

**Harborview Master Plan**

Cost Study

January 24, 2023

22-01222

Prepared for King County



**King County**



**CUMMING**  
Building Value Through Expertise

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**Updated Bond Project Cost Modeling**

Bond Component Name	Bond Component Description	2019 Estimated Cost	2023 Estimated Cost	Delta
Harborview New Tower	Increase bed capacity; expand/modify ED; meet privacy and infection control standards; disaster prep; plant infrastructure	\$952,000,000	\$1,465,135,477	(\$513,135,477)
New Behavioral Health Building	Existing behavioral health services/programs and Behavioral Health Institute services/programs	\$79,000,000	\$136,477,284	(\$57,477,284)
Existing Hospital Space Renovation	Expand ITA court in most appropriate location; move/expand gamma knife; lab; Public Health TB, STD, MEO; nutrition, etc.	\$178,000,000	\$301,080,111	(\$123,080,111)
Harborview Hall	Seismic upgrades; improve/modify space; create space for up to 150 respite beds; maintain enhanced homeless shelter in most appropriate location	\$108,000,000	\$162,504,259	(\$54,504,259)
Center Tower	Seismic upgrades; improve and modify space for offices	\$248,000,000	\$317,944,966	(\$69,944,966)
Pioneer Square Clinic	Seismic and code improvements; improve and modify space for medical clinic/office space	\$20,000,000	\$29,973,332	(\$9,973,332)
East Clinic	Demolish East Clinic Building	\$9,000,000	\$12,071,381	(\$3,071,381)
Site Improvements / Other Costs	Site preparation; 1% for Art; Project Labor Agreement; Project Management; Infrastructure Improvements	\$146,000,000	\$253,660,841	(\$107,660,841)
<b>Total Project Cost</b>		<b>\$1,740,000,000</b>	<b>\$2,678,847,652</b>	<b>(\$938,847,652)</b>

**EXECUTIVE SUMMARY**

**1.1 Introduction**

This estimate has been prepared, pursuant to an agreement between King County and the Vanir team, for the purpose of establishing a probable cost of construction at the cost study stage.

The project scope encompasses a new 571,000 SF patient tower to meet the multiple needs of Harborview's wide range of medical services. The tower is designed to maximize 36 rooms per floor for a total of 360 beds.

**1.2 Cost Estimation Breakdown**

The total estimated construction cost within our cost report is summarized below:

Building	Estimate 11/03/22	Estimate 12/05/22	Estimate 12/21/22		Estimate 1/24/23	
			Base	Options	Base	Options
Harborview New Tower	\$1,397,343,276	\$1,465,135,477	\$1,465,135,477		\$1,465,135,477	
Pat Steel Building		\$229,203,629	\$229,203,629		\$229,203,629	
BHI Option 2				\$136,477,284		\$136,477,284
Center Tower		\$317,944,966	\$317,944,966		\$317,944,966	
Center Tower Buttress Option A				\$113,775,793		\$113,775,793
Center Tower Buttress Option B				\$197,441,096		\$197,441,096
Harborview Hall Option A			\$96,544,982		\$96,544,982	
Harborview Hall Option B				\$65,959,278		\$65,959,278
East Clinic		\$12,071,381	\$12,071,381		\$12,071,381	
Pioneer Square Clinic		\$29,973,332	\$29,973,332		\$29,973,332	
Existing Hospital Renovation					\$301,080,111	
Site Improvements / Other Costs					\$253,660,841	
<b>Total Project Cost</b>	<b>\$1,397,343,276</b>	<b>\$2,054,328,786</b>	<b>\$2,150,873,767</b>		<b>\$2,705,614,720</b>	

**1.3 Escalation**

Escalation has been included on the project summary level to take through 2028.

**1.4 Key Assumptions & Exclusions**

Key assumptions and exclusions for the project are listed below.

Key Assumptions / Inclusions

- Sales tax included at 10.1%
- New tower will require permanent shoring system
- Temporary shared parking included
- Existing demolition of View Park 1 Included

Key Exclusions

- WSDOT Procurement
- Rerouting of emergency generator exhaust
- Public safety upgrade requirements
- Shuttling to and from temporary parking

**Building Project Summary**

**1.1 Cost Estimation Breakdown**

The total project cost for each building is summarized below:

Description	Current Construction Cost	Current Construction Cost / SF	Escalation through 2028	Total
New Tower 571,000 SF				
Direct Costs	\$584,895,980	\$1,024.34 / SF	\$184,917,171	\$769,813,151
Interim Parking Lot	\$2,009,282		\$481,209	\$2,490,491
Medical Equipment / General FF&E (35%)	\$204,713,593		\$64,721,010	\$269,434,603
Soft Costs on Subtotal (55%)	\$321,692,789		\$101,704,444	\$423,397,233
<b>New Tower Total Project Cost</b>	<b>\$1,113,311,644</b>	<b>\$1,024.34 / SF</b>	<b>\$351,823,833</b>	<b>\$1,465,135,477</b>
Pat Steel Building (BHI) 124,119 SF				
Direct Costs	\$99,512,297	\$801.75 / SF	\$31,461,205	\$130,973,503
FF&E and Soft Costs (75%)	\$74,634,223		\$23,595,904	\$98,230,127
<b>Pat Steel Building (BHI) Total Project Cost</b>	<b>\$174,146,520</b>	<b>\$801.75 / SF</b>	<b>\$55,057,109</b>	<b>\$229,203,629</b>
BHI Option 2 65,000 SF				
Direct Costs	\$59,253,722	\$911.60 / SF	\$18,733,298	\$77,987,019
FF&E and Soft Costs (75%)	\$44,440,291		\$14,049,973	\$58,490,265
<b>BHI Option 2 Total Project Cost</b>	<b>\$103,694,013</b>	<b>\$911.60 / SF</b>	<b>\$32,783,271</b>	<b>\$136,477,284</b>
Center Tower 202,000 SF				
Direct Costs	\$153,867,044	\$761.72 / SF	\$48,645,673	\$202,512,717
FF&E and Soft Costs (57%)	\$87,704,215		\$27,728,034	\$115,432,249
<b>Center Tower Total Project Cost</b>	<b>\$241,571,260</b>	<b>\$761.72 / SF</b>	<b>\$76,373,706</b>	<b>\$317,944,966</b>
Center Tower Buttress Option A 60,000 SF				
Direct Costs	\$56,500,430	\$941.67 / SF	\$17,862,834	\$74,363,263
FF&E and Soft Costs (53%)	\$29,945,228		\$9,467,302	\$39,412,530
<b>Center Tower Buttress Option A Total Project Cost</b>	<b>\$86,445,657</b>	<b>\$941.67 / SF</b>	<b>\$27,330,135</b>	<b>\$113,775,793</b>

