

PRC Public Comment #1 - Jon Pettit

Thurston County Court Complex Renovation DB Project

EXPECTED PUBLIC COMMENT TO THE PROJECT REVIEW COMMITTEE

The application for Plan Design Build has not been the confirmed decision or represents the adopted direction of the Thurston County Board of County Commissioners.

The application for Plan Design Build is not consistent or aligned with either the Capital Improvement Plan or the Bond issue.

The Capital Improvement Plan has no provision or project for a; **“Thurston County Court Complex Renovation Project”**, as titled in the agenda for the Project Review Committee.

The Thurston County Capital Improvement Plan does have a project titled **“ Thurston County Courthouse Infrastructure Upgrades “ Project #25610** showing the funding as Future Bond for a total of \$50,500,000.00. Attached is a copy of page 120 of Appendix G, – Six Year Capital Improvement Program 2022-2027. Also attached is page 131 of the plan which gives detailed description and project scope of the project.

The bond resolution has provisions that specify the purpose and uses of the bonds to include:

“ bonds in one or more series to provide funds necessary to finance a portion of the acquisition and remodeling of various county buildings, including heating, ventilation and air conditioning, roof, window and lighting improvements, and other capital improvements;”

The use of the bonds for any purpose other than as an identified project in the Capital Improvement Plan is a violation of stated purpose and may or will be subject to litigation.

It appears that the seeking of approval of Design-Build is an act being done in bad faith to redefine the purposes of the approval of the Board of County Commissioners adoption of Resolution #16167 for the issue of bonds and circumvent the Capital Improvement Plan.

Attached is estimates sheets for the project proposed to the Board of County Commissioners, provided by the County Managers. While it indicates the initial plan to spend \$50,000,000.00, it also shows the Total Estimate Cost exceeding \$82,942,493.00 The estimate provided indicates that basic building needs will not fully included needed HVAC, Roofs, Window and Lighting needs as provided through the MENG analysis for project # 25610, which was the basis of adoption of the bond debt.

A plan that lacks adequate funding and is not identified in the Capital Improvement Plan should not be approved by the Project Review Committee.

I request the Committee to review the attached documents and reject the Proposal being presented by the County Staff / Managers without full approval of the Board of County Commissioners.

