

**JEFFERSON COUNTY PUD
Strategic Facilities Plan**

**ALTERNATIVE 1 - SPLIT FACILITIES
PHASE 1
BUDGETARY ESTIMATE**

Project Scope Description	Qty	Unit	Unit Cost	Estimate	Remarks
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Estimates are developed based on preliminary design concepts and are for planning purposes. The estimate is inclusive of mobilization and general conditions and is in 2017 dollars with escalation to March, 2019. See the estimate produced by C & N Consultants, Inc for a detailed break down on costs.

A1 - SITE WORK					
General Site Improvements - Bank Building	1.00	LS	\$58,197	\$58,197	Allowance - Scope not defined
General Site Improvements - Ops Site	1.00	LS	\$50,000	\$50,000	Allowance - Minor improvements to entry of building and site
Total Estimated Site Costs				\$108,197	

A2 - BUILDINGS					
Bank Building - Tenant Improvement	7,593.00	SF	\$80	\$607,288	See C&N Estimate
Building A - Existing Building - Ops Site	1	LS	\$200,000	\$200,000	Upgrades to finishes
Total Estimated Building Costs	7,594	SF	\$106.31	\$807,288	
Subtotal Site & Building MACC (A1+A2)				\$915,485	

A3 - EQUIPMENT, MISC ITEMS					
Total Estimated Equipment Costs				\$0	
Total Project MACC (A1+A2+A3)				\$915,485	

B - ESCALATION ON MACC					
Escalation					Included in estimate above
Total Estimated Escalation on MACC				\$0	
Total MACC Estimate (A1+A2+A3+B)				\$915,485	

C - SOFT COSTS ON MACC					
Sales Tax			9.00%	\$82,394	
Professional Design/CA Services			14.00%	\$128,168	Allowance (Does not include other Owner Services Costs)
Permitting / Misc Fees			1.50%	\$13,732	Allowance
Special Testing Services			0.00%	\$0	None anticipated
Total Estimated Soft Costs on MACC			24.50%	\$224,294	
Total Estimate (A1+A2+A3+B+C)				\$1,139,779	

D - FURNISHINGS FIXTURES AND EQUIPMENT (FF&E) OWNER-PROVIDED					
Office Furnishings	1	LS	\$150,000	\$150,000	Allowance
Technology Systems by Owner	1	LS	\$30,000	\$30,000	Allowance (Telecomm/Data/Security)
Total Estimated FF&E Cost Budget				\$180,000	

E - PROPERTY ACQUISITION & SALES					
Purchase Property	1	LS	\$1,000,000	\$1,000,000	Allowance
Sell Property	1	LS	(\$280,000)	(\$280,000)	Allowance
Total Property Costs				\$720,000	

Subtotal MACC, Soft Costs, FF&E, Property (A+B+C+D+E+F)				\$2,039,779	
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F - MANAGEMENT RESERVE					
Owner's Management Reserve Fund	8.00%	%		\$163,182	Allowance
Total Management Reserve Fund				\$163,182	

PHASE 1 GRAND TOTAL PROJECT COST BUDGET				\$2,202,961	Including escalation to March 2019
Total Estimated Escalation on MACC				\$0	

PHASE 1 BUDGET RANGE: \$2,090,000 - \$2,310,000 (2019 DOLLARS)

**JEFFERSON COUNTY PUD
Strategic Facilities Plan**

**ALTERNATIVE 1 - SPLIT FACILITIES
PHASE 2
BUDGETARY ESTIMATE**

Project Scope Description	Qty	Unit	Unit Cost	Estimate	Remarks
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Estimates are developed based on preliminary design concepts and are for planning purposes. The estimate is inclusive of mobilization and general conditions and is in 2017 dollars with escalation to March, 2019. See the estimate produced by C & N Consultants, Inc for a detailed break down on costs.

