

**CITY OF TUMWATER  
SERVICE PROVIDER AGREEMENT**

**Fire Station T-2 Expansion – Architectural Services**

THIS AGREEMENT is made and entered into in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the CITY OF TUMWATER, a Washington municipal corporation, hereinafter referred to as the “CITY”, and Rice Fergus Miller, Inc. a Washington corporation, hereinafter referred to as the “SERVICE PROVIDER”.

WITNESSETH:

WHEREAS, the CITY desires to have certain services and/or tasks performed as set forth below requiring specialized skills and other supportive capabilities; and

WHEREAS, sufficient CITY resources are not available to provide such services; and

WHEREAS, the SERVICE PROVIDER represents that the SERVICE PROVIDER is qualified and possesses sufficient skills and the necessary capabilities, including technical expertise, where required, to perform the services and/or tasks set forth in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the parties hereto agree as follows:

1. SCOPE OF SERVICES.

The SERVICE PROVIDER shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as SERVICE PROVIDER responsibilities throughout this Agreement and as detailed in Exhibit “A” Scope of Services/Pay Schedule and in further detail in Attachment “A” Master Plan Cost Estimate and Attachment “B” Schematic Design attached hereto and incorporated herein (the “Project”).

2. TERM.

The Project shall begin no earlier than February 4, 2026, and shall be

completed no later than February 4, 2029. This Agreement may be extended for additional periods of time upon mutual written agreement of the parties.

3. TERMINATION.

Prior to the expiration of the Term, this Agreement may be terminated immediately, with or without cause, by the CITY.

4. COMPENSATION AND METHOD OF PAYMENT.

A. Payments for services provided hereunder shall be made following the performance of such services, unless otherwise permitted by law and approved in writing by the CITY.

B. No payment shall be made for any service rendered by the SERVICE PROVIDER except for services identified and set forth in this Agreement.

C. The CITY shall pay the SERVICE PROVIDER for work performed under this Agreement a total sum not to exceed **Seven Hundred Seventy Six Thousand Three Hundred Seventy Five Dollars and Zero Cents** (\$776,375.00) as reflected in the Pay Schedule in “Exhibit A.”

D. Upon execution of this Agreement, the SERVICE PROVIDER must submit IRS Form W-9 Request for Taxpayer Identification Number (TIN) and Certification unless a current Form W-9 is already on file with the CITY.

E. The SERVICE PROVIDER shall submit an invoice to the CITY for services rendered during the contract period. The CITY shall initiate authorization for payment after receipt of said invoice and shall make payment to the SERVICE PROVIDER within approximately thirty (30) days thereafter.

F. When subcontracting services or purchasing goods from third parties, as identified and approved in this Agreement, the SERVICE PROVIDER must submit written documentation establishing that the goods and/or services have been provided and the third party has been paid in order to receive payment for such goods and/or services.

G. Invoices may be submitted immediately following performance of services, but in no event shall an invoice be submitted more than twenty (20) business days following the end of the contract term or the end of the calendar year, whichever is earlier.

5. INDEPENDENT CONTRACTOR RELATIONSHIP.

A. The parties intend that an independent contractor relationship will be created by this Agreement. Subject to paragraphs herein, the implementation of services pursuant to this Agreement will lie solely within the discretion of the SERVICE PROVIDER. No agent, employee, servant or representative of the SERVICE PROVIDER shall be deemed to be an employee, agent, servant or representative of the CITY for any purpose, and the employees of the SERVICE PROVIDER are not entitled to any of the benefits the CITY provides for its employees. The SERVICE PROVIDER will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

B. In the performance of the services herein contemplated the SERVICE PROVIDER is an independent contractor with the authority to control and direct the performance of the details of the work; however, the results of the work contemplated herein must meet the approval of the CITY and shall be subject to the CITY'S general rights of inspection and review to secure the satisfactory completion thereof.

C. As an independent contractor, the SERVICE PROVIDER shall be responsible for the reporting and payment of all applicable local, state, and federal taxes.

D. It is recognized that the SERVICE PROVIDER may or will be performing services during the Term for other parties; provided, however, that such performance of other services shall not conflict with or interfere with the SERVICE PROVIDER'S ability to perform the services. The SERVICE PROVIDER agrees to resolve any such conflicts of interest in favor of the CITY.

6. SERVICE PROVIDER EMPLOYEES/AGENTS.

The CITY may at its sole discretion require the SERVICE PROVIDER to remove an employee, agent or servant from employment on this Project. The SERVICE PROVIDER may, however, employ that individual on other non-CITY related projects.

7. HOLD HARMLESS INDEMNIFICATION.

A. SERVICE PROVIDER Indemnification. The SERVICE PROVIDER agrees to indemnify, defend and hold the CITY, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities (including costs and all attorney fees) to or by any and all persons or entities, including, without limitation, their respective

agents, licensees, or representatives, arising from, resulting from, or connected with this Agreement to the extent caused by the negligent acts, errors or omissions of the SERVICE PROVIDER, its partners, shareholders, agents, employees, or by the SERVICE PROVIDER'S breach of this Agreement. The SERVICE PROVIDER expressly waives any immunity that may be granted to it under the Washington State Industrial Insurance Act, Title 51 RCW. The SERVICE PROVIDER'S indemnification shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable to or by any third party under workers' compensation acts, disability benefit acts or any other benefit acts or programs. This waiver has been mutually negotiated by the parties.

B. CITY Indemnification. The CITY agrees to indemnify, defend and hold the SERVICE PROVIDER, its officers, directors, shareholders, partners, employees, and agents harmless from any and all claims, demands, losses, actions and liabilities (including costs and attorney fees) to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, arising from, resulting from or connected with this Agreement to the extent caused by the negligent acts, errors, or omissions of the CITY, its employees or agents. No liability shall attach to the CITY by reason of entering into this Agreement except as expressly provided herein.

C. Survival. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

## 8. INSURANCE.

A. The SERVICE PROVIDER shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the SERVICE PROVIDER, their agents, representatives, employees or subcontractors.

B. The SERVICE PROVIDER shall provide a Certificate of Insurance evidencing:

1. Automobile Liability insurance with limits no less than \$1,000,000 combined single limit per accident for bodily injury and property damage.

2. Commercial General Liability insurance written on an occurrence basis with limits no less than \$2,000,000 combined single limit per occurrence and \$2,000,000 aggregate for personal injury, bodily injury and property damage. Coverage shall include but not be limited to: blanket contractual;

products/completed operations; broad form property damage; explosion, collapse and underground (XCU) if applicable; and employer's liability.

3. Professional Liability insurance written on a claims made basis with limits of no less than \$2,000,000 per claim, and \$2,000,000 policy aggregate limit.

C. The CITY shall be named as an additional insured on the insurance policy, except professional liability, as respect to work performed by or on behalf of the SERVICE PROVIDER and a copy of the endorsement naming the CITY as additional insured shall be attached to the Certificate of Insurance. The CITY reserves the right to request certified copies of any required policies.

D. The SERVICE PROVIDER'S insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

E. Any payment of deductible or self-insured retention shall be the sole responsibility of the SERVICE PROVIDER.

F. The SERVICE PROVIDER'S insurance shall be primary insurance as respect to the CITY and the CITY shall be given written notice of any cancellation, suspension or material change in coverage within two (2) business days of SERVICE PROVIDER'S receipt of such notice.

#### 9. TREATMENT OF ASSETS.

Title to all property furnished by the CITY shall remain in the name of the CITY and the CITY shall become the owner of the work product and other documents, if any, (cumulatively "Work Product") prepared by the SERVICE PROVIDER pursuant to this Agreement. Any subsequent use of the Work Product by the CITY without the involvement of SERVICE PROVIDER shall be at the CITY's sole risk.

#### 10. COMPLIANCE WITH LAWS.

A. The SERVICE PROVIDER, in the performance of this Agreement, shall comply with all applicable federal, state or local laws and ordinances, including being licensed to do business in the City of Tumwater by obtaining a Tumwater business license and any additional regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.

B. The SERVICE PROVIDER specifically agrees to pay any applicable CITY business and occupation (B&O) taxes which may be due on account of this Agreement.

11. NONDISCRIMINATION.

A. The CITY is an equal opportunity employer.

B. Nondiscrimination in Employment. In the performance of this Agreement, the SERVICE PROVIDER will not discriminate against any employee or applicant for employment on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law; provided that the prohibition against discrimination in employment because of disability shall not apply if the particular disability prevents the proper performance of the particular worker involved. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships.

C. Nondiscrimination in Services. The SERVICE PROVIDER will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law. "Race" is inclusive of traits historically associated or perceived to be associated with race including, but not limited to, hair texture and protective hairstyles. For purposes of this subsection, "protective hairstyles" includes, but is not limited to, such hairstyles as afros, braids, locks, and twists. It is not an unfair practice when a distinction or differential treatment on the basis of citizenship or immigration status is authorized by federal or state law, regulation, rule or government contract.

D. If any assignment and/or subcontract have been authorized by the CITY, said assignment or subcontract shall include appropriate safeguards against discrimination. The SERVICE PROVIDER shall take such action as may be required to ensure full compliance with the provisions in the immediately preceding paragraphs herein.

E. Nondiscrimination in Contractors / Subcontractors. The City of Tumwater, in accordance with RCW 49.60.530 requires all covered contractors or subcontractors to actively pursue a diverse and inclusive workforce. Contractors and subcontractors are prohibited from all forms of discrimination listed in RCW 49.60.530.

F. Nondiscrimination in Benefits. **The provisions of this subsection are only applicable to contracts with an estimated value of \$50,000 or more.** Pursuant to Tumwater Municipal Code (TMC) Chapter 3.46, the SERVICE PROVIDER shall provide employee benefits or an equivalent sum to the domestic partners of their employees involved in the SERVICE PROVIDER'S operations applicable to this Agreement if such benefits are provided to employees' spouses as more particularly set forth in Chapter 3.46 of the TMC, a copy of which is attached hereto as Exhibit "B".

12. ASSIGNMENT/SUBCONTRACTING.

A. The SERVICE PROVIDER shall not assign its performance under this Agreement or any portion of this Agreement without the written consent of the CITY, and it is further agreed that said consent must be sought in writing by the SERVICE PROVIDER not less than thirty (30) days prior to the date of any proposed assignment. The CITY reserves the right to reject without cause any such assignment.

B. Any work or services assigned hereunder shall be subject to each provision of this Agreement and proper bidding procedures where applicable as set forth in local, state and/or federal statutes, ordinances and guidelines.

C. Any technical service subcontract not listed in this Agreement, must have express advance approval by the CITY.

13. NON-APPROPRIATION OF FUNDS.

If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the CITY will not be obligated to make payments for services or amounts incurred after the end of the current fiscal period, and this Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the CITY in the event this provision applies.

14. CHANGES.

Either party may request changes to the Scope of Services and performance to be provided hereunder, however, no change or addition to this Agreement shall

be valid or binding upon either party unless such change or addition be in writing and signed by both parties. Such amendments shall be attached to and made part of this Agreement.

15. MAINTENANCE AND INSPECTION OF RECORDS.

A. The SERVICE PROVIDER at such times and in such forms as the CITY may require, shall furnish to the CITY such statements, records, reports, data, and information as the CITY may request pertaining to matters covered by this Agreement.

B. The SERVICE PROVIDER shall maintain books, records and documents, which sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement and shall maintain such accounting procedures and practices as may be necessary to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject at all reasonable times to inspection, review, or audit, by the CITY, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.

C. To ensure the CITY'S compliance with the Public Records Act, RCW 42.56, the SERVICE PROVIDER shall retain all books, records, documents and other material relevant to this agreement, for six (6) years after its expiration. The SERVICE PROVIDER agrees that the CITY or its designee shall have full access and right to examine any of said materials at all reasonable times during said period.

16. POLITICAL ACTIVITY PROHIBITED.

None of the funds, materials, property or services provided directly or indirectly under the Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

17. PROHIBITED INTEREST.

No member, officer, or employee of the CITY shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

18. NOTICE.

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the parties on the signature page of this Agreement.

19. ATTORNEYS FEES AND COSTS.

If any legal proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding.

20. JURISDICTION AND VENUE.

A. This Agreement has been and shall be construed as having been made and delivered within the State of Washington. It is agreed by each party hereto that this Agreement shall be governed by laws of the State of Washington, both as to interpretation and performance.

B. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained in the superior court of Thurston County, Washington.

21. SEVERABILITY.

A. If, for any reason, any part, term or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

B. If it should appear that any provision hereof is in conflict with any statutory provision of the State of Washington, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provisions.