RECEIVED
By Talia Baker at 7:59 am, Mar 13, 2023

Construction Cost Summary

Owner: **Thurston County**
 Project: **Thurston Co Courthouse Campus**

February 9, 2023

TARGET VALUE ESTIMATED COSTS SUMMARY

Item	Description	QTY	UOM	\$ / UOM	Total Estimated Cost	Total Estimated Cost (\$82m)	Aternate Adds					Totals
							Replace Roofing w/ TPO	Replace Lighting and Controls	Replace Plumbing Fixtures	Demo Concrete Detension Area	Upgrade Security Bldg w/ Restrooms	
							\$ 677,291.00	\$ 904,762.00	\$ 226,573.00			\$ 1,808,626.00
							\$ 426,387.00	\$ 989,010.00	\$ 183,416.00			\$ 1,598,813.00
1	Building 1 Renovation (assumes unoccupied bldg during construction)	43,588	BGSF	\$150.50	\$6,559,862	\$11,793,414	\$ 813,252.00	\$ 1,006,992.00	\$ 384,515.00	\$ 651,092.00		\$ 2,855,851.00
2	Building 2 Renovation (assumes occupied bldg w/ 100% off-shift work)	41,250	BGSF	\$183.21	\$7,557,520	\$15,804,449				\$ 508,387.00		\$ 508,387.00
3	Building 3 Renovation (assumes occupied bldg w/ 100% off-shift work)	62,550	BGSF	\$138.69	\$8,675,224	\$17,810,952	\$ 506,373.00	\$ 566,505.00	\$ 79,121.00			\$ 1,151,999.00
4	Plaza at Buildings 1,2 & 3 + New Security Building	1	LS		\$1,035,388	\$906,392						\$ -
5	Building 4 Renovation (assumes unoccupied bldg during construction)	17,900	BGSF	\$303.79	\$5,437,752	\$5,611,240	\$ 40,130.00	\$ 264,695.00	\$ 14,386.00			\$ 338,804.00
6	Building 5 Renovation (assumes unoccupied bldg during construction)	16,560	BGSF	\$223.59	\$3,702,587	\$2,952,209						
7	Building 6 Renovation (assumes unoccupied bldg during construction)	9,200	BGSF	\$335.71	\$3,088,508	\$2,924,240						
8	Building 7 Renovation - EXCLUDED				\$0	\$1,263,171						
Total Estimated Construction Cost (Escalated)					\$36,056,840	\$59,066,066						
9	Design Fees	10.0%	on	\$36,056,840	\$3,605,684							
10	Contractor Preconstruction	1	LS		\$250,000	\$250,000						
Total Estimated Design Build Contract (Escalated) - Less WSST					\$39,912,524							
11	Owner Consultants (Hazardous/Commissioning/Testing)	1.50%	on	\$36,056,840	\$540,853							
12	Moving	0.60%	on	\$36,056,840	\$216,341							
13	Permits	1.00%	on	\$36,056,840	\$360,568							
14	LEED - NIC				\$0							
15	Service Fees - NIC				\$0							
16	Furnishings/Equipment (assumes majority is reused)	2.50%	on	\$36,056,840	\$901,421							
17	County Project Admin. & CM Services	5.00%	on	\$39,912,524	\$1,995,626							
18	Construction Change Order Contingency	5.00%	on	\$39,912,524	\$1,995,626							
19	Builders Risk Insurance	0.50%	on	\$39,912,524	\$199,563							
20	Washington State Sales Tax (Ephrata, WA)	9.50%	on	\$40,813,945	\$3,877,325							
Total Estimated Project Cost (Escalated)					\$49,999,847	\$82,942,493						\$ 8,262,480.00

ADD ALTERNATES (includes all mark ups and soft costs)

Renovation of Building 7 **\$1,768,439**

COMMENTS:

A Progressive Design-Build delivery method is assumed.
 Assumes a Q3, 2023 start and a TBD month schedule

Project Owner:	Thurston County	Architect:	DLR Group
Project Name:	Thurston Co Courthouse Can	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	43,588
Project Start Date:	Q3, 2023	Site GSF:	-
Estimate Date:	February 9, 2023		

ESTIMATE SUMMARY							
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)	
						Aternate Adds	
A10	Foundations	43,588	BGSF	\$0.23	\$10,000	\$10,000	
A20	Basement Construction	43,588	BGSF	\$0.00	\$0	\$0	
B10	Superstructure	43,588	BGSF	\$8.82	\$384,294	\$384,294	
B20	Exterior Enclosure	43,588	BGSF	\$3.18	\$138,545	\$138,545	
B30	Roofing	43,588	BGSF	\$0.34	\$15,000	\$15,000	\$ 677,291.00 Replace Roofing w/ TPO
C10	Interior Construction	43,588	BGSF	\$13.34	\$581,654	\$665,177	
C20	Stairs	43,588	BGSF	\$0.69	\$30,000	\$30,000	
C30	Interior Finishes	43,588	BGSF	\$16.32	\$711,304	\$1,003,057	
D10	Conveying Systems	43,588	BGSF	\$0.57	\$25,000	\$25,000	
D20	Plumbing	43,588	BGSF	\$3.22	\$140,160	\$472,874	\$ 226,573.00 Replace Plumbing Fixtures
D30	HVAC	43,588	BGSF	\$15.26	\$665,000	\$2,733,896	
D40	Fire Protection	43,588	BGSF	\$2.06	\$90,000	\$174,352	
D50	Electrical	43,588	BGSF	\$15.51	\$676,000	\$969,378	\$ 904,762.00 Replace Lighting and Controls
E10	Equipment	43,588	BGSF	\$0.92	\$40,000	\$40,000	
E20	Casework & Furnishings	43,588	BGSF	\$3.53	\$153,970	\$153,970	
F10	Special Construction	43,588	BGSF	\$0.00	\$0	\$0	
F20	Selective Demolition	43,588	BGSF	\$9.42	\$410,519	\$504,162	
Z10	General Conditions	43,588	BGSF	\$11.21	\$488,574	\$878,365	
Building Construction Subtotal					\$4,560,020	\$8,198,069	\$1,808,626
Design / Estimating / Contractor Risk Contingency				20.00%	\$912,004	\$1,639,614	
Subtotal					\$5,472,024	\$9,837,683	
Contractor Mark Up (Overhead, Profit, Insurance, Bonds, B&O Tax)				8.00%	\$437,762	\$787,015	
Subtotal					\$5,909,786	\$10,624,698	
Escalation to Mid-Point (Q2, 2024)				11.00%	\$650,076	\$1,168,717	
BUILDING 1 RENOVATION GRAND TOTAL		43,588	BGSF	\$150.50	\$6,559,862	\$11,793,414	

