



City of Bothell™

## FIRE STATIONS & MUNICIPAL COURT

### PRE-BOND FACILITIES ANALYSIS SPACE NEEDS AND BUDGETING

FINAL REPORT  
MARCH 28, 2018

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## Objectives & Process

This study focuses on two distinct facility types for the City of Bothell, Fire Stations and the Municipal Court. The study's purpose is to define operational space needs, provide conceptual facility and site planning at existing and potential new locations, and identify order of magnitude budget estimates required to fund three replacement stations, a new additional station in the Kingsgate area, and the renovation of the existing Municipal Court building.

To support this study, site locations for the replacement of stations 42, 44, 45, and a new proposed Kingsgate station were identified by the Fire Department based on response analysis modeling and then given to the design team. From this information, TCA Architecture + Planning, fire station design specialists, then performed test-to-fit studies based on the development of projected space needs. Site engineering and technical studies such as: Geotechnical Engineering, Site Surveying, Phase 1 Environmental Studies, etc. are not part of this scope. For estimating purposes, in addition to the identification of space needs and available site information, best practices relative to current and projected fire station operational and safety requirements, technology systems, quality goals, and recently designed and constructed facilities in the region were used to develop facility and site development costs. The space needs identified in the study will provide for resilient facilities which are operationally sound, durable, low maintenance, energy efficient, sustainable, and can accommodate growth and change over the next 20-30 years.

The Municipal Court component to this study explored accommodating prioritized space criteria established by the City which could be accommodated within the footprint of the existing building. Critical criteria included the addition of a second courtroom, zoning of internal security, and designated secure and private process spaces. From this information, an order of magnitude estimating and budgeting effort, consistent with the fire station planning effort, was completed.

## Timeline

At the onset of the project, an expedited execution approach was developed and approved. The following identifies milestone tasks which occurred during the study process:

February 1, 2018	Project kick-off with space needs discussions, data collection and station tours.
February 22, 2018	Program review, planning concept discussions, test-to-fit site planning.
March 07, 2018	Review of site plan test-to-fit alternates and preferred options.
March 09, 2018	Municipal Court space identification.
March 10, 2018	Cost estimating and budget development.
March 13, 2018	Municipal Court concept reviews, estimating, and budget development.
March 16, 2018	Draft report.
March 28, 2018	Final Report.

## Participants

This pre-bond planning effort is based on the work of the following people representing the City of Bothell and the TCA Architecture + Planning consultant team.

### **CITY OF BOTHELL**

Torie Brazitis, Assistant City Manger

Bruce Kroon, Fire Chief

Jim Roeoke, Deputy Fire Chief

Courtney White, Court Administrator

Dave Monahan, Firefighter

### **CONSULTANT TEAM**

Planning:

Brian Harris, TCA Architecture • Planning, Inc

Jeremy Koh, TCA Architecture • Planning, Inc

Estimating:

Sharon Kennedy, Robinson Company

## Primary Influences on Operational Needs of Fire Stations

Currently many industry wide standards and codes are not being met within the current stations due to the age of the stations and configuration of the current space. Not meeting these standards increases the risks to not only personnel but also to personal protective equipment, apparatus, and community safety.

The key drivers to this space needs assessment is compliance with regulatory requirements, having the ability to support the operational needs of a modern fire station in an uncompromised permanent way, and strategically locating the stations in their target response areas. While cost is always a key consideration, it was not a driving factor in the development of space needs. Station sizing has been based on operational needs as influenced by call demand, staffing, regulatory compliance, national standards, and trends in the fire service.

REGULATORY COMPLIANCE
NFPA 1581- Infection Control
NFPA 1851- Care of Fire Fighting Equipment
NFPA 403- Standard for AFF Services
NFPA 1500- Occupational Safety
OSHA- 1910- Construction & Maintenance
WAC 296-305- Safety standards for Firefighters
International Codes-Essential Facility
Americans with Disabilities Act

STANDARDS/TRENDS
Decontamination and Cleaning
Support of Specialized Equipment & Tech
Cross-contamination Reduction
Response Efficiency
Fire Suppression
Gender Neutrality
Durable, Low Maintenance
Sustainability & Energy Usage

## Fire Station Operational Space Needs Summary

In the space needs study process, the following primary components have been identified and sized as programmatic needs to support operations for the foreseeable future. (Area summaries sized for a year 2038 buildout.)

### Fire Station 42

Public Area	2,718 SF
FD Admin & Support	3,077 SF
Crew Work / Living Areas	5,465 SF
Apparatus Bay / Support/ Systems	8,948 SF
<hr/>	
Total SF (with 1.3 grossing factor)	26,270 SF
<i>(See appendix for complete operational space needs summary)</i>	

\*Fire Station 42 will have a detached Reserve & Support Apparatus Room structure that will be constructed as a non-essential building on the site. This building will include three 60' deep bays and will be 3,564 SF in size.

### Fire Station 44

Public Area	1,292 SF
Crew Work / Living Areas	3,860 SF
Apparatus Bay / Support/ Systems	7,984 SF
<hr/>	
Total SF (with 1.3 grossing factor)	17,077 SF
<i>(See appendix for complete operational space needs summary)</i>	

### Fire Station 45

Public Area	1,292 SF
Crew Work / Living Areas	4,085 SF
Apparatus Bay / Support/ Systems	7,406 SF
<hr/>	
Total SF (with 1.3 grossing factor)	16,618 SF
<i>(See appendix for complete operational space needs summary)</i>	

Kingsgate Station

Public Area	244 SF
Crew Work / Living Areas	3,350 SF
Apparatus Bay / Support/ Systems	6,383 SF
<b>Total SF (with 1.3 grossing factor)</b>	<b>12,970 SF</b>
<i>(See appendix for complete operational space needs summary)</i>	

**Fire Station Site Analysis and Test-to-Fit Studies**

The following primary considerations were discussed when analyzing the site location options, subsequent site evaluations, and site test-to-fit studies.

- Strategically located relative to their target response areas
- Avoidance of potential hazards- natural or man-made
- Grades & terrain
- Response safety
- Exterior area to support manipulative training
- Site / facility does not compromise operations based program criteria
- Relationship and optimal layout between apparatus bays, support, crew living and admin areas
- Response time and ease of access to the street from bays
- Feasibility of drive through bay options
- Potential site availability

**Fire Station Budget Summary**

Fire Station 42 Budget Summary

2 Story 5 Bay Drive Through Building	26270 SF	322	\$	8,460,253	
Reserve Bay Building	3286 SF	228	\$	749,208	
Site Development	1 LS	2,372,579	\$	2,372,579	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>11,582,041</b>	<b>\$ 392</b>
Escalation to March 2020 @ 9.8%			\$	1,135,040	
<b>Total Construction/MACC March 2020 Cost</b>			<b>\$</b>	<b>12,717,081</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	381,512	
Project Development/Soft Costs @ 63.43% on Const Cost			\$	8,066,444	
<b>Total Project Costs</b>			<b>\$</b>	<b>21,165,038</b>	

**Exclusions:**

- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	3.18%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>63.43%</b>

*\*See appendix for complete order of magnitude project budget estimates.*

## Fire Station Budget Summary

### Fire Station 44 (Option A- Existing Site) Budget Summary

2 Story 4 Bay Drive Through Building	17077 SF	371	\$	6,327,557	
Site Development	1 LS	1,633,770	\$	1,633,770	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>7,961,327</b>	<b>\$ 466</b>
Escalation to March 2021 @ 14.2%			\$	1,130,508	
<b>Total Construction/MACC March 2021 Cost</b>			<b>\$</b>	<b>9,091,835</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	272,755	
Project Development/Soft Costs @ 63.14%			\$	5,740,585	
<b>Total Project Costs</b>			<b>\$</b>	<b>15,105,175</b>	

#### Exclusions:

Escalation beyond June 2020  
Piling/Special Foundations/Over-ex and Structural Fill  
Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)  
Wetlands Mitigation  
Fire Vehicles/Aparatus/Radio Towers/antennas  
Site Acquisition/Real Estate and Financing Costs  
Utility Infrastructure to Site  
Mitigation/Impact Fees

#### Project Development/Soft Costs Include:

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.89%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>63.14%</b>

*\*See appendix for complete order of magnitude project budget estimates.*

**Fire Station Budget Summary**

Fire Station 44 (Option B- New Site) Budget Summary

2 Story 4 Bay Drive Through Building	17077 SF	371	\$	6,327,557	
Site Development	1 LS	2,283,680	\$	2,283,680	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>8,611,237</b>	<b>\$ 504</b>
Escalation to March 2021 @ 14.2%			\$	1,222,796	
<b>Total Construction/MACC June 2021 Cost</b>			<b>\$</b>	<b>9,834,032</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	295,021	
Project Development/Soft Costs @ 62.92% on Const Cost			\$	6,187,573	
<b>Total Project Costs</b>			<b>\$</b>	<b>16,316,626</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.67%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>62.92%</b>

*\*See appendix for complete order of magnitude project budget estimates.*

**Fire Station Budget Summary**

Fire Station 45 Budget Summary

2 Story 4 Bay No Drive Through Building	16618 SF	373	\$	6,205,312	
Site Development	1 LS	1,422,173	\$	1,422,173	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>7,627,485</b>	<b>\$ 459</b>
Escalation to March 2020 @ 9.8%			\$	747,493	
<b>Total Construction/MACC March 2020 Cost</b>			<b>\$</b>	<b>8,374,978</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	251,249	
Project Development/Soft Costs @ 63.31% on Const Cost			\$	5,302,199	
<b>Total Project Costs</b>			<b>\$</b>	<b>13,928,426</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	3.06%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>63.31%</b>

*\*See appendix for complete order of magnitude project budget estimates.*

**Fire Station Budget Summary**

Kingsgate Fire Station (Site Option A) Budget Summary

1 Story 4 Bay Drive Through Building	13097 SF	396 \$	5,183,007	
Site Development	1 LS	2,578,391 \$	2,578,391	
<b>Total Construction/MACC March 2018 Cost</b>		<b>\$</b>	<b>7,761,397</b>	<b>\$ 593</b>
Escalation to March 2021 @ 14.2%		\$	1,102,118	
<b>Total Construction/MACC March 2021 Cost</b>		<b>\$</b>	<b>8,863,516</b>	
LEED Design, Certification, Construction Components (3% Const Cost)		\$	265,905	
Project Development/Soft Costs @ 61.53% on Const Cost		\$	5,453,721	
<b>Total Project Costs</b>		<b>\$</b>	<b>14,583,143</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.28%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewar Capacity Charge	2.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>61.53%</b>

*\*See appendix for complete order of magnitude project budget estimates.*

**Fire Station Budget Summary**

Kingsgate Fire Station (Site Option B) Budget Summary

1 Story 4 Bay Drive Through Building	12970 SF	396	\$	5,132,748
Site Development	1 LS	2,266,272	\$	2,266,272
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>7,399,019</b>
Escalation to March 2021 @ 14.2%			\$	1,050,661
<b>Total Construction/MACC March 2021 Cost</b>			<b>\$</b>	<b>8,449,680</b>
LEED Design, Certification, Construction Components (3% Const Cost)			\$	253,490
Project Development/Soft Costs @ 61.61% on Const Cost			\$	5,205,848
<b>Total Project Costs</b>			<b>\$</b>	<b>13,909,018</b>

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.36%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>61.61%</b>

*\*See appendix for complete order of magnitude project budget estimates.*

### Municipal Court Space Needs Summary

In the space needs study process, the following primary components have been identified and sized as programmatic needs to support operations for the foreseeable future: Entry with Security Check, two Courtrooms and Judicial Chambers and Restroom, Jury Deliberation Room connected to Courtrooms, Probation Room, Secured Clerk’s Office, Breakroom and circulation between judge, jury and defendant. (Area summary sized for move-in.)

City of Bothell Municipal Court

Public Area	935 SF
Courtrooms	1,670 SF
Admin. / Support	1,835 SF
Systems (remodeled only)	190 SF
<hr/>	
Total SF (with 1.29 grossing factor)	5,973 SF
<i>(See appendix for complete operational space needs summary)</i>	

## Municipal Court Budget Summary

### Municipal Court Budget Summary

Building Addition and Renovation	5973 SF	393 \$	2,349,697
Site Development	1 LS		TBD
<b>Total Construction/MACC June 2020 Cost</b>		<b>\$</b>	<b>2,349,697 \$ 393</b>
Project Development/Soft Costs @ 65.23%		\$	1,532,708
<b>Total Project Costs</b>		<b>\$</b>	<b>3,882,405</b>

#### Exclusions:

Escalation beyond June 2020  
Piling/Special Foundations/Over-ex and Structural Fill  
Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)  
Wetlands Mitigation  
Utility Infrastructure to Site  
Mitigation/Impact Fees  
Structural/Seismic Upgrades  
Site Development Costs except Stair/Ramp at entry  
Re-roof and thermal upgrade existing Roof

#### Project Development/Soft Costs Include:

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$20.00 SF + Tax) (Basic)	6.14%
Courtroom/Judge Chamber Furnishings (\$25,000 Allowance Each)	2.34%
Technology	3.00%
Jurisdictional/Utility Co Fees	0.50%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>65.23%</b>

*\*See appendix for complete order of magnitude project budget estimates.*

# APPENDIX

# FIRE STATION SPACE NEEDS

Fire Station Space Needs

Fire Station 42

Station 42 SPACE NEEDS 3.26.18				NOTES			
Existing Station located at 10726 Beardslee Blvd.		MOVE-IN	2028	2038	MOVE-IN	2028	2038
<b>APPARATUS</b>		<b>STAFFING</b>			Staffing 8 - Jump Crew (JC)	Staffing 11	Staffing 11
Command- BC	1 (BC)	1 (BC)	1 (BC)		Plus (1) spare sleeping room	Plus (2) spare sleeping rooms	Plus (2) spare sleeping rooms
Aid 42	2 (FF,FF)	2 (FF,FF)	2 (FF,FF)				
KC Medic 47	2 (FP,FP)	2 (FP,FP)	2 (FP,FP)				
Engine 42	3 (LT,FF,FF)	3 (LT,FF,FF)	3 (LT,FF,FF)				
Ladder 42 (no tiller)	JC	3 (LT,FF,FF)	3 (LT,FF,FF)				
Reserve BC	0	0	0				
Reserve Medic	0	0	0				
Reserve Engine	0	0	0				
Hazmat F550	0	0	0				
Antique Apparatus (in trailer)					in lobby	in lobby	in lobby
					3 Platoons	Potential for 4 platoons	Potential for 4 Platoons
<b>1.000 PUBLIC AREA</b>							
1.001 Vestibule	80	80	80		energy code requirement > 10,000sf req		
1.002 Lobby/Waiting Area	700	700	700		secure from station, (2) entries into public meeting room, waiting area, brochures, blood pressure checks		
1.003 Public Restrooms	300	300	300		unisex- toilets, lav		
1.004 Public Meeting Room	1,350	1,350	1,350		(48) at 18" wide training tables- operable partition, coffee bar- convertible to ECC		
1.005 Public Meeting Room- Storage	240	240	240		Access from each half of meeting room		
1.006 Custodial Room	48	48	48				
Subtotal	<b>2718</b>	<b>2718</b>	<b>2718</b>				
<b>2.000 ADMINISTRATION</b>							
2.001 Office- Type A (Fire Chief-FC)	220	220	220		accommodates small conference table for (6) and workstation		
2.002 Office- Type D (Admin Manager-FC)	120	120	120		allows for (1) potential guest chair and workstation		
2.003 Office- Type D (Fire Records Specialist -AM)	120	120	120		allows for (1) potential guest chair and workstation		
2.004 Office- Type D (Admin Assistant-AM)	120	120	120		allows for (1) potential guest chair and workstation		
2.005 Office- Type D (Admin Assistant-AM)	120	120	120		allows for (1) potential guest chair and workstation		
2.006 Office- Type B (Battalion Chief S&SS-FC)	180	180	180		accommodates small conference table for (4) and workstation		
2.007 Office- Type C (Firefighter S&SS Technology-BC)	150	150	150		allows for (2) guest chairs and workstation		
Subtotal	<b>1,030</b>	<b>1,030</b>	<b>1,030</b>				
<b>3.000 FIRE PREVENTION/COMMUNITY RISK REDUCTION</b>							
3.001 Office- Type C (Public Educator PIO-DC/FM)	150	150	150		allows for (2) guest chairs and workstation		
Subtotal	<b>150</b>	<b>150</b>	<b>150</b>				
<b>4.000 RESPONSE OPERATIONS</b>							
4.001 Office- Type B (Deputy Chief Operations-DC)	180	180	180		accommodates small conference table for (4) and workstation		
4.002 Office- Type D (Admin Assistant-DC)	120	120	120		allows for (1) potential guest chair and workstation		
4.003 Office- Type E (Battalion Chief Training-DC)	180	180	180		shared by shift, accommodates small conference table for (4) and workstation		
4.004 Office- Type D (Lieutenant Training-BCT)	120	120	120		allows for (1) potential guest chair and workstation		
Subtotal	<b>600</b>	<b>600</b>	<b>600</b>				
<b>5.000 ADMINISTRATIVE SUPPORT AREAS</b>							
5.001 Conference Room	325	325	325		for 10 w/counter, coffee bar		
5.002 Work/Copy/Mail/Supply Storage Room	180	180	180		potential access to active file storage		
5.003 File Storage- Active	100	100	100		secure		
5.004 File storage- Archive	200	200	200		secure, accommodates high density storage		
5.005 PIO Supply Storage	64	64	64		general storage of public education supplies		
5.006 Breakroom	200	200	200		seating for 4-6 with coffee bar		
5.007 Administrative Restroom M/F	180	180	180		(2) RR/Shwr x 90sf		
5.008 Custodial Room	48	48	48				

**Fire Station Space Needs**

Fire Station 42 (continued)

