

BASIS FOR CONSTRUCTION COST ESTIMATES

Introduction: Methodology and Assumptions

An anticipated cost per square foot cost of construction has been developed for each main type of space and other improvement:

- **Building Shell** – steel framed superstructure with single floor below grade and four floors above grade. Exterior consisting of brick, glass, concrete, and metal panels.
- **Courts** – RJC level finishes.
- **Offices** – Class A.
- **School** – approximately 750 SF classrooms for 20 students with technology infrastructure typical to public schools.
- **Parking** – allow 350 SF/stall with double-loaded aisles. Assume 1½ floors below grade and 2 floors above grade, all concrete construction with approximately 40,000 SF floor plates. Note that low and high range projections are provided for the number of cars that will be accommodated in each scenario.
- **Tunnel** – assume 250 LF long x 8 FT wide interior space with 12” thick walls and lid (10 feet total width). Assume summer installation without excessive dewatering requirements. Security control stations are not part of tunnel costs.
- **On-site Improvements** – see description below.
- **Off-site Improvements** – see description below.

Costs are based on a review of similar types of projects across the country and the use of published cost sources (such as R.S. Means, Saylor, etc). The following projects were reviewed in developing the base costs. A table with additional information follows. Copies of all cost information for analyzed projects are included in Attachment B.

Courthouses with Lump Sum Costs

1) Long Beach Courthouse, Long Beach, CA	306,480 SF
2) Calgary Courts Center, ALB	1,012,000 SF
3) Fairfax County Courthouse, VA	312,000 SF
4) Mecklenburg County Courthouse, NC	440,000 SF
5) Lynchburg Juv. & Dom. Courthouse, VA	35,000 SF
6) 52 nd District – 2 nd Division Courthouse, MI	67,762 SF
7) Rockville District Courthouse, MD	167,072 SF
8) King County, WA - Alder Court Indep. Est.	260,000 SF

Courthouses with Detailed Cost Estimates

1) Staten Island Courthouse, NY	183,049 SF
2) Seattle Federal Courthouse, WA	615,000 SF
3) Sparks Justice Center, NV	48,595 SF
4) Seattle Municipal Courthouse, WA	302,598 SF
5) Orange County - 14 Ct. Courthouse, CA	175,210 SF
6) Orange County – 10 Ct. Courthouse, CA	133,000 SF
7) Dade County Childrens Courthouse, FL	375,000 SF
8) Flagler County Courthouse, FL	137,800 SF
9) Clay County Courthouse, FL	93,142 SF

Table 3.1 – Courthouse Cost Details

Facility	ST	Stat-us	Year	Cost (\$000)	SF	\$/SF	Flrs.	Parking	Comments
Long Beach CH	CA	DD	Apr-07	\$171,276	306480	\$559			
Calgary Courts Ctr	ALB	built	Aug-07	\$313,968	1012000	\$310	24		73 CRs, 95 Chambers, holding, LEED
Fairfax Co CH	VA	built	Dec-08	\$94,457	312000	\$303			3 Dist CRs, 8 Juv/Fam, 1 Circuit, 3 Shelled
Mecklenburg Co CH	NC	built	Nov-07	\$120,995	440000	\$275			39 CRs
Lynchburg Juv & Dom District CH	VA	Feb-08	Nov-09	\$11,998	35000	\$343	3.5	7 secure	2 CRs, LEED GOLD, good finishes
52nd Dist, 2nd Div CH	MI	built	Oct-04	\$15,887	67762	\$234	2+1 bg	85+30 secure	4 CRs, No LEED, good finishes
Rockville District CH	MD	10/08	Nov-10	\$59,939	167072	\$359	6.5		9 CRs, No LEED, high finish (limestone & CW)
King County YSC HSW	WA	SD	Nov-08	\$110,000	260000	\$423	4		9 CRs, LEED, high finish (limestone & CW)
Staten Island CH	NY	DD	Jun-08	\$137,016	183,049	\$748			
Seattle Federal CH	WA	built	Aug-01	\$161,729	615,000	\$263			
Sparks Justice Center	NV	DD	Apr-08	\$21,500	45650	\$471			
Seattle Muncial CH	WA	built	2005	\$69,192	306153	\$226	13.5		
Dade Co Childrens CH	FL	DD	Apr-08	\$133,249	375000	\$355	14	min	18 CRs. LEED Silver
Orange County 14 CH	CA	DD	Dec-03	\$58,485	175210	\$334			14 CRs
Orange County 10 CH	CA	DD	Dec-03	\$48,377	133000	\$364			10 CRs
Flagler Co. CH	FL	built	Aug-07	\$25,476	137800	\$185	4	451 surf	4 CRs, 6 Chambers, 4 Shelled CRs, No LEED
Clay Co. CH	FL	built	Jan-05	\$161,729	615,000	\$263	10	Garage	