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Project Owner: **Thurston County** Architect: DLR Group
Project Name: **Thurston Co Courthouse** Project Duration: TBD
Project Location: Olympia, WA Building GSF: 41,250
Project Start Date: Q3, 2023 Site GSF: -
Estimate Date: #####

ESTIMATE SUMMARY								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)		
							Aternate Adds	
A10	Foundations	41,250	BGSF	\$0.24	\$10,000	\$10,000		
A20	Basement Construction	41,250	BGSF	\$0.00	\$0	\$0		
B10	Superstructure	41,250	BGSF	\$0.50	\$20,625	\$20,625		
B20	Exterior Enclosure	41,250	BGSF	\$7.00	\$288,800	\$288,800		
B30	Roofing	41,250	BGSF	\$0.36	\$15,000	\$15,000	\$ 426,387.00	Replace Roofing w/ TPO
C10	Interior Construction	41,250	BGSF	\$14.77	\$609,112	\$673,925		
C20	Stairs	41,250	BGSF	\$0.00	\$0	\$0		
C30	Interior Finishes	41,250	BGSF	\$18.91	\$780,045	\$1,086,865		
D10	Conveying Systems	41,250	BGSF	\$0.61	\$25,000	\$25,000		
D20	Plumbing	41,250	BGSF	\$8.41	\$346,900	\$884,800	\$ 989,010.00	Replace Plumbing Fixtures
D30	HVAC	41,250	BGSF	\$12.12	\$500,000	\$2,615,418		
D40	Fire Protection	41,250	BGSF	\$1.45	\$60,000	\$165,000		
D50	Electrical	41,250	BGSF	\$12.99	\$536,000	\$1,462,375	\$ 183,416.00	Replace Lighting and Controls
E10	Equipment	41,250	BGSF	\$0.73	\$30,000	\$30,000		
E20	Casework & Furnishings	41,250	BGSF	\$6.86	\$283,125	\$283,125		
F10	Special Construction	41,250	BGSF	\$0.00	\$0	\$0		
F20	Selective Demolition	41,250	BGSF	\$8.00	\$330,087	\$458,264		
Z10	General Conditions & Occupied Facility Premium	41,250	BGSF	\$34.40	\$1,418,837	\$2,967,102		
Building Construction Subtotal					\$5,253,531	\$10,986,298	\$1,598,813	
Design / Estimating Contingency				20.00%	\$1,050,706	\$2,197,260		
Subtotal					\$6,304,237	\$13,183,557		
Contractor Mark Up (Overhead, Profit, Insurance, Bond, B&O Tax)				8.00%	\$504,339	\$1,054,685		
Subtotal					\$6,808,576	\$14,238,242		
Escalation to Mid-Point (Q2, 2024)				11.00%	\$748,943	\$1,566,207		
BUILDING 2 RENOVATION GRAND TOTAL		41,250	BGSF	\$183.21	\$7,557,520	\$15,804,449		

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Project Owner:	Thurston County	Architect:	DLR Group
Project Name:	Thurston Co Courthouse Ca	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	62,550
Project Start Date:	Q3, 2023	Site GSF:	-
Estimate Date:	February 9, 2023		