	Subtotal	1,297	1,297	1,297			
<b>6.000 CREW OFFICE AREA</b>							
6.001 Firefighter Work Area		375	475	475	Seating for 7	Seating for 10	Seating for 10
6.002 Lieutenant- Officers Office		180	180	180	shared by shift, accommodates small conference table for (4) and workstation, adjacent to firefighter work area		
6.003 Firefighter Work Area Supply Storage		0	0	0	adjacent to firefighter work area		
	Subtotal	555	655	655			
<b>7.000 CREW LIVING AREA</b>							
7.001 Kitchen/Dining		550	700	700	Seating for 8	Seating for 12	Seating for 12
7.002 Pantry		50	50	50			
7.003 Dayroom		425	550	550	seating for 8	seating for 11- tiered floor	seating for 11- tiered floor
7.004 Sleeping Room (BC)		135	135	135	away from FF sleeping rooms, adjacent to BC office		
7.005 Toilet/Shower Room (BC)		90	90	90	connected to BC sleeping room		
7.006 Sleeping Room- FF		945	1485	1485	135sf x 7 sleeping rooms	135sf x 11 sleeping rooms	135sf x 11 sleeping rooms
7.007 Sleeping Room- spare		135	270	270	135sf x 1 sleeping room, move-ups	135sf x 2 sleeping room, move-ups	135sf x 2 sleeping room, move-ups
7.008 Toilet/Shower Room- FF		360	450	450	(4) Toilet/Shower rooms	(5) Toilet/Shower rooms	(5) Toilet/Shower rooms
7.009 Common Lavatory		80	80	80	lavatory area outside of individual toilet/shower rooms		
7.010 Laundry		100	100	100	single W/D	(2) stacked W/D	(2) stacked W/D
7.011 Exercise Room		800	900	900	verify with FD		
7.012 Custodial		0	0	0	combine with laundry		
	Subtotal	3,670	4,810	4,810			
<b>8.000 APPARATUS BAY / BAY SUPPORT AREA</b>							
8.001 Apparatus Bays (Attached)							
Bay 1- 38'-0" x 21'-0" (universal bay at 49')		1,029	1,029	1,029	Command- 1/2 bay- assumes 25'-0"	Command- 1/2 bay- assumes 25'-0"	Command- 1/2 bay- assumes 25'-0"
Bay 2 - 38'-0" x 18'-0" (universal bay at 49')		882	882	882	Aid 42- assumes 25'-0"	Aid 42- assumes 25'-0"	Aid 42- assumes 25'-0"
Bay 3 - 38'-0" x 18'-0" (universal bay at 49')		882	882	882	KC Medic 47- assumes 25'-0"	KC Medic 47- assumes 25'-0"	KC Medic 47- assumes 25'-0"
Bay 4 - 49'-0" x 18'-0"		882	882	882	Engine 42- assumes 36'-0"	Engine 42- assumes 36'-0"	Engine 42- assumes 36'-0"
Bay 5 - 61'-0" x 21'-0"		1,281	1,281	1,281	Ladder 42- assumes 48'-0"	Ladder 42- assumes 48'-0"	Ladder 42- assumes 48'-0"
8.002 Reserve/Support Apparatus Bays (detached)							
Bay 1- 60'-0" x 19'-0"		See 8.002 below			Reserve BC, Reserve Medic	Reserve BC, Reserve Medic	Reserve BC, Reserve Medic
Bay 2- 60'-0" x 16'-0"		See 8.002 below			Reserve Engine	Reserve Engine	Reserve Engine
Bay 3- 60'-0" x 19'-0"		See 8.002 below			Hazmat F550	Hazmat F550	Hazmat F550
8.003 Bay Toilet Room		60	60	60			
8.004 Shop/Tool Bench		150	150	150			
8.005 EMS/ALS Storage		120	120	120			
8.006 Medical Gas Storage		40	40	40		req if > 504 cu. ft	
8.007 Delivery Room		100	100	100			
8.008 Operational Storage		300	300	300		75sf/ first out apparatus	
8.009 Bulk Custodial Storage		80	80	80			
8.010 Decontamination Room		150	150	150			
8.011 Cleaning/Extractor Room		125	125	125			
8.012 Turnout Gear w/gear dryer (accommodates future 4 platoons)		462	602	602	4 shifts x 8 (32) plus (4) spares= (36)	4 shifts x 11 (44) plus (4) spares= (48)	4 shifts x 11 (44) plus (4) spares= (48)
8.013 Hose Storage		40	40	40		4'-0" x 10'-0" rack	
8.014 Disaster Relief Supply Room		75	75	75		water, MRE's, misc. supplies	
8.015 Apparatus Wash Alcove		40	40	40		mops, squeegees, cleaning supplies, mop buckets	
8.016 Compressor Room- SCBA/House Air		100	100	100		sound isolated from fill area	
8.017 SCBA Maintenance/Fill		100	100	100		sized for SCBA fill station replacement	
8.018 Equipment Issue		50	50	50		can be co-located	
8.019 Ice Machine Alcove		20	20	20		plumbed	
8.020 Apparatus Bay Airlock/Boot wash		100	100	100		(2) decon vestibules between station and bay	
8.021 CERT Storage		75	100	100		exterior access- verify	
	Subtotal	7,143	7,308	7,308			

**Fire Station Space Needs**

Fire Station 42 (continued)

<b>9.000</b>	<b>SYSTEMS</b>						
9.001	Stairs	800	800	800	assumes (2) flights- 200sf per floor		
9.002	Elevator	85	85	85			
9.003	Elevator Machine Room	55	55	55	assumes hydraulic		
9.004	Pole Hole	0	0	0	Not used		
9.005	IT/Server/Tele Room	120	120	120			
9.006	Electrical Room	180	180	180			
9.007	Mechanical Room	300	300	300			
9.008	Fire Sprinkler Riser Room	100	100	100			
	Subtotal	<b>1640</b>	<b>1640</b>	<b>1640</b>			
<b>STATION SUBTOTAL NSF</b>		18,803	20,208	20,208			
<b>STATION GROSSING FACTOR</b>		1.30	1.30	1.30	circulation, structure, walls,		
<b>TOTAL GROSS SF</b>		<b>24,444</b>	<b>26,270</b>	<b>26,270</b>			
<b>8.002</b>	<b>RESERVE/SUPPORT APPARATUS BAYS (detached)</b>						
	Bay 1- 60'-0" x 19'-0"	1,140	1,140	1,140	Reserve BC, Reserve Medic	Reserve BC, Reserve Medic	Reserve BC, Reserve Medic
	Bay 2- 60'-0" x 16'-0"	960	960	960	Reserve Engine	Reserve Engine	Reserve Engine
	Bay 3- 60'-0" x 19'-0"	1,140	1,140	1,140	Hazmat F550	Hazmat F550	Hazmat F550
	Subtotal	<b>3,240</b>	<b>3,240</b>	<b>3,240</b>			
<b>SUPPORT APPARTAUS BAYS SUBTOTAL NSF</b>							
<b>SUPPORT PPARATUS BAYS GROSSING FACTOR</b>		1.10	1.10	1.10			
<b>SUPPORT APPARATUS BAYS TOTAL GROSS SF</b>		<b>3,564</b>	<b>3,564</b>	<b>3,564</b>			
	Visitor Parking	TBD	TBD	TBD	per zoning code- 1/500sf entire parking requirement (total req'd ranges from 34-53 depending on calculation)		
	Accessible Parking	2	2	2	near entry		
	Admin Parking	12	12	12			
	Firefighter Parking	14	22	22	secure parking-(2) x firefighter staffing to allow for shift change (non assigned for spare rooms)		
	<b>Total Parking Exterior</b>	<b>28</b>	<b>36</b>	<b>36</b>			
	Visiting Apparatus Parking	2	2	2			
<b>SITE AMENITIES</b>							
	Solid waste storage/recycling enclosure	1	1	1			
	Generator & enclosure- exterior	1	1	1			
	Outdoor covered patio	1	1	1			
	Potential on-site fueling for south end of City						

2038 SF used for estimating purposes- Future Proofing

Fire Station Space Needs

Fire Station 44

Station 44 SPACE NEEDS 3.26.18				NOTES			
Existing Station located at 330 228th Street SW							
New Site Option at SW of 228th Street SW and Meridian Avenue S		MOVE-IN	2028	2038	MOVE-IN	2028	
						2038	
<b>APPARATUS</b>		<b>STAFFING</b>			Staffing 3 - Jump Crew (JC)	Staffing 5	Staffing 5
Aid 44		JC	2 (FF,FF)	2 (FF,FF)	Plus (2) spare sleeping rooms	Plus (3) spare sleeping rooms	Plus (3) spare sleeping rooms
Engine 44		3 (LT,FF,FF)	3 (LT,FF,FF)	3 (LT,FF,FF)			
Reserve Aid		0	0	0			
Reserve Engine		0	0	0			
Utility Truck		0	0	0			
HazMat Response Trailer		0	0	0			
					3 Platoons	Potential for 4 platoons	Potential for 4 Platoons
<b>1.000 PUBLIC AREA</b>							
1.001	Vestibule	64	64	64	energy code requirement > 10,000sf req		
1.002	Lobby/Waiting Area	175	175	175	secure from station, waiting area, brochures, blood pressure checks		
1.003	Public Restrooms	180	180	180	unisex- toilets, lav		
1.004	Public Meeting Room	750	750	750	(20) at 18" wide training tables		
1.005	Public Meeting Room- Storage	75	75	75	access from meeting room		
1.006	Custodial Room	48	48	48	assumes public access for meeting room		
	Subtotal	<b>1292</b>	<b>1292</b>	<b>1292</b>			
<b>2.000 CREW OFFICE AREA</b>							
2.001	Firefighter Work Area	275	375	375	Seating for 5	Seating for 8	Seating for 8
2.002	Lieutenant- Officers Office	180	180	180	shared by shift, accommodates small conference table for (4) and workstation, adjacent to firefighter work area		
2.003	Firefighter Work Area Supply Storage	0	0	0	adjacent to firefighter work area		
	Subtotal	<b>455</b>	<b>555</b>	<b>555</b>			
<b>3.000 CREW LIVING AREA</b>							
3.001	Kitchen/Dining	425	550	550	Seating for 5	Seating for 8	Seating for 8
3.002	Pantry	40	50	50			
3.003	Dayroom	375	425	425	seating for 6	seating for 8	seating for 8
3.004	Sleeping Room- FF	405	675	675	135sf x 3 sleeping rooms	135sf x 5 sleeping rooms	135sf x 5 sleeping rooms
3.005	Sleeping Room- spare	270	405	405	135sf x 2 sleeping room, move-ups	135sf x 3 sleeping room, move-ups	135sf x 3 sleeping room, move-ups
3.006	Toilet/Shower Room- FF	270	360	360	(3) Toilet/Shower rooms	(4) Toilet/Shower rooms	(4) Toilet/Shower rooms
3.007	Common Lavatory	40	40	40	lavatory area outside of individual toilet/shower rooms		
3.008	Laundry	100	100	100	single W/D	single W/D	single W/D
3.009	Exercise Room	600	700	700	verify with FD		
3.010	Custodial	0	0	0	combine with laundry		
	Subtotal	<b>2,525</b>	<b>3,305</b>	<b>3,305</b>			
<b>4.000 APPARATUS BAY / BAY SUPPORT AREA</b>							
4.001	Apparatus Bays (Attached)						
	Bay 1- 38'-0" x 21'-0" (universal bay at 49')	1,029	1,029	1,029	Aid 44- assumes 25'-0"	Aid 44- assumes 25'-0"	Aid 44- assumes 25'-0"
	Bay 2 - 49'-0" x 18'-0"	882	882	882	Engine 44- assumes 36'-0"	Engine 44- assumes 36'-0"	Engine 44- assumes 36'-0"
	Bay 3 - 49'-0" x 18'-0"	882	882	882	Util Truck F550, HazMAT Resp Trailer	Util Truck F550, HazMAT Resp Trailer	Util Truck F550, HazMAT Resp Trailer
	Bay 4 - 79'-0" x 21'-0"	1,659	1,659	1,659	Reserve Engine 36', Reserve Aid 25'	Reserve Engine 36', Reserve Aid 25'	Reserve Engine 36', Reserve Aid 25'
4.002	Bay Toilet Room	60	60	60			
4.003	Shop/Tool Bench	150	150	150			
4.004	EMS/ALS Storage	80	80	80			
4.005	Medical Gas Storage	40	40	40			
4.006	Delivery Room	50	50	50			
					req if > 504 cu. ft		

**Fire Station Space Needs**

Fire Station 44 (continued)

4.007	Operational Storage	225	225	225	75sf/ first out apparatus
4.008	Bulk Custodial Storage	60	60	60	
4.009	Decontamination Room	150	150	150	
4.010	Cleaning /Extractor Room	125	125	125	
4.011	Turnout Gear w/gear dryer (accommodates future 4 platoons)	354	462	662	4 shifts x 5 (20) plus (4) spares= (24)   4 shifts x 8 (32) plus (4) spares= (36)   4 shifts x 8 (32) plus (4) spares= (36)
4.012	Hose Storage	40	40	40	4'-0" x 10'-0" rack
4.013	Disaster Relief Supply Room	75	75	75	water, MRE's, misc. supplies
4.014	Apparatus Wash Alcove	40	40	40	mops, squeegees, cleaning supplies, mop buckets
4.015	Compressor Room- SCBA/House Air	100	100	100	sound isolated from fill area
4.016	SCBA Maintenance/Fill	100	100	100	sized for SCBA fill station replacement
4.017	Equipment Issue	0	0	0	can be co-located
4.018	Ice Machine Alcove	20	20	20	plumbed
4.019	Apparatus Bay Airlock/Boot wash	100	100	100	(2) decon vestibules between station and bay
4.020	CERT Storage	75	75	75	exterior access- verify
	Subtotal	6296	6404	<b>6,604</b>	
<b>5.000</b>	<b>SYSTEMS</b>				
5.001	Stairs	800	800	800	assumes (2) flights- 200sf per floor
5.002	Elevator	85	85	85	
5.003	Elevator Machine Room	55	55	55	assumes hydraulic
5.004	Pole Hole	0	0	0	Not used
5.005	IT/Server/Tele Room	100	100	100	
5.006	Electrical Room	100	100	100	
5.007	Mechanical Room	200	200	200	
5.008	Fire Sprinkler Riser	40	40	40	riser alcove
	Subtotal	<b>1380</b>	<b>1380</b>	<b>1380</b>	
<b>STATION SUBTOTAL NSF</b>		11,948	12,936	13,136	
<b>STATION GROSSING FACTOR</b>		1.30	1.30	1.30	
<b>TOTAL GROSS SF</b>		<b>15,532</b>	<b>16,817</b>	<b>17,077</b>	
Visitor Parking	TBD	TBD	TBD	per zoning code- 1/500sf entire parking requirement (total req'd ranges from 17-35 depending on calculation)	
Accessible Parking	1	1	1	near entry	
Admin Parking	0	0	0	na	
Firefighter Parking	10	10	16	secure parking-(2) x firefighter staffing to allow for shift change (non assigned for spare rooms)	
<b>Total Parking Exterior</b>	11	11	17		
Visiting Apparatus Parking	1	1	1		
<b>SITE AMENITIES</b>					
Solid waste storage/recycling enclosure	1	1	1		
Generator & enclosure- exterior	1	1	1		
Outdoor covered patio	1	1	1		

2038 SF used for estimating purposes- Future Proofing

Fire Station Space Needs

Fire Station 45

Station 45 SPACE NEEDS 3.26.18				NOTES			
Existing Station located at 1608 217th Place SE		MOVE-IN	2028	2038	MOVE-IN	2028	2038
<b>APPARATUS</b>		<b>STAFFING</b>			Staffing 3 - Jump Crew (JC)	Staffing 5	Staffing 5
Aid 45		JC	2 (FF,FF)	2 (FF,FF)	Plus (2) spare sleeping rooms	Plus (3) spare sleeping rooms	Plus (3) spare sleeping rooms
Engine 45		3 (LT,FF,FF)	3 (LT,FF,FF)	3 (LT,FF,FF)			
Reserve Aid		0	0	0			
Reserve Engine (can accommodate ladder)		0	0	0			
					3 Platoons	Potential for 4 platoons	Potential for 4 Platoons
<b>1.000 PUBLIC AREA</b>					energy code requirement > 10,000sf req secure from station, waiting area, brochures, blood pressure checks unisex- toilets, lav (20) at 18" wide training tables access from meeting room assumes public access for meeting room		
1.001 Vestibule		64	64	64			
1.002 Lobby/Waiting Area		175	175	175			
1.003 Public Restrooms-Male		180	180	180			
1.004 Public Meeting Room		750	750	750			
1.005 Public Meeting Room- Storage		75	75	75			
1.006 Custodial Room		48	48	48			
	Subtotal	<b>1292</b>	<b>1292</b>	<b>1292</b>			
<b>2.000 CREW OFFICE AREA</b>					Seating for 5	Seating for 5	Seating for 8
2.001 Firefighter Work Area		275	275	375	shared by shift, accommodates small conference table for (4) and workstation, adjacent to firefighter work area		
2.002 Lieutenant- Officers Office		180	180	180	adjacent to firefighter work area		
2.003 Firefighter Work Area Supply Storage		0	0	0	office to accommodate (2) with secure entry		
2.004 Police Report Office		225	225	225			
	Subtotal	<b>680</b>	<b>680</b>	<b>780</b>			
<b>3.000 CREW LIVING AREA</b>					Seating for 5	Seating for 8	Seating for 8
3.001 Kitchen/Dining		425	550	550	seating for 6		
3.002 Pantry		40	50	50	seating for 8		
3.003 Dayroom		375	425	425	seating for 8		
3.004 Sleeping Room- FF		405	675	675	135sf x 3 sleeping rooms	135sf x 5 sleeping rooms	135sf x 5 sleeping rooms
3.005 Sleeping Room- spare		270	405	405	135sf x 2 sleeping room, move-ups	135sf x 3 sleeping room, move-ups	135sf x 3 sleeping room, move-ups
3.006 Toilet/Shower Room- FF		270	360	360	(3) Toilet/Shower rooms	(4) Toilet/Shower rooms	(4) Toilet/Shower rooms
3.007 Common Lavatory		40	40	40	lavatory area outside of individual toilet/shower rooms		
3.008 Laundry		100	100	100	single W/D	single W/D	single W/D
3.009 Exercise Room		600	700	700	verify with FD		
3.010 Custodial		0	0	0	combine with laundry		
	Subtotal	<b>2,525</b>	<b>3,305</b>	<b>3,305</b>			
<b>4.000 APPARATUS BAY / BAY SUPPORT AREA</b>							
4.001 Apparatus Bays (Attached)					Aid 45- assumes 25'-0"	Aid 45- assumes 25'-0"	Aid 45- assumes 25'-0"
Bay 1 - 38'-0" x 21'-0" (universal bay at 49')		1,029	1,029	1,029	Engine 45- assumes 36'-0"	Engine 45- assumes 36'-0"	Engine 45- assumes 36'-0"
Bay 2 - 49'-0" x 18'-0"		882	882	882	Reserve Aid- assumes 25'-0"	Reserve Aid- assumes 25'-0"	Reserve Aid- assumes 25'-0"
Bay 3 - 38'-0" x 18'-0" (universal bay at 49')		882	882	882	Reserve Engine-assumes 48'-0"	Reserve Engine-assumes 48'-0"	Reserve Engine-assumes 48'-0"
Bay 4 - 61'-0" x 21'-0" (accommodates ladder)		1,281	1,281	1,281			
4.002 Bay Toilet Room		60	60	60			
4.003 Shop/Tool Bench		150	150	150			
4.004 EMS/ALS Storage		80	80	80			
4.005 Medical Gas Storage		40	40	40	req if > 504 cu. ft		
4.006 Delivery Room		50	50	50			
4.007 Operational Storage		225	225	225	75sf/ first out apparatus		

