

	08/2021	1/2022
Estimated Construction Costs		
Total, Construction Costs	\$10,324,695	\$10,676,405
(incl. escalation @ 6%/yr to construction start 3/2023)		
Additional escalation to 9/2023- 6 months @ 6%/yr	3%	\$320,292
Total, Construction Costs (January 2022)		\$10,996,697

Estimated Other Project Costs			
Design Phase Services			
AE Team Fees: Design & Const.	15.00%	\$1,548,704	\$1,649,505
Permit/Regulatory			
System Development Charges		\$0	
Plan Review / Building Permit Fees	2.00%	\$206,494	\$219,934
Misc Permits / Fees	0.25%	\$25,812	\$27,492
Utility Agency Fees	Allow	\$60,000	\$65,000
Wetlands offset	Allow	\$55,000	\$60,000
Construction Phase Related			
Construction Testing / Inspection	0.50%	\$51,623	\$54,983
Construction Change Order / Unforeseen Conditions	5.00%	\$516,235	\$549,835
Equipment/Systems			
IT Systems (Phones, Data, Network, servers, etc)	Allow	\$25,000	\$30,000
AV Equipment	Allow	\$25,000	\$30,000
Furniture /Misc Fixtures / Equipment	Allow	\$130,000	\$140,000
Other			
Geotechnical Engineering	Allow	\$45,000	\$50,000
Site Surveying	Allow	\$25,000	\$30,000
Owner Admin / Staff Time	Allow	\$0	\$0
Legal	Allow 0.50%	\$51,623	\$54,983
Insurance, Builder's Risk	Allow 1.00%	\$103,247	\$109,967
Total, Other Project Costs		\$2,868,739	\$3,071,699
	27.79%		

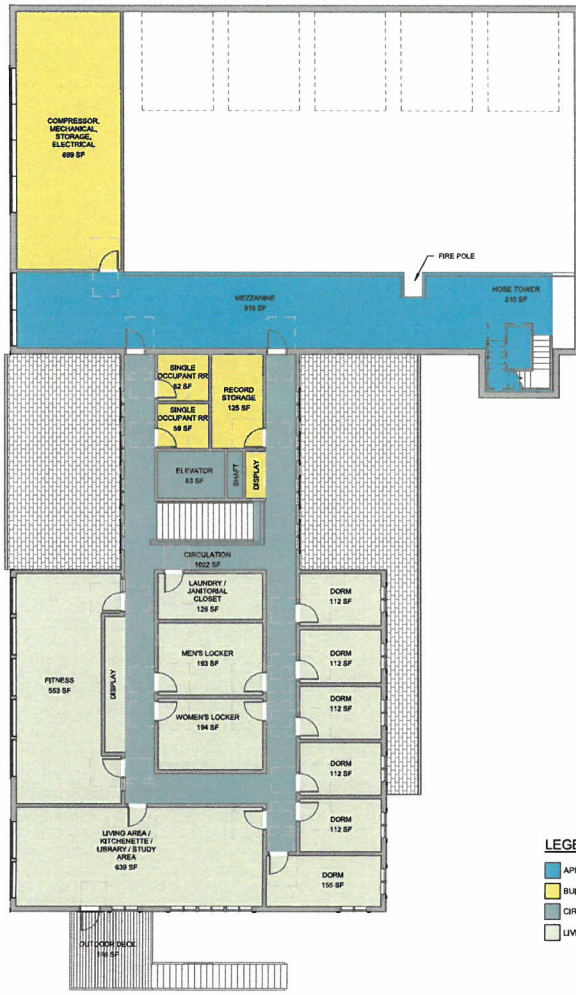
Overall Project Contingency			
Total, Overall Project Contingency	2.00%	\$0	\$281,368

Total Estimated Project Costs		\$13,193,434	\$14,349,764
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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.