Description	Current Construction Cost	Current Construction Cost / SF	Escalation through 2028	Total
Center Tower Buttress Option B 60,000 SF Direct Costs FF&E and Soft Costs (75%)	\$85,722,103 \$64,291,577	\$1,428.70 / SF	\$27,101,381 \$20,326,036	\$112,823,484 \$84,617,613
<b>Center Tower Buttress Option B Total Project Cost</b>	<b>\$150,013,680</b>	<b>\$1,428.70 / SF</b>	<b>\$47,427,416</b>	<b>\$197,441,096</b>
Harborview Hall Option A 95,900 SF Direct Costs FF&E and Soft Costs (57%)	\$46,722,208 \$26,631,659	\$487.20 / SF	\$14,771,410 \$8,419,704	\$61,493,619 \$35,051,363
<b>Harborview Hall Option A Total Project Cost</b>	<b>\$73,353,867</b>	<b>\$487.20 / SF</b>	<b>\$23,191,114</b>	<b>\$96,544,982</b>
Harborview Hall Option B 30,000 SF Direct Costs FF&E and Soft Costs (75%)	\$28,637,240 \$21,477,930	\$954.57 / SF	\$9,053,776 \$6,790,332	\$37,691,016 \$28,268,262
<b>Harborview Hall Option B Total Project Cost</b>	<b>\$50,115,169</b>	<b>\$954.57 / SF</b>	<b>\$15,844,108</b>	<b>\$65,959,278</b>
East Clinic Demo 110,000 SF Direct Costs FF&E and Soft Costs (32%)	\$6,948,264 \$2,223,445	\$63.17 / SF	\$2,196,721 \$702,951	\$9,144,986 \$2,926,395
<b>East Clinic Demo Total Project Cost</b>	<b>\$9,171,709</b>	<b>\$63.17 / SF</b>	<b>\$2,899,672</b>	<b>\$12,071,381</b>
Pioneer Square Clinic 12,000 SF Direct Costs FF&E and Soft Costs (75%)	\$13,013,385 \$9,760,039	\$1,084.45 / SF	\$4,114,233 \$3,085,675	\$17,127,618 \$12,845,714
<b>Pioneer Square Clinic Total Project Cost</b>	<b>\$22,773,424</b>	<b>\$1,084.45 / SF</b>	<b>\$7,199,908</b>	<b>\$29,973,332</b>
Existing Hospital Renovation 248,940 SF Direct Costs FF&E and Soft Costs	\$82,246,486 \$93,891,416	\$330.39 / SF	\$58,340,979 \$66,601,230	\$140,587,465 \$160,492,646
<b>Existing Hospital Renovation Total Project Cost</b>	<b>\$176,137,902</b>	<b>\$330.39 / SF</b>	<b>\$124,942,210</b>	<b>\$301,080,111</b>
Site Improvements Direct Costs FF&E and Soft Costs	\$112,786,225 \$35,610,453		\$80,004,133 \$25,260,030	\$192,790,358 \$60,870,483
<b>Existing Hospital Renovation Total Project Cost</b>	<b>\$148,396,678</b>	<b>\$0.00 / SF</b>	<b>\$105,264,163</b>	<b>\$253,660,841</b>

**ESCALATION**

**1.1 Escalation Introduction**

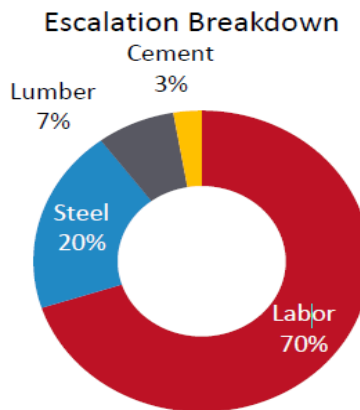
Escalation for Harborview New Tower is carried through the end of the bond period, 2028. Cumming is carrying year by year escalation rates based on local market partner data as well as research from their in-house economics team.

**1.2 Escalation Breakdown**

Key sources used for escalation figures:

- Construction employment figures from Bureau of Labor Statistics and compiled by the Federal Reserve Bank of St. Louis
- Construction volume figures from IHS Markit
- Location factors for each city provided by RSMeans
- Materials data from ENR's Construction Cost Index

Cumming's escalation breakdown between labor and materials are in the figure below.



**1.3 Escalation**

Escalation rates by year can be found in the table below.

Seattle, WA	
Year	Rate
2020	4.50%
2021	13.79%
2022	9.22%
2023	8.50%
2024	6.00%
2025	3.86%
2026	3.86%
2027	3.00%
2028	3.00%

**Benchmarking**

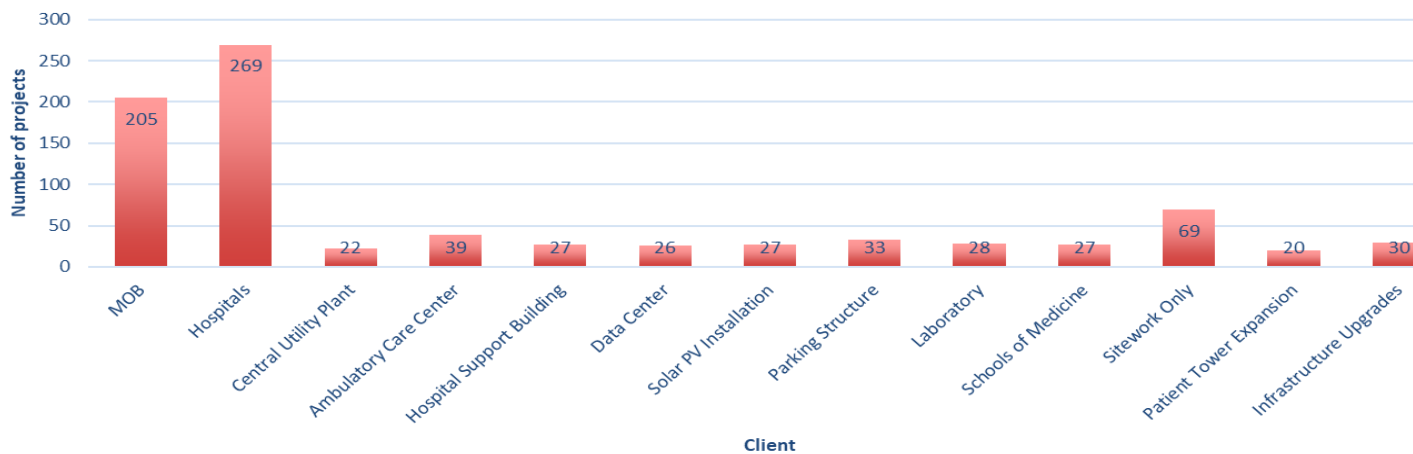
**1.1 Benchmark Introduction**

Measurement of costs, products, and overall outcomes of a project against a similar array of other projects with generally aligned goals. Cummings benchmarking consists of all healthcare projects nationwide and geomodified to any city. The Harborview Cost Model was geomodified to Seattle, WA and updated to reflect current pricing in today's dollars (December 2022)