22. ENTIRE AGREEMENT.

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both parties. Failure to comply with any of the provisions stated herein shall constitute material breach of contract and cause for termination. Both parties recognize time is of the essence in the performance of the provisions of this Agreement. It is also agreed by the parties that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of



## **Scope of Services/Pay Schedule**

### **Scope of Services:**

#### *Base Goals of Project:*

- Expand existing structure to accommodate up to 8 dorm rooms
- Reconfigure/expand existing bathrooms to accommodate additional staff
- Reconfigure and expand existing day room
- Remodel existing kitchen
- Reconfigure existing laundry/equipment cleaning area
- Relocate work out area from apparatus bay to existing space.
- Create 2-3 workstations, possibly in front office area
- Evaluate station security needs to include potential fencing and cameras
- Install digital alerting system (US Digital)
- Associated upgrade/installation of new HVAC to accommodate new addition
- To the extent possible, provide for continued emergency response from the station during construction.

#### *Post-Schematic Design Goals:*

Architectural Design and Construction Administration for the Fire Station T-2 Expansion Project as laid out in Attachment “A” Master Plan Cost Estimate and Attachment “B” Schematic Design including:

- The addition of 3,422 square feet of interior space
  - o Building a 3<sup>rd</sup> apparatus bay
  - o Creating 8 individual dorm rooms
  - o Adding a dedicated fitness room and sleep room locker space
  - o Reconfiguring the bathrooms
- Fully fencing the property
- Installing new HVAC and Electrical systems (including a new generator)
- Installing a new roof for the entire building
- All other work laid out in more detail in Attachment “A” and “B”

**Pay Schedule:**

**City of Tumwater Contract for SD Thru Permitting Services**

<b>200</b>	<b>Schematic Design</b>				
	<b>Basic Services</b>				
200 BS	Rice Fergus Miller	Architect	Fixed	\$54,974	
200 BS	PCS Structural Solutions	Structural Engineer	Fixed	\$30,800	
200 BS	Hultz BHU	MEP	Fixed	\$19,376	
	<b>Additional Services</b>				
200 AS	Hultz BHU	Meter Read	Fixed	\$2,016	
200 AS	SCJ Alliance	Civil Engineer	Fixed	\$16,576	
200 AS	3DRE	3D Building Scanning	Fixed	\$1,372	
200 AS	**ProDims	Cost Estimating	Fixed	\$9,078	
<b>SD Total</b>				<b>\$134,192</b>	
<b>300</b>	<b>Design Development</b>				
	<b>Basic Services</b>				
300 BS	Rice Fergus Miller	Architect	Fixed	\$73,714	
300 BS	Hultz BHU	MEP	Fixed	\$26,320	
300 BS	PCS Structural Solutions	Structural Engineer	Fixed	\$16,800	
	<b>Additional Services</b>				
300 AS	SCJ Alliance	Civil Engineer	Fixed	\$17,640	
300 AS	ProDims	Cost Estimating	Fixed	\$16,576	
<b>DD Total</b>				<b>\$151,050</b>	
<b>400</b>	<b>Construction Documents</b>				
	<b>Basic Services</b>				
400 BS	Rice Fergus Miller	Architect	Fixed	\$85,279	
400 BS	Hultz BHU	MEP	Fixed	\$33,488	
400 BS	PCS Structural Solutions	Structural Engineer	Fixed	\$44,800	
	<b>Additional Services</b>				
400 AS	SCJ Alliance	Civil Engineer	Fixed	\$19,723	
400 AS	ProDims	Cost Estimating	Fixed	\$16,576	
400 AS	Wetherholt	Building Envelope	Fixed	\$12,880	
<b>CD Total</b>				<b>\$199,866</b>	
<b>500</b>	<b>Permitting</b>				
	<b>Basic Services</b>				
500	Rice Fergus Miller	Architect	Hourly NTE	\$8,677	

Exhibit A

500	Hultz BHU	MEP	Hourly NTE	\$3,248
500	PCS Structural Solutions	Structural Engineer	Hourly NTE	\$5,600
	<b>Additional Services</b>			
500	SCJ Alliance	Civil Engineer	Hourly NTE	\$3,539
500	ProDims	Cost Estimating	Hourly NTE	\$0
	<b>Permitting Total</b>			<b>\$21,064</b>
<b>900.01</b>	<b>Reimbursables/RFM</b>			
900.01	RFM	Architect	T&M	\$840
900.01	Hultz	MEP	T&M	\$0
900.01	PCS Structural Solutions	Structural Engineer	T&M	\$0
900.01	SCJ Alliance	Civil Engineer	T&M	\$448
900.01	Wetherholt	Building Envelope	T&M	\$0
	Reimbursable Total			\$1,288
	<b>SD-Permitting Total</b>		<b>Hourly NTE</b>	<b>\$507,460</b>

**NEW City of Tumwater Contract for Bidding thru Project Closeout**

<b>600</b>	<b>Bidding</b>	Architect	Fixed	\$12,037
	<b>Basic Services</b>			
		MEP	Fixed	\$2,688
600	Rice Fergus Miller	Structural Engineer	Fixed	\$2,800
600	Hultz BHU			
600	PCS Structural Solutions	Civil Engineer	Fixed	\$3,360
	<b>Additional Services</b>			
		Building Envelope	Fixed	\$0
600	SCJ Alliance			
600	Wetherholt			
	<b>Bidding Total</b>			<b>\$20,885</b>
<b>700</b>	<b>Construction Administration</b>			
	<b>Basic Services</b>			
700	Rice Fergus Miller	Architect	Hourly NTE	\$111,564
700	Hultz BHU	MEP	Hourly NTE	\$14,560
700	PCS Structural Solutions	Structural Engineer	Hourly NTE	\$25,760
	<b>Additional Services</b>			
700	SCJ Alliance	Civil Engineer	Hourly NTE	\$14,336
700	Wetherholt	Building Envelope	Hourly NTE	\$29,680
	<b>Construction Administration Total</b>			<b>\$195,900</b>
<b>800</b>	<b>Closeout</b>			
	<b>Basic Services</b>			
800	Rice Fergus Miller	Architect	Hourly NTE	\$29,786
800	Hultz BHU	MEP	Hourly NTE	\$2,464
800	PCS Structural Solutions	Structural Engineer	Hourly NTE	\$2,800
	<b>Additional Services</b>			
800	SCJ Alliance	Civil Engineer	Hourly NTE	\$2,800
800	Wetherholt	Building Envelope	Hourly NTE	\$4,480
	<b>Closeout Total</b>			<b>\$42,330</b>
<b>900.02</b>	<b>Allowance Reimbursables</b>			
900.02	RFM	Architect	T&M	\$4,984
900.02	Hultz BHU	MEP	T&M	\$448
900.02	PCS Structural Solution	Structural Engineer	T&M	\$1,680
900.02	SCJ Alliance	Civil Engineer	T&M	\$448
900.02	Wetherholt	Building Envelope	T&M	\$2,240
	<b>Reimbursables Total</b>			<b>\$9,800</b>
	<b>Bidding-Closeout Total</b>			<b>268,914.85</b>
	<b>Total of SD thru Closeout</b>			<b>\$776,375</b>

Notes:

*RFM reserves the right to modify sub costs through the duration of the project to complete the work under the agreed upon fee total.*

*BS-Basic Services AS-Additional Services - Based on State of Washington DES Guidelines*

**\*\* Prodim's SD Costs include additional efforts during the Pre-Design phase outside of original contract Fees do not include Electronic Record Drawings (Electronic As-Builts.**

Reimbursable expenses are an allowance amount. Once fee is used, additional fees may be requested to finish the project.

Construction Administration: Construction Administration Fees include Bi-Weekly Construction Meetings, Management of the project which includes meeting minutes and management of project construction software. Travel to and from the site, adds additional travel time. Total Duration of Construction is 14 months (11 for construction and 3 for project closeout.

Payment Structure: Invoices will be sent monthly based upon the percentage of work completed and reimbursable hours billed.

**Chapter 3.46**  
**CITY CONTRACTS – NONDISCRIMINATION IN BENEFITS**

Sections:

- 3.46.010 Definitions.
- 3.46.020 Nondiscrimination in benefits.
- 3.46.030 Limitations.
- 3.46.040 Powers and duties of the city administrator.
- 3.46.050 Appeals.
- 3.46.060 Effective date.

**3.46.010 Definitions.**

For the purpose of this chapter:

A. “Contract” means a contract for public works, consulting, or supplies, material, equipment or services estimated to cost \$50,000 or more;

B. “Contract awarding authority” means the city officer, department, commission, employee, or board authorized to enter into or to administer contracts on behalf of the city;

C. “Domestic partner” means any person who is registered with his/her employer as a domestic partner or, in the absence of such employer-provided registry, is registered as a domestic partner with a governmental body pursuant to state or local law authorizing such registration. Any internal employer registry of domestic partnership must comply with criteria for domestic partnerships specified by rule by the city administrator;

D. “Employee benefits” means the provision of bereavement leave; disability, life, and other types of insurance; family medical leave; health benefits; membership or membership discounts; moving expenses; pension and retirement benefits; vacation; travel benefits; and any other benefits given to employees; provided, that it does not include benefits to the extent that the application of the requirements of this chapter to such benefits may be preempted by federal or state law.

(Ord. O2000-028, Added, 02/06/2001)

**3.46.020 Nondiscrimination in benefits.**

A. No contractor on a city contract shall discriminate in the provision of employee benefits between an employee with a domestic partner and an employee with a spouse. The contractor shall not be deemed to discriminate in the provision of employee benefits if, despite taking reasonable measures to do so, the contractor is unable to extend a particular employee benefit to domestic partners, so long as the contractor provides the employee with a cash equivalent.

B. Other Options for Compliance Allowed. Provided that a contractor does not discriminate in the provision of benefits between employees with spouses and employees with domestic partners, a contractor may:

1. Elect to provide benefits to individuals in addition to employees' spouses and employees' domestic partners;

2. Allow each employee to designate a legally domiciled member of the employee's household as being eligible for spousal equivalent benefits; or

3. Provide benefits neither to employees' spouses nor to employees' domestic partners.

C. Requirements Inapplicable Under Certain Conditions. The city administrator may waive the requirements of this chapter where:

1. Award of a contract or amendment is necessary to respond to an emergency;

2. The contractor is a sole source;

3. No compliant contractors are capable of providing goods or services that respond to the city's requirements;

4. The contractor is a public entity;

5. The requirements are inconsistent with a grant, subvention or agreement with a public agency;

6. The city is purchasing through a cooperative or joint purchasing agreement.

D. Requests for waivers of the terms of this chapter are to be made to the city administrator by the contract awarding authority. Decisions by the city administrator to issue or deny waivers are final unless appealed pursuant to TMC 3.46.050.

E. The city administrator shall reject an entity's bid or proposal, or terminate a contract, if the city administrator determines that the entity was set up, or is being used, for the purpose of evading the intent of this chapter.

F. No contract awarding authority shall execute a contract with a contractor unless such contractor has agreed that the contractor will not discriminate in the provision of employee benefits as provided for in this chapter.

G. All contracts awarded by the city shall contain provisions prohibiting discrimination in the provision of employee benefits, including provisions containing appropriate remedies for the breach thereof as prescribed by this chapter, except as exempted by this chapter or rule.

(Ord. O2000-028, Added, 02/06/2001)

### **3.46.030 Limitations.**

The requirements of this chapter only shall apply to those portions of a contractor's operations that occur:

A. Within the city;

B. On real property outside of the city if the property is owned by the city or if the city has a right to occupy the property, and if the contractor's presence at that location is connected to a contract with the city; and

C. Elsewhere in the United States where work related to a city contract is being performed. The requirements of this chapter shall not apply to subcontracts or subcontractors of any contract or contractor.

(Ord. O2000-028, Added, 02/06/2001)

**3.46.040 Powers and duties of the city administrator.**

The city administrator shall have the power to:

- A. Adopt rules and regulations in accordance with this chapter establishing standards and procedures for effectively carrying out this chapter;
- B. Determine and impose appropriate sanctions and/or liquidated damages for violation of this chapter by contractors including, but not limited to:
  - 1. Disqualification of the contractor from bidding on or being awarded a city contract for a period of up to five years; and
  - 2. Contractual remedies, including, but not limited to, liquidated damages and termination of the contract;
- C. Examine contractor's benefit programs covered by this chapter;
- D. Impose other appropriate contractual and civil remedies and sanctions for violations of this chapter;
- E. Allow for remedial action after a finding of noncompliance, as specified by rule;
- F. Perform such other duties as may be required by ordinance or which are necessary to implement the purposes of this chapter.

(Ord. O2000-028, Added, 02/06/2001)

**3.46.050 Appeals.**

Any aggrieved party may appeal a decision of the city administrator to the mayor by the submittal of a written request to the city attorney within ten working days of the decision to be appealed. The mayor's decision will be in writing with findings identified upon which the decision was made. Subsequent appeal will be to the Thurston County superior court.

