



IX.

KITSAP COUNTY COURTHOUSE FINAL REPORT

CONSTRUCTION COST ESTIMATES: OPTION 1-4

CONSTRUCTION COST ESTIMATES: OPTION 1-4

CONSTRUCTION
COST ESTIMATES
OPTION 1-4

KITSAP COUNTY COURTHOUSE FEASIBILITY AND SPACES NEEDS ASSESSMENT

GENERAL SCOPE:

This is a conceptual cost study to construct a new and expanded Kitsap County Courthouse facility in Port Orchard, WA. Four different schemes or Options have been explored, with field construction targeted to start around mid 2019, and be substantial complete in mid 2021. The work is figured to be done in three construction phases, all under a single contract, with the intent to maintain full courthouse and jail operations during the process, and have no net loss of parking spaces. All four Options are figured to have nearly the same total amount of new building floor area, except for Option #3, which was slightly expanded to create a more open space layout.

The current scope information provided is limited, and costs listed should be treated as rough-order-of magnitude projections, especially in regards to site related work. Because there are numerous variables to deal with, actual costs could significantly vary as the design scope further develops. As such, it's deemed too early to incorporate large budgetary design contingencies, with the primary intent to define scopes with a broad brush and compare.

All estimate pricing includes construction costs, but soft costs such as sales tax, permits, design fees, third party testing, furnishings, and owner's administration & moving costs are specifically excluded. Real estate, procurement and financing costs are excluded as well. Also, for now the offsite work, beyond new parking, is figured to consist of street edge improvements along property lines only, which includes significant allowances to replace existing overhead utility lines with new underground services. Utility company connection and assessment fees, considered soft costs, are not included.

INCLUDED:

- Four independent Options to construct a new and expanded Courthouse facility.
- New expanded parking at south and east sides of existing Courthouse and Jail.
- Interior remodel work for a Sheriff's Office expansion in an existing space.
- Building demo in areas of new improvements, and haz-mat abatement allowances.
- Allowances for imported earthwork fills, site steps and retaining walls.
- Allowances for onsite storm treatment.
- Allowances to replace OH utility lines w/ underground at improvement street edges.
- Class 'A' type office finishes, used as a baseline for new building construction.
- Premiums for underground building levels, and courtroom spaces.
- A pile foundation premium under half of new south site Courthouse building.
- Secured access links from new Courthouse Building to existing Jail.
- Contractor's general requirements, O.H. & profit, bond & insurance, B&O tax.
- Design, sustainable construction, and cost escalation contingencies.

EXCLUDED:

- New work or expansion in Administration Building at north side of Division St.
- New traffic lights or turning lanes.
- Remodel work for a Child Advocacy space--outside estimate scope.
- Work in existing Jail beyond tie-ins and coordination.
- A new back-up emergency generator of significant size.
- Large underground storm detention vaults.
- Outside utility extensions or improvements beyond property line street edges.
- Utility company assessment and connection fees--considered soft costs.
- A basement premium in Option 1 Courthouse building--not applicable.
- Significant subgrade overexcavation work.
- Real estate, procurement and financing costs.
- Sales tax, permits, testing, design fees, and owner's administration costs.
- Furniture, furnishings, or owner's moving costs.

PROJECT COMPONENT	BUDGETARY COST ESTIMATE				REMARKS
	Quantity	Unit	From Page 2	Estimate Cost	
<u>KITSAP COUNTY COURTHOUSE OPTION SUMMARY:</u>					
<i>(Includes Contractor G.R, OH&P, B&I, B&O, Nominal Contingency & LEED Mark-Ups, Plus Cost Escalation to 2021; No Sales Tax.)</i>					
O1) Seven Floors, South Side of Site.	1.00	LS	\$100,587,050	\$100,587,050	See Page 2 for further Assessment Option breakdowns.
O2) 4 Floors South Side, 3 Floors North.	1.00	LS	\$104,006,575	\$104,006,575	" " " " " " " " " " " " " " " "
O3) 4 Floors South Side, 2 Floors North.	1.00	LS	\$113,258,625	\$113,258,625	" " " " " " " " " " " " " " " "
O4) 6 Floors South Side, 2 Floors North.	1.00	LS	\$105,419,700	\$105,419,700	" " " " " " " " " " " " " " " "
OP) New Parking Options.	1.00	LS	\$11,063,981	\$11,063,981	" " " " " " " " " " " " " " " "
6.5) Sherriff's Office Within Jail.	1.00	LS	\$1,288,000	\$1,288,000	" " " " " " " " " " " " " " " "

NOTES:

The above Option Summary costs include a 25% contractor's mark-up to cover general requirements, overhead & profit, bond & insurance, and B & O tax, plus a modest design contingency and possible sustainability premium. Also included are provisions for construction cost escalation cost premiums, the specifics of which are listed on Page 2 in the Option Summary Breakdown. Soft costs, such as sales tax, permits, third party testing, design fees, furnishings, and owner's administration & moving are not included. Real estate, procurement, financing and utility connection & assessment fees are not included either.

KITSAP COUNTY COURTHOUSE

FEASIBILITY AND SPACES NEEDS ASSESSMENT

PROJECT COMPONENT	BUDGETARY COST ESTIMATE				REMARKS
	Escalation Factor	Unit	With G.C. Mark-Ups	With Escalation	
KITSAP COUNTY COURTHOUSE OPTION SUMMARY BREAKDOWN:					
OPTION 1, SEVEN FLOORS, SOUTH SIDE OF SITE:					
Phase 1, New Courthouse Site Work.	1.10	LS	\$3,404,375	\$3,744,813	See Page 3 for estimate details.
Phase 1, New Courthouse Building Facility.	1.10	LS	\$83,716,750	\$92,088,425	" " " " " " " " " "
Phase 2, Site Work at Demo'd Courthouse Area.	1.15	LS	\$4,133,750	\$4,753,813	" " " " " " " " " "
\$91,254,875	Option 1, Seven Floors, South Side of Site:			\$100,587,050	
OPTION 2, FOUR FLOORS SOUTH SIDE, THREE FLOORS NORTH:					
Phase 1, New Courthouse Site Work.	1.10	LS	\$3,404,375	\$3,744,813	See Page 4 for estimate details.
Phase 1, New South Courthouse Building.	1.10	LS	\$57,186,250	\$62,904,875	" " " " " " " " " "
Phase 2, Site Work at Demo'd Courthouse Area.	1.15	LS	\$3,915,000	\$4,502,250	" " " " " " " " " "
Phase 2, New North Administration Building.	1.15	LS	\$28,569,250	\$32,854,638	" " " " " " " " " "
\$93,074,875	Option 2, 4 Floors South, 3 Floors North:			\$104,006,575	
OPTION 3, FOUR FLOORS SOUTH SIDE, TWO FLOORS NORTH:					
Phase 1, New Courthouse Site Work.	1.10	LS	\$3,248,125	\$3,572,938	See Page 5 for estimate details.
Phase 1, New South Courthouse Building.	1.10	LS	\$68,710,000	\$75,581,000	" " " " " " " " " "
Phase 2, Site Work at Demo'd Courthouse Area.	1.15	LS	\$3,808,750	\$4,380,063	" " " " " " " " " "
Phase 2, New North Administration Building.	1.15	LS	\$25,847,500	\$29,724,625	" " " " " " " " " "
\$101,614,375	Option 3, 4 Floors South, 2 Floors North:			\$113,258,625	
OPTION 4, SIX FLOORS SOUTH SIDE, TWO FLOORS NORTH:					
Phase 1, New Courthouse Site Work.	1.10	LS	\$3,404,375	\$3,744,813	See Page 6 for estimate details.
Phase 1, New South Courthouse Building.	1.10	LS	\$68,886,250	\$75,774,875	" " " " " " " " " "
Phase 2, Site Work at Demo'd Courthouse Area.	1.15	LS	\$3,971,250	\$4,566,938	" " " " " " " " " "
Phase 2, New North Administration Building.	1.15	LS	\$18,550,500	\$21,333,075	" " " " " " " " " "
\$94,812,375	Option 4, 6 Floors South, 2 Floors North:			\$105,419,700	
OP, NEW PARKING OPTIONS:					
Phase 0, Solution 'A' Parking.	1.05	LS	\$3,644,625	\$3,826,856	See Page 7 for estimate details.
Phase 0, Credit for Solution 'B' Parking.	1.05	LS	(\$30,000)	-\$31,500	A net credit to Solution 'A', see Page 3 for estimate details.
Phase 0, Structured Parking Along Sidney Ave.	1.05	LS	\$6,922,500	\$7,268,625	See Page 7 for estimate details.
\$10,537,125	OP, New Parking Options:			\$11,063,981	
6.5. SHERIFF'S OFFICE WITHIN JAIL:					
Phase 2, Sheriff's Office Remodel Within Jail.	1.15	LS	\$1,120,000	\$1,288,000	See Page 7 for estimate details.
\$1,120,000	6.5, Sheriff's Office Within Jail:			\$1,288,000	

