



Sandy Public Works

Space Needs Summary

Revision Six - May 30, 2017

				Complete Project Approach	
Space No.	Space Description	Gross Design Area Requirement	Comments	Construction cost per SF*	Total construction
1.00	Administration	4,502 S.F.		\$ 178.83	\$ 805,053
2.00	Fleet	20,978 S.F.		\$ 167.07	\$ 3,504,750
2.50	Breezeway Connector	1,469 S.F.	(Required with Phased approach)	\$ 165.00	
3.00	Public Works Shop	42,528 S.F.		\$ 168.97	\$ 7,180,773
4.00	Building Common	10,439 S.F.		\$ 201.06	\$ 2,098,830
Area Total		79,916 S.F.		\$ 170.05	\$ 13,589,406

Space No.	Space Description	Gross Design Area Requirement	Comments	Construction cost per SF*	Total construction
10.00	Site Elements	225,463 S.F.			\$ 1,841,160
11.00	Line Vehicle Parking (Receive)	3,600 S.F.	Existing Stalls at PW (10'x20')	\$ 5.00	\$ 18,000
12.00	Line Vehicle Parking (Pickup)	1,200 S.F.	Existing Stalls at PW (10'x20')	\$ 5.00	\$ 6,000
13.00	Staff Parking	12,100 S.F.	Includes 10% growth	\$ 5.00	\$ 60,500
13.00	Public Parking	15,000 S.F.	9'x18' - Count is 3 per 1000 sf.	\$ 5.00	\$ 75,000
14.00	Public / Staff Parking	6,156 S.F.	9'x18'	\$ 5.00	\$ 30,780
Area Total		263,519 S.F.		\$ 7.71	\$ 2,031,440

*Normal site development and GC fees are included in the sf costs

Estimated Cost of Construction: \$ 177.76 \$ 15,620,846

Project Soft Cost	Comments	Unit Cost	Total
FFE Budget		\$ 6.31	\$ 504,350
Construction Testing (Cost plus 10%)		0.5%	\$ 85,915
Builders Risk Insurance		0.3%	\$ 39,052
Owner Contingency		5.0%	\$ 781,042
Phased Work Inflation	Assumes phasing over 10-15 yr. time	10.0%	
Part One Fees			\$ 4,610
Part Two Fees (Estimated)			\$ 24,720
Part Three Architectural and Engineering Fees		6.0%	\$ 984,113
FFE Design Fee		8.0%	\$ 40,348

Estimated Total Project Cost: \$ 18,084,996

Funding Adjustments	Comments	Unit Cost	Total
Anticipated Insurance Payment		\$ (2,886,673.00)	
Fuel Island Funding Source		\$ (200,000.00)	
Total:		\$ (3,086,673.00)	\$ 14,998,323

Phased Project Approach			
Phase 1	Phase 2 (5 Yr.)	Phase 3 (10 Yr.)	Phase 4 (15 Yr.)
Total construction	Total construction	Total construction	Total construction
\$ 805,053			
	\$ 3,504,750		
	\$ 242,303		
		\$ 4,035,543	\$ 3,248,553
\$ 2,098,830			
\$ 2,903,883	\$ 3,747,052	\$ 4,035,543	\$ 3,248,553

Total construction	Total construction	Total construction	Total construction
\$ 484,360	\$ 296,500	\$ 816,300	\$ 244,000
\$ 18,000			
	\$ 6,000		
\$ 15,390			
\$ 517,750	\$ 302,500	\$ 816,300	\$ 244,000

\$ 3,421,633 \$ 4,049,552 \$ 4,851,843 \$ 3,492,553

Total	Total	Total	Total
\$ 257,565	\$ 137,335	\$ 109,450	
\$ 18,819	\$ 22,273	\$ 26,685	\$ 19,209
\$ 8,554	\$ 10,124	\$ 12,130	\$ 8,731
\$ 171,082	\$ 202,478	\$ 242,592	\$ 174,628
	\$ 404,955	\$ 485,184	\$ 349,255
\$ 4,610			
\$ 24,720			
\$ 215,563	\$ 279,419	\$ 334,777	\$ 240,986
\$ 20,605	\$ 10,987	\$ 8,756	

\$ 4,143,151 \$ 5,117,122 \$ 6,071,417 \$ 4,285,363

Phased Project Approach Costs	Total
Estimated Total Project Cost:	\$ 19,617,053
Estimated Project Total Less Funding Adjustments:	\$ 16,530,380
Cost Difference Utilizing Phased Work Approach:	\$ 1,532,057

Alternate One Project Phase Approach	Total
Phase 1	\$ 4,143,151
Phase 2 (Combine Phase 2, 3, & 4)	\$ 14,234,507
Phased Work Inflation (1-year):	3.5% \$ 498,208
Estimated Total Project Total:	\$ 18,875,866
Project Total less Funding Adjustments:	\$ 15,789,193
Cost Difference Utilizing 2 Phased Approach:	\$ 790,870



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Site Elements					
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14.00	Public / Staff Parking	6,156 S.F.	9'x18'	\$ 5.00	\$ 30,780
	Area Total	263,519 S.F.		\$ 7.71	\$ 2,031,440

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Estimated Cost of Construction: \$ 177.76 \$ 15,620,846

Contractor's Fee

Project Soft Cost	Comments	Unit Cost	Total
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\$ 3,421,633 \$ 4,049,552 \$ 4,851,843 \$ 3,492,553

\$ 400,000

Total	Total	Total	Total
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\$ 20,605	\$ 10,987	\$ 8,756	\$ 240,086

~~\$ 4,143,151~~ \$ 5,117,122 \$ 6,071,417 \$ 4,285,363

\$ 5,104,588

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Estimated Total Project Cost:	\$ 19,617,053
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Phased Work Inflation (1-year):	3.5% \$ 498,208
Estimated Total Project Total:	\$ 18,875,866
Project Total less Funding Adjustments:	\$ 15,789,193
Cost Difference Utilizing 2 Phased Approach:	\$ 790,870

Needed 80% of design effort up front.