(Ord. O2000-028, Added, 02/06/2001)

**3.46.060 Effective date.**

The provisions of this chapter shall apply to any contract awarded on or after January 2, 2002.

(Ord. O2000-028, Added, 02/06/2001)

# Tumwater Fire North End Station Tumwater Fire Department

Tumwater, WA

## Master Plan Cost Estimate

July 31, 2025  
Revised December 4, 2025

Prepared for:

**Rice Fergus Miller**  
275 Fifth Street  
Suite 100  
Bremerton WA 98337



520 Kirkland Way, Suite 301  
Kirkland, WA 98033  
tel: (425) 828-0500  
fax: (425) 828-0700  
[www.prodims.com](http://www.prodims.com)

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# Master Estimate Summary

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520 Kirkland Way, Suite 301  
 Kirkland, WA 98033  
 tel: (425) 828-0500  
 fax: (425) 828-0700  
[www.prodims.com](http://www.prodims.com)

Name: **Tumwater Fire North End Station**  
 Second Name: **Master Summary**  
 Location: **Tumwater, WA**  
 Design Phase: **Conceptual Cost Estimate**  
 Date of Estimate: **July 31, 2025**  
 Date of Revision: **October 28, 2025/December 4, 2025**  
 Month of Cost Basis: **July, 2025**

## Master Estimate Summary

Construction Cost Summary by Phase	Total Construction Cost
Phase 1: Main Addition and Sitework	\$ 3,716,044
Phase 2: Office Addition and Local Sitework	\$ 174,711
Phase 3: Apparatus Bay Expansion	\$ 606,557
<b>TOTAL ESTIMATED CONSTRUCTION COST</b> →	<b>\$ 4,497,311</b>

### Phase 1 HVAC and Electrical Alternative Construction Cost Summary

Phase 1 All New HVAC System and Related Electrical	\$ 582,411
<b>TOTAL ESTIMATED CONSTRUCTION COST 3 Phases and Alternative</b> →	<b>\$ 5,079,722</b>

-See Each Building Phase Summary for Assumptions and Qualifications-

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# **Estimate Summary and Detail - Phase 1**

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Name:  
 Second Name:  
 Location:  
 Design Phase:  
 Date of Estimate:  
 Date of Revision:  
 Month of Cost Basis:

**Tumwater Fire North End Station**  
**Phase 1: Main Addition and Sitework**  
**Tumwater, WA**  
**Conceptual Cost Estimate**  
**July 31, 2025**  
**October 28, 2025/December 4, 2025**  
**July, 2025**

## Estimate Summary

	Percentage of Previous Subtotal	Amount		Subtotal Direct Cost \$	2,414,884
Scope Contingency	10.0%	\$ 241,488			
			Subtotal \$		2,656,372
General Conditions	18.0%	\$ 478,147			
			Subtotal \$		3,134,520
Home Office Overhead	5.0%	\$ 156,726			
			Subtotal \$		3,291,246
Profit	6.0%	\$ 197,475			
			Subtotal \$		3,488,720
Escalation to August 2026 at 6%/year	6.52%	\$ 227,324			
			Subtotal \$		3,716,044
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				→	<b>\$ 3,716,044</b>

## Alternatives Estimate Summary

Alternative Name	Direct Cost	Markups from Above	Total Estimated Construction Cost of Alternative
Phase 1 All New HVAC System and Related Electrical at Existing Building For Phase 1 Work	\$ 378,482	53.88%	\$ 582,411
<b>TOTAL ESTIMATED CONSTRUCTION COST with ALTERNATIVE</b>			→ <b>\$ 4,298,454</b>

**Estimate Assumptions:**

This estimate is based on the design information received by 7-18-25, Plan Revisions of 10-14-25 and Phone Conference of 12-2-25  
 All soft costs are the owner's responsibility to determine and verify. The Soft costs estimate has been excluded from the construction cost estimate.  
 Escalation rate of 6.0% per year is included. Costs are escalated to mid-point of construction August 2026  
 An escalation rate above 6.0% per year is not included in the estimate. This is important if general inflation exceeds this rate.

**Estimate Qualifications:**

The estimate is not be relied on solely for proforma development and financial decisions.  
 Additional design and scheduling should be performed before setting construction and project budgets  
 Summary sheet markups are cumulative, not additive. Percentages are added to the previous subtotal rather than the direct cost subtotal.  
 Estimated labor is based on an 8 hour per day shift 5 days a week. Accelerated schedule work of overtime has not been included.  
 Estimate is based on a competitive public bid with at least 3 bona fide submitted and unrescinded general contractor bids.  
 If only 1 or 2 bids are received, the bids could be 40% to 100% more than the cost estimate based on empirical experience.  
 Estimate is based on a competitive public bid with a minimum 6 week bidding schedule and no significant addendums within 2 weeks of bid opening.  
 Estimate is not based a State of Washington GC/CM Procurement of construction. This typically increases construction costs.  
 Estimated is not based Design/Build or Progressive Design/Build Procurement of construction.  
 Estimated construction cost is for the entire project. This estimate is not intended to be used for other projects.  
 Division 0/ Division 1 specifications are presumed to have normal ranges for liquidated damages, construction schedule and terms & conditions.  
 These divisions are typically written after the final estimate. Please contact the cost estimator for a review, if desired.  
 Please consult the cost estimator for any modifications to this estimate. Unilaterally adding and deleting markups, scope of work, schedule, specifications, plans and bid forms could incorrectly restate the project construction cost.  
 The construction cost estimate does not include an estimate of owner soft costs such as sales taxes, A/E fees, owner contingencies and permit fees.  
 Construction reserve contingency for change orders is not included in the estimate.  
 Any modifications to the plans via addendums and code review for permits will cause cost increases and are not included in this estimate.  
 Sole source supply of materials and/ or installers typically results in a 40% to 100% premium on costs over open specifications.  
 Imposition of tariffs and market instability of resources such as fuel, insurance and labor occurring after estimate date are not included.  
 Contractors imposing different bidding conditions from plans and specifications on subcontractors are not bidding from the plans and specifications.  
 Modifications to the proposed construction schedule and modifying the phasing plans after this estimate will affect construction cost and are not included.  
 The estimate includes a reasonable construction escalation that can be determined based on market conditions for up to the next 6 months.  
 Since this project has a midpoint of construction further than 6 months, increases in escalation are not included beyond the rate shown in the estimate.



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Name: **Tumwater Fire North End Station** Area: **sqft**  
 Second Name: **Phase 1: Main Addition and Sitework** 1st Floor Modernization 5,013  
 Location: **Tumwater, WA** 1st Floor Addition 2,422  
 Design Phase: **Conceptual Cost Estimate**  
 Date of Estimate: **July 31, 2025**  
 Date of Revision: **October 28, 2025/December 4, 2025**  
 Month of Cost Basis: **July, 2025**

7,435

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>A- Substructure</b>												
<b>A10- Foundations</b>												
<b>A1010- Standard Foundations</b>												
	Shallow Spread Footings + Column Footings Foundation System - Concrete, includes excavation, backfilling, erect and strip wood forms, Reinforcing and Footing Drain System	2,422 fpa		\$ 16.12	\$ 39,042.64	\$ 9.88	\$ 23,929.36	\$ 1.56	\$ 3,778.32	\$ 27.56	\$ 66,750.32	
<b>A1030- Slab on Grade</b>												
	4" Slab On Grade System - Concrete	29.6 cuyd		\$ 91.20	\$ 2,699.72	\$ 136.80	\$ 4,049.58	\$ 24.62	\$ 728.93	\$ 252.62	\$ 7,478.23	
	Slab On Grade System - Wire Mesh	24.2 sqs		\$ 66.00	\$ 1,598.52	\$ 54.00	\$ 1,307.88	\$ 7.20	\$ 174.38	\$ 127.20	\$ 3,080.78	
	Slab On Grade System - Vapor Barrier	2,422 sqft		\$ 0.57	\$ 1,385.38	\$ 0.47	\$ 1,133.50	\$ 0.06	\$ 151.13	\$ 1.10	\$ 2,670.01	
	Structural Slab On Grade System - R-10 Rigid Insulation	406 sqft		\$ 2.50	\$ 1,016.02	\$ 2.05	\$ 831.29	\$ 0.27	\$ 110.84	\$ 4.82	\$ 1,958.14	
	Slab On Grade System - Under Slab Fill 6"	44.9 cuyd		\$ 17.98	\$ 806.63	\$ 38.22	\$ 1,714.09	\$ 6.07	\$ 272.24	\$ 62.27	\$ 2,792.96	
	Structural Slab On Grade System - Edge Formwork	473 lnft		\$ 2.82	\$ 1,334.32	\$ 0.54	\$ 254.16	\$ 0.20	\$ 95.31	\$ 3.56	\$ 1,683.79	
	Slab On Grade System - Trowel Finish	2,422 sqft		\$ 0.98	\$ 2,379.46	\$ 0.11	\$ 264.38	\$ 0.13	\$ 317.26	\$ 1.22	\$ 2,961.11	
	<b>Totals A10- Foundations</b>										\$ 89,375.35	\$ 12.02
<b>B- Shell</b>												
<b>B10- Superstructure</b>												
<b>B1020- Roof</b>												
	Roof Structural System - Engineered Wood Roof System - Trusses/Joists, Beams with Columns and Plywood for a Complete Structural System - Includes Overhangs at Fitness Pad	2,634 sqft		\$ 15.60	\$ 41,090.40	\$ 10.40	\$ 27,393.60	\$ 1.56	\$ 4,109.04	\$ 27.56	\$ 72,593.04	
	<b>Totals B10- Superstructure</b>										\$ 72,593.04	\$ 9.76
<b>B20- Exterior Closure</b>												
<b>B2010- Exterior Walls</b>												
	Repairs at the Existing Exterior Walls, Windows and Doors - Allowance	5,300 sqft		\$ 10.40	\$ 55,120.00	\$ 5.60	\$ 29,680.00	\$ 0.96	\$ 5,088.00	\$ 16.96	\$ 89,888.00	
	Exterior 2x Wood Stud Shear Walls at 16" o.c. - Rigid and Batt Insulation with Rain Screen System Including Air and Vapor Barriers and GWB-X Interior Finish	2,105 sqft		\$ 15.19	\$ 31,974.95	\$ 9.31	\$ 19,597.55	\$ 1.47	\$ 3,094.35	\$ 25.97	\$ 54,666.85	
	Wood Look Siding System	2,105 sqft		\$ 9.23	\$ 19,418.63	\$ 13.28	\$ 27,943.88	\$ 1.35	\$ 2,841.75	\$ 23.85	\$ 50,204.25	
	Soffit System - 1x6 T+G Wood	300 sqft		\$ 7.68	\$ 2,304.00	\$ 8.32	\$ 2,496.00	\$ 0.96	\$ 288.00	\$ 16.96	\$ 5,088.00	
	Station Signage - Allowance	1 each		\$ 2,100.00	\$ 2,100.00	\$ 5,400.00	\$ 5,400.00	\$ 450.00	\$ 450.00	\$ 7,950.00	\$ 7,950.00	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>B2020- Exterior Windows</b>												
	Insulated Glazing Window/Storefront System - Triple Glazed - Fiberglass Framed - Allowance	526 sqft		\$ 57.15	\$ 30,075.19	\$ 69.85	\$ 36,758.56	\$ 7.62	\$ 4,010.03	\$ 134.62	\$ 70,843.78	
<b>B2030- Exterior Doors</b>												
	Ext. Door, Alum./ Frame/ Hardware, 3-0 x 7-0, Full Glz.	2 each		\$ 2,633.02	\$ 5,266.04	\$ 3,788.98	\$ 7,577.96	\$ 385.32	\$ 770.64	\$ 6,807.32	\$ 13,614.64	
	Ext. Door, HM/ Frame/ Hardware, 3-0 x 7-0	1 each		\$ 2,061.80	\$ 2,061.80	\$ 1,903.20	\$ 1,903.20	\$ 237.90	\$ 237.90	\$ 4,202.90	\$ 4,202.90	
<b>Totals B20- Exterior Closure</b>											<b>\$ 296,458.42</b>	<b>\$ 39.87</b>
<b>B30- Roofing</b>												
<b>B3010- Roof Coverings</b>												
	Re-Roof the Building New Shingle Roofing System with 1/2" Plywood, Flashing, Trim, Roof Gutters and Downspouts and Remove Existing Roof	5,013 sqft		\$ 7.20	\$ 36,093.60	\$ 4.80	\$ 24,062.40	\$ 0.72	\$ 3,609.36	\$ 12.72	\$ 63,765.36	
	Shingle Roofing System with 1/2" Plywood, R-38 Rigid Insulation, Vapor Retarder, 5/8" Plywood, Flashing, Trim, Roof Gutters and Downspouts	2,634 sqft		\$ 17.60	\$ 46,358.40	\$ 14.40	\$ 37,929.60	\$ 1.92	\$ 5,057.28	\$ 33.92	\$ 89,345.28	
<b>Totals B30- Roofing</b>											<b>\$ 153,110.64</b>	<b>\$ 20.59</b>
<b>C- Interiors - Including Modifications to the Existing Station</b>												
<b>C10- Interior Construction</b>												
<b>C1010- Interior Partitions</b>												
	Interior Partitions Including Acoustical Sound Batt at Walls and Door Systems	7,435 sqft		\$ 8.32	\$ 61,859.20	\$ 7.68	\$ 57,100.80	\$ 0.96	\$ 7,137.60	\$ 16.96	\$ 126,097.60	
<b>C1030- Interior Specialties</b>												
	Interior Specialties - Kitchen Casework/Quartz Countertops and Window Sills, Acoustical Panels; Display, Kitchen and Sleep Room Casework, Stainless Steel Corner Guards, Shower and Bathroom Specialties, Lockers, Fitness Room Mirrors and Interior Signage	7,435 sqft		\$ 3.64	\$ 27,063.40	\$ 3.36	\$ 24,981.60	\$ 0.42	\$ 3,122.70	\$ 7.42	\$ 55,167.70	
<b>Totals C10- Interior Construction</b>											<b>\$ 181,265.30</b>	<b>\$ 24.38</b>
<b>C30- Interior Finishes</b>												
	Interior Finishes - Walls, Floors and Ceilings Including FRP and Plywood Wainscots	7,435 sqft		\$ 10.92	\$ 81,190.20	\$ 10.08	\$ 74,944.80	\$ 1.26	\$ 9,368.10	\$ 22.26	\$ 165,503.10	
<b>Totals C30- Interior Finishes</b>											<b>\$ 165,503.10</b>	<b>\$ 22.26</b>

