

**Port Townsend School District
Preliminary Capital Construction Bond Cost Model**

									Date:	151029
Construction Costs								unit	\$/unit	Notes
	Building Construction (Baseline)				16,900,000	65000	260		reduce \$270 to \$260. With \$25 green below, gives us \$285/ft bldg. Good quality systems. 50 year solution	
	Demolish Existing Buildings/Site									
	Abatement main bldg			118,318	33805	3.5		main, north		
	Demolition/Removal main bldg			152,123	33805	4.5				
	Demolition/Removal portables/ head start			42,120	9360	4.5				
	Covered Play Area			350,000	3500	100		50'X70'		
	Green Building Features			1,625,000	65000	25				
	Site			4,750,000	475000	10		assume 10/13 acres; reduced \$250k		
	Off Site			150,000				WAG, no signal		
	Sub-total			24,087,560						
	Escalation to midpoint of construction			2,007,297				reduce to 4%/yr, assume Dec '17		
	Sub-total			26,094,857						
	GCCM Construction Cost Premium			1,304,743	5%					
	Add High School Budget			1,000,000				reduce \$5m to \$1m		
	Sub-total Construction Costs		69%	28,399,600						
Project Development Costs (Soft Costs)										
	Architect/Engineer/Consultant Fees		13.5%	3,251,821				reduce 15% to 13%. Add .5% for HS planning		
	Owner Consultants		3%	722,627						
	Washington State Sales Tax		9.0%	2,167,880						
	Testing & Inspection		1.5%	361,313						
	Permits		1.0%	240,876						
	Builders Risk Insurance		0.50%	120,438						
	Furnishings & Equipment		5.0%	1,204,378				Prox. \$15.00/SF + WSST		
	Furnishings/Equipment									
	Data/IT Equipment									
	Telephone Equipment									
	Construction Administration/Management		4.0%	963,502				5% to 4%		
	Moving/Staff Planning Costs		0.5%	120,438						
	GCCM Precon Fees		0.75%	180,657				increase .25%		
	Sustainable Schools Monitoring/Reporting		0.5%	120,438						
	Sub-Total Project Development costs		23%	9,454,367						
Contingencies										
	Construction Contingency		10.0%	2,839,960				10% of Construction Costs		
	Project Contingency (Legal, Jurisdictional)		3.0%	283,631				3% of Project Development Costs		
	Sub-Total Project Contingencies		8%	3,123,591						
Total Project Costs								\$ 40,977,558		