



Tukwila Facilities Cost Estimates

Finance and Safety

May 3, 2016

Tukwila Facilities Cost Estimates



These high-level cost estimates are based on:

- today's dollars
- average square foot construction costs *plus*:
 - other consultant expenses (project management, etc.)
 - land acquisition, furnishings, equipment and contingency

Public Safety Building Cost Estimate



Public Safety Building		
<i>New Construction (square feet):</i>		44,100
<i>Site Improvements (acres):</i>		5.00
Construction Costs		
New Construction	\$350/sf	\$15,435,000
Site Improvements	\$100,000/acre	\$500,000.00
Total Estimated Construction Costs		\$15,935,000
Project Expenses		
Washington State Sales Tax	9.50%	\$1,513,825
Architect & Engineering Fees	12%	\$1,912,200
Other Consultant Expenses	10%	\$1,593,500
Permits / Miscellaneous Fees	3%	\$478,050.00
Land Acquisition	\$100,000/acre	\$500,000
Furnishing and Equipment	10%	\$1,577,565
Total Estimated Project Expenses		\$7,575,140
Total Est. Construction and Project Expenses		\$23,510,140
Project Contingency	10%	\$2,351,014.00
Total Estimated Project Budget		\$25,861,154

City Shops Facility Cost Estimate



City Shops Facility		
<i>New Construction (square feet):</i>		70,000
<i>Site Improvements (acres):</i>		15.00
Construction Costs		
New Construction	\$200/sf	\$14,000,000
Site Improvements	\$50,000/acre	\$750,000.00
Total Estimated Construction Costs		\$14,750,000
Project Expenses		
Washington State Sales Tax	9.50%	\$1,401,250
Architect & Engineering Fees	12%	\$1,748,795
Other Consultant Expenses	4%	\$651,973
Permits / Miscellaneous Fees	3%	\$442,500.00
Land Acquisition	\$250,000/acre	\$3,750,000
Furnishing and Equipment	10%	\$1,460,250
Total Estimated Project Expenses		\$9,454,768
Total Est. Construction and Project Expenses		\$24,204,768
Project Contingency	10%	\$2,420,476.81
Total Estimated Project Budget		\$26,625,245

TFD Fire Station Cost Estimates



Tukwila Fire Department Facilities Options

FIRE STATION NUMBER:		51	52	54
<i>New Construction (square feet):</i>		17,950	6,567	8,228
<i>Site Improvements (acres):</i>		2.50	1.50	1.75
Construction Costs				
New Construction	\$300/sf	\$5,385,000	\$1,970,100	\$2,468,400
Major Remodel	\$240/sf	\$0		\$0
Minor Remodel	\$125/sf	\$0		\$0
Site Improvements	\$479,160/acr	\$1,197,900.00	\$718,740.00	\$838,530.00
Total Estimated Construction Costs		\$6,582,900	\$2,688,840	\$3,306,930
Project Expenses				
Washington State Sales Tax	9.50%	\$625,376	\$255,440	\$314,158
Architect & Engineering Fees	12%	\$789,948	\$322,660.80	\$396,831.60
Other Consultant Expenses	10%	\$658,290	\$268,884.00	\$330,693.00
Permits / Miscellaneous Fees	3%	\$197,487.00	\$80,665.20	\$99,207.90
Land Acquisition	\$435,600	0	\$653,400	\$762,300
Furnishing and Equipment	10%	\$658,290	\$268,884	\$330,693
Total Estimated Project Expenses		\$2,929,391	\$1,849,934	\$2,233,884
Total Est. Construction and Project Expenses		\$9,512,291	\$4,538,774	\$5,540,814
Project Contingency	12%	\$1,141,474.86	\$544,652.86	\$664,897.66
Total Estimated Project Budget		\$10,653,765	\$5,083,427	\$6,205,712