A - SITE WORK					
Site Improvements - Ops Site	1.00	LS	\$1,480,000	\$1,480,000	2.8 acres
Site Electrical - Ops Site	1.00	LS	\$280,000	\$280,000	Allowance
Total Estimated Site Costs				\$1,760,000	

B - BUILDINGS					
Total Estimated Building Costs				\$0	

Subtotal Site & Building MACC (A+B)				\$1,760,000	
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C - EQUIPMENT (CONTRACTOR-PROVIDED)					
Total Estimated Equipment Costs					

Subtotal Project MACC (A+B+C)				\$1,760,000	
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D - SOFT COSTS ON MACC					
Sales Tax			9.00%	\$158,400	
Professional Services & Construction Mgmt			15.00%	\$264,000	Allowance (Does not include other Owner Services Costs)
Permitting / Misc Fees			2.00%	\$35,200	Allowance
Special Testing Services			1.00%	\$17,600	Allowance
Total Estimated Soft Costs on MACC			27.00%	\$475,200	
Total Estimate (A+B+C+D)				\$2,235,200	

E - FURNISHINGS FIXTURES AND EQUIPMENT (FF&E) OWNER-PROVIDED					
Total Estimated FF&E Cost Budget				\$0	

F - PROPERTY ACQUISITION & SALES					
Purchase Property	1	LS	\$0	\$0	N/A - No new property required
Sell Property	1	LS	\$0	\$0	Completed in Phase 1
Total Property Costs				\$0	

Subtotal MACC, Soft Costs, FF&E, Property (A+B+C+D+E)				\$2,235,200	
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G - MANAGEMENT RESERVE					
Owner's Management Reserve Fund	8.00%	%		\$178,816	Allowance
Total Management Reserve Fund				\$178,816	

PHASE 2 GRAND TOTAL PROJECT COST BUDGET				\$2,414,016	Including escalation to March 2019
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H - ESCALATION FOR PHASED APPROACH					
Escalation	4.50%	%		\$108,631	Allowance for Escalation to Mid 2020
Total Estimated Escalation on MACC				\$108,631	

PHASE 2 GRAND TOTAL PROJECT COST BUDGET INCL ADDL ESCALATION				\$2,522,647	Including escalation to March 2020
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PHASE 2 BUDGET RANGE: \$2,400,000 - \$2,650,000 (2020 DOLLARS)

**JEFFERSON COUNTY PUD
Strategic Facilities Plan**

**ALTERNATIVE 1 - SPLIT FACILITIES
PHASE 3
BUDGETARY ESTIMATE**

Project Scope Description	Qty	Unit	Unit Cost	Estimate	Remarks
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A1 - SITE WORK					
Site Improvements - Ops Site	1.00	LS	\$0	\$0	No Work
New Pole Yard & Access Road - Ops Site	1.00	LS	\$573,365	\$573,365	1.5 acres
Site Electrical - Pole Yard	1.00	LS	\$100,000	\$100,000	Allowance
Total Estimated Site Costs				\$573,365	

A2 - BUILDINGS					
Building B - Canopy Covered Storage/Wash	15,000	SF	\$100	\$1,500,000	
Building C - Canopy Covered Vehicle Storage	7,200	SF	\$78	\$561,600	
Total Estimated Building Costs	22,200	SF	\$93	\$2,061,600	

Subtotal Site & Building MACC (A1+A2)				\$2,634,965	
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C - EQUIPMENT					
Water Reclaim System / Pressure Washer	1	LS	\$125,000	\$125,000	Allowance incl. GC mark-ups & escalation to March 2019
Total Estimated Equipment Costs				\$125,000	

Subtotal Project MACC (A+B+C)				\$2,759,965	
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D - SOFT COSTS ON MACC					
Sales Tax			9.00%	\$248,397	
Professional Services & Construction Mgmt			15.00%	\$413,995	Allowance (Does not include other Owner Services Costs)
Permitting / Misc Fees			2.00%	\$55,199	Allowance
Special Testing Services			1.00%	\$27,600	Allowance
Total Estimated Soft Costs on MACC			27.00%	\$745,191	

Total Estimate (A+B+C+D)				\$3,505,156	
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E - FURNISHINGS FIXTURES AND EQUIPMENT (FF&E) OWNER-PROVIDED					
Office Furnishings	1	LS	\$0	\$0	Allowance
Heavy Duty Storage Racking	1	LS	\$15,000	\$15,000	Allowance
Shop Equipment	1	LS	\$10,000	\$10,000	Allowance
Technology Systems by Owner	1	LS	\$10,000	\$10,000	Allowance (Telecomm/Data/Security)
Total Estimated FF&E Cost Budget				\$35,000	