Parking Garages

- 1) Everett Station, Phase 2 (\$12,320,000; \$81/SF)
- 2) Providence Regional Medical Center Everett (\$30,000,000; \$87/SF)
- 3) Inter-modal Transit Facility, Phase 1 – University Place, WA (\$6,225,000; \$68/SF)
- 4) Sound Transit Lakewood Station – Lakewood, WA (\$32,900,000; \$128/SF)
- 5) West Campus Garage Expansion UW – Seattle, WA (\$9,840,000; \$95/SF)
- 6) Issaquah Transit Center – 815 stalls (29,482,000; \$36,174/Stall = \$106/SF using the 340SF/Stall allowance)

All out of state projects have been adjusted to reflect local Seattle costs utilizing Means city index cost data. Each cost line is adjusted twice; the first adjustment is a comparison between the courthouse geographic location relative to a scale of 100, the second adjustment modifies the number to reflect Seattle cost relative to the scale of 100. An example would be Clay County CH in Florida using a Curtainwall exterior: the Clay County index for Construction Specifications Institute (CSI) Division 8 Curtainwall is 88.8 whereas for Seattle is 102.7 vs. the national average of 100. This equates to this component needing a multiplier of 116% for the same work in Seattle ($102.7/88.8 = 1.16$).

After the City index adjustment, previously completed projects (and design-phase estimates) have been escalated to reflect January 2009 dollars. Prevailing wages are presumed for all projects.

Cost Escalation

Seattle area cost escalation's moving average has run between 4% and 8% per year over the last five years. However, since September 2008 there has been little or no overall escalation in labor as a result of less new work coming onto the bid market. In addition, materials pricing has shown sizable drops in unit costs. Furthermore, the 20 year average escalation based on Engineering News-Record findings is 3.1% per year. Based on the current economy and the substantial increase in competition for public work, we expect escalation for 2009 through 2011 to be no more than 5%. This is also based on current trade agreements of up to 6% increases through the next 18 months combined with significant drops in the commodities market. Looking forward starting in 2012, we recommend using an escalation factor of 3.75% for this project.

The following tables present past and projected escalation rates.

Prior Year Annual Escalation Rates

June 2001 to June 2002	4%
June 2002 to June 2003	4%
June 2003 to June 2004	12%
June 2004 to June 2005	9%
June 2005 to June 2006	9%
June 2006 to June 2007	7%
June 2007 to June 2008	6%
June 2008 to Jan 2009	2%

Projected Future Annual Escalation Rates

Jan 2009 to Jan 2012	5%
Jan 2012 to Jan 2024	3.75%

Anticipated scheduling for the initial phase of this project assumes it would be bid during the first quarter of 2012 and have a 24 month construction duration. Thus, the mid-point of construction would be the first quarter of 2013 and escalation would be calculated for 36 months.

Using these assumptions, the total escalation factors to midpoint of construction, compounded annually for work bid in early **2012 is 20%** (smaller-scale scenarios could start a year earlier and would have an escalation rate of 16%). Escalation for a project bid in early **2016 is 39%**, and for one bid in **2021 is 67%**.

Sample Cost Analysis

The following Table 3.2a illustrates the cost analysis of the Clay County Courthouse with an original estimate in CSI format. The table shows the translation of the March 1, 2006 estimate from Florida to Seattle costs plus the escalation adjustment. This same approach was used for all projects with detailed estimates, while a weighted average approach was applied to projects with lump sum costs. CSI categories have been grouped into the Uniformal System. The Uniformal Roll-up costs for Clay County Courthouse are shown in Table 3.2b. All projects were converted to Uniformal for further analysis in developing both average costs and individual systems costs.