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>D- Services</b>												
<b>D20- Plumbing Systems</b>												
<b>D2010- Plumbing System - Including Supply and Vent, Waste Piping</b>												
	Estimate for Plumbing System - Complete - Modifications and New System - Minium Allowance	7,435 sqft		\$ 7.28	\$ 54,126.80	\$ 6.72	\$ 49,963.20	\$ 0.84	\$ 6,245.40	\$ 14.84	\$ 110,335.40	
<b>Totals D20- Plumbing Systems</b>											<b>\$ 110,335.40</b>	<b>\$ 14.84</b>
<b>D30- HVAC Systems</b>												
<b>D3020- HVAC System</b>												
	Estimate for Existing HVAC System - Repair and Maintenance of Existing System Plus Modifications for Layout Changes - Minium Allowance	5,013 sqft		\$ 7.54	\$ 37,798.02	\$ 6.96	\$ 34,890.48	\$ 0.87	\$ 4,361.31	\$ 15.37	\$ 77,049.81	
	Estimate for New Additions HVAC System - DOAS Based Heating and Cooling Systems and Apparatus Bay Systems with Exhaust at Bathrooms and Kitchen Hood - Complete - New System	2,422 sqft		\$ 30.16	\$ 73,047.52	\$ 27.84	\$ 67,428.48	\$ 3.48	\$ 8,428.56	\$ 61.48	\$ 148,904.56	
<b>Totals D30- HVAC Systems</b>											<b>\$ 225,954.37</b>	<b>\$ 30.39</b>
<b>D40- Fire Protection Systems</b>												
<b>D4010- Fire Sprinkler System</b>												
	Wet Pipe Fire Protection System	7,435 sqft		\$ 2.60	\$ 19,331.00	\$ 2.40	\$ 17,844.00	\$ 0.30	\$ 2,230.50	\$ 5.30	\$ 39,405.50	
<b>Totals D40- Fire Protection Systems</b>											<b>\$ 39,405.50</b>	<b>\$ 5.30</b>
<b>D50- Electrical Systems</b>												
<b>D5010- Electrical Service Distribution</b>												
	Estimate for Existing Electrical Power, Lighting and GenSet System and Solar Systems - Complete - Layout Changes - Minium Allowance	5,013 sqft		\$ 9.36	\$ 46,921.68	\$ 8.64	\$ 43,312.32	\$ 1.08	\$ 5,414.04	\$ 19.08	\$ 95,648.04	
	Estimate for Electrical Power, Lighting and GenSet System and Solar Systems - Complete - New Systems	2,422 sqft		\$ 26.00	\$ 62,972.00	\$ 24.00	\$ 58,128.00	\$ 3.00	\$ 7,266.00	\$ 53.00	\$ 128,366.00	
<b>Totals D50- Electrical Systems</b>											<b>\$ 224,014.04</b>	<b>\$ 30.13</b>
<b>E- Equipment and Furnishings</b>												
<b>E10- Equipment</b>												
<b>E1010- Commercial Equipment - Allowances</b>												
	Kitchen Equipment and Laundry Equipment - OFCI - ALLOWANCES											
	Refrigerator/Freezer, OFCI	4 each		\$ 1,939.83	\$ 7,759.32	\$ 39.59	\$ 158.35	\$ 23.75	\$ 95.01	\$ 2,003.17	\$ 8,012.68	
	Dishwasher, 24 inch width, OFCI	2 each		\$ 559.13	\$ 1,118.25	\$ 11.41	\$ 22.82	\$ 6.85	\$ 13.69	\$ 577.38	\$ 1,154.77	
	Over counter microwave, nominal 1.4 cubic feet with undercounter light and exhaust fan, ducted to exterior, OFCI	2 each		\$ 271.58	\$ 543.15	\$ 5.54	\$ 11.08	\$ 3.33	\$ 6.65	\$ 280.44	\$ 560.89	
	Coffee Maker, OFCI	1 each		\$ 406.70	\$ 406.70	\$ 8.30	\$ 8.30	\$ 4.98	\$ 4.98	\$ 419.98	\$ 419.98	
	Cooktop/Oven, OFCI	1 each		\$ 612.50	\$ 612.50	\$ 12.50	\$ 12.50	\$ 7.50	\$ 7.50	\$ 632.50	\$ 632.50	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
	Stacked Washer and Dryer, OFCI	1 each		\$ 403.32	\$ 403.32	\$ 8.23	\$ 8.23	\$ 4.94	\$ 4.94	\$ 416.49	\$ 416.49	
	Washer, OFCI	1 each		\$ 273.86	\$ 273.86	\$ 5.59	\$ 5.59	\$ 3.35	\$ 3.35	\$ 282.80	\$ 282.80	
	Dryer, OFCI	1 each		\$ 251.04	\$ 251.04	\$ 5.12	\$ 5.12	\$ 3.07	\$ 3.07	\$ 259.23	\$ 259.23	
	Bottle Storage Rack, OFCI	1 each		\$ 833.00	\$ 833.00	\$ 17.00	\$ 17.00	\$ 10.20	\$ 10.20	\$ 860.20	\$ 860.20	
	Extractor, OFCI	1 each		\$ 1,568.00	\$ 1,568.00	\$ 32.00	\$ 32.00	\$ 19.20	\$ 19.20	\$ 1,619.20	\$ 1,619.20	
	Future SCBA Washer, OFCI	0 each		\$ 1,568.98	\$ -	\$ 32.02	\$ -	\$ 19.21	\$ -	\$ 1,620.21	\$ -	
	Bunker Gear Locker, OFCI	0 each		\$ 1,470.00	\$ -	\$ 30.00	\$ -	\$ 18.00	\$ -	\$ 1,518.00	\$ -	
	<b>Totals E10- Equipment</b>									\$	<b>14,218.74</b>	<b>\$ 1.91</b>
	<b>E20- Furnishings</b>											
	<b>E2010- Fixed Furnishings</b>											
	Window Treatment -Single Roller Shade with Light Filtering	526 sqft		\$ 6.17	\$ 3,247.56	\$ 9.26	\$ 4,871.33	\$ 0.93	\$ 487.13	\$ 16.35	\$ 8,606.02	
	Window Treatment - Roller Shade System with Blackout - Allowance	112 sqft		\$ 9.26	\$ 1,036.75	\$ 13.89	\$ 1,555.12	\$ 1.39	\$ 155.51	\$ 24.53	\$ 2,747.39	
	<b>Totals E20- Furnishings</b>									\$	<b>11,353.41</b>	<b>\$ 1.53</b>
	<b>F- Other Building Construction</b>											
	<b>F20- Selective Demolition</b>											
	<b>F2010- Building Elements Demolition</b>											
	Demolition Partitions, Casework, Specialties, Plumbing, HVAC and Electrical Selectively at the Existing Building	2,422 sqft		\$ 8.10	\$ 19,618.20	\$ 0.90	\$ 2,179.80	\$ 0.54	\$ 1,307.88	\$ 9.54	\$ 23,105.88	
	<b>F2020- Hazardous Components Abatement</b>											
	No Hazardous Materials Demolition Allowance in Estimate	nic		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>Totals F20- Selective Demolition</b>									\$	<b>23,105.88</b>	<b>\$ 3.11</b>
	<b>G- Sitework - All Site Work</b>											
	<b>G10- Site Preparation</b>											
	<b>G1020- Site Clearing</b>											
	T.E.S.C. Plan and materials - Construction Entrance, Storm Drain inlet protection, Silt Fences	14 mon		\$ 3,150.00	\$ 44,100.00	\$ 350.00	\$ 4,900.00	\$ 210.00	\$ 2,940.00	\$ 3,710.00	\$ 51,940.00	
	Clearing and Grubbing of Site - Minor	1.63 acres		\$ 3,150.00	\$ 5,134.30	\$ 350.00	\$ 570.48	\$ 210.00	\$ 342.29	\$ 3,710.00	\$ 6,047.06	
	<b>G1030- Site Demolition &amp; Relocations</b>											
	Miscellaneous Site Demolition Allowance	1 lpsm		\$ 51,700.00	\$ 51,700.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 58,300.00	\$ 58,300.00	
	<b>G1040- Site Earthwork</b>											
	Cut and Fill - On Site Grading at Building Addition	90 cuyd		\$ 38.25	\$ 3,442.50	\$ 6.75	\$ 607.50	\$ 10.80	\$ 972.00	\$ 55.80	\$ 5,022.00	
	<b>Totals G10- Site Preparation</b>									\$	<b>121,309.06</b>	<b>\$ 16.32</b>

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>G20- Site Improvements</b>												
<b>G2040- Site Development</b>												
	Site Work Estimate by Civil Engineer - Please See Backup for Detail	1 set		\$ 170,807.74	\$ 170,807.74	\$ 157,668.68	\$ 157,668.68	\$ 19,708.58	\$ 19,708.58	\$ 348,185.00	\$ 348,185.00	
	Fencing System - 6' High	400 Inft		\$ 32.24	\$ 12,896.00	\$ 29.76	\$ 11,904.00	\$ 3.72	\$ 1,488.00	\$ 65.72	\$ 26,288.00	
	Fencing System - Gate	2 each		\$ 7,440.00	\$ 14,880.00	\$ 8,060.00	\$ 16,120.00	\$ 930.00	\$ 1,860.00	\$ 16,430.00	\$ 32,860.00	
	Fitness/BBQ Pads - Concrete	412 sqft		\$ 17.60	\$ 7,251.20	\$ 14.40	\$ 5,932.80	\$ 1.92	\$ 791.04	\$ 33.92	\$ 13,975.04	
	Site Amenities: Flag Pole, Dumpster Enclosure, Signage - Allowance	1 set		\$ 20,800.00	\$ 20,800.00	\$ 19,200.00	\$ 19,200.00	\$ 2,400.00	\$ 2,400.00	\$ 42,400.00	\$ 42,400.00	
	Frontage Road Improvements Allowances - South 2nd Ave SW by Others - Not Included in this Contract	N.I.C.		\$ 67,500.00	\$ -	\$ 57,500.00	\$ -	\$ 7,500.00	\$ -	\$ 132,500.00	\$ -	
<b>G2050- Landscaping</b>												
	Estimate for Landscaping System - Grass, Shrubs, Trees Irrigation - Minimum Allowance	35,500 sqft		\$ 1.04	\$ 36,920.00	\$ 0.96	\$ 34,080.00	\$ 0.12	\$ 4,260.00	\$ 2.12	\$ 75,260.00	
<b>Totals G20- Site Improvements</b>											<b>\$ 538,968.04</b>	<b>\$ 72.49</b>
<b>G50- Site Electrical Utilities</b>												
<b>G5010- Site Electrical Distribution</b>												
	Electrical Service, Primary Feeder - Underground 2-4" PVC conduits with Conductors and excavation and backfill - Allowance on Length	175 Inft		\$ 77.00	\$ 13,475.00	\$ 63.00	\$ 11,025.00	\$ 8.40	\$ 1,470.00	\$ 148.40	\$ 25,970.00	
	New 480V Pad Mount Transformer and Vault	1 each		\$ 16,800.00	\$ 16,800.00	\$ 18,200.00	\$ 18,200.00	\$ 2,100.00	\$ 2,100.00	\$ 37,100.00	\$ 37,100.00	
	Electrical Service, Secondary - Underground PVC conduits with Conductors and excavation and backfill - Allowance	50 Inft		\$ 52.25	\$ 2,612.50	\$ 42.75	\$ 2,137.50	\$ 5.70	\$ 285.00	\$ 100.70	\$ 5,035.00	
<b>G5020- Site Lighting System</b>												
	Site Lighting Systems - Allowance per Acre - Lighting Poles, Light Fixtures, Conduit and Wiring and Lighting Controls - Minimum Allowance	1.46 acre		\$ 24,750.00	\$ 36,116.48	\$ 20,250.00	\$ 29,549.85	\$ 2,700.00	\$ 3,939.98	\$ 47,700.00	\$ 69,606.30	
<b>G5030- Site Communication &amp; Security Systems</b>												
	Site Communications Service - Copper and Fiber Optic Comm Cables - PVC Conduit System - Minimum Allowance	175 Inft		\$ 30.25	\$ 5,293.75	\$ 24.75	\$ 4,331.25	\$ 3.30	\$ 577.50	\$ 58.30	\$ 10,202.50	
<b>G5040- Other Site Electrical Utilities</b>												
<b>Totals G50- Site Electrical Utilities</b>											<b>\$ 147,913.80</b>	<b>\$ 19.89</b>
<b>Total Direct Costs -&gt;</b>											<b>\$ 2,414,884</b>	<b>\$ 324.80</b>