**Fire Station Space Needs**

Fire Station 45 (continued)

4.008	Bulk Custodial Storage	60	60	60	
4.009	Decontamination Room	150	150	150	
4.010	Cleaning /Extractor Room	125	125	125	
4.011	Turnout Gear w/gear dryer (accommodates future 4 platoons)	354	462	462	4 shifts x 5 (20) plus (4) spares= (24)    4 shifts x 8 (32) plus (4) spares= (36)    4 shifts x 8 (32) plus (4) spares= (36)
4.012	Hose Storage	40	40	40	4'-0" x 10'-0" rack
4.013	Disaster Relief Supply Room	75	75	75	water, MRE's, misc. supplies
4.014	Apparatus Wash Alcove	40	40	40	mops, squeegees, cleaning supplies, mop buckets
4.015	Compressor Room- SCBA/House Air	100	100	100	sound isolated from fill area
4.016	SCBA Maintenance/Fill	100	100	100	sized for SCBA fill station replacement
4.017	Equipment Issue	0	0	0	can be co-located
4.018	Ice Machine Alcove	20	20	20	plumbed
4.019	Apparatus Bay Airlock/Boot wash	100	100	100	(2) decon vestibules between station and bay
4.020	CERT Storage	75	75	75	exterior access- verify
	Subtotal	5918	6026	<b>6,026</b>	
<b>5.000</b>	<b>SYSTEMS</b>				
5.001	Stairs	800	800	800	assumes (2) flights- 200sf per floor
5.002	Elevator	85	85	85	
5.003	Elevator Machine Room	55	55	55	assumes hydraulic
5.004	Pole Hole	0	0	0	Not used
5.005	IT/Server/Tele Room	100	100	100	
5.006	Electrical Room	100	100	100	
5.007	Mechanical Room	200	200	200	
5.008	Fire Sprinkler Riser	40	40	40	riser alcove
	Subtotal	<b>1380</b>	<b>1380</b>	<b>1380</b>	
<b>STATION SUBTOTAL NSF</b>		11,795	12,683	12,783	
<b>STATION GROSSING FACTOR</b>		1.30	1.30	1.30	
<b>TOTAL GROSS SF</b>		<b>15,334</b>	<b>16,488</b>	<b>16,618</b>	
Visitor Parking	TBD	TBD	TBD	per zoning code- 1/500sf entire parking requirement (total req'd ranges from 18-33 depending on calculation)	
Accessible Parking	1	1	1	near entry	
Admin Parking	0	0	0	na	
Firefighter Parking	10	10	16	secure parking-(2) x firefighter staffing to allow for shift change (non assigned for spare rooms)	
Police Parking	2	2	2		
<b>Total Parking Exterior</b>	13	13	19		
Visiting Apparatus Parking	1	1	1		
<b>SITE AMENITIES</b>					
Solid waste storage/recycling enclosure	1	1	1		
Generator & enclosure- exterior	1	1	1		
Outdoor covered patio	1	1	1		

  2038 SF used for estimating purposes- Future Proofing

Fire Station Space Needs

Kingsgate Station

Kingsgate Station SPACE NEEDS 3.26.18				NOTES		
New site option A - 15360 Juanita-Woodinville Way NE						
New site option B - 10808 NE 145th Street						
	MOVE-IN	2028	2038	MOVE-IN	2028	2038
<b>APPARATUS</b>						
Aid	JC	2 (FF,FF)	2 (FF,FF)	Staffing 3 - Jump Crew (JC)	Staffing 5	Staffing 5
Engine	3 (LT,FF,FF)	3 (LT,FF,FF)	3 (LT,FF,FF)	Plus (2) spare sleeping rooms	Plus (1) spare sleeping rooms	Plus (1) spare sleeping rooms
Reserve Aid	0	0	0			
Reserve Engine (can accommodate ladder)	0	0	0			
				3 Platoons	Potential for 4 platoons	Potential for 4 Platoons
<b>1.000 PUBLIC AREA</b>						
1.001 Vestibule	64	64	64	energy code requirement > 10,000sf req		
1.002 Lobby/Waiting Area	120	120	120	secure from station, waiting area, brochures, blood pressure checks		
1.003 Public Restrooms-Unisex	60	60	60	unisex- toilet, lav		
1.004 Public Meeting Room	0	0	0			
1.005 Public Meeting Room- Storage	0	0	0			
1.006 Custodial Room	0	0	0			
Subtotal	<b>244</b>	<b>244</b>	<b>244</b>			
<b>2.000 CREW OFFICE AREA</b>						
2.001 Firefighter Work Area	180	275	275	Seating for 3	Seating for 3	Seating for 5
2.002 Lieutenant- Officers Office	180	180	180	shared by shift, accommodates small conference table for (4) and workstation, adjacent to firefighter work area		
2.003 Firefighter Work Area Supply Storage	0	0	0	adjacent to firefighter work area		
2.004 Police Report Office	225	225	225	office to accommodate (2) with secure entry		
Subtotal	<b>585</b>	<b>680</b>	<b>680</b>			
<b>3.000 CREW LIVING AREA</b>						
3.001 Kitchen/Dining	300	425	425	Seating for 3	Seating for 5	Seating for 5
3.002 Pantry	0	50	50			
3.003 Dayroom	250	375	375	Seating for 3	Seating for 5	Seating for 5
3.004 Sleeping Room- FF	405	675	675	135sf x 3 sleeping rooms	135sf x 5 sleeping rooms	135sf x 5 sleeping rooms
3.005 Sleeping Room- spare	270	135	135	135sf x 2 sleeping room, move-ups	135sf x 1 sleeping room, move-ups	135sf x 1 sleeping room, move-ups
3.006 Toilet/Shower Room- FF	180	270	270	(2) Toilet/Shower rooms	(3) Toilet/Shower rooms	(3) Toilet/Shower rooms
3.007 Common Lavatory	0	40	40	lavatory area outside of individual toilet/shower rooms		
3.008 Laundry	100	100	100	single W/D	single W/D	single W/D
3.009 Exercise Room	500	600	600	verify with FD		
3.010 Custodial	0	0	0	combine with laundry		
Subtotal	<b>2,005</b>	<b>2,670</b>	<b>2,670</b>			
<b>4.000 APPARATUS BAY / BAY SUPPORT AREA</b>						
4.001 Apparatus Bays (Attached)						
Bay 1 - 38'-0" x 21'-0" (universal bay at 49')	1,029	1,029	1,029	Aid 45- assumes 25'-0"	Aid 45- assumes 25'-0"	Aid 45- assumes 25'-0"
Bay 2 - 49'-0" x 18'-0"	882	882	882	Engine 45- assumes 36'-0"	Engine 45- assumes 36'-0"	Engine 45- assumes 36'-0"
Bay 3 - 38'-0" x 18'-0" (universal bay at 49')	882	882	882	Reserve Aid- assumes 25'-0"	Reserve Aid- assumes 25'-0"	Reserve Aid- assumes 25'-0"
Bay 4 - 61'-0" x 21'-0" (accommodates ladder)	1,281	1,281	1,281	Reserve Engine-assumes 48'-0"	Reserve Engine-assumes 48'-0"	Reserve Engine-assumes 48'-0"
4.002 Bay Toilet Room	60	60	60			
4.003 Shop/Tool Bench	120	150	150			
4.004 EMS/ALS Storage	80	80	80			
4.005 Medical Gas Storage	40	40	40		req if > 504 cu. ft	
4.006 Delivery Room	50	50	50			
4.007 Operational Storage	150	225	225		75sf/ first out apparatus	

**Fire Station Space Needs**

Kingsgate Station (continued)

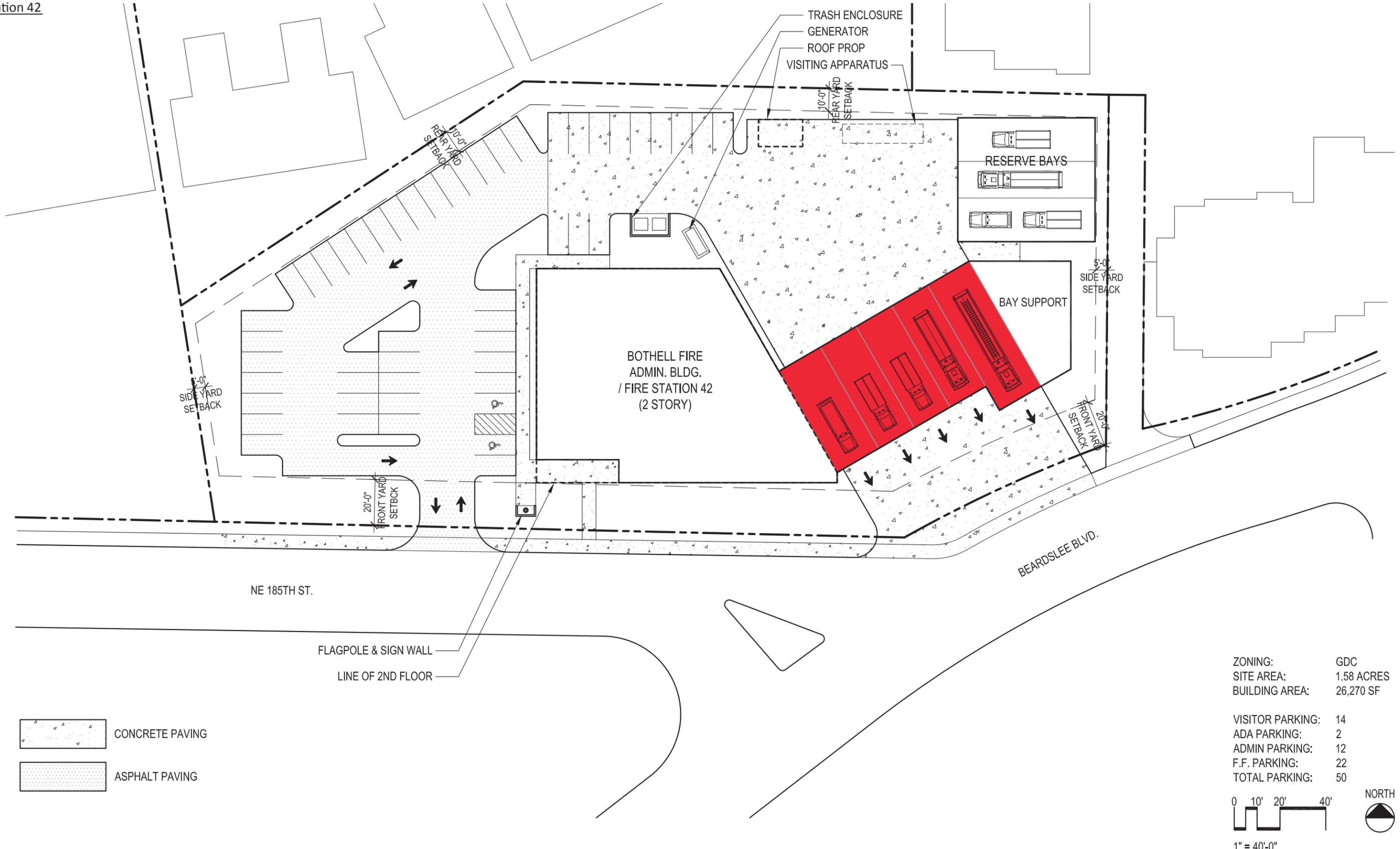
4.008	Bulk Custodial Storage	60	60	60	
4.009	Decontamination Room	150	150	150	
4.010	Cleaning /Extractor Room	125	125	125	
4.011	Turnout Gear w/ gear dryer (accommodates future 4 platoons)	354	354	354	4 shifts x 5 (20) plus (4) spares= (24)   4 shifts x 5 (20) plus (4) spares= (24)   4 shifts x 5 (20) plus (4) spares= (24)
4.012	Hose Storage	40	40	40	4'-0" x 10'-0" rack
4.013	Disaster Relief Supply Room	75	75	75	water, MRE's, misc. supplies
4.014	Apparatus Wash Alcove	40	40	40	mops, squeegees, cleaning supplies, mop buckets
4.015	Compressor Room- SCBA/House Air	100	100	100	sound isolated from fill area
4.016	SCBA Maintenance/Fill	100	100	100	sized for SCBA fill station replacement
4.017	Equipment Issue	0	0	0	can be co-located
4.018	Ice Machine Alcove	20	20	20	plumbed
4.019	Apparatus Bay Airlock/Boot wash	100	100	100	(2) decon vestibules between station and bay
4.020	CERT Storage	75	75	75	exterior access- verify
	Subtotal	<b>5,813</b>	<b>5,918</b>	<b>5,918</b>	
<b>5.000</b>	<b>SYSTEMS</b>				
5.001	Stairs	0	0	0	assumes (1) story station
5.002	Elevator	0	0	0	
5.003	Elevator Machine Room	0	0	0	
5.004	Pole Hole	0	0	0	
5.005	IT/Server/Tele Room	100	100	100	
5.006	Electrical Room	100	100	100	
5.007	Mechanical Room	225	225	225	
5.008	Fire Sprinkler Riser	40	40	40	riser alcove
	Subtotal	<b>465</b>	<b>465</b>	<b>465</b>	
<b>STATION SUBTOTAL NSF</b>		9,112	9,977	9,977	
<b>STATION GROSSING FACTOR</b>		1.30	1.30	1.30	
<b>TOTAL GROSS SF</b>		<b>11,846</b>	<b>12,970</b>	<b>12,970</b>	
Visitor Parking	TBD	TBD	TBD	per zoning code- 1/500sf entire parking requirement (total req'd ranges from 11-26 depending on calculation)	
Accessible Parking	1	1	1	near entry	
Admin Parking	0	0	0	na	
Firefighter Parking	10	10	10	secure parking-(2) x firefighter staffing to allow for shift change (non assigned for spare rooms)	
Police Parking	2	2	2		
<b>Total Parking Exterior</b>		<b>13</b>	<b>13</b>	<b>13</b>	
Visiting Apparatus Parking	1	1	1		
<b>SITE AMENITIES</b>					
Solid waste storage/recycling enclosure	1	1	1		
Generator & enclosure- exterior	1	1	1		
Outdoor covered patio	1	1	1		

  2038 SF used for estimating purposes- Future Proofing

# FIRE STATION SITE TEST-TO-FIT DIAGRAMS

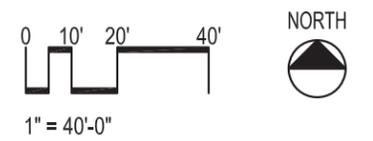
Fire Station Site Test-to-Fit Diagrams

Fire Station 42



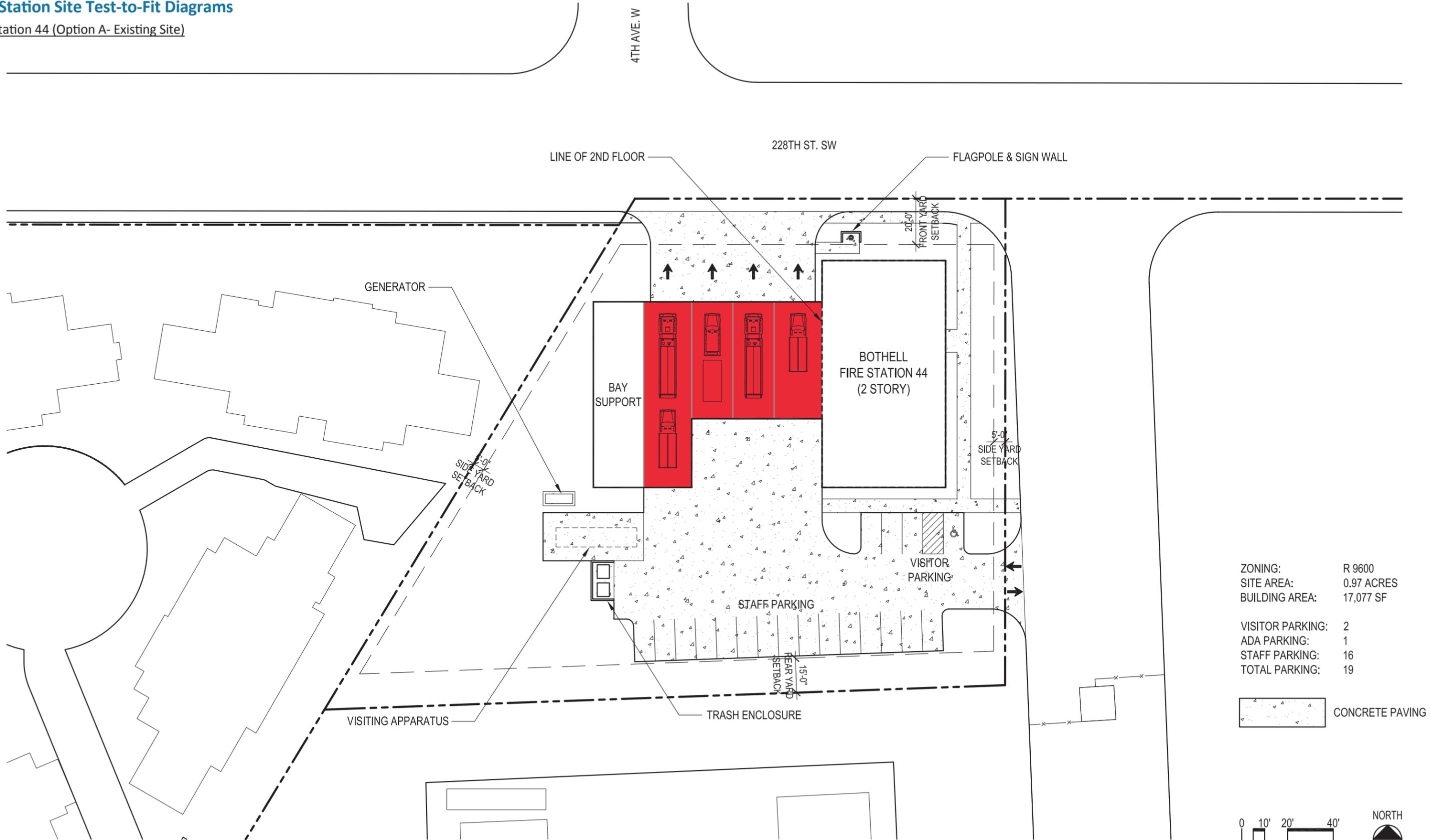
ZONING:	GDC
SITE AREA:	1.58 ACRES
BUILDING AREA:	26,270 SF