Table 3.2a – Clay County Courthouse Cost Analysis

Uniformat	Clay County Courthouse 93142 SF Escalation Adjustment (EA) to:	3/1/2006 Estimate Date		City Cost Index			BC x CI x EA
		1/1/2009	1.17	Florida	Seattle	(C) Sea/FL	
		Base Cost					
H10	1000	1383208	98.2	103.5	1.05	1,705,698	
A10	2000	67874	95.6	109.8	1.15	91,208	
A10	0310: Concrete Forming		66	98.7	1.50	0	
A10	0320: Concrete Reinforcing		73.5	106.2	1.44	0	
A10	0330: C.I.P. Concrete		82.3	106.3	1.29	0	
A10	3000	1371970	78.4	100.2	1.28	2,051,550	
B10	3000 Exterior Skin - Concrete	3630630	78.4	100.2	1.28	5,428,996	
A10	3000 Upper Floor Slabs		78.4	100.2	1.28	0	
B10	4000	862983	70.5	113.5	1.61	1,625,529	
C10	4000 Interior CMU Walls						
B10	5000	1511464	90	102.2	1.14	2,008,131	
	5000 Stairs	28974	90	102.2	1.14	38,495	
E10	6000	108820	76.8	95.1	1.24	157,657	
E10	6000 Millwork	1233566	76.8	95.1	1.24	1,787,177	
B20	7000		85.7	100.5	1.17	0	
	7000 Waterproofing	109291	85.7	100.5	1.17	149,953	
	7001 Fireproofing	107588	85.7	100.5	1.17	147,617	
	7002 Roofing	375873	85.7	100.5	1.17	515,718	
	7003 Thermal Insulation						
	7004 Exterior Skin - Metal						
	7005 Exterior Skin complete						
C10	8000		88.8	102.7	1.16	0	
C10	8000 Door / Hardware	344876	88.8	102.7	1.16	466,666	
C10	8001 Detention Doors		88.8	102.7	1.16	0	
B20	8002 Roll up garage Dr		88.8	102.7	1.16	0	
B20	8003 Storefrt / Curtainwall	410027	88.8	102.7	1.16	554,825	
	8004 Interior Glazing						
C10	9000		82.3	104.6	1.27	0	
	9001 Studs / Drywall	2226210	82.3	104.6	1.27	3,310,426	
	9002 Studs / Drywall Exterior		82.3	104.6	1.27	0	
	9000 Tile / Stone	422972	82.3	104.6	1.27	628,969	
C20	9000 Paint	193561	82.3	104.6	1.27	287,830	
	0920: Plaster/Gypsum		75.3	100.6	1.34	0	
	0950,0980: Ceiling/ACT		75.9	101.1	1.33	0	
	0960: Flooring		101.6	115.5	1.14	0	
	0970,0990: Wall Fin./Paint		77.2	96.3	1.25	0	
	10000	120257	96	100.3	1.04	147,003	
E10	11000	153977	96	100.3	1.04	188,222	
	12000	23181	96	100.3	1.04	28,337	
F10	13000	0	96	100.3	1.04	0	
D10	14000	378230	96	100.3	1.04	462,351	
D20	15000	2291830	79.4	102.8	1.29	3,471,689	
	15000 Plumbing	494286					
	15000 Fire Protection	231544					
	15000 HVAC	1566000					
D50	16000	2600743	84.2	104	1.24	3,758,413	
D50	16001 Security / Comm / Data						
	17000						
	WEIGHTED AVERAGE - Used for	LS Estimates	83.6	103.6	1.24	0	
	SUBTOTAL - BUILDING ONLY	22249935				\$29,012,461	
	Subtotal \$ SF	\$239				\$311	
	PARKING						
G21	Surface Parking						
G22	Garage Parking	2362920			1.24	3,428,124	
	Table continues on next page						