Sandy Public Works

CD Estimate Summary

Revision Date: 1/5/2018

				Complete Project Approach	
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2.50	Breezeway Connector	1,469 S.F.		\$ 165.00	\$ 242,303
3.00	Public Works Shop	42,528 S.F.		\$ 168.97	\$ 7,180,773
4.00	Building Common	10,439 S.F.		\$ 205.67	\$ 2,147,010
Area Total		79,916 S.F.		\$ 173.94	\$ 13,900,666

Space No.	Space Description	Gross Design Area Requirement	Comments	Construction cost per SF*	Total construction
10.00	Site Elements	239,463 S.F.			\$ 1,911,160
	Fuel Island				\$ 275,360
	Brine Storage				\$ 84,000
	Covered Vehicle Storage				\$ 318,500
	Bulk Storage				\$ 234,000
11.00	Line Vehicle Parking (Receive)	3,600 S.F.	Existing Stalls at PW (10'x20')	\$ 5.00	\$ 18,000
12.00	Line Vehicle Parking (Pickup)	1,200 S.F.	Existing Stalls at PW (10'x20')	\$ 5.00	\$ 6,000
13.00	Staff Parking	12,100 S.F.	Includes 10% growth	\$ 5.00	\$ 60,500
13.00	Public Parking	15,000 S.F.	9'x18' - Count is 3 per 1000 sf.	\$ 5.00	\$ 75,000
14.00	Public / Staff Parking	6,156 S.F.	9'x18'	\$ 5.00	\$ 30,780
Area Total		277,519 S.F.		\$ 7.57	\$ 2,101,440

*Normal site development and GC fees are included in the sf costs

Estimated Cost of Construction: **\$ 181.51** **\$ 16,002,106**

Project Soft Cost	Comments	Unit Cost	Total
FFE Budget		\$ 6.31	\$ 504,350
Construction Testing (Cost plus 10%)		0.5%	\$ 88,012
Builders Risk Insurance		0.3%	\$ 40,005
Owner Contingency		3.0%	\$ 480,063
Inflation Factor (Phase 1)		1.5%	
Inflation Factor (Phase 2, assume 18-20 month delay)		5.0%	
Part One Fees			\$ 4,610
Part Two Fees (Current)			\$ 28,800
Part Three Architectural Design Fees Through Permit Review		6.0%	\$ 988,930
Bidding & CA Fee (Percentage based on relative billing value of design fee above)		25%	
FFE Design Fee		6.0%	\$ 30,261

Estimated Total Project Cost: **\$ 18,167,137**

Funding Adjustments	Comments	Unit Cost	Total
Anticipated Insurance Payment		\$ (3,177,407)	
Loss of Gov Property Insurance Claim		\$ (25,000)	
Risk Management Funds		\$ (1,000,000)	
Back Entrance		\$ (150,000)	
State Street		\$ (350,000)	
PW Facility Fund		\$ (250,000)	
Total:		\$ (4,952,407)	\$ 13,739,730

JRCA final payment with-hold

\$ (93,188)

\$ (5,045,595)

Ascent Construction DD Estimate			
Space	Phase 1 Subtotal	Phase 2 Subtotal	Total
Admin & Site	\$ 3,443,200		\$ 3,856,384
Fleet & Vehicle Storage		\$ 8,626,601	\$ 9,661,793
Building Area Total:			\$ 13,518,177

Utility Relocation - Centurylink	\$ 15,000		\$ 16,800
Fuel Island		\$ 350,000	\$ 392,000
Brine Storage		\$ 122,517	\$ 137,219
Covered Vehicle Storage		\$ 516,720	\$ 578,726
Bulk Storage		\$ 288,160	\$ 322,739
Phase 2 Site		\$ 3,334,863	\$ 3,735,047
Site Elements Total:			\$ 5,182,531

Site Elements Total:

Contractor Fee Control:

12.0%

Construction Total:

\$ 3,873,184 \$ 14,827,524 \$ 18,700,708

Estimate Difference:

Project Soft Cost	Phase 1 Subtotal	Phase 2 Subtotal	Total
	\$ 132,983	\$ 205,275	\$ 338,258
	\$ 19,282	\$ 66,194	\$ 85,476
	\$ 8,608	\$ 33,097	\$ 41,705
	\$ 103,296	\$ 397,166	\$ 500,462
	\$ 51,648		\$ 51,648
		\$ 661,943	\$ 661,943
	\$ 4,610		\$ 4,610
	\$ 28,800		\$ 28,800
	\$ 873,643		\$ 873,643
	\$ 58,872	\$ 232,342	\$ 291,214
	\$ 7,979	\$ 12,317	\$ 20,295

DD Estimate Project Cost:

\$ 5,162,905 \$ 16,435,858 \$ 21,598,763

Funding Adjustments

Total after Funding Adjustments: ~~\$ 210,409~~ \$ 16,646,356

\$ 117,310