SF	14.00	468,160	Excav, AC , base rock, fill, lites, ldscape
Domestic Water System	100	LF	80.00	8,000	Pipe, trench, backfill, bkflow, street connection
Fire Water System	725	LF	110.00	79,750	Pipe, trench, backfill, bkflow, vault, street connectio
Sanitary Sewer System	1	LS	80,000.00	80,000	1500 gal septic + 170' drainfield
Storm Sewer System	70,000	SF	1.35	94,500	Sheet flow to swales & ditches
Electrical Service	725	LF	75.00	54,375	Conduit, conductors, trench, backfill, vault
Site Lighting	1	LS	90,000	90,000	Pole, base, fixture, branch wiring
Generator	1	LS	60,000.00	60,000	350 kw with fuel tank
Diesel fuel tank (buried)	1	LS	25,000	25,000	1000 gallon size
<b>Hardcost Total:</b>				<b>6,435,185</b>	
<b>Markups to the Hardcost</b>					
Design / Est Contingency	20.00%			1,287,037	
Resiliency Factor	1.50%			115,833	
General Conditions + 2% Coastal	9.00%			705,425	
Insurance	1.25%			106,794	
Profit & Overhead	6.00%			519,016	
Performance Bond	1.20%			110,031	
Escalation (1st qtr-2023)	8.00%			742,346	
Solar & Green Energy	1.50%			150,325	
OR Gross Receipts Tax	0.57%			57,980	
<b>Markups Total:</b>				<b>3,794,788</b>	
<b>Construction Total:</b>				<b>10,229,973</b>	
<b>Alternate (includes markups)</b>					
Southwest Vehicular Access Road	24,450	SF	21.00	513,450	Excav, AC , base rock, fill, lites, ldscape
<b>NOTES</b>					
Refer to the narratives for specific information.					
Alternates do not include utilities					
<b>EXCLUSIONS</b>					
Design fees, permit fees, system development fees, utility hookup charges, testing.					
Commissioning, structural fill, overexcavating, hazardous materials removal					
Equipment shed, gravel storage area					
Retaining walls, natural gas or propane service, fuel dispensing equipment					
<i>**edits in red by PIVOT 08 12 21</i>					