**1.2 Benchmarking Data**

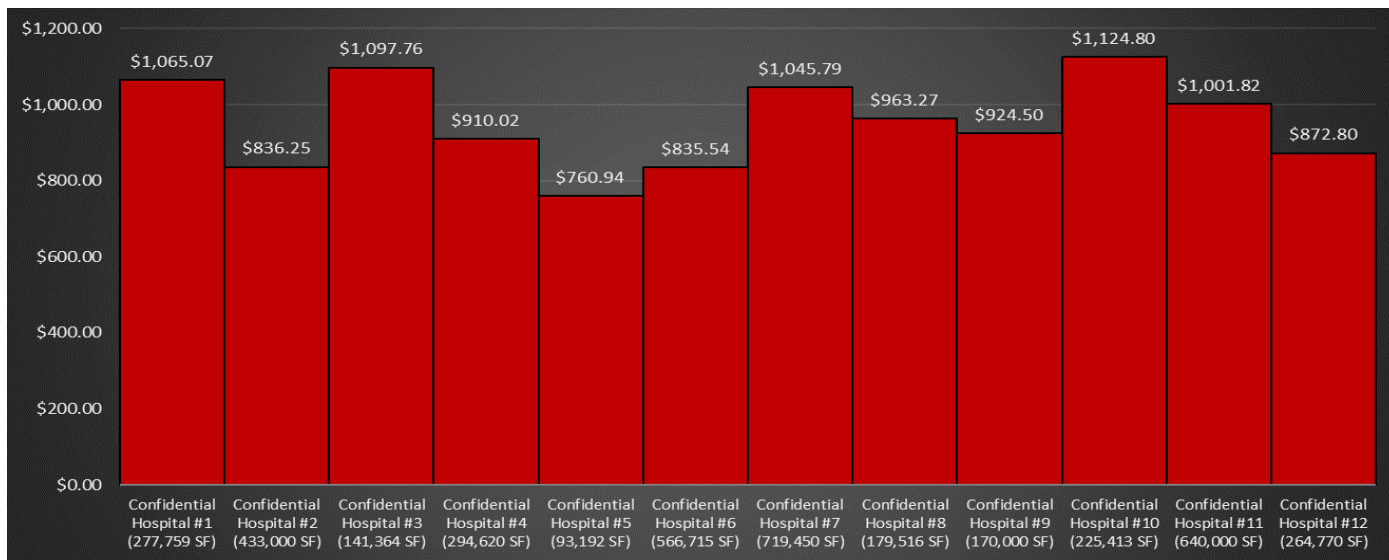
Benchmarking used for this data consisted of similar hospital projects similar in size completed on the west coast. Cumming's west coast experience (last 5 years only) is shown below and listed by project type.

**Project Numbers by Project Type**



**1.3 Benchmarks comparable to Harborview New Tower**

The price per square foot for Harborview New Tower, \$1,024.34/SF, falls between high and average. It's common to see cost models this early on lean more on the higher side of average when there is more conservative assumptions made to cover for unknown conditions.



HOSPITAL BENCHMARKS		
Statistics (\$/SF)		
High	Average	Low
\$1,124.80	\$953.21	\$760.94