NOTES:

The above Option Summary Breakdown costs include a 25% contractor's mark-up to cover general requirements, overhead & profit, bond & insurance, and B & O tax, plus a modest design contingency and possible sustainability premium. Also included are premiums for anticipated construction cost escalation as listed in the second column above. Soft costs, such as sales tax, permits, third party testing, design fees, furnishings, and owner's administration & moving costs are not included.

KITSAP COUNTY COURTHOUSE

FEASIBILITY AND SPACES NEEDS ASSESSMENT

	Quantity	Unit	\$\$\$	Est. Cost	
OPTION 1 DETAILS, SEVEN FLOORS, SOUTH SIDE OF SITE:					
Phase 1, New Courthouse Site Work:					
Site demolition.	100,000.00	SF	\$1.75	\$175,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	120,000.00	SF	\$3.00	\$360,000	Light stripping, good soils, with some slopes & confined areas.
Add for retaining walls.	800.00	LF	\$500.00	\$400,000	Allowance to work with existing site slopes.
Onsite utilities.	1.00	LS	\$300,000.00	\$300,000	Allowance for domestic, fire, sanitary, storm & electrical.
Add for offsite utility connections.	1.00	LS	\$30,000.00	\$30,000	Includes tie-ins, minor cuts & patch, no utility company work.
Add for storm treatment.	1.00	LS	\$100,000.00	\$100,000	Some filters, but minimal, as onsite drains to street.
Existing overhead power to underground.	1,000.00	LF	\$350.00	\$350,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$50,000.00	\$50,000	Mostly pedestrian type lighting around new building.
Site fixtures & specialties.	1.00	LS	\$90,000.00	\$90,000	Benches, screen walls, signage, bike racks, receptacles, misc.
Site finishes.	90,000.00	SF	\$8.00	\$720,000	Primarily new paving, and landscaping & irrigation.
Road edge work.	900.00	LF	\$165.00	\$148,500	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$2,723,500	\$680,875	Assumed to be limited to existing site driveway entrances.
<i>New Courthouse Site Work, With 25% G.C. Mark-Ups:</i>				\$3,404,375.00	
Phase 1, New Courthouse Building Facility:					
Courthouse building, above ground, complete.	218,400.00	SF	\$236.00	\$51,542,400	7 levels above ground, Class "A" office as a baseline.
Add for pile foundation premium.	16,500.00	SF	\$50.00	\$825,000	Allowance under half of new building foundation.
Add for MEP penthouse(s).	10,000.00	SF	\$150.00	\$1,500,000	MEP penthouse with mostly utility room type finishes.
Add for courtroom area premiums.	103,000.00	SF	\$122.00	\$12,566,000	Primarily finish and security upgrades in most of spaces.
Add for connector to existing Jail.	1,200.00	SF	\$450.00	\$540,000	Above ground in Level 1, secured, with tie-ins.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$66,973,400	\$16,743,350	Assumed to be limited to existing site driveway entrances.
<i>New Courthouse Building Facility, With 25% G.C. Mark-Ups:</i>				\$83,716,750.00	
Phase 2, Site Work at Demo'd Courthouse Area:					
Courthouse building demolition.	118,000.00	SF	\$5.00	\$590,000	Two above ground floors and a basement; Bullard Bldg remains.
Add for Bullard Building demolition.	11,000.00	SF	\$6.00	\$66,000	A single story with a basement.
Add for possible hazardous material abatement.	1.00	LS	\$175,000.00	\$175,000	Allowance in both existing Courthouse & Bullard buildings.
Add for building cuts, tie-ins and restoration.	2,100.00	SF	\$70.00	\$147,000	Allowance at existing Jail face that remains, about 70 LF x 30'.
Site demolition.	25,000.00	SF	\$2.40	\$60,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	100,000.00	SF	\$3.00	\$300,000	Light stripping, good soils, with some slopes & confined areas.
Add for onsite fills.	8,000.00	CY	\$30.00	\$240,000	In demo'd building basements and misc.
Onsite utilities.	1.00	LS	\$120,000.00	\$120,000	Allowance primarily for storm drainage & electrical.
Add for offsite utility connections.	1.00	LS	\$20,000.00	\$20,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$80,000.00	\$80,000	Allowance for some filters and rain gardens.
Existing overhead power to underground.	900.00	LF	\$350.00	\$315,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$60,000.00	\$60,000	Mostly pedestrian type lighting around new buildings.
Site fixtures & specialties.	1.00	LS	\$90,000.00	\$90,000	Benches, screen wall, signage, bike racks, receptacles, misc.
Site finishes.	100,000.00	SF	\$9.00	\$900,000	Primarily new paving, accents, and landscaping & irrigation.
Road edge work.	800.00	LF	\$180.00	\$144,000	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$3,307,000	\$826,750	Assumed to be limited to existing site driveway entrances.
<i>Site Work at Demo'd Courthouse Area, With 25% G.C. Mark-Ups:</i>				\$4,133,750.00	
				<i>\$91,254,875</i>	<i>\$91,254,875</i>

OPTION 1, SEVEN FLOORS, SOUTH SIDE OF SITE NOTES:

Phase 0 work is figured to take place in 2019, Phase 1 in the latter part of 2019 through 2020, and Phase 2 in 2021.
 Construction cost escalation premiums are applied to each work Phase as listed in the Page 2 Summary Breakdown spreadsheet.
 Costs do not include utility company connection and assessment fees, which are considered soft costs.
 Offsite road work and improvements is generally figured to be limited to utility caps & tie-ins, and restoring what gets disturbed by new work.
 One exception to limited offsite street work is that existing overhead utility lines are figured to be replaced with new underground.
 Provisions for onsite retaining walls and steps are included to deal with a sloping south site.
 No new emergency back-up generator of size is figured to be required.
 Both the existing Courthouse and Bullard Building get demo'd, and their basement voids filled in Phase 2 work.
 New Courthouse interiors start as Class 'A' office type as a baseline, with premiums added for custom finishes and security enhancements in courtroom areas.
 A pile foundation premium is figured under half of the new west side Courthouse facility.
 No basement is shown or figured in Option 1.
 A link from the new Courthouse to the existing Jail is a secured space with tie-ins to existing included.

