

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

What was in the bond:

- 1 HQ station with three bays
- 2 stations with two bays each
- Sufficient space to grow to 2040
- Admin space

What was not in the bond:

- Community rooms
- Equipment storage
- Training tower
- Space for future crews
- Space for fire marshal

Program Verification

BUNK
125 sq ft

BUNK
125 sq ft

BUNK
125 sq ft

BUNK
125 sq ft

BUNK
125 sq ft

BUNK
125 sq ft

NK
125 sq ft

BUNK
125 sq ft

APPARATUS BAY
3,757 sq ft

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3,757 sq ft

YEAR OF EXPENDITURE (YOE) SUMMARY					
Project	UTGO (voter-approved)	Impact Fees	General Fund	Enterprise Funds	TOTAL
Fire Stations	18,824	4,750	858	-	24,432
Justice Center	28,629	-	-	-	28,629
Public Works Shop	-	-	14,747	14,746	29,493
Facilities Total	47,453	4,750	15,605	14,746	82,554
Fire Apparatus/Equipment	29,932	-	-	-	29,932
Public Safety Plan Total	\$77,385	\$4,750	\$15,605	\$14,746	\$112,486

Funding sources included in Public Safety Plan



Fire Station Program - INITIAL BUDGET ESTIMATE				
Project Category	FS51 17,950 sf	FS 52 6,567 sf	FS 54 8,228 sf	TOTAL 32,745 sf
A/E Services (both design & CA)	731	356	464	1,551
Land Acquisition	-	653	862	1,515
Permits/Fees	255	89	116	460
Construction (pre-con, const, tax)	7,809	3,278	4,273	15,360
Construction Related Costs (incl bond)	1,047	438	551	2,036
PM Services (incl other prof svcs)	460	297	397	1,154
Contingency (incl Construction & Proj)	1,145	546	665	2,356
TOTAL	\$11,446	\$5,657	\$7,329	\$24,432

Initial budget estimate



Fire Station Program - REVISED BUDGET ESTIMATE (as of 5/23/17)					
Project Category	FS51 ¹ 9,426 sf	FS 52 ¹ 15,068 sf	FS 54 9,287 sf	TOTAL 33,781 sf	FUNDING GAP
A/E Services (both design & CA)	635	1,052	626	2,314	763
Land Acquisition	653	-	862	1,516	1
Permits/Fees	166	301	164	631	172
Construction (pre-con, const, tax)	6,324	9,547	6,233	22,105	6,744
Construction Related Costs (incl bond)	657	1,184	709	2,550	514
PM Services (incl other prof svcs)	300	576	305	1,181	28
Contingency (incl Construction & Proj)	749	1,094	765	2,608	252
TOTAL	\$9,486	\$13,755	\$9,665	\$32,906	\$8,474

Revised budget estimate



Costs

- Cost escalation and market conditions unprecedented
- Fire station costs in the region have increased from \$375 to \$575 per square foot in the last three years
- Bids throughout the region coming in significantly higher than estimates

Options for Council

- Option A: **Programming**: Direct the architects to fulfill the 2040 program outlined in Attachment B, to include program and estimated costs for the three “a la carte” items (Storage Facility, Training Tower and Additional Bays). **Funding**: The City address the funding gap through revision of impact fees and careful cash flow management as described above.
- Option B: **Programming**: Direct the architects to fulfill the 2040 program outlined in Attachment B, to include program and estimated costs for the three “a la carte” items (Storage Facility, Training Tower and Additional Bays). **Funding**: review options on funding at a future date.
- Option C: **Programming**: The Council provides consensus on programming only for Fire Station 51 and the ‘a la carte’ items and will review the full program and funding at a future date.
- Option D : The Council will review its options for programming and funding at a future date, acknowledging that additional costs may result.