## Harborview New Tower

					4.50%	13.79%	9.22%	8.50%	6.00%	3.86%	3.86%	3.00%	3.00%			
<b>Base Scheme</b>					Escalation through 2028											
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals		
<b>New Tower</b>																
Core and Shell	512,000	sf	\$ 385.00	\$ 197,120,000	\$ 8,870,400	\$ 28,406,076	\$ 21,611,355	\$ 21,760,666	\$ 16,666,110	\$ 11,365,176	\$ 11,803,872	\$ 9,528,110	\$ 9,813,953	\$ 336,945,717		
Shoring	512,000	sf	\$ 20.00	\$ 10,240,000	\$ 460,800	\$ 1,475,640	\$ 1,122,668	\$ 1,130,424	\$ 865,772	\$ 590,399	\$ 613,188	\$ 494,967	\$ 509,816	\$ 17,503,674		
10 Floors - Acute Care Beds (360 beds)	340,000	sf	\$ 348.00	\$ 118,320,000	\$ 5,324,400	\$ 17,050,563	\$ 12,972,076	\$ 13,061,698	\$ 10,003,724	\$ 6,821,873	\$ 7,085,197	\$ 5,719,186	\$ 5,890,762	\$ 202,249,478		
3 Mechanical Floors	114,000	sf	\$ 182.00	\$ 20,748,000	\$ 933,660	\$ 2,989,901	\$ 2,274,718	\$ 2,290,434	\$ 1,754,203	\$ 1,196,249	\$ 1,242,425	\$ 1,002,888	\$ 1,032,974	\$ 35,465,451		
Grossing	55,000	sf	\$ 153.00	\$ 8,415,000	\$ 378,675	\$ 1,212,648	\$ 922,583	\$ 928,957	\$ 711,472	\$ 485,176	\$ 503,904	\$ 406,752	\$ 418,955	\$ 14,384,122		
2 Fl Emergency Depts.	46,000	sf	\$ 423.00	\$ 19,458,000	\$ 875,610	\$ 2,804,005	\$ 2,133,288	\$ 2,148,027	\$ 1,645,136	\$ 1,121,873	\$ 1,165,177	\$ 940,533	\$ 968,749	\$ 33,260,399		
1 Fl Pharmacy	25,000	sf	\$ 481.00	\$ 12,025,000	\$ 541,125	\$ 1,732,869	\$ 1,318,367	\$ 1,327,476	\$ 1,016,690	\$ 693,315	\$ 720,077	\$ 581,248	\$ 598,685	\$ 20,554,851		
1 Fl Operating Rooms	46,000	sf	\$ 431.00	\$ 19,826,000	\$ 892,170	\$ 2,857,036	\$ 2,173,634	\$ 2,188,651	\$ 1,676,249	\$ 1,143,090	\$ 1,187,214	\$ 958,321	\$ 987,071	\$ 33,889,437		
3 floor garage	380	stall	\$ 41,700.00	\$ 15,846,000	\$ 713,070	\$ 2,283,496	\$ 1,737,285	\$ 1,749,287	\$ 1,339,748	\$ 913,619	\$ 948,885	\$ 765,942	\$ 788,920	\$ 27,086,251		
Helipad	3	ea	\$ 750,000.00	\$ 2,250,000	\$ 101,250	\$ 324,237	\$ 246,680	\$ 248,384	\$ 190,233	\$ 129,726	\$ 134,734	\$ 108,757	\$ 112,020	\$ 3,846,022		
Add for tight site, restrictions, hrs, sequence	1	ea	\$ 20,000,000.00	\$ 20,000,000	\$ 900,000	\$ 2,882,110	\$ 2,192,711	\$ 2,207,860	\$ 1,690,961	\$ 1,153,123	\$ 1,197,633	\$ 966,732	\$ 995,734	\$ 34,186,862		
Demolition of existing garage	109,440	sf	\$ 25.00	\$ 2,736,000	\$ 123,120	\$ 394,273	\$ 299,963	\$ 302,035	\$ 231,323	\$ 157,747	\$ 163,836	\$ 132,249	\$ 136,216	\$ 4,676,763		
Relocate Sewer Main	300	ft	\$ 234.16	\$ 70,248	\$ 3,161	\$ 10,123	\$ 7,702	\$ 7,755	\$ 5,939	\$ 4,050	\$ 4,207	\$ 3,396	\$ 3,497	\$ 120,078		
Temporary Vehicular Turnarounds	30,000	sf	\$ 13.45	\$ 403,500	\$ 18,158	\$ 58,147	\$ 44,238	\$ 44,544	\$ 34,115	\$ 23,264	\$ 24,162	\$ 19,504	\$ 20,089	\$ 689,720		
Loop Road	56,300	sf	\$ 42.60	\$ 2,398,380	\$ 107,927	\$ 345,620	\$ 262,948	\$ 264,764	\$ 202,778	\$ 138,281	\$ 143,619	\$ 115,930	\$ 119,407	\$ 4,099,654		
Utility/Infrastructure upgrades	1	ea	\$ 500,000.00	\$ 500,000	\$ 22,500	\$ 72,053	\$ 54,818	\$ 55,196	\$ 42,274	\$ 28,828	\$ 29,941	\$ 24,168	\$ 24,893	\$ 854,672		
<b>Subtotal</b>				<b>\$ 450,356,128</b>	<b>\$ 20,266,026</b>	<b>\$ 64,898,795</b>	<b>\$ 49,375,031</b>	<b>\$ 49,716,158</b>	<b>\$ 38,076,728</b>	<b>\$ 25,965,790</b>	<b>\$ 26,968,070</b>	<b>\$ 21,768,682</b>	<b>\$ 22,421,742</b>	<b>\$ 769,813,151</b>		
Interim Parking lot	90,000	sf	\$ 17.19	\$ 1,547,100	\$ 69,620	\$ 222,946	\$ 169,617	\$ 170,789	\$ 37,978	\$ 85,617	\$ 88,922	\$ 25,365	\$ 72,539	\$ 2,490,491		
Medical Equipment / General FF&E on 512,000 sfa	35%			\$ 157,624,645	\$ 7,093,109	\$ 22,714,578	\$ 17,281,261	\$ 17,400,655	\$ 13,326,855	\$ 9,088,027	\$ 9,438,824	\$ 7,619,039	\$ 7,847,610	\$ 269,434,603		
Soft Costs-on subtotal	55%			\$ 247,695,870	\$ 11,146,314	\$ 35,694,337	\$ 27,156,267	\$ 27,343,887	\$ 20,942,201	\$ 14,281,185	\$ 14,832,438	\$ 11,972,775	\$ 12,331,958	\$ 423,397,233		
<b>Escalation start 2024</b>	<b>14.20%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>		
<b>Project total</b>				<b>\$ 857,223,743</b>	<b>\$ 38,575,068</b>	<b>\$ 123,530,656</b>	<b>\$ 93,982,177</b>	<b>\$ 94,631,490</b>	<b>\$ 72,476,588</b>	<b>\$ 49,424,201</b>	<b>\$ 51,331,975</b>	<b>\$ 41,435,277</b>	<b>\$ 42,678,335</b>	<b>\$ 1,465,135,477</b>		