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## **Estimate Summary and Detail - Phase 2**

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Name:  
 Second Name:  
 Location:  
 Design Phase:  
 Date of Estimate:  
 Date of Revision:  
 Month of Cost Basis:

**Tumwater Fire North End Station**  
**Phase 2: Office Addition and Local Sitework**  
**Tumwater, WA**  
**Conceptual Cost Estimate**  
**July 31, 2025**  
**October 28, 2025/December 4, 2025**  
**July, 2025**

## Estimate Summary

				<b>Subtotal Direct Cost \$</b>	<b>113,537</b>
	Percentage of Previous Subtotal	Amount			
Scope Contingency	10.0%	\$ 11,354		Subtotal \$	124,890
General Conditions	18.0%	\$ 22,480		Subtotal \$	147,370
Home Office Overhead	5.0%	\$ 7,369		Subtotal \$	154,739
Profit	6.0%	\$ 9,284		Subtotal \$	164,023
Escalation to August 2026 at 6%/year	6.52%	\$ 10,688		Subtotal \$	174,711
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>—————&gt; \$</b>	<b>174,711</b>

**Estimate Assumptions:**

This estimate is based on the design information received by 7-18-25, Plan Revisions of 10-14-25 and Phone Conference of 12-2-25  
 All soft costs are the owner's responsibility to determine and verify. The Soft costs estimate has been excluded from the construction cost estimate.  
 Escalation rate of 6.0% per year is included. Costs are escalated to mid-point of construction August 2027  
 An escalation rate above 6.0% per year is not included in the estimate. This is important if general inflation exceeds this rate.

**Estimate Qualifications:**

The estimate is not be relied on solely for proforma development and financial decisions.  
 Additional design and scheduling should be performed before setting construction and project budgets  
 Summary sheet markups are cumulative, not additive. Percentages are added to the previous subtotal rather than the direct cost subtotal.  
 Estimated labor is based on an 8 hour per day shift 5 days a week. Accelerated schedule work of overtime has not been included.  
 Estimate is based on a competitive public bid with at least 3 bona fide submitted and unrescinded general contractor bids.  
 If only 1 or 2 bids are received, the bids could be 40% to 100% more than the cost estimate based on empirical experience.  
 Estimate is based on a competitive public bid with a minimum 6 week bidding schedule and no significant addendums within 2 weeks of bid opening.  
 Estimate is not based a State of Washington GC/CM Procurement of construction. This typically increases construction costs.  
 Estimated is not based Design/Build or Progressive Design/Build Procurement of construction.  
 Estimated construction cost is for the entire project. This estimate is not intended to be used for other projects.  
 Division 0/ Division 1 specifications are presumed to have normal ranges for liquidated damages, construction schedule and terms & conditions.  
 These divisions are typically written after the final estimate. Please contact the cost estimator for a review, if desired.  
 Please consult the cost estimator for any modifications to this estimate. Unilaterally adding and deleting markups, scope of work, schedule, specifications, plans and bid forms could incorrectly restate the project construction cost.  
 The construction cost estimate does not include an estimate of owner soft costs such as sales taxes, A/E fees, owner contingencies and permit fees.  
 Construction reserve contingency for change orders is not included in the estimate.  
 Any modifications to the plans via addendums and code review for permits will cause cost increases and are not included in this estimate.  
 Sole source supply of materials and/ or installers typically results in a 40% to 100% premium on costs over open specifications.  
 Imposition of tariffs and market instability of resources such as fuel, insurance and labor occurring after estimate date are not included.  
 Contractors imposing different bidding conditions from plans and specifications on subcontractors are not bidding from the plans and specifications.  
 Modifications to the proposed construction schedule and modifying the phasing plans after this estimate will affect construction cost and are not included.  
 The estimate includes a reasonable construction escalation that can be determined based on market conditions for up to the next 6 months.  
 Since this project has a midpoint of construction further than 6 months, increases in escalation are not included beyond the rate shown in the estimate.



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Name: **Tumwater Fire North End Station** Area **sqft**  
 Second Name: **Phase 2: Office Addition and Local Sitework**  
 Location: **Tumwater, WA** 1st Floor Office Addition 220  
 Design Phase: **Conceptual Cost Estimate**  
 Date of Estimate: **July 31, 2025**  
 Date of Revision: **October 28, 2025/December 4, 2025**  
 Month of Cost Basis: **July, 2025**

220

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>A- Substructure</b>												
<b>A10- Foundations</b>												
<b>A1010- Standard Foundations</b>												
	Shallow Spread Footings + Column Footings Foundation System - Concrete, includes excavation, backfilling, erect and strip wood forms, Reinforcing and Footing Drain System	220 fpa		\$ 16.12	\$ 3,546.40	\$ 9.88	\$ 2,173.60	\$ 1.56	\$ 343.20	\$ 27.56	\$ 6,063.20	
<b>A1030- Slab on Grade</b>												
	4" Slab On Grade System - Concrete	2.7 cuyd		\$ 91.20	\$ 245.23	\$ 136.80	\$ 367.84	\$ 24.62	\$ 66.21	\$ 252.62	\$ 679.28	
	Slab On Grade System - Wire Mesh	2.2 sqs		\$ 66.00	\$ 145.20	\$ 54.00	\$ 118.80	\$ 7.20	\$ 15.84	\$ 127.20	\$ 279.84	
	Slab On Grade System - Vapor Barrier	220 sqft		\$ 0.57	\$ 125.84	\$ 0.47	\$ 102.96	\$ 0.06	\$ 13.73	\$ 1.10	\$ 242.53	
	Structural Slab On Grade System - R-10 Rigid Insulation	840 sqft		\$ 2.50	\$ 2,102.10	\$ 2.05	\$ 1,719.90	\$ 0.27	\$ 229.32	\$ 4.82	\$ 4,051.32	
	Slab On Grade System - Under Slab Fill 6"	4.1 cuyd		\$ 17.98	\$ 73.27	\$ 38.22	\$ 155.70	\$ 6.07	\$ 24.73	\$ 62.27	\$ 253.70	
	Structural Slab On Grade System - Edge Formwork	43 lnft		\$ 2.82	\$ 121.20	\$ 0.54	\$ 23.09	\$ 0.20	\$ 8.66	\$ 3.56	\$ 152.95	
	Slab On Grade System - Trowel Finish	220 sqft		\$ 0.98	\$ 216.14	\$ 0.11	\$ 24.02	\$ 0.13	\$ 28.82	\$ 1.22	\$ 268.97	
	<b>Totals A10- Foundations</b>									\$	<b>11,991.78</b>	<b>\$ 54.51</b>
<b>B- Shell</b>												
<b>B10- Superstructure</b>												
<b>B1020- Roof</b>												
	Roof Structural System - Engineered Wood Roof System - Trusses/Joists, Beams with Columns and Plywood for a Complete Structural System - Includes Overhangs	220 sqft		\$ 15.60	\$ 3,432.00	\$ 10.40	\$ 2,288.00	\$ 1.56	\$ 343.20	\$ 27.56	\$ 6,063.20	
	<b>Totals B10- Superstructure</b>									\$	<b>6,063.20</b>	<b>\$ 27.56</b>
<b>B20- Exterior Closure</b>												
<b>B2010- Exterior Walls</b>												
	Exterior 2x Wood Stud Shear Walls at 16" o.c. - Rigid and Batt Insulation with Rain Screen System Including Air and Vapor Barriers and GWB-X Interior Finish	510 sqft		\$ 15.19	\$ 7,746.90	\$ 9.31	\$ 4,748.10	\$ 1.47	\$ 749.70	\$ 25.97	\$ 13,244.70	
	Wood Look Siding System	510 sqft		\$ 9.23	\$ 4,704.75	\$ 13.28	\$ 6,770.25	\$ 1.35	\$ 688.50	\$ 23.85	\$ 12,163.50	
	Soffit System - 1x6 T+G Wood	105 sqft		\$ 7.68	\$ 806.40	\$ 8.32	\$ 873.60	\$ 0.96	\$ 100.80	\$ 16.96	\$ 1,780.80	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>B2020- Exterior Windows</b>												
	Insulated Glazing Window/Storefront System - Triple Glazed - Fiberglass Framed - Allowance	102 sqft		\$ 57.15	\$ 5,829.30	\$ 69.85	\$ 7,124.70	\$ 7.62	\$ 777.24	\$ 134.62	\$ 13,731.24	
<b>B2030- Exterior Doors</b>												
	Ext. Door, Alum./ Frame/ Hardware, 3-0 x 7-0, Full Glz.	1 each		\$ 2,633.02	\$ 2,633.02	\$ 3,788.98	\$ 3,788.98	\$ 385.32	\$ 385.32	\$ 6,807.32	\$ 6,807.32	
<b>Totals B20- Exterior Closure</b>											<b>\$ 47,727.56</b>	<b>\$ 216.94</b>
<b>B30- Roofing</b>												
<b>B3010- Roof Coverings</b>												
	Shingle Roofing System with 1/2" Plywood, R-38 Rigid Insulation, Vapor Retarder, 5/8" Plywood, Flashing, Trim, Roof Gutters and Downspouts	220 sqft		\$ 17.60	\$ 3,872.00	\$ 14.40	\$ 3,168.00	\$ 1.92	\$ 422.40	\$ 33.92	\$ 7,462.40	
<b>Totals B30- Roofing</b>											<b>\$ 7,462.40</b>	<b>\$ 33.92</b>
<b>C- Interiors - Only for the Addition</b>												
<b>C10- Interior Construction</b>												
<b>C1010- Interior Partitions</b>												
	Interior Partitions Including Acoustical Sound Batt at Walls and Door Systems	220 sqft		\$ 9.30	\$ 2,059.20	\$ 8.64	\$ 1,900.80	\$ 1.08	\$ 237.60	\$ 19.08	\$ 4,197.60	
<b>C1030- Interior Specialties</b>												
	Interior Specialties - Interior Signage	220 sqft		\$ 1.56	\$ 343.20	\$ 1.44	\$ 316.80	\$ 0.18	\$ 39.60	\$ 3.18	\$ 699.60	
<b>Totals C10- Interior Construction</b>											<b>\$ 4,897.20</b>	<b>\$ 22.26</b>
<b>C30- Interior Finishes</b>												
	Interior Finishes - Walls, Floors and Ceilings	220 sqft		\$ 13.52	\$ 2,974.40	\$ 12.48	\$ 2,745.60	\$ 1.56	\$ 343.20	\$ 27.56	\$ 6,063.20	
<b>Totals C30- Interior Finishes</b>											<b>\$ 6,063.20</b>	<b>\$ 27.56</b>
<b>D- Services</b>												
<b>D30- HVAC Systems</b>												
<b>D3020- HVAC System</b>												
	Estimate for HVAC System - DOAS Based Heating and Cooling Systems - Complete - New System Extended from Base Bid New System	220 sqft		\$ 23.40	\$ 5,148.00	\$ 21.60	\$ 4,752.00	\$ 2.70	\$ 594.00	\$ 47.70	\$ 10,494.00	
<b>Totals D30- HVAC Systems</b>											<b>\$ 10,494.00</b>	<b>\$ 47.70</b>
<b>D40- Fire Protection Systems</b>												
<b>D4010- Fire Sprinkler System</b>												
	Wet Pipe Fire Protection System	220 sqft		\$ 2.60	\$ 572.00	\$ 2.40	\$ 528.00	\$ 0.30	\$ 66.00	\$ 5.30	\$ 1,166.00	
<b>Totals D40- Fire Protection Systems</b>											<b>\$ 1,166.00</b>	<b>\$ 5.30</b>

