

A. Land & Utility Costs			
1. Land cost	44,280 /sf	\$ -	\$ -
2. Domestic Water Connection and Upgrade	1 /ea	\$ 10,000.00	\$ 10,000.00
3. Fire Hydrant Relocation	1 /ea	\$ 5,000.00	\$ 5,000.00
4. Natural Gas Meter and Connection	1 /ea	\$ 2,500.00	\$ 2,500.00
5. Electric & Transformer Service Fees	1 /ea	\$ 7,500.00	\$ 7,500.00
6. Site Utilities	1 /ea	\$ 50,000.00	\$ 50,000.00
Subtotal	\$ 4.22 /sf		\$ 75,000.00
B. Site Development Construction Costs			
1. Highway Entry upgrade	1 /ea	\$ 7,500.00	\$ 7,500.00
2. Existing Site Fill	44,280 /ea	\$ 1.00	\$ 44,280.00
3. Landscape and Irrigation	8,400 /sf	\$ 7.50	\$ 63,000.00
4. Hardscape Development	4,150 /sf	\$ 5.00	\$ 20,750.00
5. Parking Lot development - Asphalt	20,750 /sf	\$ 4.50	\$ 93,375.00
6. Parking Lot development - Concrete	1,000 /sf	\$ 6.00	\$ 6,000.00
7. Building & Site Demolition (Burn Building)	8,000 /sf	\$ 4.00	\$ 32,000.00
Subtotal	\$ 15.01 /sf		\$ 266,905.00
C. Building Construction Costs			
1. Main Facility Cost	\$ 140.00 /sf	17,784.00	\$ 2,489,760.00
2. GC Fees	4.50%	3,008,644	\$ 135,388.98
3. GC General Conditions	5.25%	2,831,665	\$ 148,662.41
4. Insurance & Bonds	1.00%	2,831,665	\$ 28,316.65
Subtotal	\$ 157.56 /sf	17,784.00	\$ 2,802,103.63
D. Contingency Fund			
1. Project Contingency	5%		\$ 157,200.43
Subtotal	\$ 8.84 /sf		\$ 157,200.43
E. 1% State Tax			
	\$ 1.66 /sf	2,959,304.06	\$ 29,592.39
F. Total Construction Cost			
	\$ 187.29 /sf	17,784.00	\$ 3,330,801.45
G. Architectural and Engineering Fees (Fixed)			
	8.50%	3,203,482.00	272,300.00
1. SCN/CTA- Programming (6%)	0.47%	3,203,482	\$ 15,050.00
2. SCN/CTA- Schematic Design (14%)	1.00%	3,203,482	\$ 31,980.00
3. CTA/SCN- Design Development (20%)	1.80%	3,203,482	\$ 57,665.00
4. CTA- Construction Documents (35%)	2.98%	3,203,482	\$ 95,525.00
5. CTA- Bidding (5%)	0.45%	3,203,482	\$ 14,415.00
6. CTA Construction Admin. (20%)	1.80%	3,203,482	\$ 57,665.00
7. Civil Engineering		-	\$ 19,140.00
8. Project Reimbursables/Expenses		-	\$ 12,000.00
Subtotal	8.50%		\$ 303,440.00
(Fee based on items C and D)			
H. FF&E - Furnishings, Fixtures & Equipment			
1. General Office Furniture	1 EA	\$ 10,000.00	\$ 10,000.00
2. General Office Equipment	1 EA	\$ 10,000.00	\$ 10,000.00
3. Lobby/Recpt. Furniture	1 EA	\$ 5,000.00	\$ 5,000.00
4. Community Room Furniture & Equipment	1 EA	\$ 15,000.00	\$ 15,000.00
5. Conference Room Furniture & Equipment	1 EA	\$ 10,000.00	\$ 10,000.00
6. Bedroom Furniture	10 EA	\$ 750.00	\$ 7,500.00
7. Kitchen Equipment	1 EA	\$ 15,000.00	\$ 15,000.00
8. Day Room Furniture	1 EA	\$ 10,000.00	\$ 10,000.00
9. Fire Station Equipment	1 EA	\$ 50,000.00	\$ 50,000.00
10. Window Treatment - Blinds	9 EA	\$ 500.00	\$ 4,500.00
11. Phone, Data, & Cable	1 EA	\$ 5,000.00	\$ 5,000.00
12. Security System	1 EA	\$ 40,000.00	\$ 40,000.00
13. Exercise Equipment	1 EA	\$ 7,500.00	\$ 7,500.00
14. Shop Equipment	1 EA	\$ 50,000.00	\$ 50,000.00
15. Mezzanine Training Area - Equipment	1 EA	\$ 45,000.00	\$ 45,000.00
16. Ladder Truck - Equipment	1 EA	\$ 350,000.00	\$ 350,000.00
Subtotal			\$ 634,500.00
I. Miscellaneous Expenses			
1. Rental during construction (10 months at \$3,000/ month).			\$ 30,000.00
2. Construction Testing			\$ 12,000.00
3. Environmental Assessment			\$ 10,000.00
4. State Building Permit			\$ 20,000.00
5. Geotechnical			\$ 7,500.00
6. Legal/Bonding			\$ 40,000.00
7. SCN Additional Fee			\$ 8,000.00
Subtotal			\$ 127,500.00
TOTAL PROJECT COST			
			\$ 4,396,241.45
J. Alternate #1 - 5th Apparatus Bay			
1. Construction Cost	\$ 100.00 /sf	1,416.00	\$ 141,600.00
Subtotal			\$ 4,537,841.45

Note: Alternate Cost includes both Hard and Soft Cost