## Behavioral Health Options

					4.50%	13.79%	9.22%	8.50%	6.00%	3.86%	3.86%	3.00%	3.00%		
<b>Base Scheme</b>					Escalation through 2028										
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals	
<b>Pat Steel Building (includes BHI)</b>															
Crisis Stabilization Unit	5,940	sf	\$ 375.00	\$ 2,227,500	\$ 100,238	\$ 320,995	\$ 244,213	\$ 245,900	\$ 188,331	\$ 128,429	\$ 133,386	\$ 107,670	\$ 110,900	\$ 3,807,562	
STEP Program	9,000	sf	\$ 300.00	\$ 2,700,000	\$ 121,500	\$ 389,085	\$ 296,016	\$ 298,061	\$ 228,280	\$ 155,672	\$ 161,680	\$ 130,509	\$ 134,424	\$ 4,615,226	
Center of Excellence	12,000	sf	\$ 250.00	\$ 3,000,000	\$ 135,000	\$ 432,317	\$ 328,907	\$ 331,179	\$ 253,644	\$ 172,968	\$ 179,645	\$ 145,010	\$ 149,360	\$ 5,128,029	
Telepsych	3,000	sf	\$ 250.00	\$ 750,000	\$ 33,750	\$ 108,079	\$ 82,227	\$ 82,795	\$ 63,411	\$ 43,242	\$ 44,911	\$ 36,252	\$ 37,340	\$ 1,282,007	
Consolidated Expanded Clinic Space for BH	40,000	sf	\$ 375.00	\$ 15,000,000	\$ 675,000	\$ 2,161,583	\$ 1,644,533	\$ 1,655,895	\$ 1,268,221	\$ 864,842	\$ 898,225	\$ 725,049	\$ 746,800	\$ 25,640,147	
Sobering center	12,000	sf	\$ 325.00	\$ 3,900,000	\$ 175,500	\$ 562,011	\$ 427,579	\$ 430,533	\$ 329,737	\$ 224,859	\$ 233,538	\$ 188,513	\$ 194,168	\$ 6,666,438	
Evidence based practice training center	10,000	sf	\$ 250.00	\$ 2,500,000	\$ 112,500	\$ 360,264	\$ 274,089	\$ 275,982	\$ 211,370	\$ 144,140	\$ 149,704	\$ 120,841	\$ 124,467	\$ 4,273,358	
Shell and core construction	124,119	sf	\$ 375.00	\$ 46,544,625	\$ 2,094,508	\$ 6,707,336	\$ 5,102,944	\$ 5,138,200	\$ 3,935,257	\$ 2,683,583	\$ 2,787,169	\$ 2,249,809	\$ 2,317,303	\$ 79,560,735	
<b>Subtotal</b>				<b>\$ 76,622,125</b>	<b>\$ 3,447,996</b>	<b>\$ 11,041,670</b>	<b>\$ 8,400,507</b>	<b>\$ 8,458,545</b>	<b>\$ 6,478,251</b>	<b>\$ 4,417,735</b>	<b>\$ 4,588,260</b>	<b>\$ 3,703,653</b>	<b>\$ 3,814,762</b>	<b>\$ 130,973,503</b>	
FF&E, Soft costs	75%			\$ 57,466,594	\$ 2,585,997	\$ 8,281,252	\$ 6,300,380	\$ 6,343,909	\$ 4,858,688	\$ 3,313,301	\$ 3,441,195	\$ 2,777,739	\$ 2,861,072	\$ 98,230,127	
<b>Escalation start 2028</b>	<b>23.50%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	
<b>Project total</b>				<b>\$ 134,088,719</b>	<b>\$ 6,033,992</b>	<b>\$ 19,322,922</b>	<b>\$ 14,700,887</b>	<b>\$ 14,802,454</b>	<b>\$ 11,336,938</b>	<b>\$ 7,731,036</b>	<b>\$ 8,029,454</b>	<b>\$ 6,481,392</b>	<b>\$ 6,675,834</b>	<b>\$ 229,203,629</b>	
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals	
<b>BHI Option 2</b>															
Core and Shell	65,000	sf	\$ 375.00	\$ 24,375,000	\$ 1,096,875	\$ 3,512,572	\$ 2,672,366	\$ 2,690,829	\$ 2,060,858	\$ 1,405,368	\$ 1,459,615	\$ 1,178,205	\$ 1,213,551	\$ 41,665,239	
Expanded Clinic Space for BH	28,060	sf	\$ 375.00	\$ 10,522,500	\$ 473,513	\$ 1,516,350	\$ 1,153,640	\$ 1,161,610	\$ 889,657	\$ 606,687	\$ 630,105	\$ 508,622	\$ 523,880	\$ 17,986,563	
Crisis Stabilization Unit	5,940	sf	\$ 375.00	\$ 2,227,500	\$ 100,238	\$ 320,995	\$ 244,213	\$ 245,900	\$ 188,331	\$ 128,429	\$ 133,386	\$ 107,670	\$ 110,900	\$ 3,807,562	
STEP Program	9,000	sf	\$ 300.00	\$ 2,700,000	\$ 121,500	\$ 389,085	\$ 296,016	\$ 298,061	\$ 228,280	\$ 155,672	\$ 161,680	\$ 130,509	\$ 134,424	\$ 4,615,226	
Evidence based practice training center	10,000	sf	\$ 250.00	\$ 2,500,000	\$ 112,500	\$ 360,264	\$ 274,089	\$ 275,982	\$ 211,370	\$ 144,140	\$ 149,704	\$ 120,841	\$ 124,467	\$ 4,273,358	
Center of Excellence	12,000	sf	\$ 250.00	\$ 3,000,000	\$ 135,000	\$ 432,317	\$ 328,907	\$ 331,179	\$ 253,644	\$ 172,968	\$ 179,645	\$ 145,010	\$ 149,360	\$ 5,128,029	
Demolition of WSB Building	8,542	sf	\$ 35.00	\$ 298,970	\$ 13,454	\$ 43,083	\$ 32,778	\$ 33,004	\$ 25,277	\$ 17,237	\$ 17,903	\$ 14,451	\$ 14,885	\$ 511,042	
<b>Subtotal</b>				<b>\$ 45,623,970</b>	<b>\$ 2,053,079</b>	<b>\$ 6,574,665</b>	<b>\$ 5,002,008</b>	<b>\$ 5,036,566</b>	<b>\$ 3,857,417</b>	<b>\$ 2,630,501</b>	<b>\$ 2,732,039</b>	<b>\$ 2,205,307</b>	<b>\$ 2,271,467</b>	<b>\$ 77,987,019</b>	
FF&E, Soft costs	75%			\$ 34,217,978	\$ 1,539,809	\$ 4,930,999	\$ 3,751,506	\$ 3,777,425	\$ 2,893,063	\$ 1,972,876	\$ 2,049,029	\$ 1,653,981	\$ 1,703,600	\$ 58,490,265	
<b>Escalation start 2024</b>	<b>14.20%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	
<b>Project total</b>				<b>\$ 79,841,948</b>	<b>\$ 3,592,888</b>	<b>\$ 11,505,664</b>	<b>\$ 8,753,514</b>	<b>\$ 8,813,991</b>	<b>\$ 6,750,480</b>	<b>\$ 4,603,377</b>	<b>\$ 4,781,068</b>	<b>\$ 3,859,288</b>	<b>\$ 3,975,067</b>	<b>\$ 136,477,284</b>	