ESTIMATE SUMMARY								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)		
							Aternate Adds	
A10	Foundations	62,550	BGSF	\$0.16	\$10,000	\$10,000		
A20	Basement Construction	62,550	BGSF	\$0.00	\$0	\$0		
B10	Superstructure	62,550	BGSF	\$0.50	\$31,275	\$31,275		
B20	Exterior Enclosure	62,550	BGSF	\$2.47	\$154,525	\$154,525		
B30	Roofing	62,550	BGSF	\$0.24	\$15,000	\$15,000	\$ 813,252.00	Replace Roofing w/ TPO
C10	Interior Construction	62,550	BGSF	\$9.95	\$622,169	\$684,719		
C20	Stairs	62,550	BGSF	\$0.72	\$45,000	\$45,000		
C30	Interior Finishes	62,550	BGSF	\$10.80	\$675,750	\$725,000		
D10	Conveying Systems	62,550	BGSF	\$0.80	\$50,000	\$50,000		
D20	Plumbing	62,550	BGSF	\$3.00	\$187,750	\$1,003,402	\$ 384,515.00	Replace Plumbing Fixtures
D30	HVAC	62,550	BGSF	\$14.83	\$927,700	\$3,697,349		
D40	Fire Protection	62,550	BGSF	\$1.92	\$120,000	\$250,200		
D50	Electrical	62,550	BGSF	\$15.69	\$981,500	\$1,559,050	\$ 1,006,992.00	Replace Lighting and Controls
E10	Equipment	62,550	BGSF	\$0.32	\$20,000	\$20,000		
E20	Casework & Furnishings	62,550	BGSF	\$3.44	\$215,000	\$222,500		
F10	Special Construction	62,550	BGSF	\$0.00	\$0	\$0		
F20	Selective Demolition	62,550	BGSF	\$5.53	\$346,150	\$569,279	\$651,092	Demo Concrete Detension Area
Z10	General Conditions	62,550	BGSF	\$26.04	\$1,628,673	\$3,343,800		
Building Construction Subtotal					\$6,030,491	\$12,381,098	\$2,855,851	
Design / Estimating Contingency				20.00%	\$1,206,098	\$2,476,220		
Subtotal					\$7,236,590	\$14,857,318		
Contractor Mark Up (Overhead, Profit, Insurance, Bond, B&O Tax)				8.00%	\$578,927	\$1,188,585		
Subtotal					\$7,815,517	\$16,045,903		
Escalation to Mid-Point (Q2, 2024)				11.00%	\$859,707	\$1,765,049		
BUILDING 3 RENOVATION GRAND TOTAL		62,550	BGSF	\$138.69	\$8,675,224	\$17,810,952		

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Project Owner:	Thurston County	Architect:	DLR Group
Project Name:	Thurston Co Courthouse Carr	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	-
Start Date:	Q3, 2023	Site GSF:	10,800
Estimate Date:	February 9, 2023		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)
No.	Description					
G10	Site Preparation	10,800	sga	\$8.70	\$94,000	\$94,000
G20	Site Improvements	10,800	sga	\$14.51	\$156,700	\$156,700
G30	Site Civil / Mech Utilities	10,800	sga	\$2.50	\$27,000	\$27,000
G40	Site Electrical Utilities	10,800	sga	\$10.05	\$108,500	\$35,000
G50	Other Site Construction	10,800	sga	\$18.87	\$203,750	\$203,750
Z10	General Conditions	10,800	sga	\$12.02	\$129,789	\$113,619
Sitework Subtotal					\$719,739	\$630,069
Design / Estimating Contingency				20.00%	\$143,948	\$126,014
Subtotal					\$863,687	\$756,083
Contractor Mark Up (Overhead, Profit, Insurance, Bond, B&O Tax)				8.00%	\$69,095	\$60,487
Subtotal					\$932,782	\$816,569
Escalation to Mid-Point (Q2, 2024)				11.00%	\$102,606	\$89,823
SITE GRAND TOTAL		10,800	SGA	\$95.87	\$1,035,388	\$906,392

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Project Owner:	Thurston County	Architect:	DLR Group
Project Name:	Thurston Co Courthouse Car	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	17,900
Project Start Date:	Q3, 2023	Site GSF:	-
Estimate Date:	February 9, 2023		