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>D50- Electrical Systems</b>												
<b>D5010- Electrical Service Distribution</b>												
	Estimate for Electrical Power, Lighting - Complete - New Systems Extend from Existing Panel Board	220 sqft		\$ 15.60	\$ 3,432.00	\$ 14.40	\$ 3,168.00	\$ 1.80	\$ 396.00	\$ 31.80	\$ 6,996.00	
<b>Totals</b>	<b>D50- Electrical Systems</b>									<b>\$</b>	<b>\$ 6,996.00</b>	<b>\$ 31.80</b>
<b>E20- Furnishings</b>												
<b>E2010- Fixed Furnishings</b>												
	Window Treatment -Single Roller Shade with Light Filtering	102 sqft		\$ 6.17	\$ 629.45	\$ 9.26	\$ 944.18	\$ 0.93	\$ 94.42	\$ 16.35	\$ 1,668.06	
<b>Totals</b>	<b>E20- Furnishings</b>									<b>\$</b>	<b>\$ 1,668.06</b>	<b>\$ 7.58</b>
<b>F- Other Building Construction</b>												
<b>F20- Selective Demolition</b>												
<b>F2010- Building Elements Demolition</b>												
	Demolition Exterior Wall Selectively at the Existing Building	220 sqft		\$ 5.40	\$ 1,188.00	\$ 0.60	\$ 132.00	\$ 0.36	\$ 79.20	\$ 6.36	\$ 1,399.20	
<b>F2020- Hazardous Components Abatement</b>												
	No Hazardous Materials Demolition Allowance in Estimate	nic		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Totals</b>	<b>F20- Selective Demolition</b>									<b>\$</b>	<b>\$ 1,399.20</b>	<b>\$ 6.36</b>
<b>G- Sitework - Only Localized at Addition</b>												
<b>G10- Site Preparation</b>												
<b>G1020- Site Clearing</b>												
	T.E.S.C. Plan and materials - Construction Entrance, Storm Drain inlet protection, Silt Fences	4 mon		\$ 360.00	\$ 1,440.00	\$ 40.00	\$ 160.00	\$ 24.00	\$ 96.00	\$ 424.00	\$ 1,696.00	
	Clearing and Grubbing of Site - Minor	1 set		\$ 2,125.00	\$ 2,125.00	\$ 375.00	\$ 375.00	\$ 150.00	\$ 150.00	\$ 2,650.00	\$ 2,650.00	
<b>G1030- Site Demolition &amp; Relocations</b>												
	Miscellaneous Site Demolition Allowance	1 lpsm		\$ 940.00	\$ 940.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 1,060.00	\$ 1,060.00	
<b>G1040- Site Earthwork</b>												
	Cut and Fill - On Site Grading at Building Addition	10 cuyd		\$ 63.75	\$ 637.50	\$ 11.25	\$ 112.50	\$ 18.00	\$ 180.00	\$ 93.00	\$ 930.00	
<b>Totals</b>	<b>G10- Site Preparation</b>									<b>\$</b>	<b>\$ 6,336.00</b>	<b>\$ 28.80</b>

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT	
<b>G20- Site Improvements</b>													
<b>G2050- Landscaping</b>													
	Estimate for Landscaping System - Restore Grass, Shrubs, Irrigation - Allowance	300 sqft		\$ 2.08	\$ 624.00	\$ 1.92	\$ 576.00	\$ 0.24	\$ 72.00	\$ 4.24	\$ 1,272.00		
<b>Totals</b>	<b>G20- Site Improvements</b>									<b>\$</b>	<b>\$ 1,272.00</b>	<b>\$ 5.78</b>	
<b>Total Direct Costs -&gt;</b>											<b>\$</b>	<b>113,537</b>	<b>\$ 516.08</b>

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## **Estimate Summary and Detail - Phase 3**

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Name:  
 Second Name:  
 Location:  
 Design Phase:  
 Date of Estimate:  
 Date of Revision:  
 Month of Cost Basis:

**Tumwater Fire North End Station  
 Phase 3: Apparatus Bay Expansion  
 Tumwater, WA  
 Conceptual Cost Estimate  
 July 31, 2025  
 October 28, 2025/December 4, 2025  
 July, 2025**

## Estimate Summary

	Percentage of Previous Subtotal	Amount			
			<b>Subtotal Direct Cost</b>	<b>\$</b>	<b>394,173</b>
Scope Contingency	10.0%	\$ 39,417			
			Subtotal	\$	433,590
General Conditions	18.0%	\$ 78,046			
			Subtotal	\$	511,636
Home Office Overhead	5.0%	\$ 25,582			
			Subtotal	\$	537,218
Profit	6.0%	\$ 32,233			
			Subtotal	\$	569,451
Escalation to August 2026 at 6%/year	6.52%	\$ 37,105			
			Subtotal	\$	606,557
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			—————>	<b>\$</b>	<b>606,557</b>

**Estimate Assumptions:**

This estimate is based on the design information received by 7-18-25, Plan Revisions of 10-14-25 and Phone Conference of 12-2-25  
 All soft costs are the owner's responsibility to determine and verify. The Soft costs estimate has been excluded from the construction cost estimate.  
 Escalation rate of 6.0% per year is included. Costs are escalated to mid-point of construction August 2027  
 An escalation rate above 6.0% per year is not included in the estimate. This is important if general inflation exceeds this rate.

**Estimate Qualifications:**

The estimate is not be relied on solely for proforma development and financial decisions.  
 Additional design and scheduling should be performed before setting construction and project budgets  
 Summary sheet markups are cumulative, not additive. Percentages are added to the previous subtotal rather than the direct cost subtotal.  
 Estimated labor is based on an 8 hour per day shift 5 days a week. Accelerated schedule work of overtime has not been included.  
 Estimate is based on a competitive public bid with at least 3 bona fide submitted and unrescinded general contractor bids.  
 If only 1 or 2 bids are received, the bids could be 40% to 100% more than the cost estimate based on empirical experience.  
 Estimate is based on a competitive public bid with a minimum 6 week bidding schedule and no significant addendums within 2 weeks of bid opening.  
 Estimate is not based a State of Washington GC/CM Procurement of construction. This typically increases construction costs.  
 Estimated is not based Design/Build or Progressive Design/Build Procurement of construction.  
 Estimated construction cost is for the entire project. This estimate is not intended to be used for other projects.  
 Division 0/ Division 1 specifications are presumed to have normal ranges for liquidated damages, construction schedule and terms & conditions.  
 These divisions are typically written after the final estimate. Please contact the cost estimator for a review, if desired.  
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 Any modifications to the plans via addendums and code review for permits will cause cost increases and are not included in this estimate.  
 Sole source supply of materials and/ or installers typically results in a 40% to 100% premium on costs over open specifications.  
 Imposition of tariffs and market instability of resources such as fuel, insurance and labor occurring after estimate date are not included.  
 Contractors imposing different bidding conditions from plans and specifications on subcontractors are not bidding from the plans and specifications.  
 Modifications to the proposed construction schedule and modifying the phasing plans after this estimate will affect construction cost and are not included.  
 The estimate includes a reasonable construction escalation that can be determined based on market conditions for up to the next 6 months.  
 Since this project has a midpoint of construction further than 6 months, increases in escalation are not included beyond the rate shown in the estimate.



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Name: **Tumwater Fire North End Station** Area **sqft**  
 Second Name: **Phase 3: Apparatus Bay Expansion**  
 Location: **Tumwater, WA** Apparatus Bay Expansion 810  
 Design Phase: **Conceptual Cost Estimate**  
 Date of Estimate: **July 31, 2025**  
 Date of Revision: **October 28, 2025/December 4, 2025**  
 Month of Cost Basis: **July, 2025**

810

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>A- Substructure</b>												
<b>A10- Foundations</b>												
<b>A1010- Standard Foundations</b>												
	Shallow Spread Footings + Column Footings Foundation System - Concrete, includes excavation, backfilling, erect and strip wood forms, Reinforcing and Footing Drain System	810 fpa		\$ 16.12	\$ 13,057.20	\$ 9.88	\$ 8,002.80	\$ 1.56	\$ 1,263.60	\$ 27.56	\$ 22,323.60	
<b>A1030- Slab on Grade</b>												
	8" Structural Slab On Grade System - Concrete	20.1 cuyd		\$ 91.65	\$ 1,842.17	\$ 143.35	\$ 2,881.34	\$ 25.38	\$ 510.14	\$ 260.38	\$ 5,233.64	
	Structural Slab On Grade System - Rebar	1.0 tons		\$ 2,315.50	\$ 2,264.73	\$ 1,894.50	\$ 1,852.96	\$ 252.60	\$ 247.06	\$ 4,462.60	\$ 4,364.76	
	Slab On Grade System - Vapor Barrier	810 sqft		\$ 0.57	\$ 463.32	\$ 0.47	\$ 379.08	\$ 0.06	\$ 50.54	\$ 1.10	\$ 892.94	
	Structural Slab On Grade System - R-10 Rigid Insulation	240 sqft		\$ 2.50	\$ 600.60	\$ 2.05	\$ 491.40	\$ 0.27	\$ 65.52	\$ 4.82	\$ 1,157.52	
	Slab On Grade System - Under Slab Fill 6"	15.0 cuyd		\$ 17.98	\$ 269.77	\$ 38.22	\$ 573.25	\$ 6.07	\$ 91.05	\$ 62.27	\$ 934.06	
	Structural Slab On Grade System - Edge Formwork	158 lnft		\$ 2.82	\$ 446.24	\$ 0.54	\$ 85.00	\$ 0.20	\$ 31.87	\$ 3.56	\$ 563.12	
	Slab On Grade System - Trowel Finish	810 sqft		\$ 0.98	\$ 795.77	\$ 0.11	\$ 88.42	\$ 0.13	\$ 106.10	\$ 1.22	\$ 990.30	
	<b>Totals A10- Foundations</b>									\$	\$ 36,459.94	\$ 45.01
<b>B- Shell</b>												
<b>B10- Superstructure</b>												
<b>B1020- Roof</b>												
	Roof Structural System - Engineered Wood Roof System - Trusses/Joists, Beams with Columns and Plywood for a Complete Structural System - Includes Overhangs	810 sqft		\$ 19.20	\$ 15,552.00	\$ 12.80	\$ 10,368.00	\$ 1.92	\$ 1,555.20	\$ 33.92	\$ 27,475.20	
	<b>Totals B10- Superstructure</b>									\$	\$ 27,475.20	\$ 33.92
<b>B20- Exterior Closure</b>												
<b>B2010- Exterior Walls</b>												
	Exterior 2x Wood Stud Shear Walls at 16" o.c. - Rigid and Batt Insulation with Rain Screen System Including Air and Vapor Barriers and GWB-X Interior Finish	1,955 sqft		\$ 15.19	\$ 29,696.45	\$ 9.31	\$ 18,201.05	\$ 1.47	\$ 2,873.85	\$ 25.97	\$ 50,771.35	
	Wood Look Siding System	1,955 sqft		\$ 9.23	\$ 18,034.88	\$ 13.28	\$ 25,952.63	\$ 1.35	\$ 2,639.25	\$ 23.85	\$ 46,626.75	
	Soffit System - 1x6 T+G Wood	263 sqft		\$ 7.68	\$ 2,016.00	\$ 8.32	\$ 2,184.00	\$ 0.96	\$ 252.00	\$ 16.96	\$ 4,452.00	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT		
<b>B2020- Exterior Windows</b>														
	Insulated Glazing Window/Storefront System - Triple Glazed - Fiberglass Framed - Allowance	98 sqft		\$ 57.15	\$ 5,586.41	\$ 69.85	\$ 6,827.84	\$ 7.62	\$ 744.88	\$ 134.62	\$ 13,159.11			
<b>B2030- Exterior Doors</b>														
	Ext. Door, HM/ Frame/ Hardware, 3-0 x 7-0	1 each		\$ 2,061.80	\$ 2,061.80	\$ 1,903.20	\$ 1,903.20	\$ 237.90	\$ 237.90	\$ 4,202.90	\$ 4,202.90			
	Bollard Assembly	2 each		\$ 2,427.80	\$ 4,855.60	\$ 1,552.20	\$ 3,104.40	\$ 238.80	\$ 477.60	\$ 4,218.80	\$ 8,437.60			
	Overhead Door-Aluminum Half Glazing /Half Insulated - 14'-0" wide x 14'-0" high - With Operator	1 each		\$ 23,100.00	\$ 23,100.00	\$ 18,900.00	\$ 18,900.00	\$ 2,520.00	\$ 2,520.00	\$ 44,520.00	\$ 44,520.00			
<b>Totals B20- Exterior Closure</b>											\$	<b>172,169.71</b>	\$	<b>212.56</b>
<b>B30- Roofing</b>														
<b>B3010- Roof Coverings</b>														
	Shingle Roofing System with 1/2" Plywood, R-38 Rigid Insulation, Vapor Retarder, 5/8" Plywood, Flashing, Trim, Roof Gutters and Downspouts	810 sqft		\$ 17.60	\$ 14,256.00	\$ 14.40	\$ 11,664.00	\$ 1.92	\$ 1,555.20	\$ 33.92	\$ 27,475.20			
<b>Totals B30- Roofing</b>											\$	<b>27,475.20</b>	\$	<b>33.92</b>
<b>C- Interiors - Only for the Addition</b>														
<b>C10- Interior Construction</b>														
<b>C1010- Interior Partitions</b>														
	Interior Partitions Including Acoustical Sound Batt at Walls and Door Systems	810 sqft		\$ 3.12	\$ 2,527.20	\$ 2.88	\$ 2,332.80	\$ 0.36	\$ 291.60	\$ 6.36	\$ 5,151.60			
<b>C1030- Interior Specialties</b>														
	Interior Specialties - Interior Signage	810 sqft		\$ 0.65	\$ 526.50	\$ 0.60	\$ 486.00	\$ 0.08	\$ 60.75	\$ 1.33	\$ 1,073.25			
<b>Totals C10- Interior Construction</b>											\$	<b>6,224.85</b>	\$	<b>7.69</b>
<b>C30- Interior Finishes</b>														
	Interior Finishes - Walls, Floors and Ceilings	810 sqft		\$ 7.28	\$ 5,896.80	\$ 6.72	\$ 5,443.20	\$ 0.84	\$ 680.40	\$ 14.84	\$ 12,020.40			
<b>Totals C30- Interior Finishes</b>											\$	<b>12,020.40</b>	\$	<b>14.84</b>
<b>D- Services</b>														
<b>D20- Plumbing Systems</b>														
<b>D2010- Plumbing System - Including Supply and Vent, Waste Piping</b>														
	Estimate for Plumbing System - Complete	810 sqft		\$ 5.20	\$ 4,212.00	\$ 4.80	\$ 3,888.00	\$ 0.60	\$ 486.00	\$ 10.60	\$ 8,586.00			
<b>Totals D20- Plumbing Systems</b>											\$	<b>8,586.00</b>	\$	<b>10.60</b>