VISITOR PARKING:	14
ADA PARKING:	2
ADMIN PARKING:	12
F.F. PARKING:	22
TOTAL PARKING:	50



**Fire Station Site Test-to-Fit Diagrams**

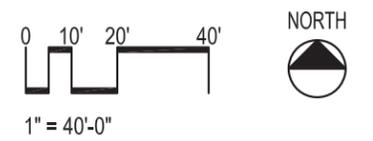
Fire Station 44 (Option A- Existing Site)



ZONING: R 9600  
 SITE AREA: 0.97 ACRES  
 BUILDING AREA: 17,077 SF

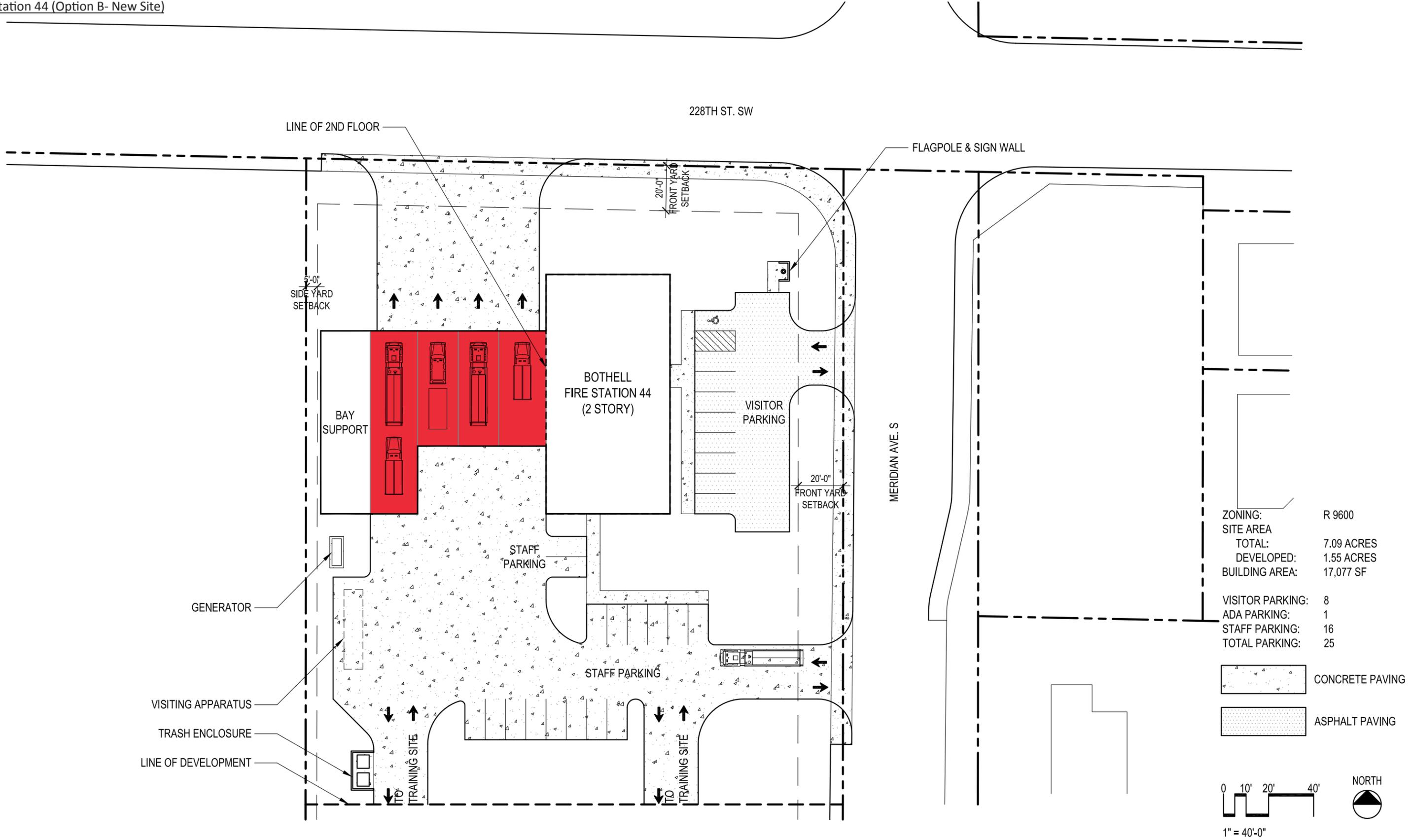
VISITOR PARKING: 2  
 ADA PARKING: 1  
 STAFF PARKING: 16  
 TOTAL PARKING: 19

 CONCRETE PAVING



**Fire Station Site Test-to-Fit Diagrams**

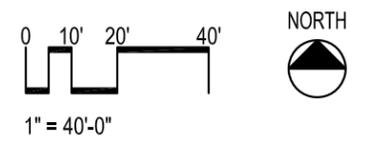
Fire Station 44 (Option B- New Site)



ZONING:	R 9600
SITE AREA	
TOTAL:	7.09 ACRES
DEVELOPED:	1.55 ACRES
BUILDING AREA:	17,077 SF

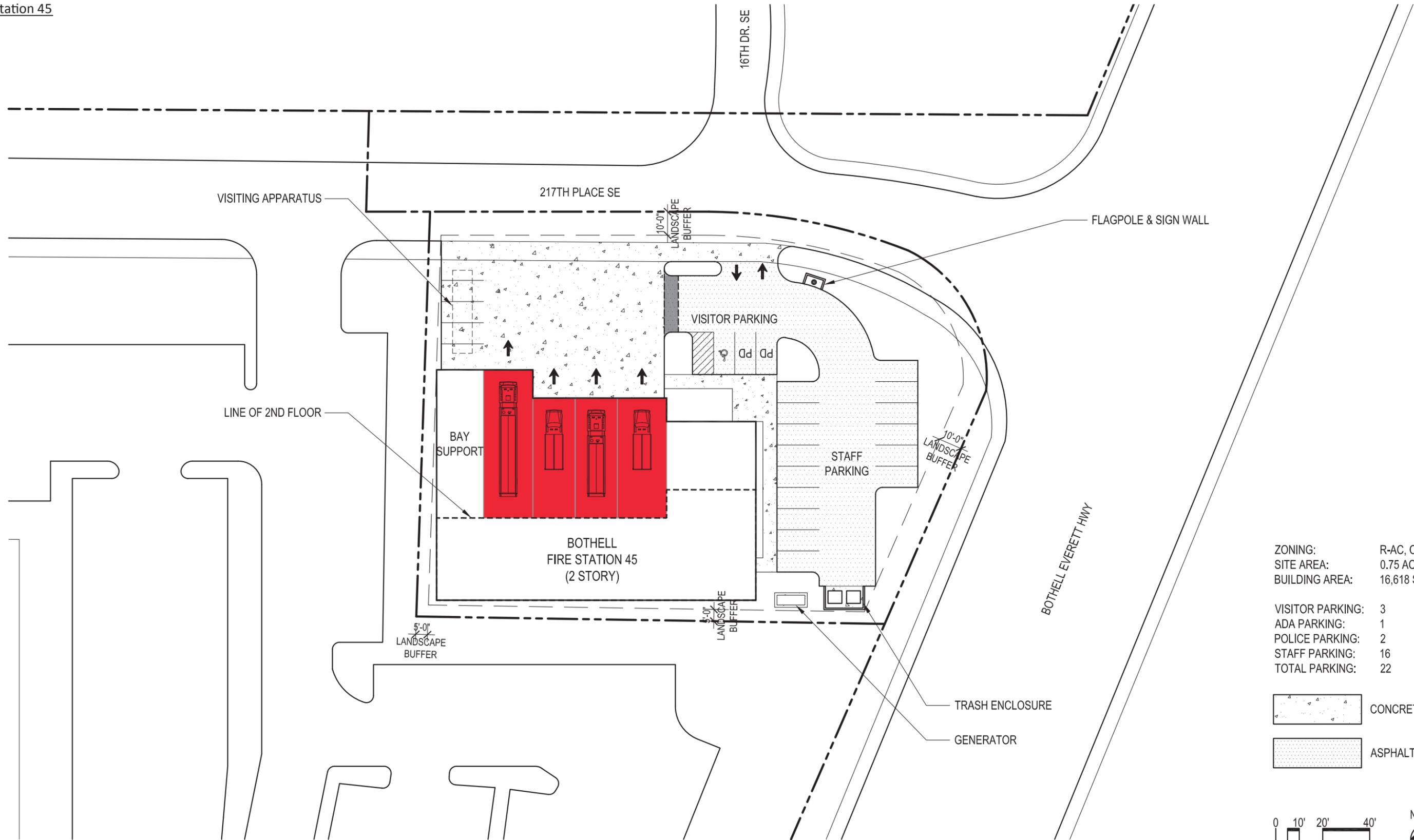
VISITOR PARKING:	8
ADA PARKING:	1
STAFF PARKING:	16
TOTAL PARKING:	25

- CONCRETE PAVING
- ASPHALT PAVING



Fire Station Site Test-to-Fit Diagrams

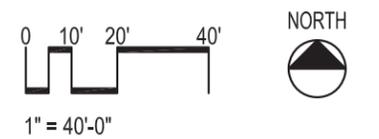
Fire Station 45



ZONING: R-AC, OP, LI  
 SITE AREA: 0.75 ACRES  
 BUILDING AREA: 16,618 SF

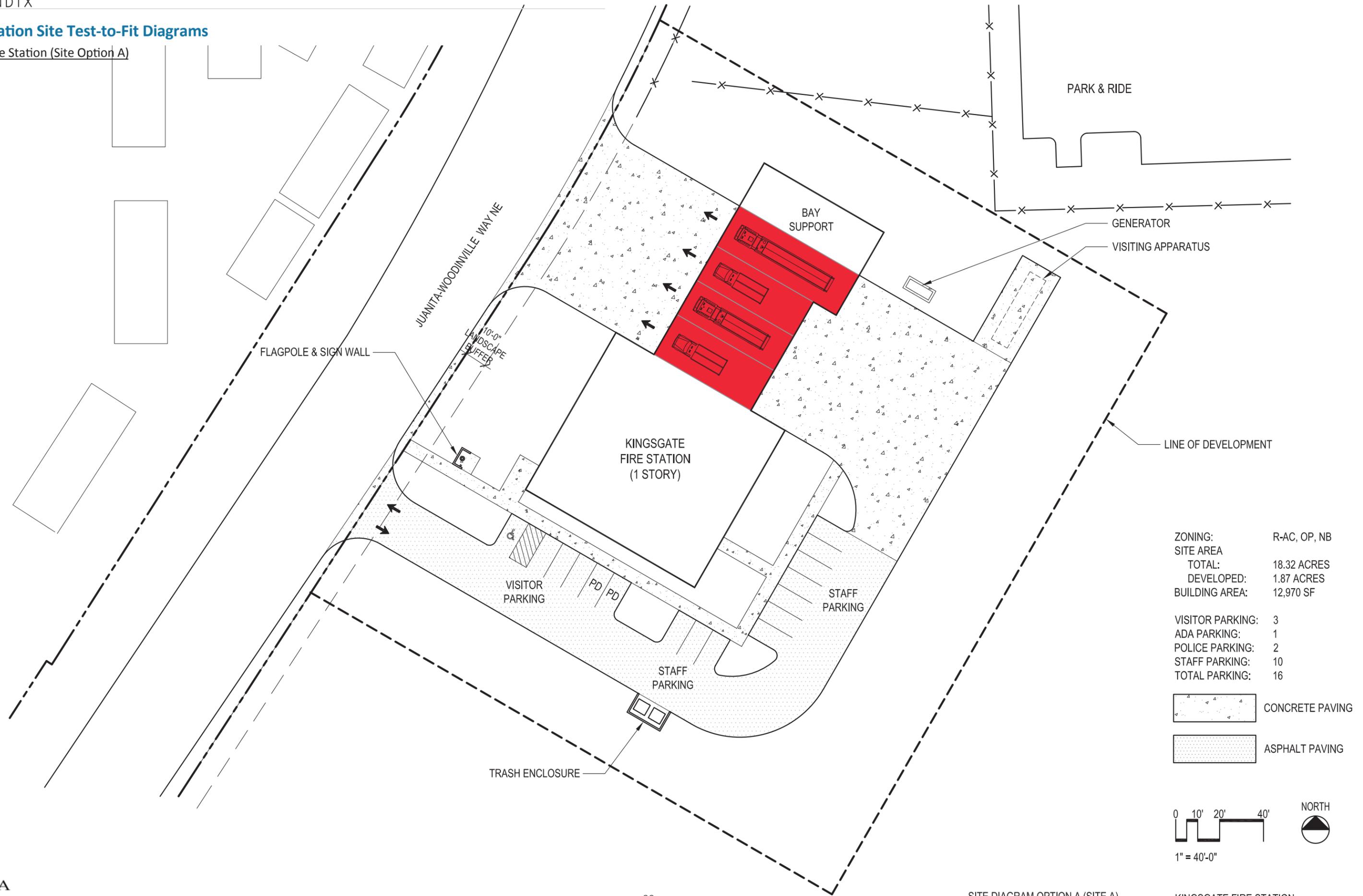
VISITOR PARKING: 3  
 ADA PARKING: 1  
 POLICE PARKING: 2  
 STAFF PARKING: 16  
 TOTAL PARKING: 22

CONCRETE PAVING  
 ASPHALT PAVING



**Fire Station Site Test-to-Fit Diagrams**

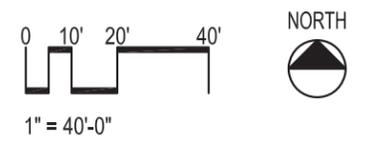
Kingsgate Station (Site Option A)



ZONING:	R-AC, OP, NB
SITE AREA	
TOTAL:	18.32 ACRES
DEVELOPED:	1.87 ACRES
BUILDING AREA:	12,970 SF

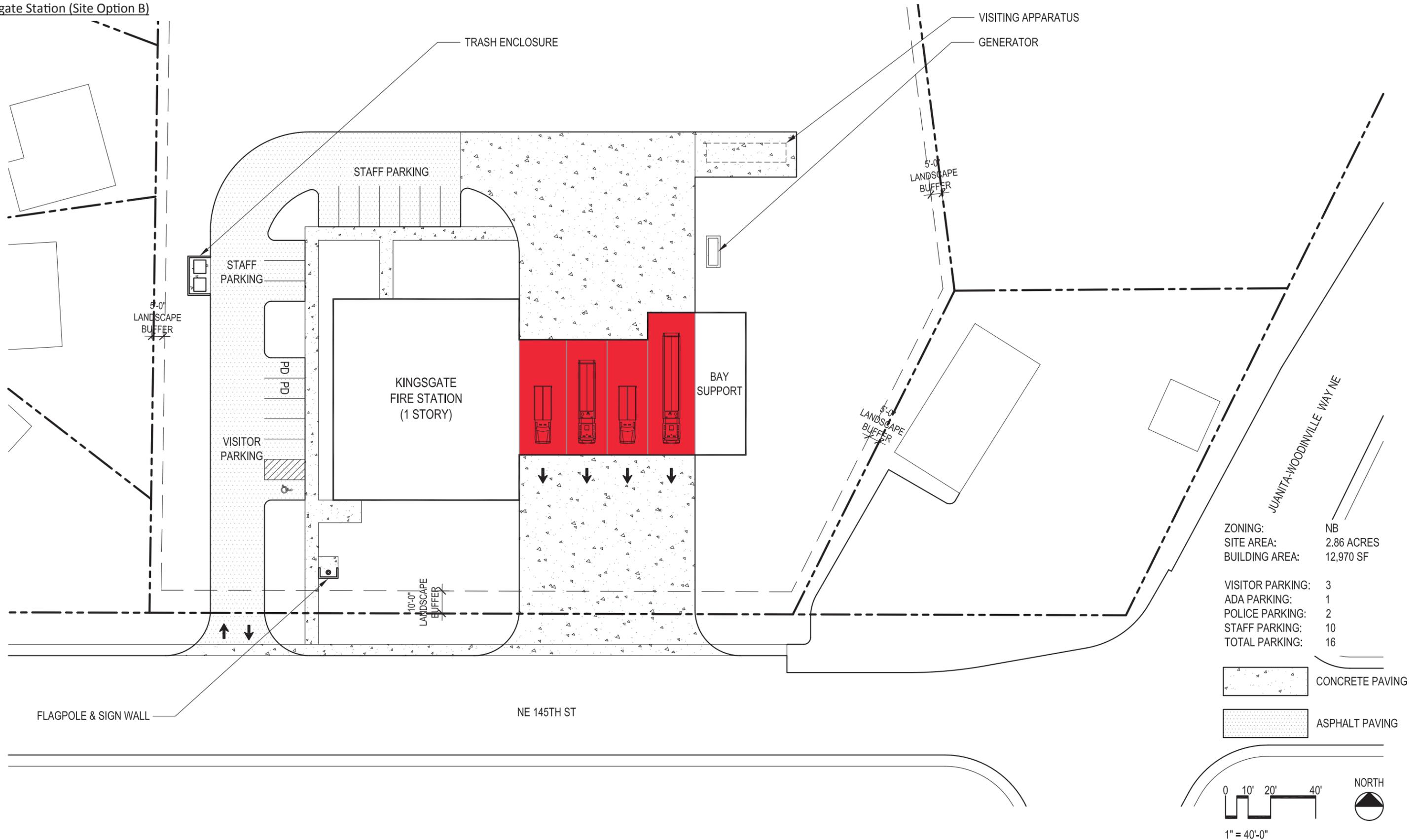
VISITOR PARKING:	3
ADA PARKING:	1
POLICE PARKING:	2
STAFF PARKING:	10
TOTAL PARKING:	16