ESTIMATE SUMMARY								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)		
							Aternate Adds	
A10	Foundations	17,900	BGSF	\$1.12	\$20,000	\$20,000		
A20	Basement Construction	17,900	BGSF	\$0.00	\$0	\$0		
B10	Superstructure	17,900	BGSF	\$0.50	\$8,950	\$8,950		
B20	Exterior Enclosure	17,900	BGSF	\$4.47	\$79,950	\$79,950		
B30	Roofing	17,900	BGSF	\$0.84	\$15,000	\$15,000	\$ 506,373.00	Replace Roofing w/ TPO
C10	Interior Construction	17,900	BGSF	\$36.67	\$656,456	\$674,356		
C20	Stairs	17,900	BGSF	\$0.84	\$15,000	\$15,000		
C30	Interior Finishes	17,900	BGSF	\$28.75	\$514,678	\$540,607		
D10	Conveying Systems	17,900	BGSF	\$1.40	\$25,000	\$25,000		
D20	Plumbing & Exterior Utilities	17,900	BGSF	\$9.82	\$175,750	\$473,248	\$ 79,121.00	Replace Plumbing Fixtures
D30	HVAC	17,900	BGSF	\$52.50	\$939,765	\$671,265		
D40	Fire Protection	17,900	BGSF	\$10.00	\$179,000	\$179,000		
D50	Electrical	17,900	BGSF	\$23.58	\$422,000	\$492,650	\$ 566,505.00	Replace Lighting and Controls
E10	Equipment	17,900	BGSF	\$1.12	\$20,000	\$20,000		
E20	Casework & Furnishings	17,900	BGSF	\$4.68	\$83,700	\$83,700		
F10	Special Construction	17,900	BGSF	\$0.00	\$0	\$0		
F20	Selective Demolition	17,900	BGSF	\$12.28	\$219,748	\$183,948		
Z10	General Conditions	17,900	BGSF	\$22.63	\$405,000	\$417,921		
Building Construction Subtotal					\$3,779,997	\$3,900,595	\$1,151,999	
Design / Estimating Contingency				20.00%	\$755,999	\$780,119		
Subtotal					\$4,535,996	\$4,680,714		
Contractor Mark Up (Overhead, Profit, Insurance, Bond, B&O Tax)				8.00%	\$362,880	\$374,457		
Subtotal					\$4,898,876	\$5,055,171		
Escalation to Mid-Point (Q2, 2024)				11.00%	\$538,876	\$556,069		
BUILDING 4 RENOVATION GRAND TOTAL		17,900	BGSF	\$303.79	\$5,437,752	\$5,611,240		

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Project Owner:	Thurston County	Architect:	DLR Group
Project Name:	Thurston Co Courthouse Camp	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	16,560
Project Start Date:	Q3, 2023	Site GSF:	-
Estimate Date:	February 9, 2023		

ESTIMATE SUMMARY						
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)
A10	Foundations & Site Concrete	16,560	BGSF	\$1.21	\$20,000	\$20,000
A20	Basement Construction	16,560	BGSF	\$0.00	\$0	\$0
B10	Superstructure	16,560	BGSF	\$0.50	\$8,280	\$8,280
B20	Exterior Enclosure	16,560	BGSF	\$4.61	\$76,400	\$76,400
B30	Roofing	16,560	BGSF	\$2.14	\$35,500	\$35,500
C10	Interior Construction	16,560	BGSF	\$17.19	\$284,595	\$284,595
C20	Stairs	16,560	BGSF	\$0.00	\$0	\$0
C30	Interior Finishes	16,560	BGSF	\$26.31	\$435,680	\$493,710
D10	Conveying Systems	16,560	BGSF	\$0.00	\$0	\$25,000
D20	Plumbing & Exterior Utilities	16,560	BGSF	\$8.00	\$132,500	\$132,500
D30	HVAC	16,560	BGSF	\$30.00	\$496,800	\$165,600
D40	Fire Protection	16,560	BGSF	\$10.00	\$165,600	\$165,600
D50	Electrical	16,560	BGSF	\$20.00	\$331,200	\$146,760
E10	Equipment	16,560	BGSF	\$1.81	\$30,000	\$30,000
E20	Casework & Furnishings	16,560	BGSF	\$4.81	\$79,680	\$79,680
F10	Special Construction	16,560	BGSF	\$0.00	\$0	\$0
F20	Selective Demolition	16,560	BGSF	\$12.19	\$201,814	\$168,694
Z10	General Conditions	16,560	BGSF	\$16.65	\$275,766	\$219,878
Building Construction Subtotal					\$2,573,815	\$2,052,197
Design / Estimating Contingency				20.00%	\$514,763	\$410,439
Subtotal					\$3,088,578	\$2,462,637
Contractor Mark Up (Overhead, Profit, Insurance, Bond, B&O Tax)				8.00%	\$247,086	\$197,011
Subtotal					\$3,335,664	\$2,659,647
Escalation to Mid-Point (Q2, 2024)				11.00%	\$366,923	\$292,561
BUILDING 5 RENOVATION GRAND TOTAL					\$3,702,587	\$2,952,209

