Gig Harbor Fire & Medic One
Capital Facilities Plan
March 9, 2022

Basis Date for Cost Estimates

April 1, 2022

RICE fergus MILLER

	Training Campus				57 Cescent Valley	53 Fox Island	51 Gig Harbor	59 Artondale	58 Swede Hill	Logistics	52 Point Fosdick	56 Purdy	Shop Purdy	55 Rosedale	54 Arletta
	TRAINING TOWER	SUPPORT BUILDING	SITE IMPROVE.	SUPPORT BLDG ELEVATOR	ADDITION	ADDITION	NEW CONSTRUCT.	MAJOR REMODEL	MAJOR REMODEL	NEW CONSTRUCT.	MAJOR REMODEL	MAJOR REMODEL	ADDITION & REMODEL	MAJOR REMODEL	MAJOR REMODEL
Project Sequence	1	1	1	2	3	4	5	6	7	8	9	10	11	12	13
Target Bid Date	1/1/2023	1/1/2023	1/1/2023	1/1/2023	4/1/2023	7/1/2024	7/1/2024	10/1/2025	7/1/2026	10/1/2026	4/1/2027	10/1/2027	4/1/2028	10/1/2028	4/1/2029
Professional Cost Estimates - RLB															
Building & Site Improvements	$ 4,313,082	$ 4,236,304	$ 1,936,904	$ 1,000,000	$ 859,835	$ 838,627	$ 15,345,129	$ 4,761,135	$ 4,761,135	$ 6,844,307	$ 4,904,569	$ 4,904,569	$ 863,121	$ 4,904,569	$ 4,904,569
Raw Construction Budget	**$ 4,313,082**	**$ 4,236,304**	**$ 1,936,904**	**$ 1,000,000**	**$ 859,835**	**$ 838,627**	**$ 15,345,129**	**$ 4,761,135**	**$ 4,761,135**	**$ 6,844,307**	**$ 4,904,569**	**$ 4,904,569**	**$ 863,121**	**$ 4,904,569**	**$ 4,904,569**
Construction Cost Escalation	**$ 257,484**	**$ 252,901**	**$ 115,630**	**$ 59,698**	**$ 68,787**	**$ 158,708**	**$ 2,904,022**	**$ 1,473,787**	**$ 1,843,216**	**$ 2,835,657**	**$ 2,303,372**	**$ 2,586,932**	**$ 507,121**	**$ 3,187,959**	**$ 3,504,546**
Escalation from April 2022 to Bid Date *8% /yr*															
Construction Budget, including Inflation	**$ 4,570,566**	**$ 4,489,205**	**$ 2,052,534**	**$ 1,059,698**	**$ 928,622**	**$ 997,335**	**$ 18,249,151**	**$ 6,234,922**	**$ 6,604,351**	**$ 9,679,964**	**$ 7,207,941**	**$ 7,491,501**	**$ 1,370,242**	**$ 8,092,528**	**$ 8,409,115**
Soft Cost Budgets															
Washington State Sales Tax @ 8.8%	$ 402,210	$ 395,050	$ 180,623	$ 93,253	$ 81,719	$ 87,765	$ 1,605,925	$ 548,673	$ 581,183	$ 851,837	$ 634,299	$ 659,252	$ 120,581	$ 712,142	$ 740,002
Architecture and Engineering Fees @ 9%	$ 411,351	$ 404,028	$ 184,728	$ 95,373	$ 83,576	$ 89,760	$ 1,642,424	$ 561,143	$ 594,392	$ 871,197	$ 648,715	$ 674,235	$ 123,322	$ 728,327	$ 756,820
Specialty Consultants @ 5%	$ 228,528	$ 224,460	$ 102,627	$ 52,985	$ 46,431	$ 49,867	$ 912,458	$ 311,746	$ 330,218	$ 483,998	$ 360,397	$ 374,575	$ 68,512	$ 404,626	$ 420,456
Permits, Testing, Inspections @ 2%	$ 91,411	$ 89,784	$ 41,051	$ 21,194	$ 18,572	$ 19,947	$ 364,983	$ 124,698	$ 132,087	$ 193,599	$ 144,159	$ 149,830	$ 27,405	$ 161,851	$ 168,182
Furnishings and Equipment @ 2%	$ 91,411	$ 89,784	$ 41,051	$ 21,194	$ 18,572	$ 19,947	$ 364,983	$ 124,698	$ 132,087	$ 193,599	$ 144,159	$ 149,830	$ 27,405	$ 161,851	$ 168,182
Burn Props @	$ 2,000,000														
SCBA Bottle Fill Compressor @		$ 600,000													
Moving / Relocation Expenses @ 0.5%	$ -	$ -	$ -	$ -	$ 4,643	$ 4,987	$ 91,246	$ 31,175	$ 33,022	$ 48,400	$ 36,040	$ 37,458	$ 6,851	$ 40,463	$ 42,046
Contingency @ 10%	$ 457,057	$ 448,920	$ 205,253	$ 105,970	$ 92,862	$ 99,733	$ 1,824,915	$ 623,492	$ 660,435	$ 967,996	$ 720,794	$ 749,150	$ 137,024	$ 809,253	$ 840,911
Total Soft Costs	**$ 3,681,968**	**$ 2,252,027**	**$ 755,333**	**$ 389,969**	**$ 346,376**	**$ 372,006**	**$ 6,806,933**	**$ 2,325,626**	**$ 2,463,423**	**$ 3,610,627**	**$ 2,688,562**	**$ 2,794,330**	**$ 511,100**	**$ 3,018,513**	**$ 3,136,600**
TOTAL ANTICIPATED PROJECT BUDGET	**$ 8,252,534**	**$ 6,741,232**	**$ 2,807,867**	**$ 1,449,667**	**$ 1,274,998**	**$ 1,369,341**	**$ 25,056,085**	**$ 8,560,547**	**$ 9,067,774**	**$ 13,290,590**	**$ 9,896,502**	**$ 10,285,831**	**$ 1,881,343**	**$ 11,111,040**	**$ 11,545,715**
PHASE 1 TOTAL:										**$ 77,870,635**					
PHASE 2 TOTAL:															**$ 44,720,431**