KITSAP COUNTY COURTHOUSE

FEASIBILITY AND SPACES NEEDS ASSESSMENT

	Quantity	Unit	\$\$\$	Est. Cost	
OPTION 2 DETAILS, FOUR FLOORS SOUTH SIDE, THREE FLOORS NORTH:					
Phase 1, New Courthouse Site Work:					
Site demolition.	100,000.00	SF	\$1.75	\$175,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	120,000.00	SF	\$3.00	\$360,000	Light stripping, good soils, with some slopes & confined areas.
Add for retaining walls.	800.00	LF	\$500.00	\$400,000	Allowance to work with existing site slopes.
Onsite utilities.	1.00	LS	\$300,000.00	\$300,000	Allowance for domestic, fire, sanitary, storm & electrical.
Add for offsite utility connections.	1.00	LS	\$30,000.00	\$30,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$100,000.00	\$100,000	Some filters, but minimal, as onsite drains to street.
Existing overhead power to underground.	1,000.00	LF	\$350.00	\$350,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$50,000.00	\$50,000	Mostly pedestrian type lighting around new building.
Site fixtures & specialties.	1.00	LS	\$90,000.00	\$90,000	Benches, screen walls, signage, bike racks, receptacles, misc.
Site finishes.	90,000.00	SF	\$8.00	\$720,000	Primarily new paving, and landscaping & irrigation.
Road edge work.	900.00	LF	\$165.00	\$148,500	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$2,723,500	\$680,875	Assumed to be limited to existing site driveway entrances.
<i>New Courthouse Site Work, With 25% G.C. Mark-Ups:</i>				\$3,404,375.00	
Phase 1, New South Courthouse Building Facility:					
Courthouse building, above ground, complete.	128,000.00	SF	\$236.00	\$30,208,000	4 levels above ground, Class "A" office as a baseline.
Add for pile foundation premium.	16,000.00	SF	\$50.00	\$800,000	Allowance under half of new building foundation.
Add for MEP penthouse(s).	10,000.00	SF	\$150.00	\$1,500,000	MEP penthouse with mostly utility room type finishes.
Add for courtroom area premiums.	103,000.00	SF	\$122.00	\$12,566,000	Primarily finish and security upgrades in most of spaces.
Add for connector to existing Jail.	1,500.00	SF	\$450.00	\$675,000	Above ground in Level 1, secured, with tie-ins.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$45,749,000	\$11,437,250	Assumed to be limited to existing site driveway entrances.
<i>New South Courthouse Building Facility, With 25% G.C. Mark-Ups:</i>				\$57,186,250.00	
Phase 2, Site Work at Demo'd Courthouse Area:					
Courthouse building demolition.	118,000.00	SF	\$5.00	\$590,000	Two above ground floors and a basement.
Add for Bullard Building demolition.	11,000.00	SF	\$6.00	\$66,000	A single story with a basement.
Add for possible hazardous material abatement.	1.00	LS	\$175,000.00	\$175,000	Allowance in both existing Courthouse & Bullard buildings.
Add for building cuts, tie-ins and restoration.	2,100.00	SF	\$70.00	\$147,000	Allowance at existing Jail face that remains, about 70 LF x 30'.
Site demolition.	25,000.00	SF	\$2.40	\$60,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	110,000.00	SF	\$3.00	\$330,000	Light stripping, good soils, with some slopes & confined areas.
Add for onsite fills.	8,000.00	CY	\$30.00	\$240,000	In demo'd building basements and misc.
Onsite utilities.	1.00	LS	\$120,000.00	\$120,000	Allowance primarily for storm drainage & electrical.
Add for offsite utility connections.	1.00	LS	\$20,000.00	\$20,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$75,000.00	\$75,000	Allowance for some filters and rain gardens.
Existing overhead power to underground.	900.00	LF	\$350.00	\$315,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$50,000.00	\$50,000	Mostly pedestrian type lighting around new buildings.
Site fixtures & specialties.	1.00	LS	\$80,000.00	\$80,000	Benches, screen wall, signage, bike racks, receptacles, misc.
Site finishes.	80,000.00	SF	\$9.00	\$720,000	Primarily new paving, accents, and landscaping & irrigation.
Road edge work.	800.00	LF	\$180.00	\$144,000	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$3,132,000	\$783,000	Assumed to be limited to existing site driveway entrances.
<i>Site Work at Demo'd Courthouse Area, With 25% G.C. Mark-Ups:</i>				\$3,915,000.00	
Phase 2, New North Administration Building Facility:					
Administration building, above ground, complete.	90,400.00	SF	\$236.00	\$21,334,400	3 levels above ground, Class "A" office as a baseline.
Add for MEP penthouse(s).	8,000.00	SF	\$150.00	\$1,200,000	MEP penthouse with mostly utility room type finishes.
Add for sky bridge.	300.00	SF	\$650.00	\$195,000	At Level 2, from West addition to north addition.
Add for building cuts, tie-ins and restoration.	2,100.00	SF	\$60.00	\$126,000	Allowance at existing faces that remain, roughly 70 LF x 30'.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$22,855,400	\$5,713,850	Assumed to be limited to existing site driveway entrances.
<i>New North Administration Building, With 25% G.C. Mark-Ups:</i>				\$28,569,250.00	
				\$93,074,875	\$93,074,875

OPTION 2, FOUR FLOORS SOUTH SIDE, THREE FLOORS NORTH NOTES:

See Option 1 notes near the bottom of Page 3 for general scope and assumptions.
 The North Administration wing is figured to take place in Phase 2.
 A sky bridge is included in Phase 2, along with tie-in allowances to the existing Jail.
 A round-about is featured to in a north Phase 2 portion of Option 2 site work.