Table 3.2a – Clay County Courthouse Cost Analysis, Continued

Uniformat	CSI Division Cost	Base Cost	City Cost Index			BC x CI x EA
			Florida	Seattle	(CI) Sea/FL	
G10	Site					
G20	2000 Site Prep	2184659			1.24	3,169,503
G30	2000 Site Improvements					
G40	2000 Site Utilities					
	2000 Public Utilities (LF)	629882			1.24	913,833
	2000 Streetscape					
H40	LEED					
H50	FF&E					
H10	PRECONSTRUCTION SERVICES	153662			1.24	222,933
H10	CONTRACTOR MARKUPS	997131			1.24	1,446,638
	%					
H20	DESIGN CONTINGENCY	250000				
	%	1.00%				
H30	CONSTRUCTION CONTINGENCY	726331			1.24	1,053,761
	%	3.00%				
TOTAL PROJECT						\$39,247,564
\$/SF						\$421

Table 3.2b – Clay County Courthouse Uniformat Cost Roll-up

SYSTEM COST ROLL-UP		
System Costs		\$
A10	Substructure	2,142,758
B10	Superstructure	9,101,151
B20	Exterior Closure - Walls / Roof	1,368,112
C10	Interior Construction	3,777,092
C20	Interior Finishes	916,799
D10	Conveying Systems	462,351
D20	Mechanical	3,471,689
D50	Electrical	3,758,413
E10	Equipment / Furnishings	2,308,396
F10	Special Systems / Equip	-
Building Total		27,306,762
Unit Costs		
A10	Substructure	23.01
B10	Superstructure	97.71
B20	Exterior Closure - Walls / Roof	14.69
C10	Interior Construction	40.55
C20	Interior Finishes	9.84
D10	Conveying Systems	4.96
D20	Mechanical	37.27
D50	Electrical	40.35
E10	Equipment / Furnishings	24.78
F10	Special Systems / Equip	-
Building Total		293.17
Table continues on next page		

**Table 3.2b – Clay County Courthouse Uniformat
Cost Roll-up, Continued**

SYSTEM COST ROLL-UP		
Site Costs		
G10	Site Preparation	3,169,503
G21	Surface Parking	-
G22	Garage Parking	3,428,124
G23	Service Tunnels	-
G20	Site Improvements	-
G30	Site Utilities	-
Site Total		6,597,628
Off-Site Costs		
G41	Offsite Utilities	913,833
G21	Offsite Improvements	-
Off-Site Total		913,833
Markups		
H10	Contractor Markups	3,375,269
H20	Design Contingency	-
H30	Construction Contingency	1,053,761
H40	LEED	-
H50	FF&E (NIC)	-
Total Project Cost		39,247,252
Total \$/SF – with all costs		\$421
Total Building Cost/SF (Including Markups & Contingencies, but excluding site & off-site costs)		\$341

**Base Cost Per Square Foot –
Building – Average Method**

For each of the sampled buildings, an anticipated cost per square foot has been determined based on location and escalation adjustments. The **base construction cost** is the amount a contractor would be expected to bid on a project in January 2009 Seattle dollars. The cost per square foot includes the hard cost of the work (building only), along with the general contractor's Markups: general conditions, overhead, fee, and profit.

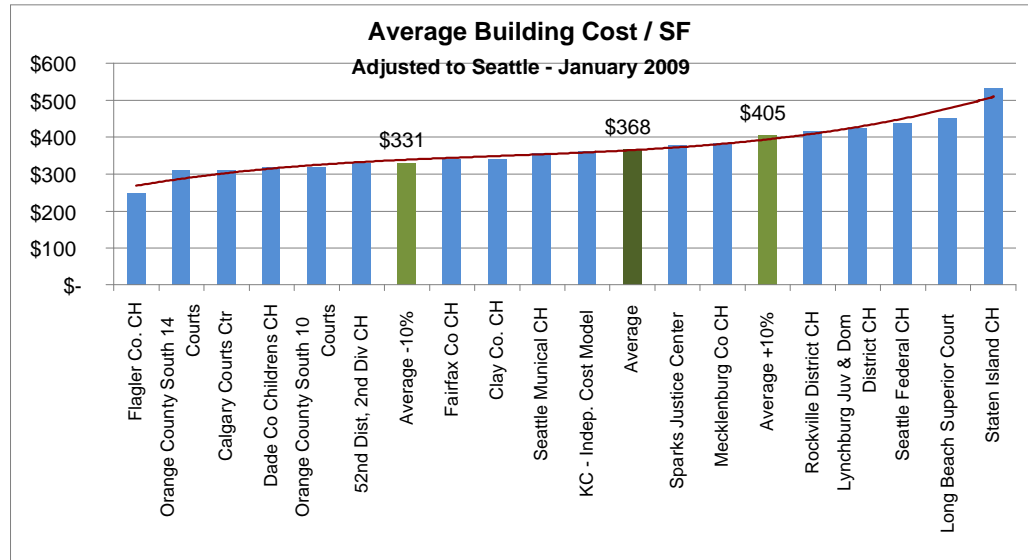
Detailed cost estimate projects used in the cost model were analyzed with site work excluded from the total cost. Lump sum cost projects used in the cost modeling are assumed to be the building only, excluding site development (utilities, hard- and soft-scape, tunnel structures), parking (surface and garage structures), and off-site improvements.