F - PROPERTY ACQUISITION & SALES					
Purchase Property	1	LS	\$0	\$0	N/A - No new property required
Sell Property	1	LS	\$0	\$0	Completed in Phase 1
Total Property Costs				\$0	

Subtotal MACC, Soft Costs, FF&E, Property (A+B+C+D+E+F)				\$3,540,156	
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G - MANAGEMENT RESERVE					
Owner's Management Reserve Fund	8.00%	%		\$283,212	Allowance
Total Management Reserve Fund				\$283,212	

PHASE 3 GRAND TOTAL PROJECT COST BUDGET				\$3,823,368	Including escalation to March 2019
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H - ESCALATION FOR PHASED APPROACH					
Escalation	9.00%	%		\$344,103	Allowance for Escalation to Mid 2021
Total Estimated Escalation on MACC				\$344,103	

PHASE 3 GRAND TOTAL PROJECT COST BUDGET INCL ADDL ESCALATION				\$4,167,471	Including escalation to March 2021
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PHASE 3 BUDGET RANGE: \$3,950,000 - \$4,370,000 (2021 DOLLARS)					
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**JEFFERSON COUNTY PUD
Strategic Facilities Plan**

**ALTERNATIVE 1 - SPLIT FACILITIES
PHASE 4
BUDGETARY ESTIMATE**

Project Scope Description	Qty	Unit	Unit Cost	Estimate	Remarks
A1 - SITE WORK					
Site Improvements - Ops Site	1.00	LS	\$575,000	\$575,000	1.7 acres
Site Electrical - Ops Site	1.00	LS	\$150,000	\$150,000	Allowance
Total Estimated Site Costs				\$725,000	
A2 - BUILDINGS					
Building A - Existing Building Minor Demo & Remodel	800	SF	\$125	\$100,000	Misc Remodel at interface with Phase 2 work
Building A - Existing Warehouse Remodel	2,861	SF	\$200	\$572,200	Remodel as part of crew facilities
Building A - Shops / Crew / Warehouse	6,859	SF	\$357	\$2,448,663	South Addition
Relocate Crew Modular Bldg	1	LS	\$30,000	\$30,000	Relocation and Minor Remodel
Existing Storage Canopy and Fuel Bldg Demolition	1	LS	\$25,000	\$25,000	Adjacent to existing truck bays, incl extended dock.
Total Estimated Building Costs	10,520	SF	\$301.89	\$3,175,863	
Subtotal Site & Building MACC (A1+A2)				\$3,900,863	
C - EQUIPMENT					
Fuel System (Tanks & Dispensers/Mgmt Syst)	1	LS	\$325,000	\$325,000	Allowance incl. GC mark-ups
Total Estimated Equipment Costs				\$325,000	
Subtotal Project MACC (A+B+C)				\$4,225,863	
D - SOFT COSTS ON MACC					
Sales Tax			9.00%	\$380,328	
Professional Services & Construction Mgmt			15.00%	\$633,879	Allowance (Does not include other Owner Services Costs)
Permitting / Misc Fees			2.00%	\$84,517	Allowance
Special Testing Services			1.00%	\$42,259	Allowance
Total Estimated Soft Costs on MACC			27.00%	\$1,140,983	
Total Estimate (A+B+C+D)				\$5,366,846	
E - FURNISHINGS FIXTURES AND EQUIPMENT (FF&E) OWNER-PROVIDED					
Office Furnishings	1	LS	\$10,000	\$10,000	Allowance
Heavy Duty Storage Racking	1	LS	\$0	\$0	Allowance
Shop Equipment	1	LS	\$0	\$0	Allowance
Technology Systems by Owner	1	LS	\$25,000	\$25,000	Allowance (Telecomm/Data/Security)
Total Estimated FF&E Cost Budget				\$35,000	
F - PROPERTY ACQUISITION & SALES					
Purchase Property	1	LS	\$0	\$0	N/A - No new property required
Sell Property	1	LS	\$0	\$0	Completed in Phase 1
Total Property Costs				\$0	
Subtotal MACC, Soft Costs, FF&E, Property (A+B+C+D+E+F)				\$5,401,846	
G - MANAGEMENT RESERVE					
Owner's Management Reserve Fund	8.00%	%		\$432,148	Allowance
Total Management Reserve Fund				\$432,148	
PHASE 4 GRAND TOTAL PROJECT COST BUDGET				\$5,833,994	Including escalation to March 2019
H - ESCALATION FOR PHASED APPROACH					
	17.00%	%		\$991,779	Allowance for Escalation to Mid 2023
Total Estimated Escalation on MACC				\$991,779	
PHASE 4 GRAND TOTAL PROJECT COST BUDGET INCL ADDL ESCALATION				\$6,825,773	Including escalation to March 2023
PHASE 4 BUDGET RANGE: \$6,490,000 - \$7,170,000 (2023 DOLLARS)					

