

# Washougal Fire - Total Project Cost

New Construction

3/25/2024

Construction Cost of Facility		Station 43
Construction Hardcost		\$9,502,911
Site Development Hardcost		\$1,601,528
Offsite Development Hardcost		\$92,288
	<b>Total Hard Costs</b>	<b>\$11,196,727</b>
Estimating/Design Contingency		\$953,338
GC Overhead and Profit, Insurance, Bonds		\$0
Inflation/Escalation		\$0
General Conditions		\$720,000
	<b>Subtotal GCC Costs</b>	<b>\$1,673,338</b>
WA Sales Tax (8.5%)		\$1,093,956
	<b>Total Construction Costs</b>	<b>\$13,964,021</b>

Consultants Costs	
A/E Design and Construction - Base Services	\$1,600,000
A/E LEED Design and Documentation	\$0
Reimbursables	\$32,000
Marketing Materials	\$5,000
AN&W - Environmental Services	\$57,865
Special Inspections	\$25,000
Geotechnical Services - Inspection	\$25,000
Hazardous Material Survey/Testing	\$8,000
Enhanced Commissioning	\$47,040
Arborist	\$0
	<b>Subtotal - Consultants</b>
	<b>\$1,799,905</b>
Consultants Contingency	\$179,990
	<b>Total Consultants Costs</b>
	<b>\$1,979,895</b>

Owner Costs	
Land Acquisition	\$0
Fixtures, Furniture & Equipment (FF&E)	\$300,000
Turnout Lockers	\$0
Audio / Visual Equipment (OFCI)	\$40,000
Training / Fitness Equipment (OFOI)	\$15,000
Telephone/Data Equipment (OFOI)	\$10,000
Security (OFOI)	\$30,000
TapOut System Equipment (OFOI)	\$40,000
LEED Registration	\$0
Moving / Relocation	\$20,000
Temporary Facilities	\$125,000
Building and Special Permit Fees	\$52,000
System Development Charges (SDC)	\$0
	<b>Subtotal</b>
	<b>\$632,000</b>
Owner Contingency	\$63,200
WA Sales Tax (8.5%)	\$59,092
	<b>Total Owner Costs</b>
	<b>\$754,292</b>

Utility Connection Fees	\$128,701
Course of Construction Change Order Contingency	\$558,561

<b>Total Project Cost</b>	<b>\$17,385,470</b>
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