Markup Analysis: It was calculated from the detailed estimates that the actual cost of the work represents 80% of the total dollars for projects included in the model, and the markups represent 20%. This translates to a 25% markup on the actual cost of the work (formula: $\$100/.8 = \125). It does not include escalation or sales tax. Markups are included in the Average Building Cost Graph 3.3 below.

All sample projects were sorted and graphed from low to high. An average cost per square foot was determined to be \$368, highlighted in dark green. Highlighted in light green are the average cost -10% value of \$331 per square

foot, and the average cost +10% value of \$405/SF. A polynomial trend line to the 3rd order was added.

Graph 3.3 Base Construction Cost Per Square Foot – Averaging Analysis
(Building Only, No Site Costs, No Soft Costs)



Base Cost Per Square Foot – Building – System Method

Table 3.4, below, examines a systems cost approach to develop total costs for different areas of construction. Each Uniformat system from the detailed estimate sample projects was examined. The results show system averages with the high and low numbers excluded.

**Unit Cost Table 3.4 Base Construction Cost per Square Foot –
Systems Analysis Approach**
(Building Only, No Site Costs, No Soft Costs)

PROJECT	A10 - Substructure	B10 - Superstructure	B20 - Exterior Closure -Walls/ Roof	C10 - Interior Construction	C20 - Interior Finishes	D10 - Conveying Systems	D20 - Mechanical	D50 - Electrical	E10 - Equipment/ Furnishings	F10 - Special Systems / Equip	BUILDING TOTAL	BUILDING TOTAL W/25%MARKUPS
Flagler Co. CH	-	33.87	24.20	10.05	39.69	4.46	39.46	50.79	16.22	-	218.74	273.42
Dade Co Children's CH	8.59	47.81	54.45	75.06	-	17.02	45.41	-	6.73	-	255.07	318.84
Orange County South 14 Courts	16.99	36.60	33.22	49.71	-	9.62	57.05	53.99	21.02	-	278.20	347.75
Orange County South 10 Courts	16.88	36.82	45.29	49.30	-	8.25	57.21	54.02	20.02	-	287.80	359.75
Clay Co. CH	23.01	97.71	14.69	40.55	9.84	4.96	37.27	40.35	24.78	-	293.17	366.47
Seattle Municipal CH	12.23	46.03	47.67	37.39	23.62	13.89	55.64	53.83	11.74	-	302.04	377.56
Sparks Justice Center	21.19	46.93	50.55	38.36	17.48	3.60	57.55	62.92	10.59	-	309.18	386.47
Staten Island CH	18.51	58.77	50.29	14.44	36.54	8.65	91.23	49.11	20.36	-	347.91	434.89
Seattle Federal CH	60.64	64.61	50.79	10.31	38.18	16.48	53.73	46.06	29.92	4.12	374.82	468.53
Average (-Low and High #'s)	18.14	48.22	43.14	34.29	28.95	9.47	52.29	51.30	17.82	4.12	296.33	370.41
Percentage of Total	6%	16%	14%	11%	9%	3%	17%	17%	6%	1%	100%	

The resulting averages were then adjusted for each system's percentage of the total marked up average number of \$370 for detailed estimate projects. (Note that \$368 was the average for all 17 sample projects, very close to the system approach average).

