

6 ESTIMATED PROJECT COST FOR PREFERRED ALTERNATIVE

6.1 PREDICTION OF OVERALL PROJECT COST

6.1.1 MAJOR ASSUMPTIONS

The cost estimate document for the Schematic Design level design encompasses pricing for two options for the proposed aquatic Center. The first option considered was to build 26,800 sf aquatic center on a 180,000 square foot conceptual site with an add alternate to construct a new 20,000 square foot extension in a future phase. The second option considered was to build a 46,800 sf aquatic center on a 230,000 square foot conceptual site in one phase. The specific site location is not yet specified so a greenfield leveled site was assumed.

The cost estimate was prepared from building and site SD level documents found in appendix 8.5 Preferred Alternative 100% Schematic Design Package.

6.1.2 ESTIMATED CONSTRUCTION CONTRACT COSTS

The probable construction costs can be found in Appendix 8.6 Preferred Alternative 100% Schematic Design Cost Estimate

6.1.3 ESTIMATED TOTAL PROJECT COSTS

Estimated Project Cost - Full Build-out Option, Rural Site (Site B)

Category	Escalated Cost
Construction Contract ¹	\$42,186,600.00
Other Costs ²	\$ 1,750,000.00
Estimated Full Project Cost^{1 2}	\$43,936,600.00

Estimated Project Cost - Phased Option, Urban Site (Site A)

Phase 1	
Category	Escalated Cost
Construction Contract ¹	\$27,031,664.00
Other Costs ²	\$ 1,400,000.00
Phase 1 Subtotal	\$28,431,664.00

Phase 2 Category	Escalated Cost
Construction Contract ¹	\$19,484,591.00
Other Costs ²	\$ 1,420,500.00
Phase 2 Subtotal	\$20,905,091.00
Estimated Full Project Cost^{1 2 3}	\$49,336,755.00

¹A detailed list of exclusions and assumptions made for the construction contract costing can be found in Appendix 8.6 Preferred Alternative 100% Schematic Design Cost Estimate.

²Other Costs includes A/E Design Fees / Design Consultant Services but excludes permitting fees. A/E Design Fees are calculated from the Washington State Office of Financial Management current A/E Fee Schedule and the estimated construction contract cost.

³Phase 2 Estimate is based on the schedule identified in Section 5.8 Schedule, and will vary significantly if the schedule is modified.