KITSAP COUNTY COURTHOUSE

FEASIBILITY AND SPACES NEEDS ASSESSMENT

	Quantity	Unit	\$\$\$	Est. Cost	
OPTION 3 DETAILS, FOUR FLOORS SOUTH SIDE, TWO FLOORS NORTH:					
Phase 1. New Courthouse Site Work:					
Site demolition.	100,000.00	SF	\$ 1.75	\$175,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	120,000.00	SF	\$ 3.00	\$360,000	Light stripping, good soils, with some slopes & confined areas.
Add for retaining walls.	800.00	LF	\$500.00	\$400,000	Allowance to work with existing site slopes.
Onsite utilities.	1.00	LS	\$300,000.00	\$300,000	Allowance for domestic, fire, sanitary, storm & electrical.
Add for offsite utility connections.	1.00	LS	\$30,000.00	\$30,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$100,000.00	\$100,000	Some filters, but minimal, as onsite drains to street.
Existing overhead power to underground.	1,000.00	LF	\$350.00	\$350,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$50,000.00	\$50,000	Mostly pedestrian type lighting around new building.
Site fixtures & specialties.	1.00	LS	\$85,000.00	\$85,000	Benches, screen walls, signage, bike racks, receptacles, misc.
Site finishes.	75,000.00	SF	\$8.00	\$600,000	Primarily new paving, and landscaping & irrigation.
Road edge work.	900.00	LF	\$165.00	\$148,500	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$2,598,500	\$649,625	Assumed to be limited to existing site driveway entrances.
<i>New Courthouse Site Work, With 25% G.C. Mark-Ups:</i>					\$3,248,125.00
Phase 1. New South Courthouse Building Facility:					
Courthouse building, above ground, complete.	152,000.00	SF	\$236.00	\$35,872,000	4 levels above ground, Class "A" office as a baseline.
Add for basement level premiums.	11,000.00	SF	\$10.00	\$110,000	With full height and waterproofed perimeter walls.
Add for pile foundation premium.	24,000.00	SF	\$50.00	\$1,200,000	Allowance under half of new building foundation.
Add for MEP penthouse(s).	12,000.00	SF	\$150.00	\$1,800,000	MEP penthouse with mostly utility room type finishes.
Add for courtroom area premiums.	103,000.00	SF	\$122.00	\$12,566,000	Primarily finish and security upgrades in most of spaces.
Add for connector to existing Jail.	7,600.00	SF	\$450.00	\$3,420,000	At basement level, secured, with tie-ins.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$54,968,000	\$13,742,000	Assumed to be limited to existing site driveway entrances.
<i>New South Courthouse Building Facility, With 25% G.C. Mark-Ups:</i>					\$68,710,000.00
Phase 2. Site Work at Demo'd Courthouse Area:					
Courthouse building demolition.	118,000.00	SF	\$ 5.00	\$590,000	Two above ground floors and a basement.
Add for Bullard Building demolition.	11,000.00	SF	\$ 6.00	\$66,000	A single story with a basement.
Add for possible hazardous material abatement.	1.00	LS	\$175,000.00	\$175,000	Allowance in both existing Courthouse & Bullard buildings.
Add for building cuts, tie-ins and restoration.	2,100.00	SF	\$70.00	\$147,000	Allowance at existing Jail face that remains, about 70 LF x 30'.
Site demolition.	25,000.00	SF	\$2.40	\$60,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	110,000.00	SF	\$3.00	\$330,000	Light stripping, good soils, with some slopes & confined areas.
Add for onsite fills.	8,000.00	CY	\$30.00	\$240,000	In demo'd building basements and misc.
Onsite utilities.	1.00	LS	\$120,000.00	\$120,000	Allowance primarily for storm drainage & electrical.
Add for offsite utility connections.	1.00	LS	\$20,000.00	\$20,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$80,000.00	\$80,000	Allowance for some filters and rain gardens.
Existing overhead power to underground.	900.00	LF	\$350.00	\$315,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$50,000.00	\$50,000	Mostly pedestrian type lighting around new buildings.
Site fixtures & specialties.	1.00	LS	\$80,000.00	\$80,000	Benches, screen wall, signage, bike racks, receptacles, misc.
Site finishes.	70,000.00	SF	\$9.00	\$630,000	Primarily new paving, accents, and landscaping & irrigation.
Road edge work.	800.00	LF	\$180.00	\$144,000	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$3,047,000	\$761,750	Assumed to be limited to existing site driveway entrances.
<i>Site Work at Demo'd Courthouse Area, With 25% G.C. Mark-Ups:</i>					\$3,808,750.00
Phase 2. New North Administration Building Facility:					
Administration building, above ground, complete.	82,000.00	SF	\$236.00	\$19,352,000	2 levels above ground, Class "A" office as a baseline.
Add for MEP penthouse(s).	8,000.00	SF	\$150.00	\$1,200,000	MEP penthouse with mostly utility room type finishes.
Add for building cuts, tie-ins and restoration.	2,100.00	SF	\$60.00	\$126,000	Allowance at existing faces that remain, roughly 70 LF x 30'.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$20,678,000	\$5,169,500	Assumed to be limited to existing site driveway entrances.
<i>New North Administration Building, With 25% G.C. Mark-Ups:</i>					\$25,847,500.00
				\$101,614,375	\$101,614,375

OPTION 3, FOUR FLOORS SOUTH SIDE, TWO FLOORS NORTH NOTES:

See Option 1 notes near the bottom of Page 3 for general scope and assumptions.

The North Administration wing is figured to take place in Phase 2.

Option 3 features extended basement level links and corridors.

The total new building floor area in Option #3 is slightly higher than in the other Options to take into account some more expanded open spaces.

A round-about is featured to in a north Phase 2 portion of Option 3 site work.

KITSAP COUNTY COURTHOUSE

FEASIBILITY AND SPACES NEEDS ASSESSMENT

	Quantity	Unit	\$\$\$	Est. Cost	
OPTION 4 DETAILS, SIX FLOORS WEST SIDE, TWO FLOORS NORTH:					
Phase 1. New Courthouse Site Work:					
Site demolition.	100,000.00	SF	\$ 1.75	\$175,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	120,000.00	SF	\$ 3.00	\$360,000	Light stripping, good soils, with some slopes & confined areas.
Add for retaining walls.	800.00	LF	\$500.00	\$400,000	Allowance to work with existing site slopes.
Onsite utilities.	1.00	LS	\$300,000.00	\$300,000	Allowance for domestic, fire, sanitary, storm & electrical.
Add for offsite utility connections.	1.00	LS	\$30,000.00	\$30,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$100,000.00	\$100,000	Some filters, but minimal, as onsite drains to street.
Existing overhead power to underground.	1,000.00	LF	\$350.00	\$350,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$50,000.00	\$50,000	Mostly pedestrian type lighting around new building.
Site fixtures & specialties.	1.00	LS	\$90,000.00	\$90,000	Benches, screen walls, signage, bike racks, receptacles, misc.
Site finishes.	90,000.00	SF	\$8.00	\$720,000	Primarily new paving, and landscaping & irrigation.
Road edge work.	900.00	LF	\$165.00	\$148,500	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$2,723,500	\$680,875	Assumed to be limited to existing site driveway entrances.
<i>New Courthouse Site Work, With 25% G.C. Mark-Ups:</i>				\$3,404,375.00	
Phase 1. New South Courthouse Building Facility:					
Courthouse building, above ground, complete.	163,000.00	SF	\$236.00	\$38,468,000	6 levels above ground, Class "A" office as a baseline.
Add for pile foundation premium.	16,500.00	SF	\$50.00	\$825,000	Allowance under half of new building foundation.
Add for MEP penthouse(s).	10,000.00	SF	\$150.00	\$1,500,000	MEP penthouse with mostly utility room type finishes.
Add for courtroom area premiums.	103,000.00	SF	\$122.00	\$12,566,000	Primarily finish and security upgrades in most of spaces.
Add for connector to existing Jail.	3,500.00	SF	\$500.00	\$1,750,000	At basement level, secured, with tie-ins.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$55,109,000	\$13,777,250	Assumed to be limited to existing site driveway entrances.
<i>New South Courthouse Building, With 25% G.C. Mark-Ups:</i>				\$68,886,250.00	
Phase 2. Site Work at Demo'd Courthouse Area:					
Courthouse building demolition.	118,000.00	SF	\$ 5.00	\$590,000	Two above ground floors and a basement.
Add for Bullard Building demolition.	11,000.00	SF	\$ 6.00	\$66,000	A single story with a basement.
Add for possible hazardous material abatement.	1.00	LS	\$175,000.00	\$175,000	Allowance in both existing Courthouse & Bullard buildings.
Add for building cuts, tie-ins and restoration.	2,100.00	SF	\$70.00	\$147,000	Allowance at existing Jail face that remains, about 70 LF x 30'.
Site demolition.	25,000.00	SF	\$ 2.40	\$60,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	110,000.00	SF	\$ 3.00	\$330,000	Light stripping, good soils, with some slopes & confined areas.
Add for onsite fills.	8,000.00	CY	\$30.00	\$240,000	In demo'd building basements and misc.
Onsite utilities.	1.00	LS	\$120,000.00	\$120,000	Allowance primarily for storm drainage & electrical.
Add for offsite utility connections.	1.00	LS	\$20,000.00	\$20,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$75,000.00	\$75,000	Allowance for some filters and rain gardens.
Existing overhead power to underground.	900.00	LF	\$350.00	\$315,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$50,000.00	\$50,000	Mostly pedestrian type lighting around new buildings.
Site fixtures & specialties.	1.00	LS	\$80,000.00	\$80,000	Benches, screen wall, signage, bike racks, receptacles, misc.
Site finishes.	85,000.00	SF	\$ 9.00	\$765,000	Primarily new paving, accents, and landscaping & irrigation.
Road edge work.	800.00	LF	\$180.00	\$144,000	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$3,177,000	\$794,250	Assumed to be limited to existing site driveway entrances.
<i>Site Work at Demo'd Courthouse Area, With 25% G.C. Mark-Ups:</i>				\$3,971,250.00	
Phase 2. New North Administration Building Facility:					
Administration building, above ground, complete.	55,400.00	SF	\$236.00	\$13,074,400	3 levels above ground, Class "A" office as a baseline.
Add for basement level premiums.	4,000.00	SF	\$10.00	\$40,000	With full height and waterproofed perimeter walls.
Add for connector extension to existing Jail.	1,400.00	SF	\$500.00	\$700,000	At basement level, secured, with tie-ins.
Add for MEP penthouse(s).	6,000.00	SF	\$150.00	\$900,000	MEP penthouse with mostly utility room type finishes.
Add for building cuts, tie-ins and restoration.	2,100.00	SF	\$60.00	\$126,000	Allowance at existing faces that remain, roughly 70 LF x 30'.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$14,840,400	\$3,710,100	Assumed to be limited to existing site driveway entrances.
<i>New North Administration Building, With 25% G.C. Mark-Ups:</i>				\$18,550,500.00	
				\$94,812,375	\$94,812,375

