

January 4, 2012

**Revised Preliminary Project Cost Analysis: Single Story Station Option**

**A. Construction Estimate:**

1. New 8,867 GSF Fire Station = \$1,640,000
2. General excavation and site work = \$175,000
3. Design & Construction contingency at 8% = \$145,000

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**Construction Estimate = \$1,960,000**

**B. Soft Cost Estimate:**

1. A/E Fees
2. Survey
3. CM / Project Management Fees
4. FF&E (Furniture, Fixtures and equipment)
5. SAC / WAC (sewer and water connection fees)
6. Bond costs (We did not include cost for bonding this project)
7. Plan review fee
8. Testing (geo technical, construction)
9. Bid document printing
10. Commissioning (this deals with a separate mechanical firm providing review during design and then testing after installation and after a full season of use to verify system performance)
11. Security System
12. Data / Telecom wiring

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**Soft Cost Estimate = \$450,000**

**Estimated Total Project Cost = \$2,410,000**

While there are still many design and planning issues to be determined during the design process we would estimate that the range of cost for this project based on the information and direction of this study to be between \$2,400,000 to \$2,700,000.

This estimate assumes construction to start in spring or summer of 2012. If the schedule is delayed past this time frame we would recommend that the estimate be increase by 4.5% each year based on anticipated changes in the construction industry.