	CONCRETE PAVING
	ASPHALT PAVING



**Fire Station Site Test-to-Fit Diagrams**

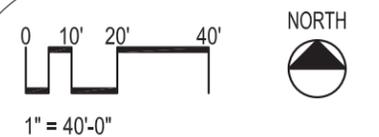
Kingsgate Station (Site Option B)



ZONING: NB  
 SITE AREA: 2.86 ACRES  
 BUILDING AREA: 12,970 SF

VISITOR PARKING: 3  
 ADA PARKING: 1  
 POLICE PARKING: 2  
 STAFF PARKING: 10  
 TOTAL PARKING: 16

CONCRETE PAVING  
 ASPHALT PAVING



# MUNICIPAL COURT SPACE NEEDS & SPACE CONCEPT DIAGRAM

Municipal Court Space Needs

City of Bothell Municipal Court SPACE NEEDS 3.26.18				NOTES			
Existing Courthouse located at 18305 101st Avenue NE		MOVE-IN	2028	2038	MOVE-IN	2028	2038
<b>STAFFING</b>		<b>STAFFING</b>			Staffing 12	Staffing X	Staffing X
Clerk		5					
Admin Manager		2					
Probation		3					
Judge		2					
Transitory- Attorney							
<b>1.000 PUBLIC AREA</b>							
1.001	Vestibule	50			Security check point between entry lobby and secure lobby  ADA accessible ADA accessible		
1.002	Entry Lobby/Waiting Area	65					
1.003	Secure Lobby	250					
1.004	Jury Assembly	350					
1.005	Attorney Conference / Library	100					
1.006	Women's Restroom	60					
1.007	Men's Restroom	60					
1.008							
	Subtotal	935	0	0			
<b>2.000 COURTROOM</b>							
2.001	Courtroom (L)	1000			Seating for 68		
2.002	Courtroom (S)	670			Seating for 40		
	Subtotal	1,670	0	0			
<b>3.000 ADMIN / SUPPORT</b>							
3.001	Clerks Office	365			(5) Workstations		
3.002	File & Record Storage	75			Semi private space next to provation office		
3.003	Storage	60					
3.004	Admin Manager's Office	125					
3.005	Judge's Chamber (1)	145					
3.005	Judge's Chamber (2)	185					
3.006	Jury Deliberation	225					
3.007	Probation Interview Room	0					
3.008	Probation Office	215					
3.009	Break Room	110					
3.010	Restroom - Judge	55					
3.011	Restroom - Jury	80					
3.012	Women's Restroom - Staff	75					
3.013	Men's Restroom -Staff	75					
3.014	Custodial	45					
	Subtotal	1,835	0	0	(3) Workstations		
<b>5.000 SYSTEMS</b>							
5.001	Stairs	80			Existing		
5.002	Elevator						
5.003	Elevator Machine Room						
5.004	IT/Server/Tele Room	70					
5.005	Electrical Room				Existing - Basement		

**Municipal Court Space Needs**

(Continued)

5.006	Mechanical Room				Existing - Basement
5.007	Fire Sprinkler Riser	40			
	Subtotal	190	0	0	
<b>SUBTOTAL NSF</b>		4,630	0	0	
<b>GROSSING FACTOR</b>		1.29			
<b>TOTAL GROSS SF</b>		<b>5,973</b>	<b>0</b>	<b>0</b>	
	Visitor Parking	TBD			per zoning code- 1/500sf entire parking requirement
	Accessible Parking	2			near entry
	Admin Parking	0			na
	<b>Total Parking Exterior</b>	<b>2</b>	<b>0</b>	<b>0</b>	
<b>SITE AMENITIES</b>					
	Solid waste storage/recycling enclosure	0			
	ADA Ramp	1			
	Exterior Stairs	1			



# ORDER OF MAGNITUDE PROJECT BUDGET ESTIMATES



**CITY OF BOTHELL FIRE DEPARTMENT  
STATION 42  
BOND/LEVY PLANNING ESTIMATE  
MARCH 16, 2018 Rev. 4/13/2018**

2 Story 5 Bay Drive Through Building	26270 SF	322	\$	8,460,253	
Reserve Bay Building	3286 SF	228	\$	749,208	
Site Development	1 LS	2,372,579	\$	2,372,579	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>11,582,041</b>	<b>\$ 392</b>
Escalation to March 2020 @ 9.8%			\$	1,135,040	
<b>Total Construction/MACC March 2020 Cost</b>			<b>\$</b>	<b>12,717,081</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	381,512	
Project Development/Soft Costs @ 63.43% on Const Cost			\$	8,066,444	
<b>Total Project Costs</b>			<b>\$</b>	<b>21,165,038</b>	

**Exclusions:**

- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	3.18%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>63.43%</b>



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - STATION 42 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

<b>DIVISION</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
G10	SITE PREPARATION		315,183	
G20	SITE IMPROVEMENTS		590,545	
G30	SITE CIVIL / MECHANICAL UTILITIES		714,325	
G40	SITE ELECTRICAL UTILITIES		219,122	
Z10	GENERAL REQUIREMENTS		80,000	
<b>ESTIMATE SUBTOTAL</b>			<b>1,919,175</b>	
	DESIGN CONTINGENCY @	15.00%	287,876	
	SUBTOTAL		2,207,051	
	GENERAL CONTRACTOR'S OH & P @	7.50%	165,529	
	SUBTOTAL		2,372,579	
	ESCALATION- SEE SUMMARY SHEET @			
<b>TOTAL</b>			<b>2,372,579</b>	

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - STATION 42 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G10</b>	<b>SITE PREPARATION</b>					
02200	DEMO EXISTING BUILDING	14,249	SF	8.50	121,117	
02220	ASBESTOS ABATEMENT-ALLOWANCE	1	LS	15,000	15,000	
02220	SITE DEMOLITION AND CLEARING	6,922	SF	1.50	10,383	
02300	OVER-EX/STRUCTURAL FILL ALLOWANCE	1	LS	50,000	50,000	
02300	SITE EARTHWORK/GRADING	69,122	SF	1.50	103,683	
02370	EROSION CONTROL	1	LS	15,000	15,000	
<b>G10</b>	<b>SITE PREPARATION</b>			<b>DIVISION TOTAL</b>	<b>315,183</b>	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02740	APPARATUS APRON/DRIVES-IMPERVIOUS	17,955	SF	12.00	215,460	
02740	VEHICULAR PAVING/PARKING-ASPHALT	14,583	SF	3.50	51,041	
02755	STREET SIDEWALK/CURB AND GUTTER	251	LF	400	100,400	
02775	CONCRETE WALKS/PADS	1,713	SF	8.50	14,561	
02870	FENCES/GATES	1	LS	20,000	20,000	
02870	SITE FURNISHINGS/FLAGPOLE	1	EA	10,000	10,000	
02870	SITE MONUMENT SIGN	1	LS	15,000	15,000	
02890	STRIPPING/CURBING/SIGNAGE	15,000	SFA	0.75	11,250	
02900	LANDSCAPE/IRRIGATION	18,376	SFA	6.50	119,444	
03310	NEW DRIVE ACCESS/CURB CUTS	226	SF	15.00	3,390	
04220	GENERATOR/FUEL TANK/TRASH ENCLOSURES	1	LS	30,000	30,000	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>590,545</b>	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02510	DDC IN VAULT	1	LS	15,000	15,000	
02510	WATER DISTRIBUTION	1	LS	50,000	50,000	
02530	SANITARY SEWER SYSTEM	1	LS	7,500	7,500	
02540	OIL WATER SEPERATOR	1	LS	7,500	7,500	
02630	STORM DRAINAGE SYSTEM-VAULTED	50,746	SFA	12.50	634,325	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>714,325</b>	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>					
16230	ELECTRICAL/COMMUNICATIONS SITE WORK	69,122	SFA	1.00	69,122	
16230	EMERGENCY SIGNALIZATION	1	LS	75,000	75,000	
				ALLOWANCE		
16230	GENERATOR	1	LS	75,000	75,000	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>219,122</b>	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS-PRORATED	2	MO	40,000	80,000	
01000	SITE AREA (1.59 ACRES)	2	AC			
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>80,000</b>	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
					ESTIMATE SUBTOTAL	1,919,175



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 5 BAY DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 26,270  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	293,453	11.17
B10	SUPERSTRUCTURE	607,879	23.14
B20	EXTERIOR CLOSURE	1,146,275	43.63
B30	ROOFING	359,284	13.68
C10	INTERIOR CONSTRUCTION	492,563	18.75
C20	STAIRS	41,400	1.58
C30	INTERIOR FINISHES	372,060	14.16
D10	CONVEYING SYSTEMS	110,000	4.19
D20	PLUMBING	341,510	13.00
D30	HVAC	1,253,340	47.71
D40	FIRE PROTECTION	144,485	5.50
D50	ELECTRICAL	1,130,800	43.05
E10	EQUIPMENT	56,068	2.13
E20	FURNISHINGS	175,432	6.68
Z10	GENERAL REQUIREMENTS	630,000	23.98
<b>ESTIMATE SUBTOTAL</b>		<b>7,154,548</b>	<b>272.35</b>
	DESIGN CONTINGENCY @	10.00%	715,455
	SUBTOTAL		7,870,003
	GENERAL CONTRACTOR'S OH & P @	7.50%	590,250
	SUBTOTAL		8,460,253
	ESCALATION - SEE SUMMARY SHEET @		
	<b>TOTAL</b>	<b>8,460,253</b>	<b>322.05</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 5 BAY DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 26,270  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02620	FOOTING DRAINS	674	LF	15.00	10,110	
03300	SLAB ON GRADE - COMPLETE	16,535	SF	5.47	90,446	
03310	ELEVATOR PIT	1	LS	12,500	12,500	
03310	STANDARD FOUNDATIONS	16,535	SFA	10.91	180,397	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>293,453</b>	<b>11.17</b>
<b>B10 SUPERSTRUCTURE</b>						
06110	FLOOR STRUCTURE	5,791	SFA	36.10	209,055	
				12 LBS/SF		
06160	NEW ROOF STRUCUTRE	16,535	SF	24.12	398,824	
				8.5 LBS/SF		
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>607,879</b>	<b>23.14</b>
<b>B20 EXTERIOR CLOSURE</b>						
06110	EXTERIOR WALLS - 50% BRICK/50% METAL SIDING	9,835	SF	50.00	491,750	
07620	FRAME AT OPENINGS	7,015	SF	9.00	63,135	
07620	GROSS EXTERIOR WALL AREA	16,850	SF			
08100	AUTO OPENERS	1	LS	7,500	7,500	
08110	EXT. H.M. DOOR/FRM/HDWRE-SGL	8	EA	3,500	28,000	
08360	GLAZED OVERHEAD DOORS	5	EA	8,500	42,500	
08360	SECTIONAL 4-FOLD VEHICLE DOOR	5	EA	32,000	160,000	
08410	ALUM STOREFRONT DOOR	2	EA	2,200	4,400	
08520	ALUM WINDOWS/STOREFRONT	5,055	SF	68.00	343,740	
08520	PREM OPERABLES/VENTS	30	EA	175	5,250	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>1,146,275</b>	<b>43.63</b>
<b>B30 ROOFING</b>						
01000	CANOPIES	1,000	SF	60.00	60,000	
06100	ROUGH CARPENTRY SUPPORTS	16,535	SFA	0.35	5,787	
07500	MEMBRANE ROOFING SYSTEM	16,535	SF	17.75	293,496	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>359,284</b>	<b>13.68</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
06100	INTERIOR WALLS-COMPLETE	26,270	SFA	12.50	328,375	
08110	INTERIOR DOORS/GLAZING	26,270	SFA	4.75	124,783	
10880	MISC SPECIALTIES	26,270	SFA	1.50	39,405	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>492,563</b>	<b>18.75</b>
<b>C20 STAIRS</b>						
05000	STAIR RAILING	120	LF	95.00	11,400	
06100	METAL STAIR W/ CONCRETE TREADS & LANDING	2	FLT	15,000	30,000	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
C20	STAIRS				41,400	1.58
				<b>DIVISION TOTAL</b>		
C30	INTERIOR FINISHES					
01000	EXPOSED CEILING - NO FINISH	5,495	SF			
09000	WALL FINISHES	26,270	SFA	5.50	144,485	
09250	CEILING FINISHES	11,582	SFA	6.04	69,955	
09610	FLOOR FINISHES	26,270	SFA	6.00	157,620	
C30	INTERIOR FINISHES				372,060	14.16
				<b>DIVISION TOTAL</b>		
D10	CONVEYING SYSTEMS					
14240	ELEVATOR/2-STOP	1	EA	110,000	110,000	
D10	CONVEYING SYSTEMS				110,000	4.19
				<b>DIVISION TOTAL</b>		
D20	PLUMBING					
15400	PLUMBING	26,270	SF	13.00	341,510	
D20	PLUMBING				341,510	13.00
				<b>DIVISION TOTAL</b>		
D30	HVAC					
15000	EXHAUST SYSTEM-ALLOW	1	LS	150,000	150,000	
15000	HVAC/CONTROLS	26,270	SF	42.00	1,103,340	
D30	HVAC				1,253,340	47.71
				<b>DIVISION TOTAL</b>		
D40	FIRE PROTECTION					
15300	FIRE PROTECTION	26,270	SF	5.50	144,485	
D40	FIRE PROTECTION				144,485	5.50
				<b>DIVISION TOTAL</b>		
D50	ELECTRICAL					
16000	ELECTRICAL	26,270	SF	40.00	1,050,800	
16490	ALERTER/LOCUTION SYSTEM	1	LS	80,000	80,000	
D50	ELECTRICAL				1,130,800	43.05
				<b>DIVISION TOTAL</b>		
E10	EQUIPMENT					
11450	APPLIANCES	1	LS	34,500	34,500	
11500	EXTRACTOR AND BUNKER GEAR DRYER	1	EA	15,000	15,000	
11900	MISC EQUIPMENT/FOIC	26,270	SFA	0.25	6,568	
E10	EQUIPMENT				56,068	2.13
				<b>DIVISION TOTAL</b>		
E20	FURNISHINGS					
12300	CASEWORK/BUILT-IN FURNISHINGS	26,270	SFA	4.85	127,410	
12670	BLINDS	5,055	SF	9.50	48,023	
E20	FURNISHINGS				175,432	6.68
				<b>DIVISION TOTAL</b>		
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS	14	MO	45,000	630,000	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
01000	GROSS FLOOR AREA	26,270	SF			
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	630,000	23.98
ESTIMATE SUBTOTAL					7,154,548	272.35



**CITY OF BOTHELL FIRE DEPARTMENT  
 STATION 44 - EXISTING SITE  
 BOND/LEVY PLANNING ESTIMATE  
 MARCH 16, 2018 Rev. 4/13/2018**

2 Story 4 Bay Drive Through Building	17077 SF	371	\$	6,327,557	
Site Development	1 LS	1,633,770	\$	1,633,770	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>7,961,327</b>	<b>\$ 466</b>
Escalation to March 2021 @ 14.2%			\$	1,130,508	
<b>Total Construction/MACC March 2021 Cost</b>			<b>\$</b>	<b>9,091,835</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	272,755	
Project Development/Soft Costs @ 63.14%			\$	5,740,585	
<b>Total Project Costs</b>			<b>\$</b>	<b>15,105,175</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.89%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>63.14%</b>



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - EXISTING 44 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

<b>DIVISION</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
G10	SITE PREPARATION		202,472	
G20	SITE IMPROVEMENTS		408,092	
G30	SITE CIVIL / MECHANICAL UTILITIES		438,525	
G40	SITE ELECTRICAL UTILITIES		192,465	
Z10	GENERAL REQUIREMENTS		80,000	
<b>ESTIMATE SUBTOTAL</b>			<b>1,321,553</b>	
	DESIGN CONTINGENCY @	15.00%	198,233	
	SUBTOTAL		1,519,786	
	GENERAL CONTRACTOR'S OH & P @	7.50%	113,984	
	SUBTOTAL		1,633,770	
	ESCALATION- SEE SUMMARY SHEET @			
<b>TOTAL</b>			<b>1,633,770</b>	