OPTION 4, SIX FLOORS SOUTH SIDE, TWO FLOORS NORTH NOTES:

See Option 1 notes near the bottom of Page 3 for general scope and assumptions.
 The North Administration wing is figured to take place in Phase 2.
 Extended basement level corridors links area included in Phases 1 & 2.
 A round-about is featured to in a north Phase 2 portion of Option 4 site work.

KITSAP COUNTY COURTHOUSE

FEASIBILITY AND SPACES NEEDS ASSESSMENT

	Quantity	Unit	\$\$\$	Est. Cost	
OP, NEW PARKING OPTIONS:					
Phase 0, Solution 'A' Parking:					
Building demolition.	28,000.00	SF	\$5.00	\$140,000	Based on satellite photo, 9 houses and an apartment building.
Add for possible hazardous material abatement.	1.00	LS	\$30,000.00	\$30,000	A relatively minor allowance in houses & building to be demo'd.
Site demolition.	50,000.00	SF	\$1.50	\$75,000	Primarily paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	170,000.00	SF	\$2.75	\$467,500	Assumes light stripping, good soils, and balanced cut/fill site.
Add for utility caps, connections & restoration.	1.00	LS	\$30,000.00	\$30,000	Allowance to cap existing and provide storm & electrical tie-ins.
New onsite storm drainage.	1.00	LS	\$120,000.00	\$120,000	Allowance for new onsite basins and piping.
Add for storm drainage treatment.	1.00	LS	\$160,000.00	\$160,000	Some filters, and a possible small underground detention vault.
Existing overhead power to underground.	1,800.00	LF	\$250.00	\$450,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	12.00	Ea	\$6,000.00	\$72,000	Conventional pole type lighting in new parking lots.
Site fixtures & specialties.	1.00	LS	\$20,000.00	\$20,000	Signage, bike racks and misc.
Site finishes.	170,000.00	SF	\$6.00	\$1,020,000	New paving, curbing, sidewalks, landscaping & irrigation.
Road edge work.	1,840.00	LF	\$180.00	\$331,200	C&G, 6' sidewalk, utility adjustments, cuts & patches, misc.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$2,915,700	\$728,925	Assumed to be limited to existing site driveway entrances.
<i>Solution 'A' Parking, With 25% G.C. Mark-Ups:</i>					<i>\$3,644,625.00</i>
Phase 0, Credit for Solution 'B' Parking:					
Few parking lot light fixtures.	-2.00	Ea	\$6,000.00	-\$12,000	Primarily paving, fixtures, and outside utilities.
Less curb & gutter.	-500.00	LF	\$24.00	-\$12,000	Access road in Solution 'A' becomes additional parking in 'B'.
Add for 25% General Contractor Mark-Ups:	0.25	LS	(\$24,000)	-\$6,000	Assumed to be limited to existing site driveway entrances.
<i>Credit for Solution 'B' Parking, With 25% G.C. Mark-Ups:</i>					<i>-\$30,000.00</i>
Phase 0, Structured Parking Along Sidney Avenue:					
Site demolition.	1.00	LS	\$25,000.00	\$25,000	Some limited paving, fixtures, and outside utilities.
Erosion control, site clearing & subgrade prep.	70,000.00	SF	\$4.00	\$280,000	Heavy stripping, decent soils, mass excavation and site steps.
Add for daylight basement cut/fill premiums.	5,000.00	CY	\$30.00	\$150,000	Allowance on a sloping site.
Onsite utilities.	1.00	LS	\$150,000.00	\$150,000	Allowance for fire, sanitary, OWS, storm & electrical.
Add for offsite utility connections.	1.00	LS	\$20,000.00	\$20,000	Includes tie-ins, minor cuts & patch only, not utility co. work.
Add for storm treatment.	1.00	LS	\$40,000.00	\$40,000	Some filters, but minimal.
Existing overhead power to underground.	400.00	LF	\$350.00	\$140,000	Allowance at street edges, possibly with new street lights.
Add for site lighting.	1.00	LS	\$25,000.00	\$25,000	Some possible pedestrian type lighting outside new structure.
Site fixtures & specialties.	1.00	LS	\$20,000.00	\$20,000	Benches, screen wall, signage, bike racks, receptacles, misc.
Site finishes.	22,000.00	SF	\$8.00	\$176,000	Primarily new paving, and landscaping & irrigation.
Road edge work.	1,200.00	LF	\$120.00	\$144,000	Tie-ins, limited C&G and sidewalk, cuts & patches, misc.
Slab-on-grade parking, complete.	38,400.00	SF	\$20.00	\$768,000	Used as a footprint baseline.
Semi-underground parking level premiums.	880.00	LF	\$600.00	\$528,000	A semi-daylight basement with some retaining wall premiums.
Above grade parking level, complete.	38,400.00	SF	\$80.00	\$3,072,000	One level, no lid over it, semi open concrete or composite steel.
Add for 25% General Contractor Mark-Ups:	0.25	LS	\$5,538,000	\$1,384,500	Assumed to be limited to existing site driveway entrances.
<i>Structured Parking Along Sidney Avenue, With 25% G.C. Mark-Ups:</i>					<i>\$6,922,500.00</i>
				<i>\$10,537,125</i>	<i>\$10,537,125</i>

NEW PARKING OPTIONS NOTES:

Phase 0 work is figured to take place in 2019, Phase 1 in the latter part of 2019 through 2020, and Phase 2 in 2021.
 Solution 'B' Parking is figured as an either/or alternate to Solution 'A', the latter of which deletes an access road at the middle of the site, creating additional parking.
 No elevator is figured to be required at new Structured Parking Along Sidney Avenue. Dry fire protection, some mechanical ventilation, and lighting is.
 No lid is figured over the top level of the new Structured Parking.

	Quantity	Unit	\$\$\$	Est. Cost	
6.5 DETAILS, SHERIFF'S OFFICE WITHIN JAIL:					
Phase 2, Sheriff's Office Remodel Within Jail:					
Interior remodel, complete.	11,200.00	SF	\$100.00	\$1,120,000	Allowance for remodel work yet to be laid out.
<i>Sheriff's Office Remodel Within Jail, With 25% G.C. Mark-Ups:</i>					<i>\$1,120,000.00</i>

6.5, SHERIFF'S OFFICE WITHIN JAIL NOTES:

This is a blanket allowance for remodel work yet to be laid out.