## Center Tower Options

					4.50%	13.79%	9.22%	8.50%	6.00%	3.86%	3.86%	3.00%	3.00%			
<b>Base Scheme</b>					Escalation through 2028											
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals		
<b>Center Tower</b>																
Interior Seismic upgrades, system upgrades	202,000	sf	\$ 250.00	\$ 50,500,000	\$ 2,272,500	\$ 7,277,328	\$ 5,536,594	\$ 5,574,846	\$ 4,269,676	\$ 2,911,634	\$ 3,024,024	\$ 2,440,998	\$ 2,514,228	\$ 86,321,828		
Relocation costs	202,000	sf	\$ 52.00	\$ 10,504,000	\$ 472,680	\$ 1,513,684	\$ 1,151,612	\$ 1,159,568	\$ 888,093	\$ 605,620	\$ 628,997	\$ 507,728	\$ 522,959	\$ 17,954,940		
TI - Office spaces	202,000	sf	\$ 235.00	\$ 47,470,000	\$ 2,136,150	\$ 6,840,688	\$ 5,204,398	\$ 5,240,355	\$ 4,013,495	\$ 2,736,936	\$ 2,842,582	\$ 2,294,538	\$ 2,363,374	\$ 81,142,518		
Exterior façade rebuild at East Clinic	10,000	sf	\$ 1,000.00	\$ 10,000,000	\$ 450,000	\$ 1,441,055	\$ 1,096,355	\$ 1,103,930	\$ 845,480	\$ 576,561	\$ 598,817	\$ 483,366	\$ 497,867	\$ 17,093,431		
<b>Subtotal</b>				<b>\$ 118,474,000</b>	<b>\$ 5,331,330</b>	<b>\$ 17,072,755</b>	<b>\$ 12,988,959</b>	<b>\$ 13,078,699</b>	<b>\$ 10,016,745</b>	<b>\$ 6,830,752</b>	<b>\$ 7,094,419</b>	<b>\$ 5,726,630</b>	<b>\$ 5,898,429</b>	<b>\$ 202,512,717</b>		
FF&E, Soft costs	57%			\$ 67,530,180	\$ 3,038,858	\$ 9,731,470	\$ 7,403,707	\$ 7,454,858	\$ 5,709,544	\$ 3,893,529	\$ 4,043,819	\$ 3,264,179	\$ 3,362,104	\$ 115,432,249		
<b>Escalation start 2028</b>	<b>33.60%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>		
<b>Project total</b>				<b>\$ 186,004,180</b>	<b>\$ 8,370,188</b>	<b>\$ 26,804,225</b>	<b>\$ 20,392,666</b>	<b>\$ 20,533,557</b>	<b>\$ 15,726,289</b>	<b>\$ 10,724,281</b>	<b>\$ 11,138,238</b>	<b>\$ 8,990,809</b>	<b>\$ 9,260,533</b>	<b>\$ 317,944,966</b>		
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals		
<b>Center Tower - Buttress Option A</b>																
Core and Shell, concrete structure, including fire separation, warm shell,	60,000	sf	\$ 550.00	\$ 33,000,000	\$ 1,485,000	\$ 4,755,482	\$ 3,617,972	\$ 3,642,969	\$ 2,790,085	\$ 1,902,652	\$ 1,976,095	\$ 1,595,108	\$ 1,642,961	\$ 56,408,323		
Relocation costs	202,000	sf	\$ 52.00	\$ 10,504,000	\$ 472,680	\$ 1,513,684	\$ 1,151,612	\$ 1,159,568	\$ 888,093	\$ 605,620	\$ 628,997	\$ 507,728	\$ 522,959	\$ 17,954,940		
<b>Subtotal</b>				<b>\$ 43,504,000</b>	<b>\$ 1,957,680</b>	<b>\$ 6,269,166</b>	<b>\$ 4,769,584</b>	<b>\$ 4,802,537</b>	<b>\$ 3,678,178</b>	<b>\$ 2,508,272</b>	<b>\$ 2,605,091</b>	<b>\$ 2,102,835</b>	<b>\$ 2,165,920</b>	<b>\$ 74,363,263</b>		
FF&E, Soft costs	53%			\$ 23,057,120	\$ 1,037,570	\$ 3,322,658	\$ 2,527,880	\$ 2,545,344	\$ 1,949,434	\$ 1,329,384	\$ 1,380,698	\$ 1,114,503	\$ 1,147,938	\$ 39,412,530		
<b>Escalation start 2024</b>	<b>14.20%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>		
<b>Project total</b>				<b>\$ 66,561,120</b>	<b>\$ 2,995,250</b>	<b>\$ 9,591,823</b>	<b>\$ 7,297,463</b>	<b>\$ 7,347,881</b>	<b>\$ 5,627,612</b>	<b>\$ 3,837,656</b>	<b>\$ 3,985,790</b>	<b>\$ 3,217,338</b>	<b>\$ 3,313,858</b>	<b>\$ 113,775,793</b>		
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals		
<b>Center Tower - Buttress Option B</b>																
Core and Shell, concrete structure, including fire separation	60,000	sf	\$ 550.00	\$ 33,000,000	\$ 1,485,000	\$ 4,755,482	\$ 3,617,972	\$ 3,642,969	\$ 2,790,085	\$ 1,902,652	\$ 1,976,095	\$ 1,595,108	\$ 1,642,961	\$ 56,408,323		
Relocation costs	202,000	sf	\$ 52.00	\$ 10,504,000	\$ 472,680	\$ 1,513,684	\$ 1,151,612	\$ 1,159,568	\$ 888,093	\$ 605,620	\$ 628,997	\$ 507,728	\$ 522,959	\$ 17,954,940		
TI - Clinic Space for BH	60,000	sf	\$ 375.00	\$ 22,500,000	\$ 1,012,500	\$ 3,242,374	\$ 2,466,799	\$ 2,483,842	\$ 1,902,331	\$ 1,297,263	\$ 1,347,337	\$ 1,087,573	\$ 1,120,201	\$ 38,460,220		
<b>Subtotal</b>				<b>\$ 66,004,000</b>	<b>\$ 2,970,180</b>	<b>\$ 9,511,539</b>	<b>\$ 7,236,383</b>	<b>\$ 7,286,379</b>	<b>\$ 5,580,509</b>	<b>\$ 3,805,535</b>	<b>\$ 3,952,429</b>	<b>\$ 3,190,409</b>	<b>\$ 3,286,121</b>	<b>\$ 112,823,484</b>		
FF&E, Soft costs	75%			\$ 49,503,000	\$ 2,227,635	\$ 7,133,655	\$ 5,427,287	\$ 5,464,784	\$ 4,185,382	\$ 2,854,151	\$ 2,964,322	\$ 2,392,806	\$ 2,464,591	\$ 84,617,613		
<b>Escalation start 2024</b>	<b>14.20%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>		
<b>Project total</b>				<b>\$ 115,507,000</b>	<b>\$ 5,197,815</b>	<b>\$ 16,645,194</b>	<b>\$ 12,663,671</b>	<b>\$ 12,751,163</b>	<b>\$ 9,765,891</b>	<b>\$ 6,659,686</b>	<b>\$ 6,916,750</b>	<b>\$ 5,583,215</b>	<b>\$ 5,750,712</b>	<b>\$ 197,441,096</b>		

## Harborview Hall

4.50%      13.79%      9.22%      8.50%      6.00%      3.86%      3.86%      3.00%      3.00%

**Base Scheme**

Escalation through 2028

Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals
<b>Harborview Hall Option A</b>														
Seismic and Systems Upgrade	95,900	sf	\$ 250.00	\$ 23,975,000	\$ 1,078,875	\$ 3,454,929	\$ 2,628,512	\$ 2,646,672	\$ 2,027,039	\$ 1,382,306	\$ 1,435,663	\$ 1,158,870	\$ 1,193,636	\$ 40,981,501
Respite bed (150)	60,000	sf	\$ 200.00	\$ 12,000,000	\$ 540,000	\$ 1,729,266	\$ 1,315,626	\$ 1,324,716	\$ 1,014,576	\$ 691,874	\$ 718,580	\$ 580,039	\$ 597,440	\$ 20,512,117
Subtotal				\$ 35,975,000	\$ 1,618,875	\$ 5,184,195	\$ 3,944,138	\$ 3,971,388	\$ 3,041,616	\$ 2,074,179	\$ 2,154,242	\$ 1,738,909	\$ 1,791,076	\$ 61,493,619
FF&E, Soft costs	57%			\$ 20,505,750	\$ 922,759	\$ 2,954,991	\$ 2,248,159	\$ 2,263,691	\$ 1,733,721	\$ 1,182,282	\$ 1,227,918	\$ 991,178	\$ 1,020,913	\$ 35,051,363
Escalation start 2026	23.50%			INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Project total				\$ 56,480,750	\$ 2,541,634	\$ 8,139,187	\$ 6,192,297	\$ 6,235,079	\$ 4,775,337	\$ 3,256,461	\$ 3,382,161	\$ 2,730,087	\$ 2,811,990	\$ 96,544,982

Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals
<b>Harborview Hall Option B</b>														
Core and Shell	30,000	sf	\$ 500.00	\$ 15,000,000	\$ 675,000	\$ 2,161,583	\$ 1,644,533	\$ 1,655,895	\$ 1,268,221	\$ 864,842	\$ 898,225	\$ 725,049	\$ 746,800	\$ 25,640,147
TI - Office	30,000	sf	\$ 235.00	\$ 7,050,000	\$ 317,250	\$ 1,015,944	\$ 772,930	\$ 778,271	\$ 596,064	\$ 406,476	\$ 422,166	\$ 340,773	\$ 350,996	\$ 12,050,869
Subtotal				\$ 22,050,000	\$ 992,250	\$ 3,177,526	\$ 2,417,463	\$ 2,434,165	\$ 1,864,284	\$ 1,271,318	\$ 1,320,390	\$ 1,065,822	\$ 1,097,797	\$ 37,691,016
FF&E, Soft costs	75%			\$ 16,537,500	\$ 744,188	\$ 2,383,145	\$ 1,813,098	\$ 1,825,624	\$ 1,398,213	\$ 953,488	\$ 990,293	\$ 799,366	\$ 823,347	\$ 28,268,262
Escalation start 2024	14.20%			INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Project total				\$ 38,587,500	\$ 1,736,438	\$ 5,560,671	\$ 4,230,561	\$ 4,259,789	\$ 3,262,498	\$ 2,224,806	\$ 2,310,683	\$ 1,865,188	\$ 1,921,144	\$ 65,959,278