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Project Owner:	Thurston County	Architect:	DLR Group
Project Name:	Thurston Co Courthouse Cam	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	9,200
Project Start Date:	Q3, 2023	Site GSF:	-
Estimate Date:	February 9, 2023		

ESTIMATE SUMMARY								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)		
							Aternate Adds	
A10	Foundations	9,200	BGSF	\$1.09	\$10,000	\$10,000		
A20	Basement Construction	9,200	BGSF	\$0.00	\$0	\$0		
B10	Superstructure	9,200	BGSF	\$0.50	\$4,600	\$4,600		
B20	Exterior Enclosure	9,200	BGSF	\$8.76	\$80,600	\$80,600		
B30	Roofing	9,200	BGSF	\$19.38	\$178,250	\$178,250	\$ 40,130.00	Replace Roofing w/ TPO
C10	Interior Construction	9,200	BGSF	\$19.80	\$182,167	\$182,167		
C20	Stairs	9,200	BGSF	\$0.00	\$0	\$0		
C30	Interior Finishes	9,200	BGSF	\$31.58	\$290,545	\$295,145		
D10	Conveying Systems	9,200	BGSF	\$0.00	\$0	\$0		
D20	Plumbing & Exterior Utilities	9,200	BGSF	\$14.75	\$135,700	\$135,700	\$ 14,386.00	Replace Plumbing Fixtures
D30	HVAC	9,200	BGSF	\$64.02	\$589,020	\$525,665		
D40	Fire Protection	9,200	BGSF	\$10.00	\$92,000	\$92,000		
D50	Electrical	9,200	BGSF	\$19.61	\$180,400	\$155,600	\$ 264,695.00	Replace Lighting and Controls
E10	Equipment	9,200	BGSF	\$2.17	\$20,000	\$20,000		
E20	Casework & Furnishings	9,200	BGSF	\$4.63	\$42,600	\$42,600		
F10	Special Construction	9,200	BGSF	\$0.00	\$0	\$0		
F20	Selective Demolition	9,200	BGSF	\$12.07	\$111,033	\$92,633	\$19,593	Demo Fence @ private court yards
Z10	General Conditions	9,200	BGSF	\$25.00	\$230,030	\$217,795		
Building Construction Subtotal					\$2,146,944	\$2,032,755	\$338,804	
Design / Estimating Contingency				20.00%	\$429,389	\$406,551		
Subtotal					\$2,576,333	\$2,439,306		
Contractor Mark Up (Overhead, Profit, Insurance, Bond, B&O Tax)				8.00%	\$206,107	\$195,144		
Subtotal					\$2,782,440	\$2,634,450		
Escalation to Mid-Point (Q2, 2024)				11.00%	\$306,068	\$289,790		
BUILDING 6 RENOVATION GRAND TOTAL		9,200	BGSF	\$335.71	\$3,088,508	\$2,924,240		

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Project Owner:	Thurston County	Architect:	DLR Group
Project Name:	Thurston Co Courthouse Car	Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	5,000
Start Date:	Q3, 2023	Site GSF:	-
Estimate Date:	February 9, 2023		