Percentage of Total	6%	16%	14%	11%	9%	3%	17%	17%	6%	1%	100%	\$370
Adjust % to Average Building Total	17.46	46.43	41.54	33.02	27.88	9.12	50.35	49.40	17.16	3.96	296.32	370.40

The resulting system averages were then adjusted for differing costs based on specific content required for each program type, such as added HVAC redundancy and sound reduction in the courtrooms build-out. These numbers are then totaled to provide **final marked up totals** for construction of five specific building types.

Prorated Costs for Each Building Type	A10	B10	B20	C10	C20	D10	D20	D50	E10	F10	Total w/o Markup	Total w/ Markup
Core & Shell	\$17.46	\$46.43	\$41.54	\$4.02	\$1.88	\$4.12	\$29.85	\$20.00	\$1.00	\$0.46	\$166.77	\$208.46
All TI Combined	\$0.00	\$0.00	\$0.00	\$29.00	\$26.00	\$5.00	\$20.50	\$29.40	\$16.16	\$3.50	\$129.56	\$161.95
Court Area Premium	\$0.00	\$0.00	\$4.00	\$33.00	\$32.00	\$10.00	\$23.00	\$34.40	\$25.00	\$3.50	\$164.90	\$206.13
Offices	\$0.00	\$0.00	\$0.00	\$28.00	\$16.00	\$0.00	\$16.00	\$14.00	\$1.00	\$1.00	\$76.00	\$95.00
School	\$0.00	\$0.00	\$0.00	\$26.00	\$15.00	\$0.00	\$18.00	\$15.00	\$10.00	\$3.00	\$87.00	\$108.75

The resulting cost per square foot to be applied to the projected size of each program area for each design option or scenario are shown in the table below. Additional project scope is broken down by major areas relative to site, offsite, connections to existing, other systems not included with normal building delivery, FF&E, tunnel connections, and separate parking garage project.

Table 3.5 Base Construction Cost Summary
(Without Soft Costs)

Type of Space	Cost/SF -10%	Average Cost/SF	Cost/SF +10%
(Shell & Core Only)	\$187	\$208	\$229
Shell & Core + Courthouse TIs	\$374	\$415	\$456
Shell & Core + Office TIs	\$273	\$303	\$333
Shell & Core + School TIs	\$285	\$317	\$349
Tunnel (2500 SF)	\$787,000	\$875,000	\$962,000
LEED Gold Premium	4.5%	5%	5.5%
Allowance for On-Site, Off-Site & Utility Costs	\$4,478 ,000	\$4,976 ,000	\$5,474 ,000
Work Stations (each)		\$10,000	
Other Systems	\$1,609,000	\$1,788,000	\$1,967,000
Parking Garage	\$86	\$96	\$106

The systems analysis cost approach results in varying average project costs depending on the composition and mix of the types of spaces. As the percentage of offices becomes greater, the overall average cost will come down. Applying the systems model to Scenario 5.5a results in the following:

Courts	106,910 SF @ \$415	\$44,368,000
Offices	111,250 SF @ \$303	\$33,709,000
School	11,660 SF @ \$317	\$3,696,000
Project Average	229,820 SF @ \$356	\$81,773,000

The computed overall project average cost of \$356/SF reflects the fact that the King County project includes far more than the typical mix of office space to support its program. Given this, the analysis provides confirmation of the results of using two different methodologies.

On- and Off-Site Improvement Costs

On-site costs include all hard-scape and soft-scape improvements, all site utilities, storm detention, and demolition. Costs shown below are in January 2009 dollars (and will be escalated in the estimate, using the assumption that all work will occur during the first phase).

On-Site Improvements

- **Site Demolition** – removal of all existing parking lot paving, concrete walks, existing Alder Tower and Alder Wing buildings. Allowance of \$630,000 includes HAZMAT.
- **Hard-scape** – new roads (approximately 850 LF with sidewalks @ \$280/LF; plaza between buildings approx 7,000 SF @ \$75, west entry feature 500 SF @ \$100/SF, service entrance 8,000 SF @ \$15/SF; total allowance of \$933,000.
- **Soft-scape** – planting and irrigation allowance of \$80,000.
- **Storm Detention** – depending on design footprint of impervious surface, assume storm detention could vary between 110,000 to 150,000 gallons; allowance of \$290,000.
- **Site Utilities** – water, sanitary sewer, site power infrastructure allowances totaling \$260,000.
- **Park Improvements** – improve park features, south border drainage, lighting, plantings; allowance of \$125,000.
- **Project Phasing** - allow premium for shift work, temporary measures, work restrictions, fencing, life safety, etc.; total of \$200,000.
- **Contingency** on items above at 20%: \$504,000.