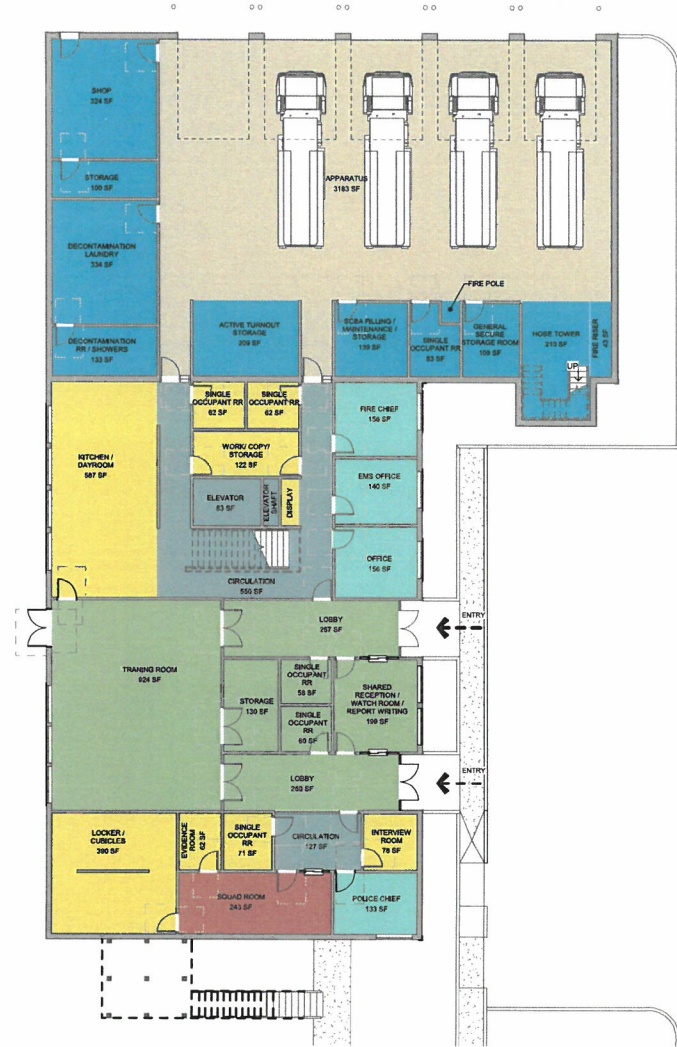
GEARHART RESILIENCY STATION
Statement of Probable Cost

	QTY	UNIT	\$/UNIT	TOTAL \$	DESCRIPTION
Building and Site Construction					
Fire Station	13,200	SF	325.00	4,290,000	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	11,800	SF	19.00	224,200	Excav, AC , base rock, fill, lites, ldscap, we
East Vehicular Access Road Walls/Fill	10,000	SF	55.00	550,000	MSE / Gabion, fill; allowance
North Vehicular Access Road	29,500	SF	16.00	472,000	Excav, AC , base rock, fill, lites, ldscap
Domestic Water System	100	LF	80.00	8,000	Pipe, trench, backfill, bkflow, street connecti
Fire Water System	725	LF	110.00	79,750	Pipe, trench, backfill, bkflow, vault, street co
Sanitary Sewer System	1	LS	90,000.00	90,000	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	75,000.00	75,000	350 kw with fuel tank
Diesel fuel tank (buried)	1	LS	25,000	25,000	1000 gallon size
Hardcost Total:				6,825,025	
Markups to the Hardcost					
Std. Design / Estimating Contingency	17.00%			1,160,254	
Resiliency Factor	1.50%			119,779	
General Conditions + 2% Coastal	9.00%			729,455	
Insurance	1.25%			110,431	
Profit & Overhead	6.00%			536,697	
Performance Bond	1.20%			113,780	
Escalation (1st qtr-2023)	9.00%			863,588	
OR Solar & Green Energy Req.	1.50%			156,885	
OR Gross Receipts Tax	0.57%			60,511	
Markups Total:				3,851,380	
Construction Total:				10,676,405	
Alternate (includes markups)					
NOTES					
Refer to the narratives for specific information.					
Alternates do not include utilities					
These numbers are from Construction Focus and edited by PIVOT Jan. 2022.					
EXCLUSIONS					
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					