**JEFFERSON COUNTY PUD
Strategic Facilities Plan**

**ALTERNATIVE 1 - SPLIT FACILITIES
PHASE 5
BUDGETARY ESTIMATE**

Project Scope Description	Qty	Unit	Unit Cost	Estimate	Remarks
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A1 - SITE WORK					
					No Work
Total Estimated Site Costs					

A2 - BUILDINGS					
Building A - Existing Building Demo & Remodel	3,000	SF	\$250.00	\$750,000	Office space
Building A - Admin New Construction	4,955	SF	\$350.00	\$1,734,250	Office and public areas
Building A - Existing Truck Bay Remodel	3,796	SF	\$20	\$75,920	
Building A - New Truck Bays	2,806	SF	\$172	\$482,632	Adjacent to existing truck bays, incl extended dock.
Remove & Sell Crew Modular Bldg	1	LS	(25,000.00)	(25,000)	Allowance
Total Estimated Building Costs	14,557	SF	\$207.31	\$3,017,802	
Subtotal Site & Building MACC (A1+A2)				\$3,017,802	

C - EQUIPMENT					
Total Estimated Equipment Costs					
				\$0	
Subtotal Project MACC (A+B+C)				\$3,017,802	

D - SOFT COSTS ON MACC					
Sales Tax			9.00%	\$271,602	
Professional Services & Construction Mgmt			15.00%	\$452,670	Allowance (Does not include other Owner Services Costs)
Permitting / Misc Fees			2.00%	\$60,356	Allowance
Special Testing Services			1.00%	\$30,178	Allowance
Total Estimated Soft Costs on MACC			27.00%	\$814,807	
Total Estimate (A+B+C+D)				\$3,832,609	

E - FURNISHINGS FIXTURES AND EQUIPMENT (FF&E) OWNER-PROVIDED					
Office Furnishings	1	LS	\$50,000	\$50,000	Allowance
Heavy Duty Storage Racking	1	LS	\$0	\$0	Allowance
Shop Equipment	1	LS	\$0	\$0	Allowance
Technology Systems by Owner	1	LS	\$25,000	\$25,000	Allowance (Telecomm/Data/Security)
Total Estimated FF&E Cost Budget				\$75,000	

F - PROPERTY ACQUISITION & SALES					
Purchase Property	1	LS	\$0	\$0	N/A - No new property required
Sell Property	1	LS	\$0	\$0	Sell bank building - Unsure of future value
Total Property Costs				\$0	

Subtotal MACC, Soft Costs, FF&E, Property (A+B+C+D+E+F)				\$3,907,609	
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G - MANAGEMENT RESERVE					
Owner's Management Reserve Fund	8.00%	%		\$312,609	Allowance
Total Management Reserve Fund				\$312,609	

PHASE 5 GRAND TOTAL PROJECT COST BUDGET				\$4,220,217	Including escalation to March 2019
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H - ESCALATION FOR PHASED APPROACH					
Escalation	25.00%	%		\$1,055,054	Allowance for Escalation to Mid 2025
Total Estimated Escalation on MACC				\$1,055,054	

PHASE 5 GRAND TOTAL PROJECT COST BUDGET INCL ADDL ESCALATION				\$5,275,272	Including escalation to March 2025
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PHASE 5 BUDGET RANGE: \$5,010,000 - \$5,540,000 (2025 DOLLARS)