Total on-site improvement allowances: \$3,022,000

Off-Site Improvements

It is also likely that a number of off-site improvements will be needed. While these have yet to be determined, they may consist of such features as curbs, gutters and sidewalks; crosswalks; street lighting; paving; landscaping and the like. An allowance of \$1,954,000 is included in the construction cost summary to cover these items.

Other Systems

A further allowance is provided for other building systems. These consist of data systems infrastructure, access controls to the building (key cards, etc.), video recording in the courtrooms, and tie-in of the building systems with the detention wing and central county security systems. The following allowances are provided:

- Data systems infrastructure within the building; allow \$280,000 (approximately \$3/SF x 75,000 SF plus \$6,000/courtroom).
- Access control systems allowance of \$90,000.
- CCTV recording allowance of \$18,000 per courtroom: \$270,000.
- Extension of new fiber optic cable to site; allowance of \$500,000.
- Connections to existing detention facility, along with miscellaneous interfaces at potential building connections; allowance of \$350,000.
- Contingency on items above @ 20%: \$298,000.

Total other systems: \$1,788,000

Utility Connection Fees

Utility Connection Fees: There are likely to be several fees for public utility connections; generally this work is performed by the utility and charged to the user. Allowance of \$250,000 is provided.

**Workstation Furniture,
Fixtures & Equipment**

An allowance is provided for moveable (as opposed to built-in) furnishings, fixtures and equipment (FF&E) and data system build-out (for phones and servers). This is currently estimated by the County at approximately \$10,000 per workstation in January 2009 dollars.

Project Soft Costs

In addition to the contractor’s bid price, other “project” soft costs need to be taken into account. These are typically all items not directly connected to constructing the building and include, among others, architecture and engineering fees, county administrative overheads, construction management costs, bidding costs (advertising and printing of plans), permits, fixtures and furnishings, data system plug ins such as computer equipment, commissioning, sales tax, a project contingency, and the like. These costs are budgeted (per County recommendation) at 40% of the base construction cost (30% for parking).

Estimated Cost of Scenarios

Table 3.6 applies the base costs and other factors to each of the scenarios. Each scenario has a low and a high cost – and the difference is accounted for solely by the amount of parking provided (the low range follows a city parking standard, while the high range follows the California court’s planning guideline). Refer also to Attachment 1 Space List, which provides detail on the space allocations and cost estimates for each scenario.

All scenarios are assumed to start construction in 2012 except for 5.5.b.2, which would start in 2017.

(table appears on following page)

Table 3.6 Capital Costs of Options

Scenario		Total Project Cost
S1	Replace Alder w/o Growth	
	- Building	\$87,000,000
	- Parking Low	\$6,080,256
	- Parking High	\$13,094,266
S2	Replace Alder With Growth	
	- Building	\$105,590,000
	- Parking Low	\$7,600,320
	- Parking High	\$16,742,419
S4	Juvenile Delinquency Only at Alder	
	- Building	\$94,894,000
	- Parking Low	\$7,093,632
	- Parking High	\$13,094,266
S5	All Juvenile, No Family Law at Alder	
	- Building	\$113,561,000
	- Parking Low	\$8,613,696
	- Parking High	\$18,566,496
S5.5a	All Juvenile & Screened Family Law at Alder	
	- Building	\$158,359,000
	- Parking Low	\$12,055,680
	- Parking High	\$28,978,560
S5.5b1	All Juv. & Scr. FL at Alder: Juvenile	
	- Building	\$113,917,000
	- Parking Low	\$8,613,696
	- Parking High	\$17,068,147
S5.5b2	All Juv. & Scr. FL at Alder: Family	
	- Building	\$47,738,000
	- Parking Low	\$3,642,912
	- Parking High	\$13,895,107
S6	All Juvenile & F. Law at Alder	
	- Building	\$182,466,000
	- Parking Low	\$14,152,320
	- Parking High	\$36,526,464