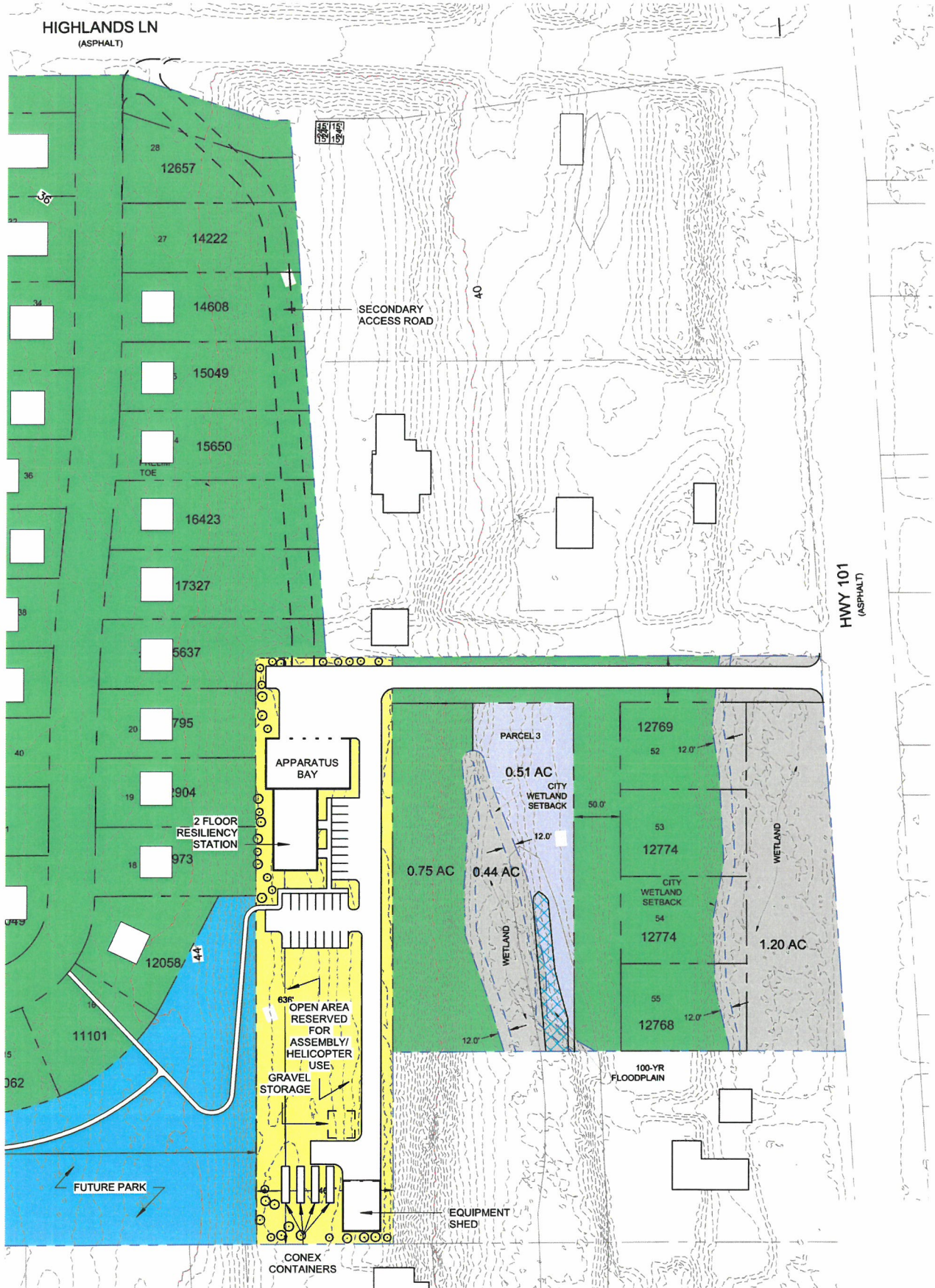
SECOND FLOOR

- LEGEND**
- APPARATUS SUPPORT
 - BUILDING SUPPORT
 - CIRCULATION
 - LIVING QUARTERS



FIRST FLOOR

- LEGEND**
- ADMINISTRATION
 - APPARATUS
 - APPARATUS SUPPORT
 - BUILDING SUPPORT
 - CIRCULATION
 - PUBLIC
 - SQUAD ROOM / DISPATCH



CONCEPTUAL SITE PLAN

Gearhart Resiliency Station

SHT #: 1

02.02.2022