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
<b>D30- HVAC Systems</b>												
<b>D3020- HVAC System</b>												
	Estimate for HVAC System - DOAS Based Heating and Cooling Systems and Apparatus Bay Systems with Exhaust - Complete - New System	810 sqft		\$ 20.80	\$ 16,848.00	\$ 19.20	\$ 15,552.00	\$ 2.40	\$ 1,944.00	\$ 42.40	\$ 34,344.00	
<b>Totals</b>	<b>D30- HVAC Systems</b>										<b>\$ 34,344.00</b>	<b>\$ 42.40</b>
<b>D40- Fire Protection Systems</b>												
<b>D4010- Fire Sprinkler System</b>												
	Wet Pipe Fire Protection System	810 sqft		\$ 2.34	\$ 1,895.40	\$ 2.16	\$ 1,749.60	\$ 0.27	\$ 218.70	\$ 4.77	\$ 3,863.70	
<b>Totals</b>	<b>D40- Fire Protection Systems</b>										<b>\$ 3,863.70</b>	<b>\$ 4.77</b>
<b>D50- Electrical Systems</b>												
<b>D5010- Electrical Service Distribution</b>												
	Estimate for Electrical Power, Lighting and GenSet System and Solar Systems - Complete - New Systems	810 sqft		\$ 16.12	\$ 13,057.20	\$ 14.88	\$ 12,052.80	\$ 1.86	\$ 1,506.60	\$ 32.86	\$ 26,616.60	
<b>Totals</b>	<b>D50- Electrical Systems</b>										<b>\$ 26,616.60</b>	<b>\$ 32.86</b>
<b>E- Equipment and Furnishings</b>												
<b>E10- Equipment</b>												
<b>E1010- Commercial Equipment - Allowances</b>												
	SCBA Washer, OFCI	1 each		\$ 1,568.98	\$ 1,568.98	\$ 32.02	\$ 32.02	\$ 19.21	\$ 19.21	\$ 1,620.21	\$ 1,620.21	
	Bunker Gear Locker, OFCI - Allowance	10 each		\$ 1,470.00	\$ 14,700.00	\$ 30.00	\$ 300.00	\$ 18.00	\$ 180.00	\$ 1,518.00	\$ 15,180.00	
<b>Totals</b>	<b>E10- Equipment</b>										<b>\$ 16,800.21</b>	<b>\$ 20.74</b>
<b>E20- Furnishings</b>												
<b>E2010- Fixed Furnishings</b>												
	Window Treatment -Single Roller Shade with Light Filtering	98 sqft		\$ 6.17	\$ 603.23	\$ 9.26	\$ 904.84	\$ 0.93	\$ 90.48	\$ 16.35	\$ 1,598.55	
<b>Totals</b>	<b>E20- Furnishings</b>										<b>\$ 1,598.55</b>	<b>\$ 1.97</b>
<b>F- Other Building Construction</b>												
<b>F20- Selective Demolition</b>												
<b>F2010- Building Elements Demolition</b>												
	Demolition Exterior Wall Selectively at the Existing Building	810 sqft		\$ 4.67	\$ 3,783.51	\$ 0.52	\$ 420.39	\$ 0.31	\$ 252.23	\$ 5.50	\$ 4,456.13	
<b>F2020- Hazardous Components Abatement</b>												
	No Hazardous Materials Demolition Allowance in Estimate	nic		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Totals</b>	<b>F20- Selective Demolition</b>										<b>\$ 4,456.13</b>	<b>\$ 5.50</b>

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT	
<b>G- Sitework - Only Localized at Addition</b>													
<b>G10- Site Preparation</b>													
<b>G1020- Site Clearing</b>													
	T.E.S.C. Plan and materials - Construction Entrance, Storm Drain inlet protection, Silt Fences	5 mon		\$ 1,080.00	\$ 5,400.00	\$ 120.00	\$ 600.00	\$ 72.00	\$ 360.00	\$ 1,272.00	\$ 6,360.00		
	Clearing and Grubbing of Site - Minor	1 set		\$ 2,550.00	\$ 2,550.00	\$ 450.00	\$ 450.00	\$ 180.00	\$ 180.00	\$ 3,180.00	\$ 3,180.00		
<b>G1030- Site Demolition &amp; Relocations</b>													
	Miscellaneous Site Demolition Allowance	1 lpsm		\$ 1,410.00	\$ 1,410.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 1,590.00	\$ 1,590.00		
<b>G1040- Site Earthwork</b>													
	Cut and Fill - On Site Grading at Building Addition	30 cuyd		\$ 63.75	\$ 1,912.50	\$ 11.25	\$ 337.50	\$ 18.00	\$ 540.00	\$ 93.00	\$ 2,790.00		
<b>Totals</b>	<b>G10- Site Preparation</b>									<b>\$</b>	<b>13,920.00</b>	<b>\$ 17.19</b>	
<b>G20- Site Improvements</b>													
<b>G2050- Landscaping</b>													
	Estimate for Landscaping System - Restore Grass, Shrubs, Irrigation - Allowance	510 sqft		\$ 2.08	\$ 1,060.80	\$ 1.92	\$ 979.20	\$ 0.24	\$ 122.40	\$ 4.24	\$ 2,162.40		
<b>Totals</b>	<b>G20- Site Improvements</b>									<b>\$</b>	<b>2,162.40</b>	<b>\$ 2.67</b>	
<b>Total Direct Costs -&gt;</b>											<b>\$</b>	<b>394,173</b>	<b>\$ 486.63</b>

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# Estimate Backup

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**TUMWATER FIRE DEPARTMENT  
STATION T2 ADDITION  
COST ESTIMATE - PRE-DESIGN  
12/13/2025**

ITEM NO.	ITEM	UNIT	UNIT PRICE	QTY.	SUBTOTAL
<b>SITE PREP / EROSION CONTROL</b>					
1	MOBILIZATION (10% OF CONSTRUCTION COSTS)	LS	\$30,000	1	\$30,000
2	TEMPORARY EROSION AND SEDIMENTATION CONTROL	LS	\$10,000	1	\$10,000
3	TREE REMOVAL/CLEARING AND GRUBBING	LS	\$20,000	1	\$20,000
					<b>\$60,000</b>
<b>SITE DEMOLITION</b>					
4	ASPHALT REMOVAL	SY	\$135	96	\$12,960
5	EXISTING ROOF DRAIN REMOVAL	LF	\$10	125	\$1,250
6	CURB REMOVAL	LF	\$10	163	\$1,630
					<b>\$15,840</b>
<b>SITE IMPROVEMENTS</b>					
7	COMMERCIAL HMA	TON	\$225	155	\$34,953
8	CRUSHED SURFACING BASE COURSE (COMPACTED)	TON	\$60	418	\$25,065
9	CONCRETE PAVEMENT (6" THICKNESS)	CY	\$415	27	\$11,297
10	CRUSHED SURFACING TOP COURSE (COMPACTED)	TON	\$90	155	\$13,980
11	TRAFFIC CURB	LF	\$60	620	\$37,200
12	PAINT LINE	LF	\$3	260	\$650
					<b>\$123,145</b>
<b>STORM DRAINAGE</b>					
13	6" PVC ROOF DRAIN	LF	\$20	260	5,200
14	CATCH BASIN TYPE 1	EA	\$4,000	6	24,000
15	MECHANICAL TREATMENT DEVICE	EA	\$20,000	1	20,000
16	UNDERGROUND INFILTRATION SYSTEM	LS	\$80,000	1	80,000
					<b>\$129,200</b>
<b>UTILITIES</b>					
17	FIRE HYDRANT ASSEMBLY (RELOCATION)	EA	\$5,000	1	\$5,000
					<b>\$5,000</b>
<b>OTHER ITEMS</b>					
18	LANDSCAPE AND IRRIGATION	LS	\$5,000	1	\$5,000
19	LIGHTING	LS	\$10,000	1	\$10,000
					<b>\$15,000</b>