## Additional Program Demolition and Renovation

					4.50%	13.79%	9.22%	8.50%	6.00%	3.86%	3.86%	3.00%	3.00%		
<b>Base Scheme</b>					Escalation through 2028										
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals	
<b>East Clinic</b>															
Demolition	110,000	sf	\$ 35.00	\$ 3,850,000	\$ 173,250	\$ 554,806	\$ 422,097	\$ 425,013	\$ 325,510	\$ 221,976	\$ 230,544	\$ 186,096	\$ 191,679	\$ 6,580,971	
Site Improvements	60,000	sf	\$ 25.00	\$ 1,500,000	\$ 67,500	\$ 216,158	\$ 164,453	\$ 165,589	\$ 126,822	\$ 86,484	\$ 89,822	\$ 72,505	\$ 74,680	\$ 2,564,015	
<b>Subtotal</b>				<b>\$ 5,350,000</b>	<b>\$ 240,750</b>	<b>\$ 770,964</b>	<b>\$ 586,550</b>	<b>\$ 590,602</b>	<b>\$ 452,332</b>	<b>\$ 308,460</b>	<b>\$ 320,367</b>	<b>\$ 258,601</b>	<b>\$ 266,359</b>	<b>\$ 9,144,986</b>	
FF&E, Soft costs	32%			\$ 1,712,000	\$ 77,040	\$ 246,709	\$ 187,696	\$ 188,993	\$ 144,746	\$ 98,707	\$ 102,517	\$ 82,752	\$ 85,235	\$ 2,926,395	
<b>Escalation start 2028</b>	<b>23.50%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	
<b>Project total</b>				<b>\$ 7,062,000</b>	<b>\$ 317,790</b>	<b>\$ 1,017,673</b>	<b>\$ 774,246</b>	<b>\$ 779,595</b>	<b>\$ 597,078</b>	<b>\$ 407,168</b>	<b>\$ 422,884</b>	<b>\$ 341,353</b>	<b>\$ 351,594</b>	<b>\$ 12,071,381</b>	
					Escalation through 2028										
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals	
<b>Pioneer Square Clinic Renovation</b>															
Code Improvements	12,000	sf	\$ 350.00	\$ 4,200,000	\$ 189,000	\$ 605,243	\$ 460,469	\$ 463,651	\$ 355,102	\$ 242,156	\$ 251,503	\$ 203,014	\$ 209,104	\$ 7,179,241	
TI - Office	6,000	sf	\$ 235.00	\$ 1,410,000	\$ 63,450	\$ 203,189	\$ 154,586	\$ 155,654	\$ 119,213	\$ 81,295	\$ 84,433	\$ 68,155	\$ 70,199	\$ 2,410,174	
TI - Clinical	3,000	sf	\$ 325.00	\$ 975,000	\$ 43,875	\$ 140,503	\$ 106,895	\$ 107,633	\$ 82,434	\$ 56,215	\$ 58,385	\$ 47,128	\$ 48,542	\$ 1,666,610	
Pharmacy	3,000	sf	\$ 465.00	\$ 1,395,000	\$ 62,775	\$ 201,027	\$ 152,942	\$ 153,998	\$ 117,945	\$ 80,430	\$ 83,535	\$ 67,430	\$ 69,452	\$ 2,384,534	
Facility Upgrades	12,000	sf	\$ 170.00	\$ 2,040,000	\$ 91,800	\$ 293,975	\$ 223,656	\$ 225,202	\$ 172,478	\$ 117,618	\$ 122,159	\$ 98,607	\$ 101,565	\$ 3,487,060	
<b>Subtotal</b>				<b>\$ 10,020,000</b>	<b>\$ 450,900</b>	<b>\$ 1,443,937</b>	<b>\$ 1,098,548</b>	<b>\$ 1,106,138</b>	<b>\$ 847,171</b>	<b>\$ 577,714</b>	<b>\$ 600,014</b>	<b>\$ 484,333</b>	<b>\$ 498,863</b>	<b>\$ 17,127,618</b>	
FF&E, Soft costs	75%			\$ 7,515,000	\$ 338,175	\$ 1,082,953	\$ 823,911	\$ 829,603	\$ 635,379	\$ 433,286	\$ 450,011	\$ 363,250	\$ 374,147	\$ 12,845,714	
<b>Escalation start 2024</b>	<b>14.20%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	
<b>Project total</b>				<b>\$ 17,535,000</b>	<b>\$ 789,075</b>	<b>\$ 2,526,890</b>	<b>\$ 1,922,459</b>	<b>\$ 1,935,741</b>	<b>\$ 1,482,550</b>	<b>\$ 1,011,000</b>	<b>\$ 1,050,025</b>	<b>\$ 847,582</b>	<b>\$ 873,010</b>	<b>\$ 29,973,332</b>	
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals	
<b>Existing Hospital Renovation</b>															
Emergency Dept. Reno	25,000	sf	\$ 525.00	\$ 13,129,950	\$ 590,848	\$ 1,892,098	\$ 1,439,509	\$ 1,449,454	\$ 1,110,112	\$ 757,022	\$ 786,243	\$ 634,657	\$ 653,697	\$ 22,443,590	
Lab (from CT B Level)	15,000	sf	\$ 460.00	\$ 6,901,779	\$ 310,580	\$ 994,584	\$ 756,680	\$ 761,908	\$ 583,532	\$ 397,930	\$ 413,290	\$ 333,608	\$ 343,617	\$ 11,797,508	
OR / Prep recovery	15,000	sf	\$ 506.00	\$ 7,591,957	\$ 341,638	\$ 1,094,043	\$ 832,348	\$ 838,099	\$ 641,885	\$ 437,723	\$ 454,619	\$ 366,969	\$ 377,978	\$ 12,977,259	
Nutrition	45,000	sf	\$ 350.00	\$ 15,750,000	\$ 708,750	\$ 2,269,662	\$ 1,726,760	\$ 1,738,690	\$ 1,331,632	\$ 908,084	\$ 943,136	\$ 761,301	\$ 784,140	\$ 26,922,154	
Gamma knige, Angio, Transfusion	10,000	sf	\$ 500.00	\$ 5,000,000	\$ 225,000	\$ 720,528	\$ 548,178	\$ 551,965	\$ 422,740	\$ 288,281	\$ 299,408	\$ 241,683	\$ 248,933	\$ 8,546,716	
TI of Vacated basement level	120,000	sf	\$ 235.00	\$ 28,200,000	\$ 1,269,000	\$ 4,063,775	\$ 3,091,722	\$ 3,113,082	\$ 2,384,255	\$ 1,625,903	\$ 1,688,663	\$ 1,363,092	\$ 1,403,985	\$ 48,203,476	
KC Health Services	10,000	sf	\$ 235.00	\$ 2,350,000	\$ 105,750	\$ 338,648	\$ 257,643	\$ 259,424	\$ 198,688	\$ 135,492	\$ 140,722	\$ 113,591	\$ 116,999	\$ 4,016,956	
Public Health renovation	5,940	ea	\$ 370.00	\$ 2,197,800	\$ 98,901	\$ 316,715	\$ 240,957	\$ 242,622	\$ 185,820	\$ 126,717	\$ 131,608	\$ 106,234	\$ 109,421	\$ 3,756,794	
ITA Court TI expansion	3,000	sf	\$ 375.00	\$ 1,125,000	\$ 50,625	\$ 162,119	\$ 123,340	\$ 124,192	\$ 95,117	\$ 64,863	\$ 67,367	\$ 54,379	\$ 56,010	\$ 1,923,011	
<b>Subtotal</b>				<b>\$ 82,246,486</b>	<b>\$ 3,701,092</b>	<b>\$ 11,852,171</b>	<b>\$ 9,017,137</b>	<b>\$ 9,079,435</b>	<b>\$ 6,953,779</b>	<b>\$ 4,742,014</b>	<b>\$ 4,925,056</b>	<b>\$ 3,975,515</b>	<b>\$ 4,094,781</b>	<b>\$ 140,587,465</b>	
FF&E on Basement TI, KC Health	27%			\$ 22,206,551	\$ 999,295	\$ 3,200,086	\$ 2,434,627	\$ 2,451,448	\$ 1,877,520	\$ 1,280,344	\$ 1,329,765	\$ 1,073,389	\$ 1,105,591	\$ 37,958,616	
Medical Equipment / General FF&E on 110,000 sfa	35%			\$ 28,786,270	\$ 1,295,382	\$ 4,148,260	\$ 3,155,998	\$ 3,177,802	\$ 2,433,823	\$ 1,659,705	\$ 1,723,769	\$ 1,391,430	\$ 1,433,173	\$ 49,205,613	
Soft costs on subtotal	40%			\$ 32,898,594	\$ 1,480,437	\$ 4,740,868	\$ 3,606,855	\$ 3,631,774	\$ 2,781,512	\$ 1,896,806	\$ 1,970,022	\$ 1,590,206	\$ 1,637,912	\$ 56,234,986	
Add at Gamma knige equipment	1	ls	\$ 10,000.00	\$ 10,000,000	\$ 450,000	\$ 1,441,055	\$ 1,096,355	\$ 1,103,930	\$ 845,480	\$ 576,561	\$ 598,817	\$ 483,366	\$ 497,867	\$ 17,093,431	
<b>Escalation start 2025</b>	<b>18.70%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	
<b>Project total</b>				<b>\$ 176,137,902</b>	<b>\$ 7,926,206</b>	<b>\$ 25,382,440</b>	<b>\$ 19,310,972</b>	<b>\$ 19,444,389</b>	<b>\$ 14,892,115</b>	<b>\$ 10,155,429</b>	<b>\$ 10,547,429</b>	<b>\$ 8,513,906</b>	<b>\$ 8,769,324</b>	<b>\$ 301,080,111</b>	
Description	Quan	Unit	Unit Rate	Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals	
<b>Site Improvements</b>															
Plant Infrastructure Upgrades	1	ls	\$ 46,375,000	\$ 46,375,000	\$ 2,086,875	\$ 6,682,893	\$ 5,084,348	\$ 5,119,475	\$ 3,920,915	\$ 2,673,803	\$ 2,777,012	\$ 2,241,610	\$ 2,308,858	\$ 79,270,787	
Site Improvements	1	ls	\$ 66,411,225	\$ 66,411,225	\$ 2,988,505	\$ 9,570,223	\$ 7,281,030	\$ 7,331,334	\$ 5,614,939	\$ 3,829,014	\$ 3,976,814	\$ 3,210,092	\$ 3,306,395	\$ 113,519,571	
<b>Subtotal</b>				<b>\$ 112,786,225</b>	<b>\$ 5,075,380</b>	<b>\$ 16,253,115</b>	<b>\$ 12,365,377</b>	<b>\$ 12,450,808</b>	<b>\$ 9,535,854</b>	<b>\$ 6,502,817</b>	<b>\$ 6,753,826</b>	<b>\$ 5,451,702</b>	<b>\$ 5,615,253</b>	<b>\$ 192,790,358</b>	
Art Contribution, PLA Administration, County PM	1.00	ls	\$ 35,610,453	\$ 35,610,453	\$ 1,602,470	\$ 5,131,662	\$ 3,904,171	\$ 3,931,144	\$ 3,010,794	\$ 2,053,161	\$ 2,132,413	\$ 1,721,288	\$ 1,772,927	\$ 60,870,483	
<b>Escalation start 2028</b>	<b>23.50%</b>			<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	<b>INCL.</b>	
<b>Project total</b>				<b>\$ 148,396,678</b>	<b>\$ 6,677,851</b>	<b>\$ 21,384,777</b>	<b>\$ 16,269,548</b>	<b>\$ 16,381,953</b>	<b>\$ 12,546,648</b>	<b>\$ 8,555,978</b>	<b>\$ 8,886,239</b>	<b>\$ 7,172,990</b>	<b>\$ 7,388,180</b>	<b>\$ 253,660,841</b>	