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - EXISTING 44 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G10</b>	<b>SITE PREPARATION</b>					
02200	DEMO EXISTING BUILDING	5,009	SF	8.50	42,577	
02200	DEMO EXISTING SHED/RESERVE BAY BLDG	1	LS	7,500	7,500	
02220	ASBESTOS ABATEMENT-ALLOWANCE	1	LS	15,000	15,000	
02220	SITE DEMOLITION AND CLEARING	42,465	SF	1.50	63,698	
02300	SITE EARTHWORK/GRADING	42,465	SF	1.50	63,698	
02370	EROSION CONTROL	1	LS	10,000	10,000	
<b>G10</b>	<b>SITE PREPARATION</b>			<b>DIVISION TOTAL</b>	<b>202,472</b>	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02740	APPARATUS APRON/DRIVES-IMPERVIOUS	15,770	SF	12.00	189,240	
02755	STREET SIDEWALK/CURB AND GUTTER	80	LF	400	32,000	
02775	CONCRETE WALKS/PADS	1,172	SF	8.50	9,962	
02870	FENCES/GATES	1	LS	20,000	20,000	
02870	SITE FURNISHINGS/FLAGPOLE	1	EA	10,000	10,000	
02870	SITE MONUMENT SIGN	1	LS	15,000	15,000	
02890	STRIPPING/CURBING/SIGNAGE	10,000	SFA	0.75	7,500	
02900	LANDSCAPE/IRRIGATION	13,783	SFA	6.50	89,590	
03310	NEW DRIVE ACCESS/CURB CUTS	320	SF	15.00	4,800	
04220	GENERATOR/FUEL TANK/TRASH ENCLOSURES	1	LS	30,000	30,000	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>408,092</b>	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02510	DDC IN VAULT	1	LS	15,000	15,000	
02510	WATER DISTRIBUTION	1	LS	50,000	50,000	
02530	SANITARY SEWER SYSTEM	1	LS	7,500	7,500	
02540	OIL WATER SEPERATOR	1	LS	7,500	7,500	
02630	STORM DRAINAGE SYSTEM-VAULTED	28,682	SFA	12.50	358,525	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>438,525</b>	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>					
16230	ELECTRICAL/COMMUNICATIONS SITE WORK	42,465	SFA	1.00	42,465	
16230	EMERGENCY SIGNALIZATION	1	LS	75,000	75,000	
	ALLOWANCE					
16230	GENERATOR	1	LS	75,000	75,000	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>192,465</b>	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS-PRORATED	2	MO	40,000	80,000	
01000	SITE AREA (.97 ACRES)	1	AC			
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>80,000</b>	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
ESTIMATE SUBTOTAL					1,321,553	



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 4 BAY-DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 17,077  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	239,471	14.02
B10	SUPERSTRUCTURE	505,427	29.60
B20	EXTERIOR CLOSURE	982,372	57.53
B30	ROOFING	264,277	15.48
C10	INTERIOR CONSTRUCTION	320,194	18.75
C20	STAIRS	41,400	2.42
C30	INTERIOR FINISHES	266,341	15.60
D10	CONVEYING SYSTEMS	110,000	6.44
D20	PLUMBING	222,001	13.00
D30	HVAC	867,234	50.78
D40	FIRE PROTECTION	93,924	5.50
D50	ELECTRICAL	763,080	44.68
E10	EQUIPMENT	53,769	3.15
E20	FURNISHINGS	141,510	8.29
Z10	GENERAL REQUIREMENTS	480,000	28.11
<b>ESTIMATE SUBTOTAL</b>		<b>5,351,000</b>	<b>313.35</b>
	DESIGN CONTINGENCY @	10.00%	535,100
	SUBTOTAL		5,886,100
	GENERAL CONTRACTOR'S OH & P @	7.50%	441,457
	SUBTOTAL		6,327,557
	ESCALATION - SEE SUMMARY SHEET @		
	<b>TOTAL</b>	<b>6,327,557</b>	<b>370.53</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 4 BAY-DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 17,077  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02620	FOOTING DRAINS	580	LF	15.00	8,700	
03300	SLAB ON GRADE - COMPLETE	11,286	SF	8.43	95,141	
03310	ELEVATOR PIT	1	LS	12,500	12,500	
03310	STANDARD FOUNDATIONS	11,286	SFA	10.91	123,130	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>239,471</b>	<b>14.02</b>
<b>B10 SUPERSTRUCTURE</b>						
06110	FLOOR STRUCTURE	5,791	SFA	36.06	208,823	
				12 LBS/SF		
06160	NEW ROOF STRUCUTRE	12,297	SF	24.12	296,604	
				8.5 LBS/SF		
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>505,427</b>	<b>29.60</b>
<b>B20 EXTERIOR CLOSURE</b>						
06110	EXTERIOR WALLS - 50% BRICK/50% METAL SIDING	8,652	SF	50.00	432,600	
07620	FRAME AT OPENINGS	5,948	SF	9.00	53,532	
07620	GROSS EXTERIOR WALL AREA	14,600	SF			
08100	AUTO OPENERS	1	LS	7,500	7,500	
08110	EXT. H.M. DOOR/FRM/HDWRE-SGL	6	EA	3,500	21,000	
08360	GLAZED OVERHEAD DOORS	4	EA	8,500	34,000	
08360	SECTIONAL 4-FOLD VEHICLE DOOR	4	EA	32,000	128,000	
08410	ALUM STOREFRONT DOOR	2	EA	2,200	4,400	
08520	ALUM WINDOWS/STOREFRONT	4,380	SF	68.00	297,840	
08520	PREM OPERABLES/VENTS	20	EA	175	3,500	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>982,372</b>	<b>57.53</b>
<b>B30 ROOFING</b>						
01000	CANOPIES	1,000	SF	60.00	60,000	
06100	ROUGH CARPENTRY SUPPORTS	11,286	SFA	0.35	3,950	
07500	MEMBRANE ROOFING SYSTEM	11,286	SF	17.75	200,327	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>264,277</b>	<b>15.48</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
06100	INTERIOR WALLS-COMPLETE	17,077	SFA	12.50	213,463	
08110	INTERIOR DOORS/GLAZING	17,077	SFA	4.75	81,116	
10880	MISC SPECIALTIES	17,077	SFA	1.50	25,616	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>320,194</b>	<b>18.75</b>
<b>C20 STAIRS</b>						
05000	STAIR RAILING	120	LF	95.00	11,400	
06100	METAL STAIR W/ CONCRETE TREADS & LANDING	2	FLT	15,000	30,000	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
C20	STAIRS				41,400	2.42
				<b>DIVISION TOTAL</b>		
C30	INTERIOR FINISHES					
01000	EXPOSED CEILING - NO FINISH	5,495	SF			
09000	WALL FINISHES	17,077	SFA	5.50	93,924	
09250	CEILING FINISHES	11,582	SFA	6.04	69,955	
09610	FLOOR FINISHES	17,077	SFA	6.00	102,462	
C30	INTERIOR FINISHES				266,341	15.60
				<b>DIVISION TOTAL</b>		
D10	CONVEYING SYSTEMS					
14240	ELEVATOR/2-STOP	1	EA	110,000	110,000	
D10	CONVEYING SYSTEMS				110,000	6.44
				<b>DIVISION TOTAL</b>		
D20	PLUMBING					
15400	PLUMBING	17,077	SF	13.00	222,001	
D20	PLUMBING				222,001	13.00
				<b>DIVISION TOTAL</b>		
D30	HVAC					
15000	EXHAUST SYSTEM-ALLOW	1	LS	150,000	150,000	
15000	HVAC/CONTROLS	17,077	SF	42.00	717,234	
D30	HVAC				867,234	50.78
				<b>DIVISION TOTAL</b>		
D40	FIRE PROTECTION					
15300	FIRE PROTECTION	17,077	SF	5.50	93,924	
D40	FIRE PROTECTION				93,924	5.50
				<b>DIVISION TOTAL</b>		
D50	ELECTRICAL					
16000	ELECTRICAL	17,077	SF	40.00	683,080	
16490	ALERTER/LOCUTION SYSTEM	1	LS	80,000	80,000	
D50	ELECTRICAL				763,080	44.68
				<b>DIVISION TOTAL</b>		
E10	EQUIPMENT					
11450	APPLIANCES	1	LS	34,500	34,500	
11500	EXTRACTOR AND BUNKER GEAR DRYER	1	EA	15,000	15,000	
11900	MISC EQUIPMENT/FOIC	17,077	SFA	0.25	4,269	
E10	EQUIPMENT				53,769	3.15
				<b>DIVISION TOTAL</b>		
E20	FURNISHINGS					
12300	CASEWORK/BUILT-IN FURNISHINGS	17,077	SFA	5.85	99,900	
12670	BLINDS	4,380	SF	9.50	41,610	
E20	FURNISHINGS				141,510	8.29
				<b>DIVISION TOTAL</b>		
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS	12	MO	40,000	480,000	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
01000	GROSS FLOOR AREA	17,077	SF			
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	480,000	28.11
ESTIMATE SUBTOTAL					5,351,000	313.35



**CITY OF BOTHELL FIRE DEPARTMENT  
STATION 44 - NEW SITE  
BOND/LEVY PLANNING ESTIMATE  
MARCH 16, 2018 Rev. 4/13/2018**

2 Story 4 Bay Drive Through Building	17077 SF	371	\$	6,327,557	
Site Development	1 LS	2,283,680	\$	2,283,680	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>8,611,237</b>	<b>\$ 504</b>
Escalation to March 2021 @ 14.2%			\$	1,222,796	
<b>Total Construction/MACC June 2021 Cost</b>			<b>\$</b>	<b>9,834,032</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	295,021	
Project Development/Soft Costs @ 62.92% on Const Cost			\$	6,187,573	
<b>Total Project Costs</b>			<b>\$</b>	<b>16,316,626</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.67%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>62.92%</b>



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - STATION 44 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

<b>DIVISION</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
G10	SITE PREPARATION		297,322	
G20	SITE IMPROVEMENTS		654,861	
G30	SITE CIVIL / MECHANICAL UTILITIES		597,325	
G40	SITE ELECTRICAL UTILITIES		217,756	
Z10	GENERAL REQUIREMENTS		80,000	
<b>ESTIMATE SUBTOTAL</b>			<b>1,847,264</b>	
	DESIGN CONTINGENCY @	15.00%	277,090	
	SUBTOTAL		2,124,353	
	GENERAL CONTRACTOR'S OH & P @	7.50%	159,326	
	SUBTOTAL		2,283,680	
	ESCALATION- SEE SUMMARY SHEET @			
<b>TOTAL</b>			<b>2,283,680</b>	

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - STATION 44 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G10</b>	<b>SITE PREPARATION</b>					
02220	SITE CLEAR AND GRUBB	67,756	SF	0.75	50,817	
02230	SITE STRIPPING -ASSUME 2'-HAUL	6,274	CY	18.00	112,932	
02300	EARTHWORK/GRADING	67,756	SF	1.75	118,573	
02370	EROSION CONTROL	1	LS	15,000	15,000	
<b>G10</b>	<b>SITE PREPARATION</b>			<b>DIVISION TOTAL</b>	<b>297,322</b>	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02740	APPARATUS APRON/DRIVES-IMPERVIOUS	22,984	SF	12.00	275,808	
02740	VEHICULAR PAVING/PARKING-ASPHALT	4,686	SF	3.50	16,401	
02755	STREET SIDEWALK/CURB AND GUTTER	354	LF	400	141,600	
02775	CONCRETE WALKS/PADS	1,419	SF	8.50	12,062	
02870	FENCES/GATES	1	LS	25,000	25,000	
02870	SITE FURNISHINGS/FLAGPOLE	1	EA	10,000	10,000	
02870	SITE MONUMENT SIGN	1	LS	15,000	15,000	
02890	STRIPPING/CURBING/SIGNAGE	10,000	SFA	0.75	7,500	
02900	LANDSCAPE RESTORATION/SEEDING	10,000	SFA	1.00	10,000	
02900	LANDSCAPE/IRRIGATION	16,370	SFA	6.50	106,405	
03310	NEW DRIVE ACCESS/CURB CUTS	339	SF	15.00	5,085	
04220	GENERATOR/FUEL TANK/TRASH ENCLOSURES	1	LS	30,000	30,000	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>654,861</b>	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02510	DDC IN VAULT	1	LS	15,000	15,000	
02510	WATER DISTRIBUTION	1	LS	50,000	50,000	
02530	SANITARY SEWER SYSTEM	1	LS	7,500	7,500	
02540	OIL WATER SEPERATOR	1	LS	7,500	7,500	
02630	STORM DRAINAGE SYSTEM-VAULTED	41,386	SFA	12.50	517,325	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>597,325</b>	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>					
16230	ELECTRICAL/COMMUNICATIONS SITE WORK	67,756	SFA	1.00	67,756	
16230	EMERGENCY SIGNALIZATION	1	LS	75,000	75,000	
				<b>ALLOWANCE</b>		
16230	GENERATOR	1	LS	75,000	75,000	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>217,756</b>	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS-PRORATED	2	MO	40,000	80,000	
01000	SITE AREA (1.56 ACRES)	2	AC			
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>80,000</b>	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
ESTIMATE SUBTOTAL					1,847,264	



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 4 BAY-DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 17,077  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		239,471	14.02
B10	SUPERSTRUCTURE		505,427	29.60
B20	EXTERIOR CLOSURE		982,372	57.53
B30	ROOFING		264,277	15.48
C10	INTERIOR CONSTRUCTION		320,194	18.75
C20	STAIRS		41,400	2.42
C30	INTERIOR FINISHES		266,341	15.60
D10	CONVEYING SYSTEMS		110,000	6.44
D20	PLUMBING		222,001	13.00
D30	HVAC		867,234	50.78
D40	FIRE PROTECTION		93,924	5.50
D50	ELECTRICAL		763,080	44.68
E10	EQUIPMENT		53,769	3.15
E20	FURNISHINGS		141,510	8.29
Z10	GENERAL REQUIREMENTS		480,000	28.11
<b>ESTIMATE SUBTOTAL</b>			<b>5,351,000</b>	<b>313.35</b>
	DESIGN CONTINGENCY @	10.00%	535,100	
	SUBTOTAL		5,886,100	
	GENERAL CONTRACTOR'S OH & P @	7.50%	441,457	
	SUBTOTAL		6,327,557	
	ESCALATION - SEE SUMMARY SHEET @			
<b>TOTAL</b>			<b>6,327,557</b>	<b>370.53</b>

**EXCLUSIONS:**  
 SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 4 BAY-DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 17,077  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02620	FOOTING DRAINS	580	LF	15.00	8,700	
03300	SLAB ON GRADE - COMPLETE	11,286	SF	8.43	95,141	
03310	ELEVATOR PIT	1	LS	12,500	12,500	
03310	STANDARD FOUNDATIONS	11,286	SFA	10.91	123,130	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>239,471</b>	<b>14.02</b>
<b>B10 SUPERSTRUCTURE</b>						
06110	FLOOR STRUCTURE	5,791	SFA	36.06	208,823	
				12 LBS/SF		
06160	NEW ROOF STRUCUTRE	12,297	SF	24.12	296,604	
				8.5 LBS/SF		
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>505,427</b>	<b>29.60</b>
<b>B20 EXTERIOR CLOSURE</b>						
06110	EXTERIOR WALLS - 50% BRICK/50% METAL SIDING	8,652	SF	50.00	432,600	
07620	FRAME AT OPENINGS	5,948	SF	9.00	53,532	
07620	GROSS EXTERIOR WALL AREA	14,600	SF			
08100	AUTO OPENERS	1	LS	7,500	7,500	
08110	EXT. H.M. DOOR/FRM/HDWRE-SGL	6	EA	3,500	21,000	
08360	GLAZED OVERHEAD DOORS	4	EA	8,500	34,000	
08360	SECTIONAL 4-FOLD VEHICLE DOOR	4	EA	32,000	128,000	
08410	ALUM STOREFRONT DOOR	2	EA	2,200	4,400	
08520	ALUM WINDOWS/STOREFRONT	4,380	SF	68.00	297,840	
08520	PREM OPERABLES/VENTS	20	EA	175	3,500	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>982,372</b>	<b>57.53</b>
<b>B30 ROOFING</b>						
01000	CANOPIES	1,000	SF	60.00	60,000	
06100	ROUGH CARPENTRY SUPPORTS	11,286	SFA	0.35	3,950	
07500	MEMBRANE ROOFING SYSTEM	11,286	SF	17.75	200,327	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>264,277</b>	<b>15.48</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
06100	INTERIOR WALLS-COMPLETE	17,077	SFA	12.50	213,463	
08110	INTERIOR DOORS/GLAZING	17,077	SFA	4.75	81,116	
10880	MISC SPECIALTIES	17,077	SFA	1.50	25,616	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>320,194</b>	<b>18.75</b>
<b>C20 STAIRS</b>						
05000	STAIR RAILING	120	LF	95.00	11,400	
06100	METAL STAIR W/ CONCRETE TREADS & LANDING	2	FLT	15,000	30,000	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
C20	STAIRS				41,400	2.42
				<b>DIVISION TOTAL</b>		
C30	INTERIOR FINISHES					
01000	EXPOSED CEILING - NO FINISH	5,495	SF			
09000	WALL FINISHES	17,077	SFA	5.50	93,924	
09250	CEILING FINISHES	11,582	SFA	6.04	69,955	
09610	FLOOR FINISHES	17,077	SFA	6.00	102,462	
C30	INTERIOR FINISHES				266,341	15.60
				<b>DIVISION TOTAL</b>		
D10	CONVEYING SYSTEMS					
14240	ELEVATOR/2-STOP	1	EA	110,000	110,000	
D10	CONVEYING SYSTEMS				110,000	6.44
				<b>DIVISION TOTAL</b>		
D20	PLUMBING					
15400	PLUMBING	17,077	SF	13.00	222,001	
D20	PLUMBING				222,001	13.00
				<b>DIVISION TOTAL</b>		
D30	HVAC					
15000	EXHAUST SYSTEM-ALLOW	1	LS	150,000	150,000	
15000	HVAC/CONTROLS	17,077	SF	42.00	717,234	
D30	HVAC				867,234	50.78
				<b>DIVISION TOTAL</b>		
D40	FIRE PROTECTION					
15300	FIRE PROTECTION	17,077	SF	5.50	93,924	
D40	FIRE PROTECTION				93,924	5.50
				<b>DIVISION TOTAL</b>		
D50	ELECTRICAL					
16000	ELECTRICAL	17,077	SF	40.00	683,080	
16490	ALERTER/LOCUTION SYSTEM	1	LS	80,000	80,000	
D50	ELECTRICAL				763,080	44.68
				<b>DIVISION TOTAL</b>		
E10	EQUIPMENT					
11450	APPLIANCES	1	LS	34,500	34,500	
11500	EXTRACTOR AND BUNKER GEAR DRYER	1	EA	15,000	15,000	
11900	MISC EQUIPMENT/FOIC	17,077	SFA	0.25	4,269	
E10	EQUIPMENT				53,769	3.15
				<b>DIVISION TOTAL</b>		
E20	FURNISHINGS					
12300	CASEWORK/BUILT-IN FURNISHINGS	17,077	SFA	5.85	99,900	
12670	BLINDS	4,380	SF	9.50	41,610	
E20	FURNISHINGS				141,510	8.29
				<b>DIVISION TOTAL</b>		
Z10	GENERAL REQUIREMENTS					
01000	GENERAL CONDITIONS	12	MO	40,000	480,000	