SHERIFF & JAIL

Kitsap County
Sheriff's Office

Office Hrs.
Mon-Fri.
9am-4:30pm

X.

KITSAP COUNTY COURTHOUSE FINAL REPORT

**TOTAL PROJECT COST
SUMMARY OPTION 1-4**

TOTAL PROJECT COST ESTIMATES OPTION 1-4

TOTAL PROJECT COST
ESTIMATES OPTION 1-4

TOTAL PROJECT COST ESTIMATES

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR OPTION 1
CONSTRUCTION COSTS						FROM 6-8-18 ACKER ESTIMATE
PHASE 1 NEW SOUTH COURTHOUSE SITE WORK			\$3,404,375	1.10	\$3,744,813	
PHASE 1 NEW SOUTH COURTHOUSE BUILDING			\$83,716,750	1.10	\$92,088,425	
PHASE 2 COURTHOUSE DEMOLITION & SITE WORK			\$4,133,750	1.15	\$4,753,813	
SUB TOTAL BUILDING & SITE CONSTRUCTION COST			\$91,254,875		\$100,587,050	
PHASE 2 SHERIFF'S OFFICE REMODEL WITHIN JAIL			\$1,120,000	1.15	\$1,288,000	
SUB TOTAL NEW BUILDING, SITE CONSTRUCTION, & SHERIFF'S REMODEL COST			\$92,374,875		\$101,875,050	
PHASE 0 PARKING SOLUTION			\$10,537,125	1.05	\$11,063,981	
TOTAL NEW BUILDING, SITE, SHERIFF'S REMODEL & PARKING CONSTRUCTION COST			\$102,912,000		\$112,939,031	
OTHER PROJECT EXPENSES						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$2,000,000			BASED ON # OF ENCLOSED & OPEN OFFICES & PUBLIC SPACES
WA STATE SALES TAX	\$112,939,031	9.00%	\$10,164,513			
OWNER'S CONTINGENCY	\$112,939,031	5.00%	\$5,646,952			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF PORT ORCHARD PERMITTING & IMPACT FEES	1	ALLOWANCE	\$500,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$180,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$80,000			
PHASING EXPENSES	1	ALLOWANCE	\$500,000			LEASING OTHER SPACE & SHORT TERM TENANT IMPROVEMENTS
MOVING EXPENSES	1	ALLOWANCE	\$50,000			
ARCHITECT & ENGINEERING	\$112,939,031	5.65%	\$6,381,055			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ADDITIONAL CONSULTANT SERVICES	\$112,939,031	1.50%	\$1,694,085			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
PROPERTY ACQUISITION (PARKING SOLUTION B & C)	1	ESTIMATE	\$1,851,000			SURFACE & DECKED PARKING
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$300,000			TBD
EXPENSES ASSOCIATED WITH FINANCING	1	ALLOWANCE	\$300,000			TBD
TOTAL OTHER PROJECT EXPENSES			\$29,647,605		\$29,647,605	
TOTAL PROJECT COST					\$130,234,655	

NOTES: * - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR OPTION 2
CONSTRUCTION COSTS						FROM 6-8-18 ACKER ESTIMATE
PHASE 1 NEW SOUTH COURTHOUSE SITE WORK			\$3,404,375	1.10	\$3,744,813	
PHASE 1 NEW SOUTH COURTHOUSE BUILDING			\$57,186,250	1.10	\$62,904,875	
PHASE 2 COURTHOUSE DEMOLITION & SITE WORK			\$3,915,000	1.15	\$4,502,250	
PHASE 2 NEW NORTH COURTHOUSE ADMIN. BUILDING			\$28,569,250	1.15	\$32,854,638	
SUB TOTAL BUILDING & SITE CONSTRUCTION COST			\$93,074,875		\$104,006,575	
PHASE 2 SHERIFF'S OFFICE REMODEL WITHIN JAIL			\$1,120,000	1.15	\$1,288,000	
SUB TOTAL NEW BUILDING, SITE CONSTRUCTION, & SHERIFF'S REMODEL COST			\$94,194,875		\$105,294,575	
PHASE 0 PARKING SOLUTION			\$10,537,125	1.05	\$11,063,981	
TOTAL NEW BUILDING, SITE, SHERIFF'S REMODEL & PARKING CONSTRUCTION COST			\$104,732,000		\$116,358,556	
OTHER PROJECT EXPENSES						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$2,000,000			BASED ON # OF ENCLOSED & OPEN OFFICES & PUBLIC SPACES
WA STATE SALES TAX	\$116,358,556	9.00%	\$10,472,270			
OWNER'S CONTINGENCY	\$116,358,556	5.00%	\$5,817,928			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION AWAITING FURTHER DEFINITION FROM CITY
CITY OF PORT ORCHARD PERMITTING & IMPACT FEES	1	ALLOWANCE	\$500,000			
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$180,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$80,000			
PHASING EXPENSES	1	ALLOWANCE	\$500,000			LEASING OTHER SPACE & SHORT TERM TENANT IMPROVEMENTS
MOVING EXPENSES	1	ALLOWANCE	\$50,000			
ARCHITECT & ENGINEERING	\$116,358,556	5.5%	\$6,399,721			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ADDITIONAL CONSULTANT SERVICES	\$116,358,556	1.5%	\$1,745,378			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
PROPERTY ACQUISITION (PARKING SOLUTION B & C)	1	ESTIMATE	\$1,851,000			SURFACE & DECKED PARKING
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$300,000			TBD
EXPENSES ASSOCIATED WITH FINANCING	1	ALLOWANCE	\$300,000			TBD
TOTAL OTHER PROJECT EXPENSES			\$30,196,297		\$30,196,297	
TOTAL PROJECT COST					\$134,202,872	

NOTES: * - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR OPTION 3
CONSTRUCTION COSTS						FROM 6-8-18 ACKER ESTIMATE
PHASE 1 NEW SOUTH COURTHOUSE SITE WORK			\$3,248,125	1.10	\$3,572,938	
PHASE 1 NEW SOUTH COURTHOUSE BUILDING			\$68,710,000	1.10	\$75,581,000	
PHASE 2 COURTHOUSE DEMOLITION & SITE WORK			\$3,808,750	1.15	\$4,380,063	
PHASE 2 NEW NORTH COURTHOUSE ADMIN. BUILDING			\$25,847,500	1.15	\$29,724,625	
SUB TOTAL BUILDING & SITE CONSTRUCTION COST			\$101,614,375		\$113,258,625	
PHASE 2 SHERIFF'S OFFICE REMODEL WITHIN JAIL			\$1,120,000	1.15	\$1,288,000	
SUB TOTAL NEW BUILDING, SITE CONSTRUCTION, & SHERIFF'S REMODEL COST			\$102,734,375		\$114,546,625	
PHASE 0 PARKING SOLUTION			\$10,537,125	1.05	\$11,063,981	
TOTAL NEW BUILDING, SITE, SHERIFF'S REMODEL & PARKING CONSTRUCTION COST			\$113,271,500		\$125,610,606	
OTHER PROJECT EXPENSES						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$2,000,000			BASED ON # OF ENCLOSED & OPEN OFFICES & PUBLIC SPACES
WA STATE SALES TAX	\$125,610,606	9.00%	\$11,304,955			
OWNER'S CONTINGENCY	\$125,610,606	5.00%	\$6,280,530			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF PORT ORCHARD PERMITTING & IMPACT FEES	1	ALLOWANCE	\$500,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$180,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$80,000			
PHASING EXPENSES	1	ALLOWANCE	\$500,000			LEASING OTHER SPACE & SHORT TERM TENANT IMPROVEMENTS
MOVING EXPENSES	1	ALLOWANCE	\$50,000			
ARCHITECT & ENGINEERING	\$125,610,606	5.2%	\$6,531,752			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ADDITIONAL CONSULTANT SERVICES	\$125,610,606	1.5%	\$1,884,159			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
PROPERTY ACQUISITION (PARKING SOLUTION B & C)	1	ESTIMATE	\$1,851,000			SURFACE & DECKED PARKING
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$300,000			TBD
EXPENSES ASSOCIATED WITH FINANCING	1	ALLOWANCE	\$300,000			TBD
TOTAL OTHER PROJECT EXPENSES			\$31,762,395		\$31,762,395	
TOTAL PROJECT COST					\$145,021,020	