ESTIMATES SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Total Estimated Cost (\$82m)
No.	Description					
1	Repair Existing Foundations	1	ls		\$20,321	\$20,321
2	New ADA and Code Compliant Railings	1	ls		\$24,386	\$24,386
3	Provide ADA Entry Ramp	1	ls		\$40,643	\$40,643
4	Provide New Elevator	1	ls		\$829,108	\$829,108
5	Addition of Fire Sprinkler System	1	ls		\$292,626	\$292,626
6	Upgrade Electrical Service to 400A	1	ls		\$39,830	\$39,830
7	Install Surge Protection System	1	ls		\$16,257	\$16,257
Construction Cost Estimates Total					\$1,263,171	\$1,263,171
	Soft Costs			40.00%	\$505,268	
Project Cost Estimates Total					\$1,768,439	

Appendix G – Six Year Capital Improvement Program 2022-2027

Bldg 6 Roof Repair	25612	CSRF	Olympia	\$50,000	Planning	\$300,000	Design/Construction						\$350,000
CSA Expansion	25578	Grant	Tumwater	\$1,500,000	Design/Construction								\$1,500,000
Thurston County Courthouse Infrastructure Upgrades	25610	BF	Olympia	\$500,000	Planning/Design	\$5,000,000	Design/Construction	\$45,000,000					\$50,500,000
Mottman Complex Remodel	25617	Grant	Tumwater	\$90,000	Planning/Design	\$10,000,000							\$10,090,000
County Wide Vehicle Charging Stations	25620	CSRF	Rural Thurston County	\$150,000	Planning/Design								\$150,000
TCCF IT Room AC Upgrades	25609	CSRF	Tumwater	\$50,000	Planning/Design	\$250,000	Construction						\$300,000
Bldg 4 Sewer Repair	25613	CSRF	Olympia	\$50,000	Planning/Design	\$100,000							\$150,000
Courthouse Mansard Roof Repair Replacement	25622	CSRF	Olympia	\$1,000,000	Planning/Design								1,000,000
Regional Transition Center Infrastructure	25F04	REET	Lacey	\$150,000	Planning								\$150,000
Tilley Main Campus Generator Improvements	25624	CRF	Rural Thurston County	\$100,000	Planning								\$100,000
TCCF Camera Upgrade	25F10	CSRF	Tumwater						\$1,600,000				\$1,600,000
Family and Juvenile Court Improvements	25F07	TCIF	Tumwater	\$50,000	Planning				\$2,000,000				\$2,050,000
TCOMM UPS Upgrades	25621	CSRF	Olympia					\$500,000					\$500,000
Emergency Services Center Roof Replacement	25585	CSRF	Olympia			\$400,000							\$400,000
Bldg 6 HVAC Replacement	25F06	CSRF	Olympia					\$400,000					\$400,000
Bldg 3 Courtroom Improvements	25F08	TCIF	Olympia					\$100,000					\$100,000
Land Acquisition	25F09	REET	LOT Urban/Rural								\$20,000,000		\$20,000,000
Tilley Pump House Improvements	25608	CSRF	Rural Thurston County			\$150,000	Design/Construction						\$150,000
Major Maintenance	25999	CSRF	LOT Urban/Rural	\$300,000		\$300,000		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
TOTALS				\$12,740,000		\$16,510,000		\$50,900,000	\$21,300,000	\$1,800,000	\$20,300,000		\$123,550,000

Medium Grey Shading, Bold Font: Construction Project
 Black Shading, White Font: Engineering Project
 CRF: County Road Fund
 CSRF: Central Service Building Reserve
 REET: Real Estate Excise Tax
 BF: Bond Future
 TCIF: Trial Court Improvement Fund

Thurston County Courthouse Infrastructure Upgrades (25610)



DESCRIPTION:

The Building Condition Assessment completed by MENG analysis identified structure, equipment and systems that have exceeded their lifespan. They require major repair or replacement.

JUSTIFICATION (Need/Demand):

Project Scope – This project is needed to allow safe and continuous occupancy of the site, along with meeting the space needs of county departments. It also will assure that current safety rules and standards are met.

LOCATION: 2000 Lakeridge Dr. SW, Olympia, WA 98502

IMPLICATION OF NOT DOING THE PROJECT(S):

Not doing this project will leave both staff and the public in a potentially unsafe and stressful environment. It also leaves the building systems at risk of catastrophic failure, which may make the buildings unusable until the systems are repaired.

LINKS TO OTHER PROJECTS OR FACILITIES: Building 3 Courtroom Improvements, Building 3 Secured Entrance