**CITY OF BOTHELL FIRE DEPARTMENT  
STATION 45  
BOND/LEVY PLANNING ESTIMATE  
MARCH 16, 2018 Rev. 4/13/2018**

2 Story 4 Bay No Drive Through Building	16618 SF	373	\$	6,205,312	
Site Development	1 LS	1,422,173	\$	1,422,173	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>7,627,485</b>	<b>\$ 459</b>
Escalation to March 2020 @ 9.8%			\$	747,493	
<b>Total Construction/MACC March 2020 Cost</b>			<b>\$</b>	<b>8,374,978</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	251,249	
Project Development/Soft Costs @ 63.31% on Const Cost			\$	5,302,199	
<b>Total Project Costs</b>			<b>\$</b>	<b>13,928,426</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	3.06%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>63.31%</b>



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - STATION 45 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

<b>DIVISION</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
G10	SITE PREPARATION		189,046	
G20	SITE IMPROVEMENTS		281,794	
G30	SITE CIVIL / MECHANICAL UTILITIES		411,375	
G40	SITE ELECTRICAL UTILITIES		188,178	
Z10	GENERAL REQUIREMENTS		80,000	
<b>ESTIMATE SUBTOTAL</b>			<b>1,150,393</b>	
	DESIGN CONTINGENCY @	15.00%	172,559	
	SUBTOTAL		1,322,951	
	GENERAL CONTRACTOR'S OH & P @	7.50%	99,221	
	SUBTOTAL		1,422,173	
	ESCALATION- SEE SUMMARY SHEET @			
<b>TOTAL</b>			<b>1,422,173</b>	

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - STATION 45 SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G10</b>	<b>SITE PREPARATION</b>					
02220	SITE DEMOLITION/CLEARING	38,178	SF	1.75	66,812	
02300	GRADE SITE	38,178	SF	1.50	57,267	
02370	EROSION CONTROL	1	LS	10,000	10,000	
02700	ASBESTOS ABATEMENT-ALLOWANCE	1	LS	15,000	15,000	
02700	DEMO EXISTING BUILDING	4,702	SF	8.50	39,967	
	ALLOWANCE					
<b>G10</b>	<b>SITE PREPARATION</b>			<b>DIVISION TOTAL</b>	<b>189,046</b>	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02740	APPARATUS APRON/DRIVES-IMPERVIOUS	6,022	SF	12.00	72,264	
02740	VEHICULAR PAVING/PARKING-ASPHALT	7,656	SF	3.50	26,796	
02755	STREET SIDEWALK/CURB AND GUTTER	25	LF	300	7,500	
02775	CONCRETE WALKS/PADS	1,200	SF	8.50	10,200	
02870	FENCES/GATES	1	LS	25,000	25,000	
02870	SITE FURNISHINGS/FLAGPOLE	1	EA	10,000	10,000	
02870	SITE MONUMENT SIGN	1	LS	15,000	15,000	
02890	STRIPPING/CURBING/SIGNAGE	7,656	SFA	0.75	5,742	
02900	LANDSCAPE/IRRIGATION	11,668	SFA	6.50	75,842	
03310	NEW DRIVE ACCESS/CURB CUTS	230	SF	15.00	3,450	
04220	GENERATOR/FUEL TANK/TRASH ENCLOSURES	1	LS	30,000	30,000	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>281,794</b>	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02510	DDC IN VAULT	1	LS	15,000	15,000	
02510	WATER DISTRIBUTION	1	LS	50,000	50,000	
02530	SANITARY SEWER SYSTEM	1	LS	7,500	7,500	
02540	OIL WATER SEPERATOR	1	LS	7,500	7,500	
02630	STORM DRAINAGE SYSTEM-VAULTED	26,510	SFA	12.50	331,375	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>411,375</b>	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>					
16230	ELECTRICAL/COMMUNICATIONS SITE WORK	38,178	SFA	1.00	38,178	
16230	EMERGENCY SIGNALIZATION	1	LS	75,000	75,000	
	ALLOWANCE					
16230	GENERATOR	1	LS	75,000	75,000	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>188,178</b>	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS-PRORATED	2	MO	40,000	80,000	
01000	SITE AREA (.88 ACRES)	1	AC			
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>80,000</b>	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
ESTIMATE SUBTOTAL					1,150,393	



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 4 BAY NO DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 16,618  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	240,957	14.50
B10	SUPERSTRUCTURE	462,508	27.83
B20	EXTERIOR CLOSURE	980,516	59.00
B30	ROOFING	267,281	16.08
C10	INTERIOR CONSTRUCTION	311,588	18.75
C20	STAIRS	41,400	2.49
C30	INTERIOR FINISHES	258,290	15.54
D10	CONVEYING SYSTEMS	110,000	6.62
D20	PLUMBING	216,034	13.00
D30	HVAC	847,956	51.03
D40	FIRE PROTECTION	91,399	5.50
D50	ELECTRICAL	744,720	44.81
E10	EQUIPMENT	53,655	3.23
E20	FURNISHINGS	141,318	8.50
Z10	GENERAL REQUIREMENTS	480,000	28.88
<b>ESTIMATE SUBTOTAL</b>		<b>5,247,621</b>	<b>315.78</b>
	DESIGN CONTINGENCY @	10.00%	524,762
	SUBTOTAL		5,772,383
	GENERAL CONTRACTOR'S OH & P @	7.50%	432,929
	SUBTOTAL		6,205,312
	ESCALATION - SEE SUMMARY SHEET @		
<b>TOTAL</b>		<b>6,205,312</b>	<b>373.41</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 2 STORY 4 BAY NO DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 16,618  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02620	FOOTING DRAINS	465	LF	15.00	6,975	
03300	SLAB ON GRADE - COMPLETE	11,452	SF	8.43	96,540	
03310	ELEVATOR PIT	1	LS	12,500	12,500	
03310	STANDARD FOUNDATIONS	11,452	SFA	10.91	124,941	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>240,957</b>	<b>14.50</b>
<b>B10 SUPERSTRUCTURE</b>						
06110	FLOOR STRUCTURE	5,166	SFA	36.06	186,286	
				12 LBS/SF		
06160	NEW ROOF STRUCTURE	11,452	SF	24.12	276,222	
				8.5 LBS/SF		
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>462,508</b>	<b>27.83</b>
<b>B20 EXTERIOR CLOSURE</b>						
06110	EXTERIOR WALLS - 50% BRICK/50% METAL SIDING	9,436	SF	50.00	471,800	
07620	FRAME AT OPENINGS	5,164	SF	9.00	46,476	
07620	GROSS EXTERIOR WALL AREA	14,600	SF			
08100	AUTO OPENERS	1	LS	7,500	7,500	
08110	EXT. H.M. DOOR/FRM/HDWRE-SGL	6	EA	3,500	21,000	
08360	SECTIONAL 4-FOLD VEHICLE DOOR	4	EA	32,000	128,000	
08410	ALUM STOREFRONT DOOR	2	EA	2,200	4,400	
08520	ALUM WINDOWS/STOREFRONT	4,380	SF	68.00	297,840	
08520	PREM OPERABLES/VENTS	20	EA	175	3,500	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>980,516</b>	<b>59.00</b>
<b>B30 ROOFING</b>						
01000	CANOPIES	1,000	SF	60.00	60,000	
06100	ROUGH CARPENTRY SUPPORTS	11,452	SFA	0.35	4,008	
07500	MEMBRANE ROOFING SYSTEM	11,452	SF	17.75	203,273	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>267,281</b>	<b>16.08</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
06100	INTERIOR WALLS-COMPLETE	16,618	SFA	12.50	207,725	
08110	INTERIOR DOORS/GLAZING	16,618	SFA	4.75	78,936	
10880	MISC SPECIALTIES	16,618	SFA	1.50	24,927	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>311,588</b>	<b>18.75</b>
<b>C20 STAIRS</b>						
05000	STAIR RAILING	120	LF	95.00	11,400	
06100	METAL STAIR W/ CONCRETE TREADS & LANDING	2	FLT	15,000	30,000	
<b>C20</b>	<b>STAIRS</b>			<b>DIVISION TOTAL</b>	<b>41,400</b>	<b>2.49</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>C30</b>	<b>INTERIOR FINISHES</b>					
01000	EXPOSED CEILING - NO FINISH	5,495	SF			
09000	WALL FINISHES	16,618	SFA	5.50	91,399	
09250	CEILING FINISHES	11,123	SFA	6.04	67,183	
09610	FLOOR FINISHES	16,618	SFA	6.00	99,708	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>258,290</b>	<b>15.54</b>
<b>D10</b>	<b>CONVEYING SYSTEMS</b>					
14240	ELEVATOR/2-STOP	1	EA	110,000	110,000	
<b>D10</b>	<b>CONVEYING SYSTEMS</b>			<b>DIVISION TOTAL</b>	<b>110,000</b>	<b>6.62</b>
<b>D20</b>	<b>PLUMBING</b>					
15400	PLUMBING	16,618	SF	13.00	216,034	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>216,034</b>	<b>13.00</b>
<b>D30</b>	<b>HVAC</b>					
15000	EXHAUST SYSTEM-ALLOW	1	LS	150,000	150,000	
15000	HVAC/CONTROLS	16,618	SF	42.00	697,956	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>847,956</b>	<b>51.03</b>
<b>D40</b>	<b>FIRE PROTECTION</b>					
15300	FIRE PROTECTION	16,618	SF	5.50	91,399	
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>91,399</b>	<b>5.50</b>
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL	16,618	SF	40.00	664,720	
16490	ALERTER/LOCUTION SYSTEM	1	LS	80,000	80,000	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>744,720</b>	<b>44.81</b>
<b>E10</b>	<b>EQUIPMENT</b>					
11450	APPLIANCES	1	LS	34,500	34,500	
11500	EXTRACTOR AND BUNKER GEAR DRYER	1	EA	15,000	15,000	
11900	MISC EQUIPMENT/FOIC	16,618	SFA	0.25	4,155	
<b>E10</b>	<b>EQUIPMENT</b>			<b>DIVISION TOTAL</b>	<b>53,655</b>	<b>3.23</b>
<b>E20</b>	<b>FURNISHINGS</b>					
12300	CASEWORK/BUILT-IN FURNISHINGS	16,618	SFA	6.00	99,708	
12670	BLINDS	4,380	SF	9.50	41,610	
<b>E20</b>	<b>FURNISHINGS</b>			<b>DIVISION TOTAL</b>	<b>141,318</b>	<b>8.50</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS	12	MO	40,000	480,000	
01000	GROSS FLOOR AREA	16,618	SF			

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS				480,000	28.88
				DIVISION TOTAL		
				ESTIMATE SUBTOTAL	5,247,621	315.78



**CITY OF BOTHELL FIRE DEPARTMENT  
KINGSGATE - OPTION A  
BOND/LEVY PLANNING ESTIMATE  
MARCH 16, 2018 Rev. 4/13/2018**

1 Story 4 Bay Drive Through Building	13097 SF	396	\$	5,183,007	
Site Development	1 LS	2,578,391	\$	2,578,391	
<b>Total Construction/MACC March 2018 Cost</b>			<b>\$</b>	<b>7,761,397</b>	<b>\$ 593</b>
Escalation to March 2021 @ 14.2%			\$	1,102,118	
<b>Total Construction/MACC March 2021 Cost</b>			<b>\$</b>	<b>8,863,516</b>	
LEED Design, Certification, Construction Components (3% Const Cost)			\$	265,905	
Project Development/Soft Costs @ 61.53% on Const Cost			\$	5,453,721	
<b>Total Project Costs</b>			<b>\$</b>	<b>14,583,143</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.28%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewar Capacity Charge	2.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>61.53%</b>



**CITY OF BOTHELL FIRE DEPARTMENT  
KINGSGATE - OPTION B  
BOND/LEVY PLANNING ESTIMATE  
MARCH 16, 2018 Rev. 4/13/2018**

1 Story 4 Bay Drive Through Building	12970 SF	396 \$	5,132,748
Site Development	1 LS	2,266,272 \$	2,266,272

<b>Total Construction/MACC March 2018 Cost</b>		<b>\$ 7,399,019</b>	<b>\$ 570</b>
Escalation to March 2021 @ 14.2%		\$ 1,050,661	
<b>Total Construction/MACC March 2021 Cost</b>		<b>\$ 8,449,680</b>	
LEED Design, Certification, Construction Components (3% Const Cost)		\$ 253,490	
Project Development/Soft Costs @ 61.61% on Const Cost		\$ 5,205,848	
<b>Total Project Costs</b>		<b>\$ 13,909,018</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Fire Vehicles/Aparatus/Radio Towers/antennas
- Site Acquisition/Real Estate and Financing Costs
- Utility Infrastructure to Site
- Mitigation/Impact Fees

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$14.00 SF + Tax)	2.36%
Technology	5.00%
Jurisdictional/Utility Co Fees/Sewer Capacity Charge	2.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>61.61%</b>



THE  
ROBINSON  
COMPANY

PROJECT: CITY OF BOTHELL FIRE DEPARTMENT - KINGSGATE OPT A SITEWORK  
LOCATION: BOTHELL, WA  
BLDG SF:  
ESTIMATE: 2018043  
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
G10	SITE PREPARATION		364,303	
G20	SITE IMPROVEMENTS		829,443	
G30	SITE CIVIL / MECHANICAL UTILITIES		579,275	
G40	SITE ELECTRICAL UTILITIES		232,634	
Z10	GENERAL REQUIREMENTS		80,000	
<b>ESTIMATE SUBTOTAL</b>			<b>2,085,655</b>	
	DESIGN CONTINGENCY @	15.00%	312,848	
	SUBTOTAL		2,398,503	
	GENERAL CONTRACTOR'S OH & P @	7.50%	179,888	
	SUBTOTAL		2,578,391	
	ESCALATION- SEE SUMMARY SHEET @			
<b>TOTAL</b>			<b>2,578,391</b>	

EXCLUSIONS:  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - KINGSGATE OPT A SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G10</b>	<b>SITE PREPARATION</b>					
02220	SITE CLEAR AND GRUB	82,634	SF	0.75	61,976	
02230	SITE STRIPPING -ASSUME 2'-HAUL	7,651	CY	18.00	137,718	
02300	EARTHWORK/GRADING	82,634	SF	1.75	144,610	
02370	EROSION CONTROL	1	LS	20,000	20,000	
<b>G10</b>	<b>SITE PREPARATION</b>			<b>DIVISION TOTAL</b>	<b>364,303</b>	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02740	APPARATUS APRON/DRIVES-IMPERVIOUS	14,802	SF	12.00	177,624	
02740	VEHICULAR PAVING/PARKING-ASPHALT	9,815	SF	3.50	34,353	
02755	SITE/BUILDING RETAINING WALLS	1	LS	200,000	200,000	
	ALLOWANCE					
02755	STREET SIDEWALK/CURB AND GUTTER	93	LF	300	27,900	
02775	CONCRETE WALKS/PADS	2,228	SF	8.50	18,938	
02830	CMU SOUND WALL AND FOOTING	304	LF	266	80,864	
02870	FENCES/GATES	1	LS	45,000	45,000	
02870	SITE FURNISHINGS/FLAGPOLE	1	EA	10,000	10,000	
02870	SITE MONUMENT SIGN	1	LS	15,000	15,000	
02890	STRIPPING/CURBING/SIGNAGE	9,815	SFA	0.75	7,361	
02900	LANDSCAPE RESTORATION/SEEDING	18,400	SFA	1.00	18,400	
02900	LANDSCAPE/IRRIGATION	24,292	SFA	6.50	157,898	
03310	NEW DRIVE ACCESS/CURB CUTS	407	SF	15.00	6,105	
04220	GENERATOR/FUEL TANK/TRASH ENCLOSURES	1	LS	30,000	30,000	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>829,443</b>	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02510	DDC IN VAULT	1	LS	15,000	15,000	
02510	WATER DISTRIBUTION	1	LS	50,000	50,000	
02530	SANITARY SEWER SYSTEM	1	LS	7,500	7,500	
02540	OIL WATER SEPERATOR	1	LS	7,500	7,500	
02630	STORM DRAINAGE SYSTEM-VAULTED	39,942	SFA	12.50	499,275	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>579,275</b>	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>					
16230	ELECTRICAL/COMMUNICATIONS SITE WORK	82,634	SFA	1.00	82,634	
16230	EMERGENCY SIGNALIZATION	1	LS	75,000	75,000	
	ALLOWANCE					
16230	GENERATOR	1	LS	75,000	75,000	
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>232,634</b>	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS-PRORATED	2	MO	40,000	80,000	
01000	SITE AREA (1.87 ACRES)	2	AC			

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS				DIVISION TOTAL	80,000
					ESTIMATE SUBTOTAL	2,085,655



THE  
ROBINSON  
COMPANY

PROJECT: CITY OF BOTHELL FIRE DEPARTMENT - KINGSGATE OPT B SITEWORK  
LOCATION: BOTHELL, WA  
BLDG SF:  
ESTIMATE: 2018043  
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
G10	SITE PREPARATION		405,394	
G20	SITE IMPROVEMENTS		526,289	
G30	SITE CIVIL / MECHANICAL UTILITIES		595,488	
G40	SITE ELECTRICAL UTILITIES		226,012	
Z10	GENERAL REQUIREMENTS		80,000	
<b>ESTIMATE SUBTOTAL</b>			<b>1,833,182</b>	
	DESIGN CONTINGENCY @	15.00%	274,977	
	SUBTOTAL		2,108,160	
	GENERAL CONTRACTOR'S OH & P @	7.50%	158,112	
	SUBTOTAL		2,266,272	
	ESCALATION- SEE SUMMARY SHEET @			
<b>TOTAL</b>			<b>2,266,272</b>	