NOTES: * - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR OPTION 4
CONSTRUCTION COSTS						FROM 6-8-18 ACKER ESTIMATE
PHASE 1 NEW SOUTH COURTHOUSE SITE WORK			\$3,404,375	1.10	\$3,744,813	
PHASE 1 NEW SOUTH COURTHOUSE BUILDING			\$68,886,250	1.10	\$75,774,875	
PHASE 2 COURTHOUSE DEMOLITION & SITE WORK			\$3,971,250	1.15	\$4,566,938	
PHASE 2 NEW NORTH COURTHOUSE ADMIN. BUILDING			\$18,550,500	1.15	\$21,333,075	
SUB TOTAL BUILDING & SITE CONSTRUCTION COST			\$94,812,375		\$105,419,700	
PHASE 2 SHERIFF'S OFFICE REMODEL WITHIN JAIL			\$1,120,000	1.15	\$1,288,000	
SUB TOTAL NEW BUILDING, SITE CONSTRUCTION, & SHERIFF'S REMODEL COST			\$95,932,375		\$106,707,700	
PHASE 0 PARKING SOLUTION			\$10,537,125	1.05	\$11,063,981	
TOTAL NEW BUILDING, SITE, SHERIFF'S REMODEL & PARKING CONSTRUCTION COST			\$106,469,500		\$117,771,681	
OTHER PROJECT EXPENSES						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$2,000,000			BASED ON # OF ENCLOSED & OPEN OFFICES & PUBLIC SPACES
WA STATE SALES TAX	\$117,771,681	9.00%	\$10,599,451			
OWNER'S CONTINGENCY	\$117,771,681	5.00%	\$5,888,584			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION AWAITING FURTHER DEFINITION FROM CITY
CITY OF PORT ORCHARD PERMITTING & IMPACT FEES	1	ALLOWANCE	\$500,000			
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$180,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$80,000			
PHASING EXPENSES	1	ALLOWANCE	\$500,000			LEASING OTHER SPACE & SHORT TERM TENANT IMPROVEMENTS
MOVING EXPENSES	1	ALLOWANCE	\$50,000			
ARCHITECT & ENGINEERING	\$117,771,681	5.5%	\$6,477,442			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ADDITIONAL CONSULTANT SERVICES	\$117,771,681	1.5%	\$1,766,575			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
PROPERTY ACQUISITION (PARKING SOLUTION B & C)	1	ESTIMATE	\$1,851,000			SURFACE & DECKED PARKING
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$300,000			TBD
EXPENSES ASSOCIATED WITH FINANCING	1	ALLOWANCE	\$300,000			TBD
TOTAL OTHER PROJECT EXPENSES			\$30,493,053		\$30,493,053	
TOTAL PROJECT COST					\$135,912,753	

NOTES: * - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES

Total City of Port Orchard Fee Summary				
City of Port Orchard Fees	Option 1	Option 2	Option 3	Option 4
Impact Fees	\$61,500	\$61,500	\$63,000	\$61,500
Building Permit Fees	\$209,501	\$216,340	\$234,844	\$219,166
Land Use Fees	\$17,360	\$17,360	\$17,360	\$17,360
Fire Permit Fees	\$1.00	\$1.00	\$1.00	\$1.00
MEP fees	\$2	\$2	\$2	\$2
Engineering Fees	\$1	\$1	\$1	\$1
Total City of Port Orchard Fees	\$288,366	\$295,205	\$315,209	\$298,031

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE



Impact Fees - Transportation				
Impact Fees	Option 1	Option 2	Option 3	Option 4
Courthouse Building				
Gross Floor Area	39,324 s.f.	39,324 s.f.	39,324 s.f.	39,324 s.f.
Impact Fee Rate	\$200	\$200	\$200	\$200
Sub-Total Impact Fees	\$7,864,800	\$7,864,800	\$7,864,800.00	\$7,864,800.00
Office Building				
Gross Floor Area	184,313 s.f.	184,313 s.f.	194,313 s.f.	184,313 s.f.
Impact Fee Rate	\$150	\$150	\$150	\$150
Sub-Total Impact Fees	\$27,646,950	\$27,646,950	\$29,146,950.00	\$27,646,950.00
Parking Garage*				
Gross Floor Area	76,800 s.f.	76,800 s.f.	76,800 s.f.	76,800 s.f.
Impact Fee Rate	\$100.00	\$100.00	\$100.00	\$100.00
Sub-Total Impact Fees	\$7,680,000	\$7,680,000	\$7,680,000	\$7,680,000
Total Impact Fees	\$43,191,750.00	\$43,191,750.00	\$44,691,750.00	\$43,191,750.00
\$18327 per first 5000000	\$18,327	\$18,327	\$18,327	\$18,327
\$1 per each additional \$1000	\$43,173	\$43,173	\$44,673	\$43,173
Total Impact Valuation	\$61,500	\$61,500	\$63,000	\$61,500

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE

Building Permit Fees				
Building Permit Fees	Option 1	Option 2	Option 3	Option 4
Construction Value	\$100,587,050	\$104,006,575	\$113,258,625	\$105,419,700
Permit fee for first fraction	\$18,327.00	\$18,327.00	\$18,327.00	\$18,327.00
Rate for each additional \$1,000	\$2.00	\$2.00	\$2.00	\$2.00
Variable Rate Subtotal	\$191,174	\$198,013	\$216,517	\$200,839
Building Permit Fee Total	\$209,501	\$216,340	\$234,844	\$219,166

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE

Land Use & Planning Application Fees				
Land Use fees	Option 1	Option 2	Option 3	Option 4
Preliminary Binding Site Plan	\$1,500	\$1,500	\$1,500	\$1,500
Final Plat	\$200	\$200	\$200	\$200
Variance, View Protection Overlay District	\$1,275	\$1,275	\$1,275	\$1,275
Final Plat	\$200	\$200	\$200	\$200
Land Disturbance Review	\$275	\$275	\$275	\$275
Land Disturbance Permit	\$450	\$450	\$450	\$450
Stormwater Drainage Review	\$3,200	\$3,200	\$3,200	\$3,200
Stormwater Drainage Permit	\$6,000	\$6,000	\$6,000	\$6,000
SEPA Environment Review	\$650	\$650	\$650	\$650
Concurrency (Water)*	\$1,200	\$1,200	\$1,200	\$1,200
Concurrency (Sewer)*	\$1,200	\$1,200	\$1,200	\$1,200
Concurrency (Transportation)*	\$1,200	\$1,200	\$1,200	\$1,200
Traffic Impact Analysis (3rd Party)				
Sign Review (\$55/ sign)	\$10	\$10	\$10	\$10
	\$17,360	\$17,360	\$17,360	\$17,360