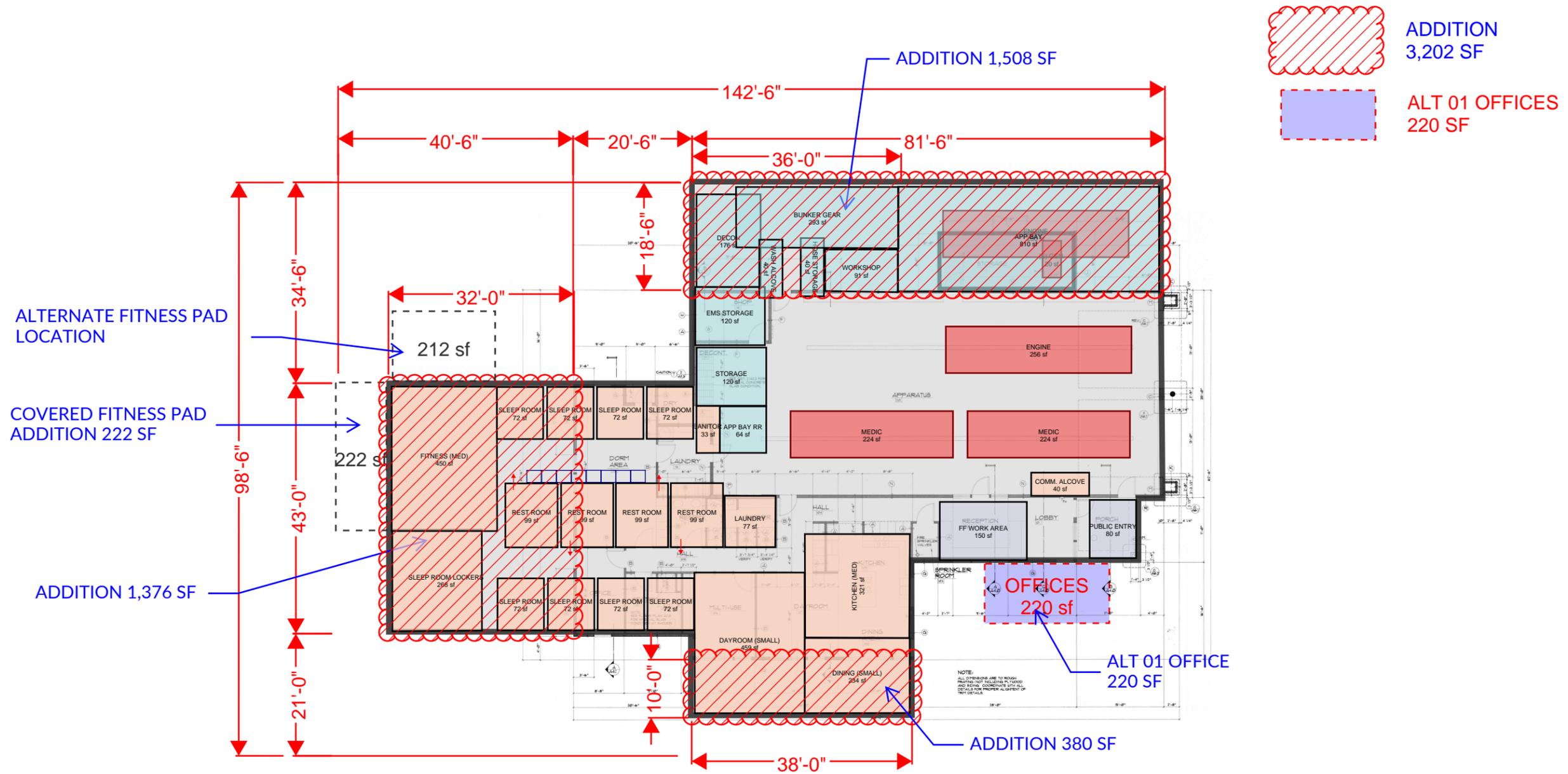
SUBTOTAL           **\$348,185**

CONTINGENCY (20%)   **\$69,637**

<b>GRAND TOTAL</b>	<b>\$417,822</b>
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Notes:

- 1 Taxes not included.
- 2 Asphalt used a 2.05 multiplier (2.05 Ton/CY).
- 3 Crushed surfacing base coarse and ballast used a 1.85 multiplier (1.85 Ton/CY).
- 4 Cost Estimate does not include permit fees and impact fees.
- 5 Prepared without the benefit of a geotechnical report.
- 6 No subgrade replacement assumed in asphalt and concrete paved areas.
- 7 Asphalt and concrete pavement sections are assumed due to no geotechnical recommendations.
- 8 Does not include existing building and structure demolition and demolition permitting costs.
- 9 Does not include underground storage tank removal and soil contamination cleanup (if any).
- 10 Does not include footings, foundations, piles and associated excavation and installation.
- 11 Frontage improvements are expected to be handled by the City of Tumwater during construction of the roundabout therefore cost for this were not included.
- 12 Costs do not include site beautification items such as flag poles, benches, statues, monuments, exhibits etc.
- 13 Does not include bike parking facilities fueling and structures and screening.
- 14 Does not include dry utility service connections such as gas and electric.
- 15 Does not include utility service connection fees.
- 16 Geotechnical and materials testing is not included.
- 17 Existing wells and septic tanks are not known to exist on the site and therefore not included in the costs.
- 18 Costs do not include construction dewatering.



# TUMWATER FIRE NORTH END STATION

SCALE 1" = 20'-0"



**Legend**

- Existing Light Pole ○
- Proposed New Light Pole ○
- Existing Fire Hydrant ○ EFH
- Proposed New Fire Hydrant ○ EFH

**Project Information**

Applicant and Representative:  
 Name: Chris Graham, Facilities Manager  
 City of Tumwater Parks and Recreation  
 Address: 555 Israel Road SW, Tumwater, WA 98501  
 Phone: 360.252.5499x3226  
 E-Mail: cgraham@ci.tumwater.us

Assessors Parcel Number: 09080004002

Legal Description: Section 34 Township 18 Range 2W

Total Area: Acreage: 1.5 Square Footage: 67,518

Proposed Use: Existing : Fire Station Note: Project expands the existing fire station footprint and maintains the same use.

Density: N/A

Size of Building: Existing - 5,013 Main Addition - 3,202 Alt 01 - 220

Building Height: Existing 30'-6" (Note: Additions will not increase overall building height)

Proposed IBC Construction Type: Existing V-N SPRINKLERED New VB

Number of Parking Spaces: Existing - 19 Being Removed - 11 New - 16 **Total - 24 (Include Handicap)**

Percent of site covered with impervious surfaces: TBD

Zoning: Existing - Residential Low Density

Water Provider: City of Tumwater

Sewer Provider: City of Tumwater

EXISTING SEWER, WATER, AND COMMUNICATIONS LINES WERE NOT OBSERVED DURING THE SITE VISIT. IT IS ASSUMED THAT EXISTING WATER AND SEWER CAPACITIES ARE ADEQUATE, HOWEVER UTILITIES SHOULD BE LOCATED PRIOR TO SITE DESIGN TO AVOID CONFLICTS

PROPOSED SIDEWALK / CURB PER ROUNDABOUT PROJECT BY CITY OF TUMWATER

UNDERGROUND INFILTRATION SYSTEM PROPOSED AS A PART OF THE ROUNDABOUT PROJECT

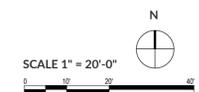
FURTHER COORDINATION NEEDED TO DETERMINE IF WE CAN PLACE ACCESS DRIVE OVER INFILTRATION CHAMBERS OR IF CHAMBER SYSTEM NEEDS TO BE REDESIGNED

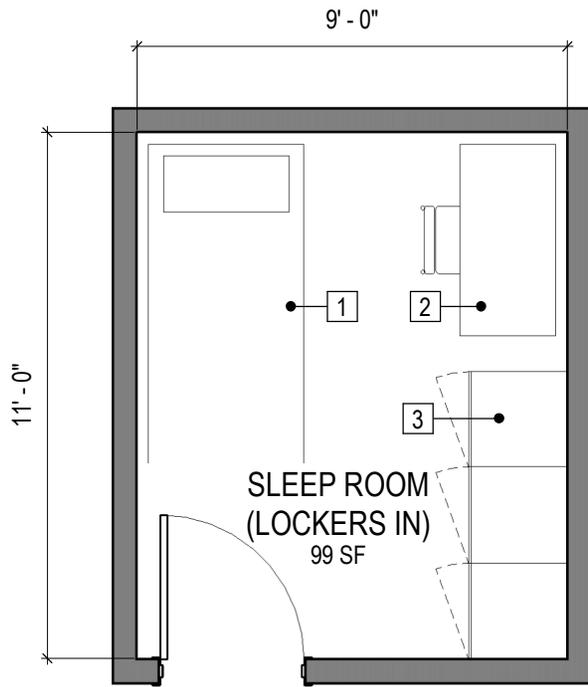
PROPOSED UNDERGROUND INFILTRATION CHAMBER SYSTEM

EXISTING ROOF DRAIN LINE TO BE RELOCATED

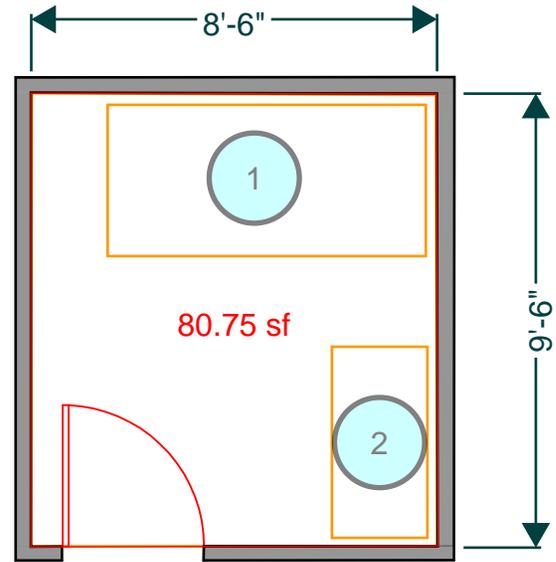
CIVIL PARKING LOT AND ACCESS ROAD DESIGN WORK BY CONSULTANT TEAM & INCLUDED IN PROJECT SCOPE OF WORK (WORK POTENTIALLY PERFORMED BY OWNER)

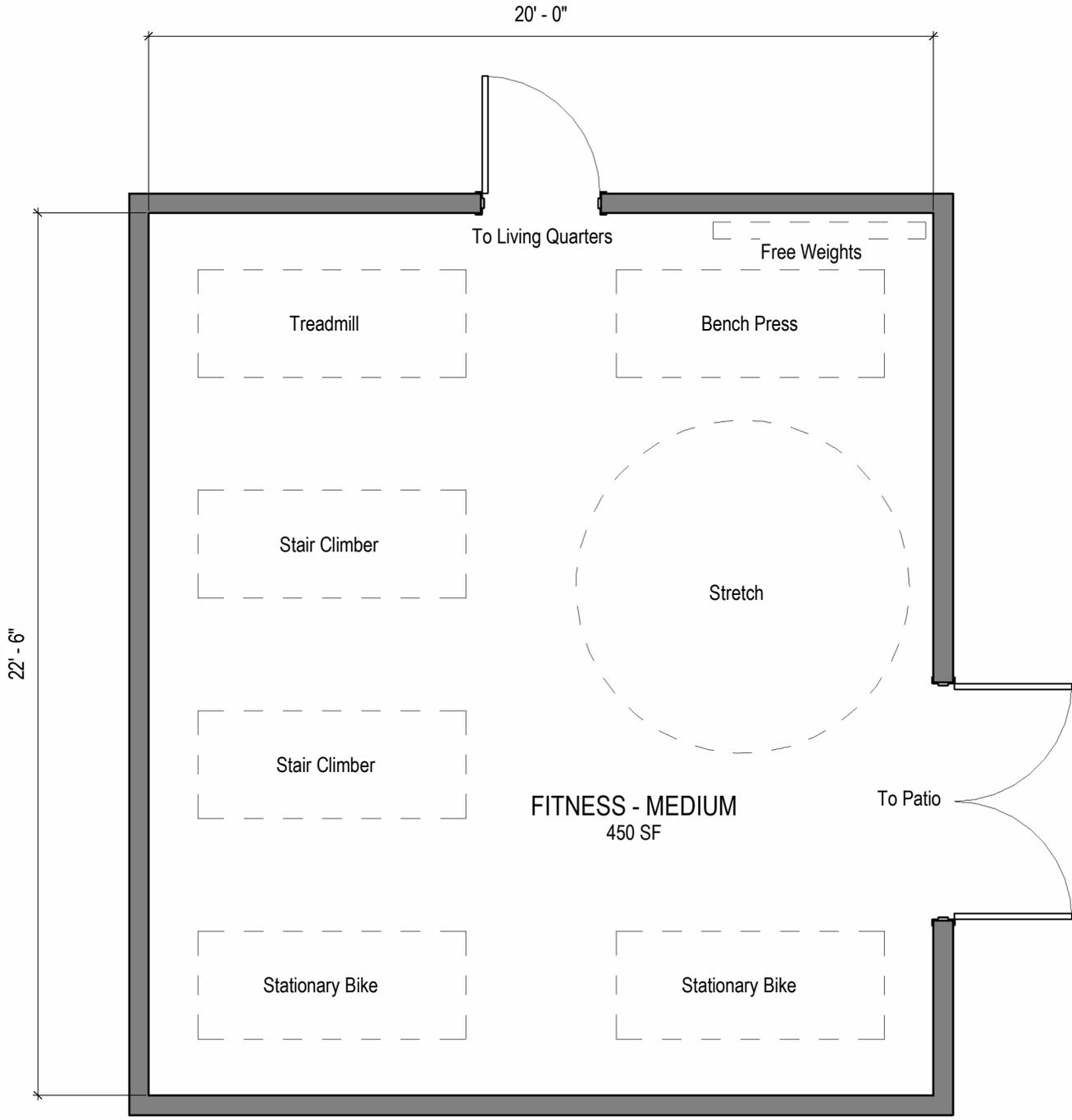
**TUMWATER FIRE NORTH END STATION**





SLEEP ROOM  
ROOM DIAGRAM





OWNER'S PROJECT REQUIREMENTS (OPR) :



**FITNESS - MEDIUM**