EXCLUSIONS:  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - KINGSGATE OPT B SITEWORK  
**LOCATION:** BOTHELL, WA  
**BLDG SF:**  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G10 SITE PREPARATION</b>						
02220	SITE DEMOLITION/CLEARING	76,012	SF	1.75	133,021	
02300	GRADE SITE	76,012	SF	1.50	114,018	
02370	EROSION CONTROL	1	LS	20,000	20,000	
02700	ASBESTOS ABATEMENT-ASSUME NONE		SF	5.00		
						EXCLUDED
02700	DEMO EXISTING BUILDING	16,277	SF	8.50	138,355	
						ALLOWANCE
<b>G10 SITE PREPARATION</b>				<b>DIVISION TOTAL</b>	<b>405,394</b>	
<b>G20 SITE IMPROVEMENTS</b>						
02740	APPARATUS APRON/DRIVES-IMPERVIOUS	15,838	SF	12.00	190,056	
02740	VEHICULAR PAVING/PARKING-ASPHALT	10,103	SF	3.50	35,361	
02755	STREET SIDEWALK/CURB AND GUTTER	119	LF	300	35,700	
02775	CONCRETE WALKS/PADS	2,314	SF	8.50	19,669	
02870	FENCES/GATES	1	LS	45,000	45,000	
02870	SITE FURNISHINGS/FLAGPOLE	1	EA	10,000	10,000	
02870	SITE MONUMENT SIGN	1	LS	15,000	15,000	
02890	STRIPPING/CURBING/SIGNAGE	10,103	SFA	0.75	7,577	
02900	LANDSCAPE RESTORATION/SEEDING	16,716	SFA	1.00	16,716	
02900	LANDSCAPE/IRRIGATION	18,057	SFA	6.50	117,371	
03310	NEW DRIVE ACCESS/CURB CUTS	256	SF	15.00	3,840	
04220	GENERATOR/FUEL TANK/TRASH ENCLOSURES	1	LS	30,000	30,000	
<b>G20 SITE IMPROVEMENTS</b>				<b>DIVISION TOTAL</b>	<b>526,289</b>	
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>						
02510	DDC IN VAULT	1	LS	15,000	15,000	
02510	WATER DISTRIBUTION	1	LS	50,000	50,000	
02530	SANITARY SEWER SYSTEM	1	LS	7,500	7,500	
02540	OIL WATER SEPERATOR	1	LS	7,500	7,500	
02630	STORM DRAINAGE SYSTEM-VAULTED	41,239	SFA	12.50	515,488	
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>				<b>DIVISION TOTAL</b>	<b>595,488</b>	
<b>G40 SITE ELECTRICAL UTILITIES</b>						
16230	ELECTRICAL/COMMUNICATIONS SITE WORK	76,012	SFA	1.00	76,012	
16230	EMERGENCY SIGNALIZATION	1	LS	75,000	75,000	
						ALLOWANCE
16230	GENERATOR	1	LS	75,000	75,000	
<b>G40 SITE ELECTRICAL UTILITIES</b>				<b>DIVISION TOTAL</b>	<b>226,012</b>	
<b>Z10 GENERAL REQUIREMENTS</b>						
01000	GENERAL CONDITIONS-PRORATED	2	MO	40,000	80,000	
01000	SITE AREA (1.74 ACRES)	2	AC			

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS				DIVISION TOTAL	80,000
					ESTIMATE SUBTOTAL	1,833,182



THE  
ROBINSON  
COMPANY

PROJECT: CITY OF BOTHELL FIRE DEPARTMENT - 1 STORY 4 BAY DRIVE THRU  
LOCATION: BOTHELL, WA  
BLDG SF: 12,970  
ESTIMATE: 2018043  
EST TYPE: BOND STUDY

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		235,495	18.16
B10	SUPERSTRUCTURE		312,836	24.12
B20	EXTERIOR CLOSURE		807,695	62.27
B30	ROOFING		294,757	22.73
C10	INTERIOR CONSTRUCTION		243,188	18.75
C30	INTERIOR FINISHES		204,406	15.76
D20	PLUMBING		220,490	17.00
D30	HVAC		694,740	53.57
D40	FIRE PROTECTION		71,335	5.50
D50	ELECTRICAL		598,800	46.17
E10	EQUIPMENT		52,743	4.07
E20	FURNISHINGS		124,151	9.57
Z10	GENERAL REQUIREMENTS		480,000	37.01
<b>ESTIMATE SUBTOTAL</b>			<b>4,340,635</b>	<b>334.67</b>
	DESIGN CONTINGENCY @	10.00%	434,063	
	SUBTOTAL		4,774,698	
	GENERAL CONTRACTOR'S OH & P @	7.50%	358,102	
	SUBTOTAL		5,132,801	
	ESCALATION - SEE SUMMARY SHEET TO (/YR) @			
<b>TOTAL</b>			<b>5,132,801</b>	<b>395.74</b>

EXCLUSIONS:  
SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - 1 STORY 4 BAY DRIVE THRU  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 12,970  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02620	FOOTING DRAINS	568	LF	15.00	8,520	
03300	SLAB ON GRADE - COMPLETE	12,970	SF	7.59	98,442	
03310	STANDARD FOUNDATIONS	12,970	SFA	9.91	128,533	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>235,495</b>	<b>18.16</b>
<b>B10 SUPERSTRUCTURE</b>						
06160	NEW ROOF STRUCUTRE	12,970	SF	24.12	312,836	
			8.5 LBS/SF			
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>312,836</b>	<b>24.12</b>
<b>B20 EXTERIOR CLOSURE</b>						
06110	EXTERIOR WALLS - 50% BRICK/50% METAL SIDING	7,367	SF	50.00	368,350	
07620	FRAME AT OPENINGS	5,397	SF	9.00	48,573	
07620	GROSS EXTERIOR WALL AREA	12,764	SF			
08100	AUTO OPENERS	1	LS	7,500	7,500	
08110	EXT. H.M. DOOR/FRM/HDWRE-SGL	6	EA	3,500	21,000	
08360	GLAZED OVERHEAD DOORS	4	EA	8,500	34,000	
08360	SECTIONAL 4-FOLD VEHICLE DOOR	4	EA	32,000	128,000	
08410	ALUM STOREFRONT DOOR	2	EA	2,200	4,400	
08520	ALUM WINDOWS/STOREFRONT	2,829	SF	68.00	192,372	
08520	PREM OPERABLES/VENTS	20	EA	175	3,500	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>807,695</b>	<b>62.27</b>
<b>B30 ROOFING</b>						
01000	CANOPIES	1,000	SF	60.00	60,000	
06100	ROUGH CARPENTRY SUPPORTS	12,970	SFA	0.35	4,540	
07500	MEMBRANE ROOFING SYSTEM	12,970	SF	17.75	230,218	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>294,757</b>	<b>22.73</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
06100	INTERIOR WALLS-COMPLETE	12,970	SFA	12.50	162,125	
08110	INTERIOR DOORS/GLAZING	12,970	SFA	4.75	61,608	
10880	MISC SPECIALTIES	12,970	SFA	1.50	19,455	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>243,188</b>	<b>18.75</b>
<b>C30 INTERIOR FINISHES</b>						
01000	EXPOSED CEILING - NO FINISH	4,200	SF			
09000	WALL FINISHES	12,970	SFA	5.50	71,335	
09250	CEILING FINISHES	8,770	SFA	6.30	55,251	
09610	FLOOR FINISHES	12,970	SFA	6.00	77,820	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>204,406</b>	<b>15.76</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>D20</b>	<b>PLUMBING</b>					
15400	PLUMBING	12,970	SF	17.00	220,490	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>220,490</b>	<b>17.00</b>
<b>D30</b>	<b>HVAC</b>					
15000	EXHAUST SYSTEM-ALLOW	1	LS	150,000	150,000	
15000	HVAC/CONTROLS	12,970	SF	42.00	544,740	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>694,740</b>	<b>53.57</b>
<b>D40</b>	<b>FIRE PROTECTION</b>					
15300	FIRE PROTECTION	12,970	SF	5.50	71,335	
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>71,335</b>	<b>5.50</b>
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL	12,970	SF	40.00	518,800	
16490	ALERTER/LOCUTION SYSTEM	1	LS	80,000	80,000	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>598,800</b>	<b>46.17</b>
<b>E10</b>	<b>EQUIPMENT</b>					
11450	APPLIANCES	1	LS	34,500	34,500	
11500	EXTRACTOR AND BUNKER GEAR DRYER	1	EA	15,000	15,000	
11900	MISC EQUIPMENT/FOIC	12,970	SFA	0.25	3,243	
<b>E10</b>	<b>EQUIPMENT</b>			<b>DIVISION TOTAL</b>	<b>52,743</b>	<b>4.07</b>
<b>E20</b>	<b>FURNISHINGS</b>					
12300	CASEWORK/BUILT-IN FURNISHINGS	12,970	SFA	7.50	97,275	
12670	BLINDS	2,829	SF	9.50	26,876	
<b>E20</b>	<b>FURNISHINGS</b>			<b>DIVISION TOTAL</b>	<b>124,151</b>	<b>9.57</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS	12	MO	40,000	480,000	
01000	GROSS FLOOR AREA	12,970	SF			
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>480,000</b>	<b>37.01</b>
<b>ESTIMATE SUBTOTAL</b>					<b>4,340,635</b>	<b>334.67</b>



**CITY OF BOTHELL  
 COURTS ADDITION AND RENOVATION  
 ORDER OF MAGNITUDE ESTIMATE  
 MARCH 20, 2018**

Building Addition and Renovation	5973 SF	393 \$	2,349,697	
Site Development	1 LS		TBD	
<b>Total Construction/MACC June 2020 Cost</b>		<b>\$</b>	<b>2,349,697</b>	<b>\$ 393</b>
Project Development/Soft Costs @ 65.23%		\$	1,532,708	
<b>Total Project Costs</b>		<b>\$</b>	<b>3,882,405</b>	

**Exclusions:**

- Escalation beyond June 2020
- Piling/Special Foundations/Over-ex and Structural Fill
- Alternative Contracting/GCCM (Add 10% plus Preconstruction Fees)
- Wetlands Mitigation
- Utility Infrastructure to Site
- Mitigation/Impact Fees
- Structural/Seismic Upgrades
- Site Development Costs except Stair/Ramp at entry
- Re-roof and thermal upgrade existing Roof

**Project Development/Soft Costs Include:**

Architect/Engineering	15.00%
Owner Consultants (Survey/Geotech/Hazardous)	3.00%
Construction/Project Manager	4.00%
Permits	1.00%
Construction Contingency	7.50%
Builders Risk Policy	0.75%
Washington State Sales Tax	10.00%
Furnishings and Equipment (\$20.00 SF + Tax) (Basic)	6.14%
Courtroom/Judge Chamber Furnishings (\$25,000 Allowance Each)	2.34%
Technology	3.00%
Jurisdictional/Utility Co Fees	0.50%
Staff Planning/Moving	1.00%
Allowance for Art	1.00%
Project/Bid/Market/Code Change Contingency	10.00%
	<b>65.23%</b>



**THE  
ROBINSON  
COMPANY**

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - COURT EXPANSION AND REMODEL  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 5,973  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	29,875	5.00
B10	SUPERSTRUCTURE	15,840	2.65
B20	EXTERIOR CLOSURE	112,143	18.77
B30	ROOFING	28,200	4.72
C10	INTERIOR CONSTRUCTION	175,810	29.43
C30	INTERIOR FINISHES	209,055	35.00
D20	PLUMBING	121,600	20.36
D30	HVAC	310,596	52.00
D40	FIRE PROTECTION	29,865	5.00
D50	ELECTRICAL	324,446	54.32
E10	EQUIPMENT	27,500	4.60
E20	FURNISHINGS	161,153	26.98
F20	SELECTIVE BUILDING DEMOLITION	52,737	8.83
G20	SITE IMPROVEMENTS	25,000	4.19
G30	SITE CIVIL / MECHANICAL UTILITIES	5,000	0.84
Z10	GENERAL REQUIREMENTS	160,000	26.79
<b>ESTIMATE SUBTOTAL</b>		<b>1,788,819</b>	<b>299.48</b>
	DESIGN CONTINGENCY @	10.00%	178,882
	SUBTOTAL		1,967,701
	GENERAL CONTRACTOR'S OH & P @	7.50%	147,578
	SUBTOTAL		2,115,278
	ESCALATION TO 01-JUN-20 (5.00%/YR) @	11.08%	234,419
<b>TOTAL</b>		<b>2,349,697</b>	<b>393.39</b>

**EXCLUSIONS:**  
 SEE ESTIMATE SUMMARY

**PROJECT:** CITY OF BOTHELL FIRE DEPARTMENT - COURT EXPANSION AND REMODEL  
**LOCATION:** BOTHELL, WA  
**BLDG SF:** 5,973  
**ESTIMATE:** 2018043  
**EST TYPE:** BOND STUDY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10</b>	<b>FOUNDATIONS</b>					
01000	PATCH EXISTING SLAB	650		10.00	6,500	
02620	FOOTING DRAINS	119	LF	15.00	1,785	
03300	SLAB ON GRADE - COMPLETE INCL TIE-IN	1,350	SF	8.50	11,475	
03310	CONTINUOUS FOOTINGS/THICKEND SLAB EDGE	119	LF	85.00	10,115	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>29,875</b>	<b>5.00</b>
<b>B10</b>	<b>SUPERSTRUCTURE</b>					
05120	BUILDING ROOF STRUCTURE AND TIE-IN	528	SFA	30.00	15,840	
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>15,840</b>	<b>2.65</b>
<b>B20</b>	<b>EXTERIOR CLOSURE</b>					
01000	EXTRIOR ENTRY DOORS	1	PR	5,000	5,000	
07000	EXTERIOR CLOSURE AT ADDITION	1,428	SFA	62.35	89,036	
07200	EXTERIOR INSULATION UPGRADE FROM INSIDE EXT WALL INCL REMOVE GWB	2,292	SF	7.90	18,107	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>112,143</b>	<b>18.77</b>
<b>B30</b>	<b>ROOFING</b>					
05120	CANOPY ALLOWANCE	250	SFA	60.00	15,000	
07330	MEMBRANE ROOFING/INSUL/SHEETMETAL AT INVERTED CORNERS ONLY	528	SF	25.00	13,200	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>28,200</b>	<b>4.72</b>
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>					
01000	INTERIOR VESTIBULE DOORS	2	PR	5,000	10,000	
09000	INTERIOR CONSTRUCTION	5,973	SFA	27.76	165,810	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>175,810</b>	<b>29.43</b>
<b>C30</b>	<b>INTERIOR FINISHES</b>					
09000	INTERIOR FINISHES	5,973	SFA	35.00	209,055	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>209,055</b>	<b>35.00</b>
<b>D20</b>	<b>PLUMBING</b>					
15000	PLUMBING - BUILDING	32	FXT	3,800	121,600	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>121,600</b>	<b>20.36</b>
<b>D30</b>	<b>HVAC</b>					
15500	HVAC - BUILDING	5,973	SFA	52.00	310,596	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>310,596</b>	<b>52.00</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>D40</b>	<b>FIRE PROTECTION</b>					
15000	FIRE PROTECTION SYSTEM - BUILDING	5,973	SFA	5.00	29,865	
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>29,865</b>	<b>5.00</b>
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL - BUILDING	5,973	SFA	40.00	238,920	
16000	ELECTRICAL - SPECIAL/LOW VOLTAGE SYSTEMS	4,623	SFA	18.50	85,526	
	ALLOWANCE					
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>324,446</b>	<b>54.32</b>
<b>E10</b>	<b>EQUIPMENT</b>					
11000	BUILDING EQUIPMENT/APPLIANCES	1	LS	7,500	7,500	
11000	HI DENSITY FILE/RECORD STORAGE	1	LS	20,000	20,000	
	ALLOWANCE					
<b>E10</b>	<b>EQUIPMENT</b>			<b>DIVISION TOTAL</b>	<b>27,500</b>	<b>4.60</b>
<b>E20</b>	<b>FURNISHINGS</b>					
06415	TRANSACTION/REPORT COUNTERS	4	LF	475	1,900	
12000	MISC CASEWORK/COUNTERS/MILLWORK	5,973	SFA	1.75	10,453	
12300	BASE CABINETS	30	LF	200	6,000	
12300	COURTROOM RAILINGS/LOW WALL	2	EA	15,000	30,000	
12300	JUDGE BENCH	2	EA	28,000	56,000	
12300	JUDGE/JURY PLATFORMS	1	LS	20,000	20,000	
12300	WALL CABINETS	30	LF	110	3,300	
12300	WITNESS/CLERK DESKS	4	EA	6,500	26,000	
12490	EXT. WINDOW SHADES/BLINDS	1	LS	7,500	7,500	
<b>E20</b>	<b>FURNISHINGS</b>			<b>DIVISION TOTAL</b>	<b>161,153</b>	<b>26.98</b>
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>					
02000	DEMO EXTERIOR SLABS/SIDEWALKS	1,350	SF	5.00	6,750	
02000	DEMO EXTERIOR SOFFITS	1,350	SF	2.50	3,375	
02000	DEMO EXTERIOR WALL/STEMWALL/FOOTING	123	LF	75.00	9,225	
02000	DEMO PLANTERS/RAISED BEDS	16	MH	185	2,960	
02000	INTERIOR DEMOLITION - GUT	4,623	SFA	5.50	25,427	
02000	SAWCUTTING	1	LS	5,000	5,000	
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>			<b>DIVISION TOTAL</b>	<b>52,737</b>	<b>8.83</b>
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02775	NEW ENTRY STAIR/RAMP/WALLS	1	LS	25,000	25,000	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>25,000</b>	<b>4.19</b>
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02550	RELOCATE GAS METER	1	LS	5,000	5,000	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>5,000</b>	<b>0.84</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	BUILDING AREA	5,973	SFA			
01000	GENERAL CONDITIONS	4	MO	40,000	160,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>160,000</b>	<b>26.79</b>
<b>ESTIMATE SUBTOTAL</b>					<b>1,788,819</b>	<b>299.48</b>