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE

Fire System Permit Fees					
Fire System Permit Fees	Option 1	Option 2	Option 3	Option 4	
Courthouse Building					
Gross Floor Area	39324 s.f.				
System Value \$2.50/s.f.	\$98,310	\$98,310	\$98,310	\$98,310	\$98,310
Permit fee for first factor	\$3,292	\$3,292	\$3,292	\$3,292	\$3,292
Rate for each additional \$1,000	\$18.55	\$18.55	\$18.55	\$18.55	\$18.55
Sub-Total Fire Permit Fees	\$1,360	\$1,360	\$1,360	\$1,360	\$1,360
Courthouse Bulding sub-total	\$4,652	\$4,652	\$4,652	\$4,652	\$4,652
Office Building					
Gross Floor Area	184313 s.f.	184313 s.f.	194313 s.f.	184313 s.f.	184313 s.f.
System Value \$2.50/s.f.	\$460,783	\$460,783	\$485,783	\$460,783	\$460,783
Permit fee for first factor	\$3,292	\$3,292	\$3,292	\$3,292	\$3,292
Rate for each additional \$1,000	\$18.55	\$18.55	\$18.55	\$18.55	\$18.55
Sub-Total Fire Permit Fees	\$6,693	\$6,693	\$7,156	\$6,693	\$6,693
Office Bulding sub-total	\$9,984	\$9,984	\$10,448	\$9,984	\$9,984
Parking Garage					
Gross Floor Area	76800 s.f.				
System Value \$2.50/s.f.	\$192,000	\$192,000	\$192,000	\$192,000	\$192,000
Permit fee for first factor	\$3,292	\$3,292	\$10,664	\$10,664	\$10,664
Rate for each additional \$1,000	\$18.55	\$18.55	\$15.74	\$15.74	\$15.74
Sub-Total Fire Permit Fees	\$1,707	\$1,707	-\$4,848	-\$4,848	-\$4,848
Parking Bulding sub-total	\$4,998	\$4,998	\$5,816	\$5,816	\$5,816
Total Fire System Permit Fees	\$19,634.42	\$19,634.42	\$20,915.95	\$20,915.95	\$20,452.20

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE

Mechanical/Electrical/Plumbing Permit Fees				
MEP Permit Fees	Option 1	Option 2	Option 3	Option4
Electrical Base Fee				
Mechanical Base Fee	\$24	\$24	\$24	\$24
Plumbing Base Fee	\$24	\$24	\$24	\$24
Electrical	\$1,755	\$1,755	\$1,755	\$1,755
Mechanical	\$600	\$600	\$600	\$600
Plumbing	\$800	\$800	\$800	\$800
MEP Permit Fee Totals	\$3,155	\$3,155	\$3,155	\$3,155

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE

Engineering / General Facilities Fees					
Engineering Permit Fees	Option 1	Option 2	Option 3	Option 4	
Areas by Sq.ft.					
Courthouse	39324 s.f.				
Office Bulding	184313 s.f.	184313 s.f.	194313 s.f.	184313 s.f.	184313 s.f.
Parking Garage	76800 s.f.				
Total	300437 s.f.	300437 s.f.	310437 s.f.	300437 s.f.	300437 s.f.
ERU Calculation Office(area/6,509)	46.16	46.16	47.69	46.16	46.16
Sewer General Facilities Fees rate	\$3,342	\$3,342	\$1,440	\$1,440	\$1,440
Total Charges \$3,342.44*ERU	\$154,278	\$154,278	\$68,656	\$68,656	\$66,445
Water GFC Charges					
Assume 8" meter	\$196,706	\$196,706	\$196,706	\$196,706	\$196,706
Stormwater Charges					
(100 per first 1000 sq.ft. of imperv.)	\$83,272	\$33,839	\$87,802	\$93,553	\$93,553
Plus \$50 per additional 3000 sq. ft. of in	\$2.10 x 2.85				
Assume 2.85 trips per 1,000 s.f.	\$1,798	\$1,798	\$1,858	\$1,798	\$1,798
Water service Installation					
\$3,500 (assumed 2" service)	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Water meter fees					
2" meter (assumed)	\$877	\$877	\$877	\$877	\$877
Engineering Plan Check Fee					
Curb & Sidewalk	\$877	\$877	\$877	\$877	\$877
\$452.00 + \$0.50 per linear foot	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Driveway - Commercial					
\$678.00	\$678	\$678	\$678	\$678	\$678
Landscape Plan Review					
\$250.00	\$250	\$250	\$250	\$250	\$250
Solid Waste Pad or Enclosure					
\$125.00	\$125	\$125	\$125	\$125	\$125
Street Lighting					
\$452.00 + \$0.50 per linear foot	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Traffic Signal					
\$1,355.00 each	\$1,355	\$1,355	\$1,355	\$1,355	\$1,355
Trees					
New Commercial - \$1,575.00	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE

Continued...

Kitsap County Courthouse
Feasibility and Space Needs Assessment

City of Port Orchard Fees

Engineering Plan Check Fee subtotal	\$6,860	\$6,860	\$6,860	\$6,860
Engineering Permit/ Inspection Fees				
Bicycle Parking				
\$125.00	\$125	\$125	\$125	\$125
Curb and/ or walk				
\$2.30 per linear foot	\$2,300	\$2,300	\$2,300	\$2,300
Parking Lots				
\$0.06 per square foot	\$1,500	\$1,500	\$1,500	\$1,500
Driveway - Commercial				
\$788.00	\$788	\$788	\$788	\$788
Landscape				
\$375.00	\$375	\$375	\$375	\$375
Right of Way				
Obstruction-Traffic control - \$562	\$562	\$562	\$562	\$562
Sewer Lateral				
New Connection@ main - \$386	\$386	\$386	\$386	\$386
Connection on property - \$147	\$147	\$147	\$147	\$147
Storm Sewer Main				
\$3.10 per linear foot	\$300	\$300	\$300	\$300
Storm On-site System				
\$677.00	\$677	\$677	\$677	\$677
Streets and/ or Alley				
\$2.30 per linear foot	\$500	\$500	\$500	\$500
Trees				
New Commercial - \$1,575.00	\$1,575	\$1,575	\$1,575	\$1,575
Street Lighting				
Inside City Limits - \$1.66 per linear ft.	\$1,660	\$1,660	\$1,660	\$1,660
Engineering Permit/ Insp. Fees Subtotal	\$10,895	\$10,895	\$10,895	\$10,895
Engineering Miscellaneous Fees				
Permit Fee				
Base = \$250.00	\$250	\$250	\$250	\$250
\$0.01 per cubic yard	\$100	\$100	\$100	\$100
Grading Permit Fee				
Equals 165% of the permit fee	\$578	\$578	\$578	\$578
Engineering Misc. Fees Subtotal	\$928	\$928	\$928	\$928
Total Engineering Permits Fees				
\$459,113	\$409,680	\$378,082	\$381,562	

ESTIMATED BASED OFF OF NEARBY JURISDICTIONS CALCULATED FOR SIMILAR PROJECTS OF SAME SCALE



FURNISHINGS COST ESTIMATE

Kitsap County Courthouse
 Feasibility and Space Needs Assessment

Furnishings Cost Estimate

County Staff		Year 2045	
		Open Office	Private Office
1.0	Courthouse Lobby and Common Spaces	2	0
2.0	Superior Courts	12	24
3.0	District Courts	27	12
4.0	Clerk	44	8
5.0	Prosecutor	55	52
6.0	Sheriff's Office Outside Jail	48	36
6.5	Sheriff's Office Within Jail	5	1
7.0	Public Defense	3	23
8.0	Information Services	29	22
9.0	Building Support	0	0
Staff Subtotal		225	178
Total # of Staff		403	
Cost per staff		\$3,400	\$7,000
Total		\$765,000	\$1,246,000
Total Furnishings Cost		\$2,011,000	